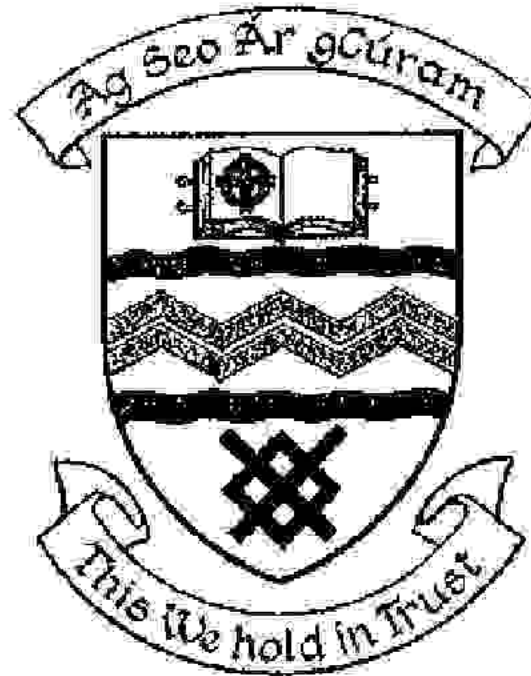


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0787	
1. Location	Badgerhill, Rathcoole, Co. Dublin.		
2. Development	Dormer Bungalow, garage and effluent treatment system on site.		
3. Date of Application	16/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lisa Boland, Address: c/o Maurice Boland, Badgerhill,		
5. Applicant	Name: Lisa Boland, Address: Badgerhill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0064 Date 11/01/2000	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**

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

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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 0064	Date of Decision 11/01/2000
Register Reference S00A/0787	Date 16/11/00

Applicant Lisa Boland,
Development Dormer Bungalow, garage and effluent treatment system on site.
Location Badgerhill, 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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

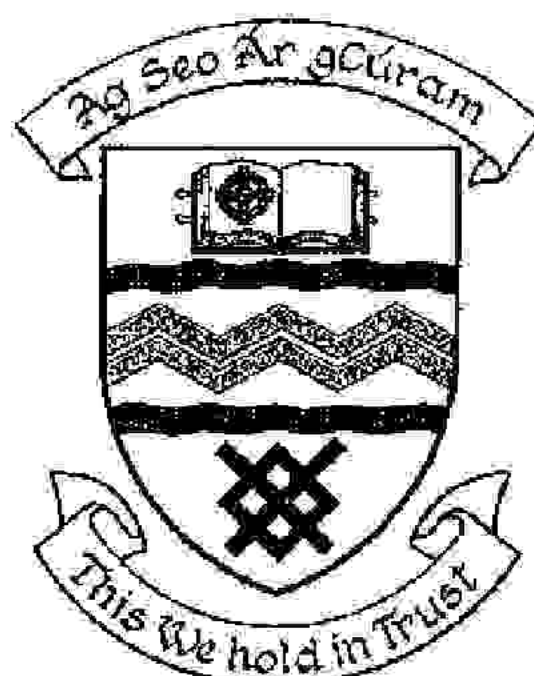
12/01/01

Lisa Boland,
c/o Maurice Boland,
Badgerhill,
Rathcoole,
Co. Dublin.

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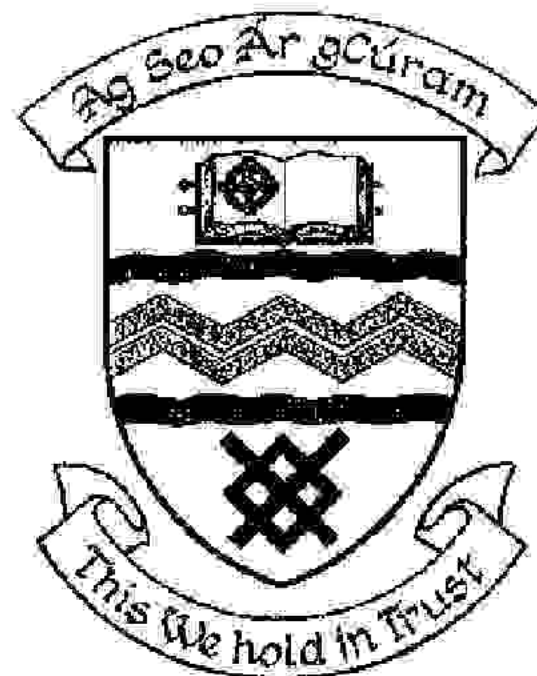
Reasons

- 1 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 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.
- 2 The applicant has not demonstrated that vision splays can be provided to serve the site. The proposed development would endanger public safety by reason of a traffic hazard.
- 3 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development in an unserviced rural area. The proposed development would lead to demands for the uneconomic provision of services in a rural area and would set a precedent for further such development. The proposed development by virtue of the precedent it would set endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and development of the area.
- 4 The height, scale and design of the proposed development does not comply with the recommendations of Appendix D of the South Dublin County Development Plan 1998 and would contravene materially a development objective of the Development Plan.
- 5 The applicant has submitted insufficient information regarding the ability of the site to accommodate a domestic effluent treatment. A grant of planning permission would be prejudicial to public health.

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- 6 The proposed site substantially overlaps the adjoining site to the northwest. The site frontage does not meet the minimum requirement of the Planning Authority. A grant of planning permission would be contrary to the proper planning and development of the area.
- 7 The entrance to the site of the proposed development is located outside the Planning Authorities area of responsibility. The applicant has not produced evidence to indicate that permission to create new access onto the public road in Kildare County Council administrative area would be forthcoming.