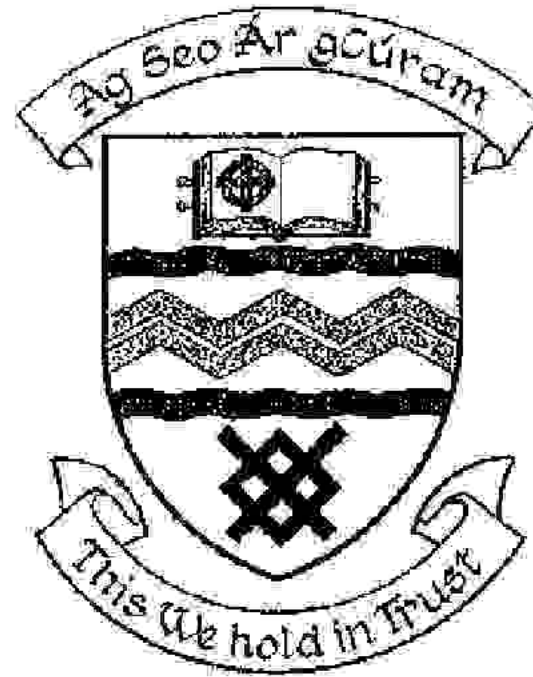


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 3439	Date of Decision 21/11/2001
Register Reference S01A/0623	Date 24/09/01

Applicant Vincent Kehoe,
Development Replacement single storey dwelling house on site with existing septic tank and percolation area and entrance onto public road.
Location Crockshane, Redgap, Rathcoole, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


.....
for SENIOR ADMINISTRATIVE OFFICER

22/11/01

Philip J. Stanuton Architects,
The Old Coachhouse,
Rear of 22 Aungier Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0623

Reasons

- 1 The proposed development is located in an area zoned objective B in the current South Dublin County Development Plan, 1998, for which it is the objective 'to protect and improve rural amenity and to provide for the development of agriculture'. It is a policy of the planning authority, as set out in the Development Plan to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities and those who can demonstrate close family ties with the rural community. Notwithstanding the fact that the applicant may have a case in respect of the foregoing, it is considered that the proposed development would contribute to ribbon development in this area, and would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed. The proposed development would, therefore, contravene materially the development objectives as set out in the Development Plan and be contrary to the proper planning and development of the area.
- 2 Having regard to the information submitted, the Planning Authority is not satisfied that there is a genuine need for replacement of the existing dwelling.
- 3 The proposed development would lead to the generation of additional traffic/turning movements at a location where visibility is substandard and would therefore endanger public safety by reason of a traffic hazard.
- 4 The proposal would materially contravene condition no. 7 of the permission granted by order no. P/0389/87, Reg. Ref. 86A/1677 for one house on 4.33 acres, which required that only one dwelling be allowed on the site.

NOTE: It is considered that the existing dwelling is of some architectural merit due to its simple vernacular style and design and therefore that it should be retained.