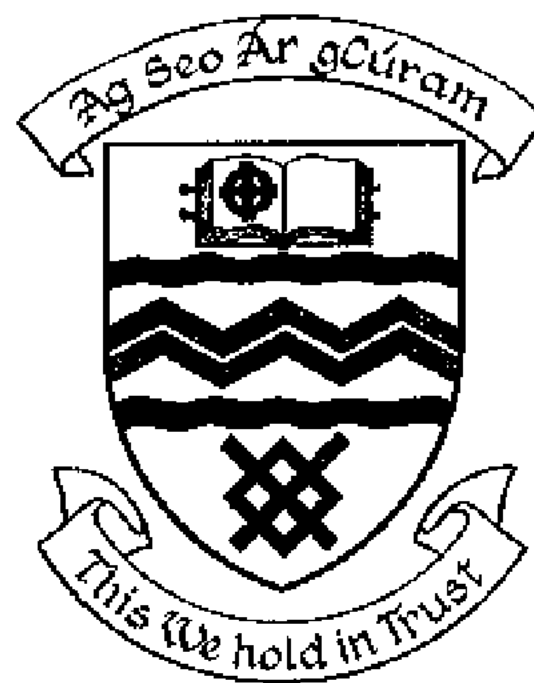


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0202	
1. Location	Kilakee Road, Woodtown, Co. Dublin.		
2. Development	3 bed bungalow complete with septic tank and joint usage of existing vehicular access.		
3. Date of Application	31/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/06/1999 2. 13/10/19	1. 11/08/1999 2. 18/11/19
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown,		
5. Applicant	Name: Mr. J. Morton, Address: Rockwood Cottage, Mount Venus Road, Woodtown, Dublin 16.		
6. Decision	O.C.M. No. 0277 Date 11/02/2000	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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DEPARTMENT**
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0277	Date of Decision 11/02/2000
Register Reference S99A/0202	Date 31/03/99

Applicant Mr. J. Morton,

Development 3 bed bungalow complete with septic tank and joint usage of
existing vehicular access.

Location Kilakee Road, Woodtown, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 11/02/2000

Additional Information Requested/Received 24/06/1999 /11/08/1999

Clarification of Additional Information Requested/Received 13/10/1999 / 18/11/
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.

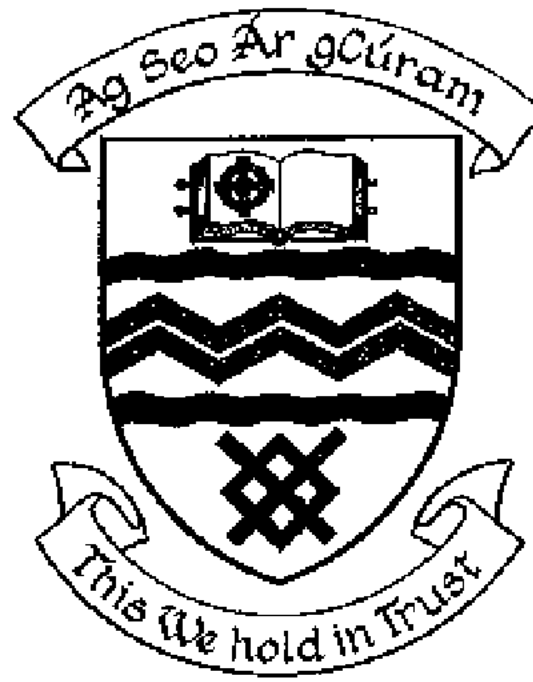
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 11/02/00
for SENIOR ADMINISTRATIVE OFFICER

Paul A. Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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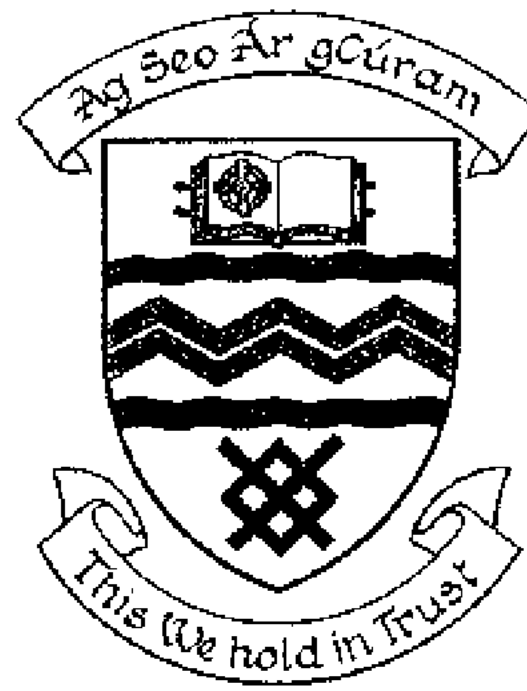
Reasons

- 1 The proposed development is to be located approximately on the 250m contour line. This would render the dwelling visually significant from surrounding areas and would be detrimental to the visual amenities in the locality. The exposed siting would seriously diminish the visual character of the area and would set a precedent for further such developments along Kilakee Road. The proposed development therefore seriously injure the amenities of and detract from the character of the area.
- 2 It is the policy of South Dublin County Council under Section 2.3.1.ii of the South Dublin County Development Plan 1998 to permit dwellings in areas designated Zoning objective B where the "applicant can establish a genuine need to reside in proximity to their employment; such employment being related to the rural community or where the applicants family have close family ties with the rural community". In this instance, the Council is not satisfied that these conditions have been sufficiently met. The proposal therefore is contrary to the provisions of the South Dublin Development Plan 1998.
- 3 There is one existing dwelling on site and a further near derelict complex of farm buildings on the site. The granting of planning permission for the subject bungalow would therefore appear to be superfluous to the residential needs of the farm and would be prejudicial to the renovation and reinstatement of the farm buildings.
- 4 The proposed development constitutes undesirable ribbon development on a substandard rural road network which will lead to a demand of the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0051	Date of Decision 13/01/2000
Register Reference S99A/0202	Date 31/03/99

Applicant Mr. J. Morton,
App. Type Permission
Development 3 bed bungalow complete with septic tank and joint usage of
existing vehicular access.

Location Kilakee Road, Woodtown, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 11/02/2000

Yours faithfully

LA
..... 14/01/00
for SENIOR ADMINISTRATIVE OFFICER

Paul A. Flanagan,
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2242	Date of Decision 13/10/1999
Register Reference S99A/0202	Date 31/03/99

Applicant Mr. J. Morton,
App. Type Permission
Development 3 bed bungalow complete with septic tank and joint usage of
existing vehicular access.

Location Kilakee Road, Woodtown, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 11/08/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify whether the area immediately north of the proposed percolation and reserve percolation areas is in the ownership of the applicant and thus whether it can be sterilised from future development in the interests of public health. The applicant is requested to clarify this by indicating the same on the revised proposed site plan and confirming his willingness to sterilise said area.
- 2 The applicant is also requested to clarify if he has considered implementing a biocycle system in place of a septic tank as this may be more appropriate given the nature of the site

Paul A. Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

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REG REF. S99A/0202

NOTE: The applicant is advised to discuss these matters
with Mr. Denis Lahert, Environmental Health Officer,
before responding to the above.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

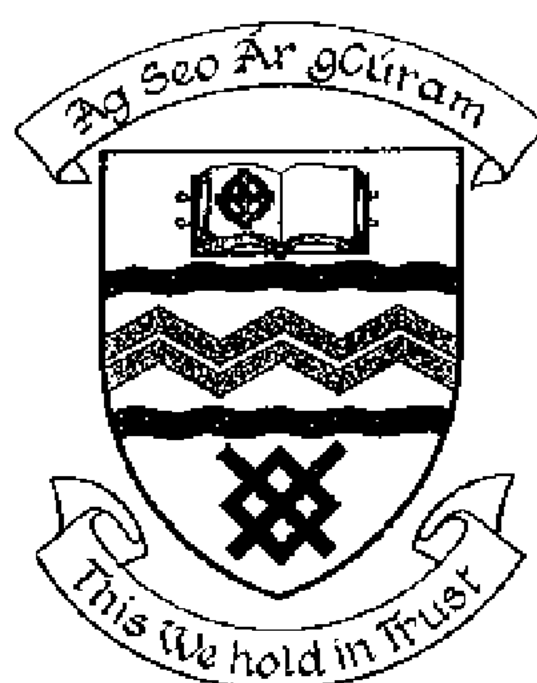
Lat
.....
for SENIOR ADMINISTRATIVE OFFICER

13/10/99

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2193	Date of Decision 07/10/1999 <i>LA</i>
Register Reference S99A/0202	Date 31/03/99

Applicant Mr. J. Morton,
App. Type Permission
Development 3 bed bungalow complete with septic tank and joint usage of
 existing vehicular access.

Location Kilakee Road, Woodtown, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/10/1999

Yours faithfully

LA
..... 07/10/99
for SENIOR ADMINISTRATIVE OFFICER

Paul A. Flanagan,
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

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

Decision Order Number 1318	Date of Decision 24/06/1999
Register Reference S99A/0202	Date: 31/03/99

Applicant Mr. J. Morton,
Development 3 bed bungalow complete with septic tank and joint usage of
existing vehicular access.

Location Kilakee Road, Woodtown, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/03/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

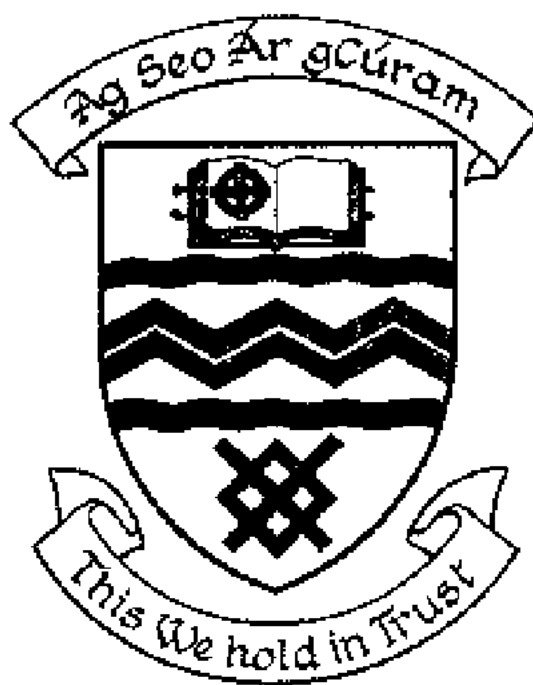
- 1 The applicant is requested to clarify whether or not it is feasible to revise the boundaries of the subject site such that the proposed dwelling and septic tank and percolation areas are shown to be within the site boundaries.
- 2 The applicant is requested to submit the following details in relation to the proposed septic tank and percolation areas:-
 - (a) drawings illustrating site contours;
 - (b) details regarding the invert levels of the proposed septic tank and percolation areas;
 - (c) percolation tests results as per SR6 of 1991.
- 3 The applicant is requested to indicate the correct line of the existing driveway off the Kilakee Road on a revised, accurate, site plan.
- 4 The applicant is advised that any proposals for agricultural buildings in the field adjacent to the entrance onto Kilakee

Paul A. Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

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REG REF. S99A/0202

Road will have to be the subject of a separate planning application. In this connection it should be noted that the Planning Authority has been advised of a private legal agreement in relation to the said field that may preclude any such development.

Signed on behalf of South Dublin County Council

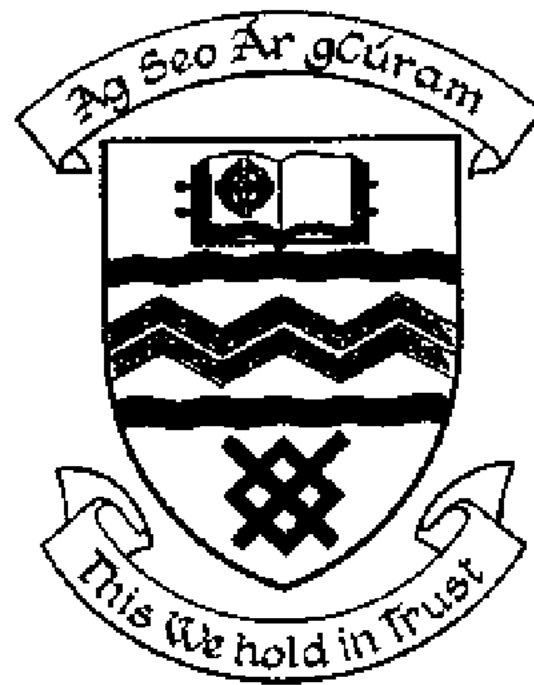
MT
.....
for Senior Administrative Officer

24/06/99

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0760	Date of Order 20/04/1999
Register Reference S99A/0202	Date 31/03/1999

Applicant Mr. J. Morton,
Development 3 bed bungalow complete with septic tank and joint usage of existing vehicular access.
Location Kilakee Road, Woodtown, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 14/04/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is not easily visible/legible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

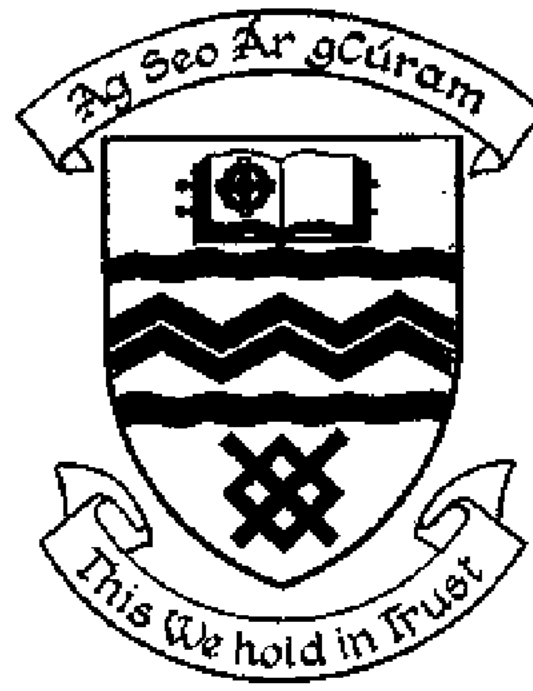
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Paul A. Flanagan,
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

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REG REF. S99A/0202

- (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,

LA
..... 20/04/1999
for Senior Administrative Officer.