

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

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

Decision Order Number 0472	Date of Decision 14/03/96
Register Reference S96A/0026	Date 19th January 1996

Applicant Peter Moody,
Development Bungalow, septic tank, new entrance and car park for Par 3
Golf Course.
Location Corbally, Saggart, 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.

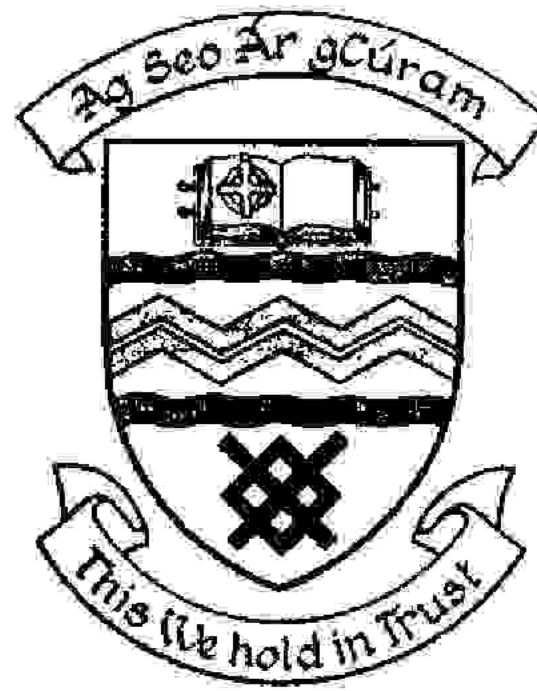
for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 14/03/96
for SENIOR ADMINISTRATIVE OFFICER

Mr. Peter Moody,
13 old Court,
Tallaght,
Dublin 24.

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REG REF. S96A/0026

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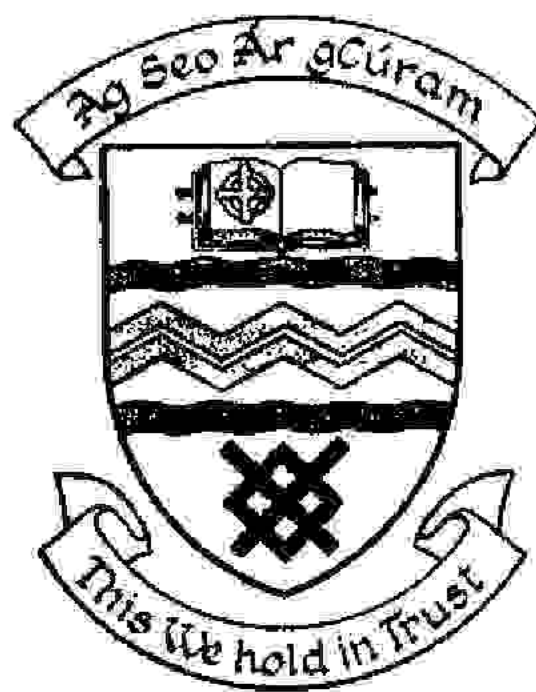
Reasons

- 1 The application is deficient in information submitted in relation to the following matters:-
 - (a) failure to indicate extent of land ownership in the area - particularly boundaries of existing golf club;
 - (b) no indication given in relation to existing car parking on this golf course. Part of house site would appear to encroach on the car park from 1:2500 map submitted with this application;
 - (c) no indication given in relation to existing house on this golf course, its curtilage, septic tank and percolation area;
 - (d) no site layout of golf course indicating greens, fairways, teeing-off points etc. The proposed house site and car park would appear to encroach on golf course;
 - (e) no indication given of overall development of golf course. Mention is made of additional facilities and house but no indication is given of their location.

To grant permission, therefore, would be contrary to the proper planning and development of the area.

- 2 The proposed development would be prejudicial to public health for the following reasons:-
 - (a) the applicant has failed to establish the suitability of the soil for the disposal of septic tank effluent in that no trial hole has been dug and no percolation tests have been carried out;

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-
- (b) the applicant has failed to indicate a source of potable water;
- (c) the applicant has shown the percolation area uphill from the septic tank and the design layout does not comply with the standards of SR6:1991 published by Eolas.
- 3 The proposed house would be seriously injurious to the visual amenity of the area given the elevated nature of the golf course and the particular site chosen within the course.
- 4 The proposed development would endanger public safety by reason of traffic hazard because the development does not provide for 90m vision splays in either direction at the proposed entrance.
- 5 The proposed development by itself and in the context of the scheme of development of which it is proposed as a part would contravene materially the development plan objective indicated in the 1993 Dublin County Development Plan for the use solely or primarily of the area for agricultural purposes. The proposed development would, therefore, be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0026	
1. Location	Corbally, Saggart, Co. Dublin.		
2. Development	Bungalow, septic tank, new entrance and car park for Par 3 Golf Course.		
3. Date of Application	19/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Peter Moody, Address: 13 Old Court, Tallaght,		
5. Applicant	Name: Peter Moody, Address: 13 Old Court, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0472 Date 14/03/96	Effect RP REFUSE PERMISSION	
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.	