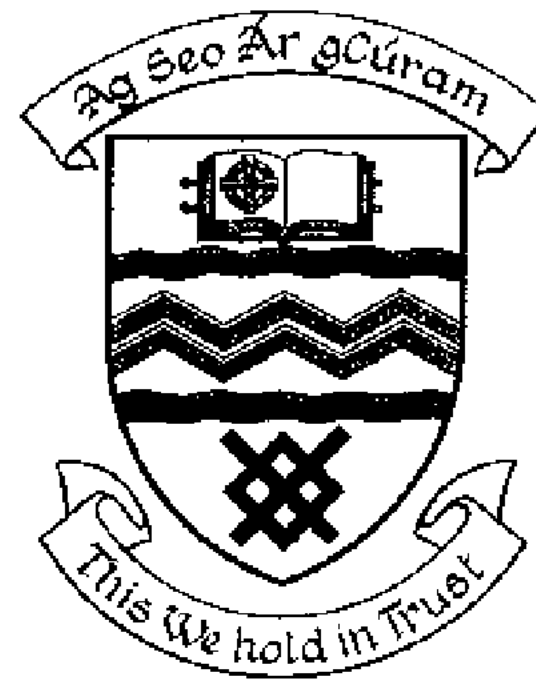


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0787	
1. Location	Old Naas Road, Kingswood, Baldonnell.		
2. Development	Residential development of 32 houses, with filter based treatment plant.		
3. Date of Application	08/11/99.	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oisín Gary BArch F.R.I.A.I., Address: 47 Shanganagh Vale, Loughlinstown,		
5. Applicant	Name: Rilmount Developments Limited, Address: Brownsbarn, Baldonnell, South County Dublin.		
6. Decision	O.C.M. No. 2864 Date 22/12/1999	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,
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**PLANNING
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P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2864	Date of Decision 22/12/1999
Register Reference S99A/0787	Date 08/11/99

Applicant Rilmount Developments Limited,
Development Residential development of 32 houses, with filter based treatment plant.
Location Old Naas Road, Kingswood, Baldonnell.

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

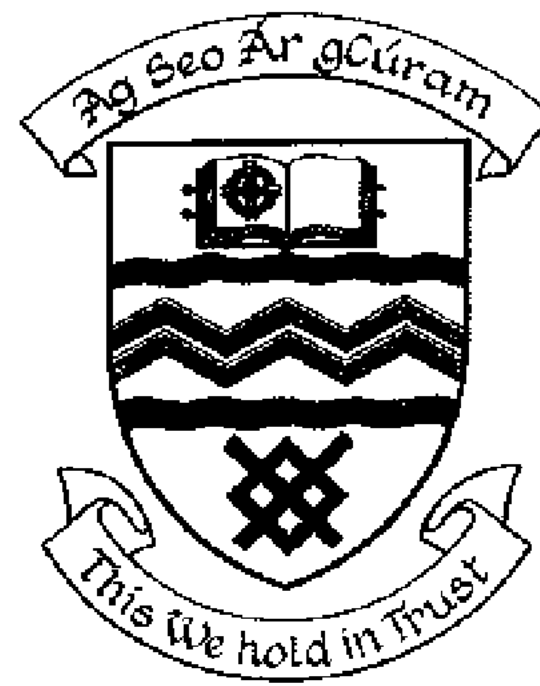
[Signature]
..... 22/12/99
for SENIOR ADMINISTRATIVE OFFICER

Oisín Gary BArch F.R.I.A.I.,
47 Shanganagh Vale,
Loughlinstown,
Dublin 18.

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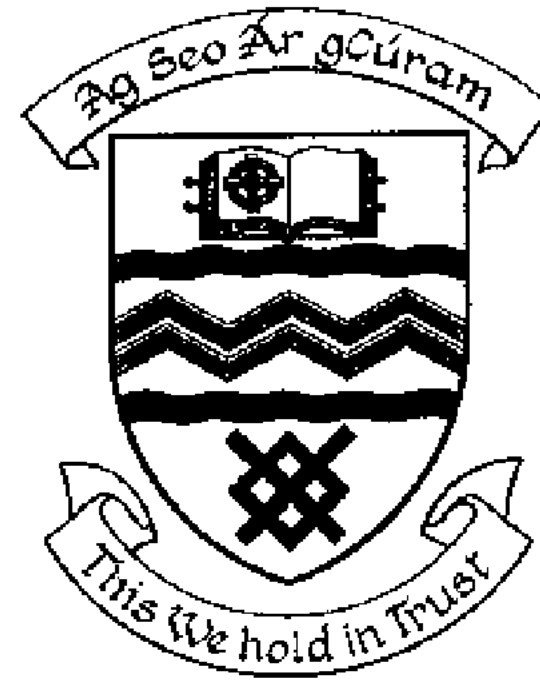
Reasons

- 1 Development of the kind proposed on the land would be premature by reference to an existing deficiency in the public foul sewerage facilities in the area.
- 2 The provision of percolation areas in public open space areas is unacceptable to the Planning Authority. The development as proposed would be prejudicial to public health.
- 3 The open space provision is of a type which will not be taken in charge by the Local Authority due to the high maintenance requirements. A grant of planning permission for the development as proposed would be contrary to the proper planning and development of the area.
- 4 It is considered that the layout and design of the proposed development does make full use of the site area available. This is especially so in respect of the large area of land which has been dedicated as private rear garden areas especially at the north western end of the site. The development is considered to be contrary to the provisions of the South Dublin County Development Plan 1998 in respect of the sustainable development of the area and is considered to be contrary to the proper planning and development of the area.
- 5 The proposed development does not meet the requirements of the Development Plan in respect of the provision of off street car parking and does not meet the requirements of the Planning Authority in respect of the provision of vision splays. The development would be contrary to the provisions of the Development Plan and would endanger public safety by way of traffic hazard.
- 6 The proposed development would not accord with Specific Local Objective 36 of the South Dublin County Development Plan which requires that any development in Kingswood Village be structurally and aesthetically to the highest standard.

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- 7 Insufficient details are submitted in respect of the filter based treatment plant and percolation tests. As such the proposed development must be considered prejudicial to public health.