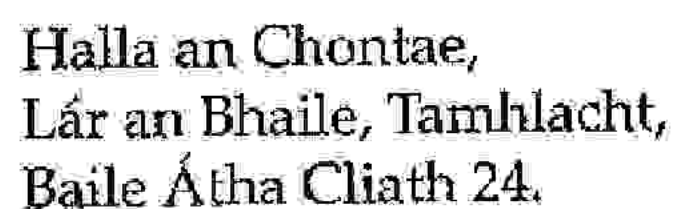


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0381	
1. Location	Slievethoul, Rathcoole, Co. Dublin.		
2. Development	Bungalow, septic tank and garage.		
3. Date of Application	21/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Brendan & Rachel Lenihan Address: c/o Mr Willie Fennell Slievethoul,		
5. Applicant	Name: Brendan & Rachel Lenihan Address: c/o Mr Willie Fennell, Slievethoul, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2699  Date 20/08/2001	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



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

Telephone: 01-414 9000  
Fax: 01-414 9104

Decision Order Number 2699	Date of Decision 20/08/2001
Register Reference S01A/0381	Date 21/06/01

Floor Area	Sq Metres
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Additional Information Requested/Received

Clarification of Additional Information Requested/Received

for the (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

\*\*\*\*\* 20/08/01  
for SENIOR ADMINISTRATIVE OFFICER

Brendan & Rachel Lenihan  
c/o Mr Willie Fennell  
Slievethoul,  
Rathcoole,  
Co. Dublin.



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

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

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REG REF. S01A/0381

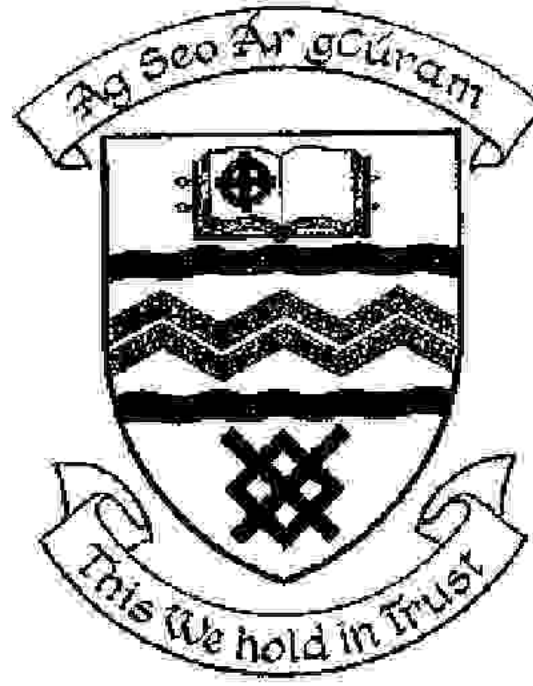
**Reasons**

- 1 The site of the proposed development is located in an area zoned objective 'H' 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'. The applicant has not demonstrated that he can overcome the restrictions as set out in the Development Plan in respect of this zoning objective. The proposed development would contravene materially this development objective indicated in the development plan to protect and enhance the outstanding natural character of the Mountain Area and would therefore be contrary to the proper planning and development of the area.
- 2 The public roadway serving the site is substandard in vertical/horizontal alignment and is not wide enough for two cars to pass. The additional traffic turning movements likely to be generated by the proposed development would endanger public safety by reason of a traffic hazard.
- 3 The site of the proposed development is located in an area zoned in the County Development Plan with the objective, zoned 'H' to protect and enhance the outstanding natural character of the Dublin Mountain Area. 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.
- 4 The proposed development, taken in conjunction with existing development in the area, would consolidate a haphazard and incongruous suburban pattern of development which would be inappropriate to this unserved rural area, would be wasteful of agricultural resources and would lead to demands for the uneconomic provision of public services and community facilities in the area.

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- 5 The provision of adequate vision splays at the entrance to this site will require the removal of the entire site frontage. It is considered that the removal of the site frontage from such an elevated site would contravene materially a development objective of the Development Plan, which is to protect and improve rural amenity and provide for the development of agriculture.
- 6 The proposed development by virtue of its scale and design does not comply with the requirements of Appendix D of the South Dublin County Development Plan 1998 in respect of the 'Siting and design of rural dwellings'. The proposed development would contravene materially a development objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 7 The proposed development would contravene materially condition No. 2 of planning permission Reg. Ref. S99A/0613 which required that the application site be sterilised from further development.