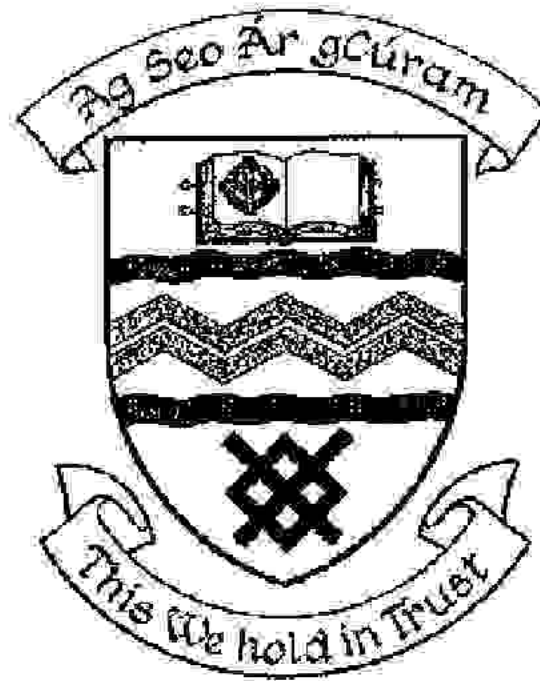


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3771	Date of Decision 20/12/2001
Register Reference S01A/0738	Date: 08/11/01

Applicant Philip Duke
Development Dormer bungalow with granny flat over double detached
garage/storage shed with proprietary sewage treatment works.
Location Verschoyle Hill, Saggart, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

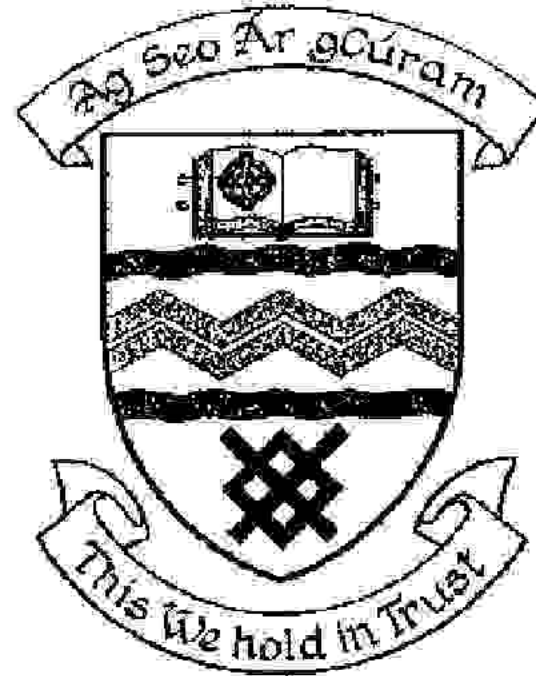
- 1 (a) The applicant is requested to submit a map clearly showing the entire family landholding in the area. A certified Land Registry map with folio is required. The family home at The Embankment shall be indicated.
- (b) The applicant shall indicate which family members are resident at the family home at The Embankment.
- (c) The applicant shall state where he is currently resident. The current residence of the son for whom the proposed apartment is intended shall also be indicated.
- (d) The applicant is requested to give details of the planning history (ie previous planning application dates and reference numbers) on the full family landholding.

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

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- 2 The applicant shall state whether the landowner is willing to enter into a legal agreement under Section 38 of the Local Government (Planning and Development) Act 1963, to provide for the sterilisation of all or part of the remainder of any family landholding from non-agricultural development. If so, details of the land in question to be submitted, including a map clearly outlining its extent.
- 3 (a) The applicant shall provide full details of all employment in which he and his son for whom the apartment is intended, are currently involved.

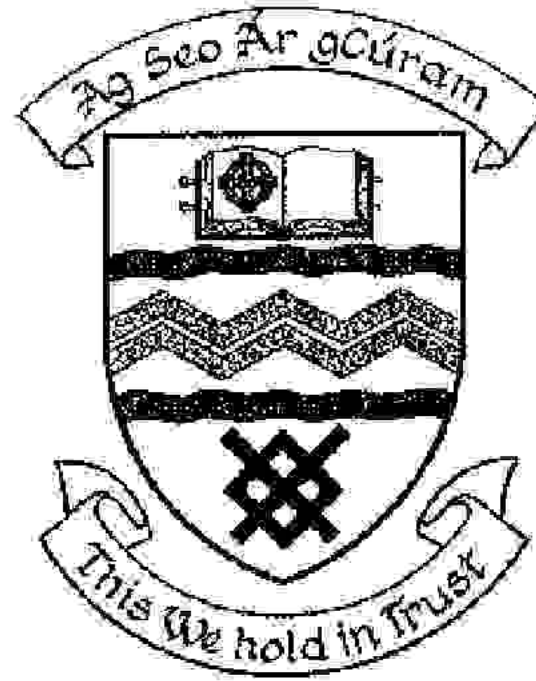
(b) It is noted that the applicant claims that a proposed 13 acre farm will be viable enough to sustain two families at the site. The applicant is requested to clarify this and indicate if there will be alternative employment.
- 4 In relation to the Council's policy for rural housing, the applicant is requested to demonstrate need on the basis of family ties or employment. It is noted that the applicant refers to proposals to farm 13 acres as a herb, fruit and vegetable centre. The Planning Authority is not satisfied to grant permission for the proposed dwellings on the basis of an employment need for a fruit and vegetable centre which is not yet in existence. The applicant is therefore requested to address how the Planning Authority's concerns may be satisfied in this regard.
- 5 (a) The applicant is requested to submit evidence from a qualified expert that the site is suitable for the proposed method of foul effluent disposal.

(b) The applicant shall specify the precise nature of the proposed treatment system.
- 6 (a) The proposed house design does not satisfy Council policy regarding dwellings in rural areas, as contained in paragraph 3.4.22 and Appendix D of the County Development Plan. The scale of the dwelling, the proposed ridge height and the overall design is not sympathetic to the rural character of the area. Notwithstanding the applicant's ability to satisfactorily address the policy issues above,

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the applicant is requested to consider redesigning the dwelling to a smaller scale more in sympathy with the rural character of the area.

(b) The applicant is requested to submit further details of the proposed external finishes, including a sample of the proposed sandstone and roof tile.

- 7 The applicant is requested to submit a revised site plan which includes the following:
- north point
 - the laneway (Megan's Lane also known as Verschoyle Hill)
 - vision splays of 3 metres 90 metres in both directions of the access. The applicant shall indicate the implications for the front boundary of providing this vision splay.
- 8 In relation to site levels, the applicant is requested to submit details of the proposed finished floor levels, and levels on the laneway and the N81.
- 9 The applicant is requested to submit details of any landscaping proposals designed to screen the dwelling from the nearby public roads.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

20/12/01