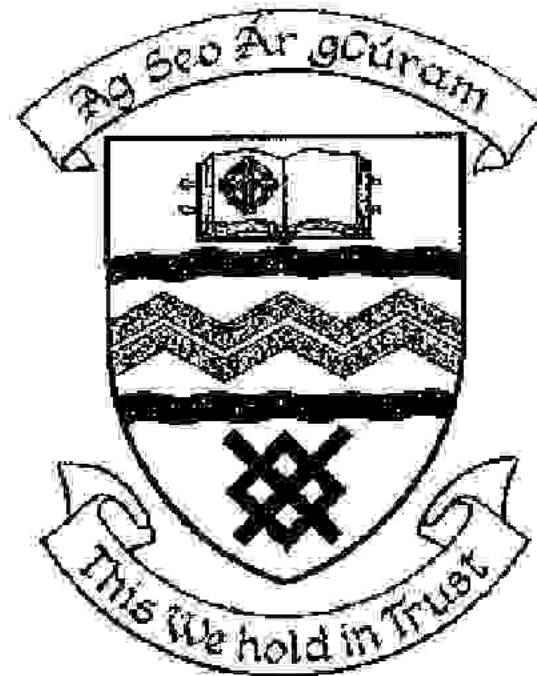


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 3416	Date of Decision 19/11/2001
Register Reference S01A/0618	Date 21/09/01

Applicant Ms Lorraine O'Keefe,

Development Erect a fully serviced dwelling house with sewage treatment system and ancillary services.

Location The Lodge, Raheen, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /26/09/2001

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 OUTLINE 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

..... 19/11/01
for SENIOR ADMINISTRATIVE OFFICER

Philip T. Brady Architects,
23 Farnham Street,
Cavan.

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REG REF. S01A/0618

Reasons

- 1 Policy 2.3.1.iii of the South Dublin County Development Plan 1998 states that 'Within areas designated with Zoning Objective H (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 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 proposal contravenes planning condition No. 2 of Register Reference S99A/0732 which states that 'No further development is to occur on the site as outlined in the application'. This proposed site falls within that original curtilage.
- 3 Section 3.4.22.i of the South Dublin County Development Plan 1998 states that road frontage in rural areas should generally be at least 60 metres so as to preserve the rural or high amenity quality of the area. The proposed development has a road frontage of only 45 metres (as shown in the Site Location Map) and it is therefore inconsistent with the proper planning and development of the area.
- 4 The proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.