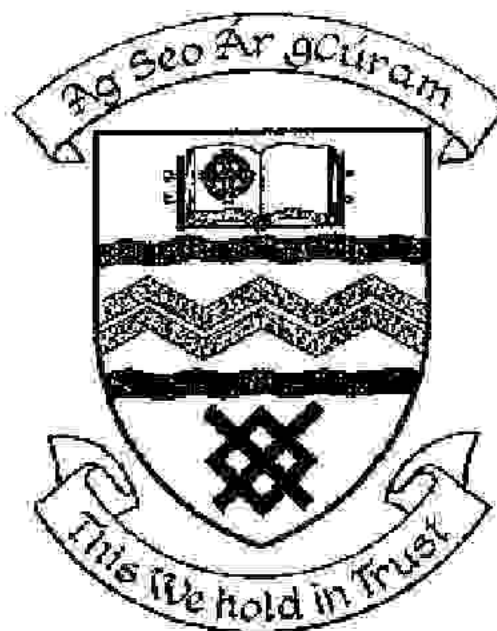


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
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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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3603	Date of Decision 10/12/2001
Register Reference S01A/0688	Date 12/10/01

Applicant Mr. Niall McDonnell,
Development Dormer bungalow with envirocare treatment plant.
Location Coolmine, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including


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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

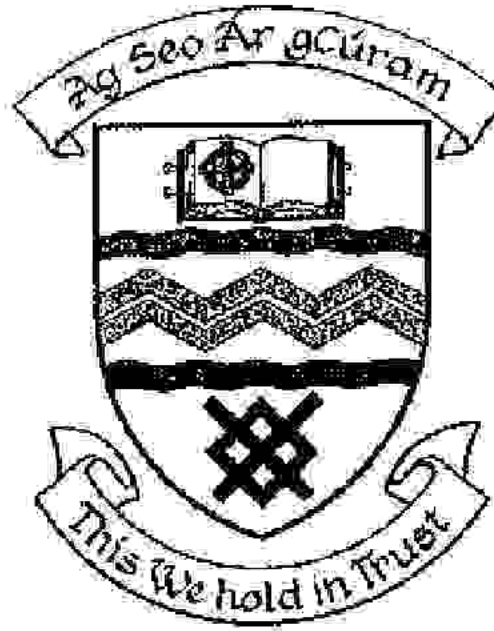

..... 10/12/01
for SENIOR ADMINISTRATIVE OFFICER

Kevin Rudden,
7 Willie Nolan Road,
Baldoye,
Dublin 13.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0688

Reasons

- 1 The site of the proposed development is located in an area zoned 'B' - "to protect and improve rural amenity and to provide for the development of agriculture", in the South Dublin County Development Plan 1998. It is considered that the site of the proposed development is unsuitable due to its elevation and to its remote backland location necessitating the development of a driveway traversing an extensive area of agricultural land. The proposed development would constitute undesirable backland development on a substandard rural road network which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area. The proposal would therefore contravene materially a development objective of the Development Plan and would be contrary to the proper planning and development of the area.

- 2 The proposed two storey dwellinghouse by reason of its elevated location, design, form, its height, size and detailing is considered to be contrary to Development Plan objectives with regard to design of dwellings in rural areas (Section 3.4.22 of the Plan), and would be visually obtrusive in views from surrounding areas, and would set an undesirable precedent for similar developments in the area. It would therefore be contrary to the proper planning and development of the area.