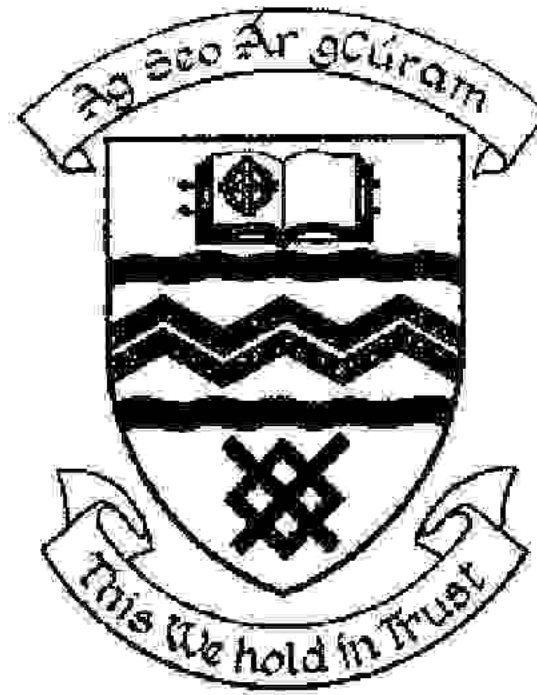


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0565
1. Location	Callaigstown, Kilteel Road, Rathcoole.	
2. Development	Replacement bungalow, septic tank and shed and to demolish old house.	
3. Date of Application	03/09/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 26/09/97 1. 20/10/97 2. 2.
4. Submitted by	Name: Colm McLoughlin Architect, Address: 12A Main Street, Lucan,	
5. Applicant	Name: Mr. Tony Byrne, Address: Hillcrest Way, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 4225 Date 09/12/97	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**

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 4225	Date of Decision 09/12/97
Register Reference S97A/0565	Date 3rd September 1997

Applicant Mr. Tony Byrne,

Development Replacement bungalow, septic tank and shed and to demolish old house.

Location Callaigstown, Kilteel Road, Rathcoole.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/09/97 /20/10/97

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 09/12/97

Colm McLoughlin Architect,
12A Main Street,
Lucan,
Co. Dublin.

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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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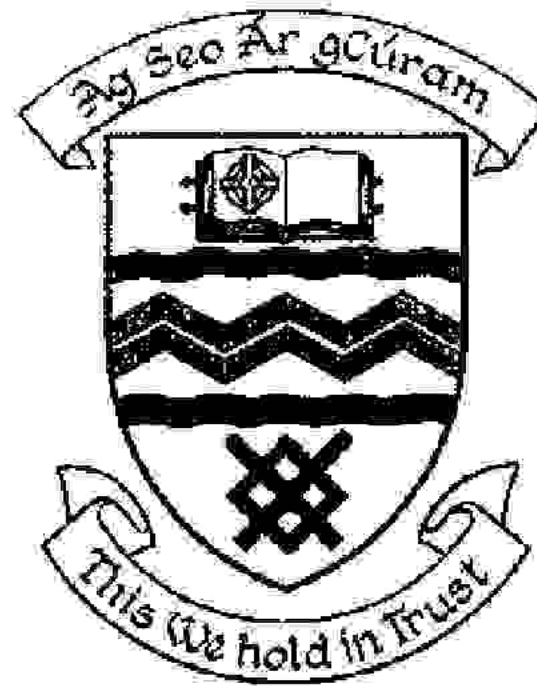
REG. REF. S97A/0565

- 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 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 and has failed to submit results from technical site assessment investigations.
- 7 The design of the proposed house is not in keeping with the design guidelines set down at Appendix C - 'Housing in Rural Areas' - of the 1993 Dublin County Development Plan, and as such would be detrimental to the visual amenities of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1939	Date of order 26/09/97
Register Reference S97A/0565	Date 3rd September 1997

Applicant Mr. Tony Byrne,

Development Replacement bungalow, septic tank and shed and to demolish old house.

Location Callaigstown, Killeel Road, Rathcoole.

Dear Sir/Madam,

An inspection carried out on 23.09.1997 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site ^{notice} was faded. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

- (a) Applicant's name

Colm McLoughlin Architect,
12A Main Street,
Lucan,
Co. Dublin.

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REG REF. S97A/0565

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

29/09/97