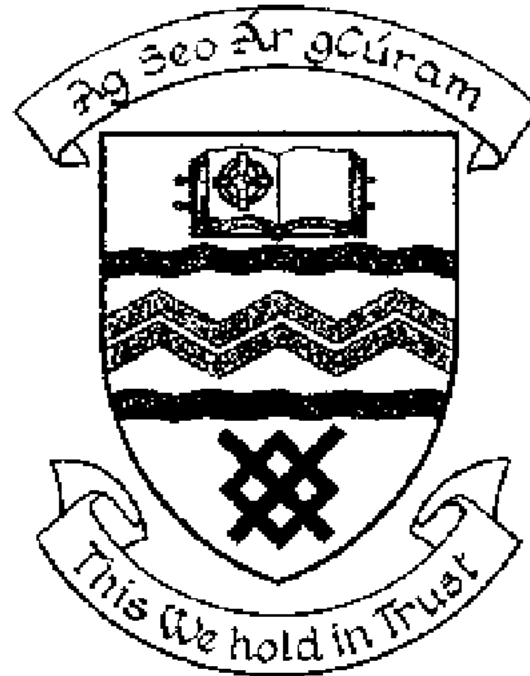


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0706
1. Location	Collegeland, Rathcoole, Co. Dublin.	
2. Development	House and septic tank.	
3. Date of Application	07/10/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 2.
4. Submitted by	Name: Robert J. Goff, Address: 44 Meadow View Grove, Hillcrest,	
5. Applicant	Name: Paul Dunbar, Address: Thomas & Marie Dunbar, Bellamar, Newcastle South, Newcastle, Co. Dublin.	
6. Decision	O.C.M. No. 2685 Date 03/12/1999	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,
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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**

P.O. Box 4122,
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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 2685	Date of Decision 03/12/1999
Register Reference S99A/0706	Date 07/10/99

Applicant Paul Dunbar,
Development House and septic tank.
Location Collegeland, 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 OUTLINE PERMISSION in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

Robert J. Goff,
44 Meadow View Grove,
Hillcrest,
Lucan,
Co. Dublin.

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REG REF. S99A/0706

Reasons

- 1 The proposed development would endanger public safety by reason of traffic hazard, due to the generation of additional traffic turning movements on a regional route which experiences high traffic volumes. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would constitute ribbon development in a rural area, lacking certain public services and community facilities which would create a demand for the uneconomic provision of further services and facilities. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health by reason of the unsuitability of the soil for the treatment and disposal of septic tank effluent. The proposed development would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development would contravene materially a development objective indicated in the South Dublin county Development Plan, 1998, for the use solely or primarily for particular purposes i.e. zoning objective 'B' - "To protect and improve rural amenity and to provide for the development of agriculture". The proposed development would thus be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 5 The proposed development would contravene the policies of the South Dublin County Development Plan, 1998, regarding dwellings in rural areas as set out in Paragraph 2.3.1 (ii) in that the applicant has not established a genuine need to reside in the area due to proximity to employment which is related to the rural community or by reason of close established family ties with the rural community. The proposed development would thus be contrary to the proper planning and development of the area.