

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0381	
1. Location	Hazelhatch Road, Newcastle, Co. Dublin		
2. Development	Permission sought for bungalow with bio cycle waste water treatment system on his land.		
3. Date of Application	13/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen, Dip., Architect, Address: Burgage, Blessington,		
5. Applicant	Name: Mr. Robert Brunkard, Address: 23 Terenure Park, Terenure, Dublin 6.		
6. Decision	O.C.M. No. 1602 Date 11/08/97	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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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1602	Date of Decision 11/08/97
Register Reference S97A/0381	Date 13th June 1997

Applicant Mr. Robert Brunkard,
Development Permission sought for bungalow with bio cycle waste water treatment system on his land.
Location Hazelhatch Road, 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 (5) Reasons on the attached Numbered Pages.

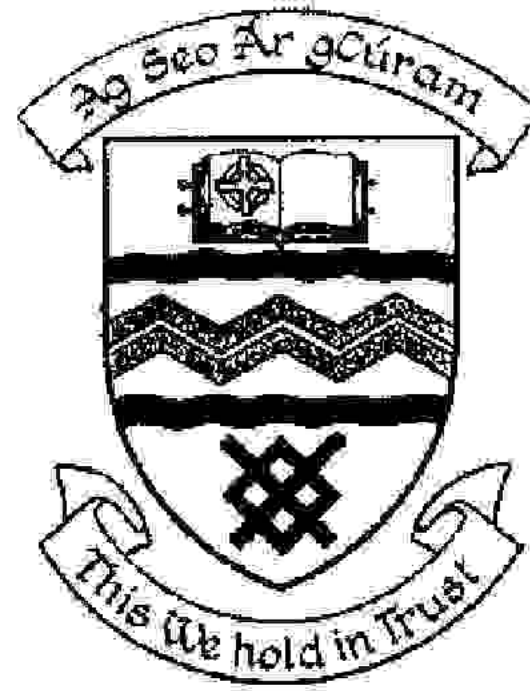
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

11/08/97

Peter McGillen, Dip., Architect,
Burgage,
Blessington,
Co. Wicklow.

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REG REF. S97A/0381

Reasons

- 1 The proposed development would contravene materially a development objective indicated in the Dublin County Development Plan 1993 for the use solely or primarily of particular areas for particular purposes i.e. zoning objective B, "to protect and provide for the development of agriculture"
- 2 The proposed development would contravene the policies of the Dublin County Development Plan 1993 regarding dwellings in rural areas as set out in paragraph 2.3.6 of the said Development Plan in that the applicant has not established a genuine need to reside in proximity to employment which is related to the rural community nor reasons of close family ties with the rural community.
- 3 Having regard to additional traffic turning movements generated by the proposed development on the Newcastle Road R405 which experiences high traffic volumes and high traffic speeds, the proposed development would endanger public safety by reason of traffic hazard.
- 4 The proposed development, by itself and by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a major road by traffic (R405 Celbridge - Newcastle Road).
- 5 The proposed development would constitute 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 other similar development in the area.