

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0162	
1. Location	The Lug, Brittas.		
2. Development	Bungalow, garage and septic tank.		
3. Date of Application	22/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Mrs. Kathleen Tyrrell, Address: 11 St. Josephs Road, Blessington,		
5. Applicant	Name: Kathleen Tyrrell, Address: 11 St. Josephs Road, Blessington, Co. Wicklow.		
6. Decision	O.C.M. No. 0923  Date 20/05/96	Effect RO REFUSE OUTLINE 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.	



# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

Planning Register Reference Number: S96A/0162

**APPEAL** by Kathleen Tyrrell of 11 Saint Joseph's Road, Blessington, County Wicklow against the decision made on the 20th day of May, 1996 by the Council of the County of South Dublin to refuse an outline permission for the erection of a bungalow, garage and septic tank at The Lug, Brittas, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, outline permission is hereby refused for the erection of the said bungalow, garage and septic tank for the reasons set out in the Schedule hereto.

## SCHEDULE

1. The site of the proposed development is located in an area designated as an area of high amenity with the zoning objective 'G', that is, "to protect and improve high amenity areas", as expressed in the current development plan for the area. It is the policy of the planning authority, as set out in the plan, that housing will only be permitted in areas of high amenity where the applicant is a native of the area and subject to other development control objectives. It is considered that the proposed development would contravene materially this policy, which is considered reasonable, and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development constitutes undesirable ribbon development on a substandard rural road network which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for future similar development in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Lc

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Decision Order Number 0923	Date of Decision 20/05/96
Register Reference S96A/0162	Date 22nd March 1996

Mrs. Kathleen Tyrrell,  
11 St. Josephs Road,  
Blessington,  
Co. Wicklow.



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S96A/0162

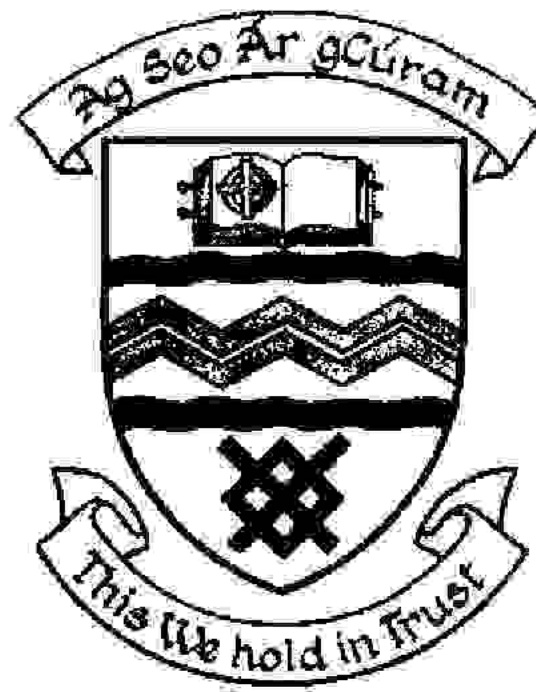
PLANNING  
DEPARTMENT  
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**Reasons**

- 1 The site of the proposed development is located in an area designated as an area of high amenity with the zoning objective 'G', that is, "to protect and improve high amenity areas", as expressed in the 1993 Dublin County Development Plan. It is a policy of the planning authority, as set out in the plan, that housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area and subject to other development control objectives. It is considered that the proposed development would contravene materially this policy, and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development constitutes undesirable ribbon development on a substandard rural road network which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent of future similar development in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 3 It is considered that the additional traffic generated by the proposed development which would be located on a substandard rural road network where a considerable amount of once-off housing development has already taken place, would endanger public safety by reason of traffic hazard and obstruction of road users.
- 4 The proposed development would be prejudicial to public health on the grounds that:-

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- a. no evidence of soil suitability for the disposal of domestic effluent has been submitted;
- b. the layout and design of the percolation area and reserve percolation area do not accord with guidelines set down in SR6:1991 published by EOLAS;
- c. no evidence of potable water supply submitted;
- d. no method of disposal of surface water indicated.