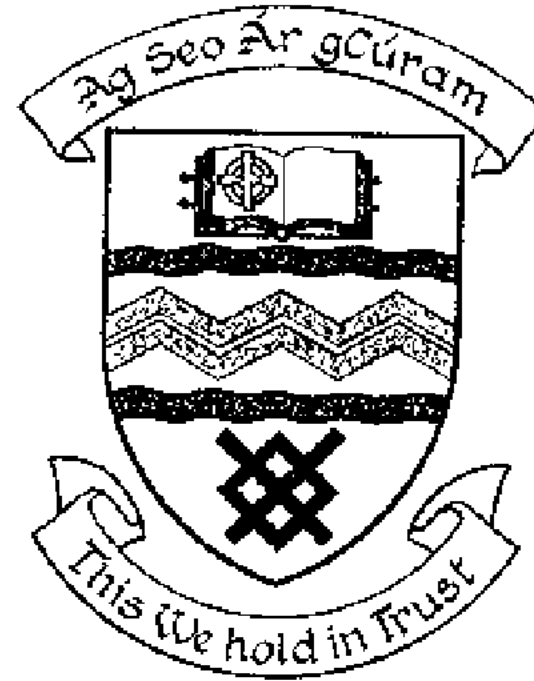


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0325	
1. Location	Greenogue, Rathcoole, Co. Dublin.		
2. Development	A 2 storey dwelling house, doctor's surgery, septic tank, associated roads, car park and site entrance.		
3. Date of Application	22/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Elliot Design, Address: The Limes, John's Hill,		
5. Applicant	Name: Derek & Leticia Graham, Address: 37 Weston Avenue, Weston Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1410 Date 16/07/98	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**

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 1410	Date of Decision 16/07/98
Register Reference S98A/0325	Date 22nd May 1998

Applicant Derek & Leticia Graham,
Development A 2 storey dwelling house, doctor's surgery, septic tank,
associated roads, car park and site entrance.
Location Greenogue, Rathcoole, 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

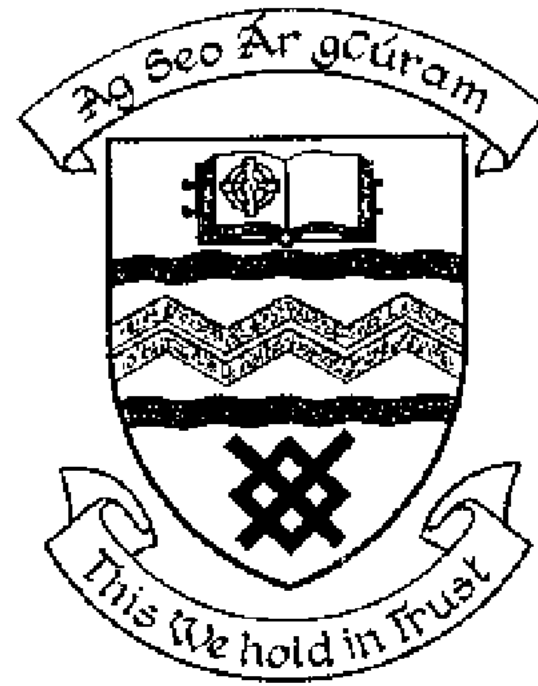
16/07/98

Elliot Design,
The Limes,
John's Hill,
Waterford.

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REG REF. S98A/0325



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Reasons

- 1 The proposed development would materially contravene Paragraph 2.3.6.(i) and (ii) of the Dublin County Development Plan 1993 regarding the development of dwellings in areas located within agricultural zones in that the proposed location of the residence and medical practice is in a rural area on a substandard rural road and it is not established in the submission that the applicant has a 'genuine need' to reside within an agricultural zone.
- 2 The submitted details are insufficient and trial hole test results do not indicate that the proposed septic tank arrangements and percolation areas satisfy the requirements set out in SR 6 1991. As a result the proposed development would be prejudicial to public health.
- 3 The proposed development would generate significant additional traffic and pedestrian movements at the access to the site which is outside speed limits, and as a result the proposed development would endanger public safety by reason of traffic hazard.
- 4 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which would lead to a demand for uneconomic provision of services and would set an undesirable precedent for further similar development in the area.