

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

Decision Order Number 0245	Date of Decision 31/01/2002
Register Reference S01A/0478	Date 20/07/01

Applicant Liam Kelly
Development House.
Location Athgoe North, Newcastle, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 18/09/2001 /03/12/2001
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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 31/01/02

P.C. O'Grady Associates
Architects,
67 Grosvenor Road,
Rathgar,
Dublin 6.

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Reasons

- 1 The site of the proposed development is located in an area zoned in the County Development Plan with the objective, "to protect and improve rural amenity and to provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan Policy RH1, to restrict the spread of one-off housing into the rural, mountain and high amenity zones, in order to protect the character and amenity value of such areas, and to promote the achievement of sustainable development. It is considered that the applicant has not demonstrated that the proposed development is in accordance with Council policy RH1 as the applicant already has an existing residence which is also in the B zone. The proposed development would therefore result in an additional dwelling in the B zone which would materially contravene the zoning objective, and would be contrary to the proper planning and development of the area.

- 2 The applicant has not demonstrated that he can provide adequate vision splays and therefore the proposed development would endanger public safety by reason of traffic hazard.

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

Decision Order Number 2951	Date of Decision 18/09/2001
Register Reference S01A/0478	Date: 20/07/01

Applicant Liam Kelly
Development House,

Location Athgoe North, Newcastle, Co. Dublin.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 (a) The applicant is requested to submit a map clearly showing the entire family landholding in the area. A certified Land Registry map with folio is required.

 (b) The applicant is also requested to identify the location of his current residence on a map of the area. Ballybane would appear to be a considerable distance from Athgoe. Having regard to this, the applicant shall demonstrate how the current proposal may be considered acceptable in the context of the Development Plan's Rural Housing Policy and the site's planning history.

 (c) In relation to the applicant's son, Alan, for whom the residence in Ballybane is intended, the applicant is requested to indicate where he is currently resident and details of employment.

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REG REF. S01A/0478

- 2 The applicant is requested to give details of the Planning History (ie previous planning application dates and reference numbers) on the full family landholding.
- 3 The applicant shall state whether the landowner is willing to enter into a legal agreement under Section 38 of the local Government (Planning and Development) Act 1963, to provide for the sterilisation of all or part of the remainder of any family landholding from non-agricultural development. If so, details of the land in question to be submitted, including a map clearly outlining its extent.
- 4 The applicant shall provide full details of all employment in which he is involved.
- 5 The applicant is requested to submit evidence from a qualified expert that the site is suitable for the proposed method of foul effluent disposal, to include a comprehensive Site Assessment Report.
- 6 The applicant is requested to submit details of site levels, to include a section through the site from the public road and details of proposed finished floor levels.
- 7 The provision of adequate vision on the right hand side of the access point (when exiting) will require setting back of existing front boundary on the site immediately to the north. The applicant is requested to provide a letter of agreement from the owner of this site to carry out the necessary works.

Signed on behalf of South Dublin County Council

.....^{NY}.....
for Senior Administrative Officer

18/09/01

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for Senior Administrative Officer

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