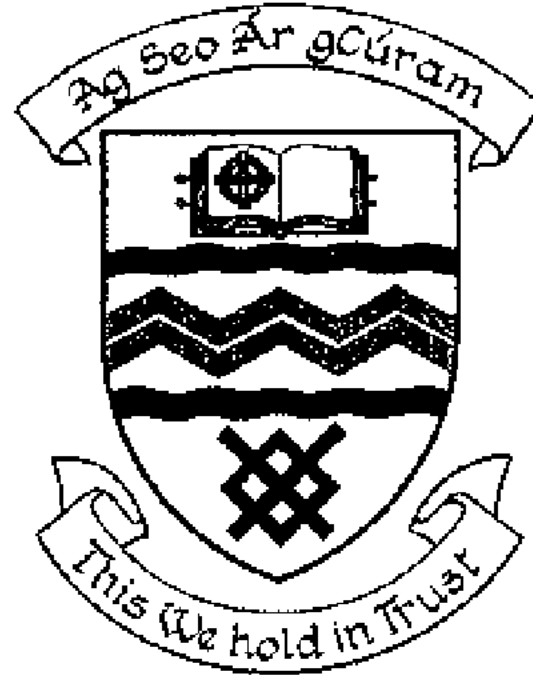


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0392
1. Location	Tootenhill, Rathcoole, Co. Dublin	
2. Development	Bungalow and septic tank	
3. Date of Application	15/06/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Edel Kenny Address: Tootenhill, Rathcoole,	
5. Applicant	Name: Edel Kenny Address: Tootenhill, Rathcoole, Co. Dublin	
6. Decision	O.C.M. No. 1720  Date 12/08/1999	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 1720	Date of Decision 12/08/1999
Register Reference S99A/0392	Date 15/06/99

Applicant Edel Kenny  
Development Bungalow and septic tank .  
Location Tootenhill, Rathcoole, 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.

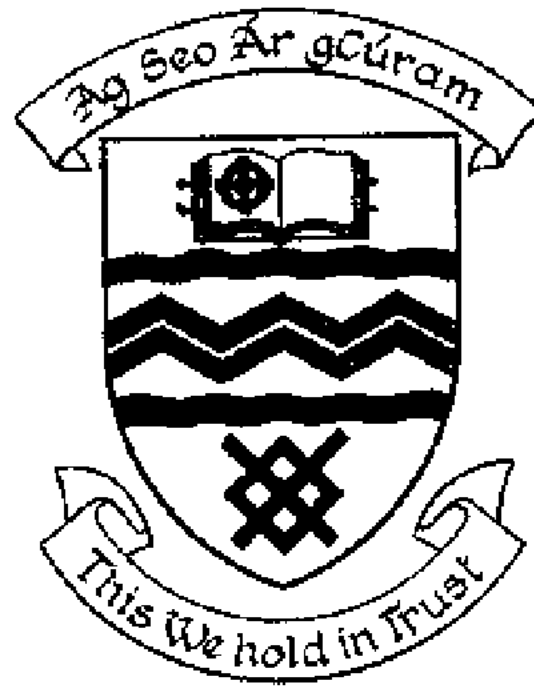
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 12/08/99  
for SENIOR ADMINISTRATIVE OFFICER

Edel Kenny  
Tootenhill,  
Rathcoole,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S99A/0392

**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 1998 County Development Plan. Notwithstanding the fact that the applicants family own the existing dwellinghouse on the site, the proposed development would contravene materially the development objective indicated in the Development Plan for the use solely or primarily of the area for rural amenity and agricultural purposes and would therefore be contrary to the proper planning and development of the area.
- 2 Taken together with existing development in the area, the proposed development would constitute undesirable ribbon development on a substandard rural road where visibility splays are substandard. The proposed development would, therefore, endanger public safety by reason of a traffic hazard. The proposed development would also lead to demands for the uneconomic provision of services in a rural area and would set a precedent for further such development.
- 3 Section 3.4.22 of the County Development Plan 1998 requires that sites shall conform with the Standard Recommendations for Septic Tank Systems, SR61991, published by the National Standards Authority of Ireland. The proposed development does not conform with the requirements of SR61991 in respect of the area available for the disposal of effluent especially in regards to the existing dwellinghouse on the site. The Development Plan also requires that a minimum site frontage of 60 metres be provided, but the frontage provision for the proposed and existing houses are 46 and 45 metres respectively. The proposed development would contravene materially development control objectives stated in the Development Plan and would be prejudicial to public health
- 4 The plans do not show the relationship of the development to nearby Dublin Corporation watermains. Without such information the proposal must be considered a possible source of damage to the watermains and, therefore, prejudicial to public health.