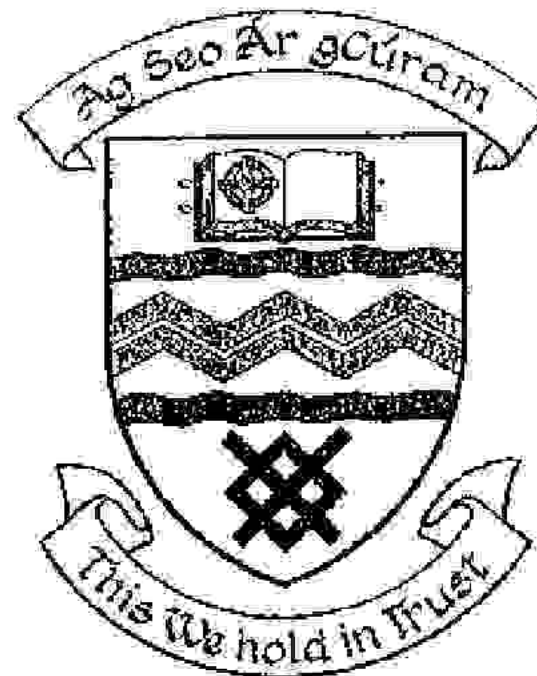


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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 & DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 2442	Date of Decision 05/07/2002
Register Reference S01A/0563	Date 28/08/01

Applicant Shay & Orla Reilly

Development Two-storey house (dormer style), together with garage and septic tank.

Location Crookshane, Stoney Hill Road, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including


Additional Information Requested/Received 24/10/2001 /22/01/2002

Clarification of Additional Information Requested/Received 15/03/2002 / 10/05/2002

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

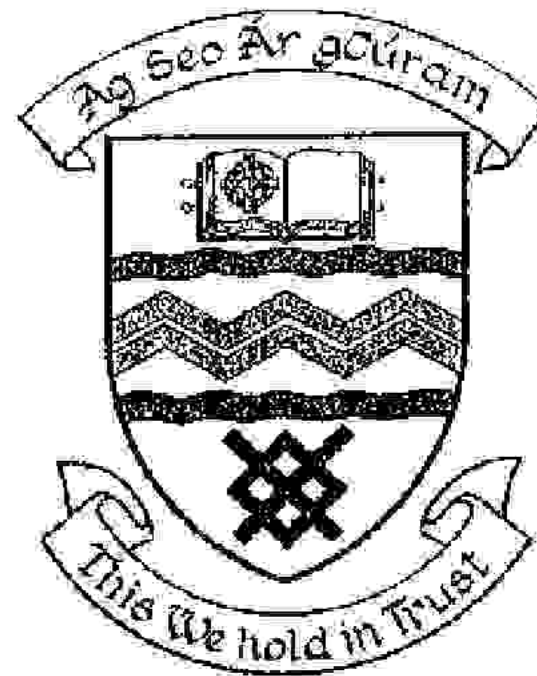
08/07/02

Michael Gowran  
"Skellig Cottage",  
Coolmine,  
Saggart,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0563

**Reasons**

- 1 The proposed dwelling by virtue of its height, bulk and poor design characteristics would be visually obtrusive and dominant at this location and contrary to the provisions laid out in Appendix D of the South Dublin County Development Plan 1998 'Guidelines on the Siting and Design of Rural Dwellings'. As such, the proposed dwelling is considered to be contrary to the achievement of zoning objective of the area which seeks to 'protect and improve rural amenity and to provide for the development of agriculture' which is considered reasonable and is therefore inconsistent with the proper planning and sustainable development of the area.
- 2 It is considered that taken in conjunction with existing density of development in the vicinity, which all rely on septic tank treatment for the disposal of domestic effluent, the proposed development would result in excessive concentration of development served by septic tanks in the area. This proposed development would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.