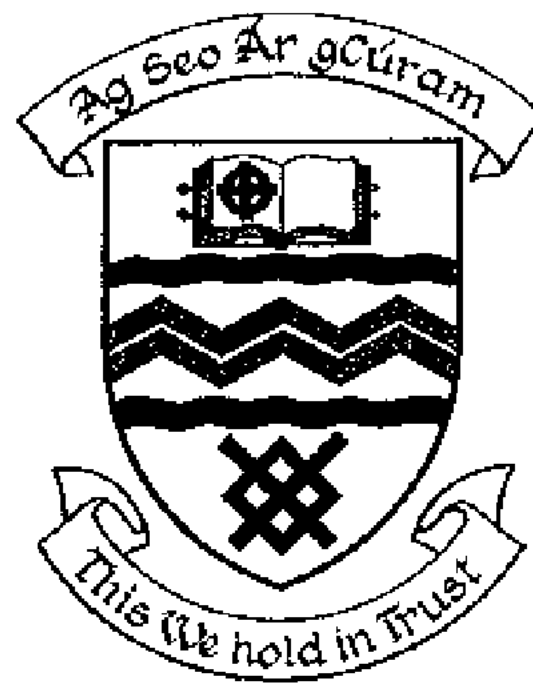


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0873	
1. Location	Ard Aoibhinn, Redgap, Rathcoole, Co. Dublin.		
2. Development	Bungalow and septic tank.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorraine Ni Bhroin & Donal O Dulaing, Address: 1 Thornhill Gardens, Celbridge,		
5. Applicant	Name: Lorraine Ni Bhroin & Donal O Dulaing, Address: 1 Thornhill Gardens, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 0241 Date 08/02/2000	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**



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

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

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

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

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

Decision Order Number 0241	Date of Decision 08/02/2000
Register Reference S99A/0873	Date 10/12/99,

Applicant Lorraine Ni Bhroin & Donal O Dulaing,
Development Bungalow and septic tank.
Location Ard Aoibhinn, Redgap, 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.

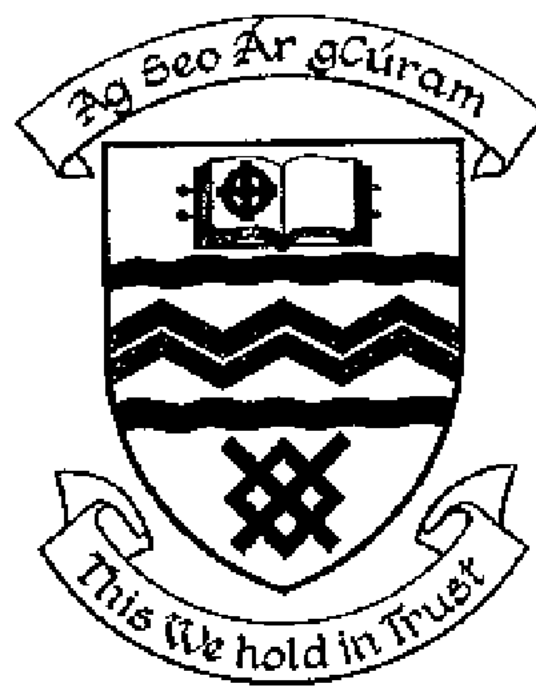
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

08/02/00

Lorraine Ni Bhroin & Donal O Dulaing,
1 Thornhill Gardens,
Celbridge,
Co. Kildare.

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REG REF. S99A/0873

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 the applicants 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 is considered contrary to the zoning objective of the Development Plan.
- 2 The proposed development would result in the encroachment of ribbon development on an elevated site and would set a precedent for further similar developments and further subdivision of existing of small agricultural holdings. The proposed development is therefore, considered to be contrary to the proper planning and development of the area.
- 3 The additional traffic and turning movements which would result from the proposed development on a road network that is sub-standard in terms of footpaths, public lighting, drainage and horizontal and vertical alignment and surfacing would endanger public safety by reason of a traffic hazard.
- 4 Insufficient information has been lodged with regard to the disposal of domestic effluent on site as such the proposed development would be prejudicial to public health.