

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0534	
1. Location	Piperstown, Bohernabreena, Tallaght, Dublin 24.		
2. Development	4 bedroom bungalow & bio cycle treatment unit.		
3. Date of Application	21/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Killians Avenue, Greenhills,		
5. Applicant	Name: Mr. & Mrs. W & C Tracey-Worth, Address: 193 Alpine Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2071 Date 17/10/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/11/97	Written Representations	
9. Appeal Decision	16/03/98	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/0534

APPEAL by W. and C. Tracey-Worth care of Paul Murtagh of 31 St. Kilian's Avenue, Greenhills, Dublin against the decision made on the 17th day of October, 1997 by the Council of the County of South Dublin to refuse permission for the construction of a four bedroom bungalow and biocycle treatment unit at Piperstown, Bohernabreena, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for construction of the said four bedroom bungalow and biocycle treatment unit for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area with the zoning objective High Amenity set out in the current development plan for the area and where it is the policy of the planning authority 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. It is considered that the applicant does not meet the housing need criteria as set out in the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is an objective of the current development plan for the area to protect and preserve the views and prospects along the road fronting the site. This objective is considered reasonable. The proposed development would interfere with a view of special amenity value which it is necessary to preserve and would, therefore, be contrary to the proper planning and development of the area.

aa.

3. It is the policy of the planning authority, as expressed in the current development plan for the area, to protect the sources of supply of water to Dublin City by preventing development within the catchment area of the Bohernabreena Reservoir. The proposed development would conflict with this policy, which is considered reasonable. The proposed development would, therefore, be prejudicial to public health due to the risk of pollution of a source of public water supply.
4. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive density of development served by septic tanks and individual waste water disposal systems in the area and would, therefore, be prejudicial to public health.
5. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on a narrow substandard road at a point where sightlines are restricted in a easterly direction.

Ann Lw. Quinn

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

Dated this 16th day of March, 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 2071	Date of Decision 17/10/97
Register Reference S97A/0534	Date 21st August 1997

Applicant Mr. & Mrs. W & C Tracey-Worth,
Development 4 bedroom bungalow & bio cycle treatment unit.
Location Piperstown, Bohernabreena, 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 PERMISSION** in respect of the above proposal.

for the (9) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

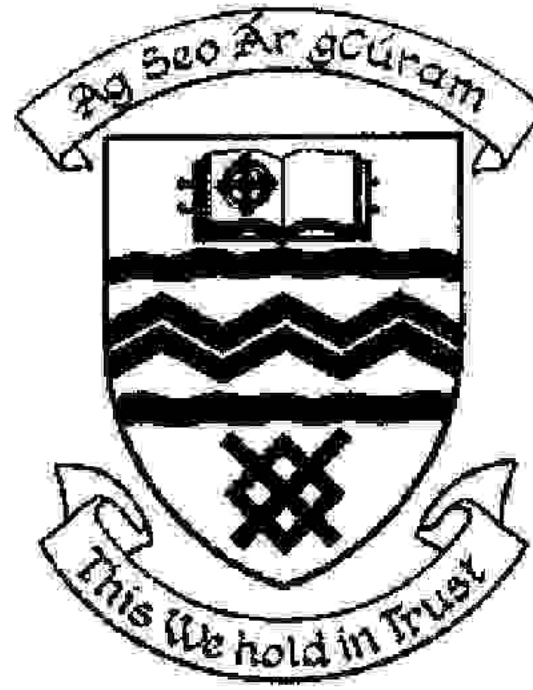

..... 17/10/97
for SENIOR ADMINISTRATIVE OFFICER

P. Murtagh,
31 St. Killians Avenue,
Greenhills,
Dublin 12.

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

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

Telefon: 01-462 0000
Fax: 01-462 0104
REG REF. S97A/0534



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Reasons

- 1 The proposed site is located in an area subject to the zoning objective High Amenity, in the 1993 Dublin County Development Plan and within which area 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, contravene materially the said zoning objective and be contrary to the proper planning and development of the area.
- 2 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.
- 3 The proposed development would be prejudicial to public health arising from the proposal to serve two separate dwelling units with only one effluent treatment system.
- 4 The proposed site does not meet with the recommended minimum road frontage of 60m as set down in 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.
- 5 The proposed development would interfere with a view of special amenity value which it is necessary to preserve as indicated in the 1993 Dublin County Development Plan (on either side of the access road) and as such would be seriously injurious to visual amenity of the area and

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Telefon: 01-462 0000
Facs: 01-462 0104

REG. REF. S97A/0534

contrary to the zoning objective to 'protect and improve high amenity areas'.

- 6 The site is on a minor road which is seriously substandard in width, alignment and surfacing. The proposed development would give rise to traffic turning movements which would endanger public safety by reason of traffic hazard.
- 7 Traffic turning movements at the proposed entrance, where sight visibility is impaired would endanger public safety by reason of traffic hazard.
- 8 The proposal constitutes undesirable ribbon development in an unserviced rural area where demand would be created for the uneconomic provision of services. The proposed development would set an undesirable precedent for further similar developments in the area.
- 9 The design of the proposed house does not accord with the design guidelines set down in Appendix C of the 1993 Dublin County Development Plan and as such would constitute development contrary to the proper planning and development of the area.