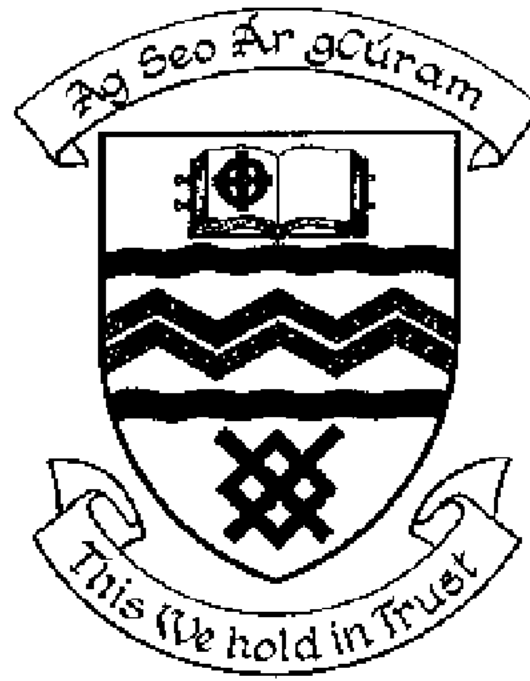


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0856	
1. Location	To side of The Hollow, Spawell, Dublin 6W.		
2. Development	Dormer bungalow.		
3. Date of Application	01/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Maria Sweeney, Address: The Hollow, Spawell,		
5. Applicant	Name: Maria Sweeney, Address: The Hollow, Spawell, Tallaght Road, Dublin 6W.		
6. Decision	O.C.M. No. 0166 Date 28/01/2000	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.

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

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

Decision Order Number 0166	Date of Decision 28/01/2000 <i>LM</i>
Register Reference S99A/0856	Date 01/12/99

Applicant Maria Sweeney,
Development Dormer bungalow.
Location To side of The Hollow, Spawell, Dublin 6W.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

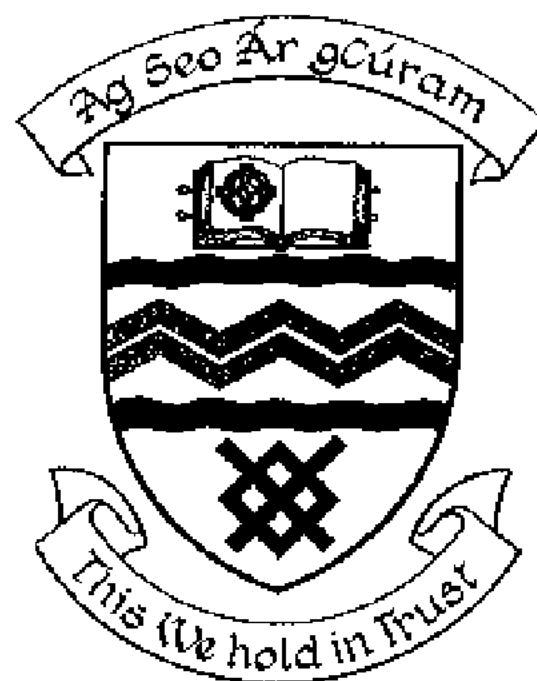
LM
..... 28/01/00
for SENIOR ADMINISTRATIVE OFFICER

Maria Sweeney,
The Hollow,
Spawell,
Tallaght Road,
Dublin 6W.

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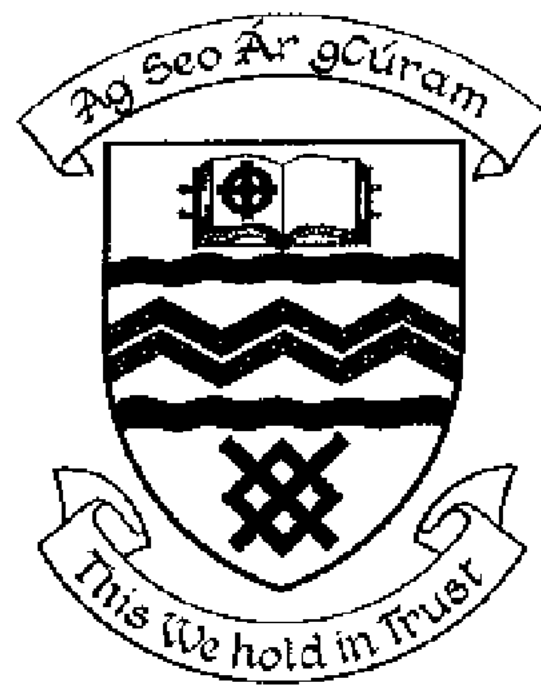
Reasons

- 1 The proposed development would materially contravene zoning objective G of the South Dublin County Council Development Plan 1998 "to protect and improve high amenity areas". The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would lead to the erosion of the lands zoned to protect and improve a high amenity area which must be protected to provide for the creation of a Dodder Valley Linear Park within the vicinity. Thus the development would be contrary to the proper planning and development of the area.
- 2 The proposed development would materially contravene the policies of the South Dublin County Council Development Plan 1998 regarding developments within areas of High Amenity as set out in policy 2.3.1.iv which states that "within areas designated with zoning objective G, dwellings will only be permitted where the applicant can demonstrate a genuine need for housing in the area and the development is directly related to the area's amenity potential or to its use for agriculture". As the applicant does not fulfil the requirements of this policy, it is considered that the development would be contrary to the proper planning and development of the area.
- 3 The site boundaries and layout shown on drawings submitted with this application indicate that the extensive side garden on the neighbouring dwelling, The Hollow, Spa Well, would be incorporated into the proposed development. The proposed development would thus seriously injure the amenities, or depreciate the value, of property in the vicinity.
- 4 The proposed development would endanger public safety by reason of a traffic hazard or obstruction of road users or otherwise due to the following reasons:
 - (a) The junction of this road with the dual carriageway is next to where the hard shoulder ends and the carriage way widens to 3 lanes approaching the traffic lights on the roundabout. Confusion will be

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created here for motorists who cannot distinguish between vehicles indicating to turn left into the road or left into the inside lane. This confusion will endanger public safety by reason of a traffic hazard.

- (b) The proposed development by itself or by the precedent which a grant of permission for it would set for other developments, would adversely affect the use of a National Secondary Route by traffic.
- (c) As this road access is a left in left out only, vehicles using it will have to use the Interchange roundabout or the Wellington Road roundabout for turning movements thereby reducing the capacity of these roundabouts.