

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0598	
1. Location	Gortlum, Brittas, Co. Dublin.		
2. Development	A single dwelling house and septic tank.		
3. Date of Application	15/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ted Broe, Address: Three Castles, Blessington,		
5. Applicant	Name: Ted Broe, Address: Three Castles, Blessington, Co. Wicklow.		
6. Decision	O.C.M. No. 4020 Date 12/11/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/12/97	Written Representations	
9. Appeal Decision	06/04/98	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 1993

County South Dublin

Planning Register Reference Number: S97A/0598

APPEAL by Ted Broe of Three Castles, Blessington, County Wicklow against the decision made on the 12th day of November, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a house and septic tank at Gortlum, Brittas, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area having a zoning objective "to protect and improve high amenity areas" as set out in the current development plan for the area. The proposed development does not meet the housing need criteria in relation to development in such an area and would not relate directly to the area's amenity potential. The proposed development would contravene materially these objectives as set out in the development plan (which are considered to be reasonable) and would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed development, which is located on an exposed rural site, would be unduly obtrusive in the landscape setting and would interfere with a view of special amenity value which it is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and development of the area.
3. The proposed development would contribute to random housing development in an unserviced rural area remote from community services and where the road network is substandard and would, therefore, create a demand for the uneconomic provision of public services and community facilities.



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

Dated this *3rd* day of *April* 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 4020	Date of Decision 12/11/97
Register Reference S97A/0598	Date 15th September 1997

Applicant Ted Broe,
Development A single dwelling house and septic tank.
Location Gortlum, 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.

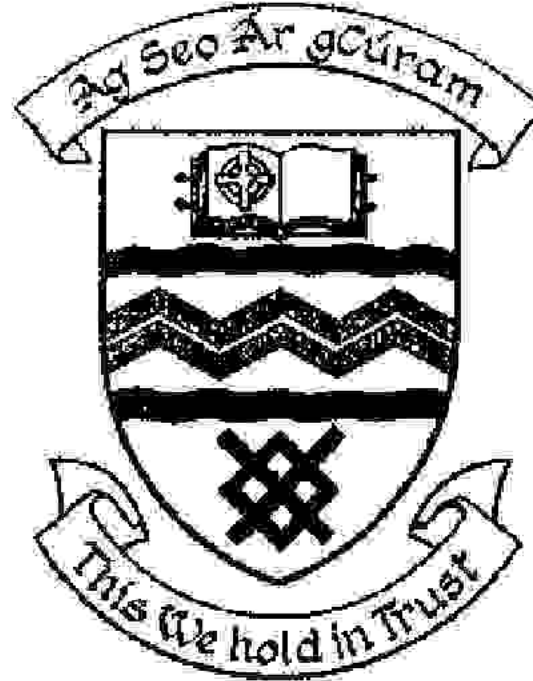
for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 12/11/97
for SENIOR ADMINISTRATIVE OFFICER

Ted Broe,
Three Castles,
Blessington,
Co. Wicklow.

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Reasons

- 1 The site is located in an area zoned in the 1993 Dublin County Development Plan with the objective 'To protect and improve high amenity areas'. The County Development Plan states at Section 2.3.6.(b) that:-

"Housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area".

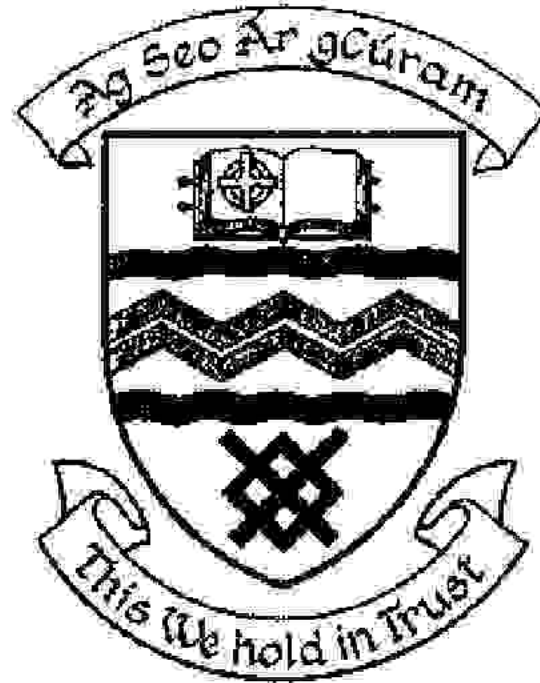
It is considered that the applicant does not come within the scope of this section. The Development Plan goes on to state at section 2.8.6.(ii) that:-

"In areas designated as high amenity it is the policy of the Council that any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming, shall not be permitted".

The proposed development would, therefore, materially contravene the Development Plan and would be contrary to the proper planning and development of the area.

- 2 The proposed development would interfere with a view of special amenity value from the access road which is listed in the 1993 Dublin County Development Plan and which it is necessary to preserve and, as such, would be contrary to the proper planning and development of the area.
- 3 The design of the proposed house is not in keeping with the design guidelines set out at Appendix C of the 1993 Dublin County Development - 'Housing in Rural Areas'. When taken together with the exposed nature of the site caused by the absence of hedgerow or screen planting, the proposed

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development would be an unduly obtrusive feature on the landscape and would be detrimental to the visual amenities of the area.

- 4 The proposed development would contribute to random housing development in an unserviced rural area remote from community services and where the road network is substandard and would, accordingly, give rise to demands for the uneconomic provision of public services and community facilities.
- 5 The site as outlined in red incorporates approx. 2.5 acres of land currently in use as a golf course and is, therefore, misleading.