

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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Dublin 24.

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

Decision Order Number 0780	Date of Decision 21/04/1999
Register Reference S99A/0113	Date 26th February 1999

Applicant Liz Forde & Pat Lawlor,  
Development Construction of three bedroom dormer bungalow, septic tank,  
wall, garage, walls, entrance and gates.  
Location Kilmactalway, Baldonnell Road, 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 OUTLINE 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

.....  
for SENIOR ADMINISTRATIVE OFFICER 22/04/1999

Liz Forde & Pat Lawlor,  
Kilmactalway,  
Baldonnell Road,  
Co. Dublin.

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REG REF. S99A/0113

**Reasons**

- 1 The proposed development would contravene materially the zoning objective "to protect and improve rural amenity and to provide for the development of agriculture" as indicated in the South Dublin County Development Plan, 1998.
- 2 The proposed development constitutes ribbon development on a substandard rural road which would be likely to lead to uneconomic demands for the provision of services and would be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health by reason of the unsuitability of the soil for the treatment and disposal of septic tank effluent, the height of the watertable on site and the inability to comply with the minimum distances to be maintained between percolation areas and the nearby stream to the east of the site as required by SR6:1991 and is therefore contrary to the proper planning and development of the area.
- 4 The additional traffic movements which would be generated by the proposal, when taken in conjunction with the traffic generated by the existing development served by the sub-standard rural road, would endanger public safety by reason of traffic hazard.
- 5 The road frontage for the site which is approx. 35 metres falls significantly short of the 60 metre road frontage requirement needed so as to preserve the rural quality of the area as set out in the 1998 South Dublin County Development Plan and would therefore be contrary to the proper planning and development of the area.