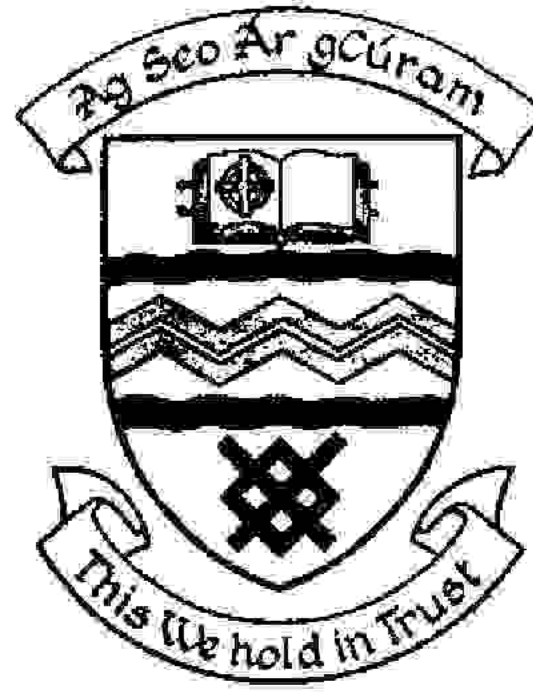


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0181	
1. Location	Glenaraneen, Brittas, Co. Dublin.			
2. Development	Dormer bungalow and septic tank.			
3. Date of Application	29/03/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Jeanne Broderick, Address: High Ground, Glenaraneen,			
5. Applicant	Name: Jeanne Broderick, Address: High Ground, Glenaraneen, Brittas, Co. Dublin.			
6. Decision	O.C.M. No.	Effect		
	Date			
7. Grant	O.C.M. No.	Effect		
	Date			
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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0979	Date of Decision 27/05/96
Register Reference S96A/0181	Date 29th March 1996

Applicant Jeanne Broderick,
Development Dormer bungalow and relocating of existing septic tank.
Location Glenaraneen, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

27/05/96

Jeanne Broderick,
High Ground,
Glenaraneen,
Brittas,
Co. Dublin.

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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, which cannot be considered to fulfill these requirements, 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

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of available sightlines and the road network in the area is substandard.

5 The proposed development would be prejudicial to public health for the following reasons:

- (i) The percolation areas for the proposed house and the existing house do not comply with the requirements of SR6:1991 published by Eolas;
- (ii) The proposed percolation area is too close to a well on the adjoining site to the south;

In addition the following information is omitted from the proposal;

- (i) Evidence of soil suitability for the treatment of septic tank effluent;
- (ii) Location of wells on the site and adjoining sites and evidence of an adequate and potable water supply;
- (iii) Location of septic tank and percolation area on the adjoining site to the south.