

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0532	
1. Location	Callaighstown Lower, Rathcoole, Co. Dublin.		
2. Development	Replacement bungalow and puraflo unit and demolish existing house		
3. Date of Application	01/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tony Byrne Address: Callaighstown Lower, Rathcoole,		
5. Applicant	Name: Tony Byrne Address: Callaighstown Lower, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2204 Date 28/09/2000	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,
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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 2204	Date of Decision 28/09/2000
Register Reference S00A/0532	Date 01/08/00

Applicant Tony Byrne

Development Replacement bungalow and puraflo unit and demolish existing house

Location Callaighstown Lower, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

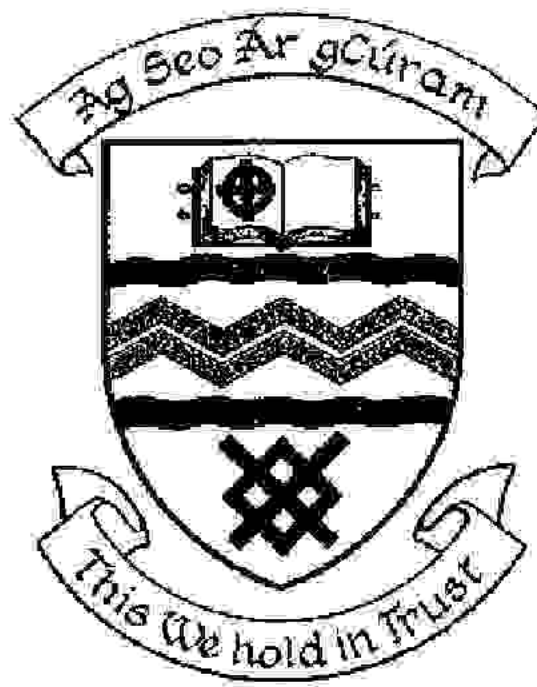

..... 28/09/00
for SENIOR ADMINISTRATIVE OFFICER

Tony Byrne
Callaighstown Lower,
Rathcoole,
Co. Dublin.

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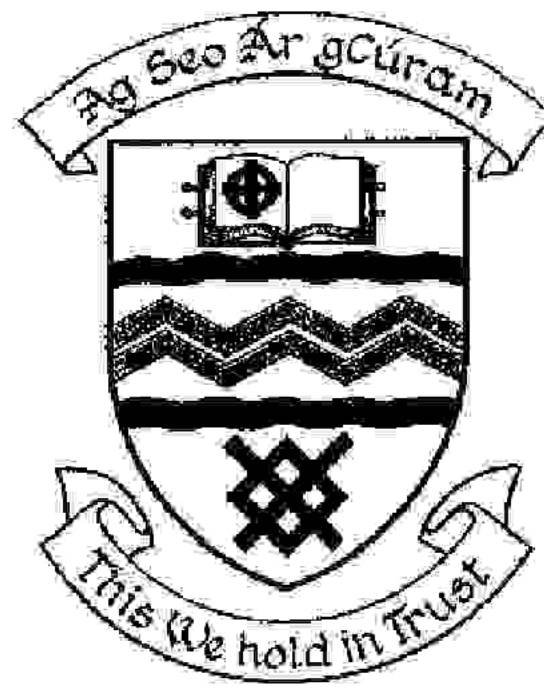
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REG REF. S00A/0532

Reasons

- 1 The site is located in an area to which zoning objective 'B' 'to protect and provide for the development of agriculture', contained in the 1998 South Dublin County Development Plan applies. It is the policy of the Planning Authority, as expressed in the Development Plan, that housing will only be permitted in such zoned areas where the applicants can establish a genuine need to live in the countryside for reasons relating to proximity to their employment (such employment being related to the rural community), or reasons of close family ties with the rural community. On the basis of the submitted details it is considered that the proposed development does not come within the scope of the housing need criteria set out in the Development Plan. The proposed development would, therefore, contravene materially the objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard for the following reasons:-
 - (a) the generation of additional traffic on a road network which is substandard in width, alignment, structure and drainage;
 - (b) the access road junction with the Rathcoole/Kilteel Road is substandard in alignment and sight visibility.
- 3 The site of the proposed development is located within the boundary of a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994 and a Protected Structure in the Development Plan. (List 2 Item No. 296 - Calliaghstown Lower - Burial Ground site and Font Site). The development would damage this archaeological area and would be contrary to the proper planning and development of the area.
- 4 The proposed development would be unduly obtrusive on the landscape given the absence of any proposals for screen planting and would, therefore, be detrimental to the visual amenities of the area.

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- 5 The proposed development would be prejudicial to Public Health as the applicant has failed to establish the suitability of the soil for the disposal of domestic effluent and has failed to submit results from technical site assessment investigations.
- 6 The design of the proposed house is not in keeping with the design guidelines set down at Appendix D - 'Guidelines on the siting and design of rural dwellings' - of the 1998 County Development Plan, and as such would be detrimental to the visual amenities of the area.