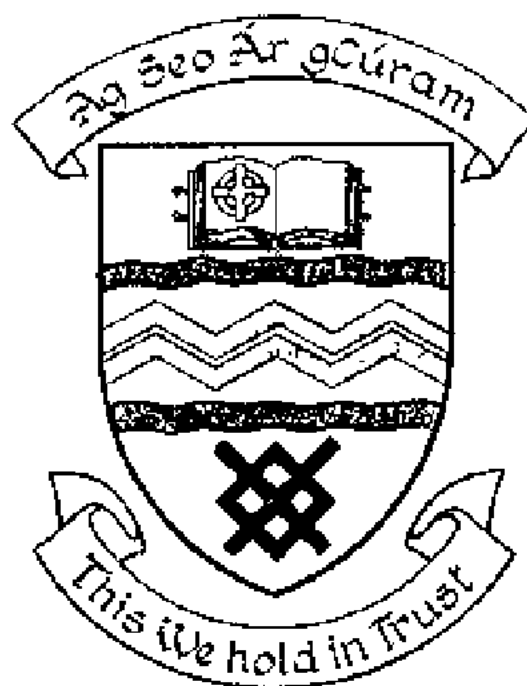


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0368	
1. Location	Mount Seskin, Saggart, Co. Dublin.		
2. Development	A dormer bungalow and modifications of existing septic tank and percolation area, in keeping with previous permission, Reg. Ref. ZA725.		
3. Date of Application	08/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick L. McNally & Associates, Address: Featherbed Lane, Ballykea, Loughshinny,		
5. Applicant	Name: David Rogers, Address: Mount Seskin, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1529 Date 05/08/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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

Decision Order Number 1529	Date of Decision 05/08/98
Register Reference S98A/0368	Date 8th June 1998

Applicant David Rogers,

Development A dormer bungalow and modifications of existing septic tank and percolation area, in keeping with previous permission, Reg. Ref. ZA725.

Location Mount Seskin, Saggart, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

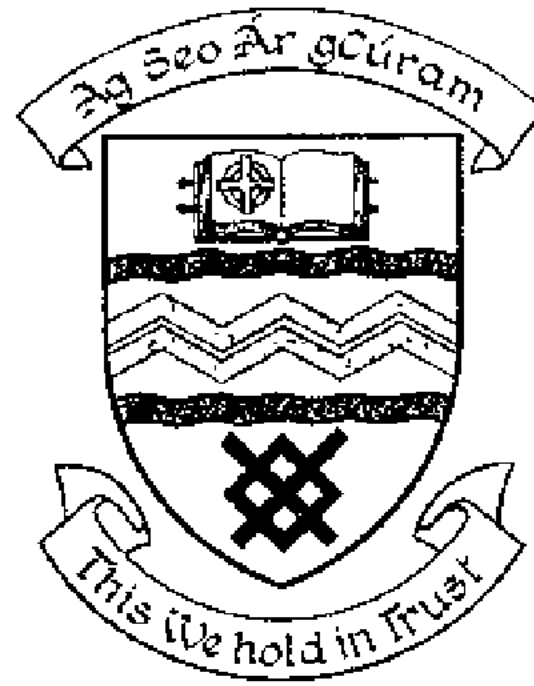
LH
..... 05/08/98
for SENIOR ADMINISTRATIVE OFFICER

Patrick L. McNally & Associates,
Featherbed Lane,
Ballykea,
Loughshinny,
Skerries,
Co. Dublin.

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Reasons

- 1 The proposed development is located in an area zoned "to protect and improve high amenity areas", in the 1993 Dublin County Development Plan. It is the policy of the Council that housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. The applicant establishes no case in this regard. The proposed development would therefore materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 The proposed site does not comply with the recommended standard for minimum road frontage of 60m for residential sites as set down in section 3.3.15 of the 1993 Dublin County Development Plan. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 Inadequate details have been submitted to assess the suitability of the site for the safe disposal of septic tank effluent.
- 4 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area. The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements at a location

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REG. REF. S98A/0368

where vision is deficient as a result of substandard vision
splays.

- 5 The proposal to erect a dwelling on this sensitive and elevated site which is zoned "to protect and improve high amenity areas" and where it is the stated objective of the Planning Authority to preserve views on this side of the road, would be seriously injurious to the visual amenities of the area and , as such, would not be in accordance with the proper planning and development of the area.