

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  SD0A/0465	
1. Location	Crockaunadreenagh, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow farm house with bio-cycle unit and percolation area.		
3. Date of Application	07/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Richard Callaghan, Address: 25 Alpine Rise, Tallaght,		
5. Applicant	Name: Mr. Frank Greaney, Address: Crockaunadreenagh, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2030  Date 05/09/2000	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,  
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 2030	Date of Decision 05/09/2000
Register Reference S00A/0465	Date 07/07/00

Applicant Mr. Frank Greaney,

Development Dormer bungalow farm house with bio-cycle unit and percolation area.

Location Crockaunadreenagh, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

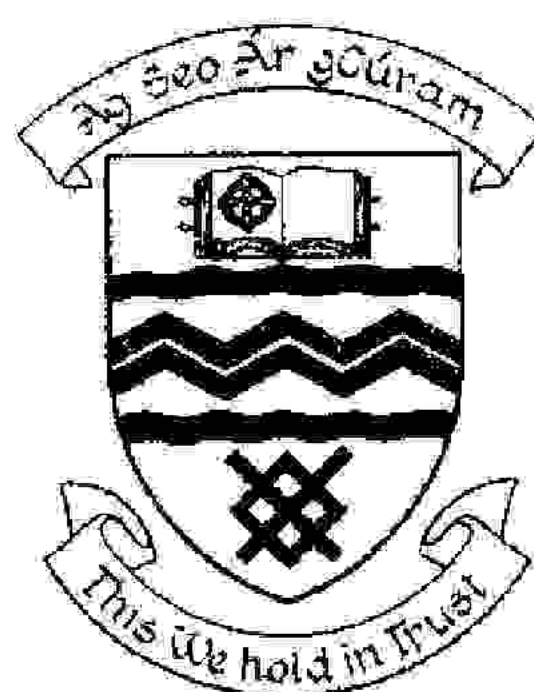
06/09/00

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

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REG REF. S00A/0465

Reasons

- 1 The proposed development, taken in conjunction with existing development in the area, would consolidate a haphazard and incongruous suburban pattern of development which would be inappropriate to this unserviced rural area and would lead to demands for the uneconomic provision of public services and community facilities in the area.
- 2 The provision of adequate vision splays at the entrance to this site will require the removal of the entire site frontage hedgerow. It is considered that the removal of this hedgerow from such an elevated site would contravene materially a development objective of the Development Plan which is "to protect and enhance the outstanding natural character of the Dublin Mountain Area".
- 3 The proposed development by virtue of its scale and design does not comply with the requirements of Appendix D of the South Dublin County Development Plan 1998 in respect of the 'Siting and Design of Rural Dwellings'. The proposed development would contravene materially a development objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 4 The proposed development appears to affect a structure which is a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994, a Protected Structure and a 'List 2' structure in the South Dublin County Development Plan 1998.
- 5 The laneway serving the site is substandard in vertical/horizontal alignment and is not wide enough for two cars to pass safely while the submitted plans do not indicate visibility splays at the access point. As such the proposed development would endanger public safety by reason of traffic hazard.