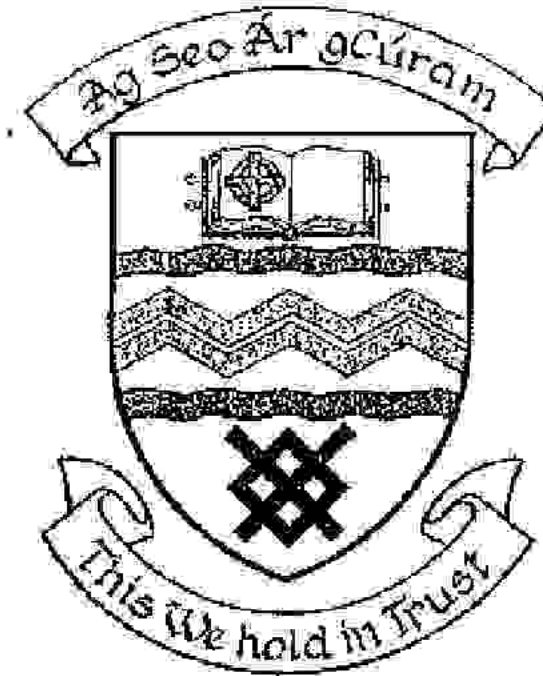


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Tár 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 & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2310	Date of Decision 26/06/2002
Register Reference S01A/0642	Date 28/09/01

Applicant Mrs. T. Owens,

Development Building for use as dog kennels and for bored well and
septic tank and for the construction of access road.

Location The Slade, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 14/12/2001

Additional Information Requested/Received 26/11/2001 /10/01/2002

Clarification of Additional Information Requested/Received 08/03/2002 / 30/04/
2002

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South 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.

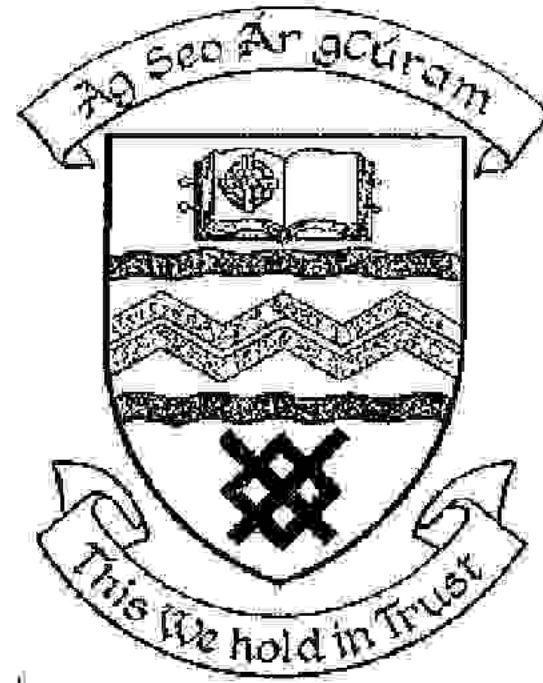
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

27/06/02

Watson Fitzpatrick & Associates.,
72 Weston Road,
Churchtown,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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

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

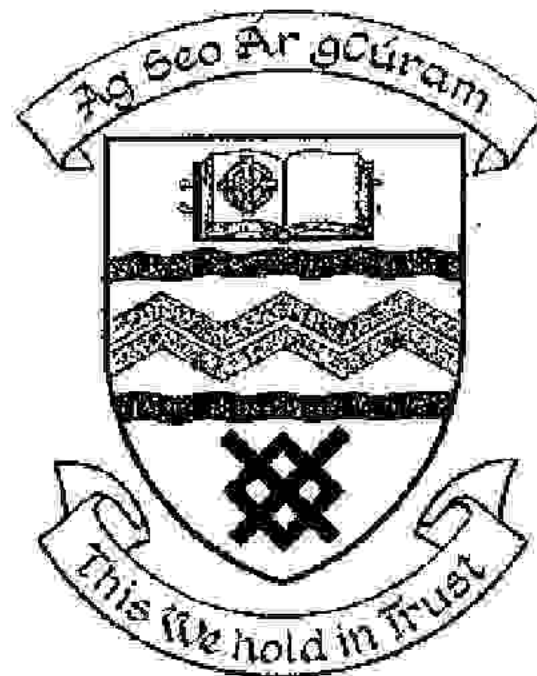
REG REF. S01A/0642

Reasons

- 1 On the basis of the information submitted to the Planning Authority, the applicant would appear to have insufficient interest in the land to provide and maintain an entrance to the site that complies with the standards of the Road Traffic Department. The proposed development would endanger public safety by reason of a traffic hazard.
- 2 On the basis of the information submitted, the Planning Authority is not satisfied that:
 - (i) the proposed operation of boarding kennels, by virtue of the absence of a residential caretaker, could be conducted in a manner which ensured the health and safety of the dogs on the site and/or livestock in the neighbouring farmlands; and
 - (ii) the noise levels from barking dogs could be managed in a manner ensuring that the ambient noise levels of the area were maintained. Therefore it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area and of property in the vicinity.

C

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

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

Decision Order Number 0546	Date of Decision 08/03/2002
Register Reference S01A/0642	Date 28/09/01

Applicant Mrs. T. Owens,
App. Type Permission
Development Building for use as dog kennels and for bored well and
 septic tank.

Location The Slade, Saggart, Co. Dublin.

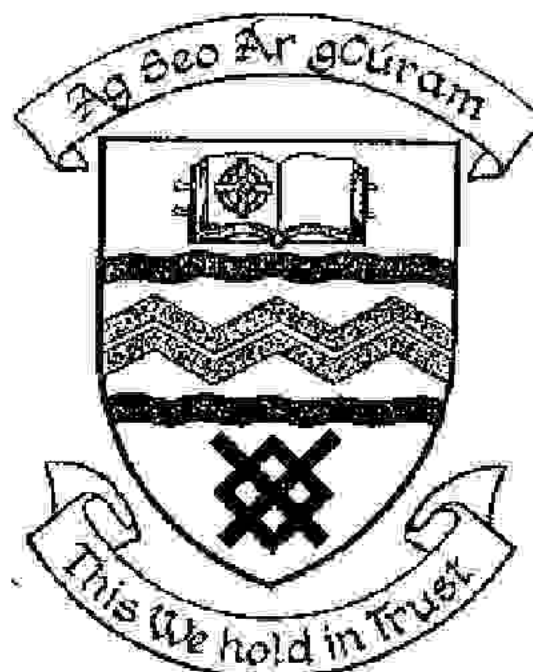
Dear Sir / Madam,

With reference to your planning application, additional information received on 10/01/02 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 Arising from the applicant's response to item no.1 of the additional information request received 10/01/02. It is accepted that the structure is proposed to be used as a boarding kennels, however the applicant is again requested to clarify on what basis the dogs would be kept there.
- 2 Arising from the applicant's response to item no. 4(i) & 4(ii) of the response to the additional information request received 10/01/02, the applicant is requested to respond to the following points:
 - i) The applicant's response is considered to be inadequate and does not provide the 3 metre X 90 metre vision splays at the entrance to the site.

Watson Fitzpatrick & Associates.,
97 Weston Road,
Churchtown,
Dublin 14.

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

REG REF. S01A/0642

The applicant is again requested to submit a revised site layout plan showing the provision of 3 metre X 90 metre vision splays at the entrance to the site. This may entail the setting back of the roadside boundary of the application site and of the adjoining sites. The applicant should submit evidence of permission from adjoining landowners to setback the said boundaries. The applicant should also provide details of the proposed treatment along the setback boundary, which should include the planting of native hedgerow species. The applicant is advised to contact Tom O'Neill of the Roads Department regarding the above, prior to submitting a response to this request for Clarification of Additional Information.

- ii) The applicant's response is considered to be inadequate as there is no evidence of an existing surfaced carriageway on the site and, even if there is a surfaced carriageway of sorts, it quite clearly would not extend all the way to the location of the proposed structure. The applicant is requested to submit full details and drawings (including drainage), of any proposed access road through the site to the proposed structure. The applicant should note that any such access road is not considered to be exempted development and the applicant is therefore requested to amend the current application to include reference to 'the construction of access road' and submit appropriately revised public notices, application forms, maps, plans and drawings in compliance with the current Local Government (Planning & Development) Regulations.

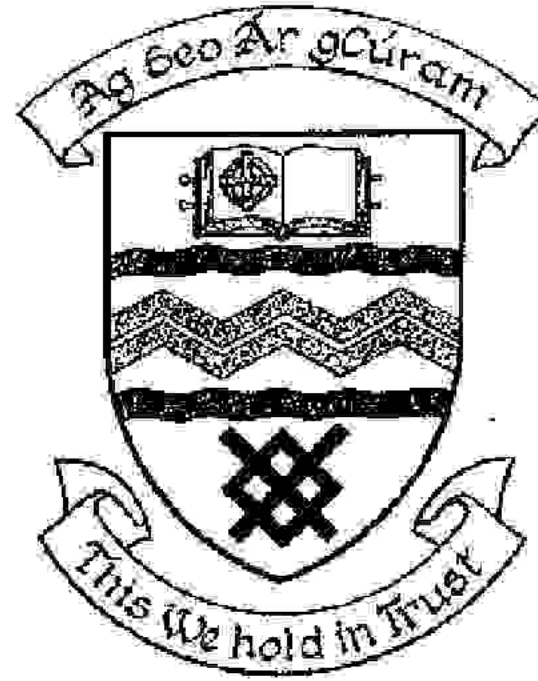
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

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

REG. REF. S01A/0642


.....
for SENIOR ADMINISTRATIVE OFFICER

08/03/02