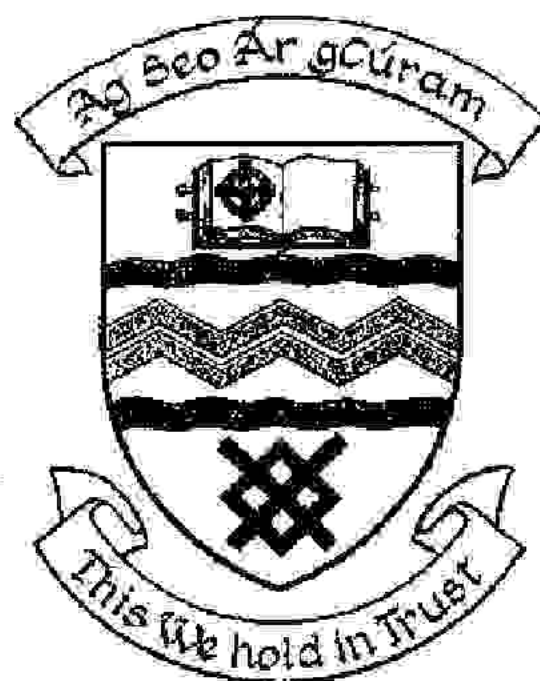


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0487	
1. Location	Calliaghstown Upper, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow and septic tank.		
3. Date of Application	12/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 06/11/2000 2.
4. Submitted by	Name: Michael & Charlotte Joyce, Address: Redgap, Rathcoole, Co. Dublin.		
5. Applicant	Name: Michael & Charlotte Joyce, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0082  Date 16/01/2001	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 0082	Date of Decision 16/01/2001
Register Reference S00A/0487	Date 12/07/00

Applicant Michael & Charlotte Joyce,  
Development Dormer bungalow and septic tank.  
Location Calliaghstown Upper, Rathcoole, Co. Dublin.

Floor Area Sq Metres  
Time extension(s) up to and including 17/01/2001  
Additional Information Requested/Received /06/11/2000  
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

.....*MT*..... 16/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Michael & Charlotte Joyce,  
Redgap,  
Rathcoole,  
Co. Dublin.

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REG REF. S00A/0487

**Reasons**

- 1 The development would contravene materially condition no. 4 attached to Reg. Ref. S98A/0626 which required that the proposed dwelling have an overall height of not greater than 5 metres.
- 2 The construction of a dwelling of the height proposed on this elevated and exposed site would be visually obtrusive at this location and contravene materially the zoning objective for the area.
- 3 Visibility splays at the junction of Calliaghstown Lane/ Johstown Lane (Rathcoole/Kilteel Road) are deficient and the generation of additional traffic/turning movements at this location would endanger public safety by reason of a traffic hazard.
- 4 The generation of additional traffic turning movements on a road network which is substandard in width, alignment, structure and drainage would endanger public safety by reason of a traffic hazard.
- 5 The proposed development constitutes undesirable ribbon development in an unserviced rural area and would lead to demands for the uneconomical provision of services and would set an undesirable precedent for further similar developments in the area.

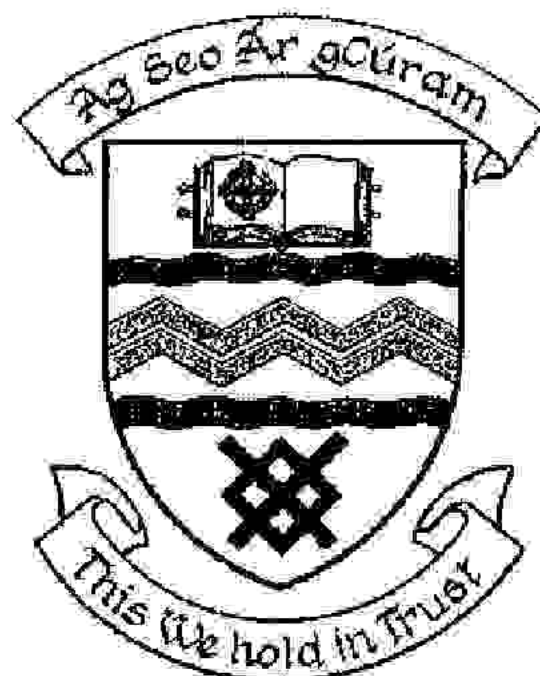


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0487	
1. Location	Calliaghstown Upper, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow and septic tank.		
3. Date of Application	12/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 06/11/2000  2.
4. Submitted by	Name: Michael & Charlotte Joyce, Address: Redgap, Rathcoole, Co. Dublin.		
5. Applicant	Name: Michael & Charlotte Joyce, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0082  Date 16/01/2001	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.	

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

Decision Order Number 0082	Date of Decision 16/01/2001
Register Reference S00A/0487	Date 12/07/00

Applicant Michael & Charlotte Joyce,  
Development Dormer bungalow and septic tank.  
Location Calliaghstown Upper, Rathcoole, Co. Dublin.

Floor Area Sq Metres  
Time extension(s) up to and including 17/01/2001  
Additional Information Requested/Received /06/11/2000  
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

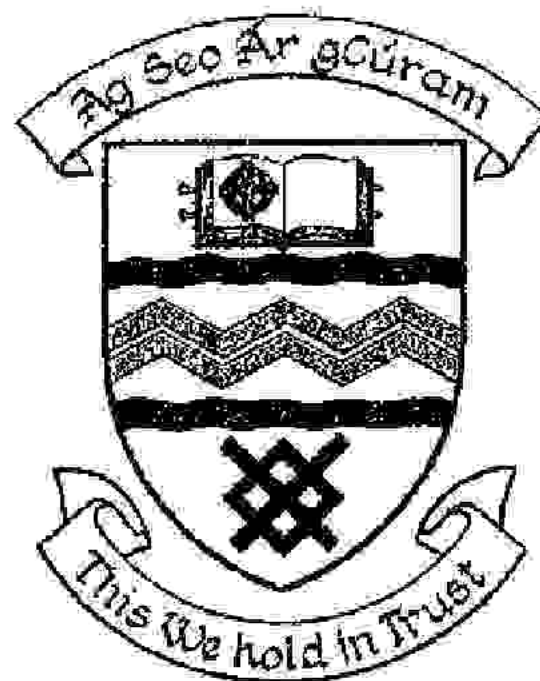
..... *MY* ..... 16/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Michael & Charlotte Joyce,  
Redgap,  
Rathcoole,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0487

**Reasons**

- 1 The development would contravene materially condition no. 4 attached to Reg. Ref. S98A/0626 which required that the proposed dwelling have an overall height of not greater than 5 metres.
- 2 The construction of a dwelling of the height proposed on this elevated and exposed site would be visually obtrusive at this location and contravene materially the zoning objective for the area.
- 3 Visibility splays at the junction of Calliaghstown Lane/ Johstown Lane (Rathcoole/Kilteel Road) are deficient and the generation of additional traffic/turning movements at this location would endanger public safety by reason of a traffic hazard.
- 4 The generation of additional traffic turning movements on a road network which is substandard in width, alignment, structure and drainage would endanger public safety by reason of a traffic hazard.
- 5 The proposed development constitutes undesirable ribbon development in an unserviced rural area and would lead to demands for the uneconomical provision of services and would set an undesirable precedent for further similar developments in the area.

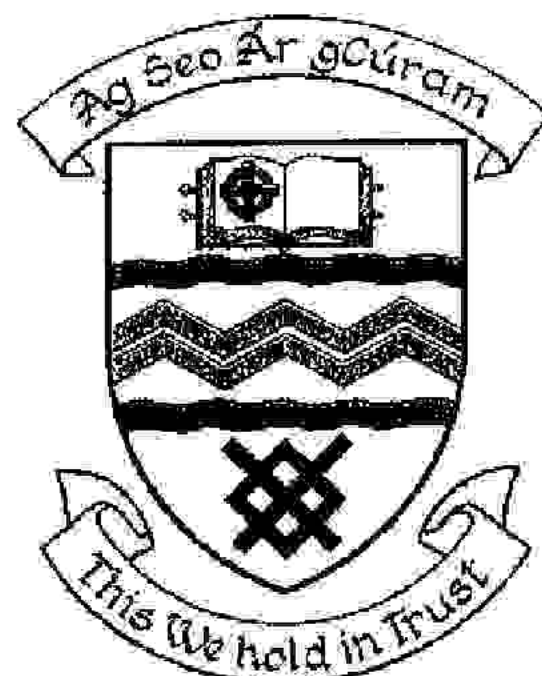


*Linda*

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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2825	Date of Decision 21/12/2000
Register Reference S00A/0487	Date 12/07/00

Applicant Michael & Charlotte Joyce,  
App. Type Permission  
Development Dormer bungalow and septic tank.  
Location Calliaghstown Upper, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 17/01/2001

Yours faithfully

*[Signature]* 21/12/00  
for SENIOR ADMINISTRATIVE OFFICER

Michael & Charlotte Joyce,  
Redgap,  
Rathcoole,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2065	Date of Decision 08/09/2000
Register Reference S00A/0487	Date: 12/07/00

Applicant            Michael & Charlotte Joyce,  
Development        Dormer bungalow and septic tank.

Location            Calliaghstown Upper, Rathcoole, Co. Dublin.

App. Type            Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/07/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1     The applicant is advised that the site as proposed is environmentally extremely sensitive and that it is the objective of the Planning Authority to reduce as far as possible the visual impact of any development on this site. The applicant is requested to submit an amended proposal showing the proposed dwelling having a height of not more than 5 metres as required by condition no. 4 of the decision to grant outline planning permission under Reg. Ref. S98A/0626.
- 2     The applicant is requested to submit a cross section of the site showing existing and proposed site levels together with details of proposed finished floor levels. The applicant should also submit any further proposals the applicant may have to limit the impact of the proposed development.

Signed on behalf of South Dublin County Council

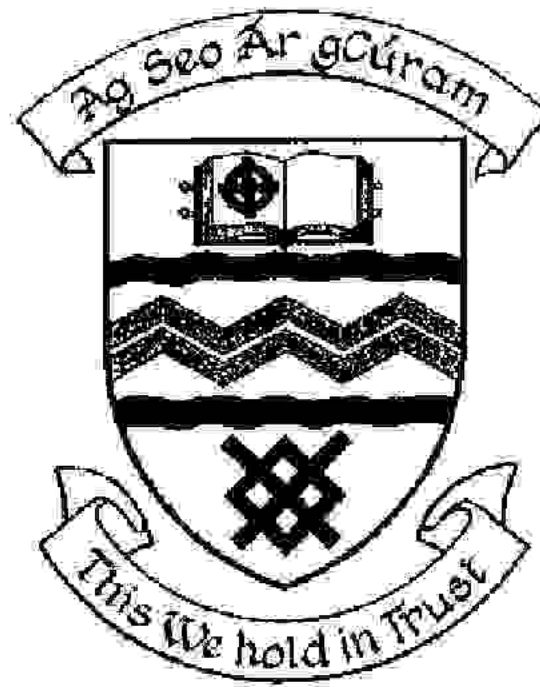
Michael & Charlotte Joyce,  
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REG REF. S00A/0487

*[Signature]*  
.....  
for Senior Administrative Officer

08/09/00