

	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/0123	
1. Location	Aghfarrell, Brittas, Co. Dublin.		
2. Development	Dormer bungalow, double domestic garage, 2 stables, tackroom, feedroom and secondary effluent treatment system		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Tim Bryan Address: Aghfarrell, Brittas,		
5. Applicant	Name: Tim Bryan Address: Aghfarrell, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0933  Date 03/05/2001	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**

Halla an Chontae,  
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**PLANNING  
DEPARTMENT**  
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 0933	Date of Decision 03/05/2001
Register Reference S01A/0123	Date 06/03/01

**Applicant** Tim Bryan

**Development** Dormer bungalow, double domestic garage, 2 stables,  
tackroom, feedroom and secondary effluent treatment system

**Location** Aghfarrell, 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

04/05/01

Tim Bryan  
Aghfarrell,  
Brittas,  
Co. Dublin.

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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 with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") dwellings will only be permitted on suitable sites 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.

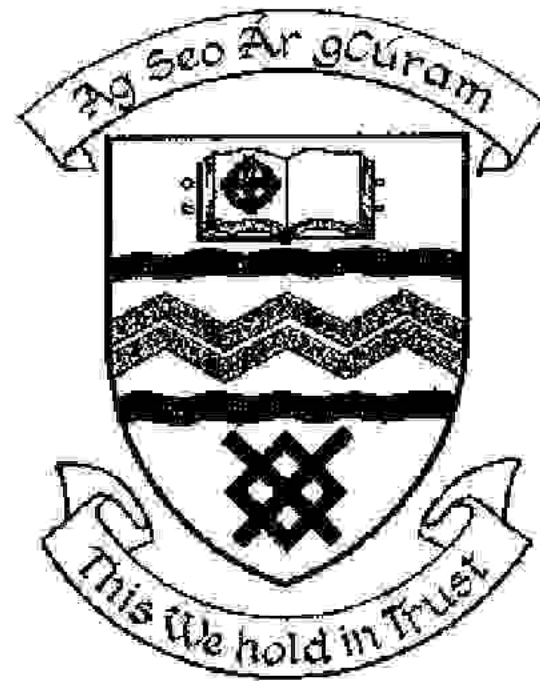
The applicant has not demonstrated that he meets the requirements of the above policy. As such, the proposed development would contravene materially a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.

- 2 The proposed site is the subject of an Agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, which precludes further development on the site. As such, the proposed development would be contrary to the provisions of this Sterilisation Agreement.
- 3 Section 3.4.22 of the South Dublin County Council Development Plan which deals with dwellings in rural areas states that 'in the Dublin Mountain Zone, new dwellings should be low rise, generally single storey structures'. The proposed dwelling house is a dormer dwelling, which is considered to be unacceptable in this location.
- 4 The provision of adequate vision splays at the proposed access point to this application site would necessitate the removal of a stretch of semi-mature trees and hedgerow plants which currently screen the site. As a consequence, the proposed development would seriously injure the rural amenities in this location and would therefore materially

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contravene the Development Plan zoning objective for lands zoned objective H, 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'.

- 5 The proposed development 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 development in the area.