

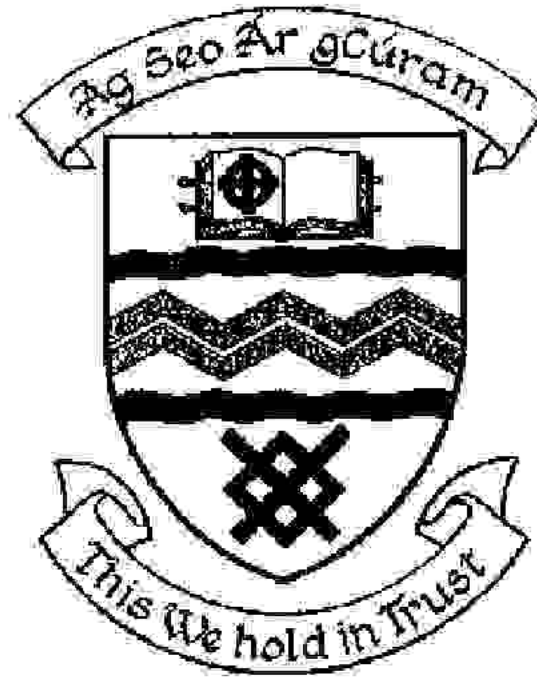
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0467	
1. Location	Colmanstown, Athgoe, Co. Dublin.		
2. Development	Erection of dormer bungalow, Septic tank and Bord Na Mona Puraflo effluent system.		
3. Date of Application	17/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Eugene Pidgeon Address: C/O Elm Hall Cottage, Elm Hall,		
5. Applicant	Name: Eugene Pidgeon Address: C/O Elm Hall Cottage, Elm Hall, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. Date 11/09/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.	

C

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

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

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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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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	Date of Decision 11/09/2001
Register Reference S01A/0467	Date 17/07/01

Applicant Eugene Pidgeon

Development Erection of dormer bungalow, Septic tank and Bord Na Mona  
Puraflo effluent system.

Location Colmanstown, Athgoe, 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.

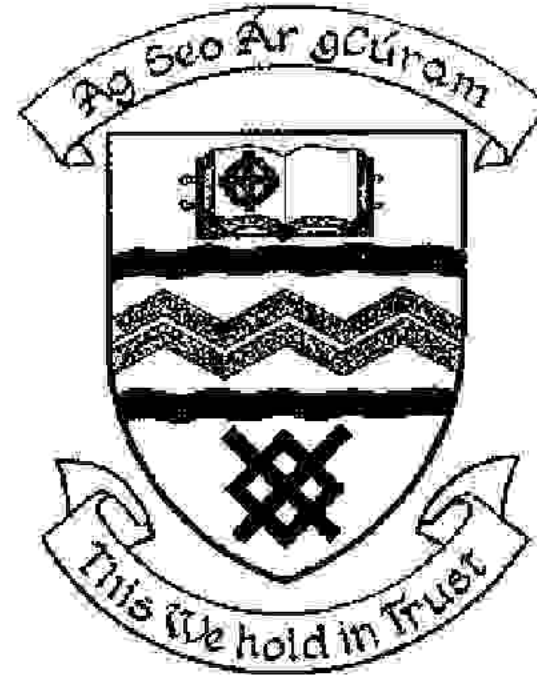
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....M7..... 12/09/01  
for SENIOR ADMINISTRATIVE OFFICER

Eugene Pidgeon  
C/O Elm Hall Cottage,  
Elm Hall,  
Celbridge,  
Co. Kildare

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REG REF. S01A/0467

**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 be contrary to the proper planning and development of the area.
- 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.
- 3 The proposed development, by virtue of its location and the need to provide for a vision splay which would adversely impact on an existing mature hedgerow would be undesirable and contrary to the Council's objective to maintain and protect the rural character of the area.