

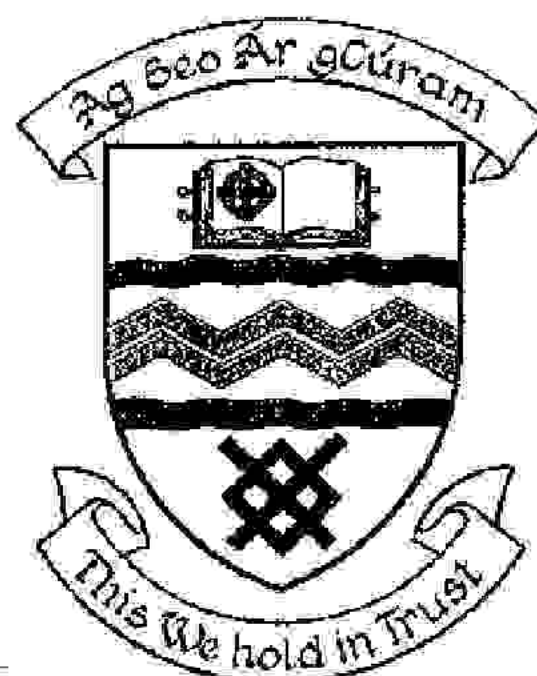
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0870
1. Location	Crockaunadreenagh, Rathcoole, Co. Dublin.	
2. Development	Bungalow and bio-cycle treatment unit.	
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: H.K. O'Daly & Associates Address: Kingswood, Naas Road,	
5. Applicant	Name: James & Mary Sheridan Address: 30 Springbank, Saggart, Co. Dublin.	
6. Decision	O.C.M. No. 0357 Date 16/02/2001	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.

Linda

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
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Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0357	Date of Decision 16/02/2001
Register Reference S00A/0870	Date 20/12/00

Applicant James & Mary Sheridan
Development Bungalow and bio-cycle treatment unit.
Location Crockaunadreenagh, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

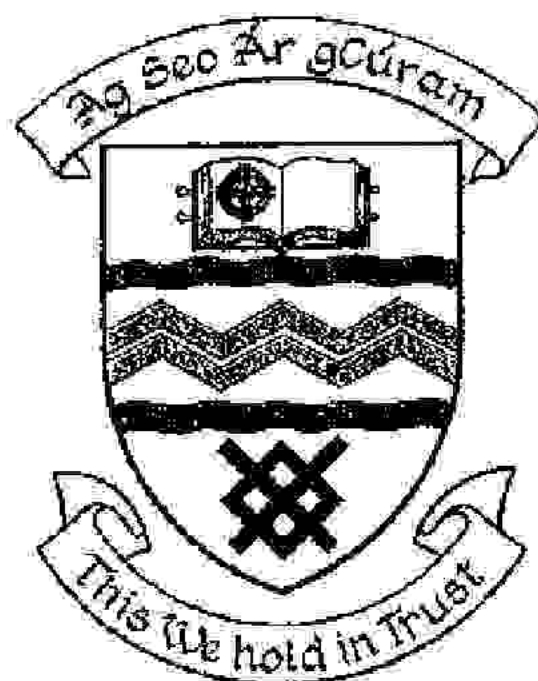

..... 16/02/01
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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REG REF. S00A/0870

Reasons

- 1 The site is located in an area subject to the zoning objective 'H', "to protect the outstanding natural character of the Dublin Mountain Area" in the 1998 South Dublin County Development Plan. Section 2.3.1(iii) of the South Dublin County Development Plan 1998 states the following: "Within areas designated Zoning Objective 'H' (to protect and enhance the outstanding natural character of the Dublin Mountain Area") 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 to the area's amenity potential or to its use for agricultural, 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 Planning Authority considers that the proposed development does not meet the above criteria. As such, the proposed development would contravene materially the said zoning objective and would not be in accordance with the proper planning and development of the area.

- 2 The proposed development would constitute 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. It would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development, located on an elevated site within an area designated Zoning Objective 'H' under the South Dublin County Development Plan 1998, where it is the objective of the Planning Authority "to protect and enhance the outstanding natural character of the Dublin Mountain Area" would be excessively obtrusive and would seriously injure the amenities and interfere with the character of this landscape.