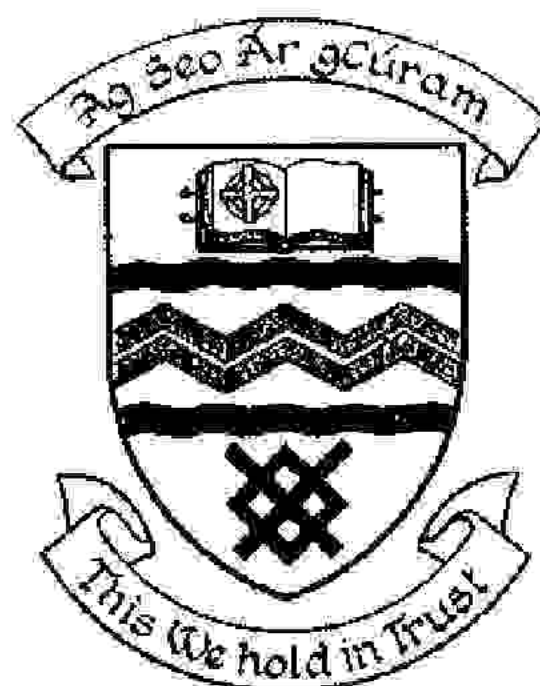


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0133	
1. Location	"Ard Aoibhinn", Redgap, Rathcoole, Co. Dublin.		
2. Development	Bungalow.		
3. Date of Application	11/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorraine Ni Bhroin and Donal O Dulaing, Address: 1 Thornhill Gardens, Celbridge, Co. Kildare.		
5. Applicant	Name: Lorraine Ni Bhroin and Donal O Dulaing, Address: 1 Thornhill Gardens, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 0844 Date 08/05/97	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
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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Fax: 01-462 0104

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

Decision Order Number 0844	Date of Decision 08/05/97
Register Reference S97A/0133	Date 11th March 1997

Applicant Lorraine Ni Bhroin and Donal O Dulaing,
Development Bungalow.
Location "Ard Aoibhinn", Redgap, Rathcoole, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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

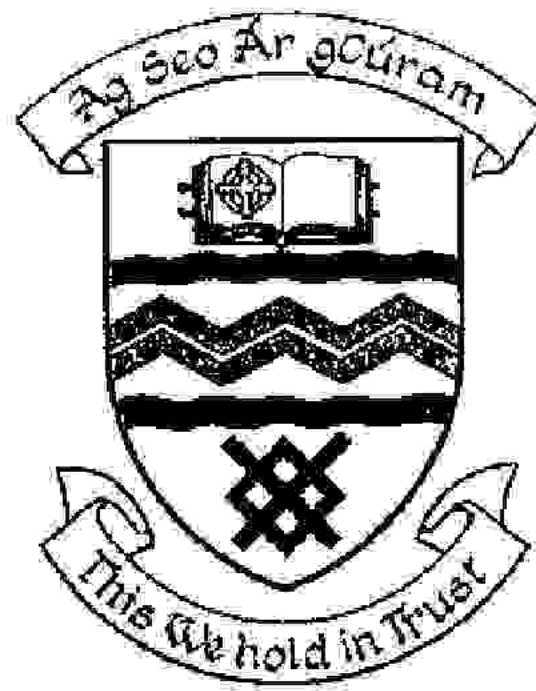
Lorraine Ni Bhroin and Donal O Dulaing,
1 Thornhill Gardens,
celebridge,
Co. Kildare.

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REG REF. S97A/0133



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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 Dublin County 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 the rural community. The proposed development would conflict with this policy and 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 developments and further subdivision of existing small agriculture holdings. The proposed development is, therefore, considered to be contrary to the proper planning and development of the area.
- 3 The additional traffic and turning movements which would result from the proposed development on a road network that is substandard in footpaths, public lighting, drainage and horizontal and vertical alignment and surfacing would endanger public safety by reason of traffic hazard.
- 4 The proposed development would be prejudicial to public health as no site tests have been carried out to establish the suitability of the soil for disposal of domestic effluent, no evidence of potable water supply submitted, no indication given of wells, septic tanks, percolation areas and watercourses in the vicinity.