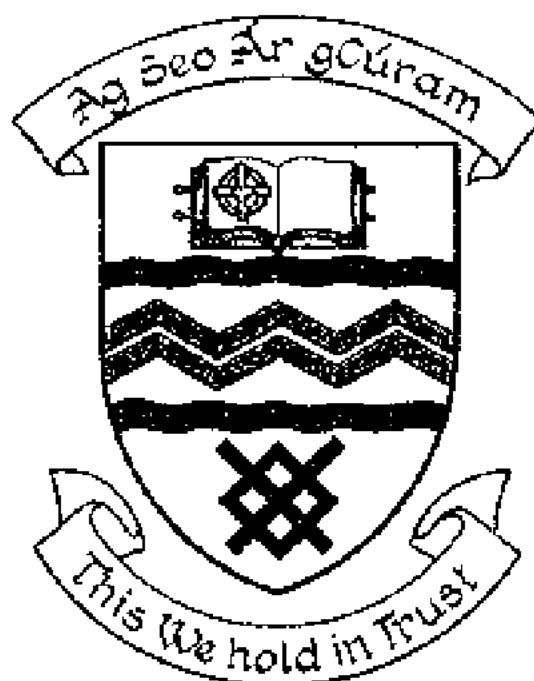


|                             |                                                                                                                                |                                                        |                 |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S99A/0660                     |                 |
| 1. Location                 | Crockshane, Rathcoole, Co. Dublin.                                                                                             |                                                        |                 |
| 2. Development              | Dwelling and biocycle waste water system.                                                                                      |                                                        |                 |
| 3. Date of Application      | 21/09/99                                                                                                                       | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission                                                                                                                     | 1.<br><br>2.                                           | 1.<br><br>2.    |
| 4. Submitted by             | Name: Grainne Mallon and Associates,<br>Address: 6 Merrion Square, Dublin 2.                                                   |                                                        |                 |
| 5. Applicant                | Name: Mary Kelly and David Gordon,<br>Address: Coolmine, Rathcoole, Co. Dublin.                                                |                                                        |                 |
| 6. Decision                 | O.C.M. No. 2509<br><br>Date 18/11/1999                                                                                         | Effect<br>RP REFUSE PERMISSION                         |                 |
| 7. Grant                    | O.C.M. No.<br><br>Date                                                                                                         | Effect<br>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. ....<br>Registrar       | .....<br>Date                                                                                                                  | .....<br>Receipt No.                                   |                 |

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
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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 PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                                          |
|------------------------------|------------------------------------------|
| Decision Order Number 2509   | Date of Decision 18/11/1999<br><i>MA</i> |
| Register Reference S99A/0660 | Date 21/09/99                            |

Applicant Mary Kelly and David Gordon,  
Development Dwelling and biocycle waste water system.  
Location Crockshane, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*MA*  
..... 18/11/99  
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon and Associates,  
6 Merrion Square,  
Dublin 2.



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REG REF. S99A/0660

**Reasons**

- 1 The site of the proposed development is located outside the development area of Rathcoole in an area zoned 'to protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin County 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 applicant has close family ties with the rural community. The application includes no detailed information in this context and therefore the proposal is considered contrary to the zoning objective in the Development Plan.
- 2 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development on a substandard rural road network which would lead to demands for the uneconomic provision of services in a rural area and would set a precedent for further such development.
- 3 The proposed development would lead to an increased volume of traffic turning movements at this location where visibility is substandard and would therefore, endanger public safety by reason of traffic hazard.
- 4 A large dormer style dwelling house on this open and elevated site would be visually obtrusive at this location and would be contrary to the proper planning and development of the area and zoning objective for the area in the Development Plan. The proposed design does not accord with the Guidelines on the Siting and Design of Rural Dwellings in Appendix D of the South Dublin County Development Plan 1998.