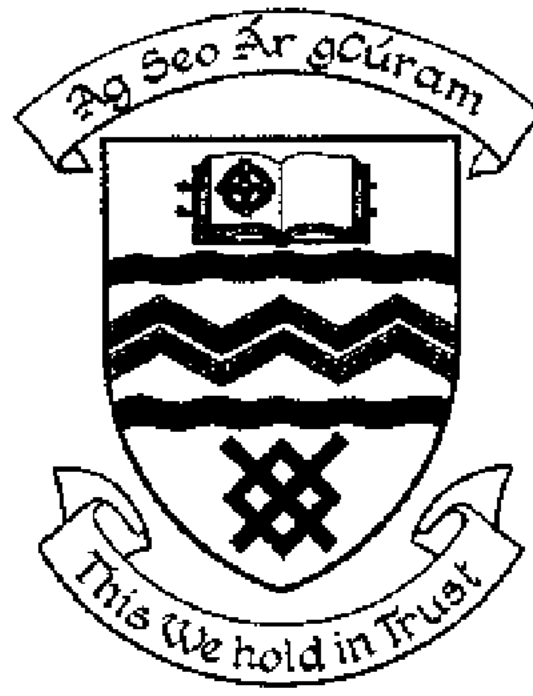


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0525	
1. Location	Land adjacent to, Granite Villa, Kilakee Road, Rathfarnham, Co. Dublin.		
2. Development	Erection of one four bedroom house, driveway site entrance, new crossover to existing road.		
3. Date of Application	30/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/08/1999 2.	1. 27/08/1999 2.
4. Submitted by	Name: Simon Hoe Architect, Address: Lower Ground Floor, 16 Royal Terrace West,		
5. Applicant	Name: Mr. F. O'Keefe, Address: Granite Villa, Kilakee Road, Rathfarnham, Co. Dublin.		
6. Decision	O.C.M. No. 2108 Date 28/09/1999	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 2108	Date of Decision 28/09/1999 <i>MA</i>
Register Reference S99A/0525	Date 30/07/99

Applicant Mr. F. O'Keefe,
Development Erection of one four bedroom house, driveway site entrance,
new crossover to existing road.
Location Land adjacent to, Granite Villa, Kilakee Road, Rathfarnham,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/08/1999 /27/08/1999

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

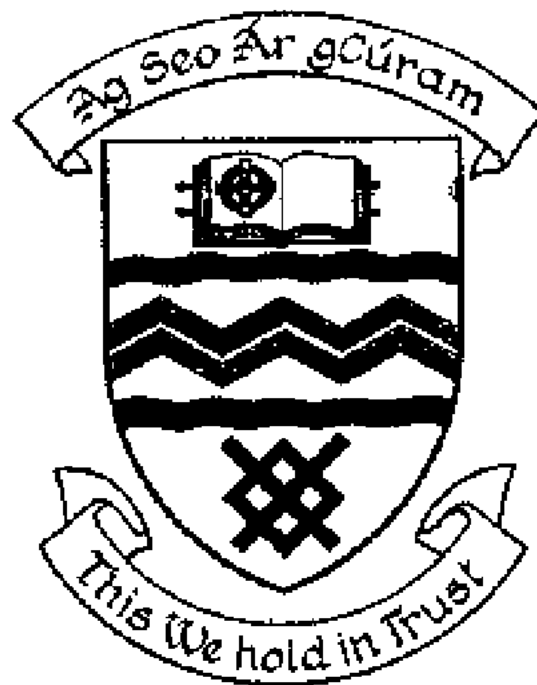
MA
..... 28/09/99
for SENIOR ADMINISTRATIVE OFFICER

Simon Hoe Architect,
Lower Ground Floor,
16 Royal Terrace West,
Dun Laoghaire,
Co. Dublin.

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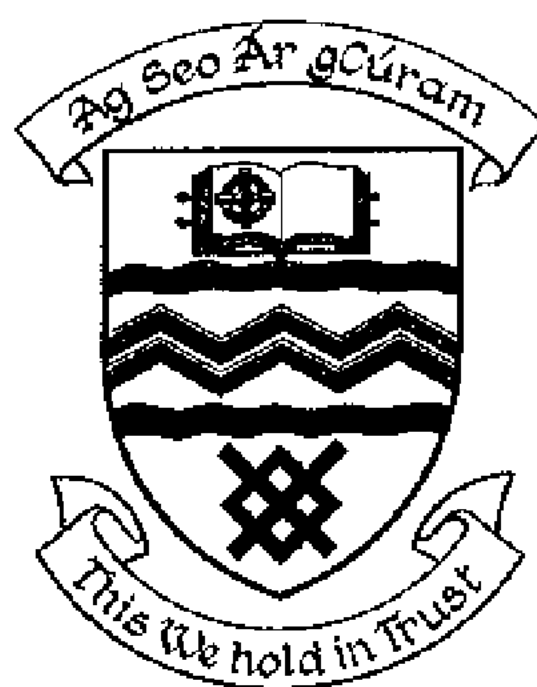
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REG REF. S99A/0525

Reasons

- 1 The site is located in an area which is subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area". It is Council policy only to allow housing in the Dublin Mountain Area where the applicant is a native of the area; can demonstrate a genuine need for housing in that particular area; where the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and where the development will not prejudice the environmental capacity of the area, and would be in keeping with the character of the Mountain Area. On the basis of the information submitted it is considered that the proposed development does not comply with the above criteria for housing in this area. The proposed development would therefore materially contravene the zoning objective for the area.
- 2 The proposed development would result in the encroachment of random housing on an elevated site in a highly scenic area, where it is an objective of the current Development Plan to preserve views. The proposed development would be seriously injurious to the amenities of the area and would therefore be contrary to the proper planning and development of the area.
- 3 The design of the proposed dwelling is not in keeping with the Planning Authority's Guidelines on The Siting and Design of Rural Dwellings, which are set out at Appendix D of the South Dublin County Development Plan 1998.
- 4 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 further similar developments in the area.
- 5 Insufficient information is submitted in connection with proposed waste water treatment. Therefore, the proposed development must be considered prejudicial to public health.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1765	Date of Order 18/08/1999
Register Reference S99A/0	Date 30/07/99

Applicant Mr. F. O'Keefe,

Development Erection of one four bedroom house, driveway site entrance,
new crossover to existing road.

Location Land adjacent to, Granite Villa, Kilakee Road, Rathfarnham,
Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 16/08/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

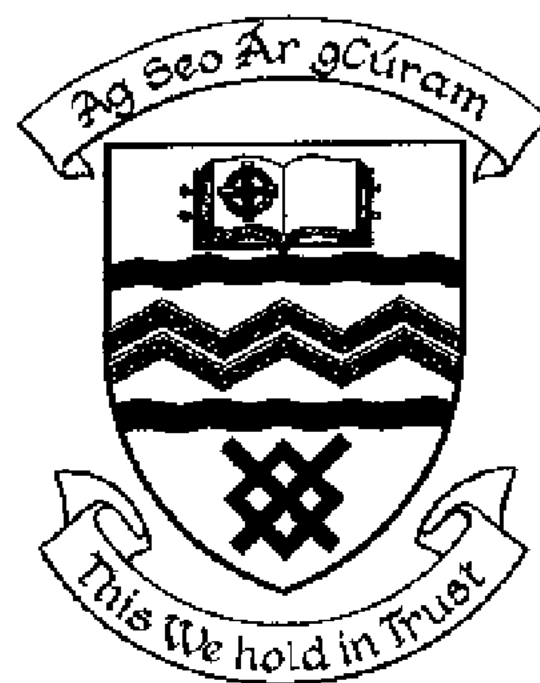
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Simon Hoe Architect,
Lower Ground Floor,
16 Royal Terrace West,
Dun Laoghaire,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0525

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

S. M. CORMACK
.....
for Senior Administrative Officer. 19/08/99