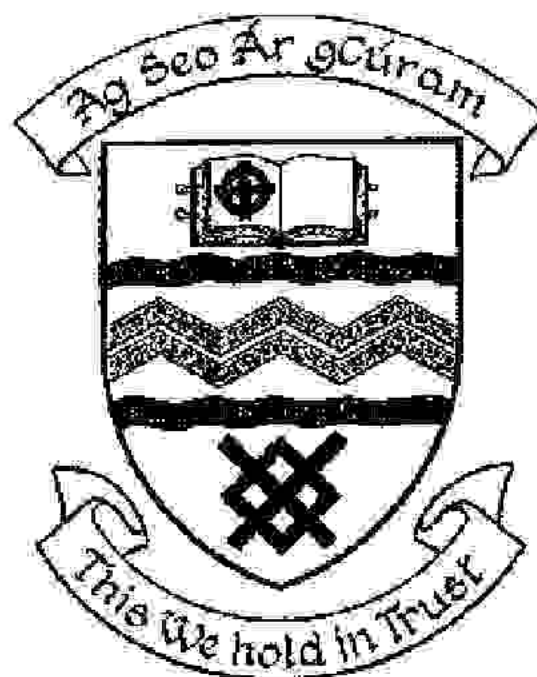


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0772	
1. Location	Badgerhill, Rathcoole, County Dublin.		
2. Development	Dormer bungalow, garage and effluent treatment system		
3. Date of Application	10/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kevin Smith, Address: Stonebridge House, Badger Hill,		
5. Applicant	Name: Kevin Smith, Address: Stonebridge House, Badger Hill, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 0013 Date 08/01/2001	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0013	Date of Decision 08/01/2001
Register Reference S00A/0772	Date 10/11/00

Applicant Kevin Smith,
Development Dormer bungalow, garage and effluent treatment system
Location Badgerhill, Rathcoole, County 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 08/01/01

Kevin Smith,
Stonebridge House,
Badger Hill,
Rathcoole,
County Dublin.

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REG REF. S00A/0772

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 applicants 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.
- 2 The vision splays as proposed at the entrance to the site are inadequate. The proposed development would endanger public safety by reason of a traffic hazard. The provision of adequate vision splays would result in the removal of a substantial amount of rural road side hedgerow. This is not acceptable.
- 3 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development and indepth development in an unserved 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 would 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 not demonstrated that he can meet the required setback requirements from the existing ESB pylon

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and powerlines which traverse the site. A grant of planning permission would be contrary to the proper planning and development of the area.

- 6 The applicant has submitted insufficient information regarding the ability of the site to accommodate a domestic effluent treatment system. A grant of planning permission would be prejudicial to public health.
- 7 The proposed percolation area lies within 100 metres of a 50" watermain culvert. The proposed development would be prejudicial to public health.