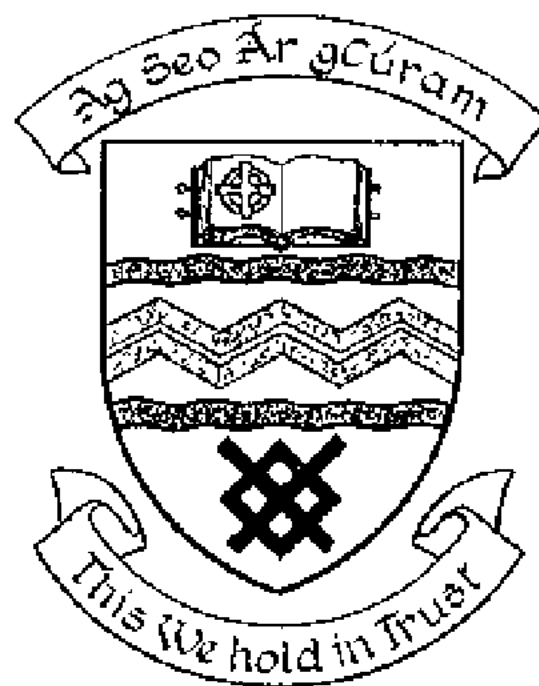


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0046	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	Erection of a single storey dwelling, garage & septic tank.		
3. Date of Application	03/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Hayes, B.E., C.Eng., Address: 34 Firarsland Road, Dublin 14.		
5. Applicant	Name: Mrs. Margaret Buckley, Address: 62 Hillsbrook Avenue, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 0524 Date 25/03/98	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0524	Date of Decision 25/03/98
Register Reference S98A/0046	Date 3rd February 1998

Applicant Mrs. Margaret Buckley,
Development Erection of a single storey dwelling, garage & septic tank.
Location Piperstown, Bohernabreena, 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.

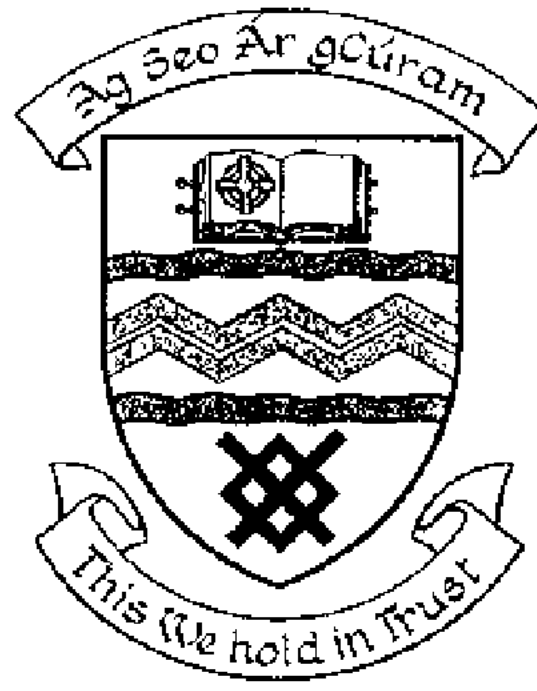
for the (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 26/03/98
for SENIOR ADMINISTRATIVE OFFICER

Paul Hayes, B.E., C.Eng.,
34 Firarsland Road,
Dublin 14.

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Reasons

- 1 The proposed development would contravene materially conditions No. 1 and 7 of planning permission granted by Order No. PA/1268/81 dated 18/6/1981 (Reg. Ref. WA/720) and would not be in accordance with the proper planning and development of the area.
- 2 The proposed development is located in an area zoned "to protect and improve high amenity" in the 1993 Dublin County Development Plan and within which it is the policy of the Council that housing will only be permitted where the applicant is a native of the area and can demonstrate a genuine need for housing in the area. This application does not satisfy these criteria. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 3 The proposal constitutes undesirable ribbon development in an unserviced rural area where demand will be created for the uneconomic provision of services which would set an undesirable precedent for further similar developments in the area.
- 4 The road network in the area of the proposed development is substandard. The proposed development, would, therefore, endanger public safety by reason of traffic hazard.
- 5 The site is located on land within the Bohernabreena Reservoir Catchment Area which is a major source of public water supply. It is considered that the proposed development would pose a threat to the public water supply and would be prejudicial to public health and would,

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REG. REF. S98A/0046

therefore, be contrary to the proper planning and
development of the area.

- 6 The proposed house by reason of its elevated and exposed nature would interfere with views of special amenity value on either side of the access road to the site which it is necessary to preserve as indicated in Map 1B of the 1993 Dublin County Development Plan.
- 7 Additional turning movements at an access where the vision splay eastwards is very substandard would endanger public safety by reason of traffic hazard.

NOTE: The Planning Authority would consider a proposal to construct a 'granny flat' onto the existing house on the site.