

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0616	
1. Location	Bohernabreena, Dublin 24.		
2. Development	Dormer house with garage.		
3. Date of Application	15/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/96 2.	1. 06/02/97 2.
4. Submitted by	Name: Brendan Monaghan, Address: Tulnagee Cottage, Bohernabreena, Dublin 24.		
5. Applicant	Name: Brendan Monaghan, Address: Tulnagee Cottage, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 0601  Date 03/04/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	02/05/97	Written Representations	
9. Appeal Decision	01/09/97	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.	

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders AN BORD PLEANÁLA

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

County South Dublin

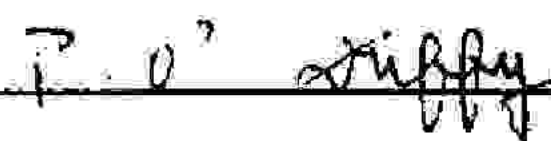
Planning Register Reference Number: S96A/0616

**APPEAL** by Brendan Monaghan care of David K'Eogh of 74 Moyne Road, Ranelagh, Dublin against the decision made on the 3rd day of April, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a dormer house with garage at Bohernabreena, 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 is located in an area with the zoning objective to protect and provide for the development of agriculture, as indicated in the current development plan for the area. The proposed development does not meet the housing need criteria in relation to development in such an area, would contravene materially this objective as set out in the development plan (which is considered to be reasonable) and would be contrary to the proper planning and development of the area.
2. The proposed development would constitute undesirable ribbon development on a substandard road with inadequate visibility. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and development of the area.
3. The site of the proposed development does not comply with the minimum road frontage requirements of the planning authority. The proposed development 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 17<sup>th</sup> day of September 1997.

Telephone: 01-462 0000  
Fax: 01-462 0104

Decision Order Number 0601	Date of Decision 03/04/97
Register Reference S96A/0616	Date 15th November 1996

Brendan Monaghan,  
Tulnagee Cottage,  
Bohernabreena,  
Dublin 24.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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REG REF. S96A/0616



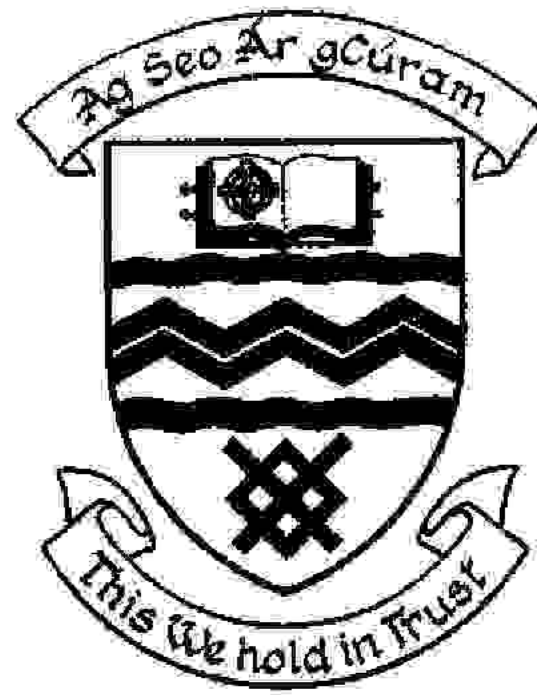
**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
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**Reasons**

- 1 The proposed development would contravene materially a condition attached to an existing permission i.e. Condition No. 3 of decision to grant planning permission by Order No. P/1366/69. The condition required that only one house be erected on a five acre site within which is contained the site of this application.
- 2 The proposed development is located in a an area zoned 'to protect and provide for the development of agriculture' in the 1993 Dublin County Development Plan. It is the policy of the Planning Authority to restrict housing development in this area to persons who 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 would conflict with this policy and would, therefore, be contrary to the proper planning and development of the area.
- 3 The proposed development would contribute to the encroachment of ribbon development on the edge of the zoned area of the city and as such would be detrimental to the visaul amenities of this agricultural area.
- 4 The proposed development does not meet the recommended minimum road frontage of 60m for houses in rural areas as set down in Section 3.3.15 of the 1993 Dublin County Development Plan and as such would be contrary to the proper planning and development of the area.
- 5 The proposed vehicular access has inadequate sight distance to the south on exiting the site due to a bend on the road

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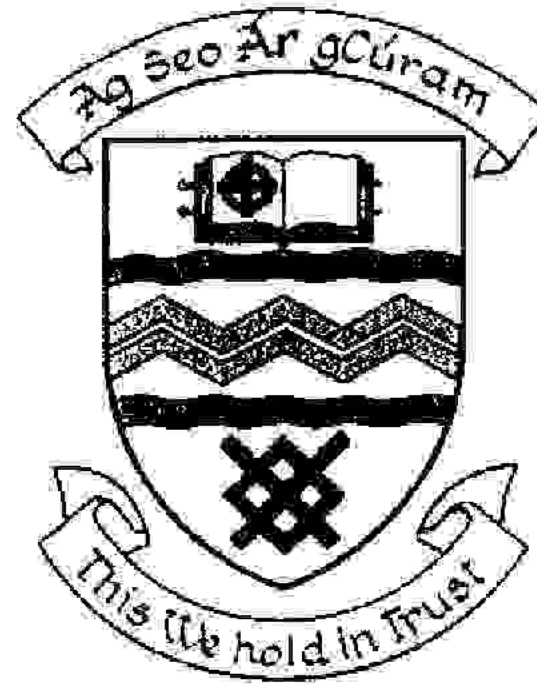
with a steep gradient on the road falling in a northerly direction. The proposed development would endanger public safety by reason of traffic hazard caused by increased turning movements at a location where sight visibility is seriously deficient.

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The proposed development would be prejudicial to public health for the following reasons:-

- a) the percolation area is located outside the site as outlined in red on the location map at scale 1:2500;
- b) the applicant has failed to indicate the location of the new 225mm diameter foul sewer in the vicinity of the site to which any new development should be connected.

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

Order Number 2373	Date of order 11/12/96
Register Reference S96A/0616	Date 15th November 1996

**Applicant**                Brendan Monaghan,  
**Development**            Dormer house with garage.  
**Location**                Bohernabreena, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 4/12/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

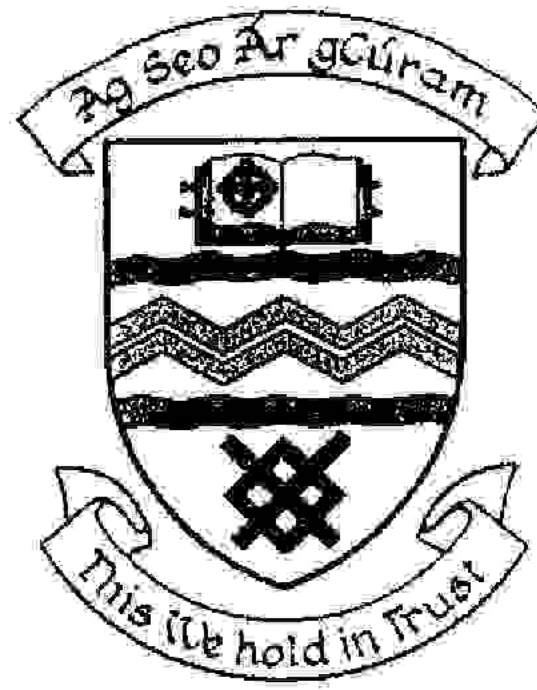
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)

Brendan Monaghan,  
Tulnagee Cottage,  
Bohernabreena,  
Dublin 24.



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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

11/12/96