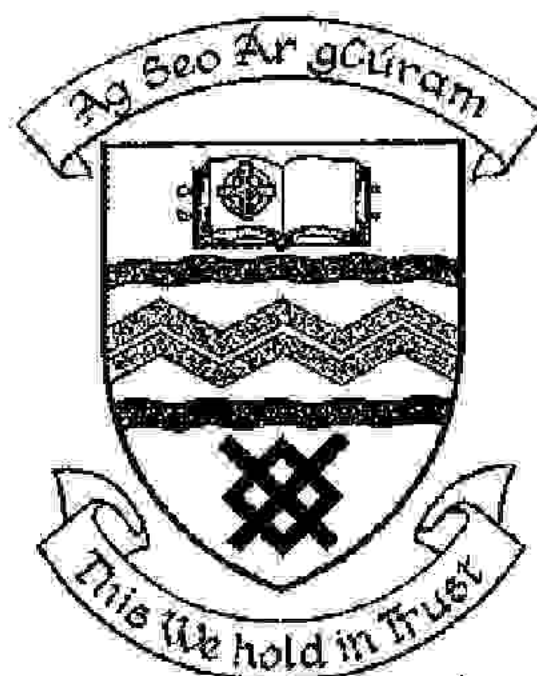


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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 0601	Date of Decision 15/03/2002
Register Reference S01A/0563	Date 28/08/01

Applicant Shay & Orla Reilly
App. Type Permission
Development Two-storey house (dormer style), together with garage and septic tank.

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

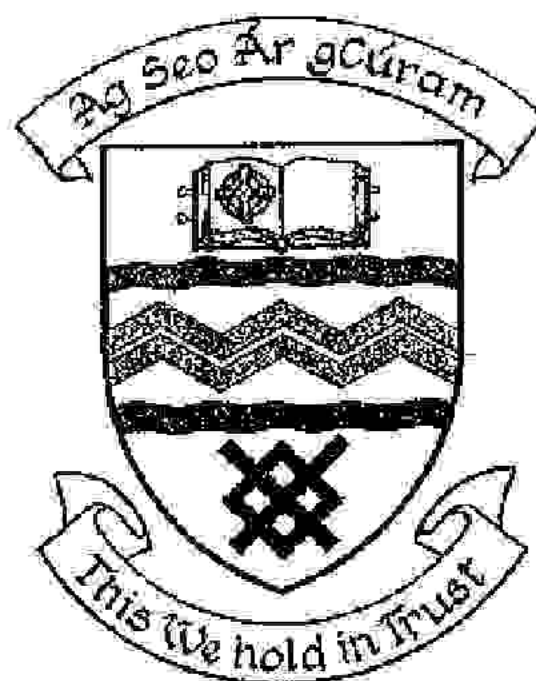
Dear Sir / Madam,

With reference to your planning application, additional information received on 22/01/02 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 Section 2.3.1.II of the South Dublin County Development Plan 1998 states that 'Within areas designated with zoning Objective B ("to protect and improve rural amenity and to provide for the development of agriculture") dwellings will only be permitted on suitable sites where
 - Applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community)
 - or
 - Applicants have close family ties with the rural community

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

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REG REF. S01A/0563

The applicants should note that the documentation submitted is considered insufficient to demonstrate compliance with the foregoing policy. The applicants are requested to submit official documentary evidence to support their claims that they have a genuine need to reside in proximity to their employment or have close family ties with the specific area.

The applicant is advised to contact Lorraine Dockery of the Planning Department on Tel. 4149000 Ext. 2322 prior to submitting a response to items 1 and 2 of this request.

- 2 The applicant should note that the house design submitted is considered inappropriate and obtrusive at this location. No drawings have been submitted to show the changes outlined as part of the Additional Information request. The applicant is requested to submit a revised house design (plans, elevations, sections) that is more in keeping with the character of the rural area, as per Appendix D of the South Dublin County Development Plan 1998 "Guidelines on the Siting and Design of Rural Dwellings".
- 3 The applicant shall note that insufficient detail was contained in the Landscape Plan submitted. Therefore the applicant is requested to submit a detailed Landscape Plan including the following information:
 - Details relating to the proposed finished landscaped levels throughout the site
 - Details in relation to type of planting proposed along post and rail fence facing the road. Proposed planting should take into account the rural nature of the site and the existing hedgerow planting.
 - Proposals in relation to the treatment (retention/removal) of existing hedgerows on site.

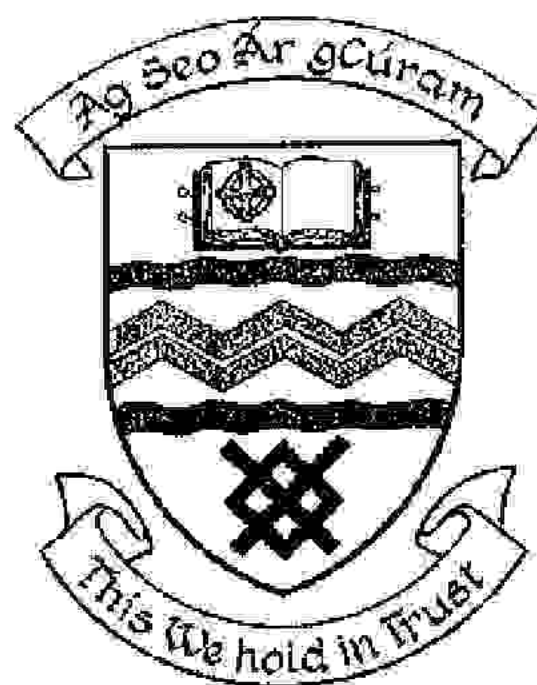
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A/0563


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for SENIOR ADMINISTRATIVE OFFICER

19/03/02