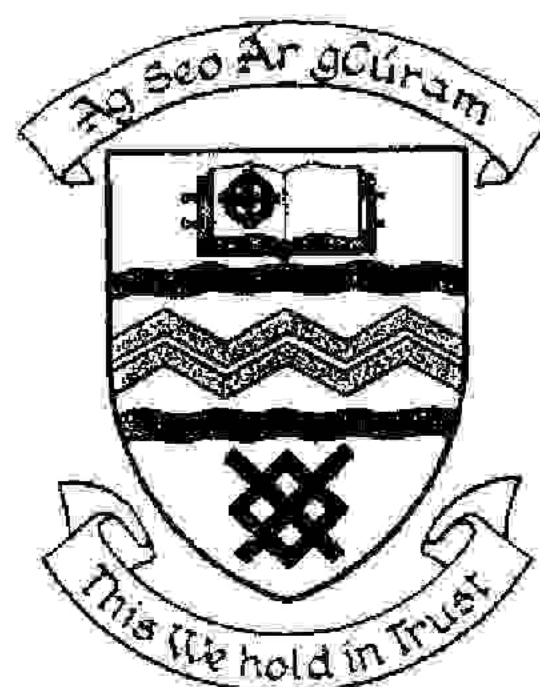


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0551	
1. Location	Ballinascourney, Tallaght, Co. Dublin.		
2. Development	3 bed bungalow, septic tank and new site access.		
3. Date of Application	16/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown, Dublin 12.		
5. Applicant	Name: Mr. T. Menton, Address: 14 Tymonville Court, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2384 Date 11/12/96	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,
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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 2384	Date of Decision 11/12/96
Register Reference S96A/0551	Date 16th October 1996

Applicant Mr. T. Menton,
Development 3 bed bungalow, septic tank and new site access.
Location Ballinascourney, Tallaght, 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 (5) Reasons on the attached Numbered Pages.

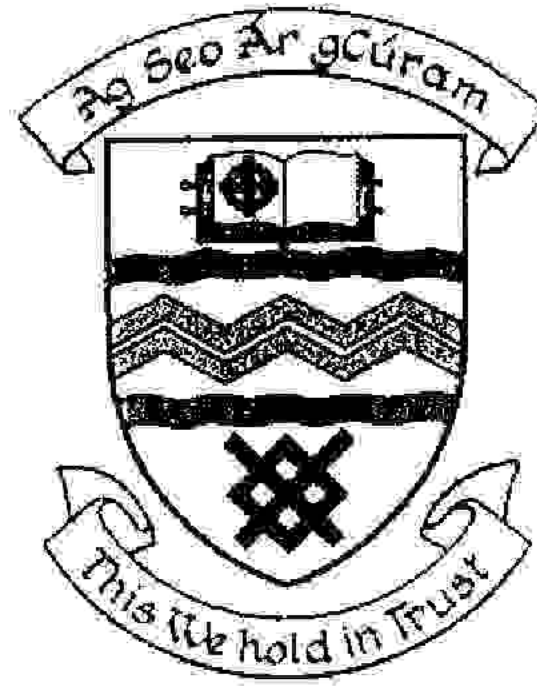
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

11/12/96

Paul A. Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

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REG REF. S96A/0551

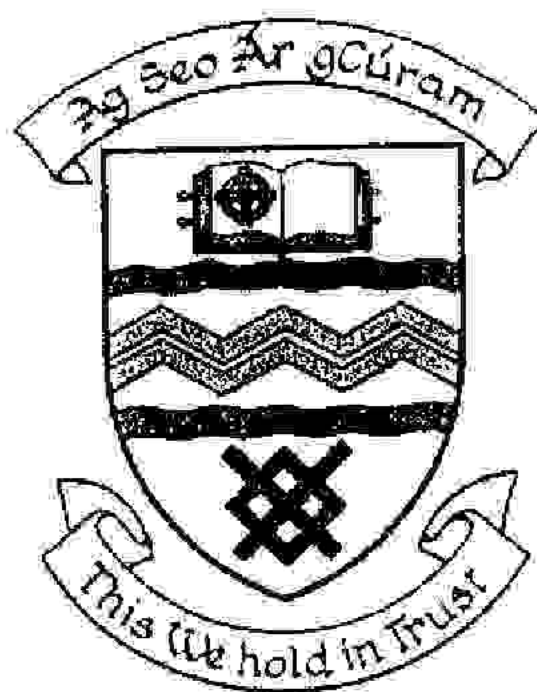
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Reasons

- 1 The proposed site is located in an area subject to the zoning objective "to protect and improve high amenity areas" 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, contravene materially the said zoning objective and be contrary to the proper planning and development of the area.
- 2 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.
- 3 The proposed development could be prejudicial to public health as the applicant has failed to establish the suitability of the soil for the disposal of septic tank effluent and has failed to indicate a source of potable water supply.
- 4 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 and would be prejudicial to public health and would, therefore, be contrary to the proper planning and development of the area.

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- 5 The proposed development would interfere with views of special amenity value on either side of the access road which it is necessary to preserve as indicated on Map 1B of the 1993 Dublin County Development Plan. The proposed development would further interfere with a prospect of special amenity value as listed at no. 27 - Table no. 4.2 of the 1993 Dublin County Development Plan viz. - Ballymorefinn Hill and Sliabh na mBanog and Seahan from the Ballinascorney Road. The proposed development would, therefore, be seriously injurious to the visual amenity of the area given the elevated and exposed nature of the site.