

	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			
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



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

Decision Order Number 2435	Date of Decision 04/11/1999
Register Reference S99A/0620	Date 06/09/99

Applicant J. F. Kehoe,
Development Two-storey dwelling house, septic tank with percolation area and entrance onto public road.
Location Crockshane, Redgap, 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.

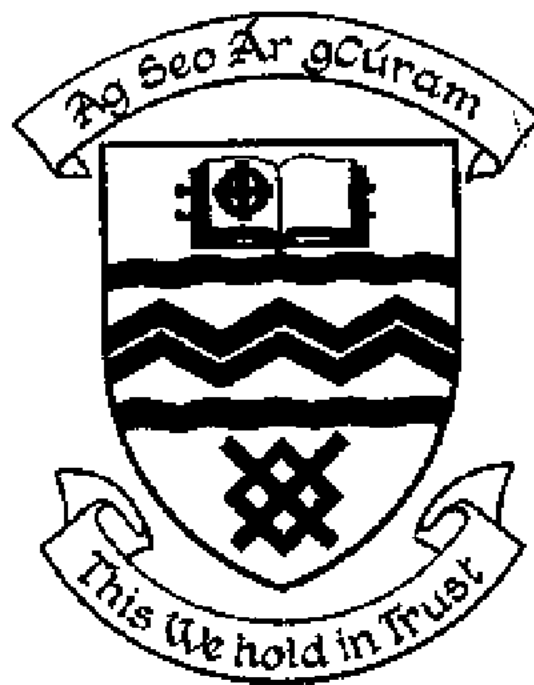
For the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for **SENIOR ADMINISTRATIVE OFFICER** 04/11/99

Philip J. Staunton Architects,
The Old Coachhouse,
22 Aungier Street,
Dublin 2.

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REG REF. S99A/0620

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 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 two storey 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 the zoning objective for the area in the Development Plan.
- 5 The proposal would materially contravene Condition No. 1 of the permission granted by Order No. P/0389/87, Reg. Ref. 86A/1677 for one house on 4.33 acres.