

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0393	Date of Decision 19/02/2002
Register Reference S01A/0862	Date 21/12/01

Applicant Linda O'Connell,

Development Bungalow, effluent treatment system, double recessed
entrance and all associated site works.

Location Gortlum, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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


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for SENIOR ADMINISTRATIVE OFFICER

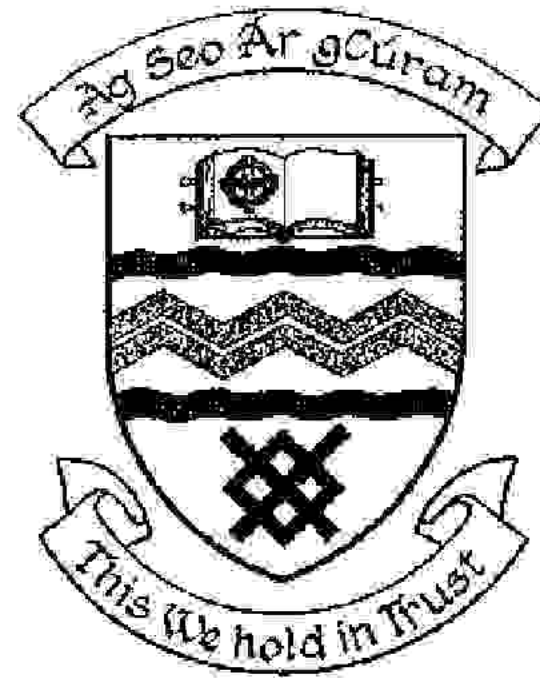
19/02/02

Conor Furey & Associates Ltd.,
Abbins House,
Eyre Street,
Newbridge,
Co. Kildare.

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Reasons

- 1 Policy 2.3.1.iii of the South Dublin County Development Plan 1998 states that ' within areas designated with the Zoning Objective 'H', dwellings will only be permitted where;
- The applicant is a native of the area and,
 - The applicant can demonstrate a genuine need for housing in that particular area and,
 - The development is directly related to the area's amenity potential or to its use for agriculture, mountain or hill farming and
 - The development would not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area

It is considered from the information submitted that the applicant does not meet the requirements of this policy. For this reason, the proposed development would contravene materially this Development Plan zoning objective for the area.

- 2 The design of the proposed dwelling would conflict with the provisions of Appendix D - 'Rural Design Guide' of the South Dublin County Development Plan, 1998.

It is also considered that the proposed dwelling, by virtue of its design and siting would be dominant and intrusive at this environmentally sensitive location and would therefore be contrary to the zoning objective of the area which seeks 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'.

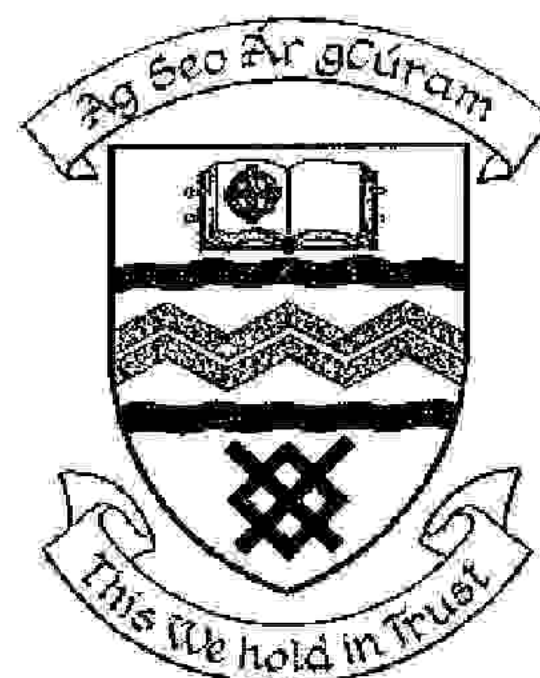
- 3 The proposed dwelling, by virtue of its location and siting, would interfere with a view of special amenity value which it is sought to protect in the South Dublin County Development Plan, 1998.

- 4 The proposal 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 further similar developments in the area.

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- 5 The percolation test results submitted failed due to an extremely slow percolation rate, thus causing a potential risk of ponding effluent and possible risk to the water course flowing through the site. The proposed development would therefore be considered to be prejudicial to public health.