

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0470	
1. Location	Woodfield House, Rathcoole, Co. Dublin			
2. Development	Dormer bungalow and septic tank			
3. Date of Application	16/07/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 30/07/97 2.	1. 06/08/97 2.	
4. Submitted by	Name: Conor Furey and Associates Ltd Address: Sycamore Lodge Ballyshannon			
5. Applicant	Name: Mark Hughes Address: Woodfield House, Rathcoole, Co. Dublin			
6. Decision	O.C.M. No. 1970 Date 29/09/97	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
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1970	Date of Decision 29/09/97
Register Reference S97A/0470	Date 16th July 1997

Applicant Mark Hughes
Development Dormer bungalow and septic tank
Location Woodfield House, Rathcoole, Co. Dublin

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/07/97 /06/08/97

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 30/09/97

Conor Furey and Associates Ltd
Sycamore Lodge
Ballyshannon
Kilcullen
Co. Kildare

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104
REG REF. S97A/0470



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Reasons

- 1 The proposed development would contravene materially the development objective indicated in the current development plan for the area for the use solely or primarily of the area for agricultural purposes. It is the policy of the planning authority as set out in the development plan to restrict housing development in the area to applicants with a genuine need to reside in 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 applicant does not come within the scope of this housing need criteria. The proposed development would, therefore, be contrary to the proper planning and development of the area.

- 2 The proposed development constitutes 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.

- 3 The proposed development would endanger public safety by reason of traffic hazard arising from the substandard nature of the existing access road and poor sight visibility on a steep gradient. The proposed development would, therefore, be contrary to the proper planning and development of the area.

- 4 The proposed development would be prejudicial to public health for the following reasons:-
 - a) no evidence has been submitted of the suitability of the soil for the disposal of domestic effluent;
 - b) no details submitted of size and capacity of septic tank;

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG. REF. S97A/0470

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

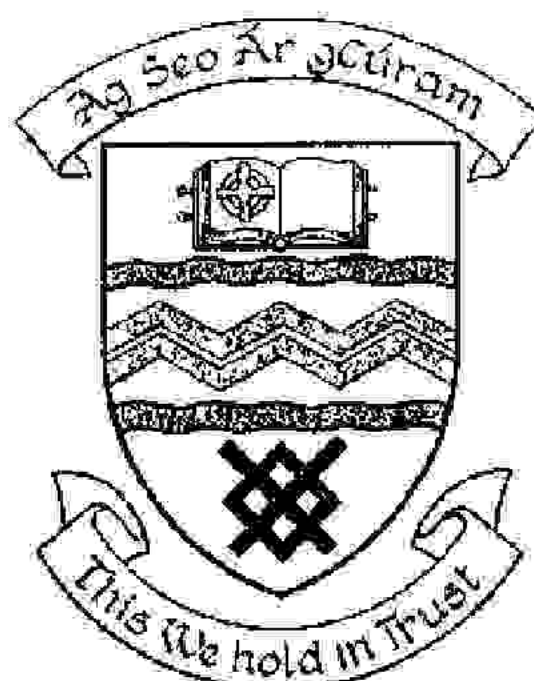
Telephone: 01-462 0000
Fax: 01-462 0104

- c) no map submitted indicating the exact location of percolation area and reserve percolation area to the standards of SR6:1991 published by EOLAS;
- d) no site contours indicated.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Order Number 1543	Date of Order 30/07/97
Register Reference S97A/0470	Date 16th July 1997

Applicant Mark Hughes
Development Dormer bungalow and septic tank
Location Woodfield House, Rathcoole, Co. Dublin

Dear Sir/Madam,

An inspection carried out on 25/7/97 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 cannot be read from the public road. Before this application can be considered, you must erect a new 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:

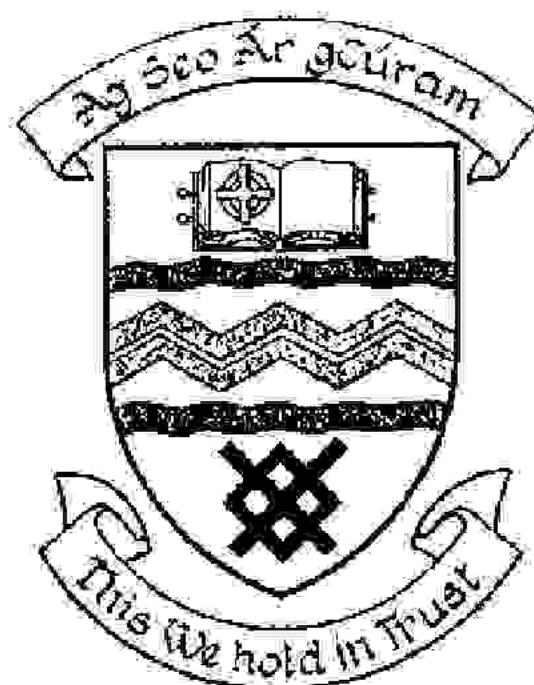
Conor Furey and Associates Ltd
Sycamore Lodge
Ballyshannon
Kilcullen
Co. Kildare

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S97A/0470



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

-
- (a) Applicant's name
 - (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.

31/07/97