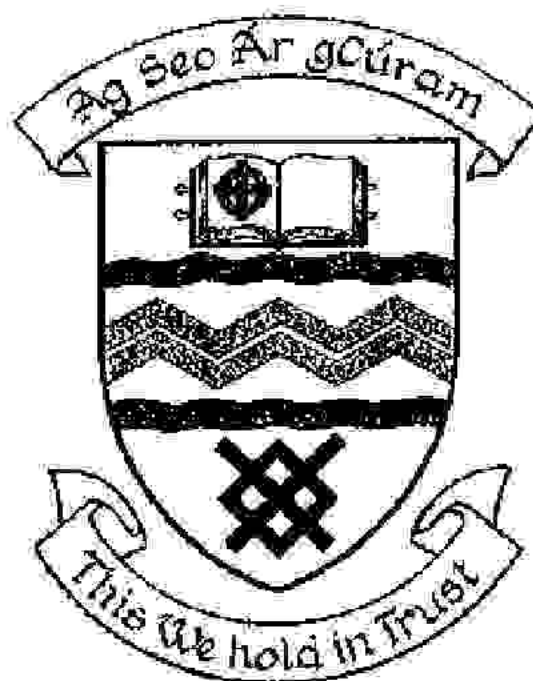


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0814	
1. Location	Mounthall, Redgap, Rathcoole, Co. Dublin.		
2. Development	Erection of a dormer bungalow, garage and bio-cycle W.W.T.S. with improved vehicular access at sub-divided Mounthall and biocycle W.W.T.S. to serve Mounthall		
3. Date of Application	24/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark Brennan Address: Mounthall, Redgap,		
5. Applicant	Name: Mark Brennan Address: Mounthall, Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0149 Date 22/01/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 0149	Date of Decision 22/01/2001
Register Reference S00A/0814	Date 24/11/00

Applicant Mark Brennan

Development Erection of a dormer bungalow, garage and bio-cycle W.W.T.S.
with improved vehicular access at sub-divided Mounthall and
biocycle W.W.T.S. to serve Mounthall

Location Mounthall, Redgap, 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 OUTLINE 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

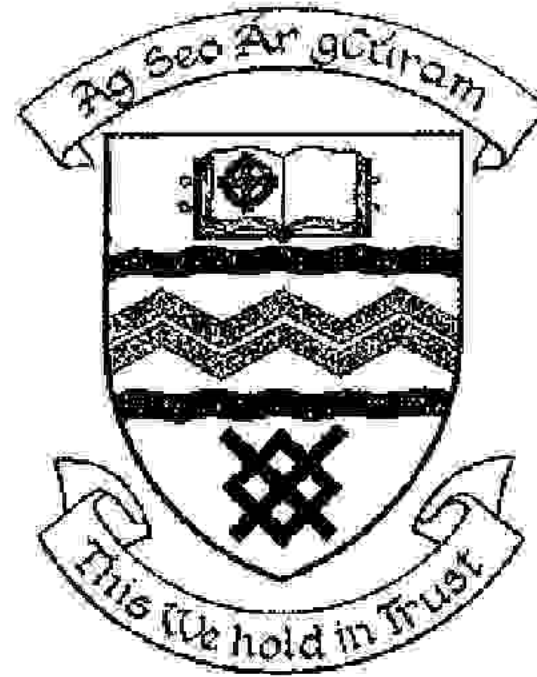
.....*M7*..... 22/01/01
for SENIOR ADMINISTRATIVE OFFICER

Mark Brennan
Mounthall,
Redgap,
Rathcoole,
Co. Dublin.

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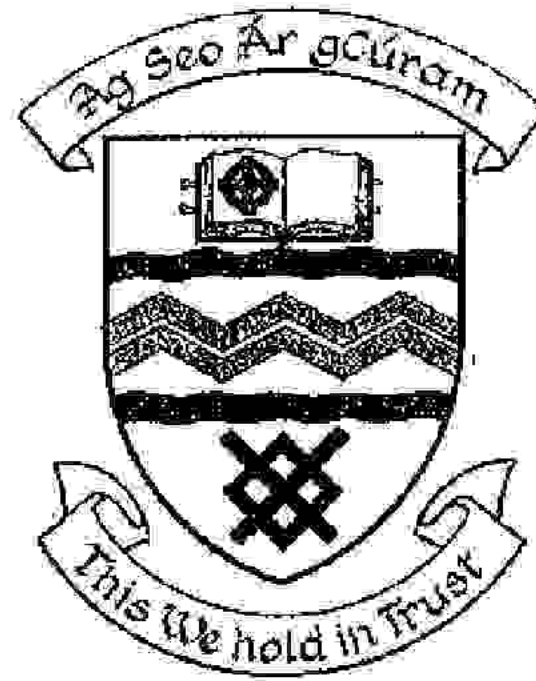
Reasons

- 1 Access to the proposed development is off Crockunadreenagh Lane which is seriously substandard with regard to horizontal and vertical alignment, the roadway is only 2.5 metres in width along much of its length at these points it is impossible for more than one vehicle to pass at any given time. The proposed development would set an undesirable precedent for further such development in the area and by virtue of itself and the precedent it would set the proposal would endanger public safety by reason of a traffic hazard.
- 2 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 unserviced rural area, would be wasteful of agriculture resources and would lead to demands for the uneconomic provision of public services and community facilities in the area.
- 3 The provision of adequate vision splays at the entrance to the 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.
- 4 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 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 applicant has not satisfied the criteria outlined above. The proposal would contravene materially a zoning objective of the Development Plan and would be contrary to the proper planning and development of the area.

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- 5 The applicant has not established the suitability of the soil on either site to accept and treat effluent from a bio-cycle treatment system. A grant of planning permission would be prejudicial to public health.
- 6 The percolation for the proposed bio-cycle for the existing house at Mounthall is contained outside the site of this application. A grant of planning permission would be contrary to the proper planning and development of the area.