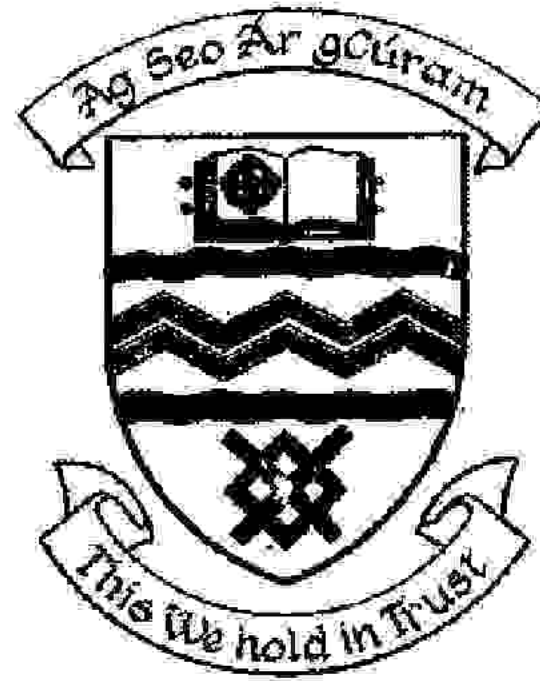


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 3633	Date of Decision 11/12/2001
Register Reference S01A/0697	Date 18/10/01

**Applicant** Mr. & Mrs. A. Finn,  
**Development** New four bedroom bungalow.  
**Location** Raheen, 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

  
for SENIOR ADMINISTRATIVE OFFICER

12/12/01

Kavanagh Ryan & Associates.,  
Unit 34, The Egan Centre,  
Dargle Road,  
Bray,  
Co. Wicklow.

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REG REF. S01A/0697

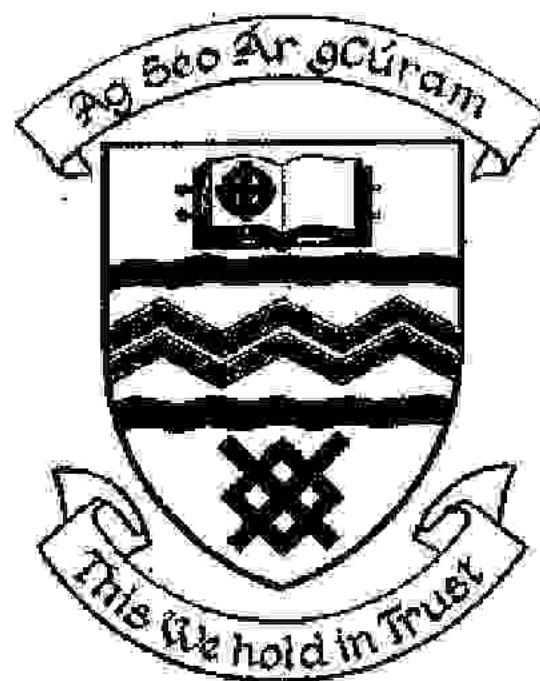
**Reasons**

- 1 The site of the proposed development is located in an area zoned in the County Development Plan with the objective, "to protect and enhance the outstanding natural character of the Dublin Mountain area". It is the policy of the Planning Authority, as set out in the Development Plan Policy RH1, to restrict the spread of one-off housing into the rural, mountain and high amenity zones, in order to protect the character and amenity value of such areas, and to promote the achievement of sustainable development. It is considered that the applicant has not demonstrated that the proposed development is in accordance with Council policy RH1. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 2 The proposed development would contribute to ribbon development; would lead to demands for the uneconomic provision of public services in an area where they are not proposed; would constitute an undesirable precedent for further similar development in the vicinity; and would not be in accordance with the Council's sustainable development objectives. The proposed development would therefore contravene materially the zoning objective, and would be contrary to the proper planning and development of the area.
- 3 The proposed development would interfere with a view of special amenity value which is identified in the County Development Plan as necessary to preserve. The proposal would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development of a dwelling on an elevated site above the level of the road, and with a minimal setback from the roadside boundary, would conflict with the Council's criteria for development in the rural area as set out in paragraph 3.4.22 of the County Development Plan. The proposal would therefore be contrary to the proper planning and development of the area.
- 5 The applicant has failed to satisfactorily demonstrate the site's suitability for the proposed method of foul effluent

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disposal. In the absence of such information, it is  
considered that the proposal would be prejudicial to public  
health.