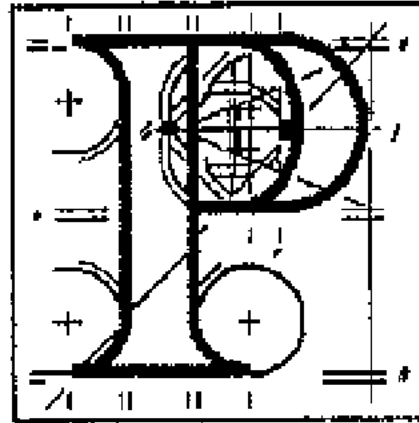


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0620	
1. Location	Crockshane, Redgap, Rathcoole, Co. Dublin.		
2. Development	Two-storey dwelling house, septic tank with percolation area and entrance onto public road.		
3. Date of Application	06/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coachhouse, 22 Aungier Street,		
5. Applicant	Name: J. F. Kehoe, Address: Springhill, Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2435 Date 04/11/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	02/12/1999	Written Representations	
9. Appeal Decision	29/06/2000	Refuse Permission	
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.	

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0620

APPEAL by J.F. Kehoe care of Philip J. Staunton Architects of The Old Coach House, 22 Aungier Street, Dublin against the decision made on the 4th day of November, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a two-storey house, septic tank with percolation area and entrance onto public road at Crockshane, Redgap, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development is located in an area zoned B in the current South Dublin County Development Plan for which the objective is to protect and improve rural amenity and to provide for the development of agriculture. This objective is considered reasonable. It is a policy of the planning authority, as set out in the Development Plan to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed. The proposed development would, therefore, contravene materially the development objective as set out in the Development Plan and be contrary to the proper planning and development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a minor road which is substandard in terms of width and because of the restricted sightlines at the proposed entrance to the site.

WPK/W