

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0324	
1. Location	Rathcoole, Co. Dublin.		
2. Development	Construction of dormer bungalow, garage and biocycle treatment plant.		
3. Date of Application	22/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conor Furey & Associates Ltd., Address: Sycamore Lodge, Ballyshannon,		
5. Applicant	Name: Mark Hughes, Address: Woodfield House, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1417 Date 17/07/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/08/1998	Written Representations	
9. Appeal Decision	11/02/1999	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

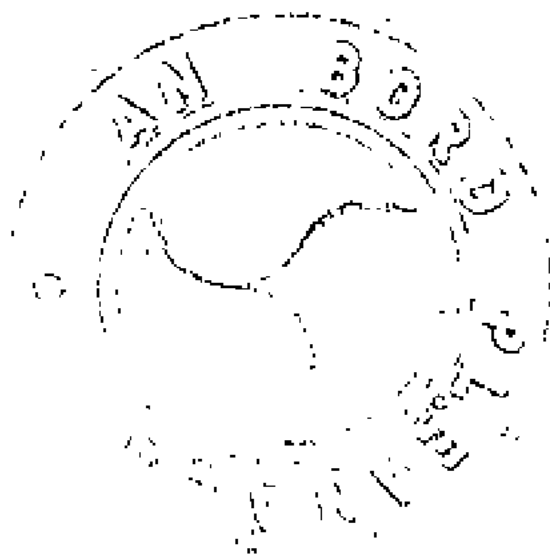
Planning Register Reference Number: S98A/0324

APPEAL by Mark Hughes care of Conor Furey and Associates Limited of Sycamore Lodge, Ballyshannon, Kilcullen, County Kildare against the decision made on the 17th day of July, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a dormer bungalow, garage and biocycle treatment plant at Rathcoole, 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 is located in an area zoned "B" in the current Development Plan for the area, for which the objective is "to protect and provide for the development of agriculture". This objective is considered to be reasonable. It is a policy of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of public services and community facilities in an area where these are neither available nor proposed, interfere with the rural character and attractiveness of the area and would, therefore, contravene materially the development objective as set out in the Development Plan and be contrary to the proper planning and development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on a road which is substandard in terms of width and alignment.

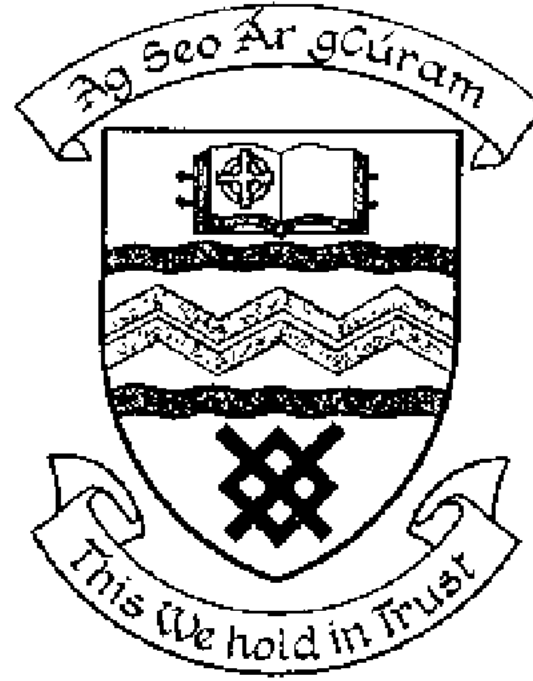


Rosaleen Nixon

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

Dated this 11th day of February 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 1417	Date of Decision 17/07/98
Register Reference S98A/0324	Date 22nd May 1998

Applicant Mark Hughes,

Development Construction of dormer bungalow, garage and biocycle treatment plant.

Location 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

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for SENIOR ADMINISTRATIVE OFFICER

20/07/98

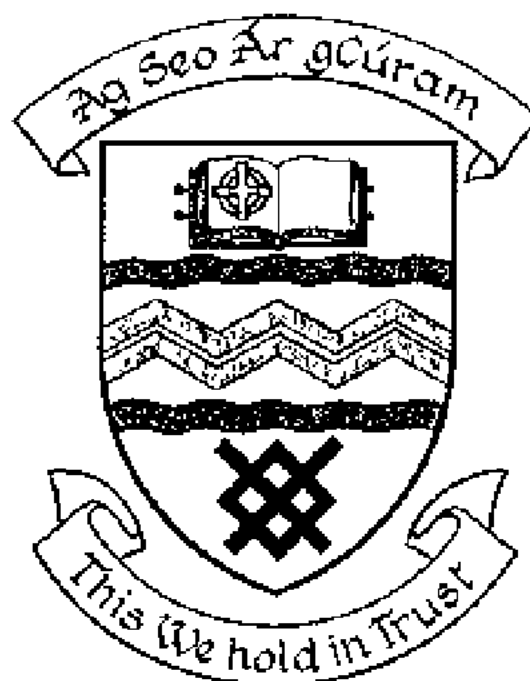
Conor Furey & Associates Ltd.,
Sycamore Lodge,
Ballyshannon,
Kilcullen,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0324



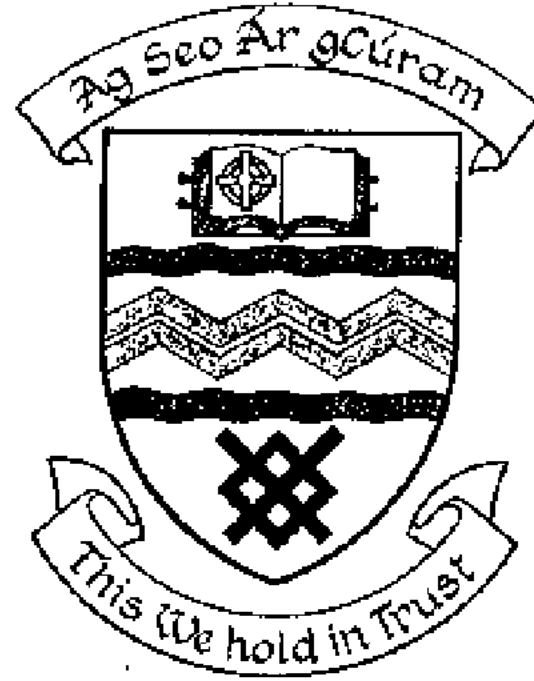
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Reasons

- 1 The proposed development would contravene materially the development objective indicated in the current development plan for the area for the use solely or primarily of the area for agricultural purposes. It is the policy of the planning authority as set out in the development plan to restrict housing development in the area to applicants with a genuine need to reside in proximity to their employment where related to the rural community or reasons of close family ties with the rural community. It is considered that the applicant does not come within the scope of this housing need criteria. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development constitutes undesirable ribbon development in a rural area, lacking certain public services and community facilities which would create a demand for the uneconomic provision of further services and facilities.
- 3 The proposed development would endanger public safety by reason of traffic hazard arising from the substandard nature of the existing access road and poor sight visibility on a steep gradient. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 4 The proposed development would be contrary to the proper planning and development of the area as the proposed site does not meet with the minimum 60m road frontage requirement as set out in Section 33.15 of the 1993 Dublin County Development Plan.

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