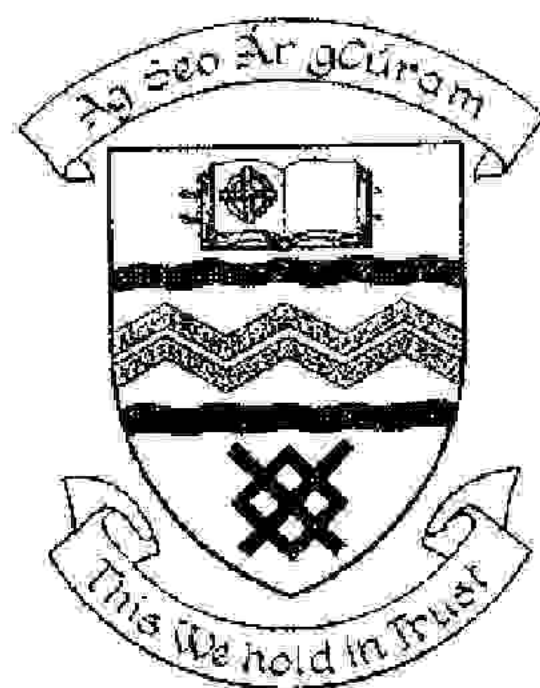


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0061	
1. Location	Woodtown Nurseries, Stocking Lane, Dublin 16.		
2. Development	New dwelling and septic tank.		
3. Date of Application	07/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Oran Symes, Address: Woodtown Nurseries, Stocking Lane,		
5. Applicant	Name: Oran Symes, Address: Woodtown Nurseries, Stocking Lane, Dublin 16.		
6. Decision	O.C.M. No. 0706  Date 05/04/2000	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,  
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 OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0706	Date of Decision 05/04/2000
Register Reference S00A/0061	Date 07/02/00

Applicant Oran Symes,  
Development New dwelling and septic tank.  
Location Woodtown Nurseries, Stocking Lane, Dublin 16.

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.

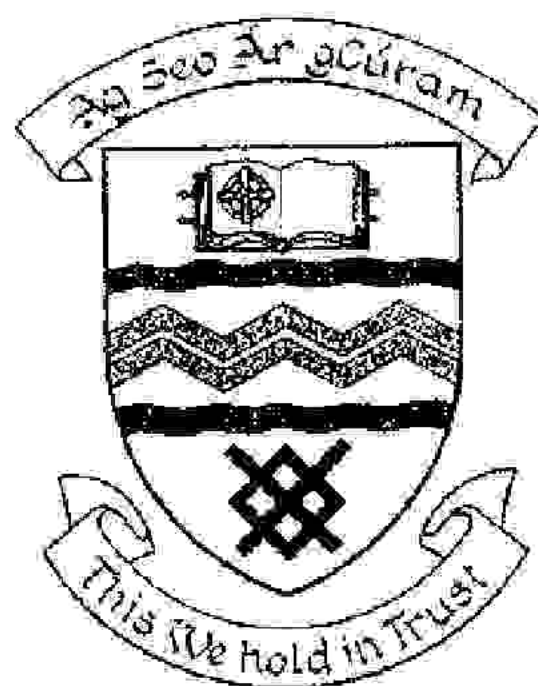
for the (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER 05/04/00

Oran Symes,  
Woodtown Nurseries,  
Stocking Lane,  
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

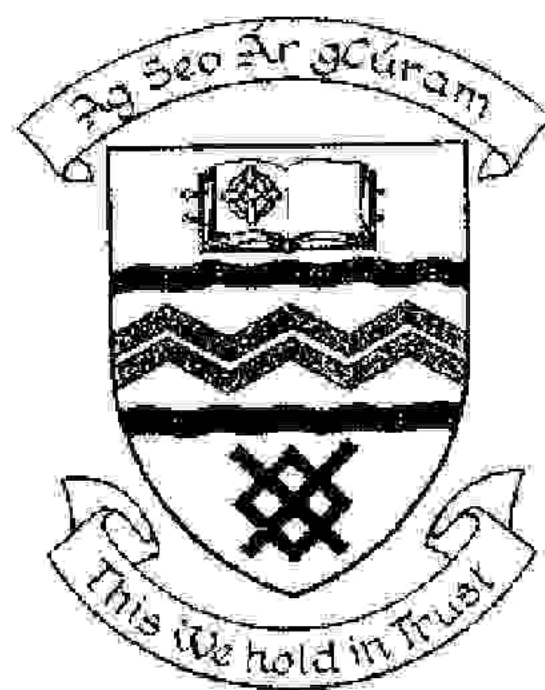
Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0061

Reasons

- 1 The subject site is located within an area zoned 'B', "to protect and improve rural amenity and to provide for the development of agriculture". Section 2.3.1.ii of the Development Plan states that if dwellings are to be permitted in areas zoned 'B' that the applicants can establish a genuine need to reside in proximity to their employment and that employment being related to the rural community or the applicants have close family ties with the rural community. No such supporting information was submitted with this application and as such it must be considered that applicant and/or proposal does not meet with the requirements of the zoning objective. The proposed development would therefore, materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 The change of use from horticultural nursery to residential is considered to be contrary to the zoning objective of the site which states "to protect and improve rural amenity and to provide for the development of agriculture".
- 3 The proposed development does not comply with the recommended minimum for road frontage of 60 metres for dwellings in rural areas as stated in Section 3.4.22.vi of the South Dublin County Development Plan 1998. The proposed development would therefore, be contrary to the proper planning and development of the area.
- 4 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for similar developments in the area. The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements at a location where vision is deficient as a result of substandard vision splays.
- 5 The site is subject to an objective in the 1998 South Dublin County Development Plan to protect and preserve trees and woodlands. Any development on site would therefore have to

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

REG. REF. S00A/0061

take cognisance of this objective. However, the current application has not addressed this issue and a detailed tree survey has not been prepared so as to illustrate compliance with this objective.

- 6 The zoning of the area requires that residential development be considered in accordance with Section 3.4.22 of the South Dublin County Development Plan 1998. This section specifies the criteria to be met by applications for dwellings in rural areas. These include: design, road frontage, vehicular access, septic tank drainage, reservoir catchment and water supply. The proposed development does not satisfy all of these requirements. The proposed development would therefore, materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 7 The submitted plans do not indicate the relationship of the proposed development to the existing 15" watermain crossing the site. As such the proposed development is considered to be prejudicial to public health.