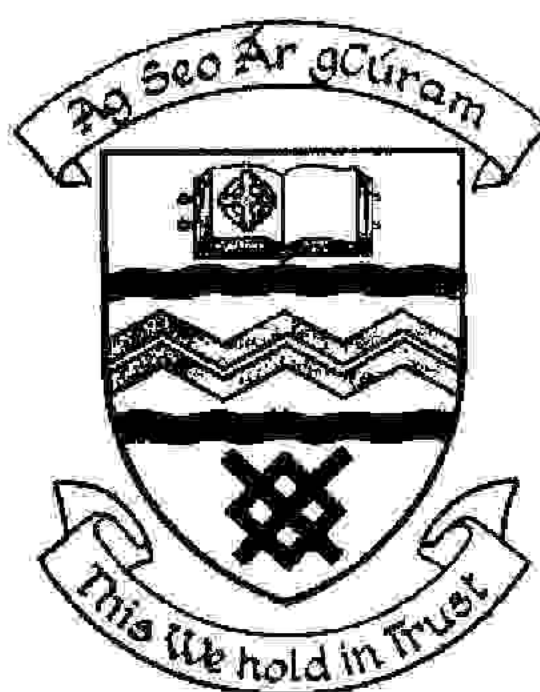


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 0674	<b>Date of Decision</b> 18/04/96
<b>Register Reference</b> S96A/0088	<b>Date</b> 23rd February 1996

**Applicant** Lee Cullen,  
**Development** Sub-division of site and provision of two bedroomed bungalow to rear section.  
**Location** 1, Tooten Hill, 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 ( 5 ) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for **SENIOR ADMINISTRATIVE OFFICER**

18/04/96

Pro Urban Designs Ltd.,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

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REG REF. S96A/0088

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Reasons

- 1 The proposed house is located in an area zoned for agricultural use in the 1993 Dublin County Development Plan. It is the policy of the Council to restrict the spread of one-off housing into the rural countryside and to permit dwellings only where applicants 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 materially contravene the said policy and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would result in additional turning movements onto the N7 National Primary Route and would also generate U-turns at the next break in the median at Keatings Park where there is no deceleration lane to assist such movement. The proposed development would set a precedent for the development of further houses in the gardens of existing houses at Tooten Hill and would, therefore, be likely to cause a traffic hazard and be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health for the following reasons:-
  - (a) the treatment plant to which it is proposed to discharge foul waste is already over-loaded and has no spare capacity;
  - (b) no proposals have been submitted for surface water run-off from this development and no test results have been submitted to indicate compliance with BRE Digest 365 Guidelines.

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- 4 The proposed development by virtue of its position on the site, its substandard rear garden and its position in relation to neighbouring dwellings and gardens would seriously injure the amenities of and depreciate the value of property in the vicinity.
- 5 It is the policy of the National Roads Authority and South Dublin County Council to protect all National Routes from additional frontage access development due to their vital importance to the economic and social development of the County. In this context the proposed development would hasten the obsolescence of the N7 and would, therefore, be contrary to the proper planning and development of the area.