

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0107	
1. Location	Kilmactalway, Baldonnell Road, County Dublin		
2. Development	Construct a dormer bungalow, domestic garage, puraflo treatment plant, boundary fences, entrance and gate		
3. Date of Application	22/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. Lawlor & E. Forde Address: Kilmactalway, Baldonnell Road,		
5. Applicant	Name: P. Lawlor & A.E. Forde Address: Kilmactalway, Baldonnell Road, County Dublin		
6. Decision	O.C.M. No. 1065 Date 18/05/2000	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
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1065	Date of Decision 18/05/2000
Register Reference S00A/0107	Date 22/02/00

Applicant P. Lawlor & A.E. Forde

Development Construct a dormer bungalow, domestic garage, puraflow treatment plant, boundary fences, entrance and gate

Location Kilmactalway, Baldonnell Road, County Dublin

Floor Area Sq Metres

Time extension(s) up to and including 19/05/2000

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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

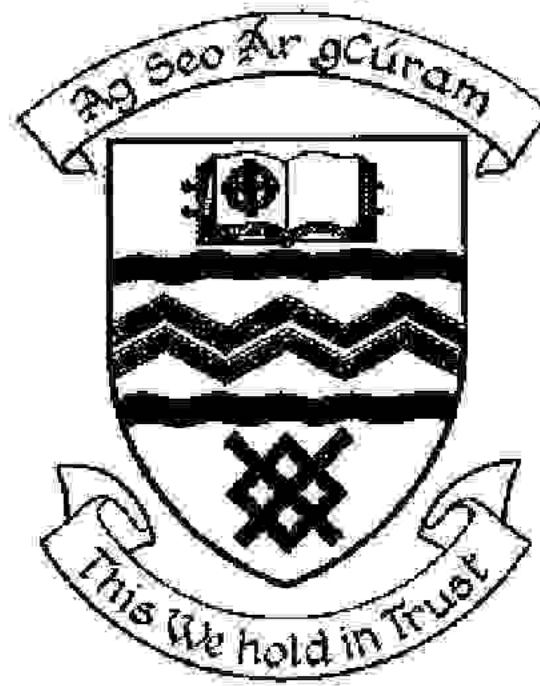
18/05/00

P. Lawlor & E. Forde
Kilmactalway,
Baldonnell Road,
County Dublin.

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Reasons

- 1 The proposed development would contravene materially a development objective indicated in the South Dublin County Development Plan, 1998, for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'B' - "to protect and improve rural amenity and to provide for the development of agriculture". The proposed development would thus be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 2 The proposed development would contravene the policies of the South Dublin County Development Plan, 1998, regarding dwellings in rural areas as set out in Paragraph 2.3.1(ii) in that the applicant has not satisfactorily demonstrated a genuine need to reside in proximity to employment which is related to the rural community, nor reason of close established family ties with the rural community. The proposed development would thus be contrary to the proper planning and development of the area.
- 3 In the absence of the required details concerning the location of neighbouring septic tanks, percolation areas or soakpits, it is considered that the applicant has failed to demonstrate the suitability of the site for the satisfactory disposal and treatment of foul effluent. The proposal is therefore considered to be prejudicial to public health.
- 4 The applicant's reliance on a third party to achieve adequate vision splays is not acceptable. The proposed development would endanger public safety by reasons of a traffic hazard due to the generation of additional traffic and turning movements on a substandard rural road network and at a location where sight distance is substandard.
- 5 The proposed development of this backland, random site with no road frontage conflicts with the Development Plan's requirements of a minimum of 60m road frontage, is an inappropriate form of development in a rural area and would conflict with the character of the area. In addition, the granting of permission would constitute an undesirable precedent for further similar development proposals. The

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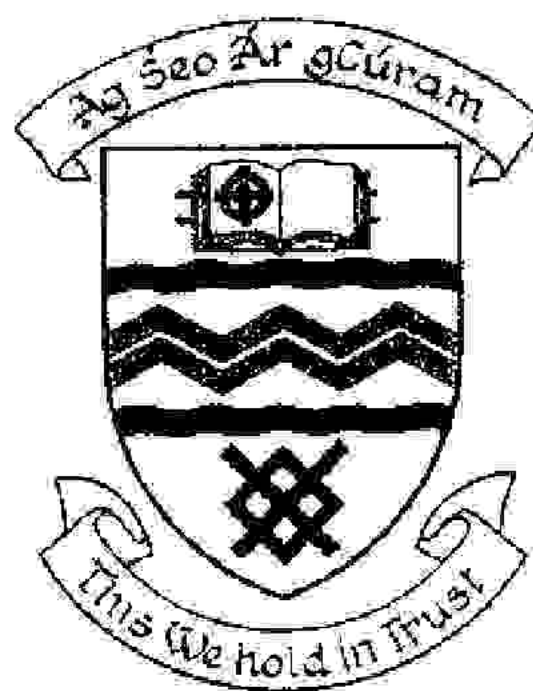
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REG. REF. S00A/0107

proposal does not therefore conform with the proper planning
and development of the area.

- 6 The proposed development would contribute to ribbon
development in the area and would lead to demands for the
uneconomic provision of public services in an area where
these are neither available nor proposed. The proposed
development would therefore be contrary to the proper
planning and development of the area.

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

Decision Order Number 0837	Date of Decision 20/04/2000 <i>MA</i>
Register Reference S00A/0107	Date 22/02/00

Applicant P. Lawlor & A.E. Forde
App. Type Permission
Development Construct a dormer bungalow, domestic garage, puraflo
treatment plant, boundary fences, entrance and gate
Location Kilmactalway, Baldonnell Road, County Dublin

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 19/05/2000

Yours faithfully

ps
..... 20/04/00
for SENIOR ADMINISTRATIVE OFFICER

P. Lawlor & E. Forde
Kilmactalway,
Baldonnell Road,
County Dublin.