

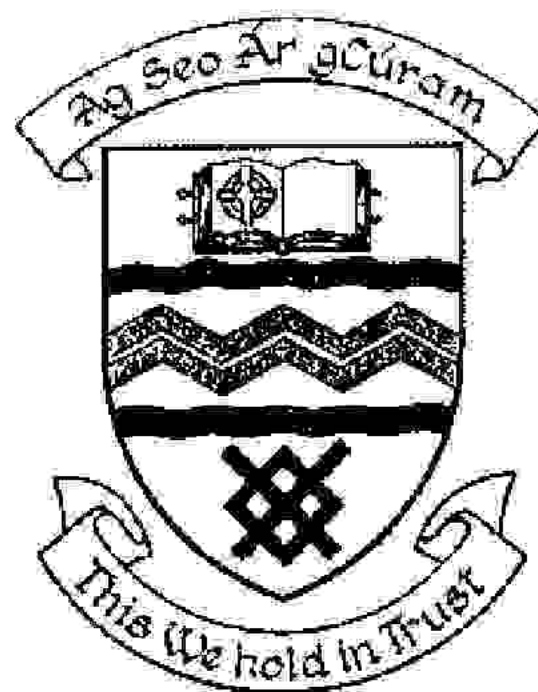
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0135	
1. Location	173 Edmondstown Road, Edmondstown, Dublin 16.		
2. Development	3 bedroom dormer type bungalow on site at rear.		
3. Date of Application	12/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Colin Carroll, Address: 96 Wheatfield, Bray, Co. Wicklow.		
5. Applicant	Name: Mr. Eric Mooney, Address: 57 St. Patricks Park, Stepaside, Co. Dublin.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
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.	



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5. Applicant	Name: Mr. Eric Mooney, Address: 57 St. Patricks Park, Stepaside, Co. Dublin.		
6. Decision	O.C.M. No. 0865 Date 08/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
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SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
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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 0865	Date of Decision 08/05/97
Register Reference S97A/0135	Date 12th March 1997

Applicant Mr. Eric Mooney,  
Development 3 bedroom dormer type bungalow on site at rear.  
Location 173 Edmondstown Road, Edmondstown, Dublin 16.

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.

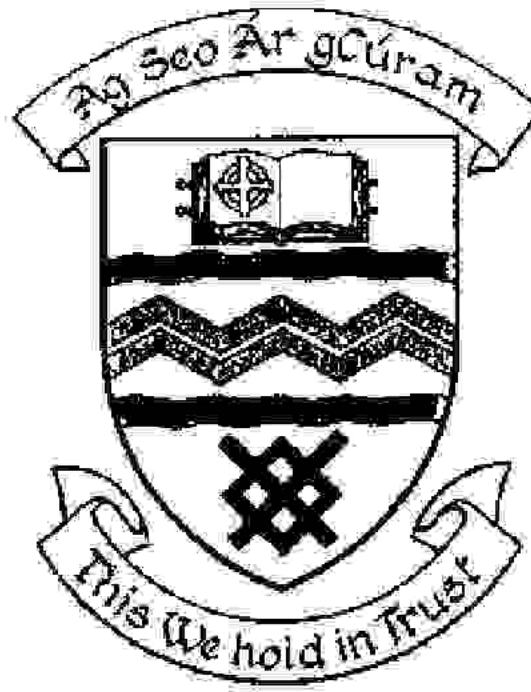
for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER 08/05/97

Colin Carroll,  
96 Wheatfield,  
Bray,  
Co. Wicklow.

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~~REG REF. S97A/0135~~

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**Reasons**

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture" in the 1993 Development Plan. It is the policy of the planning authority to restrict housing development in such areas to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community or reasons of close family ties with rural community. The applicant has not submitted satisfactory evidence of such need. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of ribbon development on an elevated site and would set a precedent for further similar development and further encroachment on agricultural land. The proposed development is therefore considered to be contrary to the proper planning and development of the area.
- 3 The proposed development by reason of its relationship with the adjacent property to the west and its inadequate road frontage would result in excessive density and would constitute haphazard and disorderly development. This would have a negative implication on the rural character of the area and would be contrary to the zoning policy of the area.
- 4 The additional traffic and turning movements which would result from the proposed development on a road that is substandard in footpaths, public lighting, drainage and horizontal and vertical alignment, surfacing and restricted visibility throughout its length would endanger public safety by reason of traffic hazard.

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5 The proposed development would set an undesirable precedent for similar developments in the area and for uneconomic provision of services that this will entail. This is contrary to the proper planning and development of the area.

6 The proposed development on an elevated site to the rear of existing dwellings would result in excessive overlooking and would be seriously injurious to the residential amenities of and would depreciate the value of, property in the vicinity.