

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0543	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	A bungalow and septic tank.		
3. Date of Application	04/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Martin McDonagh, Address: Glenaraneen, Brittas,		
5. Applicant	Name: Martin McDonagh, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1998  Date 01/10/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	30/10/1998	Written Representations	
9. Appeal Decision	25/05/1999	Refuse Permission	
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.	

# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

## County South Dublin

Planning Register Reference Number: S98A/0543

**APPEAL** by Martin McDonagh of Glenaraneen, Brittas, County Dublin against the decision made on the 1st day of October, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a bungalow and septic tank at Glenaraneen, Brittas, County Dublin:

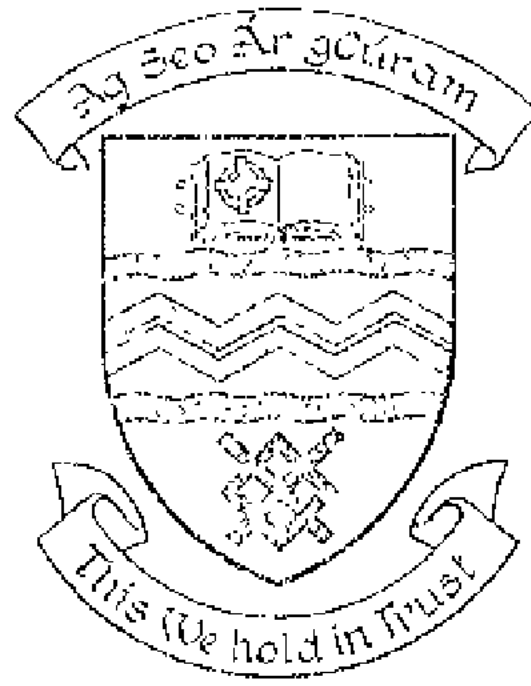
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

### SCHEDULE

1. The site is located in an area for which the zoning objective of the current development plan for the area is to "protect and improve high amenity areas" where it is the policy of the planning authority to allow housing only in circumstances where a clear housing need has been established. It is considered that the proposed development does not come within the scope of the housing need criteria as set out in the development plan and that the proposed development would contravene materially the development plan policies for the area (which policies are considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The site of the proposed development is located on a rural road that is substandard in width, capacity, alignment and surfacing. The proposed development would give rise to additional traffic turning movements on this substandard road which would endanger public safety by reason of traffic hazard.
3. The proposed development, which is located in a rural area lacking certain public services and community facilities, would lead to demands for the uneconomic provision of further public services and community facilities in an area where they are not proposed. The proposed development would, therefore, be contrary to the proper planning and development of the area.

7.07.2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 1998	Date of Decision 01/10/98
Register Reference S98A/0543	Date 4th August 1998

Applicant Martin McDonagh,  
Development A bungalow and septic tank.  
Location Glenaraneen, Brittas, 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

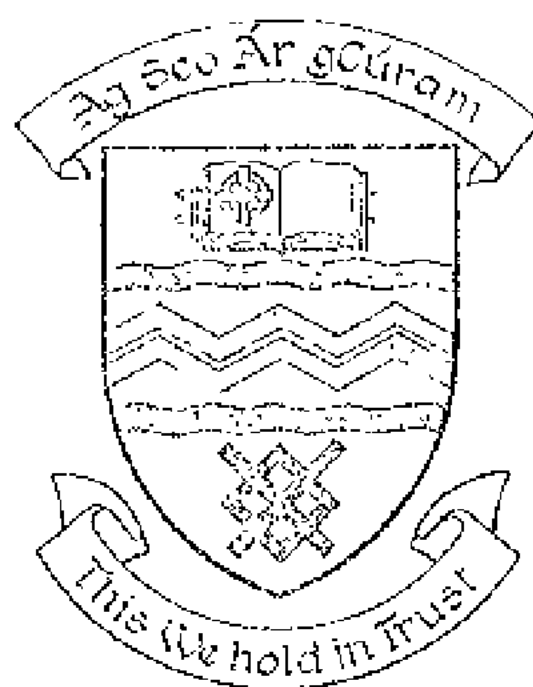
..... 01/10/98  
for SENIOR ADMINISTRATIVE OFFICER

Martin McDonagh,  
Glenaraneen,  
Brittas,  
Co. Dublin.

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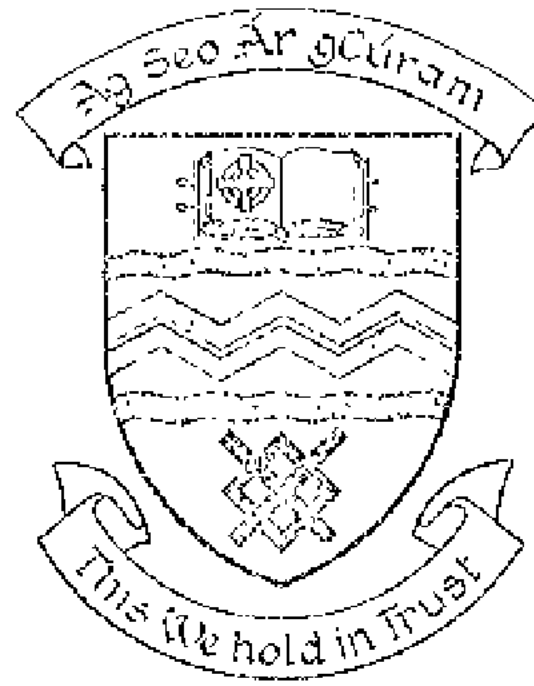
Reasons

- 1 The site is located in an area for which the zoning objective in the 1993 Dublin County Development Plan for the area is "to protect and improve high amenity areas". Paragraph 2.3.6.iii of the development plan states that housing will only be permitted in areas with this zoning objective where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. It is considered that the applicant in this case does not fulfil the requirements. The proposed development would, therefore, contravene materially the development objective of the Development Plan and would not be in accordance with the proper planning and development of the area.
- 2 The site of the proposed development is located on a rural road substandard in width, capacity, alignment and surfacing. The proposed development would give rise to additional traffic and turning movements on this substandard road which would endanger public safety by reason of traffic hazard.
- 3 The proposed development would set a precedent for further ribbon-style development in an unserviced rural area which would lead to a demand for the uneconomic provision of services.
- 4 The proposed house by virtue of its size, height and bulk and the absence of screen planting would be an unduly obtrusive feature on the landscape and would interfere with a view of special amenity value indicated on Map 1B of the 1993 Dublin County Development Plan.

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- 5 The proposed development would be prejudicial to public health as the septic tank and percolation would be located outside the curtilage of the site where they would be subject to damage by farm animals and machinery.