

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0627	
1. Location	Robin Hill House, Ballymana, Dublin 24.		
2. Development	Granny flat		
3. Date of Application	19/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 16/01/98 2.	1. 30/01/98 2.
4. Submitted by	Name: Oliver and Stella Nolan Address: Robin Hill House, Ballymana,		
5. Applicant	Name: Oliver and Stella Nolan Address: Robin Hill House, Ballymana, Dublin 24.		
6. Decision	O.C.M. No. 0490 Date 23/03/98	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,
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0490	Date of Decision 23/03/98
Register Reference S97B/0627	Date 19th December 1997

Applicant Oliver and Stella Nolan
Development Granny flat
Location Robin Hill House, Ballymana, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/01/98 /30/01/98

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for **SENIOR ADMINISTRATIVE OFFICER**

23/03/98

Oliver and Stella Nolan
Robin Hill House,
Ballymana,
Dublin 24.

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Reasons

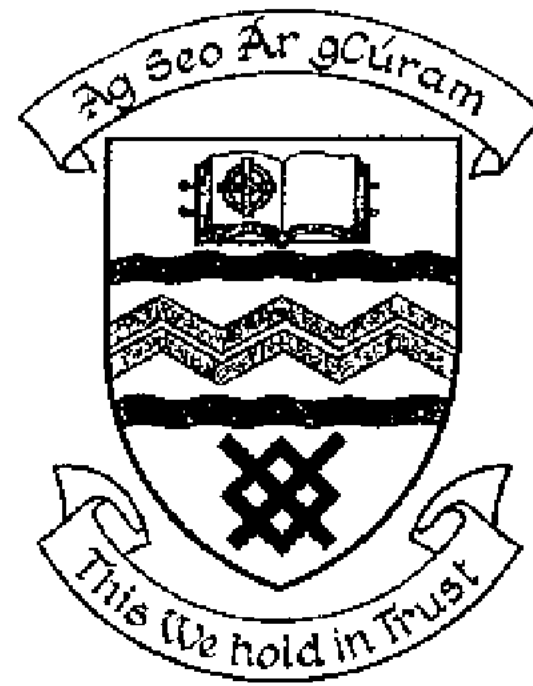
- 1 The proposed development of a second house on this site unrelated to agricultural use or need would contravene materially a development objective of the 1993 Dublin County Development Plan for the use primarily of the site for agricultural purposes. The proposed development would result in haphazard one-off housing on agricultural lands which would injure the rural character of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic turning movements at the proposed entrance where the vision splays available are deficient and at the junction of Ballymana Lane and Kiltipper Road where vision splays, particularly to the west, are deficient.
- 3 The proposed development constitutes undesirable ribbon development on substandard rural road network and in an unserviced rural area where demand would be created for the uneconomic provision of public services and communal facilities which would set an undesirable precedent for further similar developments in the area.
- 4 The proposed development would be prejudicial to public health as no specification or layout for the existing septic tank and percolation area and neighbouring septic tanks, percolation areas, wells and watercourses have been indicated and no proposals for drainage for the proposed development have been submitted.

NOTE: The Planning Authority would consider any application for a granny flat attached to and subsidiary to the main house on this site with an

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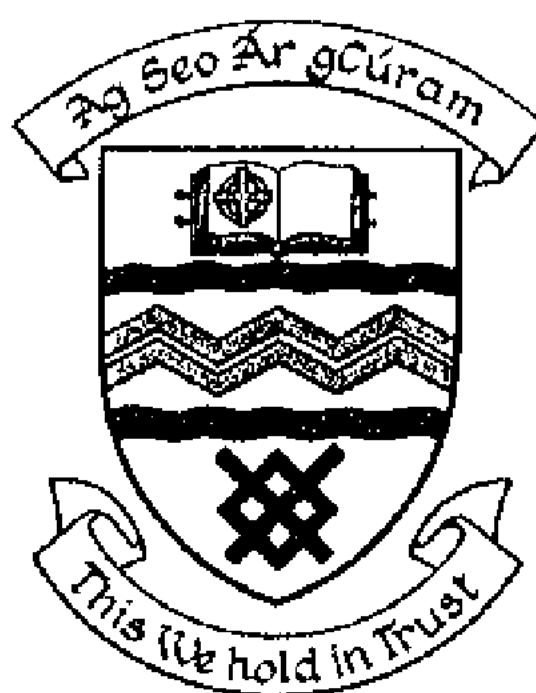
~~REG. REF. S97B/0627~~

interconnecting door, sharing a common vehicular
access and intended for a family member subject to
the requirements for safe disposal of domestic
effluent within the curtilage of the site.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0087	Date of Order 15/01/98
Register Reference S97B/0627	Date 19th December 1997

Applicant Oliver and Stella Nolan

Development Granny flat

Location Robin Hill House, Ballymana, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 05/01/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

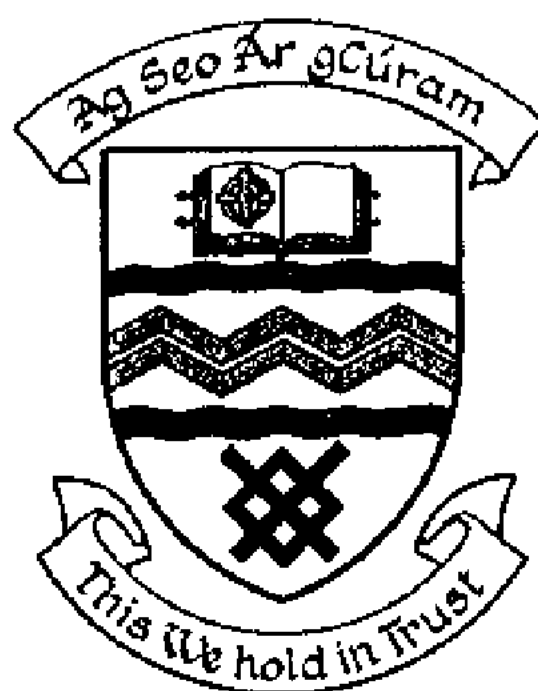
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

Oliver and Stella Nolan
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Ballymana,
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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

16/01/98