

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0158	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	A bungalow, domestic garage and septic tank.		
3. Date of Application	16/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: C. P. Cawley, Address: 9 Beech Road, Connell Drive,		
5. Applicant	Name: Donna Reid, Address: The Old Orchard, Red Gap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0900 Date 13/05/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/06/98	Written Representations	
9. Appeal Decision	07/10/98	Refuse Permission	
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.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

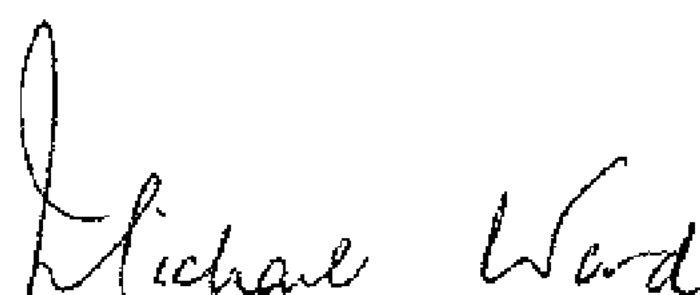
Planning Register Reference Number: S98A/0158

APPEAL by Donna Reid care of Charlie P. Cawley of 9 Beech Road, Connell Drive, Newbridge, County Kildare against the decision made on the 13th day of May, 1998 by the Council of the County of South Dublin to refuse a permission for development comprising the erection of a bungalow, domestic garage and septic tank at Red Gap, 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 reason set out in the Schedule hereto.

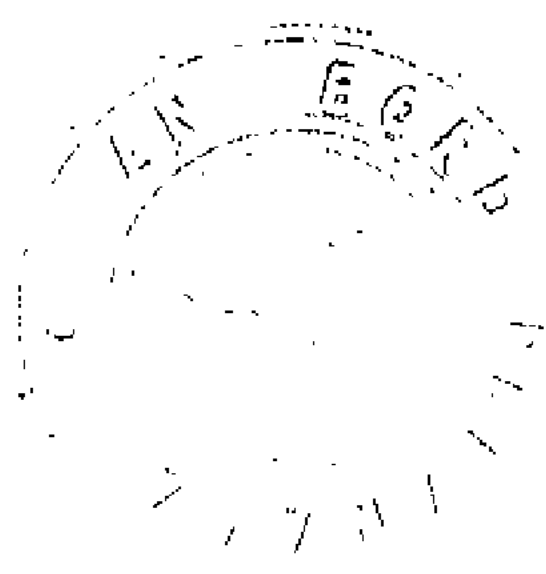
SCHEDULE

Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would constitute ribbon development along a substandard road with inadequate sightlines in an area which is lacking certain public services and community facilities. The additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and development of the area.



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

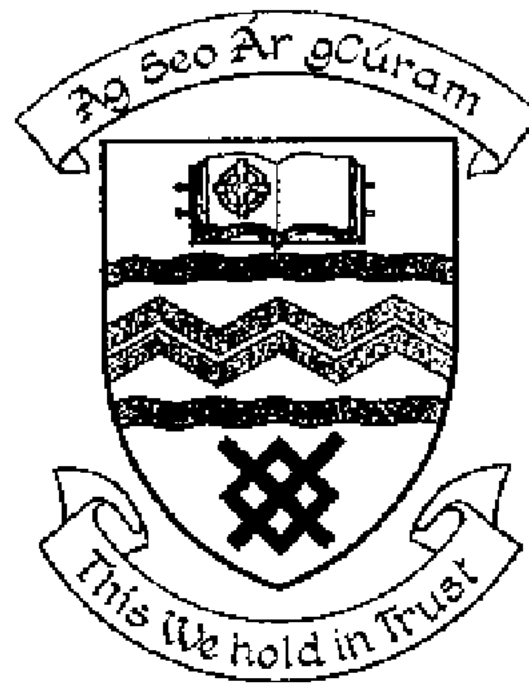
Dated this 7th day of October 1998.



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 0900	Date of Decision 13/05/98
Register Reference S98A/0158	Date 16th March 1998

Applicant Donna Reid,
Development A bungalow, domestic garage and septic tank.
Location Redgap, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for **SENIOR ADMINISTRATIVE OFFICER** 14/05/98

C. P. Cawley,
9 Beech Road,
Connell Drive,
Newbridge,
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0158

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Reasons

- 1 The site of the proposed development is located outside the development area of Rathcoole in an area zoned "to protect and provide for the development of agriculture" in the 1993 Dublin County Development Plan. The proposed development would contravene materially this objective and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would constitute undesirable ribbon development on a substandard road with inadequate sight visibility which would lead to demands for the uneconomic provision of services. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health for the following reasons:-
 - a) the applicant has failed to demonstrate the suitability of the soil for the disposal of domestic effluent;
 - b) the applicant has failed to indicate the position of houses, wells, watercourses, septic tanks, percolation areas and reserve percolation areas on adjoining sites.