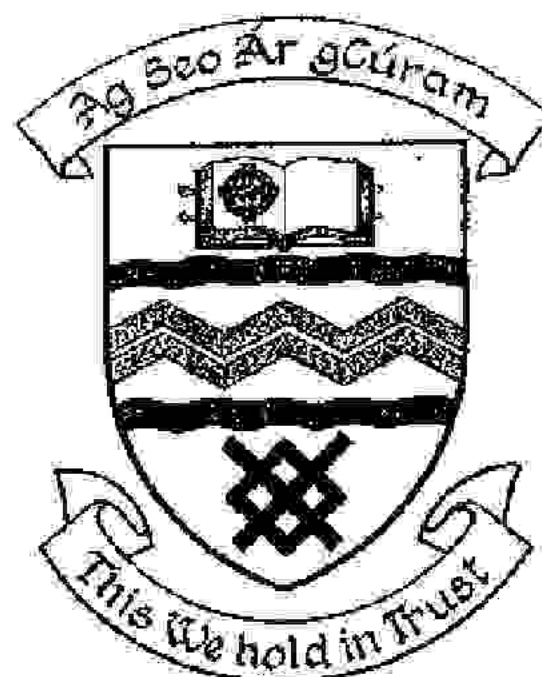


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0335	
1. Location	Saggart Hill Road, Crooksling, Saggart, Co. Dublin.		
2. Development	Outline planning permission to erect one dwelling and a puraflo sewage treatment system.		
3. Date of Application	05/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Hugh Mulcahy, Address: Saggart Hill Road, Crooksling,		
5. Applicant	Name: Hugh Mulcahy Address: Saggart Hill Road, Crooksling, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2584 Date 02/08/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.	

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

Decision Order Number 2584	Date of Decision 02/08/2001
Register Reference S01A/0335	Date 05/06/01

Applicant	Hugh Mulcahy
Development	Outline planning permission to erect one dwelling and a puraflo sewage treatment system.
Location	Saggart Hill Road, Crooksling, Saggart, Co. Dublin.

Floor Area	Sq Metres
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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 OUTLINE 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

for SENIOR ADMINISTRATIVE OFFICER

03/08/01

Hugh Mulcahy,
Saggart Hill Road,
Crooksling,
Saggart,
Co. Dublin.

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

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REG REF. S01A/0335

Reasons

- 1 The site is in an area zoned 'H' in the South Dublin County Development Plan, 1998, the objective for which is 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'. Section 2.3.1.iii of the Development Plan states that "Within areas designated Zoning Objective 'H', dwellings will only be permitted where;
- the applicant is a native of the area and,
 - the applicant can demonstrate a genuine need for housing in that particular area and,
 - the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and,
 - the development would not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area."

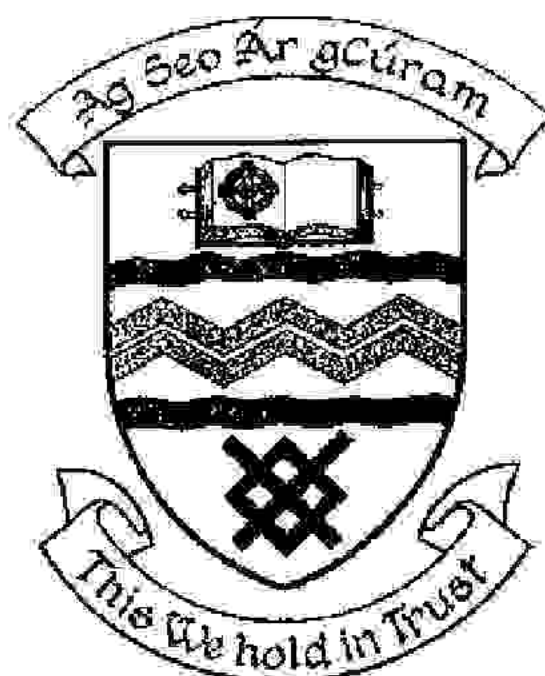
The applicant has not demonstrated that the proposed development would meet the requirements of the above policy. As such, the proposed development would contravene materially the Development Plan zoning objective for the area.

- 2 In accordance with Roads Department standards, vision splays of 3m x 90m in both directions of the proposed access point are required. Due to the existence of high earth banks on adjacent properties (on both left hand side and right hand side of site) it would not be possible to provide adequate visibility splays. As such, the proposed development would endanger public safety by reason of a traffic hazard.
- 3 The proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area. The laneway off which the proposed house would be located is also substandard in width and vertical/horizontal alignment.
- 4 The proposed dwelling house, by virtue of its location on an elevated site, would be visually obtrusive and would detract from the outstanding natural character of the area. As such,

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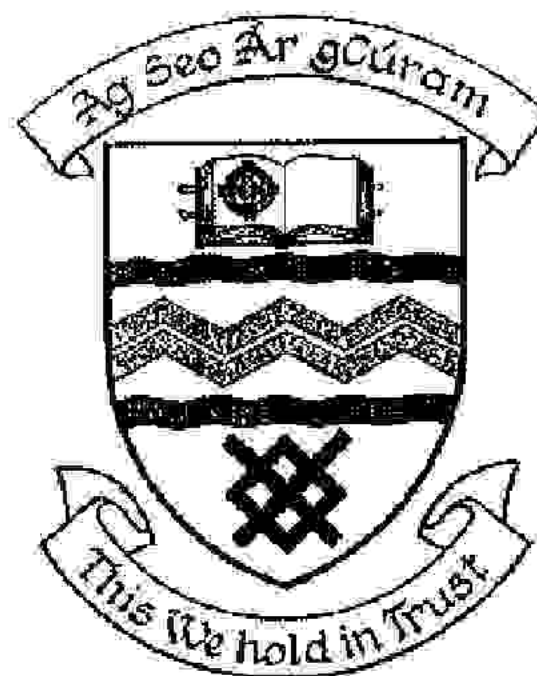
the proposal would contravene materially the Development
Plan Zoning objective for the area.

NOTE: The Planning Authority would be prepared to explore
with the applicant the possibilities of providing for his
housing needs by the addition of a "family flat" on to the
applicants existing residence.

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

Decision Order Number 2584	Date of Decision 02/08/2001
Register Reference S01A/0335	Date 05/06/01

Applicant Hugh Mulcahy

Development Outline planning permission to erect one dwelling and a puraflo sewage treatment system.

Location Saggart Hill Road, Crooksling, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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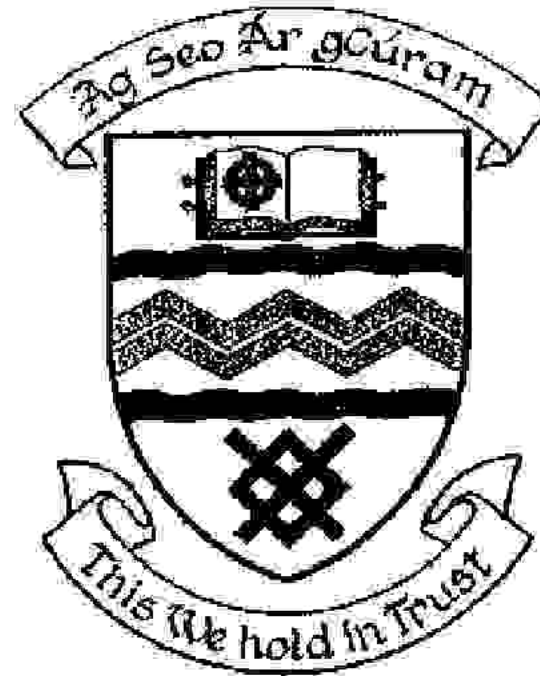
03/08/01

Hugh Mulcahy,
Saggart Hill Road,
Crooksling,
Saggart,
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Reasons

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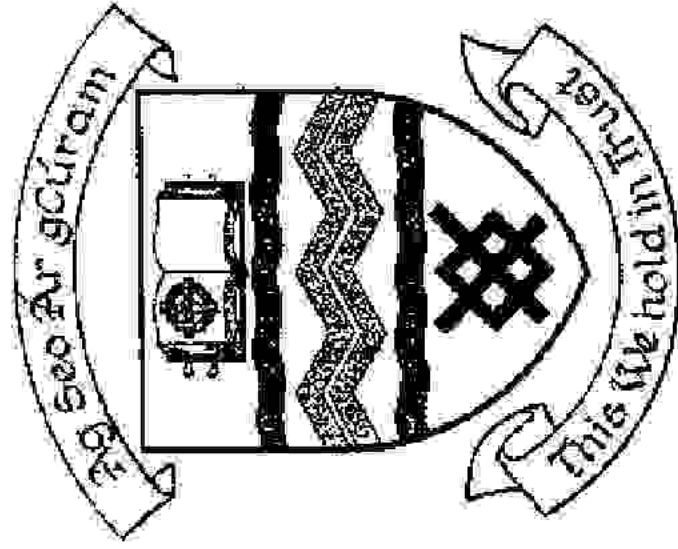
The applicant has not demonstrated that the proposed development would meet the requirements of the above policy. As such, the proposed development would contravene materially the Development Plan zoning objective for the area.

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