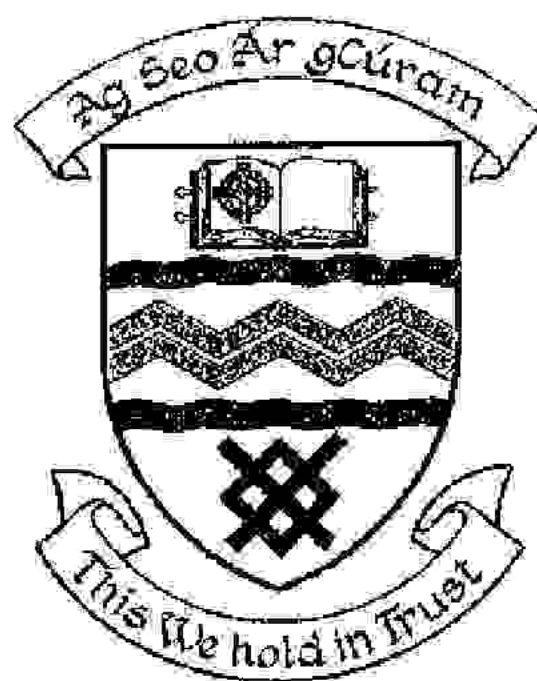


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
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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 3286	Date of Decision 01/11/2001
Register Reference S01A/0589	Date 05/09/01

Applicant                      Fergus Finn,  
Development                Construction of 3 bedroom bungalow and septic tank.  
Location                      Crooksling, 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

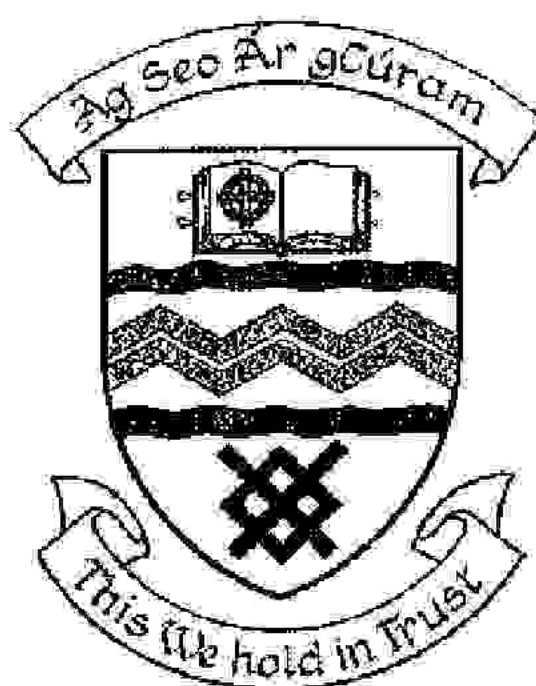
01/11/01

Conor Furey & Associates Ltd.,  
30 Main Street,  
Newbridge,  
Co. Kildare.

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REG REF. S01A/0589

**Reasons**

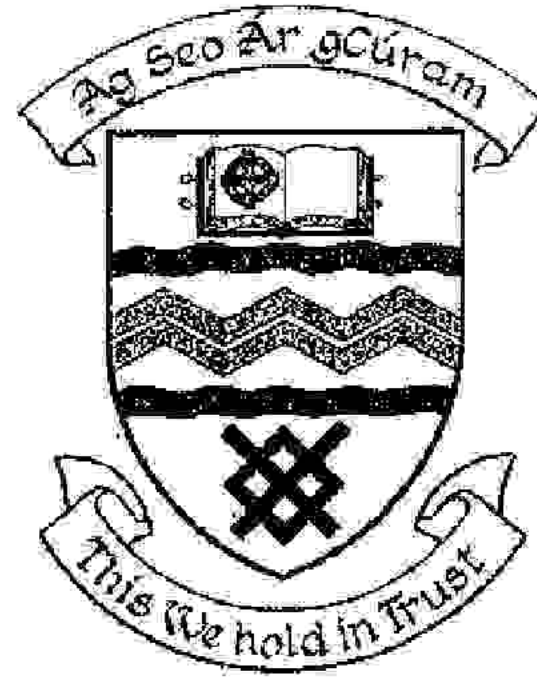
- 1 Section 2.3.1.iii of the South Dublin Co. Council Development Plan 1998 states the following. 'Within areas designated zoning Objective 'H' ('to protect and enhance the outstanding natural character of the Dublin Mountain Area') dwellings will only be permitted where
  - The applicant is a native 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 demonstrated that the development would satisfy the requirements of the above policy. As such, the proposed development would contravene materially the Development Plan zoning objective for the area and would be contrary to the proper planning and development of the area.
- 2 The proposed development would contravene materially the Development Plan objective to preserve views across the site.
- 3 Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would constitute undesirable 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.
- 4 The provision of adequate vision splays at the access point to the site would require the removal of long sections of earth banks and any vegetation thereon. This would detract from the visual amenity and outstanding natural character of the area and as such, would contravene materially the Development Plan zoning objective for the area.



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- 5 The proposed development is located within an area zoned 'H', 'to protect and enhance the outstanding natural character of the Dublin Mountain Area' in the South Dublin County Development Plan, 1998. The proposed development by virtue of its location on an elevated and exposed site, would interfere with the character of the landscape and would contravene materially the Development Plan zoning objective for the area.

NOTE: The applicant is advised that the Planning Authority would consider an application for a 'Family Flat' attached to the existing dwelling in this instance.