

	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/0099	
1. Location	Cruagh, Rathfarnham, Dublin 16.		
2. Development	Bungalow, "biocycle", wastewater treatment system and new entrance.		
3. Date of Application	20/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: M. Phillips, Address: 155 Monalea Grove, Firhouse,		
5. Applicant	Name: Mary Gallagher, Address: Cruagh, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0812  Date 18/04/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.			

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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**NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0812	Date of Decision 18/04/2001
Register Reference S01A/0099	Date 20/02/01

**Applicant** Mary Gallagher,  
**Development** Bungalow, "biocycle", wastewater treatment system and new entrance.  
**Location** Cruagh, Rathfarnham, Dublin 16.

**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 OUTLINE PERMISSION in respect of the above proposal.

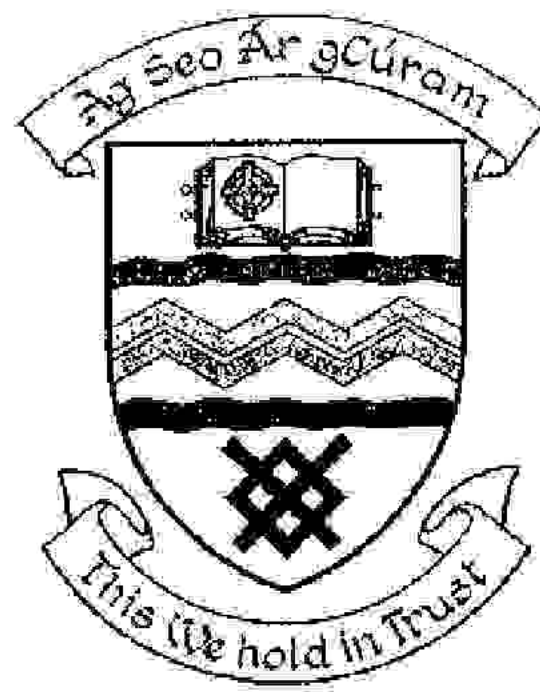
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
..... 18/04/01  
for SENIOR ADMINISTRATIVE OFFICER

M. Phillips,  
155 Monalea Grove,  
Firhouse,  
Dublin 24.

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REG REF. S01A/0099

**Reasons**

- 1 The subject site is located in an area subject to the zoning objective 'H', "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the 1998 South Dublin County Development Plan.  
Section 2.3.1(iii) of the plan states as follows:-  
Within areas designated with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") dwelling 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 Planning Authority considers that the proposed development does not meet the requirements of the above policy. The proposed development would therefore contravene materially the said zoning objective and would not be in accordance with the proper planning and development of the area.

- 2 It is considered that the proposed development located on a prominent and sloping site would seriously injure the visual amenities of the area and would be contrary to the proper planning and development of the area.
- 3 Insufficient information has been submitted to assess the suitability of the site and proposal for biocycle drainage. In particular there is a requirement for a site assessment report and percolation test results. In the absence of this information a grant of outline permission would be prejudicial to public health.