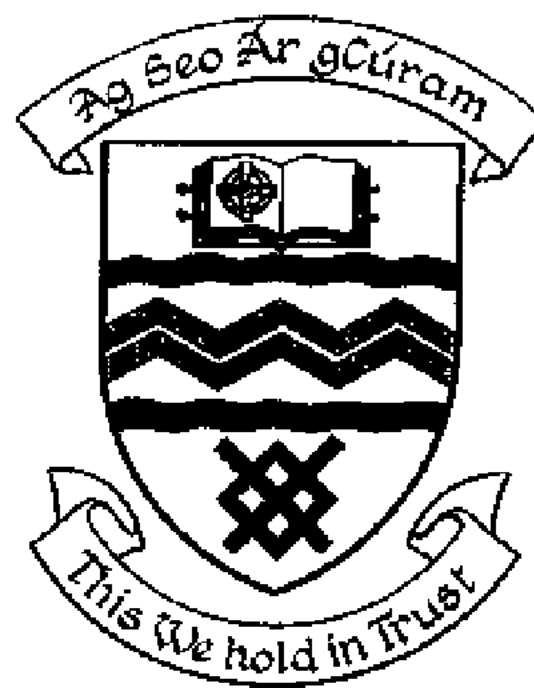


|                             |  |  |              |
|-----------------------------|--|--|--------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S98A/0305                     |              |
| 1. Location                 | Bohernabreena, Tallaght, Dublin 24.  |  |              |
| 2. Development              | 3 bed bungalow complete with septic tank and joint usage of existing vehicular access to the rear.                             |  |              |
| 3. Date of Application      | 15/05/98   | Date Further Particulars<br>(a) Requested (b) Received |              |
| 3a. Type of Application     | Outline Permission   | 1.<br><br>2.   | 1.<br><br>2. |
| 4. Submitted by             | Name: Paul A. Flanagan,<br>Address: 27 Kilnamanagh Road, Walkinstown,  |  |              |
| 5. Applicant                | Name: Mr. P. Barnes,<br>Address: Bohernabreena, Tallaght, Dublin 24.   |  |              |
| 6. Decision                 | O.C.M. No. 1379<br><br>Date 10/07/98   | Effect<br>RO REFUSE OUTLINE PERMISSION                 |              |
| 7. Grant                    | O.C.M. No.<br><br>Date   | Effect<br>RO REFUSE OUTLINE PERMISSION                 |              |
| 8. Appeal Lodged            |  |  |              |
| 9. Appeal Decision          |  |  |              |
| 10. Material Contravention  |  |  |              |
| 11. Enforcement             | Compensation   | Purchase Notice  |              |
| 0                           | 0  | 0  |              |
| 12. Revocation or Amendment |  |  |              |
| 13. E.I.S. Requested        | E.I.S. Received  | E.I.S. Appeal  |              |
| 14. ....<br>Registrar       | .....<br>Date  | .....<br>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 OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                              |                           |
|------------------------------|---------------------------|
| Decision Order Number 1379   | Date of Decision 10/07/98 |
| Register Reference S98A/0305 | Date 15th May 1998        |

**Applicant** Mr. P. Barnes,

**Development** 3 bed bungalow complete with septic tank and joint usage of existing vehicular access to the rear.

**Location** Bohernabreena, Tallaght, Dublin 24.

**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 OUTLINE PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

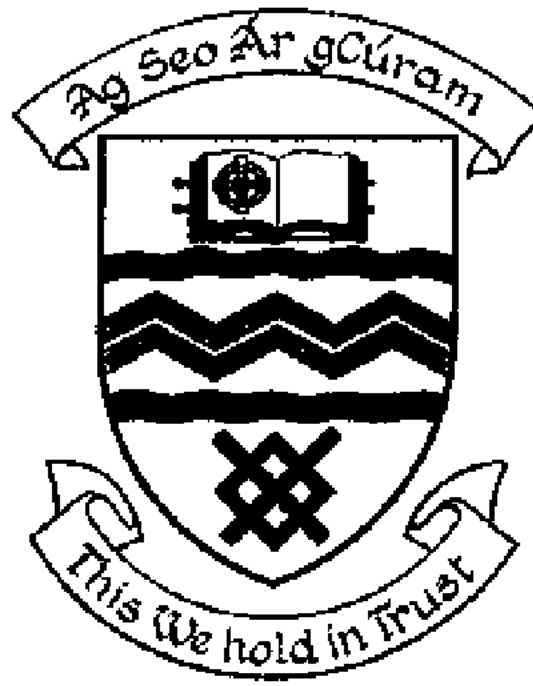
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

10/07/98

Paul A. Flanagan,  
27 Kilnarnagh Road,  
Walkinstown,  
Dublin 12.

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REG REF. S98A/0305

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**Reasons**

- 1 The proposed development of a second house on this site unrelated to agricultural use or need would contravene materially a development objective of the 1993 Dublin County Development Plan for the use primarily of the site for agricultural purposes. The proposed development would result in haphazard one-off housing on agricultural lands which would injure the rural character of the area.
- 2 The existing exit on to the public road is substandard with poor sight visibility and is located at a point where there is an unbroken white line in the centre of the road. The generation of additional turning movements would endanger public safety by reason of traffic hazard.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network which would 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 site of the proposed development does not comply with the minimum road frontage requirements of the Planning Authority as set down at 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.
- 5 The proposed development would be prejudicial to public health for the following reasons:-

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REG. REF. S98A/0305

- a) the site of the proposed house is too small;
- b) the location of sewage treatment facilities for houses in the vicinity and the position of walls and watercourses has not been indicated.
- c) the concentration of sewage treatment facilities in the area could lead to pollution of ground water.