

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0341
1. Location	Mountpelier, Tallaght, Dublin 24.	
2. Development	outline planning permission for the erection of a bungalow and septic tank, to include demolition of existing building at Mountpelier.	
3. Date of Application	30/05/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 1. 2. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,	
5. Applicant	Name: Mr. John Clare, Address: 3 Glenlyon Park, Dublin 16.	
6. Decision	O.C.M. No. 1513 Date 28/07/97	Effect RO REFUSE OUTLINE PERMISSION
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1513	Date of Decision 28/07/97
Register Reference S97A/0341	Date 30th May 1997

Applicant Mr. John Clare,

Development outline planning permission for the erection of a bungalow and septic tank, to include demolition of existing building at Mountpelier.

Location Mountpelier, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for **SENIOR ADMINISTRATIVE OFFICER**

28/07/97

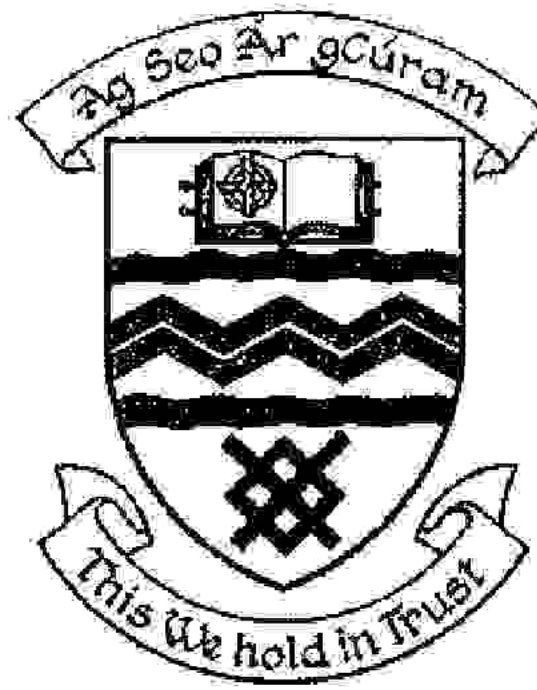
Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

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REG REF. S97A/0341



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Reasons

- 1 The proposed development takes access onto a narrow access road which is substandard in its vertical and horizontal alignment. The access road has a very substandard junction with Bohernabreena Road and the proposed development would endanger public safety by reason of a traffic hazard because of the generation of additional traffic turning movements on the Bohernabreena Road at this junction.

- 2 The site is located in an elevated position in the Dublin Mountains in an area zoned 'B' in the Dublin County Development Plan, 1993, where it is the objective of the Planning Authority, "to protect and provide for the development of agriculture". Paragraph 2.3.6.(a) of the written statement of the 1993 County Development Plan states inter alia that 'it is the policy of the Council to restrict the spread of one-off housing into the rural countryside. Dwellings may be permitted where applicants can establish a genuine need to reside in proximity to their employment where related to the rural community, or reasons of close family ties with the rural community'. The proposed development does not conform with the Council's policy with regard to development in agricultural areas. The proposed development would contravene materially a development objective indicated in the County Development Plan for the use primarily of this area for agricultural purposes.

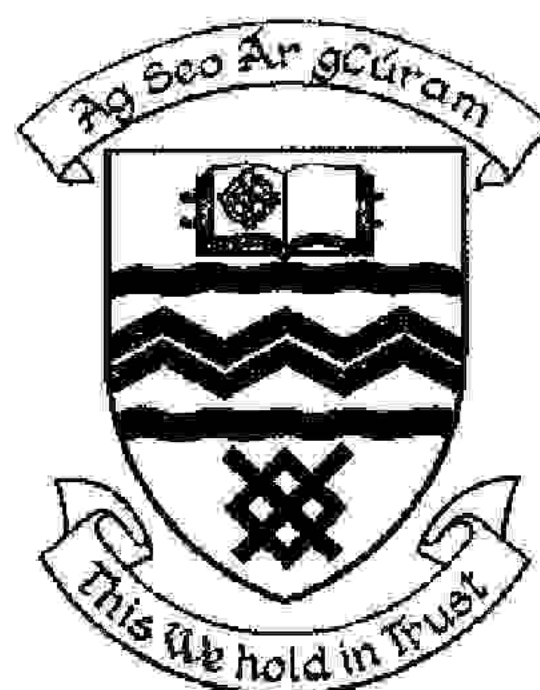
- 3 The proposed development of a house on this elevated site in the Dublin Mountains would be seriously injurious to the visual amenities of the area and would, thereby, be contrary to the proper planning and development of the area.

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- 4 The applicant has failed to demonstrate that the site is suitable for the disposal of septic tank effluent. The proposed development would, therefore, be prejudicial to public health.