

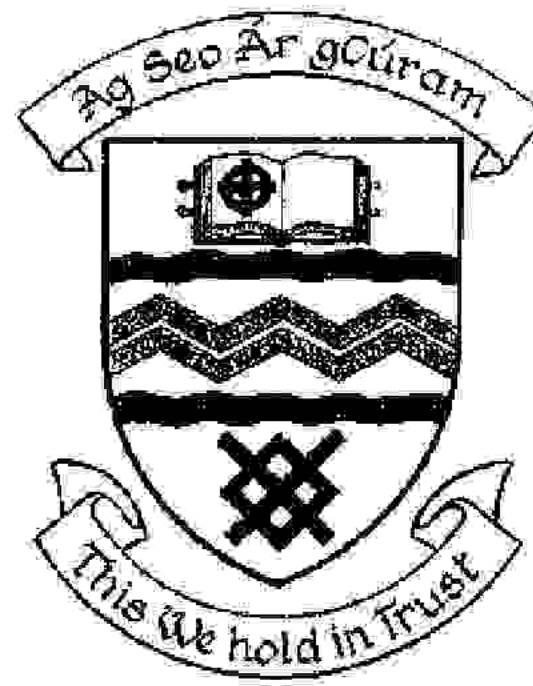
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0457
1. Location	"Errislannon", Main Street, Rathcoole, Co. Dublin.	
2. Development	Proposed residential development of 40 no. two-bed and 20 no. one-bed apartments in 2 no. three-storey blocks.	
3. Date of Application	16/07/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1.  2.
4. Submitted by	Name: W.D.C. White & Associates F.I. Arch.S. Address: 8 Grove Park Avenue, Glasnevin,	
5. Applicant	Name: Monica Hanlon Address: "Errislannon", Main Street, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 2918  Date 12/09/2001	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**

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**PLANNING  
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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 2918	Date of Decision 12/09/2001
Register Reference S01A/0457	Date 16/07/01

**Applicant** Monica Hanlon

**Development** Proposed residential development of 40 no. two-bed and 20 no. one-bed apartments in 2 no. three-storey blocks.

**Location** "Errislannon", Main Street, Rathcoole, 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 (8) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... *MJ* ..... 12/09/01  
for SENIOR ADMINISTRATIVE OFFICER

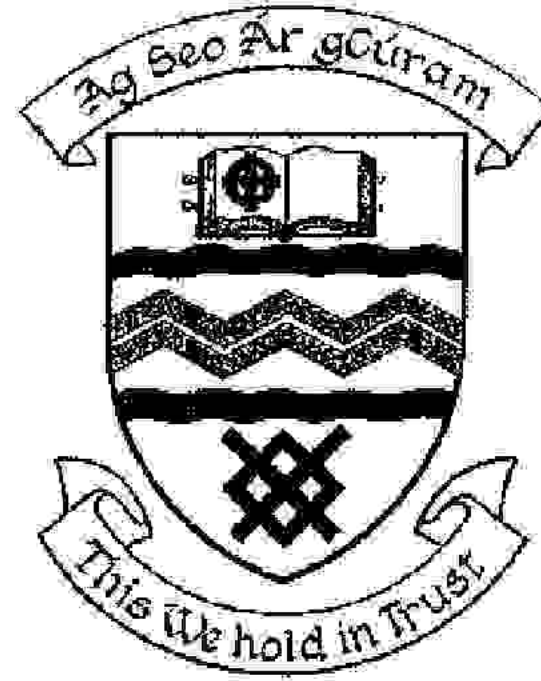
W.D.C. White & Associates F.I. Arch.S.  
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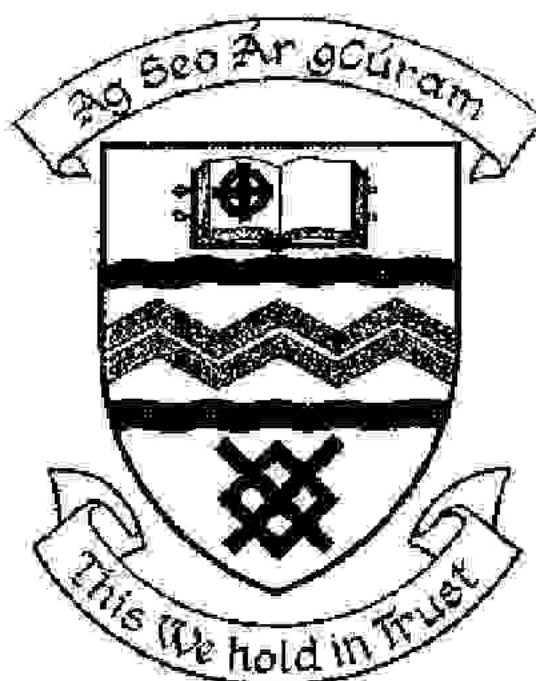
**Reasons**

- 1 The creation of a new access to Main Street (entry point no.3 on drawing 01-008-01) would lead to a multiplicity of accesses to a very busy street where vision splays would be impaired by the dedicated car parking spaces on the street. The proposed access point would thereby endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and development of the area. Also, this proposed entry road runs straight through apartment block 'B' and has no access to the car parking area beyond. The applicant has also failed to demonstrate that the landowners to the east or west agree to entry points 1 or 2.
- 2 The applicant has failed to provide the drainage and water services details required to adequately assess the proposed development.
- 3 The proposed development of a high density apartment scheme on a backland site, restricted in size, in a rural village, where a public transport facilities are limited, would constitute a significant over-development of the site. The density of the proposed development would be excessive and would be contrary to the recommendations of the Residential Density Guidelines for Planning Authorities and the provisions of the South Dublin County Development Plan, 1998, and would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development would be out of character with the area by reason of its' height, design, materials, scale and massing and would be visually obtrusive on this site close to the centre of the village of Rathcoole. The proposed development would be seriously injurious to the visual amenities of the area and be contrary to the proper planning and development of the area.
- 5 The proposed location of the rear elevation of apartment block 'B', containing fenestration to habitable rooms, within 5 - 6.5 metres of the rear gardens of residential properties would excessively intrude on and invade the privacy of the said properties. The proposed development

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would therefore seriously injure the amenities and depreciate the value of property in the vicinity.

- 6 The proposed development would, by reason of lack of adequate usable open space and the poor disposition of the open space provided constitute a sub-standard form of development and would therefore be contrary to the proper planning and development of the area.
- 7 Having regard to the provisions of the South Dublin County Development Plan, 1998, in relation to the area, it is considered that a development of the scale proposed without an adequate mix of residential unit types, when combined with the existing, permitted and proposed developments in Rathcoole Village, would be excessive in size. Having regard to the existing scale and character of the village, the permitting of the proposed development would be contrary to the proper planning and development of the area.
- 8 The proposed development would not include sufficient off street car parking provision. As such the proposed development would endanger public safety by reason of traffic hazard.