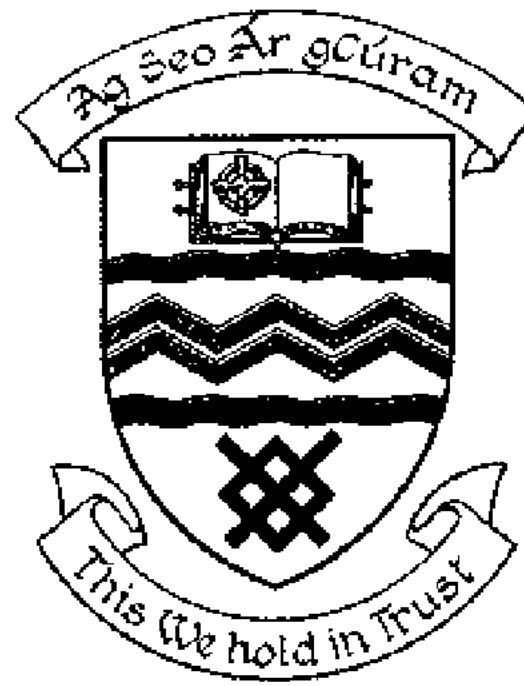


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0495	
1. Location	Ballynakelly, Newcastle, Co. Dublin.		
2. Development	New bungalow, septic tank and temporary access through Stramorne		
3. Date of Application	22/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: J. Janssens, Address: Stramorne, Newcastle,		
5. Applicant	Name: H. & A. Janssens, Address: Ballynakelly House, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2036 Date 20/09/1999	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.

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

Decision Order Number 2036	Date of Decision 20/09/1999
Register Reference S99A/0495	Date 22/07/99

Applicant H. & A. Janssens,
Development New bungalow, septic tank and temporary access through Stramorne
Location Ballynakelly, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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.

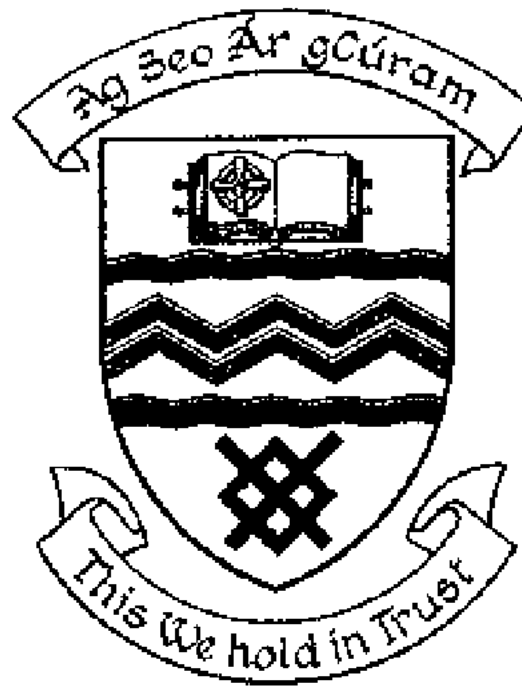
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 20/09/99
for SENIOR ADMINISTRATIVE OFFICER

J. Janssens,
Stramorne,
Newcastle,
Co. Dublin.

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REG REF. S99A/0495

Reasons

- 1 The proposed development would be premature pending the determination by the Planning Authority/Roads Authority of a road layout for the area.
- 2 The proposed development, by reason of the permanent access proposed via an estate road which currently has not been determined, on adjoining lands which are subject to Action Area Plans which have not been formulated, would be premature pending the determination of the development of the adjoining lands in accordance with approved action area plans, as required by A1 zoning Objective for these lands "to provide for new residential communities in accordance with Action Area Plans". The proposed development would thus be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 3 The proposed development, by virtue of its architectural design, excessive height and bulk, and unsympathetic external treatment would be visually obtrusive and out of character in this rural location, and would not be consistent with the zoning objective of this area, which is Objective B 'To protect and improve rural amenity and to provide for the development of agriculture'.