

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0721	
1. Location	Ballymorefinn, Tallaght, Dublin 24.		
2. Development	Bungalow, septic tank and revised entrance.		
3. Date of Application	06/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr C Kelly Address: Ballymorefinn, Tallaght,		
5. Applicant	Name: Mr C Kelly Address: Ballymorefinn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 4316 Date 17/12/97	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION	
8. Appeal Lodged	16/01/98	Written Representations	
9. Appeal Decision	15/05/98	Refuse Outline 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: S97A/0721

APPEAL by C. Kelly of Ballymorefinn, Tallaght, County Dublin against the decision made on the 17th day of December, 1997 by the Council of the County of South Dublin to refuse outline permission for the erection of a bungalow with septic tank and revised entrance at Ballymorefinn, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, outline permission is hereby refused for the erection of the said bungalow with septic tank and entrance for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development site is located in an area which is designated as a "High Amenity Area" in the current development plan for the area with the zoning objective "to protect and improve High Amenity Areas". It is considered that the applicant does not comply with housing need criteria. The proposed development would, therefore, contravene materially the zoning objective of the plan and would be contrary to the proper planning and development of the area.
2. The proposed development would result in an undesirable concentration of residential development in a rural area lacking certain public services and community facilities which would give rise to a demand for the uneconomic provision of infrastructural improvements in the area and would establish an undesirable precedent for further similar developments in the area which would be contrary to the proper planning and development of the area.
3. The additional turning movements generated by the proposed development at an entrance with very restricted visibility, especially to the southeast, on a narrow county road would endanger public safety by reason of traffic hazard.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Baile Átha Cliath 24.

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**PLANNING
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 4316	Date of Decision 17/12/97
Register Reference S97A/0721	Date 6th November 1997

Applicant Mr C Kelly

Development Bungalow, septic tank and revised entrance.

Location Ballymorefinn, 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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

17/12/97

Mr C Kelly
Ballymorefinn,
Tallaght,
Dublin 24.

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Reasons

- 1 The proposed development would contravene materially Condition No. 6 of permission ref. YA/1641 which states as follows:-
"That one dwellinghouse only be constructed on this 21 acre site.
REASON:
So as to ensure conformity with Condition No. 3 of Order No. P/830/73, dated 29/03/73 (Reg. No. F.155)
- 2 The proposed site is located in an area designated '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 and additional turning movements would endanger public safety by reason of traffic hazard. The proposed development would therefore, endanger public safety by reason of traffic hazard.

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- 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, 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 and prospects of special amenity value on either side of the access road to the site which it is necessary to preserve as indicated in Table 4.2 (No. 26) and on Map 1B of the 1993 Dublin County Development Plan.
- 7 The proposed development does not conform with the recommended minimum 60m of road frontage for houses in rural/high amenity areas set out at Section 3.3.15 of the 1993 Dublin County Development Plan and would, therefore, be contrary to the proper planning and development of the area.