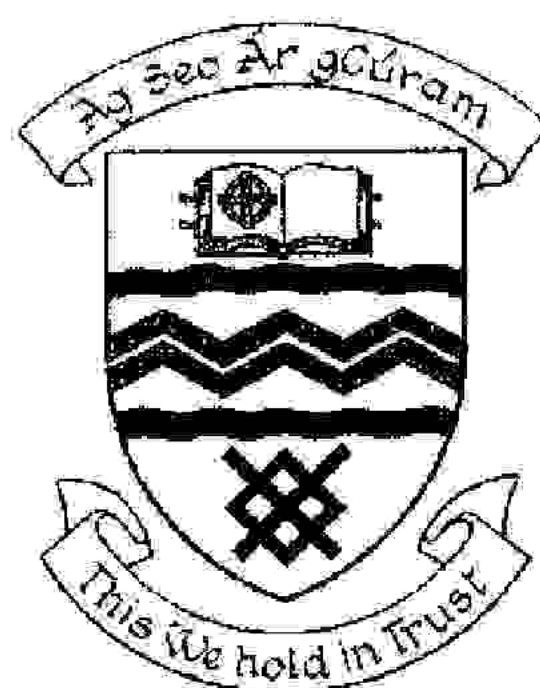


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0276	
1. Location	Ringwood, Hazelhatch, Co. Dublin.		
2. Development	Construct dwelling and biocycle treatment plant.		
3. Date of Application	25/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Joseph Warren, Eng. Tech., Address: 21 Moanbane Park, Kilcullen,		
5. Applicant	Name: Kevin & Nuala Decy Address: 25 Monastery Rise, Clondalkin		
6. Decision	O.C.M. No. 1352  Date 21/06/2000	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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,  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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Dublin 24.

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

Decision Order Number 1352	Date of Decision 21/06/2000
Register Reference S00A/0276	Date 25/04/00

Applicant Kevin & Nuala Decy  
Development Construct dwelling and biocycle treatment plant.  
Location Ringwood, Hazelhatch, 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 OUTLINE PERMISSION in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*J-H*  
for SENIOR ADMINISTRATIVE OFFICER 22/06/00

Joseph Warren, Eng. Tech.,  
21 Moanbane Park,  
Kilcullen,  
County Kildare.

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REG REF. S00A/0276

Reasons

- 1 The site of the proposed development is located in an area zoned in the County Development Plan with the objective, "to protect and improve rural amenity and to provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan Policy RH1, to restrict the spread of one off housing into the rural, mountain and high amenity zones, in order to protect the character and amenity value of such areas, and to promote the achievement of sustainable development. It is considered that the applicant has not demonstrated that the proposed development is in accordance with Council policy RH1. The proposed development would, therefore, contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 2 The proposed development has inadequate road frontage; would contribute to ribbon development; would endanger public safety by reason of traffic hazard, due to additional traffic turning movements on a substandard rural road network; would lead to demands for the uneconomic provision of public services in an area where they are not proposed; would constitute an undesirable precedent for further similar development in the vicinity; and would not be in accordance with the Council's sustainable development objectives. The proposed development would, therefore, contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.