

	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/0275
1. Location	Tara Hill Livery Club, Coolmine, Saggart, Co. Dublin.	
2. Development	Detached two storey house partially earth sheltered on a sloping site with lower and upper ground levels with garage, vehicular access, septic tank (SR6 1991) and associated site works including ranch style boundary fencing on lands at	
3. Date of Application	08/05/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 30/05/2001    1. 05/06/2001 2.                       2.
4. Submitted by	Name: Architectural Construction Technology Address: 80 Ashgrove, Kill Avenue,	
5. Applicant	Name: Brian McDade Address: Tara Hill Livery Club, Coolmine, Saggart, Co. Dublin.	
6. Decision	O.C.M. No. 2575 Date 01/08/2001	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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**PLANNING  
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County Hall,  
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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 2575	Date of Decision 01/08/2001
Register Reference S01A/0275	Date 08/05/01

**Applicant** Brian McDade

**Development** Detached two storey house partially earth sheltered on a sloping site with lower and upper ground levels with garage, vehicular access, septic tank (SR6 1991) and associated site works including ranch style boundary fencing on lands at

**Location** Tara Hill Livery Club, Coolmine, Saggart, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 30/05/2001 /05/06/2001

**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

02/08/01

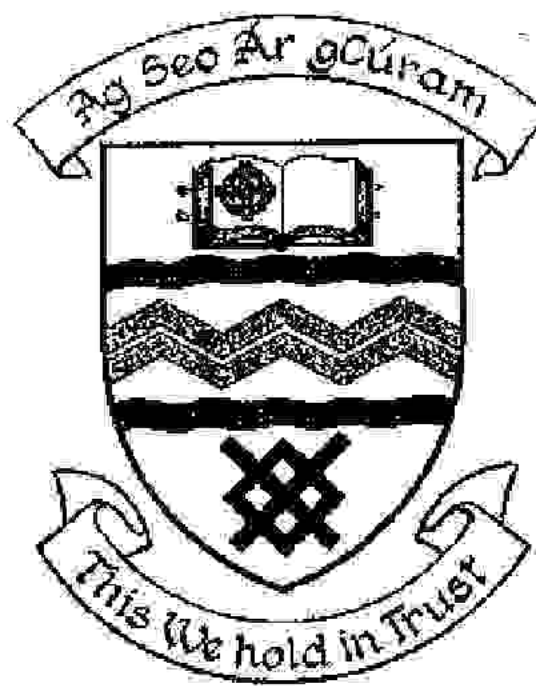
Architectural Construction Technology  
80 Ashgrove,  
Kill Avenue,  
Dun Laoghaire,  
Co. Dublin.



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**Reasons**

- 1 The site of the proposed development is located in an area zoned 'H' 'to protect and enhance the outstanding natural character of the Dublin Mountain Area' in the South Dublin County Council Development Plan 1998. Within areas zoned thus it is Development Plan policy that 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.

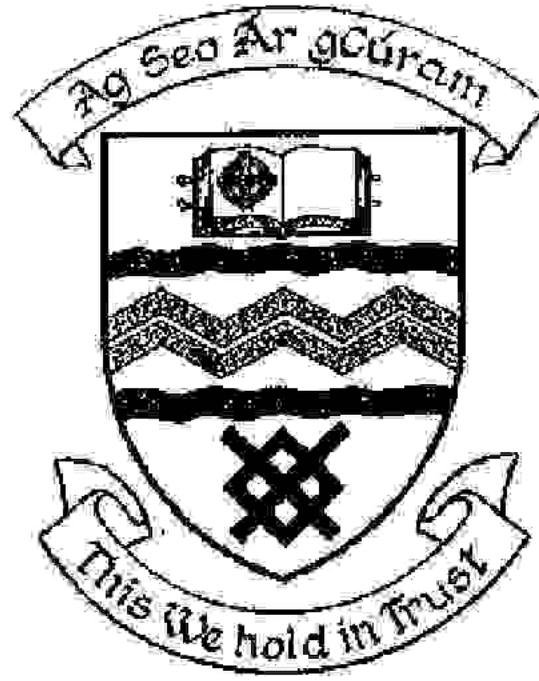
On the basis of the information submitted with the application it is the opinion of the Planning Authority that the applicant has not fully satisfied the criteria outlined above. The proposal is considered contrary to the zoning objective of the Development Plan and would contravene materially a development objective of the Development Plan.

- 2 Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would constitute ribbon development along a substandard road in an area which is lacking certain public services and community facilities. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development is located on an elevated site within an area zoned 'H' 'to protect and enhance the outstanding natural character of the Dublin Mountain Area' in the South Dublin County Council Development Plan 1998. The proposed development located on an elevated and exposed site would interfere with the character of the landscape, which it is desirable to preserve.

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- 4 The proposed development would materially affect a Protected Structure (and Recorded Monument). The public notices made no reference to the Protected Structure.