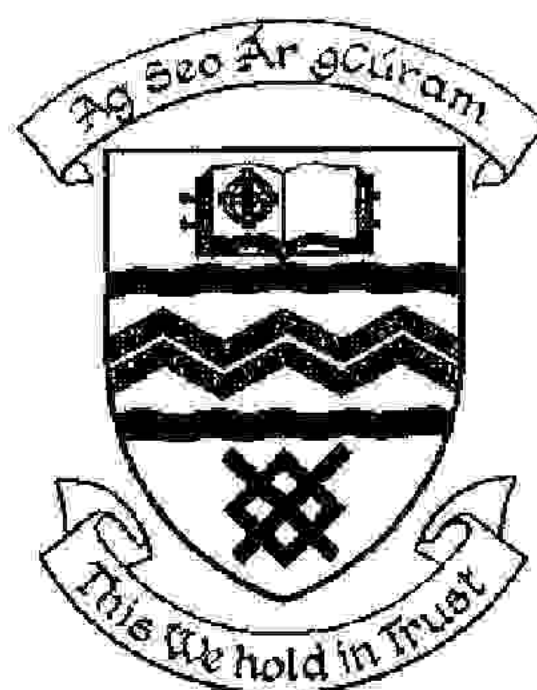


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0578	
1. Location	Hazelhatch, Newcastle, Co. Dublin.		
2. Development	A two-storey house and ancillary development.		
3. Date of Application	09/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Limited, Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: G. F. and A. Smith, Address: Hazelhatch, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 3095 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.

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PLANNING
DEPARTMENT
P.O. Box 4122,
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Dublin 24.

Telephone: 01-462 0000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 3095	Date of Decision 06/11/97
Register Reference S97A/0578	Date 9th September 1997

Applicant G. F. and A. Smith,
Development A two-storey house and ancillary development.
Location Hazelhatch, Newcastle, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

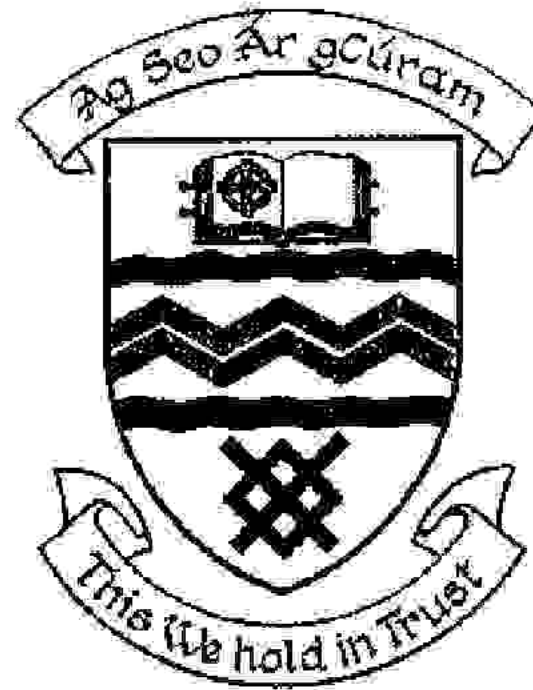
..... 06/11/97
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Limited,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0578



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Reasons

- 1 The site is located in an area zoned 'B' To protect and provide for the development of agriculture. The applicant has not provided sufficient evidence to justify a need to live in the area. In this regard it is noted that there are already 6 houses on the lands outlined as being in the applicants ownership.
- 2 The proposed access onto the Celbridge to Newcastle Road which is a Regional Route R405 constitutes undesirable ribbon development on a substandard rural road network which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 3 It is considered that the design of the house is out of keeping in the general rural character of the area having regard to the houses scale, size and proximity to the existing road approx. 50ft. and its location between the existing Road and Hazelhatch House. The proposed house would screen Hazelhatch House and Outbuildings from public view and would present an undesirable feature especially to traffic coming from Hazelhatch Bridge. The aspect of the house as seen from the Bridge would be a substantial 2 storey structure. The proposed structure in this location would be seriously injurious to and depreciate the value of property in the vicinity.