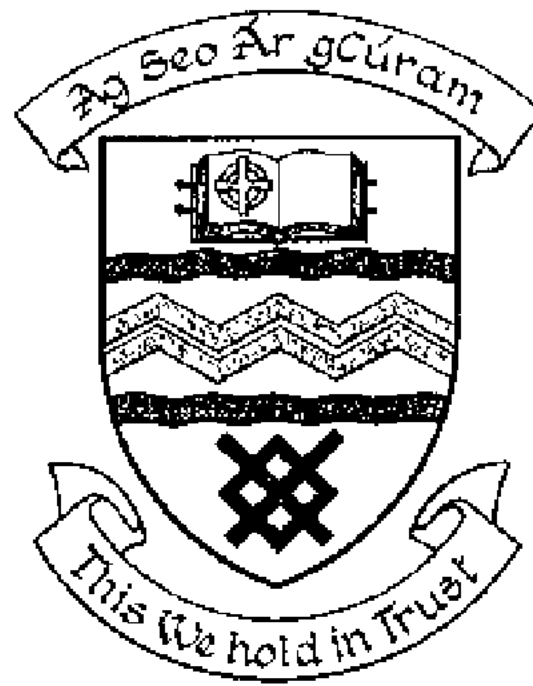


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0287	
1. Location	Raheen, Brittas, Co. Dublin.		
2. Development	Proposed single storey dwelling with detached workroom/store and waste water treatment system.		
3. Date of Application	06/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Brendan McEvoy, Address: 85 Killarney Heights, Bray,		
5. Applicant	Name: John & Audrey Delaney, Address: Raheen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1241  Date 24/06/98	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	
0	0	0	
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**

<b>Decision Order Number</b> 1241	<b>Date of Decision</b> 24/06/98
<b>Register Reference</b> S98A/0287	<b>Date</b> 6th May 1998

**Applicant** John & Audrey Delaney,  
**Development** Proposed single storey dwelling with detached workroom/store  
and waste water treatment system.  
**Location** Raheen, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....<sup>HT</sup>..... 25/06/98  
for SENIOR ADMINISTRATIVE OFFICER

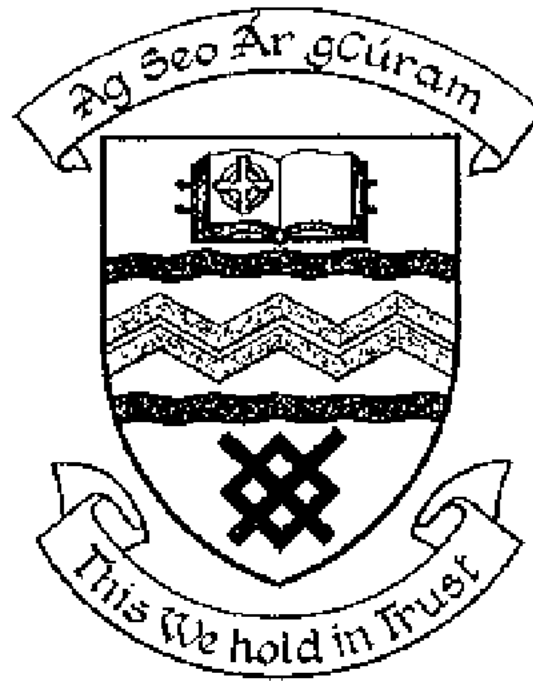
Brendan McEvoy,  
85 Killarney Heights,  
Bray,  
Co. Wicklow.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0287



**PLANNING  
DEPARTMENT**

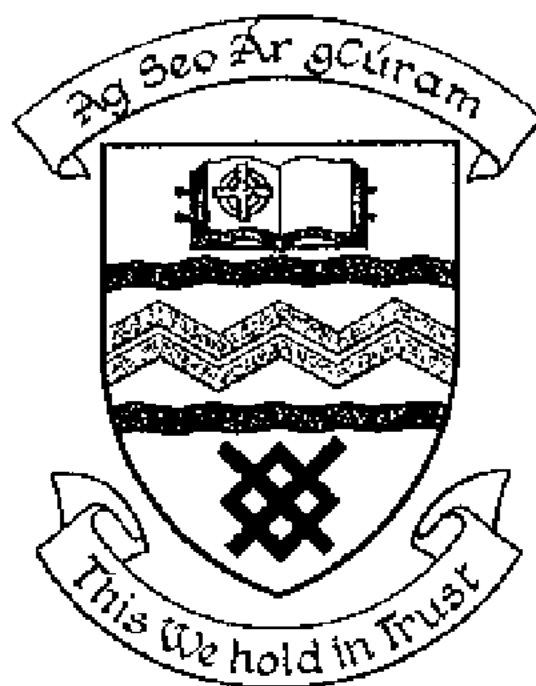
P.O. Box 4122,  
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**Reasons**

- 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 such areas where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. The applicants have not established a sufficient case in this regard. The proposed development would, therefore, be contrary to the proper planning and development of the area and would materially contravene the said zoning objective.
- 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 could be prejudicial to public health as no evidence has been submitted of soil suitability for the treatment of 'PURAFLU' effluent.
- 4 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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S98A/0287

- 5      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.
  
- 6      The proposed development would interfere with a view of special amenity value and special interest which it is necessary to preserve as indicated in the 1993 Dublin County Development Plan and it would, therefore, be contrary to the proper planning and development of the area.