

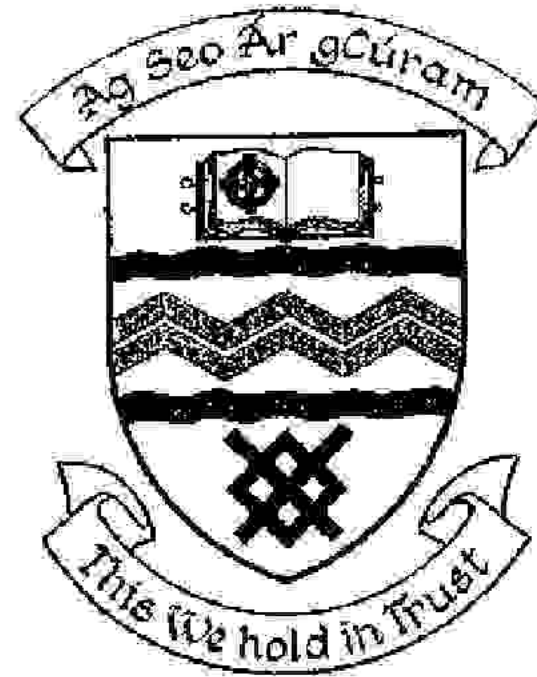
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0100	
1. Location	Castlewarden, Co. Dublin.		
2. Development	Construct replacement bungalow dwelling and septic tank.		
3. Date of Application	21/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2001 2.	1. 16/05/2001 2.
4. Submitted by	Name: Finlay Bros (Builders) Ltd., Address: Church Road, Tullamore,		
5. Applicant	Name: James & Nancy Kennedy, Address: Castlewarden, Co. Dublin.		
6. Decision	O.C.M. No. 2391 Date 12/07/2001	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.	

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 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 2391	Date of Decision 12/07/2001
Register Reference S01A/0100	Date 21/02/01

Applicant James & Nancy Kennedy,
Development Construct replacement bungalow dwelling and septic tank.
Location Castlewarden, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/2001 /16/05/2001

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

12/07/01

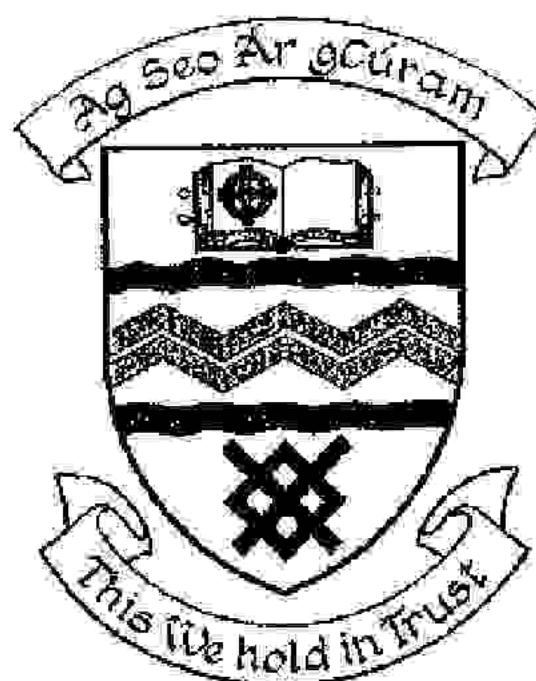
.....
for SENIOR ADMINISTRATIVE OFFICER

Finlay Bros (Builders) Ltd.,
Church Road,
Tullamore,
Co. Offaly.

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REG REF. S01A/0100

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 has inadequate road frontage; 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 applicant has failed to submit full details of the proposed effluent treatment system. In the absence of satisfactory details of same, the proposed development is considered to be prejudicial to public health.

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

Signed on behalf of the South Dublin County Council

 12/07/01
for SENIOR ADMINISTRATIVE OFFICER

Finlay Bros (Builders) Ltd.,
Church Road,
Tullamore,
Co. Offaly.

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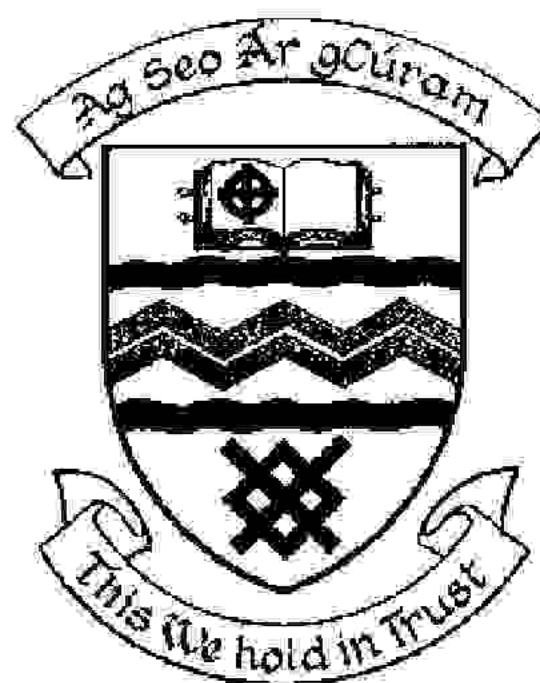
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4. Submitted by	Name: Finlay Bros (Builders) Ltd., Address: Church Road, Tullamore,		
5. Applicant	Name: James & Nancy Kennedy, Address: Castlewarden, Co. Dublin.		
6. Decision	O.C.M. No. 0824 Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0824	Date of Decision 19/04/2001
Register Reference S01A/0100	Date: 21/02/01

Applicant James & Nancy Kennedy,
Development Construct replacement bungalow dwelling and septic tank.
Location Castlewarden, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/02/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 (a) It is noted that the submitted details indicate that the applicants' current residence is the cottage on the opposite side of the road to the subject site. Because the proposed development involves the construction of a new house which is not on the site of the existing dwelling, the proposal cannot be considered a replacement dwelling as stated in the application details. The applicant shall note that the Planning Authority is not well disposed to granting permission for an additional dwelling within the family landholding.

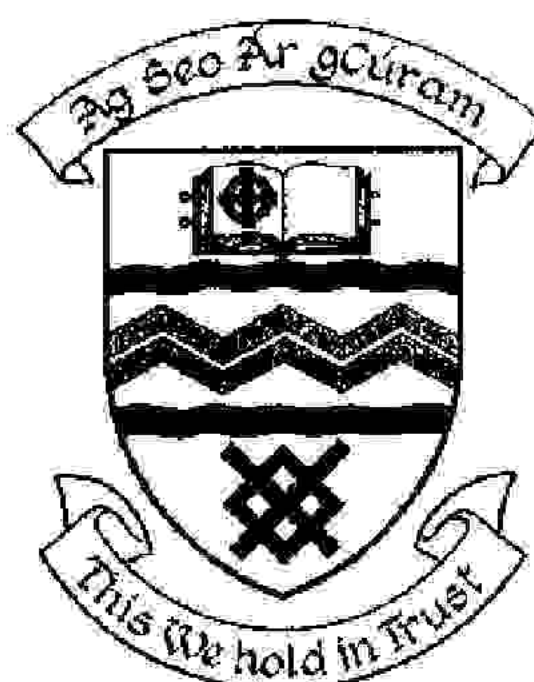
The applicants are therefore requested to outline their intentions for the existing cottage. Should the cottage require replacement, any new dwelling should be constructed on the site of the cottage. In this regard, the Planning Authority would be willing to consider granting permission for a temporary

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period for a mobile home to facilitate replacing the
cottage.

- (b) The applicants are requested to submit a detailed
survey of the existing cottage outlining its
structural condition.

NOTE:

If the applicants propose to replace the existing cottage
with a new dwelling on the site, a revised application is
required.

- 2 The applicant is requested to give details of the planning
history (ie previous planning application dates and
reference numbers) on the full landholding.
- 3 It is noted that the applicants' landholding extends to
approximately 30 acres. The applicants are requested to
indicate if they are engaged in the farming of that land,
and to provide details of any other employment
- 4 The applicant is requested to submit certified test results
which proves that the site is suitable for the proposed
method of foul drainage proposal. In this regard, the septic
tank and percolation/irrigation area shall accord with
SR6:1991.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

19/04/01