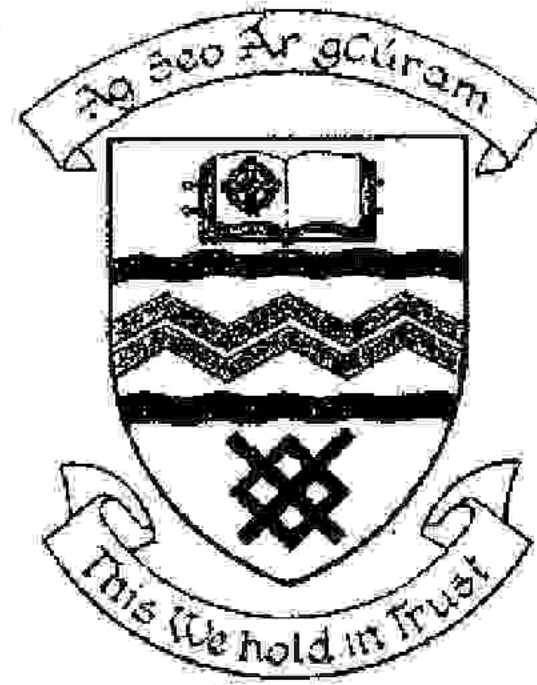


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0390	
1. Location	Coolmine, Saggart, Co. Dublin.		
2. Development	Dormer style house, septic tank and access road.		
3. Date of Application	08/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Miss E. Humphries, Address: Coolmine, Saggart,		
5. Applicant	Name: Miss E. Humphries, Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1726 Date 01/08/2000	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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 1726	Date of Decision 01/08/2000
Register Reference S00A/0390	Date 08/06/00

Applicant Miss E. Humphries,
Development Dormer style house, septic tank and access road.
Location Coolmine, Saggart, 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

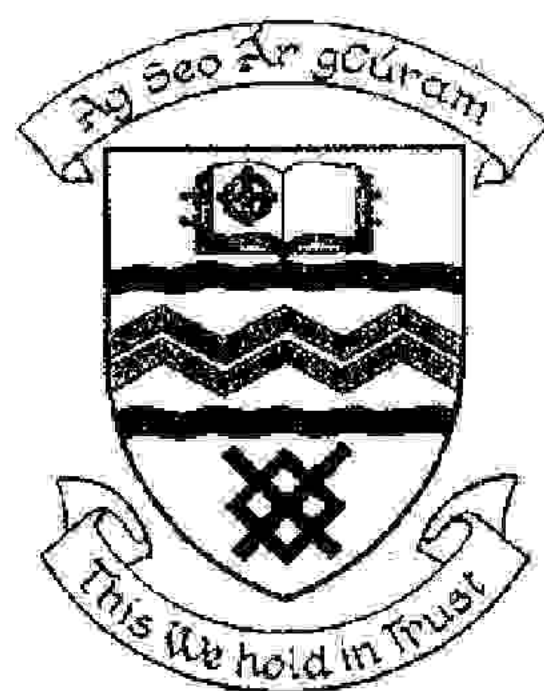
..... *MS* 01/08/00
for SENIOR ADMINISTRATIVE OFFICER

Miss E. Humphries,
Coolmine,
Saggart,
Co. Dublin.

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REG REF. S00A/0390

Reasons

- 1 The development as proposed has a road frontage of only 5 metres. The development as proposed constitutes inappropriate backland development in an unserviced rural area. The development would set a precedent for further such development in this area and would be contrary to the proper planning and development of the area.
- 2 The development would contravene materially Condition No. 2 of decision to Grant Planning Permission under Reg. Ref. S99A/0588 which states 'This permission is for the erection of one no. dwelling only on site adjoining the public road...' The second number dwelling on a site approximating that of the current proposed development was omitted from the development as granted planning permission. The development would contravene materially a condition attached to an existing permission for development.
- 3 The site frontage proposed is only 5 metres and as such would not allow for the provision of adequate vision splays. A grant of planning permission would endanger public safety by reason of a traffic hazard.
- 4 It is an objective of the South Dublin County Development Plan 1998 as stated in Section 3.4.22.vi thereof that road frontage provision on rural dwelling sites should generally be at least 60 metres so as to preserve the rural amenity of the area. The development as proposed would contravene materially a development objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 5 The development as proposed does not meet the requirements of the Planning Authority with regard to the treatment and disposal of domestic effluent. The development as proposed would be prejudicial to public health.