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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | | Plan Register No. S96A/0211 | |
| 1. Location | Slievethoul, Brittas, Co. Dublin. | | | |
| 2. Development | Dormer bungalow with septic tank. | | | |
| 3. Date of Application | 15/04/96 | | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Raymond Healy, Address: Slievethoul, Brittas, | | | |
| 5. Applicant | Name: Raymond Healy, Address: Slievethoul, Brittas, Co. Dublin. | | | |
| 6. Decision | O.C.M. No. 1109 Date 13/06/96 | | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | | Effect | |
| 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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**PLANNING
DEPARTMENT**
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 1109 | Date of Decision 13/06/96 |
| Register Reference S96A/0211 | Date 15th April 1996 |

Applicant Raymond Healy,
Development Dormer bungalow with septic tank.
Location Slievethoul, Brittas, 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 PERMISSION** in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

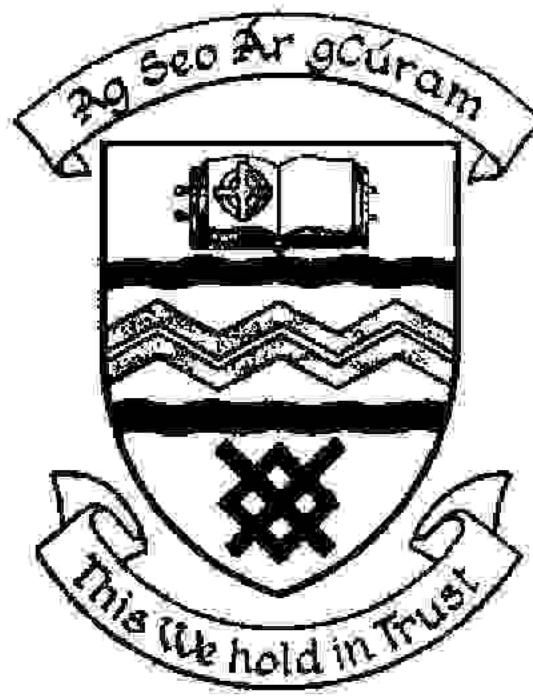
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

13/06/96

Raymond Healy,
Slievethoul,
Brittas,
Co. Dublin.

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REG REF. S96A/0211

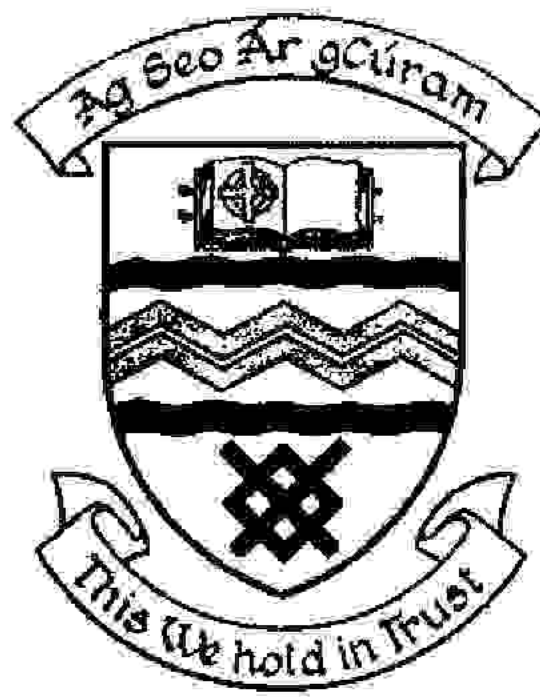
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Reasons

- 1 The site of the proposed development is located in an area which is subject to zoning objective 'G' in the 1993 Dublin County Development Plan and for which the objective is "to protect and improve high amenity areas". In relation to such areas the Development Plan states 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". The proposed development, would contravene materially the said development objective.
- 2 The proposed development would interfere with a view of special amenity value, as indicated in the County Development Plan, and which it is necessary to preserve.
- 3 The proposed development would constitute further sporadic residential development in a high amenity rural area deficient in public services and served by a substandard road network. The proposed development would contribute to a demand for the uneconomic provision of such services and improvements to the road network and as such would be contrary to the proper planning and development of the area.
- 4 The proposed development, by itself and by the precedent which a grant of permission for it would set for other similar development, would endanger public safety by reasons of traffic hazard and obstruction of road users. In this regard the proposed vehicular access is deficient in terms of vision to the south when exiting from the site and any improvement would require work on land not in the applicants ownership.

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- 5 The proposed development does not comply with the recommended standard of 60m independent road frontage for housing sites in rural areas as set down in section 3.3.15 of the 1993 Dublin County Development Plan. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 6 The proposed development would be prejudicial to public health for the following reasons:-
- a. no evidence of soil suitability for the treatment of septic tank effluent has been submitted;
 - b. the percolation area is located too close to the proposed dwelling;
 - c. no reserve percolation area shown;
 - d. the location of the well on site has not been indicated;
 - e. no evidence of a potable water supply submitted;
 - f. no detailed plan of proposed septic tank submitted;
 - g. no indication given of location of wells, septic tanks, percolation areas, reserve percolation areas and water courses on adjoining sites.