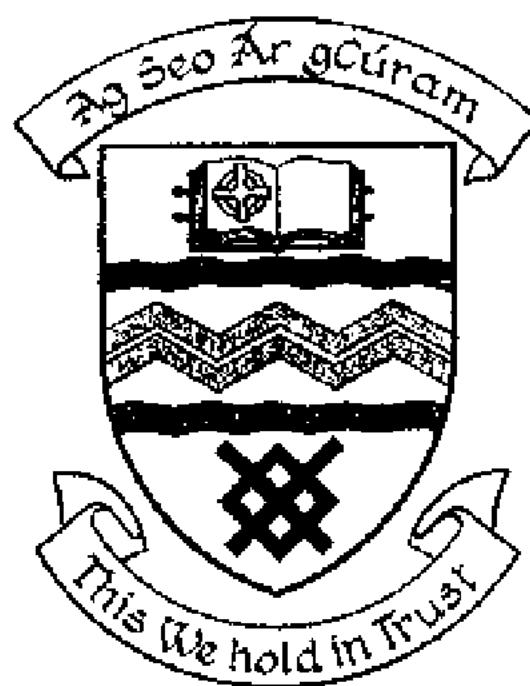


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**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 0562	Date of Decision 23/03/1999 <i>MA</i>
Register Reference S99A/0052	Date 29th January 1999

Applicant                      Mr. & Mrs. Patrick McElwain,

Development                Erect a single storey dwelling house as a residential annexe  
to their existing 2 storey dwelling house.

Location                      Eirmount, Cruagh Road, Rockbrook, Dublin 16.

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.

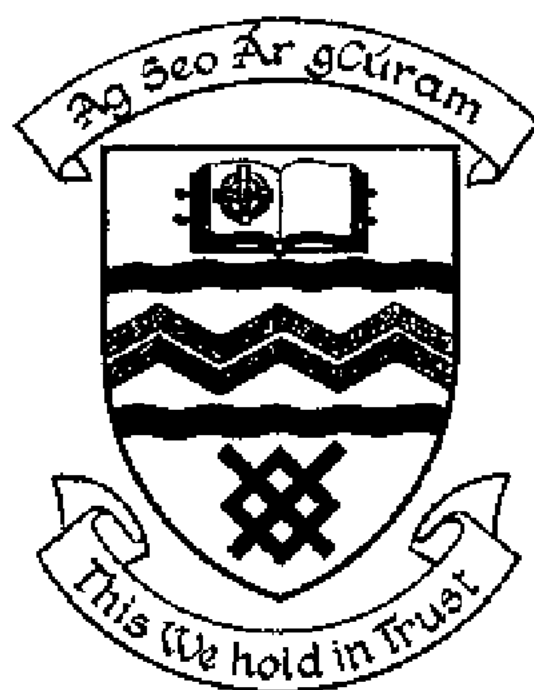
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*MA*  
..... 23/03/1999  
for SENIOR ADMINISTRATIVE OFFICER

Mr. & Mrs. Patrick McElwain,  
Eirmount,  
Cruagh Road,  
Rockbrook,  
Dublin 16.

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REG REF. S99A/0052

**Reasons**

- 1 The site of the proposed development is located in an area zoned 'B' in the current South Dublin County Development Plan for which the objective is "to protect and improve rural amenity and to provide for the development of agriculture". It is the policy of the Planning Authority as outlined at section 2.3.1 of the said plan that dwellings will only be permitted in such areas where applicants can establish a genuine need to reside in proximity to their employment, such employment being related to the rural community, or where applicants have close family ties with the rural community. As the applicant already has a house at this location, it is considered that the proposed development does not come within the scope of the housing need criteria set out in the Development Plan. The proposed development would, therefore, materially contravene the zoning objective for the area and would be contrary to the proper planning and development of the area.
- 2 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 3 Inadequate details have been submitted in relation to surface water drainage.

NOTE: The Planning Authority would more favourably consider the modification or extension of the existing dwelling house to provide a 'granny flat' type structure to accommodate the applicant's needs.