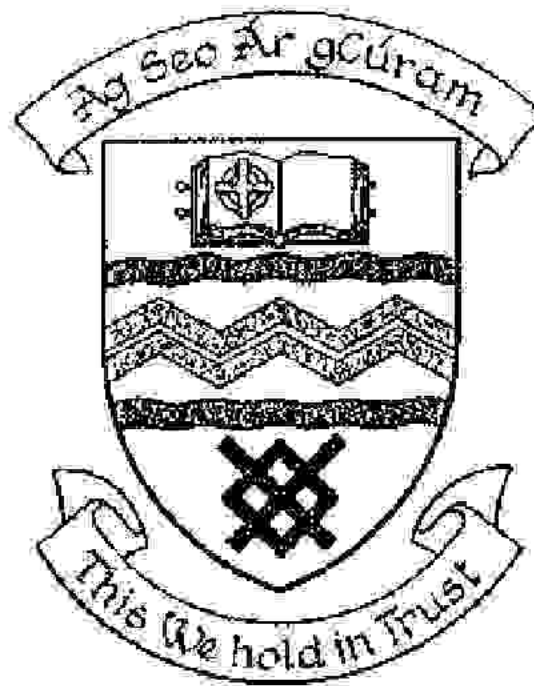


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0258	
1. Location	Mountpellier, Bohernabreena, Dublin 24.		
2. Development	Bungalow, garage and biocycle system.		
3. Date of Application	24/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kestrel Homes Ltd., Address: Ballymore Eustace, Co. Kildare.		
5. Applicant	Name: Kestrel Homes Ltd., Address: Ballymore Eustace, Co. Kildare.		
6. Decision	O.C.M. No. 1222 Date 20/06/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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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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 1222	Date of Decision 20/06/97
Register Reference S97A/0258	Date 24th April 1997

Applicant Kestrel Homes Ltd.,
Development Bungalow, garage and biocycle system.
Location Mountpellier, Bohernabreena, 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 (4) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin county Council

.....
for SENIOR ADMINISTRATIVE OFFICER

20/06/97

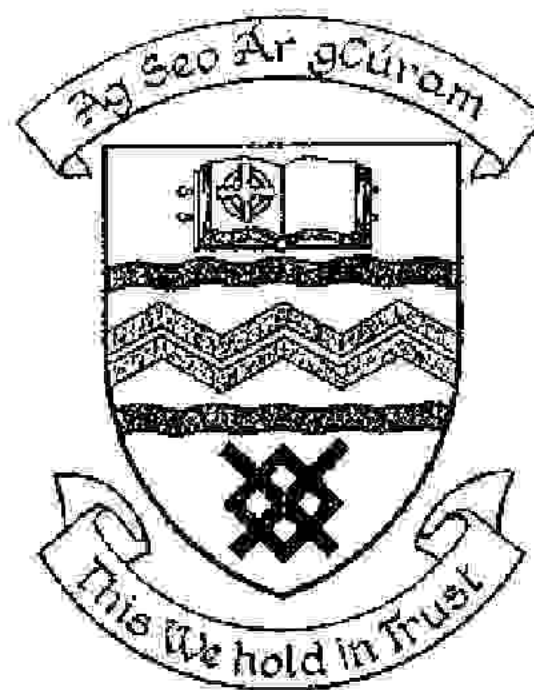
Kestrel Homes Ltd.,
Ballymore Eustace,
Co. Kildare,

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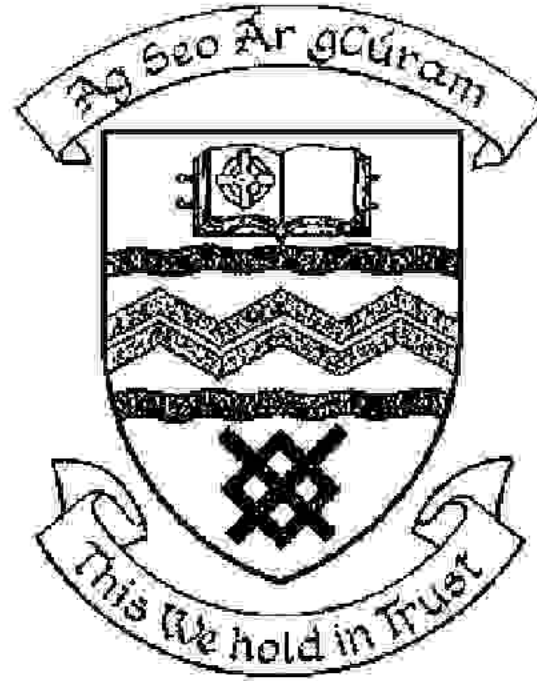
Reasons

- 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 proposed development would be prejudicial to public health for the following reasons:-
 - (a) there is no evidence to indicate the suitability of the site for treatment of effluent;
 - (b) there is no site assessment report submitted by the manufacturers of the Biocycle effluent treatment system;
 - (c) no indication of size of Biocycle effluent treatment unit has been submitted;
 - (d) the site being almost entirely shale is unsuitable for the disposal of effluent.

- 3 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

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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.

- 4 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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