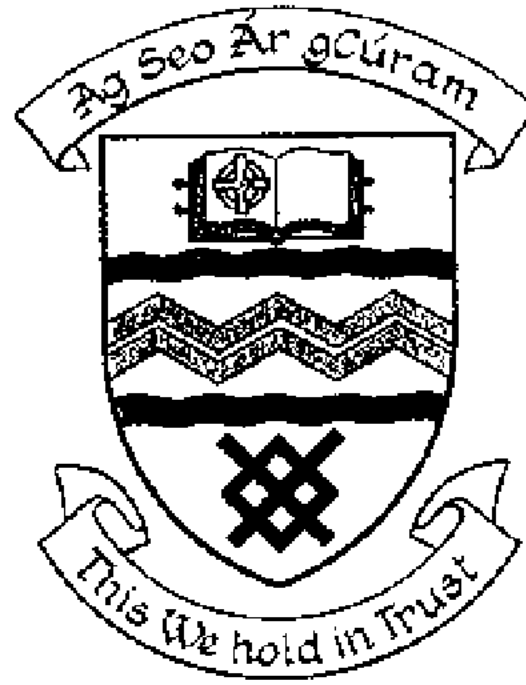


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0002	
1. Location	Callaighstown, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow, garage and septic tank.		
3. Date of Application	04/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Sean Lawlor, Address: Callaighstown, Rathcoole,		
5. Applicant	Name: Sean Lawlor & Fiona Cronin, Address: Callaighstown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0448  Date 02/03/1999	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.

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 0448	Date of Decision 02/03/1999
Register Reference S99A/0002	Date 4th January 1999

Applicant Sean Lawlor & Fiona Cronin,  
Development Dormer bungalow, garage and septic tank.  
Location Callaighstown, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

*LA*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

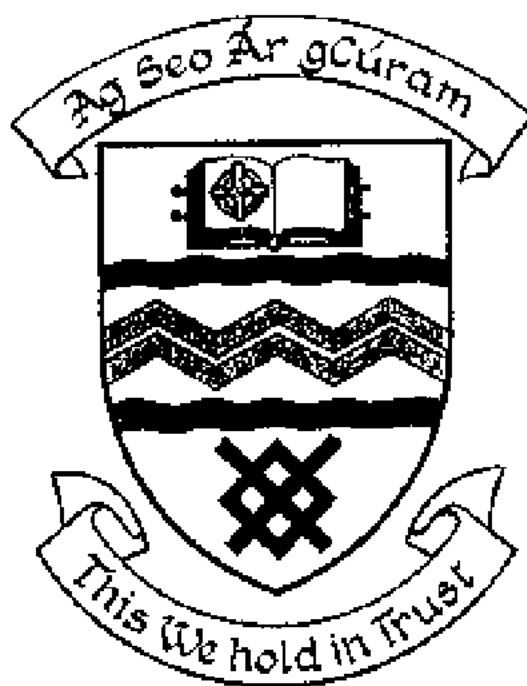
02/03/1999

Sean Lawlor,  
Callaighstown,  
Rathcoole,  
Co. Dublin.

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REG REF. S99A/0002

Reasons

- 1 The proposal would materially contravene Condition No. 8 of Permission No. S94A/0033 for a bungalow, septic tank and private garage on land to the east of the current application site. This condition states as follows:  
  
"Prior to the commencement of development applicant shall submit a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act 1963, restricting the lands outlined in blue on map submitted to the Planning Authority on 19/07/94. The agreement when approved by the planning authority shall be registered with the Land Registry".  
  
The application site is within the lands subject to this sterilisation requirement.  
REASON:  
In the interest of the proper planning and development of the area".
- 2 The external facing and roofing materials and window design proposed in respect of the dormer bungalow do not accord with the Guidelines on the Design of Rural Dwellings contained in the South Dublin County Development Plan 1998.
- 3 The visibility splays at the junction of Calliaghstown Lane and Johnstown Road (Rathcoole/Kilteel Road) are deficient and the generation of additional traffic/turning movements would endanger public safety by reason of a traffic hazard.
- 4 The generation of additional traffic on this road network which is substandard in width, alignment, structure and drainage would endanger public safety by reason of a traffic hazard.
- 5 This proposal 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.