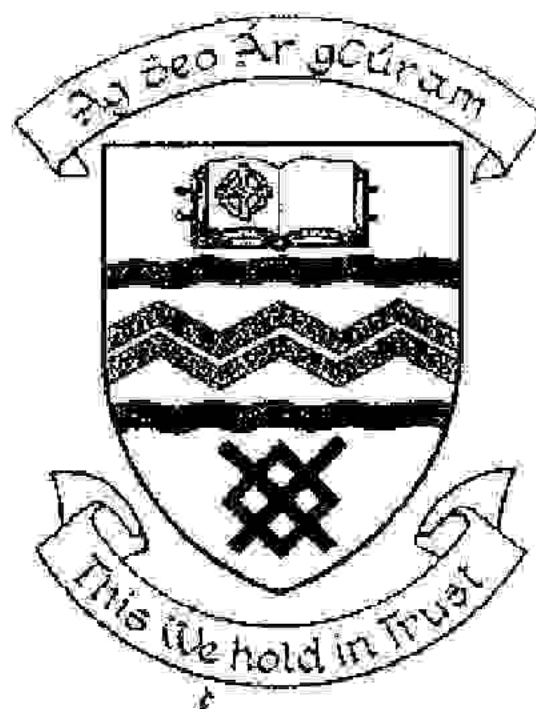


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0362	
1. Location	Badgerhill, Kill, Co. Dublin.		
2. Development	Construct a dormer bungalow, septic tank with effluent treatment system, well and new entrance. Also to construct American style barn, stabling for 15 horse boxes, tack room and ancillary services, also to construct effluent tank for foul water.		
3. Date of Application	29/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Joe Diggins, Address: Red Gap, Rathcoole,		
5. Applicant	Name: Mr. Joe Diggins, Address: Red Gap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1668 Date 27/07/2000	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

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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 1668	Date of Decision 27/07/2000
Register Reference S00A/0362	Date 29/05/00

Applicant Mr. Joe Diggins,

Development Construct a dormer bungalow, septic tank with effluent treatment system, well and new entrance. Also to construct American style barn, stabling for 15 horse boxes, tack room and ancillary services, also to construct effluent tank for foul water.

Location Badgerhill, Kill, 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.

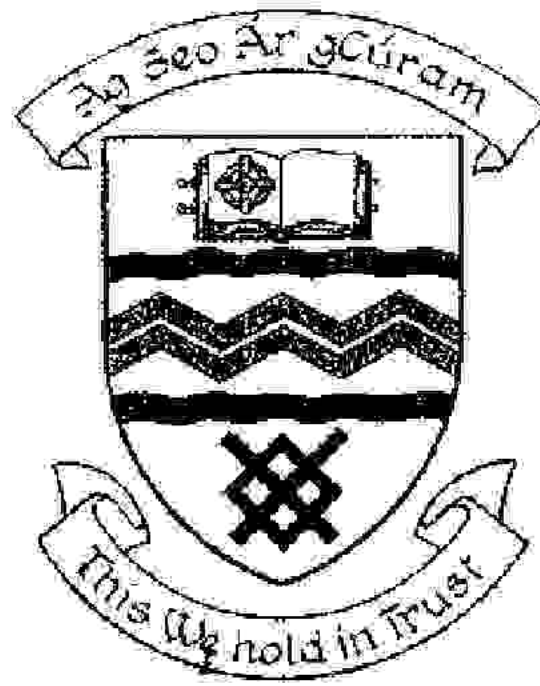
for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER 27/07/00

Mr. Joe Diggins,
Red Gap,
Rathcoole,
Co. Dublin.

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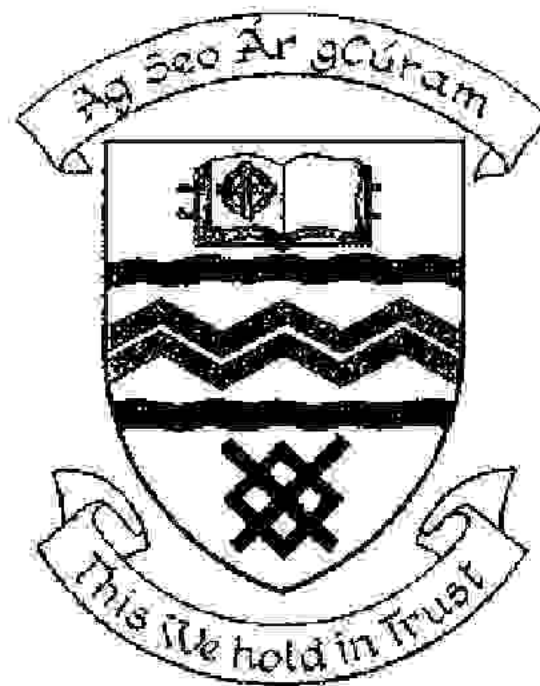
Reasons

- 1 The site of the proposed development is located in an area zoned 'B' 'to protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin County Development Plan, 1998. Within areas zoned thus it is Development Plan policy that dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or the applicants have close family ties with the rural community. It is the opinion of the Planning Authority that on the basis of the limited information submitted with the application the applicant has not satisfied the criteria outlined above. The proposal would contravene materially a zoning objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 2 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development in an unserviced rural area. The proposed development would lead to demands for the uneconomic provision of services in a rural area and would set a precedent for further such development. The proposed development by virtue of the precedent it would set and the lack of adequate vision splays would endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and development of the area.
- 3 The design of the proposed development does not comply with the recommendations of Appendix D of the South Dublin County Development Plan 1998 and would contravene materially a development objective of the Development Plan.
- 4 The applicant has submitted insufficient information regarding the ability of the site to accommodate a domestic effluent treatment system and in respect of the storage and disposal of waste from the proposed stables. A grant of planning permission would be prejudicial to public health.
- 5 The applicant has not demonstrated that he can meet the required setback requirements from the existing ESB pylon

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and powerlines which traverse the site. In the absence of
such a grant of planning permission must be considered
contrary to the proper planning and development of the area.