

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0171	
1. Location	Rockbrook, Glencullen Road, Co. Dublin.		
2. Development	Bungalow with septic tank, percolation area and bore well.		
3. Date of Application	23/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Sinead Whelan Address: 4 Corrybeg, Templeogue Bridge,		
5. Applicant	Name: Sinead Whelan Address: 4 Corrybeg, Templeogue Bridge, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0942 Date 18/05/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/06/98	Written Representations	
9. Appeal Decision	15/12/98	Refuse Permission	
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.	

AN BORD PLEANÁLA

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

County South Dublin

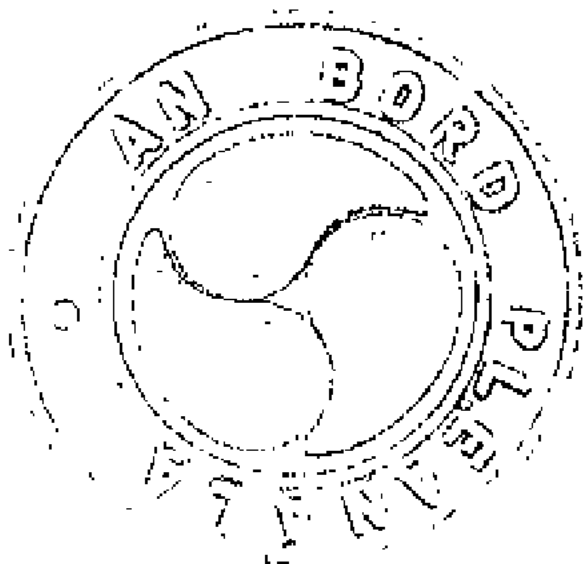
Planning Register Reference Number: S98A/0171

APPEAL by Sinead Whelan care of Eugene M. Doyle and Associates of 3 Eglinton Road, Bray, County Wicklow against the decision made on the 18th day of May, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a bungalow, septic tank, percolation area and bore well at Rockbrook, Glencullen Road, 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 a rural area for which the zoning objective set out in the current development plan for the area is "to protect and provide for the development of agriculture", which objective is considered to be reasonable. It is the policy of the planning authority, as set out in the development plan, to restrict development to suitable sites in such rural areas where the applicants can establish a genuine need to reside in proximity to their employment where related to the rural community, or by reasons of close family ties with the rural community. It is considered that, the proposed development would not come within the scope of housing need criteria as set out in the development plan. Accordingly, the proposed development would contravene materially the said development objective and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would result in the encroachment of random housing on a highly elevated and prominent site where views of the development would be exposed in an northerly direction. The proposed development would be an unduly obtrusive feature in the landscape which would be out of character with and seriously injure the visual amenity of this scenic rural area with its sensitive and vulnerable landscape. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 15th day of December 1998.

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

**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

Decision Order Number 0942	Date of Decision 18/05/98
Register Reference S98A/0171	Date 23rd March 1998

Applicant	Sinead Whelan
Development	Bungalow with septic tank, percolation area and bore well.
Location	Rockbrook, Glencullen Road, Co. Dublin.

Floor Area	Sq Metres
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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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

for SENIOR ADMINISTRATIVE OFFICER

19/05/98

Sinead Whelan
4 Corrybeg,
Templeogue Bridge,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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REG REF. S98A/0171

PLANNING
DEPARTMENT
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Reasons

- 1 The site is located in an area zoned "to protect and provide for the development of agriculture". It is the policy of the Planning Authority, as set out in the Development Plan, to restrict housing development in this area to persons who can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community. The proposed development would conflict with this policy and would, therefore materially contravene the said zoning objective. The proposed development would, therefore, be contrary to the proper planning and development of the area.

- 2 The proposed development would result in the encroachment of random ribbon development on a highly elevated and prominent site where views of the development would be exposed in a northerly direction. The proposed development would be an unduly obtrusive feature on the landscape which would be seriously out of character with and seriously injure the visual amenity of this scenic rural area.