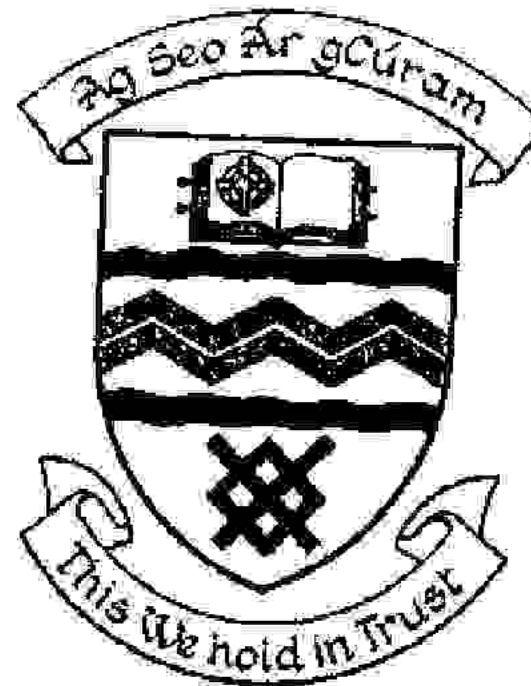


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0028	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	15 no. ground floor apartments with 15 no. maisonettes over.		
3. Date of Application	24/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip Brunkard & Associates, Address: 42 Monastery Park, Clondalkin, Dublin 22.		
5. Applicant	Name: Coshane Ltd., Address: The Glebe, Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0524  Date 20/03/97	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 0524	Date of Decision 20/03/97
Register Reference S97A/0028	Date 24th January 1997

Applicant Coshane Ltd.,  
Development 15 no. ground floor apartments with 15 no. maisonettes over.  
Location Main Street, 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

20/03/97

Philip Brunkard & Associates,  
42 Monastery Park,  
Clondalkin,  
Dublin 22.

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/0028~~

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

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

**Reasons**

- 1 Development of the kind proposed on the land would be premature by reference to the existing deficiency in the capacity of the foul sewerage system serving Rathcoole and the period with in which this constraint can reasonably be expected to cease.
- 2 The proposed development by virtue of its height at 10m, design and orientation would be detrimental to the visual amenities of the village and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development would endanger public safety by reason of traffic hazard due to insufficient on-site parking spaces.
- 4 The proposed development would be contrary to proper planning and development for the following reasons:-
  - a) a full set of elevational drawings has not been submitted;
  - b) a complete set of floor plans has not been submitted;
  - c) no provision has been made for bicycle storage, fuel storage and clothes-drying facilities;
  - d) no elevational drawings of the proposed entrance have been supplied;
  - e) no indication has been given of how the proposed entrance will integrate with recently installed traffic-calming measures and parking areas on the

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.  
Telephone: 01-462 0000  
Fax: 01-462 0104

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

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

REG. REF. S97A/0028

Main street;

f) the proposed scheme does not comply with the  
requirements of the 1993 Dublin County Development  
plan set down at Section 3.5 - Design of Residential

Areas;

g) no landscaping proposals have been submitted;  
h) no boundary treatment proposals have been indicated.