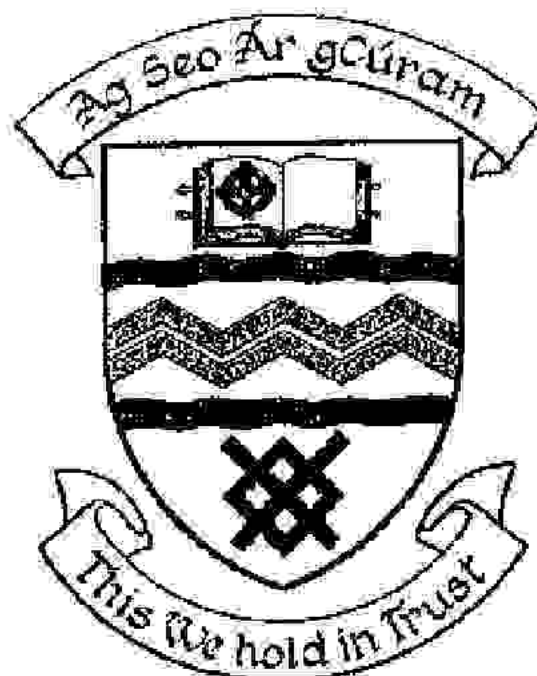


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0239	Date of Decision 30/01/2002
Register Reference S01A/0724	Date 01/11/01

Applicant Eugene Pidgeon,
Development Dormer bungalow, septic tank and Bord Na Mona Puraflo.
Location Colmanstown, Athgoe, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 31/01/2002
Additional Information Requested/Received /
Clarification of 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

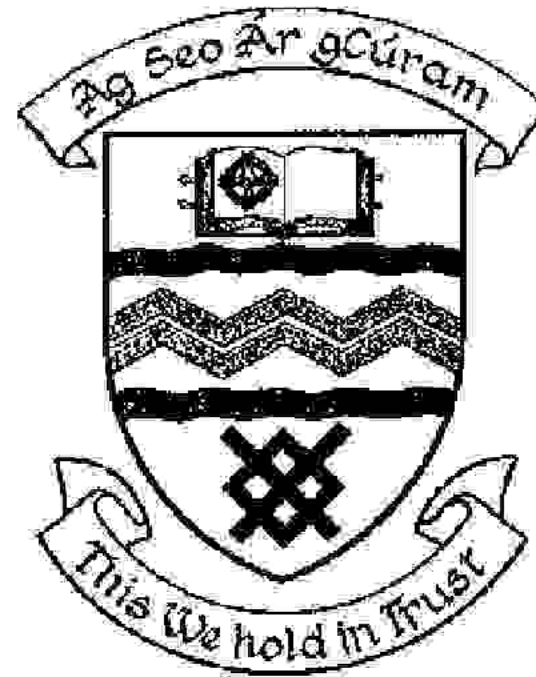
31/01/02

Eugene Pidgeon,
c/o Elm Hall Cottage,
Elm Hall,
Celbridge,
Co. Kildare.

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

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REG REF. S01A/0724

Reasons

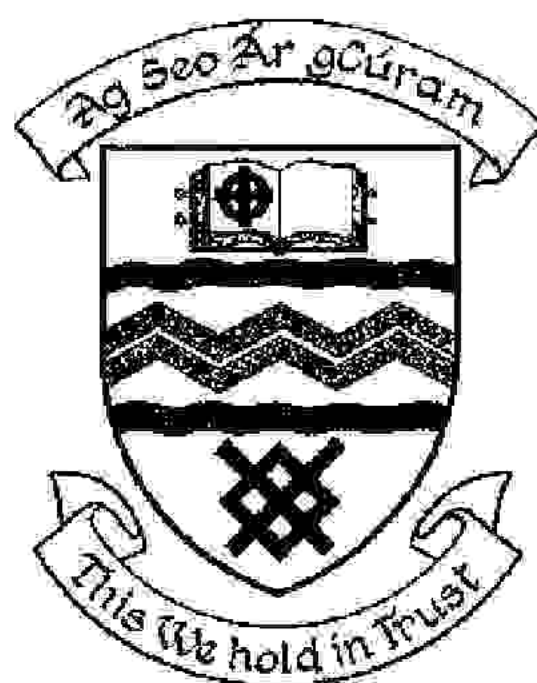
- 1 The site of the proposed development is located in an area zoned in the County Development Plan with the objective "to protect and improve rural amenity and to provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan Policy RH1, to restrict the spread of one-off housing into the rural, mountain and high amenity zones, in order to protect the character and amenity value of such areas, and to promote the achievement of sustainable development. It is considered that the applicant has not demonstrated that the proposed development is in accordance with Council Policy RH1. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 2 The proposed development would contribute to ribbon development; would lead to demands for the uneconomic provision of public services in an area where they are not proposed; would constitute an undesirable precedent for further similar development in the vicinity and would not be in accordance with the Council's sustainable development objectives. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 3 The proposed development, by virtue of its location and the need to provide for a vision splay which would adversely impact on an existing mature hedgerow would be undesirable and contrary to the Council's objective to maintain and protect the rural character of the area. Removal of the mature hedgerow would be unacceptable and adequate vision splay cannot be provided without its removal. Therefore the proposed development would endanger public safety by reason of traffic hazard and would therefore be contrary to the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3700	Date of Decision 17/12/2001
Register Reference S01A/0724	Date 01/11/01

Applicant Eugene Pidgeon,
App. Type Permission
Development Dormer bungalow, septic tank and Bord Na Mona Puraflo.
Location Colmanstown, Athgee, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 31/01/2002

Yours faithfully

..... 17/12/01
for SENIOR ADMINISTRATIVE OFFICER

Eugene Pidgeon,
c/o Elm Hall Cottage,
Elm Hall,
Celbridge,
Co. Kildare.