

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0378	
1. Location	The Lodge, Raheen, Brittas, Co. Dublin.		
2. Development	Erection of single storey dwelling and biocycle or similar sewage treatment plant.		
3. Date of Application	12/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/07/1998 2.	1. 06/07/1998 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Ms. Lorraine O'Keefe, Address: The Lodge, Raheen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1757 Date 02/09/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/09/1998	Written Representations	
9. Appeal Decision	28/01/1999	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/0378

APPEAL by Lorraine O'Keeffe care of W. S. Meagher of 9 Mount Alton, Knocklyon, Dublin against the decision made on the 2nd day of September, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a single-storey house and biocycle or similar sewage treatment plant at Raheen, Brittas, County Dublin:

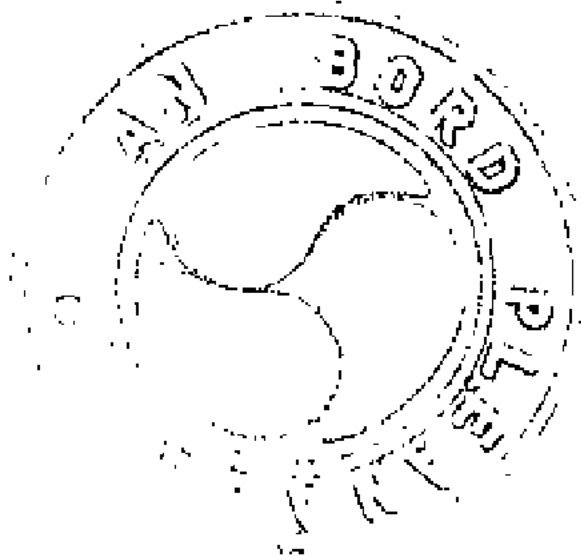
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area designated "to protect and enhance the outstanding character of the Dublin Mountain Area" and it is the policy of the planning authority, as expressed in the current South Dublin County Development Plan, that any development in the area not directly related to its amenity potential or to its use for agriculture should not be permitted. This policy is considered reasonable. The proposed development would conflict with this policy and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic-turning movements which would be generated by the proposed development onto a substandard road network at a location where sightlines are deficient.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

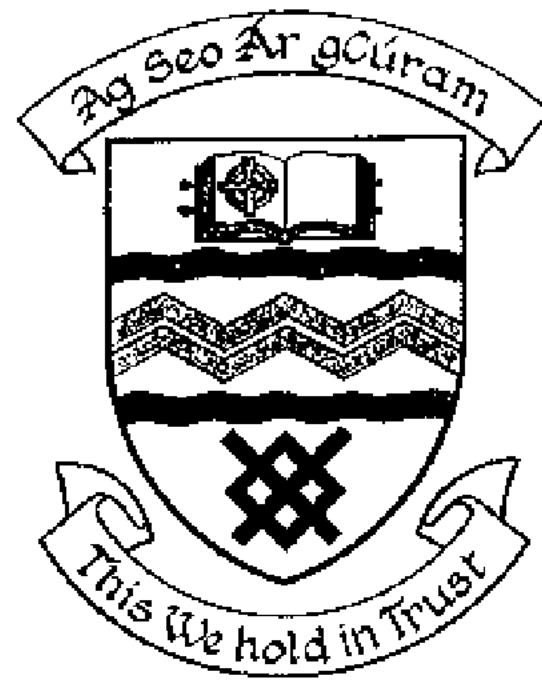


Dated this 28th day of January 1999.

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

Decision Order Number 1757	Date of Decision 02/09/98
Register Reference S98A/0378	Date 12th June 1998

Applicant Ms. Lorraine O'Keefe,

Development Erection of single storey dwelling and biocycle or similar sewage treatment plant.

Location The Lodge, Raheen, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/07/98 /06/07/98

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

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for SENIOR ADMINISTRATIVE OFFICER

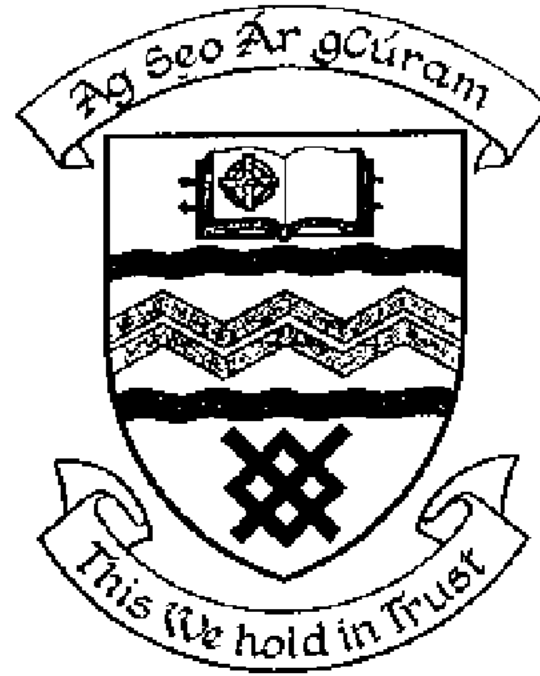
03/09/98

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

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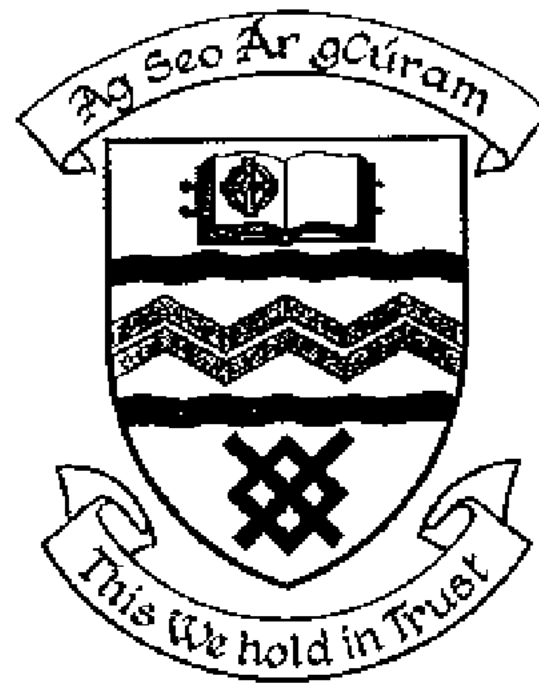
Reasons

- 1 The proposed development is located in an area zoned "to protect and improve high amenity areas", in the 1993 Dublin County Development Plan. It is the policy of the Council that housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. The applicant has not established a sufficient case in this regard. The proposed development would therefore materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 The proposed site does not comply with the recommended standard for minimum road frontage of 60m for residential sites as set down in section 3.3.15 of the 1993 Dublin County Development Plan. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 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.
- 4 The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements at a location where vision is deficient.
- 5 The proposed development would interfere with a view of special amenity value and special interest which it is

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necessary to preserve, as indicated in the 1993 Dublin
County Development Plan, and would, therefore, be contrary
to the proper planning and development of the area.