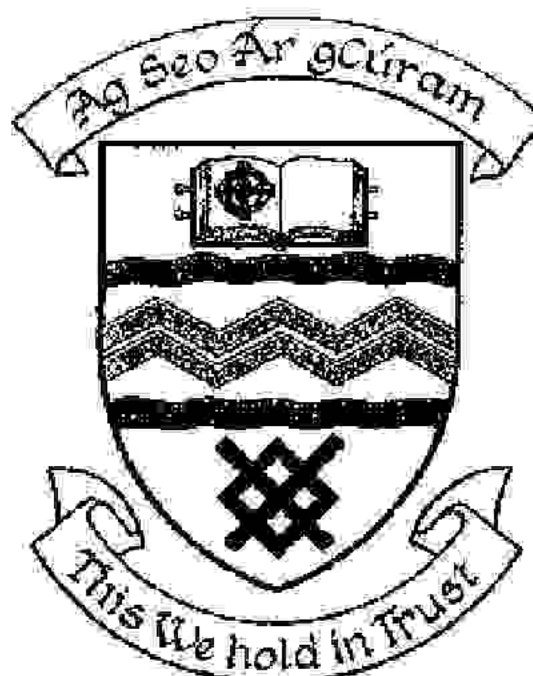


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0171	
1. Location	Mount Pellier, Tallaght, Dublin 24.		
2. Development	Construct a dwelling house and biocycle waste water treatment system and with vehicular entrance		
3. Date of Application	23/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul McEvoy & Deirdre Conroy Address: 6 Kiltipper Close, Aylesbury,		
5. Applicant	Name: Paul McEvoy & Deirdre Conroy, Address: 6 Kiltipper Close, Aylesbury, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1075 Date 21/05/2001	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
DEPARTMENT**
County Hall,
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Dublin 24.

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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 1075	Date of Decision 21/05/2001
Register Reference S01A/0171	Date 23/03/01

Applicant Paul McEvoy & Deirdre Conroy,
Development Construct a dwelling house and biocycle waste water
treatment system and with vehicular entrance
Location Mount Pellier, Tallaght, Dublin 24.

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.

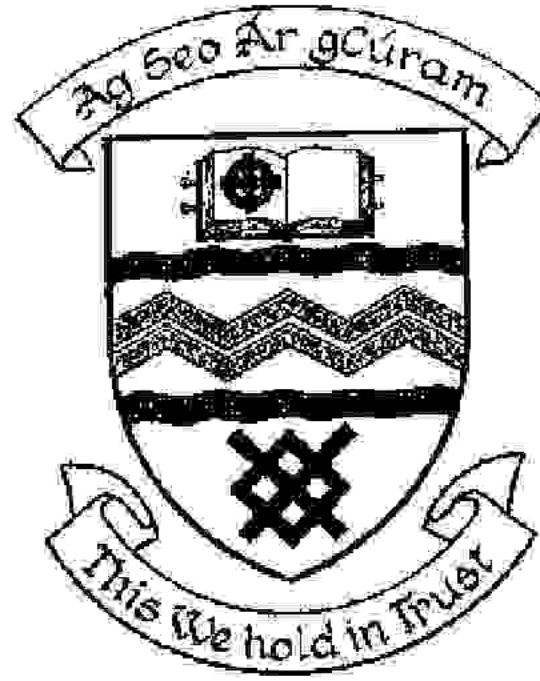
Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER

22/05/01

Paul McEvoy & Deirdre Conroy
6 Kiltipper Close,
Aylesbury,
Tallaght,
Dublin 24.

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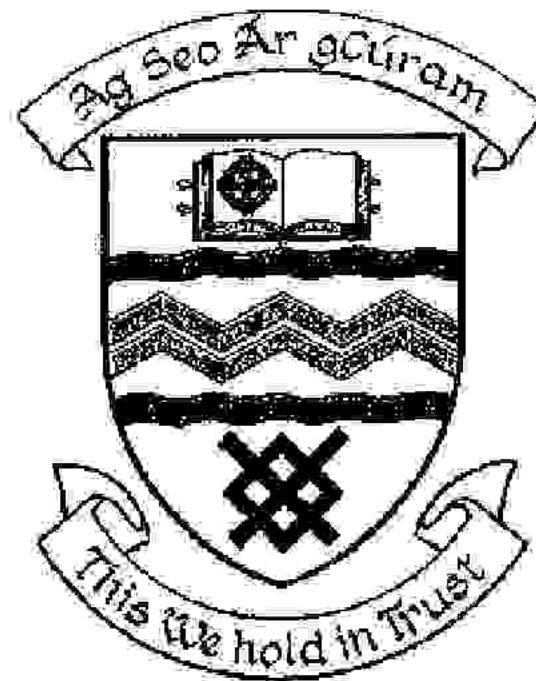
Reasons

- 1 The proposed development fronts onto a narrow access road, which is substandard in width and vertical/horizontal alignment. The laneway has a very substandard junction with Bohernabreena Road and the proposed development would endanger public safety by reason of a traffic hazard due to the generation of additional traffic/turning movements on Bohernabreena Road at this junction.
- 2 Section 2.3.1.iii of the South Dublin County Development Plan 1998 states the following. '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 on suitable of the area 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 directly related to the areas' 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 compliance with the said policy and has not shown a genuine need for housing in this particular location. As such, the proposed development would materially contravene a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development would constitute 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. It would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development would adversely impact upon the visual amenities of the area and the overall view up to the

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Dublin Mountains from the lower lying areas to the north of
the site.

- 5 The results of the site assessment indicate that the soil stratum consists of 90% broken rock material, which appears to be weathered limestone. The site is located on a significant slope and the location of the proposed percolation area is up-gradient from an adjacent dwelling and the proposed well. The percolation test results from testhole 1 and testhole 2 indicate that the percolation rate is extremely fast in the proposed percolation area. There is a high probability that effluent will contaminate the well on the adjacent property or even the dwelling and well on the proposed site. The percolation results for testhole 3 were not submitted and this is the location proposed for the percolation area. The proposed dwelling would therefore be prejudicial to public health.