

	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/0434	
1. Location	Hazel Hatch, Newcastle, Co. Dublin.		
2. Development	Detached dormer bungalow and biocycle.		
3. Date of Application	10/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Gerard Ellis, Address: 7 Main Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 2836 Date 04/09/2001	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
DEPARTMENT**
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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 2836	Date of Decision 04/09/2001
Register Reference S01A/0434	Date 10/07/01

Applicant Gerard Ellis,
Development Detached dormer bungalow and biocycle.
Location Hazel Hatch, Newcastle, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

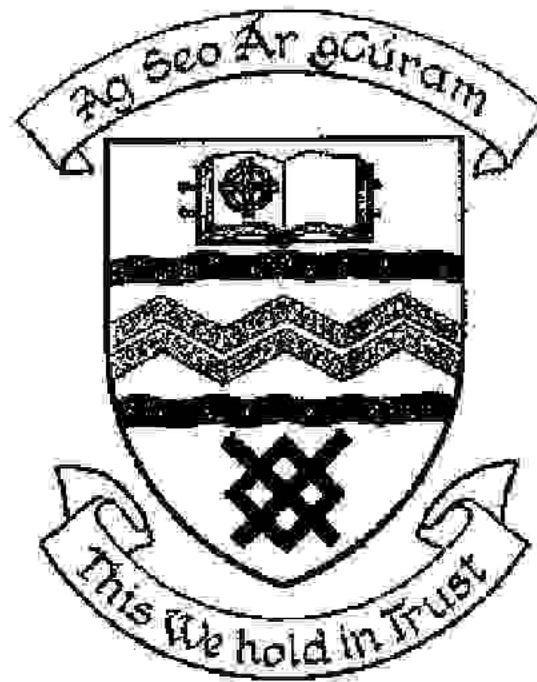
.....M7..... 04/09/01
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service,
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.

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REG REF. S01A/0434

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 reason of the generation of additional traffic/turning movements on a heavily trafficked high speed regional road (R405), would endanger public safety by reason of traffic hazard.
- 4 In the absence of evidence of the site's suitability for the disposal of foul effluent by the proposed biocycle system, it is considered that the proposal would be prejudicial to public health.