

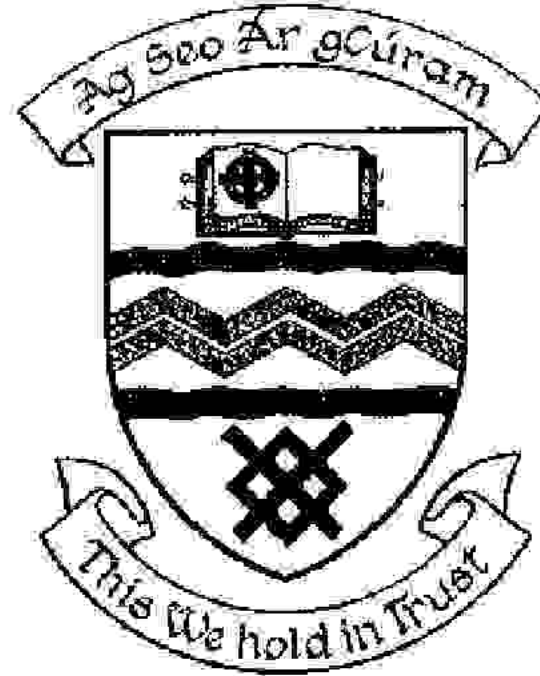
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0247	
1. Location	Meegan's Farmhouse, Verscoyle Hill, Saggart, Co. Dublin.		
2. Development	Demolition of existing 2-storey farmhouse and out-buildings and the erection of new 2-storey house, single-storey detached garage and septic tank.		
3. Date of Application	27/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/05/2001 2.	1. 29/05/2001 2.
4. Submitted by	Name: Monica Janson, Address: 10 The Close, Woodpark, Ballinteer,		
5. Applicant	Name: Dermot O'Neill, Address: 88 Balrothery Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2533 Date 27/07/2001	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.	

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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 2533	Date of Decision 27/07/2001
Register Reference S01A/0247	Date 27/04/01

Applicant Dermot O'Neill,
Development Demolition of existing 2-storey farmhouse and out-buildings
and the erection of new 2-storey house, single-storey
detached garage and septic tank.
Location Meegan's Farmhouse, Verscoyle Hill, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/05/2001 /29/05/2001

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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

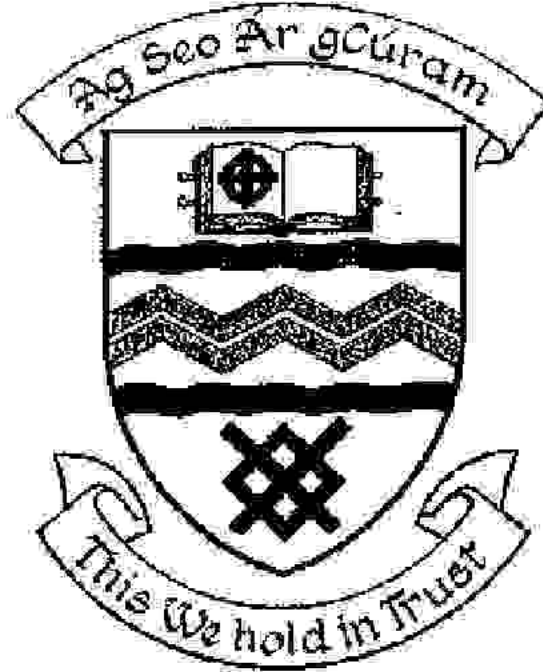
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for SENIOR ADMINISTRATIVE OFFICER

27/07/01

Monica Janson,
10 The Close, Woodpark,
Ballinteer,
Dublin 16.

CONF
G
AD

SOUTH DUBLIN COUNTY COUNCIL
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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 proposal meets the above criteria for housing in the 'H' zone. As such, the proposed development would contravene materially a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.

- 2 It is an objective of the Development Plan to protect and preserve views and prospects from the road off which the site is located. The ridge line of the proposed house would be significantly higher than that of the existing farmhouse and as such, the proposal would conflict with this Development Plan objective.
- 3 Policy H5 of the Development Plan states that 'it is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate, in preference to their demolition and redevelopment'. It is considered that the demolition of the farmhouse would conflict with this policy and that it would also detract from the character of the Dublin Mountain Area. For this reason, it would contravene materially the Development Plan zoning objective for the area.
- 4 The proposed house, by virtue of its height and design would be wholly inappropriate for the site and would conflict with

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the 'Guidelines for the Siting and Design of Rural Dwellings' contained in Appendix D of the Development Plan. As such the proposal would detract from the character of the Dublin Mountain Area and would therefore contravene materially the Development Plan zoning objective for the area.

- 5 It is considered that the proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 6 The road off which the subject site is located is substandard in width and alignment and lacks footpaths, public lighting and drainage. The generation of additional vehicular/pedestrian traffic along this road would therefore endanger public safety by reason of a traffic hazard.