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|-----------------------------|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0587 | |
| 1. Location | Castle Kelly, Glenasmole, Tallaght, Dublin 24. | | |
| 2. Development | Erect a dwelling house and septic tank. | | |
| 3. Date of Application | 04/11/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Outline Permission | 1. 21/11/96 2. | 1. 25/11/96 2. |
| 4. Submitted by | Name: Hugh O'Rourke, Address: 43 Suncroft Drive, Tallaght, Dublin 24. | | |
| 5. Applicant | Name: Hugh O'Rourke, Address: Castle Kelly, Glenasmole, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 0139 Date 22/01/97 | 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,
Lár an Bhaile, Tamhlacht,
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 0139 | Date of Decision 22/01/97 |
| Register Reference S96A/0587 | Date 4th November 1996 |

Applicant Hugh O'Rourke,
Development Erect a dwelling house and septic tank.
Location Castle Kelly, Glenasmole, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/11/96 /25/11/96

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

22/01/97

Hugh O'Rourke,
43 Suncroft Drive,
Tallaght,
Dublin 24.

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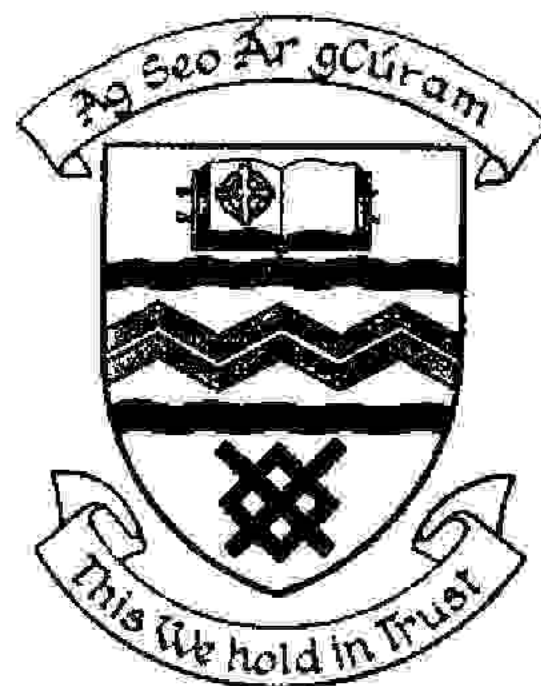
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Reasons

- 1 The site is located in an area that is designated in the 1993 Dublin County Development Plan as a 'high amenity' area and in relation to which it is a policy of the Planning Authority as set out in section 2.3.6 of the Development Plan to restrict houses to persons who are natives of the area and can demonstrate a genuine need for housing in the area. As the applicant has not established sufficient need for housing, the proposed development would materially contravene the said policy and would, accordingly, be contrary to the proper planning and development of the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard because of the generation of additional traffic movements on the substandard road network serving the area.
- 3 The site is located within the catchment of the Bohernabreena Reservoir which is a major source of public water supply. It is considered that the proposed development, and the precedent for other similar development which a grant of outline permission for it would set, would pose a threat to the public water supply, would be prejudicial to public health and would, accordingly, be contrary to the proper planning and development of the area.
- 4 The proposed development could be prejudicial to public health for the following reasons:-
 - a. percolation tests have not been carried out on site;
 - b. a reserve percolation area has not been indicated;
 - c. contour lines and levels of house and septic tank have not been indicated;

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- d. details of compliance with SR6:1991 published by
Eolas have not been submitted.

- 5 It is an objective of the Development Plan to preserve views on either side of the access roads and also to preserve prospects of the mountains from roads in the Glenasmole Valley (Table 4.2 - Item 26). The proposed development, by virtue of its location would interfere with views and prospects of special amenity value which it is necessary to preserve and would, therefore, be seriously injurious to the visual amenity of the area.

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

| | |
|------------------------------|------------------------|
| Order Number 2249 | Date of Order 21/11/96 |
| Register Reference S96A/0587 | Date 4th November 1996 |

Applicant Hugh O'Rourke,
Development Erect a dwelling house and septic tank.
Location Castle Kelly, Glenasmole, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 15/11/96 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)

Hugh O'Rourke,
43 Suncroft Drive,
Tallaght,
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.

21/11/96