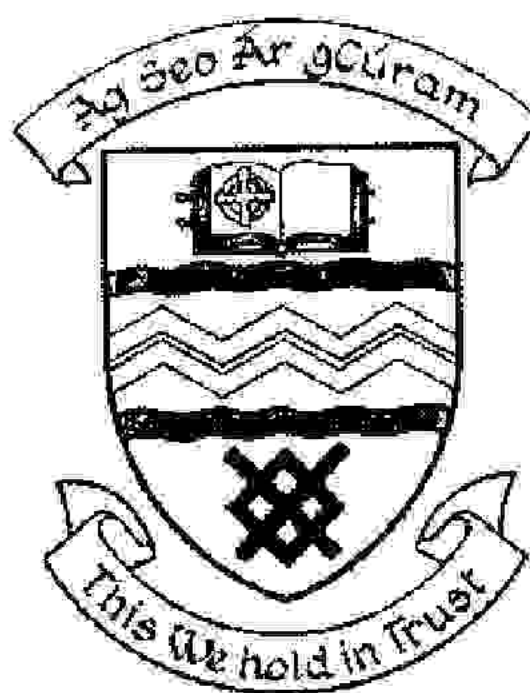


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0036	
1. Location	Crockshane, Rathcoole, Co. Dublin.		
2. Development	Dwelling and biocycle water system.		
3. Date of Application	27/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Grainne Mallon and Associates, Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Mary Kelly and David Gordon, Address: Coolmine, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0599 Date 23/03/2000	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,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0599	Date of Decision 23/03/2000
Register Reference S00A/0036	Date 27/01/00

Applicant Mary Kelly and David Gordon,
Development Dwelling and biocycle water system.
Location Crockshane, Rathcoole, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

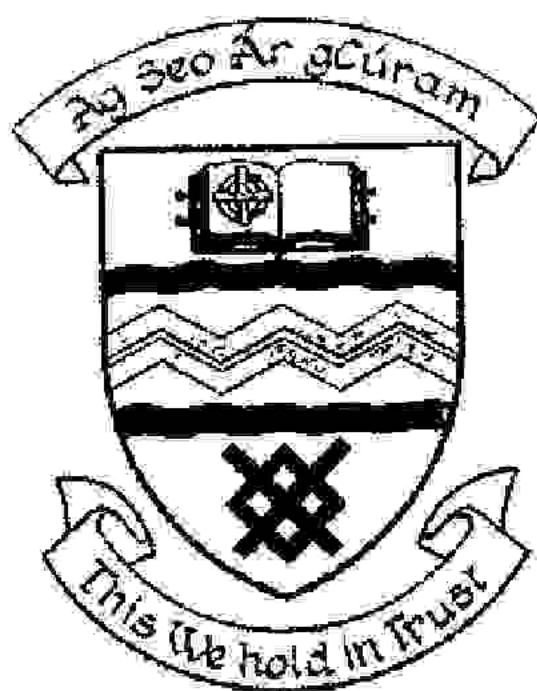
23/03/00

Grainne Mallon and Associates,
6 Merrion Square,
Dublin 2.

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REG REF. S00A/0036

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 close family ties with the rural community. While the agent has submitted a letter stating that the applicant attended school in the near village of Rathcoole no landholding map or map showing the location of the existing family home is located has been lodged with the application. It is the opinion of the Planning Authority that the applicants have not fully satisfied the criteria outlined above. The proposal is considered contrary to the zoning objective of the Development Plan.
- 2 A large dormer style dwelling house on this open and elevated site would be visually obtrusive at this location and would be contrary to the proper planning and development of the area and the zoning objective for the area in the Development Plan. The proposed design does not accord with the Guidelines on the Siting and Design of Rural Dwellings in Appendix D of the South Dublin County Development Plan, 1998.
- 3 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development in an unserviced rural area and on a substandard road network. 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 would endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and development of the area.