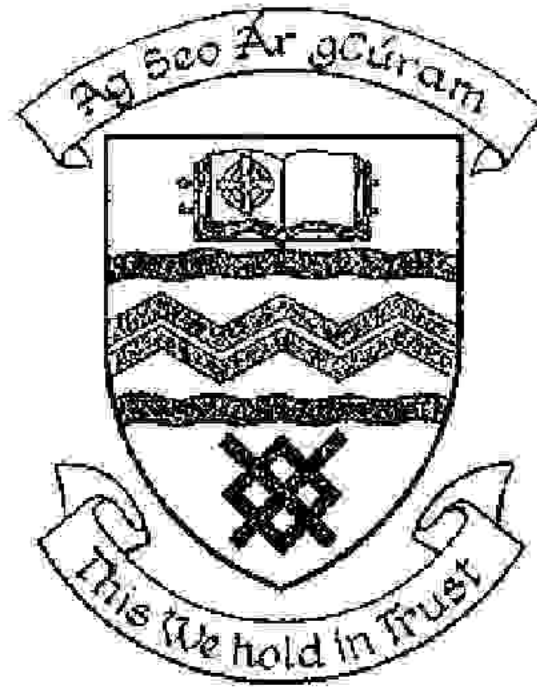


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0584
1. Location	Calliaghstown Lower, Rathcools, Co. Dublin.	
2. Development	Erection of dwellinghouse and septic tank.	
3. Date of Application	11/09/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Mr. Patrick Walsh, Address: 13 Hillview Estate, Rathcoole,	
5. Applicant	Name: Mr. Patrick Walsh, Address: 13 Hillview Estate, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 4000 Date 06/11/97	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,

Telefon: 01-462 0000
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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 4000	Date of Decision 06/11/97
Register Reference S97A/0584	Date 11th September 1997

Applicant Mr. Patrick Walsh,
Development Erection of dwellinghouse and septic tank.
Location Calliaghstown Lower, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

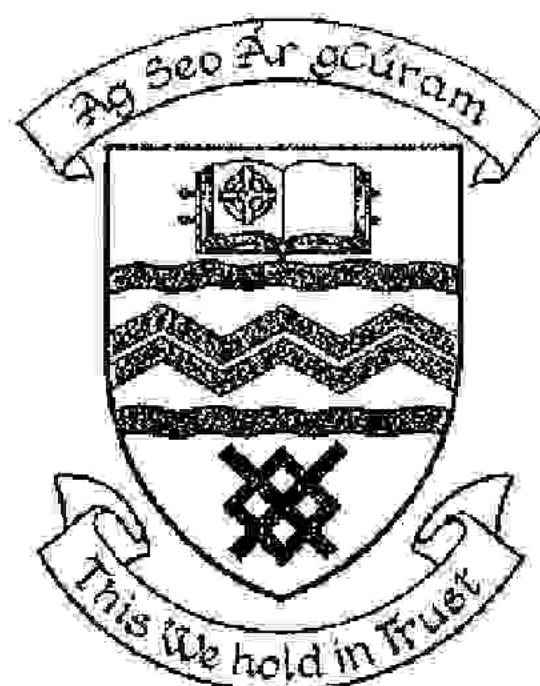
.....
for SENIOR ADMINISTRATIVE OFFICER 07/11/97

Mr. Patrick Walsh,
13 Hillview Estate,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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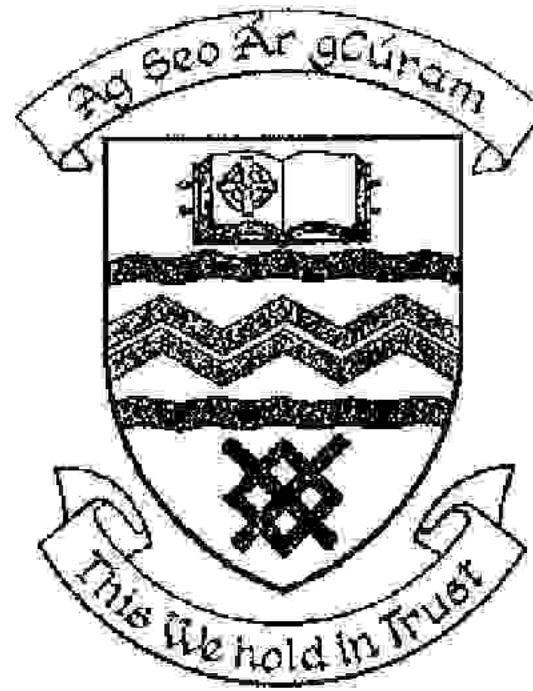
Reasons

- 1 The site is located in an area to which zoning objective B 'to protect and provide for the development of agriculture', contained in the 1993 Dublin County Development Plan applies. It is the policy of the planning authority, as expressed in the development plan, that housing will only be permitted in rural areas where the applicants can establish a genuine need to live in the countryside for reasons relating to proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. It is considered that the proposed development does not come within the scope of the housing need criteria set out in the development plan. The proposed development would, therefore, contravene materially the objective of the planning authority and would be contrary to the proper planning and development of the area.

- 2 The proposed development constitutes undesirable ribbon development in an unserviced rural area and 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 for the following reasons:-
 - a) the generation of additional traffic on a road network which is substandard in width, alignment, structure and drainage;
 - b) the access road junction with the Rathcoole/Kilteel Road is substandard in alignment and sight visibility.

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-
- 4 The site of the proposed development is located within an archaeological area as identified on Map 24, Item 3 of the Sites and Monuments Record of the Office of Public Works and also on Map 1B of the 1993 Dublin County Development Plan - List 2 Item No. 205 - Calliaghstown Lower - Church 'Site of', Font 'Site of'. The development would damage this archaeological area and would be contrary to the proper planning and development of the area.

 - 5 The proposed development would be unduly obtrusive on the landscape given its height and mass and the absence of any proposals for screen planting and would, therefore, be detrimental to the visual amenities of the area.

 - 6 The proposed development would be prejudicial to Public Health as the applicant has failed to establish the suitability of the soil for the disposal of domestic effluent.