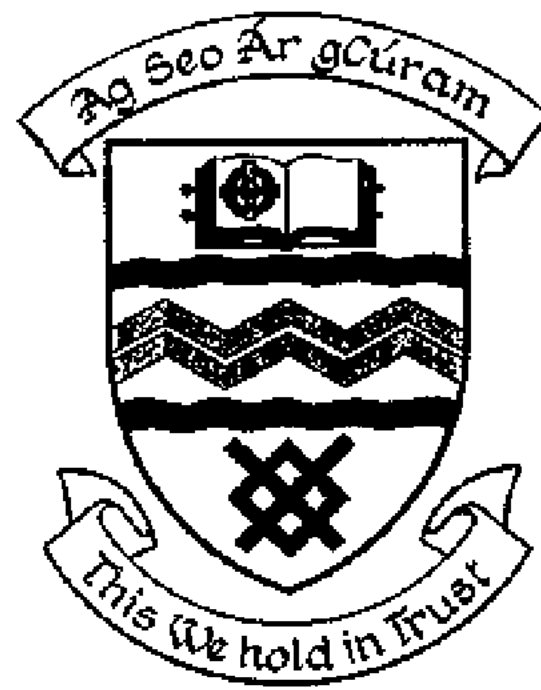


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0039	
1. Location	Slievethoul, Rathcoole, Co. Dublin.		
2. Development	Construct bungalow and septic tank.		
3. Date of Application	28/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: S. Fennell, Address: 15 Castleknock Grange, Dublin 15.		
6. Decision	O.C.M. No. 0588  Date 25/03/1999	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.

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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 0588	Date of Decision 25/03/1999 LA
Register Reference S99A/0039	Date 28th January 1999

Applicant S. Fennell,  
Development Construct bungalow and septic tank.  
Location Slievethoul, 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

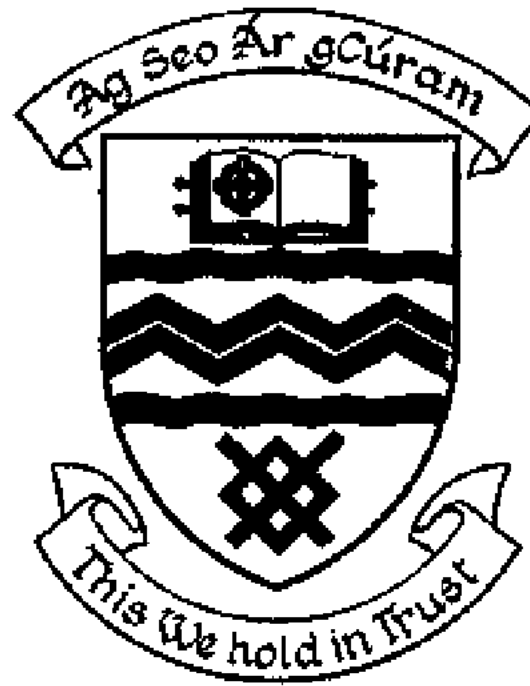
.....  
for SENIOR ADMINISTRATIVE OFFICER 25/03/1999

D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99A/0039

**Reasons**

- 1 The proposal would be contrary to Policy RH1 of the South Dublin County Development Plan 1998 in that the site falls within the Dublin Mountain Zone defined therein where dwellings will only be permitted if:-

- . the applicant is a native of the area and;
- . the applicant can demonstrate a genuine need for housing in that particular area and;
- . the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and;
- . the development would not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area.

In this instance it is considered that the applicant is not a native of the area, that the applicant has not demonstrated a genuine need for housing in the are, and that the development is not related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming.

- 2 The generation of additional traffic and turning movements on a road network which is substandard in width, alignment, structure, paths, drainage and public lighting would endanger public safety by reason of a traffic hazard.
- 3 The proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and could lead to similar undesirable developments in the area.
- 4 Insufficient information is included in the application to enable the septic tank drainage proposals to be assessed fully. Specifically no information is submitted regarding results from the site assessment tests (as detailed in Eolas 1991 SR:6), that is trial holes and percolation tests.