

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0069	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	Bungalow and septic tank.		
3. Date of Application	10/02/98	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. 0655 Date 07/04/98	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,
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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 0655	Date of Decision 07/04/98
Register Reference S98A/0069	Date 10th February 1998

Applicant Martin McDonagh,
Development 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

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for SENIOR ADMINISTRATIVE OFFICER

08/04/98

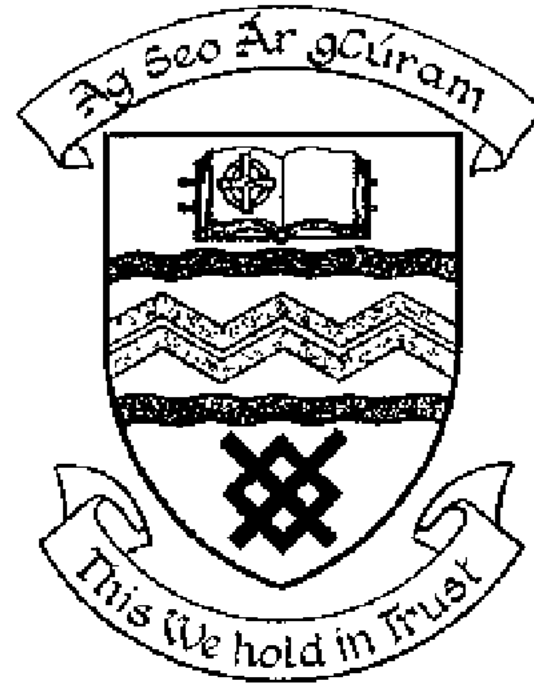
Martin McDonagh,
Glenaraneen,
Brittas,
Co. Dublin.

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REG REF. S98A/0069



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Reasons

- 1 The site is located in an area for which the use 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 use 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 fulfill 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 on the site 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.