

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0673	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	Removal of septic tank and replacement with new effluent treatment unit to serve existing dwelling and the construction of a dormer bungalow and effluent treatment unit.		
3. Date of Application	18/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Toomey, Address: Architect, Powerscourt Townhouse Centre, 59 South William Street,		
5. Applicant	Name: Jeanne Broderick, Address: High Ground, Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0271 Date 13/02/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/03/97	Written Representations	
9. Appeal Decision	11/07/97	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.	

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AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

Planning Register Reference Number: S96A/0673

APPEAL by Jeanne Broderick care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 13th day of February, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the removal of existing septic tank and replacement with new effluent treatment unit to serve existing house and the construction of a dormer bungalow and effluent treatment unit at Glenaraneen, 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 proposed development is located in an area zoned "G" - "to protect and improve high amenity areas". It is the policy of the planning authority as set out in the current development plan for the area to restrict housing development to applicants who are natives of the area and can demonstrate a genuine need for housing in the area. This policy is considered reasonable. It is considered that the applicant does not come within the scope of these housing need criteria. The proposed development would, therefore, contravene materially this policy and would be contrary to the proper planning and development of the area.
2. The proposed development located on an elevated site would be visually obtrusive in the landscape and would interfere with a view of special amenity value, the preservation of which is a specific objective of the current development plan for the area (which objective is considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.

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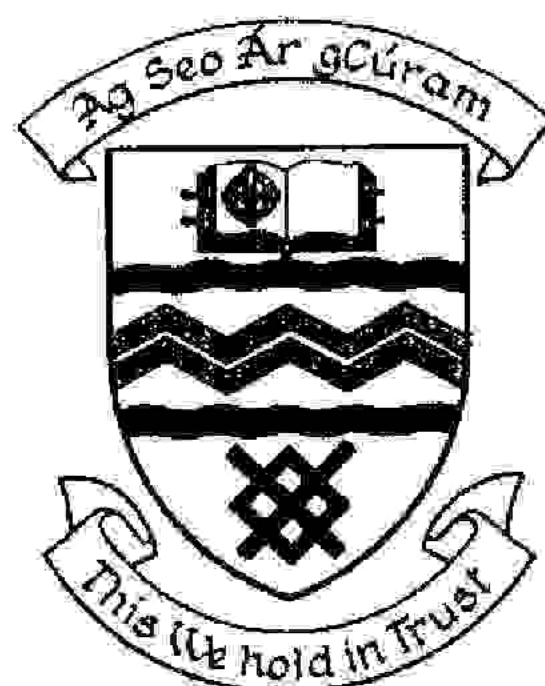
3. The proposed development would constitute further sporadic residential development in a high amenity rural area deficient in certain public services and served by a substandard road network. The proposed development would contribute to a demand for the uneconomic provision of such services and improvements to the road network and would, therefore, be contrary to the proper planning and development of the area.

Margaret Syrne

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

Dated this *11th* day of *July* 1997.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0111

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

Decision Order Number 0271	Date of Decision 13/02/97
Register Reference S96A/0673	Date 18th December 1996

Applicant Jeanne Broderick,

Development Removal of septic tank and replacement with new effluent
treatment unit to serve existing dwelling and the
construction of a dormer bungalow and effluent treatment
unit.

Location Glenaraneen, 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 (3) Reasons on the attached Numbered Pages. MS

Signed on behalf of the South Dublin County Council

..... 13/02/97
for SENIOR ADMINISTRATIVE OFFICER

James Toomey,
Architect,
Powerscourt Townhouse Centre,
59 South William Street,
Dublin 2.

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REG REF. S96A/0673



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Reasons

- 1 The site of the proposed development is located in an area which is subject to zoning objective 'G' in the 1993 Dublin County Development Plan and for which the objective is "to protect and improve high amenity areas". In relation to such areas the Development Plan states 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". The proposed development, which cannot be considered to fulfill these requirements, would contravene materially the said development objective.
- 2 The proposed development by virtue of its bulk, situation and overall height would be an unduly obtrusive feature on the landscape and would interfere with a view of special amenity value, as indicated in the County Development Plan, and which it is necessary to preserve.
- 3 The proposed development would constitute further sporadic residential development in a high amenity rural area deficient in public services and served by a substandard road network. The proposed development would contribute to a demand for the uneconomic provision of such services and improvements to the road network and as such would be contrary to the proper planning and development of the area.