

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0887	
1. Location	Mountpellier, Bohernabreena, Tallaght, Dublin 24.		
2. Development	Bungalow, garage and Biodisc effluent treatment system.		
3. Date of Application	21/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Kestrel Homes Ltd., Address: Ballymore Eustace, Co. Kildare.		
5. Applicant	Name: Anthony Healy (Jnr), Address: Mountpellier, Bohernabreena, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0504  Date 15/03/1999	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.	

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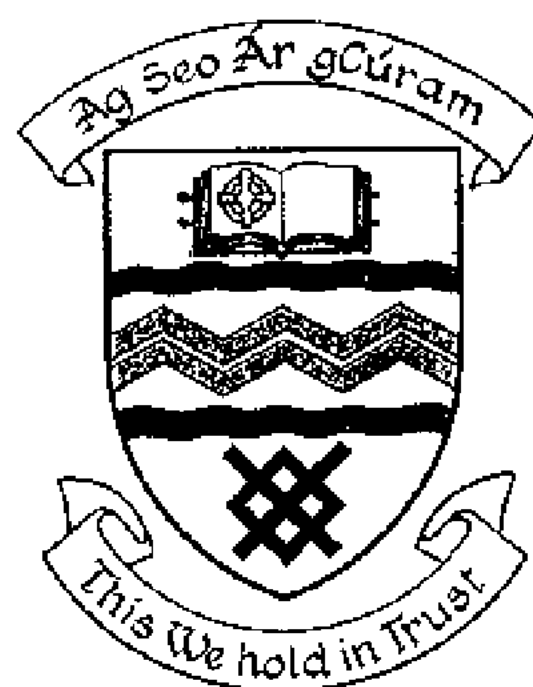
Decision Order Number 0504	Date of Decision 15/03/1999
Register Reference S98A/0887	Date 21st December 1998

Kestrel Homes Ltd.,  
Ballymore Eustace,  
Co. Kildare.

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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**PLANNING  
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REG REF. S98A/0887

**Reasons**

- 1 The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic movements at a location where vision is extremely limited and where vision cannot be improved due to limited road frontage.
- 2 The proposed development would constitute undesirable ribbon development on a substandard rural road network, which would lead to a demand for the uneconomic provision of services and which would set an undesirable precedent for further similar developments in the area.
- 3 The site is located in an area which is zoned 'B' - in the South Dublin County Development Plan 1998, where it is the objective of the Planning Authority "to protect and improve rural amenity and to provide for the development of agriculture". It is Council policy, as stated at section 2.3.1 of the current Development Plan, to restrict the spread of one off houses into rural areas and dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in close proximity to their employment where related to the rural community. It is considered that the proposed development does not conform to Council policy in this regard. The proposed development would therefore contravene materially the zoning objective for the area and, as such, would be contrary to the proper planning and development of the area.
- 4 The proposal to erect a dwelling on this sensitive and elevated site which is zoned "to protect and improve rural amenity and to provide for the development of agriculture" and where it is the stated objective of the Planning Authority to preserve views from the adjacent roadway, would be seriously injurious to the visual amenities of the area and, as such, would be contrary to the proper planning and development of the area.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0306	Date of Decision 12/02/1999
Register Reference S98A/0887	Date 21st December 1998

Applicant                    Anthony Healy (Jnr),  
App. Type                    Permission  
Development                Bungalow, garage and Biodisc effluent treatment system.  
  
Location                    Mountpellier, Bohernabreena, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 18/03/1999

Yours faithfully

*MA*  
..... 15/02/1999  
for SENIOR ADMINISTRATIVE OFFICER

Kestrel Homes Ltd.,  
Ballymore Eustace,  
Co. Kildare.