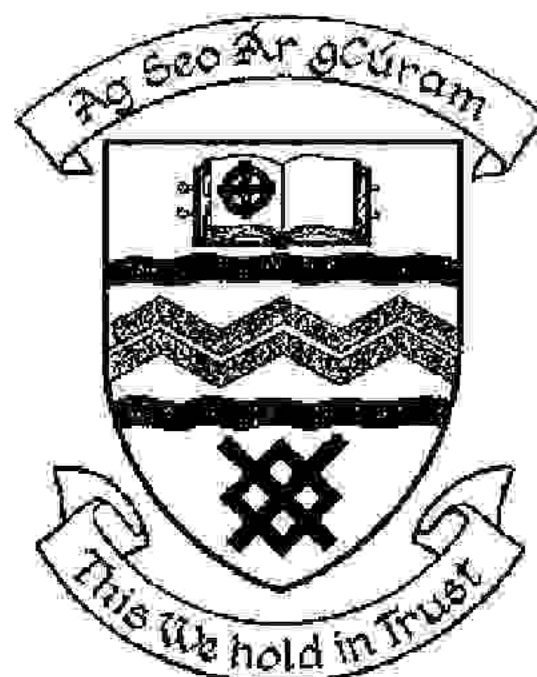


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0673	
1. Location	The Lugg, Saggart, Co. Dublin.		
2. Development	To construct a small bungalow dwelling with bio-cycle sewage system.		
3. Date of Application	28/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/10/2000 2.	1. 19/10/2000 2.
4. Submitted by	Name: Richard Callaghan, Address: 25 Alpine Rise, Belgard,		
5. Applicant	Name: Mary Kelly, Address: The Lugg, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2720 Date 13/12/2000	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.	

live

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,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2720	Date of Decision 13/12/2000
Register Reference S00A/0673	Date 28/09/00

Applicant Mary Kelly,
Development To construct a small bungalow dwelling with bio-cycle
sewage system.
Location The Lugg, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/10/2000 /19/10/2000

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

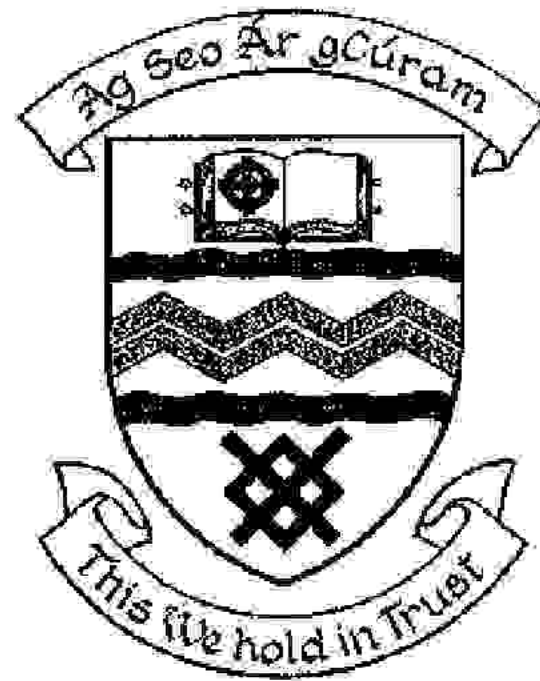
13/12/00

Richard Callaghan,
25 Alpine Rise,
Belgard,
Tallaght,
Dublin 24.

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REG REF. S00A/0673

Reasons

- 1 The site of the proposed development is in an area zoned "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the South Dublin County Development Plan 1998. The applicant has not demonstrated that she can meet the requirements for housing in this zoning as set out in the Development Plan. On the basis of the submitted details the proposed development would contravene materially the zoning objective indicated in the Development Plan "to protect and enhance the outstanding natural character of the Dublin Mountain Area" and would therefore be contrary to the proper planning and development of the area.
- 2 Visibility at the junction of Lugg Lane and Slade Road is severely sub-standard. The generation of additional traffic turning movements at this location would endanger public safety by reason of a traffic hazard.
- 3 Lugg Lane is severely substandard in vertical and horizontal alignment and width and the generation of additional traffic and turning movements would endanger public safety by reason of a traffic hazard.
- 4 The lack of width and footpaths on Slade Road together with the volume of vehicles using this road makes it very hazardous for pedestrians and cyclists. The proposed development would generate pedestrian/cyclist movements on this road and would endanger public safety by reason of a traffic hazard.
- 5 The construction of a dwelling on this elevated site would be visually obtrusive at this location and would be contrary to the proper planning and development of the area and the zoning objective for the area in the Development Plan. The proposed design does not accord with the Guidelines on the Siting and Design of Rural Dwellings in Appendix D of the South Dublin County Development Plan 1998.