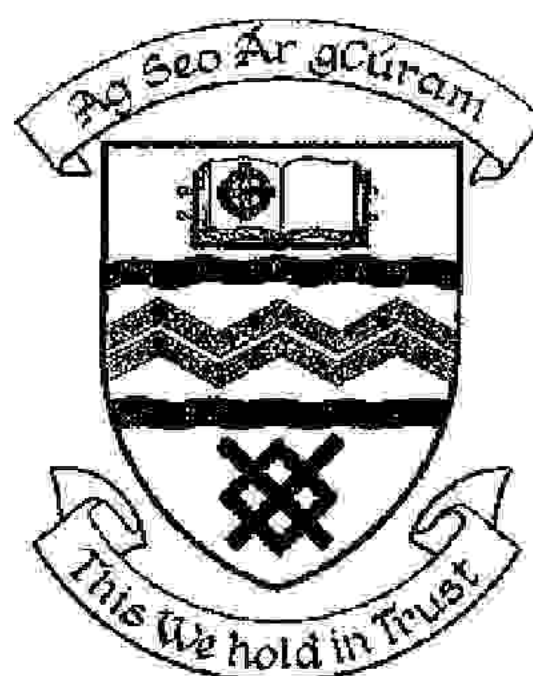


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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 0361 | Date of Decision 14/02/2002 |
| Register Reference S01A/0443 | Date 11/07/01 |

Applicant Miss Deirdre McGrane,
Development Construct a dormer bungalow with bio-cycle waste treatment unit and shared vehicular access.
Location Friarstown Lower, Bohernabreena, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 15/02/2002

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

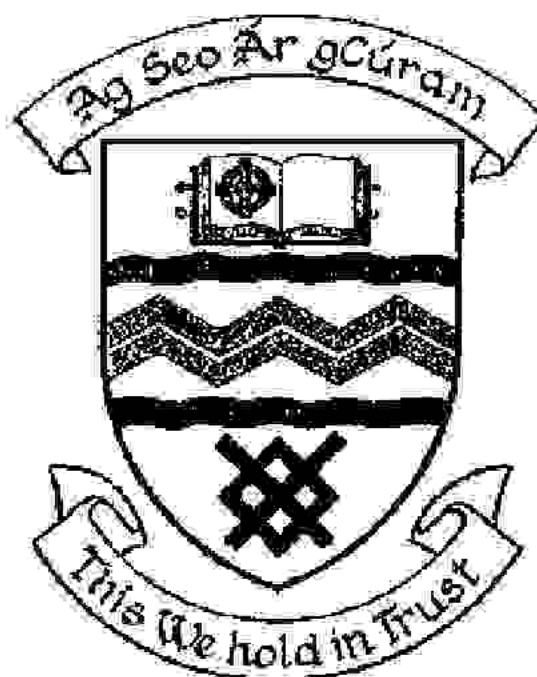

..... 14/02/02
for **SENIOR ADMINISTRATIVE OFFICER**

Deidre McGrane
Friarstown Lower,
Bohernabreena,
Co. Dublin.

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

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REG REF. S01A/0443

Reasons

- 1 Section 2.3.1(iii) of the 1998 South Dublin County Development Plan states "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:
 - (a) the applicant is a native of the area and,
 - (b) the applicant can demonstrate a genuine need for housing in that particular area and,
 - (c) the development is related directly to the areas amenity potential to its use for agriculture, mountain or hill farming and,
 - (d) the development would not prejudice the environmental capacity of the area and that it be in keeping with the character of the mountain area".

Notwithstanding the fact that the applicant has clearly demonstrated her family connections with the area, the Planning Authority is not satisfied that all four criteria set out above have been fulfilled. In particular, it has not been demonstrated that the development itself is directly related to the area's amenity potential or to its use for agriculture, mountain or hill farming. As such, the proposed development would contravene materially the Development Plan zoning objective for the area which is 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'.

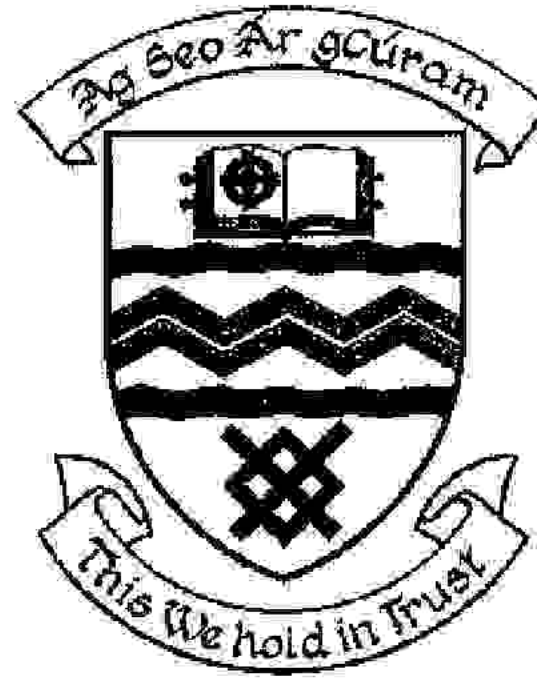
- 2 The proposal would endanger public safety by reason of a traffic hazard due to generation of traffic movements on a laneway which already serves a large number of houses and which is seriously substandard in width, alignment, drainage and which lacks any footpaths.
- 3 The proposal would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 4 The proposed dwelling house, by virtue of its height and design, would conflict with Appendix D of the Development Plan - 'Rural Design Guide'.

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0171 | Date of Decision 23/01/2002 |
| Register Reference S01A/0443 | Date 11/07/01 |

Applicant Miss Deidre McGrane
App. Type Permission
Development Construct a dormer bungalow with bio-cycle waste treatment
 unit and shared vehicular access.

Location Friarstown Lower, Bohernabreena, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/02/2002

Yours faithfully

..... 23/01/02
for SENIOR ADMINISTRATIVE OFFICER

Deidre McGrane
Friarstown Lower,
Bohernabreena,
Co. Dublin.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Facs: 01-414 9104



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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 2859 | Date of Decision 06/09/2001 |
| Register Reference S01A/0443 | Date 11/07/01 |

Applicant Miss Deidre McGrane
App. Type Permission
Development Construct a dormer bungalow with bio-cycle waste treatment
 unit and shared vehicular access.

Location Friarstown Lower, Bohernabreena, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 04/11/2001

Yours faithfully

.....
06/09/01
for SENIOR ADMINISTRATIVE OFFICER

Deidre McGrane
Friarstown Lower,
Bohernabreena,
Co. Dublin.