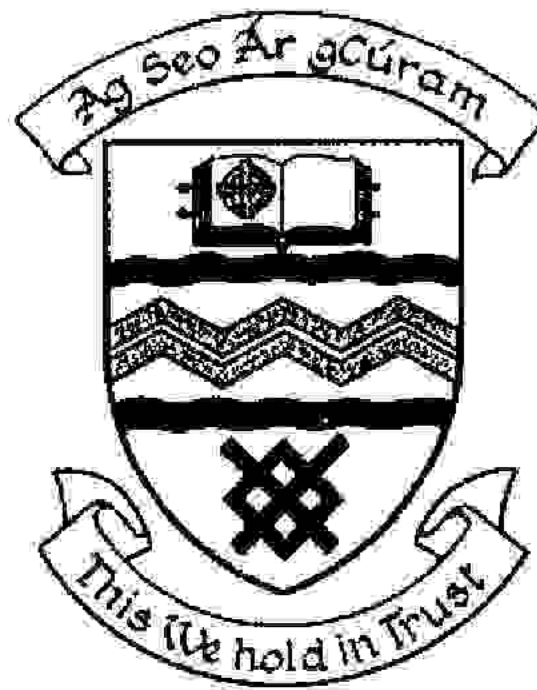


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0537	
1. Location	Glassamucky, Bohernabreena.		
2. Development	To erect a bungalow and garage, with septic tank, precolation area and associated site works on this site.		
3. Date of Application	09/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Construction Consultancy Services Address: 29 Wellington Park, Malone Road, Belfast,		
5. Applicant	Name: J. Ledwith, Address: 89 Clontarf Road., Dublin 3		
6. Decision	O.C.M. No. 2331 Date 04/12/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 2331	Date of Decision 04/12/96
Register Reference S96A/0537	Date 9th October 1996

Applicant J. Ledwith,
Development To erect a bungalow and garage, with septic tank,
precolation area and associated site works on this site.
Location Glassamucky, Bohernabreena.

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

05/12/96

Construction Consultancy Services
29 Wellington Park,
Malone Road,
Belfast,
BY9 6DL

SOUTH DUBLIN COUNTY COUNCIL
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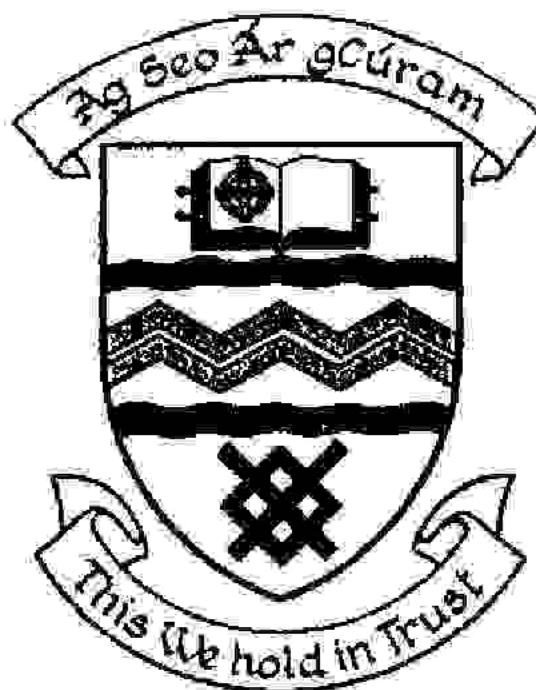
Reasons

- 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, 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 road network in the area of the proposed development is substandard. The proposed development, would therefore, endanger public safety by reason of traffic hazard.
- 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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REG. REF. S96A/0537



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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. 26 - Table no. 4.2 of the 1993 Dublin County Development Plan viz. - 'Glenasmole Valley and hillsides of Sliabh na mBanog, Corrig Mountain, Ballymorefinn Hill and Seahan to the west and Kilakee Mountain to the east from roads running along the eastern and western sides of the valley'. The proposed development would, therefore, be seriously injurious to the visual amenity of the area given the elevated and exposed nature of the site.
- 6 The site of the proposed development lies within an area of Scientific Interest identified on Map 1B of the 1993 Dublin County Development Plan and set out at Table No. 43 (No. 29) of the 1993 Dublin County Development Plan:-
Glenasmole Valley - Botanical, Zoological; High drift filled valley; Good habitat diversity; Some rare species.
The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 7 The proposed house design does not conform with the guidelines for 'Housing in rural areas' as set down in Appendix C of the 1993 Dublin County Development Plan and would, therefore, be contrary to the proper planning and development of the area.