

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0398	
1. Location	Hazelhatch, Celbridge, Co. Dublin.		
2. Development	Re-construct a 3 bed derilict stone cottage with thatch roof and biocycle treatment system.		
3. Date of Application	17/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects and Planning Consultants, 11a Greenmount House,		
5. Applicant	Name: B. Sweet, Address: Hazelhatch, Celbridge, Co. Dublin.		
6. Decision	O.C.M. No. 1584 Date 12/08/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/09/1998	Written Representations	
9. Appeal Decision	09/03/1999	Refuse Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

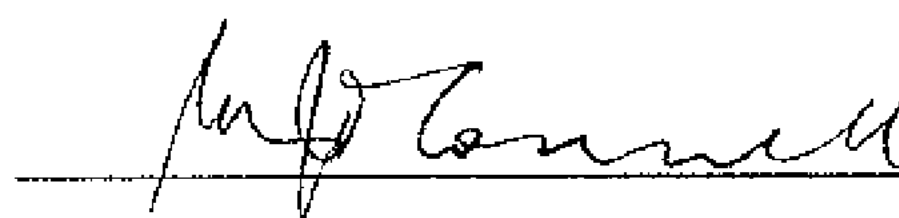
Planning Register Reference Number: S98A/0398

APPEAL by Brian Sweet care of John F. O'Connor and Associates of 11A Greenmount House, Harolds Cross, Dublin against the decision made on the 12th day of August, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the reconstruction of a three bedroom derelict stone cottage with thatch roof and biocycle treatment system at Hazelhatch, Celbridge, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would contravene materially condition number 1 attached to an existing grant of permission on the site for "demolition of derelict cottage and for replacement five bedroom bungalow, septic tank and Bord na Mona puraflo system" (Planning Register Reference Number S94A/0198). The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The site is located in a rural area lacking certain public services and community facilities and in an area zoned "to protect and provide for the development of agriculture" in the current development plan for the area, where it is the policy of the planning authority to restrict development to cases where there is a need to live in the area. It is considered that the proposed development does not come within the scope of the housing need criteria as set out in the development plan for the area, would contravene the provisions of the development plan and would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 9th day of March 1999.



**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1584	Date of Decision 12/08/98
Register Reference S98A/0398	Date 17th June 1998

Applicant B. Sweet,
Development Re-construct a 3 bed derilict stone cottage with thatch
roof and biocycle treatment system.
Location Hazelhatch, Celbridge, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

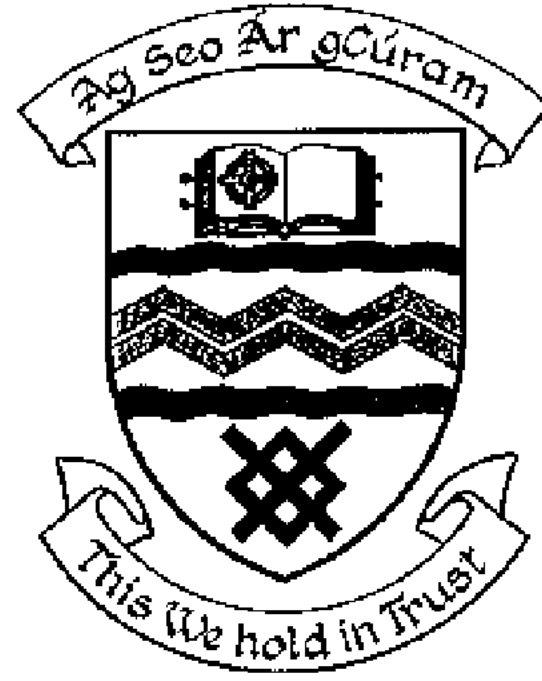
signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

13/08/98

John F. O'Connor & Associates,
Architects and Planning Consultants,
11a Greenmount House,
Harold's Cross,
Dublin 6W.

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~~REG-REF. S98A/0398~~

Reasons

- 1 The proposed development is for the reconstruction of an uninhabitable derelict cottage on the site. Permission was granted for the demolition of this structure and for a replacement dwelling under Reg. Ref. 94A/0198. The development of the replacement dwelling to which subsequent grants of planning permission under Reg. Ref. 95A/0588, 96A/0558 and 97B/325 also refer, has been carried out. The proposed development would materially contravene the planning permission granted by the County Council under Reg. Ref. 94A/0198.
- 2 The proposed development of an additional dwelling on the site would materially contravene the zoning objective for the area in which the site is located, which is zoned 'B', "to protect and provide for the development of agriculture" and the policies set out in Paragraph 2.3.9 of the Dublin County Development Plan 1993, in which it is stated that applicants must show a genuine need to reside in proximity to their employment or for reasons of close ties with the existing rural community.
- 3 The proposed development would constitute undesirable ribbon development on a substandard rural road network, which would lead to a demand for uneconomic provision of services and which would set an undesirable precedent for further similar development in the area.
- 4 The proposed site size is seriously deficient, having regard to the surrounding pattern of residential development. The proposed development would constitute substandard development which would be contrary to the proper planning and development of the area.