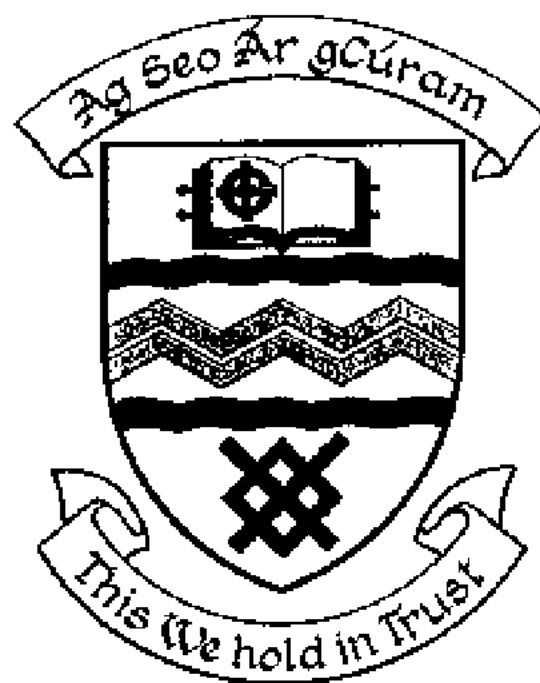


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0935	
1. Location	Coolmine, Saggart, Co. Dublin.		
2. Development	Construct a split-level bungalow, with roof dormer windows and biocycle sewage system.		
3. Date of Application	22/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Richard Callaghan, Address: 41 Boyne Court, Harolds Cross,		
5. Applicant	Name: Mr. Martin Considine, Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0337 Date 18/02/2000	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 0337	Date of Decision 18/02/2000 <i>MA</i>
Register Reference S99A/0935	Date 22/12/99

Applicant Mr. Martin Considine,
Development Construct a split-level bungalow, with roof dormer windows
and biocycle sewage system.
Location Coolmine, Saggart, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

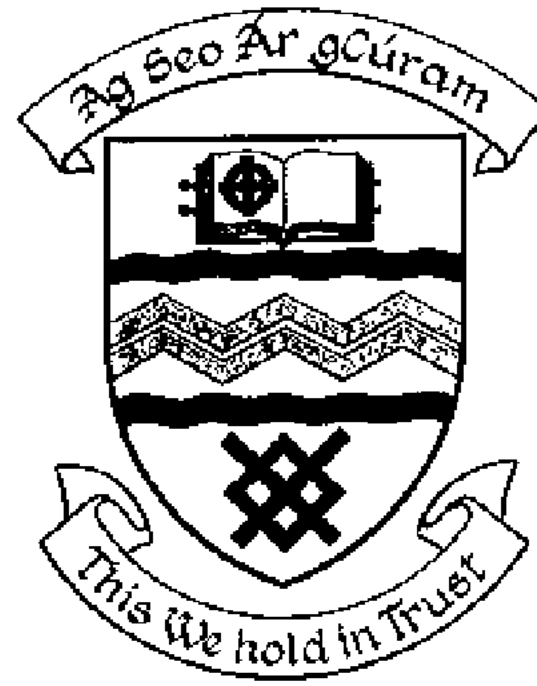
MA
..... 18/02/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. Richard Callaghan,
41 Boyne Court,
Harolds Cross,
Dublin 6W.

**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. S99A/0935

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 thus zoned 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 have close family ties with the rural community. It is the opinion of the Planning Authority that the applicant has not demonstrated he can satisfy the criteria outlined above. The proposal would contravene materially a development objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 2 Vision splays at the proposed access point are substandard. The additional traffic turning movements generated by the proposed development at a location where visibility is substandard would endanger public safety by reason of a traffic hazard.
- 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.
- 4 The grant of planning permission for a dwelling house of the height and scale proposed on an exposed elevated site within an area zoned 'B' 'to protect and improve rural amenity and provide for the development of agriculture' would contravene materially a development objective of the Development Plan and be contrary also to the provision of the Development Plan in respect of residential development in rural areas.