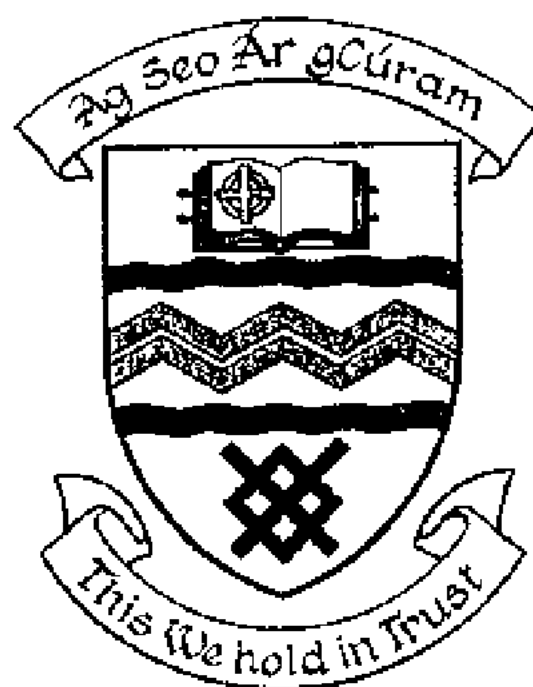


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0301	
1. Location	Calliaghstown Upper, Rathcoole, Co. Dublin.		
2. Development	Detached house.		
3. Date of Application	12/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Charlotte and Michael Joyce, Address: Redgap, Rathcoole,		
5. Applicant	Name: Charlotte and Michael Joyce, Address: Redgap, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 1365 Date 09/07/98	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 1365	Date of Decision 09/07/98
Register Reference S98A/0301	Date 12th May 1998

Applicant Charlotte and Michael Joyce,
Development Detached house.
Location Calliaghstown Upper, 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 OUTLINE 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

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for SENIOR ADMINISTRATIVE OFFICER

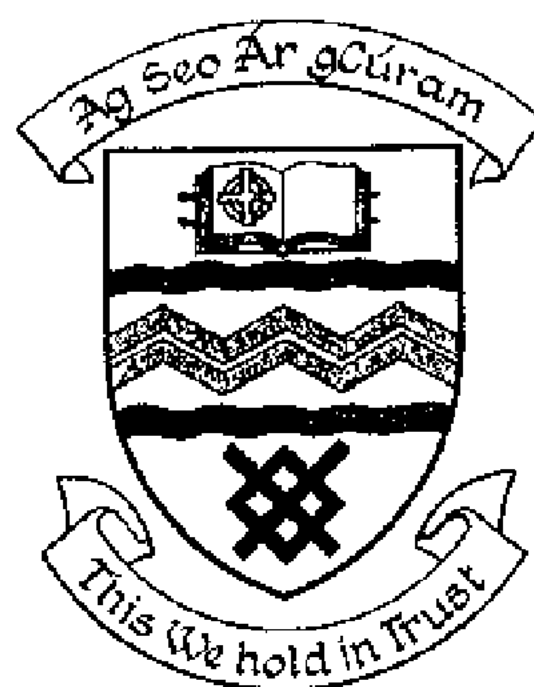
09/07/98

Charlotte and Michael Joyce,
Redgap,
Rathcoole,
Co. Dublin.

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REG REF. S98A/0301



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Reasons

- 1 The site is located in an area to which zoning objective 'G' - To protect and improve high amenity areas - contained in the 1993 Dublin County Development Plan applies. It is the policy of the Planning Authority as set out at section 2.3.6.iii 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 applicants are not natives of the area and it is considered that the proposed development does not come within the scope of the housing need criteria set out in the development plan. The proposed development would, therefore, contravene materially the objective of the planning authority and would be contrary to the proper planning and development of the area.

- 2 The proposed development constitutes undesirable ribbon development in an unserviced rural area and would lead to demands for the uneconomic provision of communal facilities which would set an undesirable precedent for further similar developments in the area.
- 3 The proposed development would endanger public safety by reason of traffic hazard for the following reasons:-
- a) the generation of additional traffic on a road network which is substandard in width, alignment, structure and drainage;
 - b) the access road junction with the Rathcoole/Kilteel Road is substandard in alignment and sight visibility.

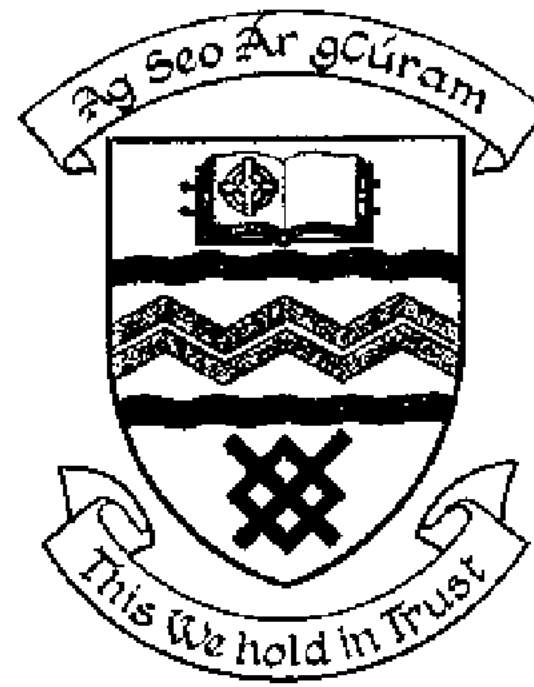
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-
- 4 The proposed development would be an unduly obtrusive feature on the landscape given the elevated nature of the site and, as such, would be detrimental to the visual amenities of the area.
- 5 The proposed development would be prejudicial to public health as the applicants have failed to establish the suitability of the soil for the disposal of domestic effluent.