

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0825	
1. Location	Crooksling, Saggart, Co. Dublin.		
2. Development	A single storey bungalow including biocycle unit, bored well water supply, new vehicular access off Blessington Road and associated site works.		
3. Date of Application	22/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Mr. Bill O'Meara, Address: Crooksling, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0308 Date 17/02/98	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0308	Date of Decision 17/02/98
Register Reference S97A/0825	Date 22nd December 1997

Applicant Mr. Bill O'Meara,

Development A single storey bungalow including biocycle unit, bored well water supply, new vehicular access off Blessington Road and associated site works.

Location Crooksling, Saggart, 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

19/02/98

Fenton Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

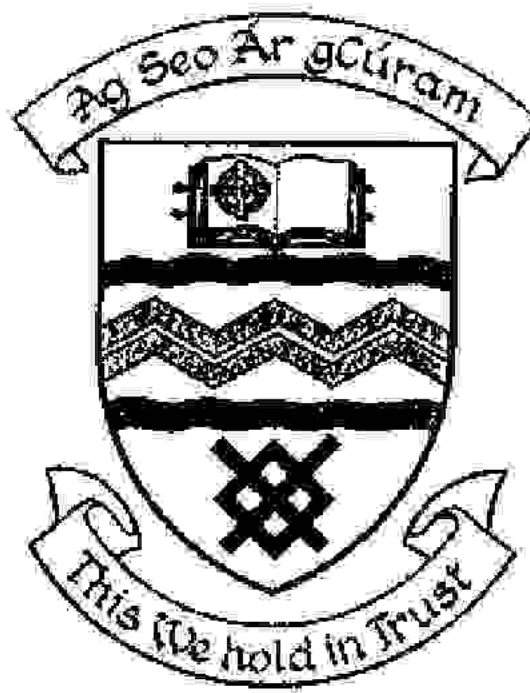
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Reasons

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture", as expressed in the 1993 Dublin County Development Plan for the area. It is the policy of the planning authority, as set out in the plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. The proposed development would conflict with the policy and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development contravenes the adopted policies of South Dublin County Council (paragraph 2.5.2.ii and 2.5.2.iii, 1993 Dublin County Development Plan) and the Department of Environment (paragraph 3.19, "Development Control Advice and Guidelines, October 1982, and paragraph 3.5, "Policy and Planning Framework for Roads", January, 1985) in relation to access onto National Routes. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 3 The proposed development by itself and by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a National Road by traffic.
- 4 The proposed development would generate additional traffic turning movements on the N81, Blessington Road. It would,

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therefore, endanger public safety by reason of traffic hazard and obstruction of road users.

- 5 The proposed development would constitute undesirable ribbon development on a National Secondary Road which would lead to demands for the uneconomic provision of services. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 6 The proposed house by virtue of its bulk, height and location on the site would interfere with a view listed for preservation in the 1993 Dublin County Development Plan (see Map. No. 21) and as such would seriously injure the amenities of the area.