

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0522	
1. Location	Gortlum, Brittas, Co. Dublin			
2. Development	Bungalow and septic tank			
3. Date of Application	11/08/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Grainne Mallon and Associates Address: 6 Merrion Square, Dublin 2			
5. Applicant	Name: Leslie Tynan Address: Tullyvin, Ballyfolan, Brittas, Co. Dublin			
6. Decision	O.C.M. No. 2033	Effect		
	Date 09/10/97	RP	REFUSE PERMISSION	
7. Grant	O.C.M. No.	Effect		
	Date	RP	REFUSE PERMISSION	
8. Appeal Lodged	10/11/97	Written Representations		
9. Appeal Decision	09/03/98	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

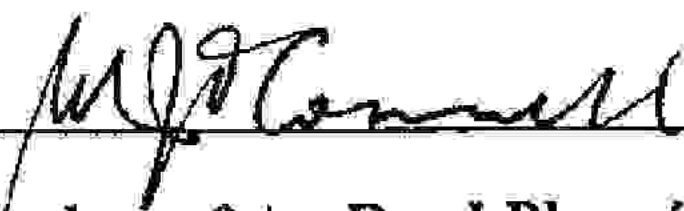
Planning Register Reference Number: S97A/0522

APPEAL by Leslie Tynan care of Gráinne Mallon and Associates of 6 Merrion Square, Dublin against the decision made on the 9th day of October, 1997 by the Council of the County of South Dublin to refuse a permission for development described in the public notice as a 'dwelling 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.

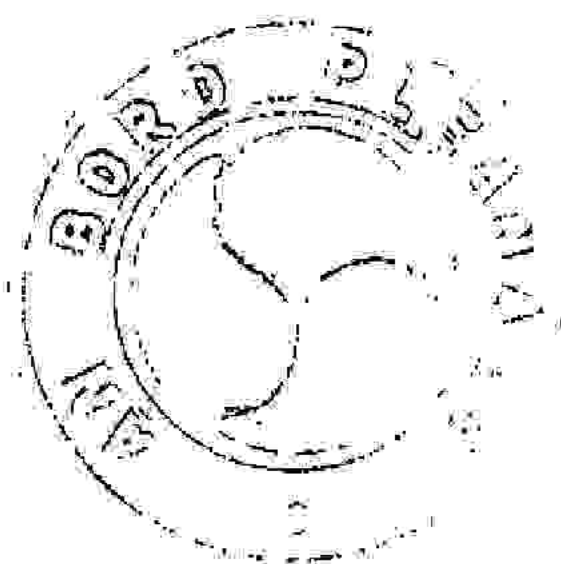
SCHEDULE

1. The site of the proposed development is located in an area zoned G in the current Dublin County Development Plan for which the objective is 'to protect and improve high amenity areas'. This objective is considered reasonable. The proposed development would be visually obtrusive, would militate against the protection and improvement of this high amenity area and would, therefore, contravene materially the development objective as set out in the development plan and be contrary to the proper planning and development of the area.
2. It is an objective of the planning authority, as set out in the current Dublin County Development Plan, to protect and preserve the views and prospects along the road fronting the site of the proposed development. 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.



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

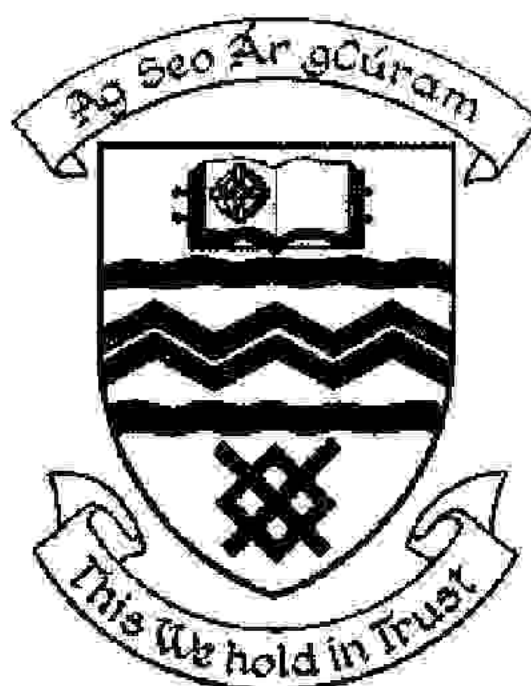
Dated this 9th day of March 1998.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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PLANNING
DEPARTMENT
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Dublin 24.

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

Decision Order Number 2033	Date of Decision 09/10/97
Register Reference S97A/0522	Date 11th August 1997

Applicant Leslie Tynan
Development Bungalow 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

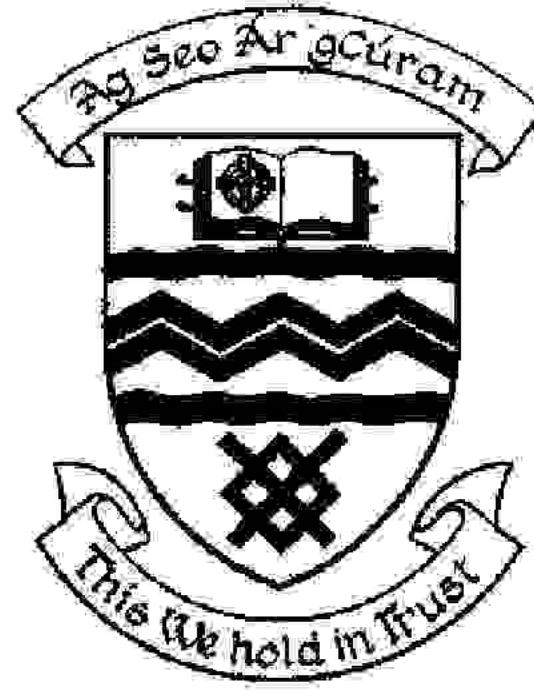
..... 09/10/97
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon and Associates
6 Merrion Square,
Dublin 2

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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".

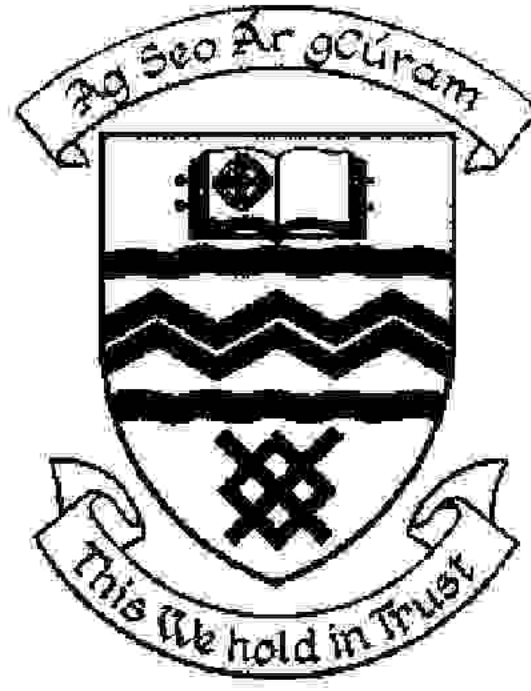
The proposed development would, therefore, materially contravene the Development Plan and would be contrary to the proper planning and development of the area.

- 2 The proposed development would interfere with a view of special amenity value from ~~the~~ 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 proposed development would be prejudicial to public health for the following reasons:-
 - a) the applicant has failed to demonstrate the suitability of the soil for the disposal of domestic

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effluent as set out in SR6:1991 published by EOLAS;
b) no source of potable water has been indicated
on drawings.

- 4 The proposed development would contribute to random housing development in an unserved 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.