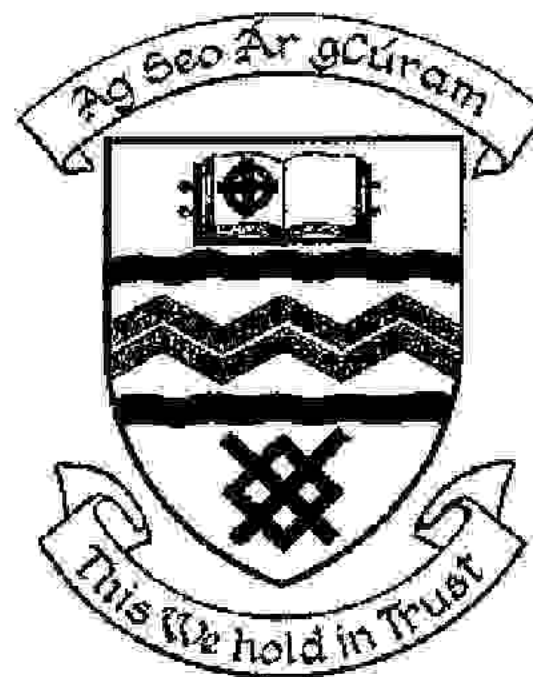


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0842	
1. Location	Coolmine, Rathcoole, Co.Dublin, 1/2Km up from main village on Kiltel Road beside Village Inn Road.		
2. Development	Dormer Residence, stables and garage with new recessed entrance gates and front stone wall together with septic tank.		
3. Date of Application	08/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael Gowran, Address: "Skellig Cottage", Coolmine,		
5. Applicant	Name: Joe Clinton, Address: Coolmine, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0284 Date 07/02/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0284	Date of Decision 07/02/2001
Register Reference S00A/0842	Date 08/12/00

Applicant Joe Clinton,

Development Dormer Residence, stables and garage with new recessed entrance gates and front stone wall together with septic tank.

Location Coolmine, Rathcoole, Co.Dublin, 1/2Km up from main village on Killeel Road beside Village Inn Road.

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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER

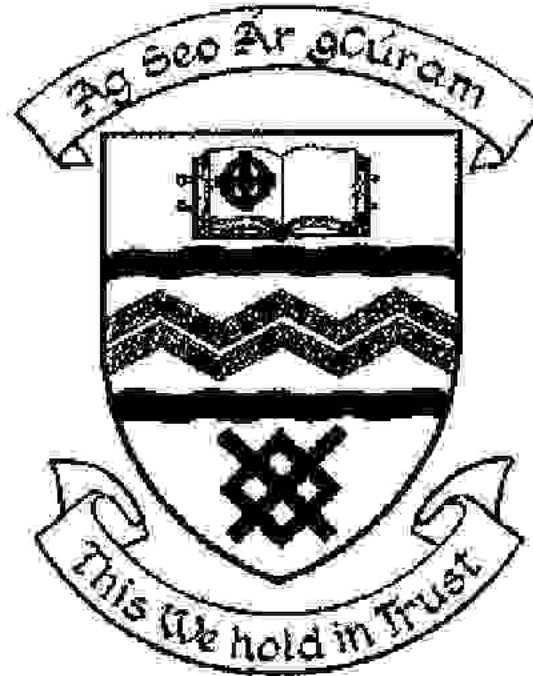
07/02/01

Michael Gowran,
"Skellig Cottage",
Coolmine,
Saggart,
Co.Dublin.

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Reasons

- 1 The vision splays at the access point are substandard and the generation of additional traffic/turning movements at this location would endanger public safety by reason of traffic hazard.
- 2 The provision of adequate vision splays at the entrance to this site would require the removal of almost 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.
- 3 The road network serving the proposed house is substandard with regard to vertical and horizontal alignment and has no footpaths, drainage or public lighting. This network is incapable of catering for the continuation of this ribbon development involving subdivision of plots and in this case backland-type development and the proposed development would therefore endanger public safety by reason of traffic hazard.
- 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.
- 5 The site of the proposed development is located in an area zoned 'B' "to protect and improve rural amenity and to provide for the development of agriculture" in the South Dublin County Council Development Plan 1998. Within areas zoned thus it is Development Plan policy that dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or the applicant has close family ties with the rural community. It is the opinion of the Planning Authority that the applicants have not demonstrated that

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they satisfy the criteria outlined above. The proposal would therefore contravene materially a zoning objective of the Development Plan.

- 6 The proposal is not acceptable to the Environmental Health Officer as percolation areas have not been identified for the proposed development and a trial hole was not made available for inspection. As such, the proposal must be considered prejudicial to public health.