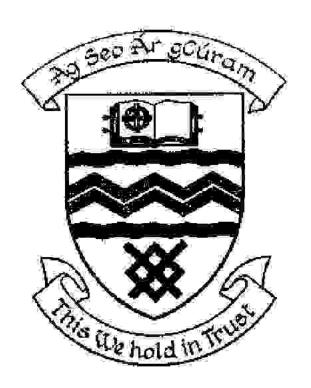
		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)			₽la	an Register No. 597A/0724		
1.	Location	Hynstown, Brownstown, Newcastle, Co. Dublin.						
2	Development	Dormer bungalow with biocycle waste water treatment system.						
3	Date of Application				Date Further Particulars (a) Requested (b) Received			
3a.	Type of Application	Permission	22 N G S NII 1953 S	1	1., 2,	m = z +	1.	
4.	Submitted by	Name: Liam and Mary Deane Address: c/o O'Grady's, Brownstown,						
5 4	Applicant	Name: Liam and Mary Deane Address: Hynstown, Brownstown, Newcastle, Co. Dublin.						
б.	Decision	O.C.M. No. 427	7	Effect RP REFUSE PERMISSION				
7 s	Grant	O.C.M. No. Effect RP F			REFUSE PERMISSION			
8.	Appeal Lodged			_				
Ď.	Appeal Decision					<u> </u>		
10.	Material Contra	terial Contravention						
11,	Enforcement 0	Compensation 0			Purchase Notice			
12.	Revocation or A	mendment			11 3 11 3 2 11 116	## F 1/3 F	F 11.12 2.123 132 3411111 39-32-3111111 39-32-3111111 39-32-3111111 39-32-3111111 39-32-31111111 39-32-3111111	
13.	E.I.S. Requeste	E.I.S. Requested E.I.S. Received			E.I.S. Appeal			
14.	Registrar Date			Receipt No.				

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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000 Facs: 01-462 0104



PLANNING DEPARTMENT

P.O. Box 4122, Town Centre, Tallaght, Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 4277	Date of Decision 15/12/97
Register Reference 597A/0724	Date 10th November 1997

Applicant

Liam and Mary Deane

Development

Dormer bungalow with biocycle waste water treatment system.

Location

Hynstown, Brownstown, Newcastle, Co. Dublin.

Floor Area

sg 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 (4) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin County Council

15/12/97

for SENIOR (ADMINISTRATIVE OFFICER

Liam and Mary Deane c/o O'Grady's, Brownstown, Newcastle, Co. Dublin

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Reasons

- Having regard to the location of the proposed development, it is considered that the proposed development, by itself or by the precedent which the grant of permission would set for the relevant development, would adversely affect the use of a major road by traffic. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- The proposed development would constitute ribbon development in a rural area, lacking certain public services and community facilities which would create a demand for the uneconomic provision of further services and facilities. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- The site is located in an area zoned in the 1993 Development Plan "To protect and provide for the development of agriculture. The proposed development would materially contravene this zoning objective and would militate against the preservation of the rural environment.
- The proposed development would result in the existing cottage having 15 metres of road frontage and the proposed house having 24 metres of road frontage. The objective of the Development Plan at 3.3.15 requires a frontage of 60 metres for a dwelling. The development as proposed would be seriously deficient regarding frontage and would lead to an undesirable intensity of development.

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