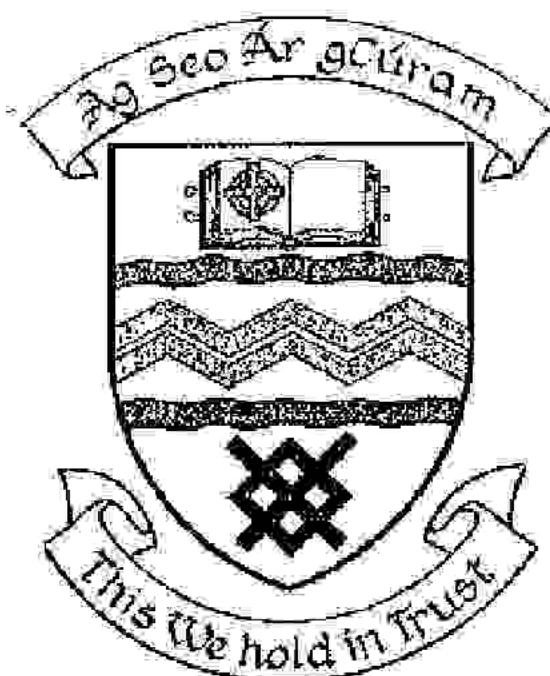


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0974	Date of Decision 09/05/2002
Register Reference S01A/0728	Date 05/11/01

Applicant Mr Shane Mulcahy,
Development Single-storey house, septic tank and "Puraflo" sewage treatment system on site.
Location Saggart Hill Road, Crooksling, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 10/05/2002


Additional Information Requested/Received 19/12/2001 /11/02/2002

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 of South Dublin, did by Order dated as above make a decision to REFUSE OUTLINE PERMISSION in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

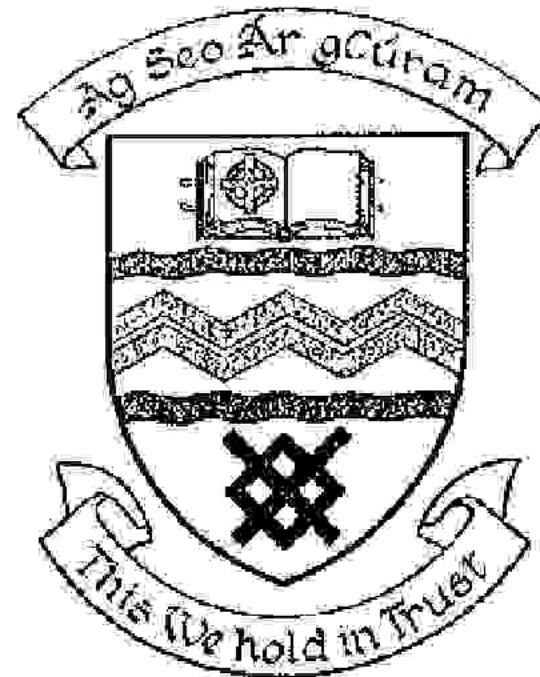

..... 09/05/02
for SENIOR ADMINISTRATIVE OFFICER

Feargall Kenny Architect,
9 Village Craft Centre,
Cornelscourt,
Dublin 18.

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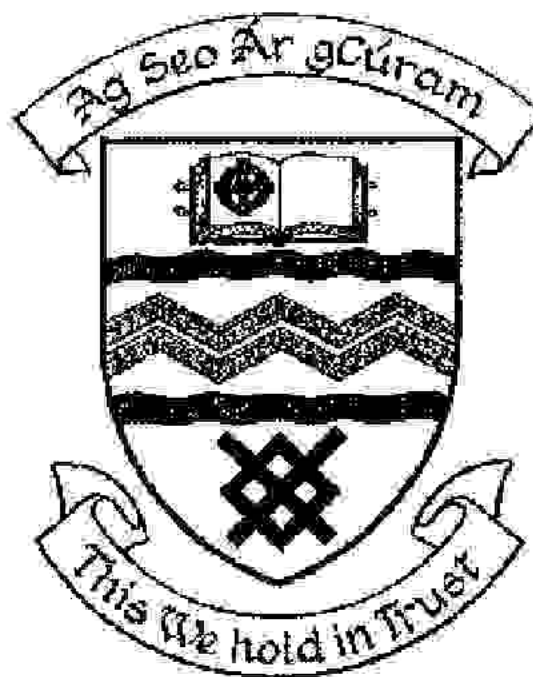
REG REF. S01A/0728

Reasons

- 1 Section 2.3.1.iii of the South Dublin Co. Council Development Plan 1998 states the following. 'Within areas designated zoning Objective 'H' ('to protect and enhance the outstanding natural character of the Dublin Mountain Area') 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 related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and,
 - The development will not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area.It is the opinion of the Planning Authority that the applicant has not fully satisfied the criteria outlined above. The proposal would therefore contravene materially the Development Plan zoning objective for the area.
- 2 Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would constitute ribbon development along 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.
- 3 The proposed development is located on an elevated site within an area zoned 'H' 'to protect and enhance the outstanding natural character of the Dublin Mountain Area' in the South Dublin Co. Council Development Plan 1998. The proposed development located on an elevated and exposed site would interfere with the character of the landscape, which it is necessary to preserve.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3757	Date of Decision 19/12/2001
Register Reference S01A/0728	Date: 05/11/01

Applicant Mr Shane Mulcahy,
Development Single-storey house, septic tank and "Puraflo" sewage
 treatment system on site.

Location Saggart Hill Road, Crooksling, Saggart, Co. Dublin.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a fully detailed tree / shrub / hedgerow survey accurately indicating the location, species, age, condition, crown spread and height of existing trees, shrubs and hedgerow plants. Particular attention should be paid to the trees along the full length of the roadside boundary proposed to be set back, whether within the applicant's site or not. Full details should be given on the proposals for removal / retention of these trees and measures proposed to protect them during the course of the development. The applicant should include a full assessment of the impact of the proposed development on the existing trees and shrubs on site.
- 2 The applicant is requested to submit a fully detailed landscape plan. This plan should include topsoiling, mounding, infilling, seeding, drainage, and planting. Full details should also be submitted of the proposed site boundary treatments, with particular regard to the roadside

Feargall Kenny Architect,
9 Village Craft Centre,
Cornelscourt,
Dublin 18.

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boundary and should show the proposed height difference between the said boundary and the public road.

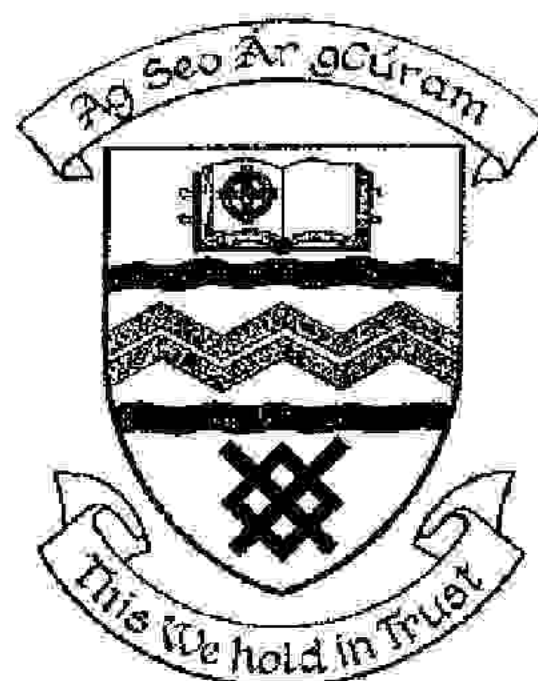
Note: The applicant is advised to contact Bill Kearney, Senior Executive Parks Superintendent, Parks and Landscape Services Department, at (01) 4149000 ext.3335 in respect of points nos. 1 & 2 above.

- 3 Due to the sensitive nature of this zone the applicant is requested to submit the following documentary evidence:
- i) A copy of his birth certificate.
 - ii) Documentary proof of when the family lands were purchased or transferred to the applicants' parents ownership.
 - iii) Show the applicants' parents' family home in relation to the landholding on a site location map.
 - iv) The applicant should clarify where he currently resides and how long he has resided at this address.
- 4 The applicant is requested to submit full details of all his current employment and whether the tree farming enterprise is permanent full time employment. Considering the nature of Christmas tree farming in particular, if the applicant claims to be employed full time tending his tree farm, he should support this with adequate evidence. The applicant should also indicate whether he intends to undertake other employment, part time or otherwise, whilst running the tree farm.
- 5 Having regard to the sensitive nature of the Dublin Mountain zone in which the site is located, the Planning Authority must ensure that all alternatives are examined before considering additional one-off houses in this zone. It is noted that under the previous planning application S01A/0335, the applicant's father was refused outline permission for an additional house on the same site. The applicant is requested to investigate whether it would be appropriate to develop a 'family flat' in accordance with paragraph 3.4.10 'Family Flat' in the South Dublin County Development Plan, 1998.
- 6 The applicant is requested to contact Terry Mullee, Environmental Health Officer, at (01) 4149000 ext.4251 to ascertain the requirements of the Environmental Health Department.

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REG. REF. S01A/0728

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

20/12/01