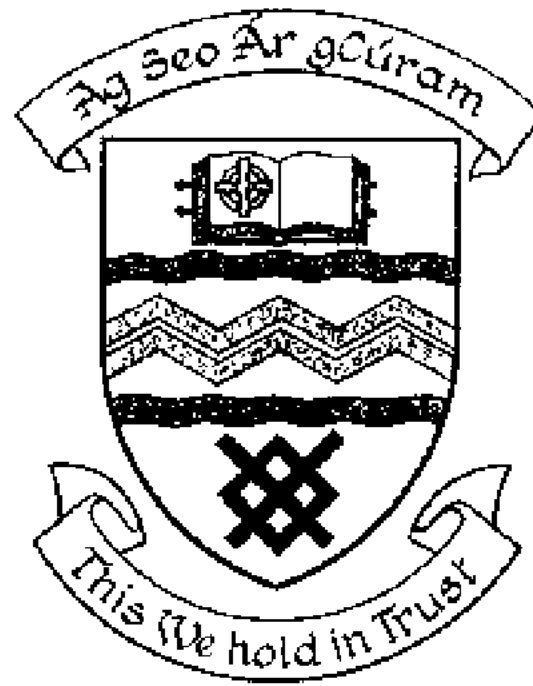


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0210	
1. Location	Farmers Vale, Steelstown, Rathcoole, Co. Dublin.		
2. Development	Construct bungalow and proprietary treatment unit.		
3. Date of Application	03/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D McCarthy & Co. Ltd., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. Joseph Kenna, Address: Farmersvale, Steelstown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1948 Date 28/09/98	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1948	Date of Decision 28/09/98
Register Reference S98A/0210	Date 3rd April 1998

Applicant Mr. Joseph Kenna,
Development Construct bungalow and proprietary treatment unit.
Location Farmers Vale, Steelstown, Rathcoole, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 30/09/98

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

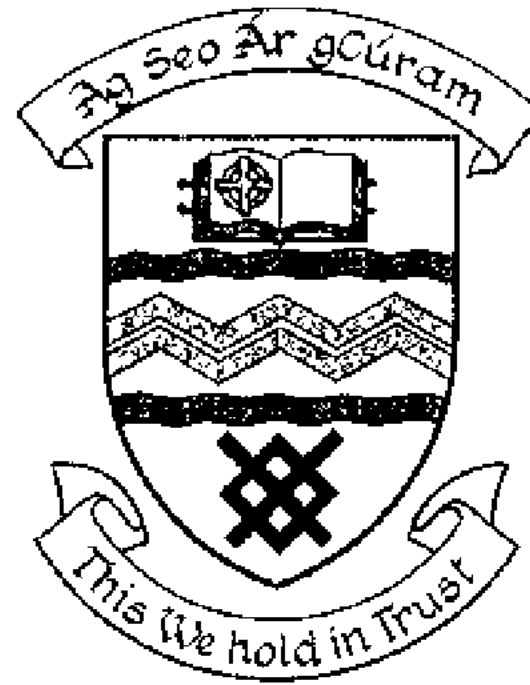
28/09/98

D McCarthy & Co. Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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REG REF. S98A/0210

Reasons

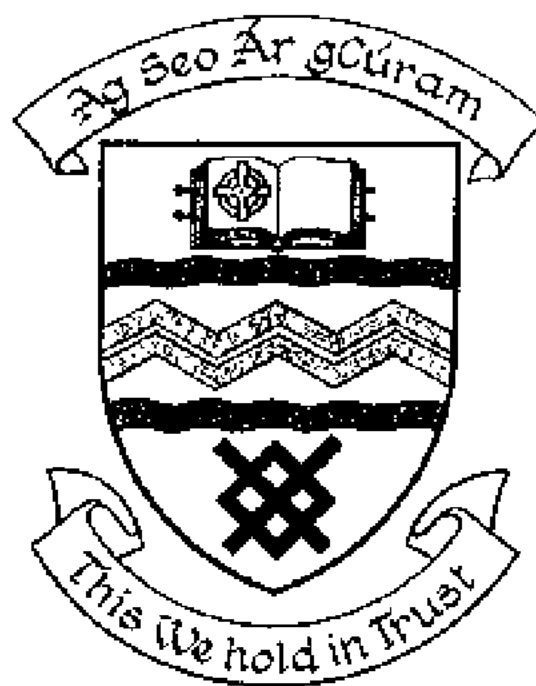
- 1 The site is located in an area to which zoning objective 'B', "to protect and provide for the development of agriculture", contained in the 1993 Dublin County Development Plan for the area, applies. It is the policy of the Planning Authority, as expressed in the Development Plan, that housing will only be permitted in rural areas where the applicant can establish a genuine need to live in the countryside for reasons relating to proximity to employment where related to the rural community, or reasons of close family ties with the rural community. 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 would contravene materially condition No. 6 of decision to grant planning permission ref. 91A/1105 by decision order no. P/3997/91 dated 23.08.91 which states as follows:-

"6. Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and development) Act, 1963, restricting the land outlined in red on the submitted site location map received 27th June, 1991, from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered.
REASON:
To comply with the requirements of the Sanitary Services Department".
- 3 The proposal constitutes undesirable ribbon development on a substandard rural road network which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

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REG. REF. S98A/0210

- 4 The proposed development would be prejudicial to public health because the applicant has failed to:-
- (a) indicate the location of septic tanks and percolation areas on the adjoining sites;
 - (b) establish the suitability of the soil for the disposal of domestic effluent in line with the recommendations of SR6:1991 published by Eolas.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1514	Date of Decision 30/07/98
Register Reference S98A/0210	Date 3rd April 1998

Applicant Mr. Joseph Kenna,
App. Type Permission
Development Construct bungalow and proprietary treatment unit.
Location Farmers Vale, Steelstown, Rathcoole, Co. Dublin.

Dear Sir / Madam,

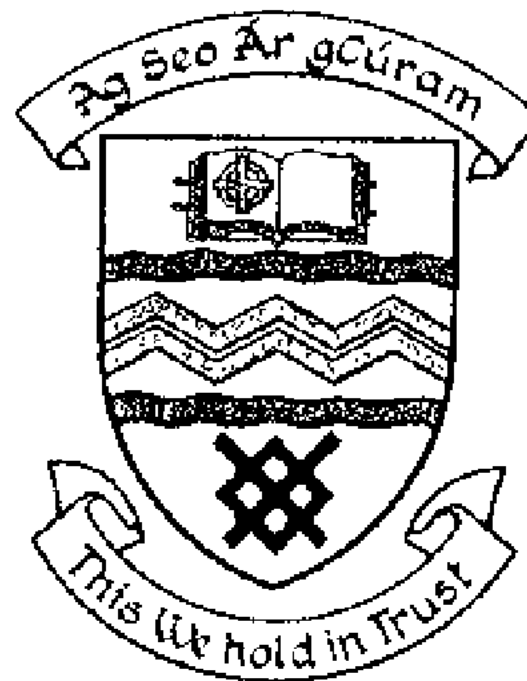
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/09/98

Yours faithfully

.....*W.H.*..... 30/07/98
for SENIOR ADMINISTRATIVE OFFICER

D McCarthy & Co. Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1040	Date of Decision 29/05/98
Register Reference S98A/0210	Date 3rd April 1998

Applicant Mr. Joseph Kenna,
App. Type Permission
Development Construct bungalow and proprietary treatment unit.
Location Farmers Vale, Steelstown, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 31/07/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

D McCarthy & Co. Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.