

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0724	
1. Location	Hynstown, Brownstown, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow with biocycle waste water treatment system.		
3. Date of Application	10/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Liam and Mary Deane Address: c/o O'Grady's, Brownstown,		
5. Applicant	Name: Liam and Mary Deane Address: Hynstown, Brownstown, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 4277 Date 15/12/97	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.	

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Decision Order Number 4277	Date of Decision 15/12/97
Register Reference S97A/0724	Date 10th November 1997

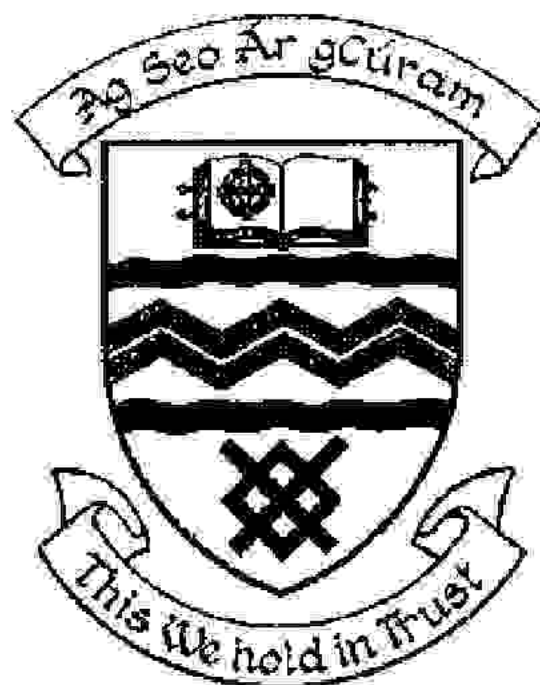
..... 15/12/97
for SENIOR ADMINISTRATIVE OFFICER

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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PLANNING
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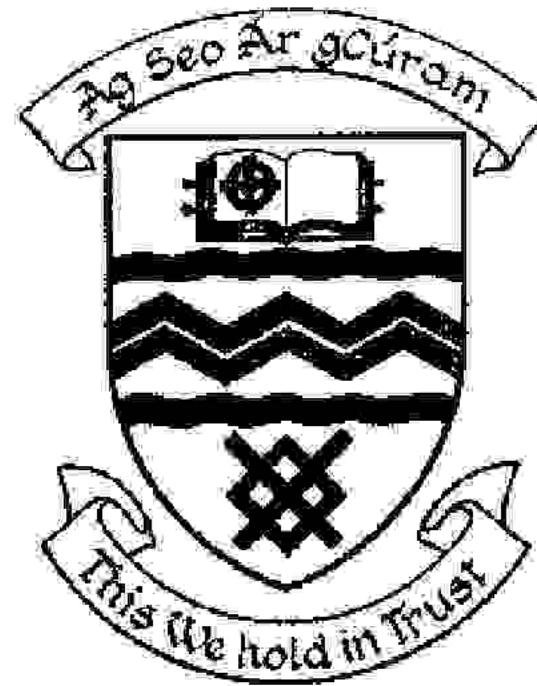
Reasons

- 1 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.
- 2 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.
- 3 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.
- 4 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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