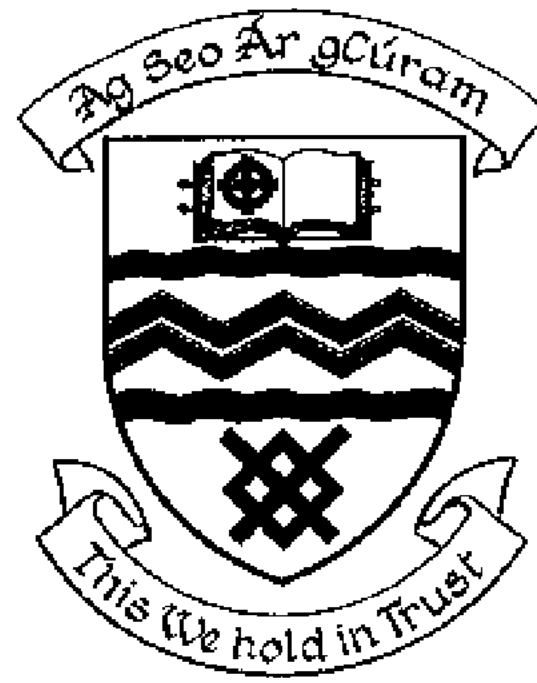


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0600	
1. Location	Tibradden Road, Kilmasogue, Dublin 16.		
2. Development	Dormer bungalow, garage and septic tank.		
3. Date of Application	30/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. P. Fitzachary, Address: "Parkview", Tibradden Road, Kilmasogue, Dublin 16.		
6. Decision	O.C.M. No. 2361 Date 28/10/1999	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,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2361	Date of Decision 28/10/1999
Register Reference S99A/0600	Date 30/08/99

Applicant Mr. P. Fitzachary,
Development Dormer bungalow, garage and septic tank.
Location Tibbradden Road, Kilmashogue, Dublin 16.

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

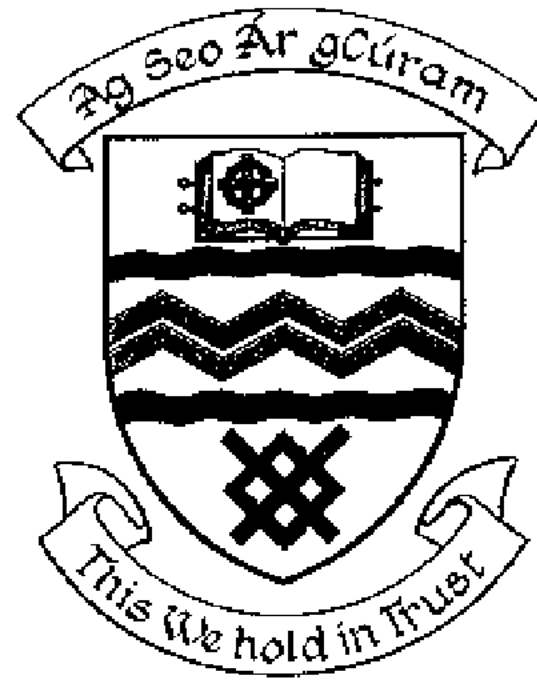
28/10/99

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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REG REF. S99A/0600

Reasons

- 1 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for similar developments in the area.
- 2 The site is within an area where the use zoning objective in the South Dublin County Development Plan 1998 is to protect and improve rural amenity and to provide for the development of agriculture. The zoning of the area requires that residential development be considered in accordance with Section 3.4.22 of the Development Plan. This section specifies the criteria to be met by applications for dwellings in rural areas. These include, design, road frontage, vehicular access, septic tank drainage, reservoir catchment and water supply. The proposed development does not satisfy all of the requirements in relation to the criteria for septic tank drainage. The proposed development would therefore be prejudicial to public health.
- 3 The proposed development does not follow the Guidelines on the Siting and Design of Rural Dwellings as per Appendix D of the South Dublin County Development Plan 1998. The proposed development would, therefore, be contrary to the use zoning objective for the area in the Development Plan in that it would detract from rural amenity.