

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0084	
1. Location	Ballinascorney, Brittas.			
2. Development	Bungalow and septic tank.			
3. Date of Application	21/02/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Peter McGillen Dip. Arch., Address: Burgage, Blessington,			
5. Applicant	Name: Ann Kilbride, Address: Allagour, Bohernabreena, Co. Dublin.			
6. Decision	O.C.M. No. 0673 Date 18/04/96	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
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 0673	Date of Decision 18/04/96
Register Reference S96A/0084	Date 21st February 1996

Applicant Ann Kilbride,
Development Bungalow and septic tank.
Location Ballinascorney, Brittas.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

...LB..... 18/04/96
for SENIOR ADMINISTRATIVE OFFICER

Peter McGillen Dip. Arch.,
Burgage,
Blessington,
Co. Wicklow.

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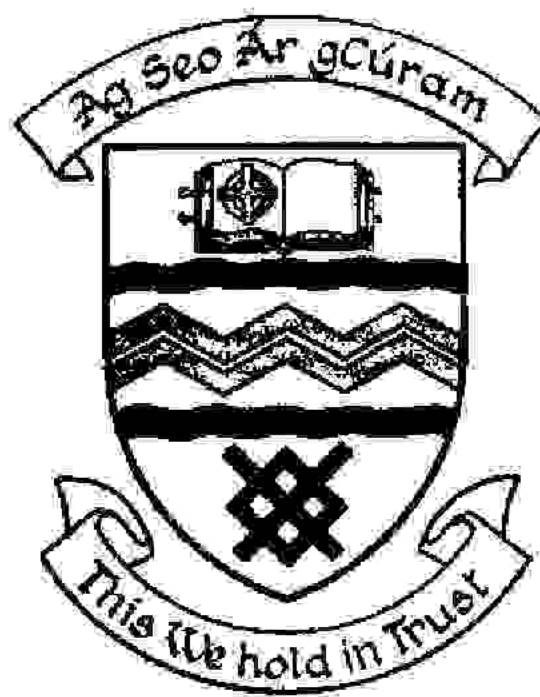
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REG REF: S96A/0024

Reasons

- 1 The site is located in an area that is designated in the 1993 Dublin County Development Plan as a 'high amenity' area in relation to which it is a policy of the Planning Authority as set out in Section 2.3.6 of the said Plan to restrict new housing development to applicants who are natives of the area and who can demonstrate a genuine need for housing in the area. As the applicants have not established sufficient need for housing by reference to both of these criteria, the proposed development contravenes materially with the said policy and would, accordingly, be contrary to the proper planning and development of the area.
- 2 Having regard to the location of the site on a minor county road which is substandard in terms of width and the junction of which with the Ballinascorney/Brittias road is seriously substandard in terms of width, surfacing and alignment, the proposed development would give rise to additional traffic and turning movements which would endanger public safety by reason of traffic hazard.
- 3 It is an objective of the 1993 Dublin County Development Plan to preserve views from either side of the access road in this scenic area. The proposed development would interfere with these views of special amenity value which it is necessary to preserve and, as such, would be contrary to the proper planning and development of the area.
- 4 The proposed development would result in the encroachment of modern housing on an elevated and prominent site. The proposed development would be an unduly obtrusive feature on the landscape which would be out of character with and seriously injure the visual amenity of this rural area. The

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REG. REF. S96A/0084

proposed development would, therefore, be contrary to the
proper planning and development of the area.