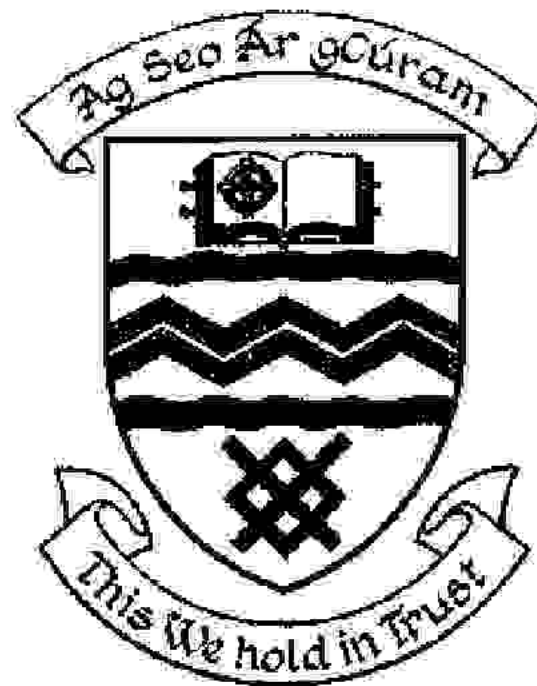


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0710	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow and septic tank.		
3. Date of Application	03/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: William Bolger, Address: 26 Oliver Plunkett Avenue, Monkstown Farm,		
5. Applicant	Name: Mrs. S. Boland, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 4329 Date 17/12/97	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.	

**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,
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 4329	Date of Decision 17/12/97
Register Reference S97A/0710	Date 3rd November 1997

Applicant Mrs. S. Boland,
Development Dormer bungalow and septic tank.
Location Redgap, Rathcoole, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 18/12/97
for SENIOR ADMINISTRATIVE OFFICER

William Bolger,
26 Oliver Plunkett Avenue,
Monkstown Farm,
Co. Dublin.

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REG REF. S97A/0710



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Reasons

- 1 The site is located in an area with the zoning objective 'to protect and provide for the development of agriculture' as indicated in the 1993 Dublin County Development Plan. It is the policy of the Planning Authority, as set out in the Development 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. The proposed development would contravene materially this policy and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development constitutes undesirable ribbon development in an unserviced rural area which would lead to demands for the uneconomic provision of public services and communal facilities which would set an undesirable precedent for further similar developments in the area.
- 3 The proposed development would endanger public safety by reason of traffic hazard due to additional turning movements generated on a substandard rural road network.
- 4 The site of the proposed development does not comply with the minimum road frontage requirement of 60m. as set down at Section 3.3.15 of the 1993 Dublin County Development Plan. The proposed development would, therefore, be contrary to the proper planning and development of the area.