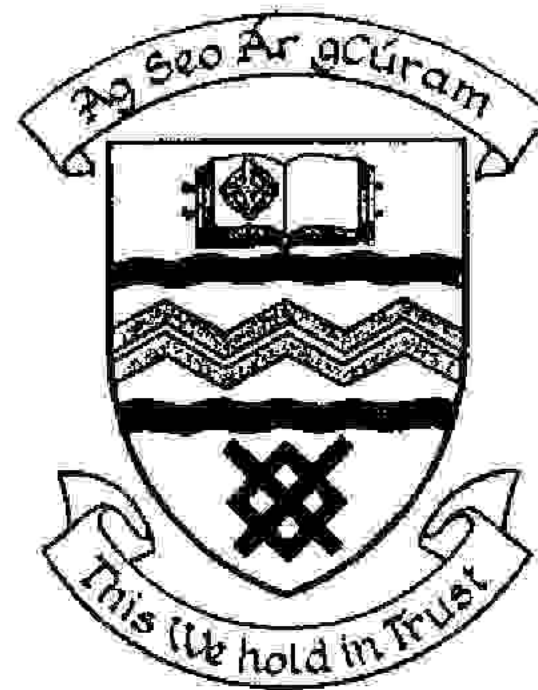


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0510	
1. Location	Piperstown, Tallaght, Dublin 24.		
2. Development	Three bedroomed bungalow.		
3. Date of Application	25/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Caroline Worth. Address: 193, Alpine Heights, Clondalkin,		
5. Applicant	Name: Caroline Worth. Address: 193, Alpine Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2261 Date 21/11/96	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 2261	Date of Decision 21/11/96
Register Reference S96A/0510	Date 25th September 1996

Applicant Caroline Worth.
Development Three bedroomed bungalow.
Location Piperstown, Tallaght, Dublin 24.

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 (8) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


.....
for SENIOR ADMINISTRATIVE OFFICER

21/11/96

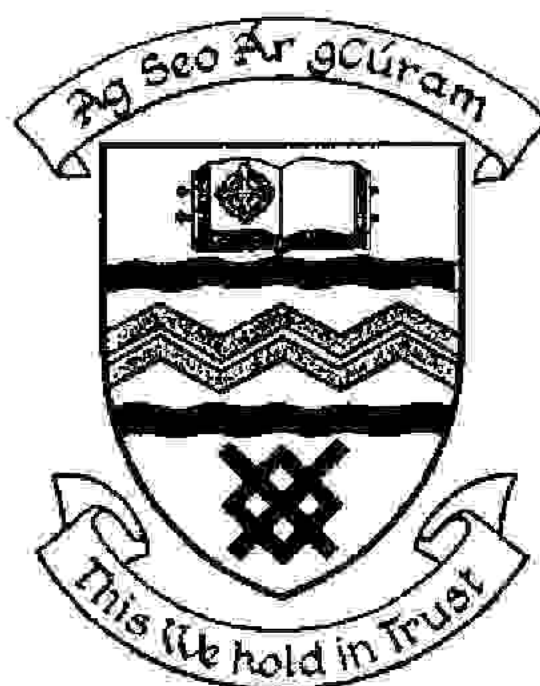
Caroline Worth.
193, Alpine Heights,
Clondalkin,
Dublin 22.

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Reasons

- 1 The proposed site is located in an area subject to the zoning objective High Amenity, in the 1993 Dublin County Development Plan and within which area 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 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.
- 3 The proposed development would be prejudicial to public health due to the small site size and the multiplicity of septic tank's in the immediate vicinity.
- 4 The proposed site does not meet with the recommended minimum road frontage of 60m as set down in section 3.3.15 of the 1993 Dublin County Development Plan and would, therefore, be contrary to the proper planning and development of the area.

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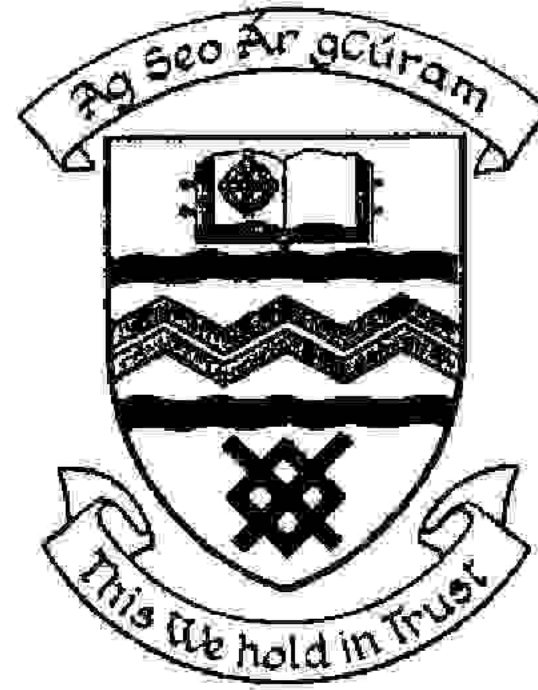


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- 5 The proposed development would interfere with a view of special amenity value which it is necessary to preserve as indicated in the 1993 Dublin County Development Plan (on either side of the access road) and as such would be seriously injurious to visual amenity of the area and contrary to the zoning objective to 'protect and improve high amenity areas.'
- 6 The site is on a minor road which is seriously substandard in width, alignment and surfacing. The proposed development would give rise to traffic turning movements which would endanger public safety by reason of traffic hazard.
- 7 Traffic turning movements at the proposed entrance, where sight visibility is impaired would endanger public safety by reason of traffic hazard.
- 8 The proposal constitutes undesirable ribbon development in an unserviced rural area where demand would ~~will~~^{be} created for the uneconomic provision of services. The proposed which would set an undesirable precedent for further similar developments in the area.

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