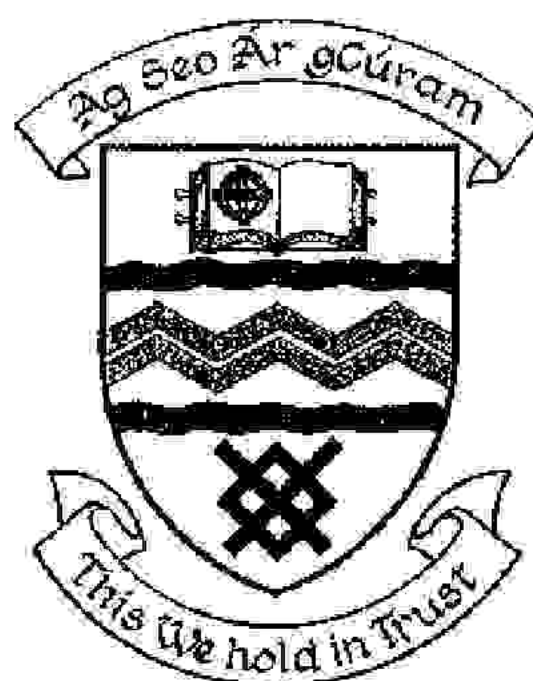


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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**PLANNING
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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 3391	Date of Decision 15/11/2001
Register Reference S01A/0558	Date 22/08/01

Applicant Patricia Murray
Development Construct a bungalow with biocycle unit
Location Ard Glass, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/09/2001 /17/09/2001

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 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

.....
for SENIOR ADMINISTRATIVE OFFICER

15/11/01

Mr. Richard Callaghan
25 Alpine Rise,
Belgard,
Tallaght,
Dublin 24.

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REG REF. S01A/0558

Reasons

- 1 Policy 2.3.1.iii of the South Dublin County Development Plan 1998 states that 'Within areas designated with 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 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 proposed development does not meet the requirements of this policy.

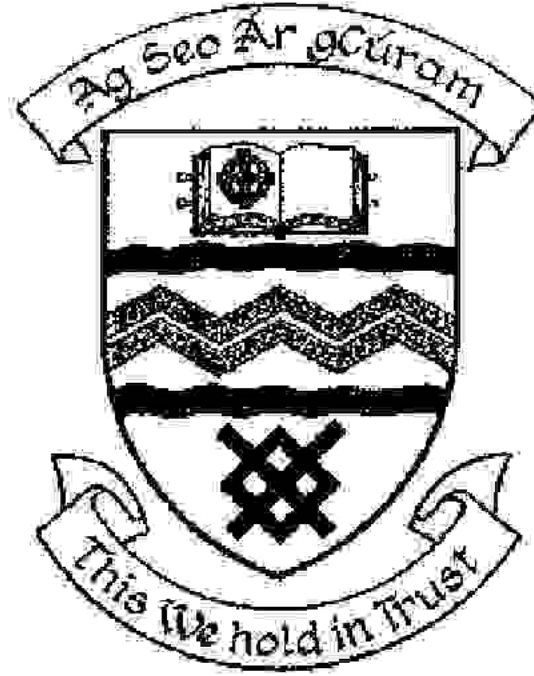
Therefore the proposal would contravene materially the Development Plan zoning objective for the area and would be inconsistent with the proper planning and development of the area.

- 2 Section 3.4.22.vi 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 less than 30 metres (as shown on the Site Location Map) and it is therefore inconsistent with the proper planning and development of the area.
- 3 The proposed development, by virtue of its location on an elevated and prominent site facing a Proposed Natural Heritage Area, would be seriously injurious to the outstanding natural character of the Dublin Mountain Area and as such would contravene materially the Development Plan zoning objective for the area.

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- 4 The Roads Dept require vision splays of 3m x 90 m in both directions of the access point. The vision splay on the right hand side of the junction of the laneway with Slade Road is substandard and the generation of additional traffic/turning movements at this location would endanger public safety by reason of a traffic hazard. In addition, the gradient of the first 6 metres of the laneway from the public road is in excess of 3% and therefore does not meet the requirements of the Roads Department.