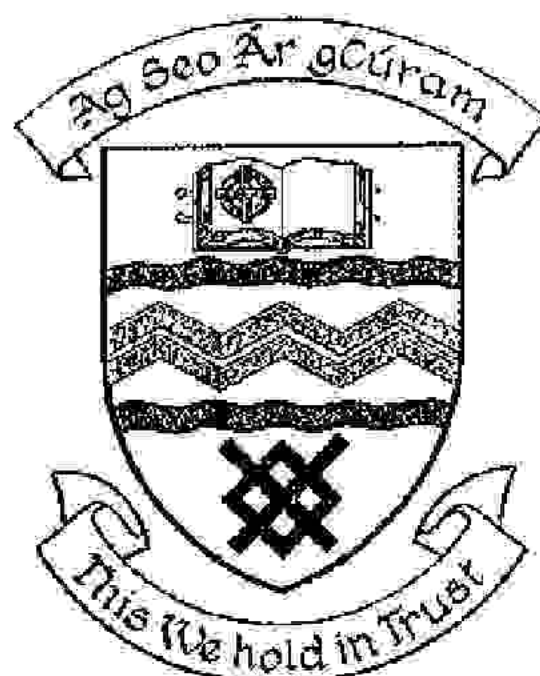


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1051 | Date of Decision 17/05/2002 |
| Register Reference S01A/0477 | Date 20/07/01 |

Applicant Amanda 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 30/01/2002 / 21/03/2002

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 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

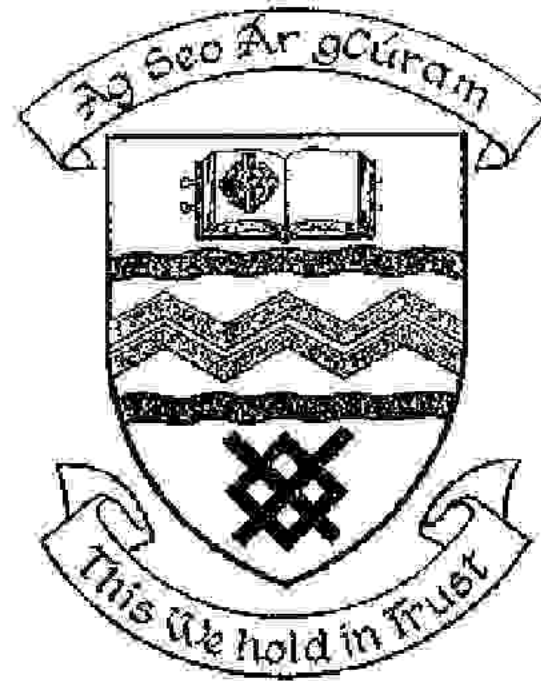
..... 17/05/02
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S01A/0477

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. The proposed development would therefore contravene materially the zoning objective, and would contravene materially a development objective indicated in the Development Plan for the use solely or primarily of particular areas for particular purposes, in this case agriculture.
- 2 The proposed development would contribute to ribbon development; would lead to demands for the uneconomic provision of public services in an area where they are not proposed; would constitute an undesirable precedent for further similar development in the vicinity; and would not be in accordance with the Council's sustainable development objectives. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.

C

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0232 | Date of Decision 30/01/2002 |
| Register Reference S01A/0477 | Date 20/07/01 |

Applicant Amanda Kelly
App. Type Outline Permission
Development House.

Location Athgoe North, Newcastle, Co Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 03/12/01 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 The applicant states that she was born in Athgoe. The applicant shall submit a copy of her birthcert. The applicant is also requested again to submit a map clearly showing the entire family landholding in the area. The applicant shall include a map of all lands owned in Ballybane. The applicant shall submit a map which shows all dwellings and landholdings in the area which belong to her immediate and extended family ie (grandparents, uncles, aunts, cousins etc.). This map should clearly give the names of all owners of the dwellings and their relationship to the applicant.

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

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REG REF. S01A/0477

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

Yours faithfully


.....
for SENIOR ADMINISTRATIVE OFFICER

31/01/02

C

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

| | |
|------------------------------|-----------------------------|
| Decision Order Number 2947 | Date of Decision 18/09/2001 |
| Register Reference S01A/0477 | Date: 20/07/01 |

Applicant Amanda 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 her current residence on a map of the area. From details submitted with the application by Liam Kelly under Reg.Ref. of S01A/0478, it appears that the applicant is resident in Ballybane. This is 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.
- 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.

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REG REF. S01A/0477

- 3 The applicant shall state whether the landowner's 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 she 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.

Signed on behalf of South Dublin County Council

.....
M7
for Senior Administrative Officer

18/09/01