

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0300	
1. Location	Crooksling, Brittas, Co. Dublin.		
2. Development	Construction of 3-bedroom bungalow and septic tank at		
3. Date of Application	17/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conor Furey & Associates Address: 30 Main Street, Newbridge,		
5. Applicant	Name: Fergus Finn Address: Twin Gables, Crooksling, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 2399 Date 13/07/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

M

SOUTH DUBLIN COUNTY COUNCIL
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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 2399	Date of Decision 13/07/2001
Register Reference S01A/0300	Date 17/05/01

Applicant Fergus Finn
Development Construction of 3-bedroom bungalow and septic tank at
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

13/07/01

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

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REG REF. S01A/0300

Reasons

- 1 Section 2.3.1.iii of the South Dublin County 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 would not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area."

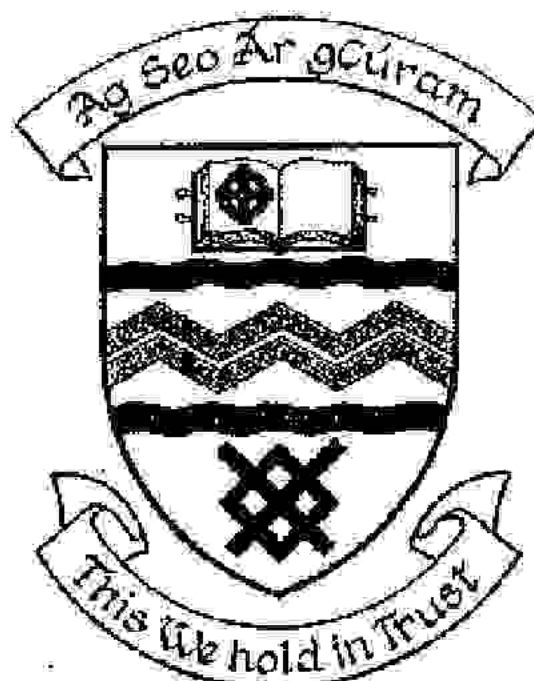
The applicant has not demonstrated that the development would satisfy the requirements of the above policy. As such, the proposed development would contravene materially the Development Plan zoning objective for the area and would not be in accordance with the proper planning and development of the area.

- 2 The proposed development would contravene the Development Plan objective to preserve views across the site.
- 3 The proposed development would constitute undesirable ribbon development on 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 (which would need to be re-located 15-20m northwards) would require the removal of long sections of hedgerow. This would detract from the visual amenity and outstanding natural character of the area and as such, would contravene materially the zoning objective for the area. With the access point in the position currently proposed it is not possible to provide adequate vision splays in both directions. As such the proposed development would endanger public safety by reason of traffic hazard.

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REG. REF. S01A/0300

- 5 The design of the proposed bungalow does not accord with the Guidelines on the Siting and Design of Rural Dwellings in appendix D of the Development Plan.

NOTE: The applicant is advised that consideration could be given to a family flat adjoining the existing dwelling.

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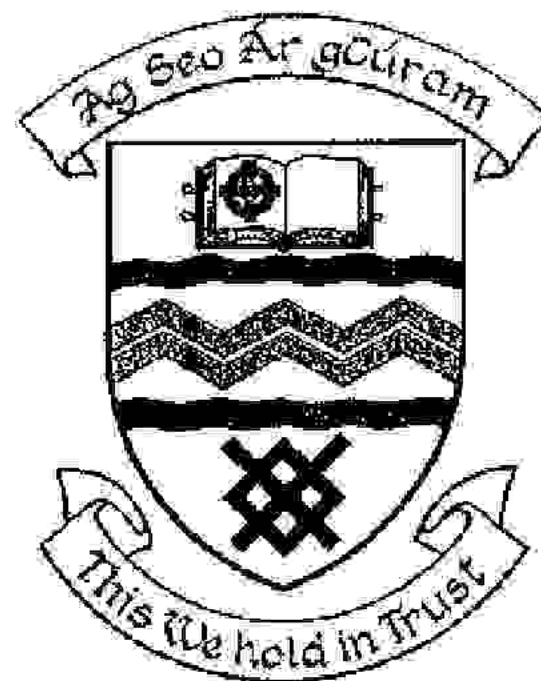

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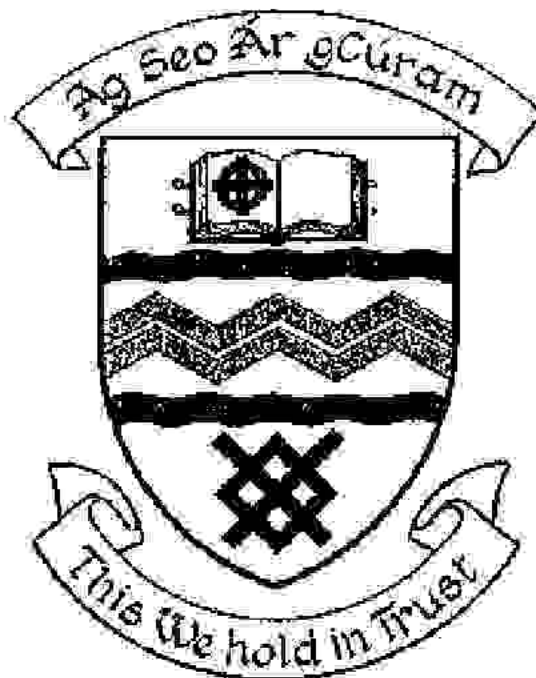
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