

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0157
1. Location	Main Street, Rathcoole, Co. Dublin.	
2. Development	39 apartments in courtyard blocks.	
3. Date of Application	15/03/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Mr. Ray Grassick, Address: The Glebe, Main Street,	
5. Applicant	Name: Mr. Ray Grassick, Address: The Glebe, Main Street, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 0998 Date 13/05/1999	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	09/06/1999	Written Representations
9. Appeal Decision	20/12/1999	Refuse Permission
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.		

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin



Planning Register Reference Number: S99A/0157

APPEAL by Ray Grassick care of Frank Burke and Associates of Baldara, Trim Road, Navan, County Meath against the decision made on the 13th day of May, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of 39 apartments in courtyard blocks at Main Street, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development would be premature by reference to the existing deficiency in the capacity of the foul sewerage system serving the area and the period within which this constraint can reasonably be expected to cease.
2. Adequate car parking spaces have not been provided within the curtilage of the site and, therefore, the proposed development would result in on-street car parking and tend to create serious traffic congestion on Main Street.
3. Having regard to the location of the site and to its relationship to adjoining property, it is considered that the proposed development, because of the height and distribution of house blocks on the site, would result in overlooking of adjoining property and provide for inadequate open space distribution to serve the development. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and development of the area.

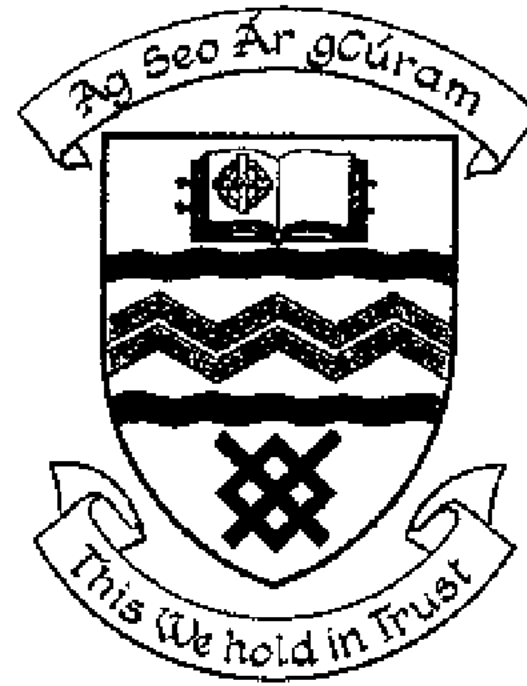


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 20th day of December 1999.

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

Decision Order Number 0998	Date of Decision 13/05/1999
Register Reference S99A/0157	Date 15th March 1999

Applicant Mr. Ray Grassick,
Development 39 apartments in courtyard blocks.
Location Main Street, 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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

13/05/1999

Mr. Ray Grassick,
The Glebe,
Main Street,
Rathcoole,
Co. Dublin.

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REG REF. S99A/0157

Reasons

- 1 The proposed development would represent poor standard piecemeal development on a single site within a substantial area of land zoned for development between Main Street, Rathcoole, and the Naas Road and, as such, would be contrary to the proper planning and development of the village. The area requires a comprehensive approach that would identify a suitable, limited number, of accesses off Main Street and that would generate development that would contribute positively to the development of the village and protect the amenities of existing properties.
- 2 Development of the kind proposed on the land would be premature by reference to the existing deficiency in the capacity of the foul sewerage system serving Rathcoole and the period with in which this constraint can reasonably be expected to cease. There is insufficient capacity for any additional hydraulic loading in the local sewage treatment works.
- 3 The proposed development would seriously injure the amenities of residential property in the vicinity through excessive overlooking from Block B of the adjacent bungalow to the west.
- 4 The proposed public open space within the development is not properly distributed for the benefit of future residents.
- 5 The proposed development would tend to create serious traffic congestion in the village due to a serious deficiency in the provision of on site parking spaces.
- 6 The proposed development does not provide for proper integration with the recently installed traffic calming measures and street tree planting on Main Street. The entrance layout appears to provide for the removal of a tree on the street in front of the site and this would be contrary to the proper planning and development of the area.
- 7 The application as submitted is inadequate in the following respects:

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- (i) The newspaper and site notices do not refer to the proposed demolition of two habitable houses;
- (ii) The scale of the site plan is incorrectly stated;
- (iii) No details have been submitted in relation to surface water drainage or water supply;
- (iv) No provision has been made for proper secure bicycle storage or fuel storage in the development.