

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0667	
1. Location	on a site at Piperstown, Bohernabreena, Co. Dublin.		
2. Development	single storey dwelling.		
3. Date of Application	13/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mrs. Margaret Buckley, Address: 62 Hillsbrook Avenue, Perrystown, Dublin 12.		
5. Applicant	Name: Margaret Buckley, Address: 62 Hillsbrook Avenue, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 0258 Date 11/02/97	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
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0258	Date of Decision 11/02/97
Register Reference S96A/0667	Date 13th December 1996

Applicant Margaret Buckley,
Development Single storey dwelling.
Location on a site at Piperstown, Bohernabreena, 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 OUTLINE PERMISSION in respect of the above proposal.

for the (7) Reasons on the attached Numbered Pages. RS

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

11/02/97

Mrs. Margaret Buckley,
62 Hillsbrook Avenue,
Perrystown,
Dublin 12.

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Reasons

- 1 The proposed development would contravene materially conditions no's. 1 and 7 of planning permission granted by Order No. PA/1268/81 dated 18/6/1981 (Reg. Ref. WA/720) and would not be in accordance with the proper planning and development of the area.
- 2 The proposed development is located in an area zoned "to protect and improve high amenity" in the 1993 Dublin County Development Plan and within which 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, be contrary to the proper planning and development of the area.
- 3 The proposal constitutes undesirable ribbon development in an unserviced rural area where demand will be created for the uneconomic provision of services which would set an undesirable precedent for further similar developments in the area.
- 4 The road network in the area of the proposed development is substandard. The proposed development, therefore, would endanger public safety by reason of traffic hazard.
- 5 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

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and would be prejudicial to public health and would, therefore, be contrary to the proper planning and development of the area.

- 6 The proposed house by reason of its elevated and exposed nature would interfere with views of special amenity value on either side of the access road to the site which it is necessary to preserve as indicated in Map 1B of the 1993 Dublin County Development Plan.
- 7 The proposed development would be prejudicial to public health because the applicant has failed to establish the suitability of the soil for the disposal of domestic effluent or surface water run-off.