

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0029	
1. Location	River Road, Hazelhatch, Newcastle.		
2. Development	A dormer bungalow, septic tank and Puraflo effluent treatment system.		
3. Date of Application	23/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hannigan Whyte and Associates, Address: The Post House, Main Street,		
5. Applicant	Name: Philip and Sandra Reilly, Address: 120 Botanic Avenue, Glasnevin, Dublin 9.		
6. Decision	O.C.M. No. 0475 Date 19/03/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/04/98	Written Representations	
9. Appeal Decision	14/08/98	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


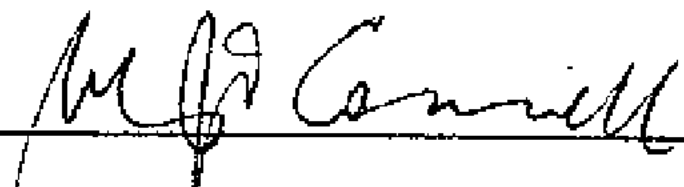
Planning Register Reference Number: S98A/0029

APPEAL by Sandra and Philip Reilly care of Abacus Analysis of the Toll House, Salmon Leap Bridge, Leixlip, County Kildare against the decision made on the 19th day of March, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a dormer bungalow, septic tank and puraflo effluent treatment system at River Road, Hazelhatch, Newcastle, 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 site is located in an area which has been zoned with the objective to protect and provide for the development of agriculture in the current Development Plan for the area. The proposed development does not come within the scope of the housing need criteria as set out in the Development Plan and would, therefore, contravene materially the development plan provisions for the area (which are considered reasonable) and would be contrary to the proper planning and development of the area.
2. Having regard to the existing deficiency in the road network serving the area, including considerations of capacity, width and alignment, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

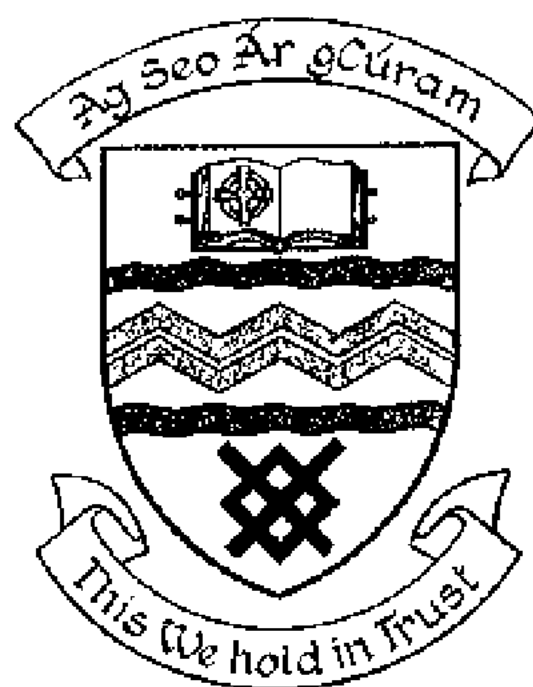
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 14th day of August 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 0475	Date of Decision 19/03/98
Register Reference S98A/0029	Date 23rd January 1998

Applicant Philip and Sandra Reilly,

Development A dormer bungalow, septic tank and Puraflo effluent treatment system.

Location River Road, Hazelhatch, Newcastle.

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for **SENIOR ADMINISTRATIVE OFFICER** 19/03/98

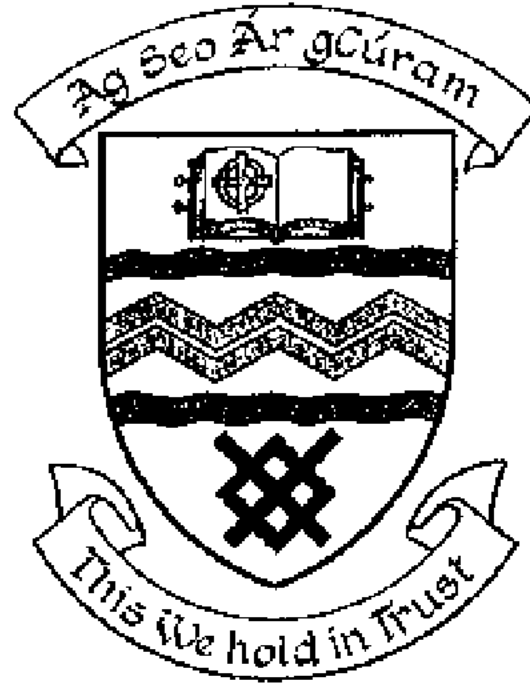
Hannigan Whyte and Associates,
The Post House,
Main Street,
Leixlip,
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0029



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Reasons

- 1 The site of the proposed development is located within the rural area and is zoned with the objective to protect and provide for the development of agriculture in the Dublin County Development Plan 1993. Insufficient evidence has been submitted to show that the applicant can comply with the requirements as set out in section 2.3.6 (a) of the Development Plan. The proposed development would contravene materially the development objective for the area and would be contrary to the proper planning and development of the area.

- 2 Development of the kind proposed would be premature due to the existing deficiency in the road network serving the area, including considerations of capacity, width and alignment and the period within which the constraints involved may reasonably be expected to cease.