

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

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

Decision Order Number 3453	Date of Decision 23/11/2001
Register Reference S01A/0628	Date 25/09/01

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (8) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

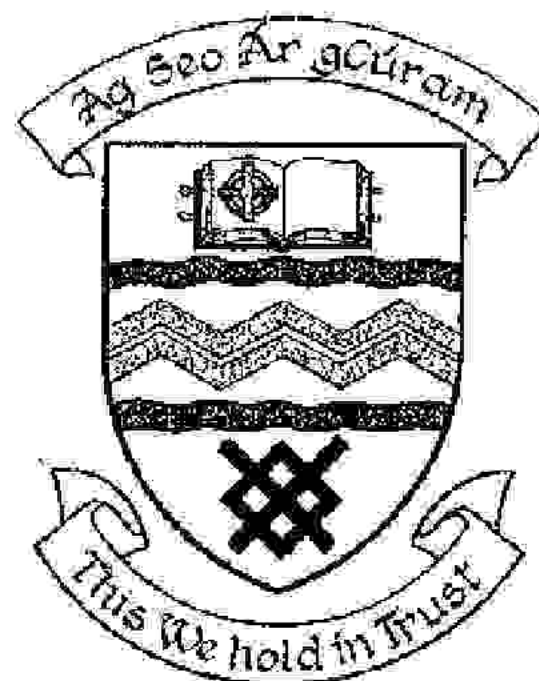
..... 23/11/01  
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin,  
Unit 3,  
Main Street,  
Newcastle,  
Co. Dublin.

**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/0628

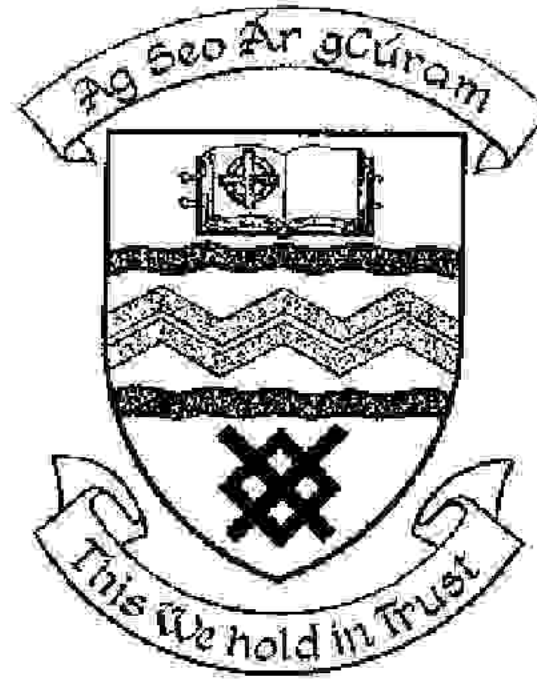
**Reasons**

- 1 The proposed development is premature pending the adoption of the Local Area Plan for A1 zoned lands at Rathcoole, including the application site.
- 2 The proposed access to the site via an existing laneway that is substandard in width and construction, has no footpaths, drainage or public lighting, and forms an unsafe junction with the Killeel Road, would endanger public safety by reason of traffic hazard.
- 3 Council standards require a minimum setback of 30m between residential units and boundary fence of the Naas Road but site layout plan shows only a 20m setback.
- 4 The proposed layout of the development is unacceptable because of its proximity to the existing public 225mm diameter foul sewer in the adjoining field. It is a requirement of the Environmental Services Department that no buildings be located within 5m of a public foul sewer of this size. The proposed development would therefore be prejudicial to public health.
- 5 The proposed development is premature pending the implementation of the recommendations of the consultant's report into the existing foul sewer network in Saggart, and pending the implementation of the Boherboy Water Supply Scheme. The proposed development would therefore be prejudicial to public health.
- 6 Insufficient details have been submitted to show how the applicant proposes to deal with the surface water run-off from the development. The proposed development would therefore be prejudicial to public health.
- 7 The public notices submitted do not refer to demolition of the bungalow, a habitable dwelling, as required in accordance with the relevant sections of the Local Government (Planning and Development) Regulations, 1994, and the application is therefore deficient in this regard.

**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/0628

- 8 Inadequate separation distance has been provided from the adjoining site to the east to ensure satisfactory residential amenity for the proposed development and potential future development on the adjoining site.