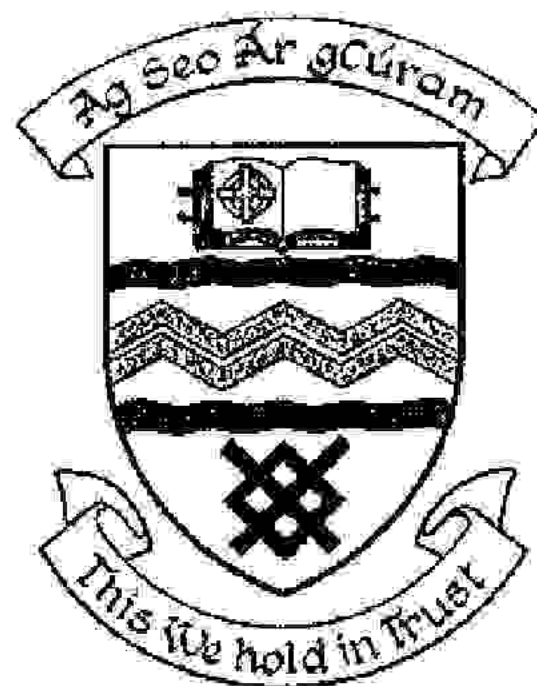


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0751	
1. Location	Southern side of the western end of Kiltipper Road, Kiltalown, adjacent to Hazel Grove Golf Course.		
2. Development	Demolish a derelict dwelling and to erect a bungalow.		
3. Date of Application	20/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/12/97 2.	1. 20/04/98 2.
4. Submitted by	Name: Patrick O'Connor, Address: Architect, 'Alantina', Windgate Road,		
5. Applicant	Name: Patrick O'Sullivan, Address: c/o Ballymana Lane, Kiltipper Road, Dublin 24.		
6. Decision	O.C.M. No. 1202 Date 18/06/98	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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1202	Date of Decision 18/06/98
Register Reference S97A/0751	Date 20th November 1997

Applicant Patrick O'Sullivan,

Development Demolish a derelict dwelling and to erect a bungalow.

Location Southern side of the western end of Kiltipper Road,
Kiltalown, adjacent to Hazel Grove Golf Course.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/12/97 /20/04/98

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 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

.....DC..... 18/06/98
for SENIOR ADMINISTRATIVE OFFICER

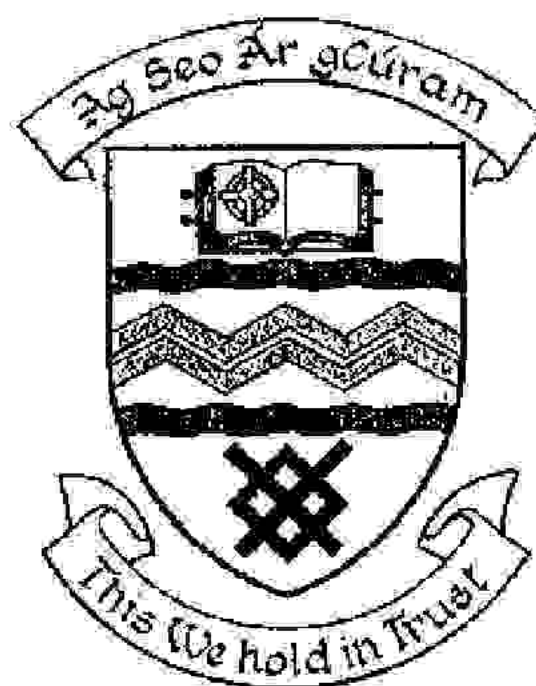
Patrick O'Connor,
Architect,
'Alantina',
Windgate Road,
Howth,
Co. Dublin.

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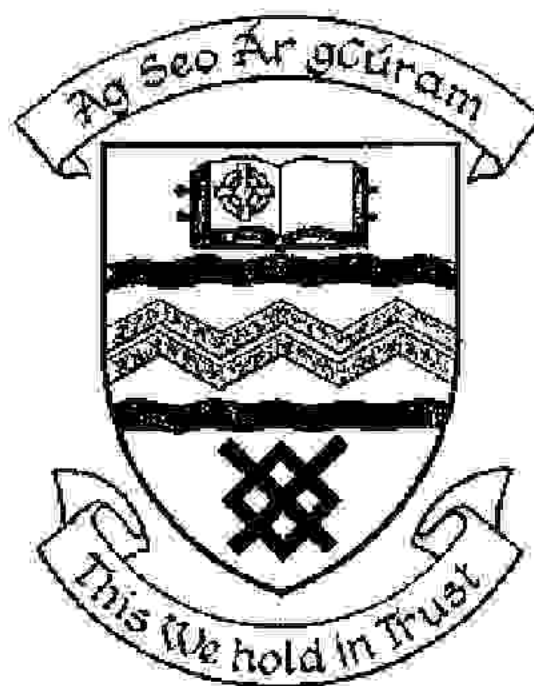
Reasons

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture", as expressed in the 1993 County Development Plan. 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 this policy, and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of ribbon development on a highly elevated and prominent site on Kiltipper Road. Having regard to the height of the proposed house, it is considered that the development would be an unduly obtrusive feature on the landscape, would seriously injure the visual amenity of the area and would be contrary to the proper planning and development of the area.
- 3 The proposed development is situated on a substandard rural road where sight visibility at the proposed entrance is inadequate and the generation of additional turning movements would endanger public safety by reason of traffic hazard.
- 4 The proposal would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

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- 5 The proposed development would be prejudicial to public health for the following reasons:-
- a) the percolation area is unsuitable due to rock outcrops;
 - b) the septic tank is located uphill from the dwelling house and site contours have not been indicated;
 - c) the location of the well has not been indicated and
 - d) the location of all watercourses in the vicinity of the septic tank and percolation area is not indicated.
- 6 The proposed development would interfere with a prospect of special amenity value which it is necessary to preserve - Table No. 4.2, Item No. 29, 1993 Dublin County Development Plan:- Knockannaves and Tallaght Hill from the Blessington Road (Killinarden Area).

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

Order Number 4207	Date of Order 05/12/97
Register Reference S97A/0751	Date 20th November 1997

Applicant Patrick O'Sullivan,
Development Demolish a derelict dwelling and to erect a bungalow.
Location Southern side of the western end of Kiltipper Road,
Kiltalown, adjacent to Hazel Grove Golf Course.

Dear Sir/Madam,

An inspection carried out on 27.11.1997 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 this Department:

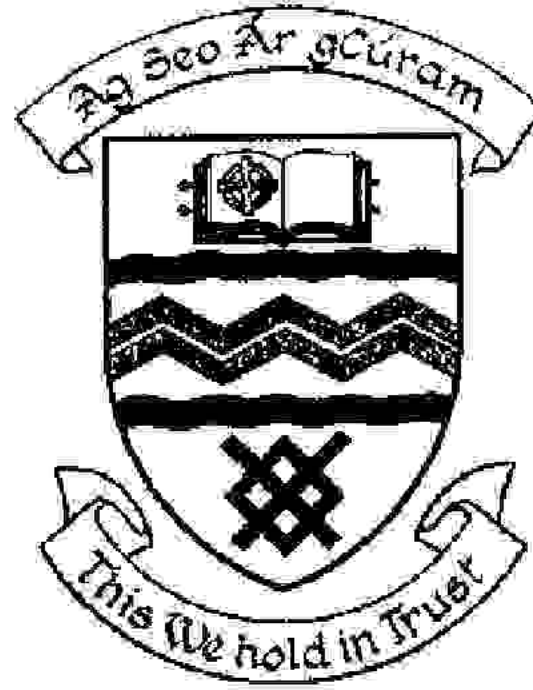
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

Patrick O'Connor,
Architect,
'Alantina',
Windgate Road,
Howth,
Co. Dublin.

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REG REF. S97A/0751

- (c) nature and extent of development including number of dwellings (if any)
- (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.

08/12/97