		South Dublin County Council Plan Register No.  Local Government  (Planning & Development) \$96A/0133  Acts 1963 to 1993  Planning Register (Part 1)				
	Location	Gortlum, Brittas.				
<b>2</b>	Development	Dwelling, septic tank and farm.				
	Date of Application	11/03/96		Date Further Particulars (a) Requested (b) Received		
3a.	Type of Application	Outline Permission		1. 2.		
	Submitted by	Name: Mr. L. Tynan, Address: Tullyvin, Ballyfolan,				
	Applicant	Name: Address: Tullyvin, Ballyfolan (near Brittas), Co. Wicklow.				
	Decision	o.c.M. No. 0801 Date 02/05/96	Ef Ro	fect REFUSE OU	TLINE PERMISSION	
7 × 4 · · · · · · · · · · · · · · · · · ·	Grant	O.C.M. No. Date	E f	fect		
8	Appeal Lodged					
19.	Appeal Decision					
10.	Material Contr	avention				
	Enforcement 0	Compensation 0		Purchase No 0	<b>Cice</b>	
12	Revocation or	Amendment				
13.	E.I.S. Request	ed E.I.S. Received		E.I.S. Appe		

# AN BORD PLEANÁLA

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

#### **County South Dublin**

Planning Register Reference Number: S96A/0133

APPEAL by Leslie Tynan of Tullyvin, Ballyfolan, Brittas, County Dublin against the decision made on the 2nd day of May, 1996 by the Council of the County of South Dublin to refuse an outline permission for development comprising the erection of a house and provision of a septic tank and farm at Gortlum, Brittas, County Dublin:

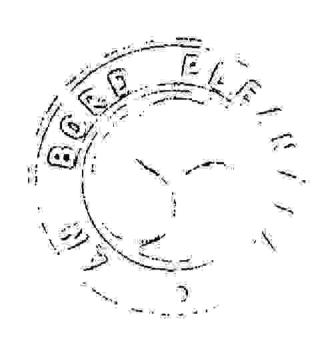
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, outline permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

#### **SCHEDULE**

- The site is located in an area zoned in the current development plan for the area with the objective "to protect and improve high amenity areas". This objective is considered reasonable. The proposed development would be visually obtrusive, would contravene materially this development objective of the development plan and would militate against the protection and improvement of this high amenity area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- It is an objective of the current development plan for the area to protect and preserve the views and prospects along the road fronting the site. This objective is considered reasonable. The proposed development would interfere with a view of special amenity value which it is necessary to preserve and would, therefore, be contrary to the proper planning and development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 3 day of Od-ber 1996.



## SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122, Lár ann Bhaile, Tamhlacht, Baile Áirína Cliath 24.

Teleffion: 01-462 0000 Facs: 034-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000 Fax: 01-462 0104

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

Medision Order Number 0801	Date of Decision 02/05/96
Register Reference S96A/0133	Date 11th March 1996

Appolicant

L. Tynan,

Dame Lopment

Dwelling, septic tank and farm.

Longation

Gortlum, Brittas.

Fibour Area

Sq Metres

Tilme extension(s) up to and including

Additional Information Requested/Received

Interporture of its functions under the above mentioned Acts, the South Dublin County County, being the Planning Authority for the County Health District of Dublin, did by corder dated as above make a decision to REFUSE OUTLINE PERMISSION in respect of thee above proposal.

for the (5) Reasons on the attached Numbered Pages.

Sigmed on behalf of the South Dublin County Council

03/05/96

for SENIOR ADMINISTRATIVE OFFICER

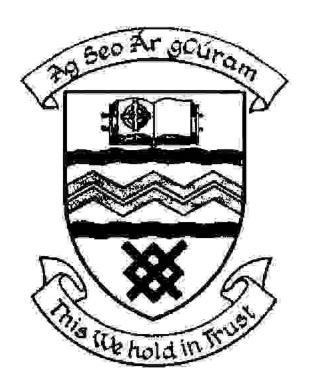
Mr. Jl. Tynan, Tulllyvin, Balllyfolan, Co. Wwicklow.

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REG REF. S96A/0133



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#### Reasons

- The site is located in an area zoned in the 1993 Dublin County Development plan with the objective "to protect and improve high amenity areas". The proposed development would materially contravene this development objective and would militate against the protection and improvement of this high amenity area. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- The proposed development would seriously injure the scenic quality of an area which is rural in character.
- The proposed development would contribute to random housing development in an unserviced rural area remote from communal services and where the road network is substandard and would, accordingly, give rise to demands for the uneconomic provision of public services and communal facilities.
- The proposed development would interfere with a view of special amenity value on this side of the access road which it is necessary to preserve, as indicated in the 1993 County Development Plan.
- The applicant has not indicated sufficient need for a house in this high amenity area, and therefore, does not comply with the policy set down in Paragraph 2.3.6 of the 1993 County Development Plan. The proposed development would therefore, be contrary to the proper planning and development of the area.

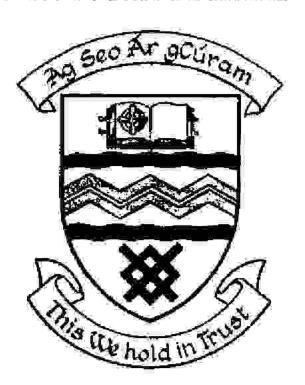
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