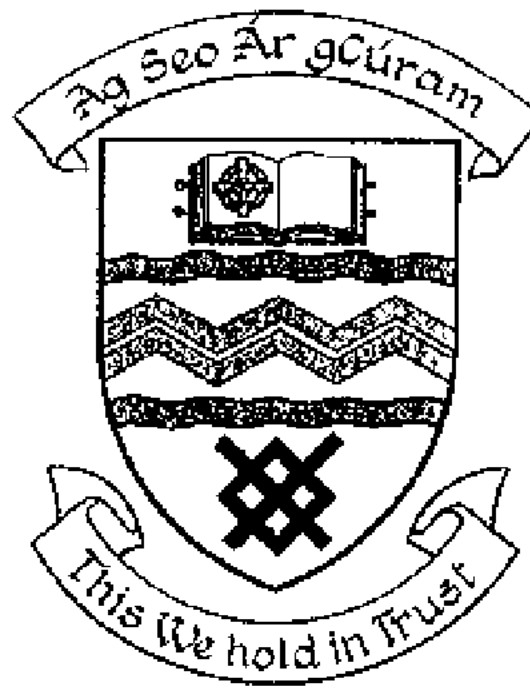


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0165	
1. Location	Johnstown Estate, Killeel, Co. Dublin.		
2. Development	Erection of a Dormer Bungalow with septic tank and 4 no. horse stables.		
3. Date of Application	19/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Ahern Architects, Address: 29 Belgrove Road, Clontarf,		
5. Applicant	Name: Shona Branagan, Address: Newtown Upper, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0931 Date 15/05/98	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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**PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0931	Date of Decision 15/05/98
Register Reference S98A/0165	Date 19th March 1998

Applicant Shona Branagan,
Development Erection of a Dormer Bungalow with septic tank and 4 no. horse stables.
Location Johnstown Estate, Killeel, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

15/05/98

James Ahern Architects,
29 Belgrove Road,
Clontarf,
Dublin 3.

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REG REF. S98A/0165

Reasons

- 1 The site of the proposed development is zoned 'B', i.e., "to protect and provide for the development of agriculture", in the 1993 County Development Plan. The development therefore, would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes. It would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would contribute to random housing development in an unserviced rural area remote from communal services and would, accordingly, give rise to demands for the uneconomic provision of public services and communal facilities.
- 3 The proposed development would give rise to an excessive housing density on this land holding and would set an undesirable precedent for further subdivision of lands and consequent over development in the area zoned 'B', "to protect and provide for the development of agriculture". The proposed development is therefore considered to be contrary to the proper planning and development of the area.
- 4 The proposed development is undesirable by reason of the existing deficiency in the capacity, width, alignment and surface condition of the road network serving the area of the proposed development and would render this substandard rural road unsuitable to carry the increased road traffic likely to result from the development and from further similar development for which this development, if permitted, would set a precedent.

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- 5 The proposed development would endanger public safety by reason of traffic hazard because of the additional turning movements generated at an access point where there is substandard sight distance.
- 6 The proposed development would be prejudicial to public health as the applicant has failed to establish the suitability of the soil for the disposal of domestic effluent, has failed to indicate the location of the proposed septic tank and percolation area and well, and the location of any adjacent wells, watercourses, houses, septic tanks and percolation areas.