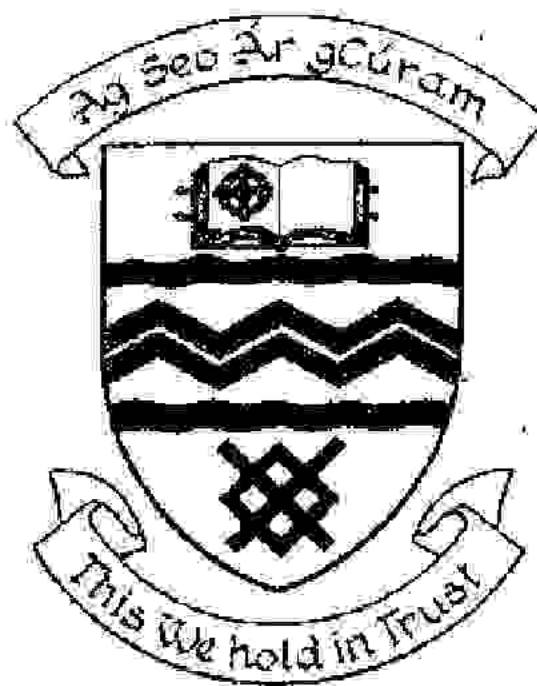


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0240	
1. Location	Calliaghstown, Rathcoole.		
2. Development	Gate lodge, domestic garage, two storey dwelling, 13 stables, septic tank and percolation area and new entrance.		
3. Date of Application	13/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: G & L Property Investments Ltd., Address: Mercantile House, 52-53 Main Street,		
5. Applicant	Name: Florence Sheppard, Address: Baronsland, Usk, Dunlavin, Co. Wicklow.		
6. Decision	O.C.M. No. 1265 Date 09/06/2000	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.

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

Decision Order Number 1265	Date of Decision 09/06/2000
Register Reference S00A/0240	Date 13/04/00

Applicant Florence Sheppard,

Development Gate lodge, domestic garage, two storey dwelling, 13
stables, septic tank and percolation area and new entrance.

Location Calliaghstown, Rathcoole.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

JH
.....
for SENIOR ADMINISTRATIVE OFFICER

09/06/00

G & L Property Investments Ltd.,
Mercantile House,
52-53 Main Street,
Portlaoise,
Co. Laois.

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REG REF. S00A/0240

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 Council 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 where the applicant has close family ties with the rural community. It is the opinion of the Planning Authority that the applicants have not fully satisfied the criteria outlined above. The proposal would contravene materially a development objective stated in the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic and turning movements at an access where vision splays are sub-standard and where there is a solid white centreline.
- 3 The design, height and scale of the proposed two-storey dwelling is considered to be contrary to the provisions of Appendix D of the South Dublin County Council Development Plan 1998 'Guidelines on the Siting and Design of Rural Dwellings'. 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.
- 4 Insufficient details have been lodged in respect of the provision of septic tanks and percolation areas on the site and in respect of the provision of water storage and disposal facilities for the proposed stables. A grant of planning permission would be prejudicial to public health.