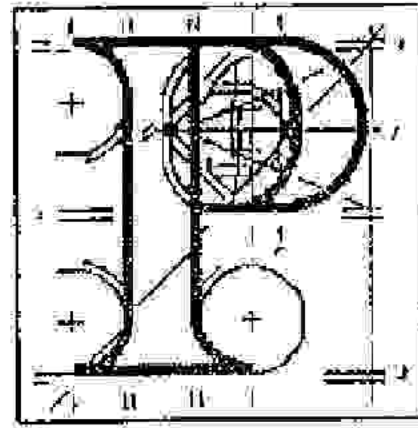


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0788	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	Retention of bungalow and septic tank.		
3. Date of Application	16/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Martin Mc Donagh, Address: Glenaraneen, Brittas,		
5. Applicant	Name: Martin Mc Donagh, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0308 Date 09/02/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/03/2001	Written Representations	
9. Appeal Decision	16/11/2001	Refuse Permission	
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.	

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0788

APPEAL by Martin McDonagh of Glenareen, Brittas, County Dublin against the decision made on the 9th day of February, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the retention of bungalow and septic tank at Glenaraneen, Brittas, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.


SCHEDULE

1. The site is located in an area for which the zoning objective of the current Development Plan for the area is to protect and enhance the outstanding natural character of the Dublin Mountain Area, where it is the policy of the planning authority to allow housing only in circumstances where a clear housing need has been established. It is considered that the proposed development does not come within the scope of the housing need criteria as set out in the Development Plan and that the proposed development would contravene materially the Development Plan policies for the area (which policies are considered reasonable). The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The site of the proposed development is located on a rural road which is substandard in width, capacity, alignment and surfacing. The proposed development would give rise to additional turning movements on this substandard road which would endanger public safety by reason of traffic hazard.
3. The proposed development, which is located in a rural area lacking certain public services and community facilities, would lead to demands for the uneconomic provision of further public services and community facilities in an area where they are not proposed. The proposed development would, therefore, be contrary to the proper planning and development of the area.

4.

It is considered that the proposed development would contravene a Development Plan objective to preserve views in an easterly direction from the public road. This objective is considered reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.




Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 7th day of November 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0788	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	Retention of bungalow and septic tank.		
3. Date of Application	16/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Martin Mc Donagh, Address: Glenaraneen, Brittas,		
5. Applicant	Name: Martin Mc Donagh, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0308 Date 09/02/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/03/2001	Written Representations	
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13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

Telefon: 01-414 9000
Facs: 01-414 9104

Telephone: 01-414 9000
Fax: 01-414 9104

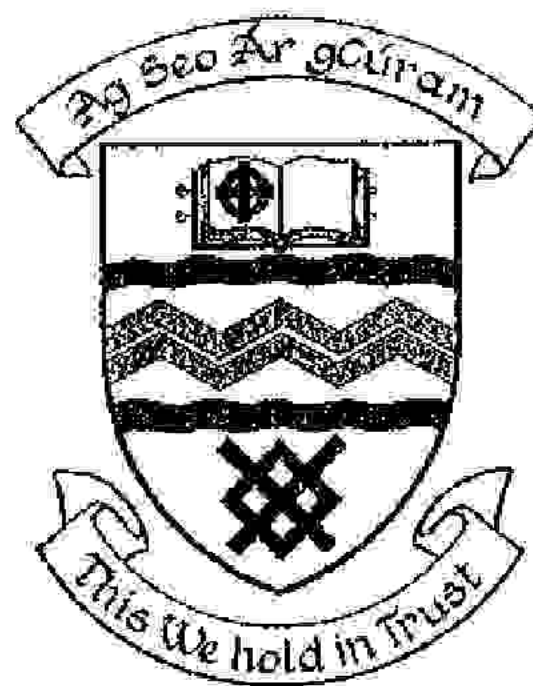
Decision Order Number 0061	Date of Decision 12/01/2001
Register Reference S00A/0788	Date 16/11/00

Warman for the
please

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

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0308	Date of Decision 09/02/2001
Register Reference S00A/0788	Date 16/11/00

Applicant Martin Mc Donagh,
Development Retention of bungalow and septic tank.
Location Glenaraneen, Brittas, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 12/02/2001

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

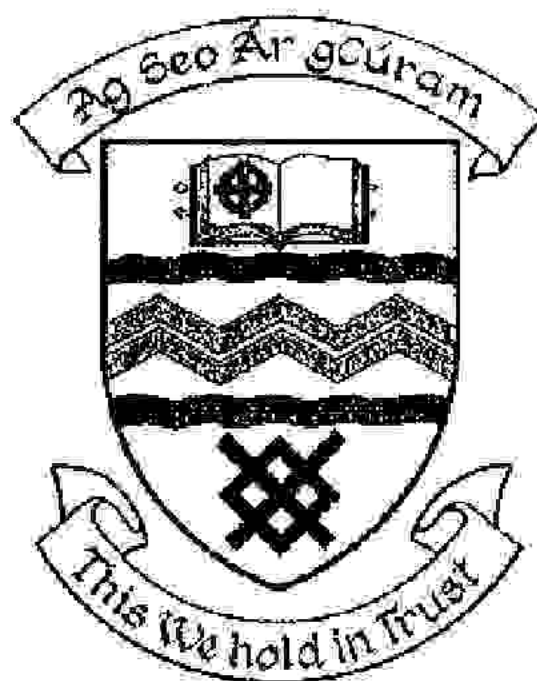
 09/02/01
for SENIOR ADMINISTRATIVE OFFICER

Martin Mc Donagh,
Glenaraneen,
Brittas,
Co. Dublin.

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

Halla an Chontae,
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Telefon: 01-414 9000
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REG REF. S00A/0788

Reasons

- 1 The site is located in an area zoned 'H' 'to enhance the outstanding natural character of the Dublin Mountain Area. Section 2.3.1 of the Development Plan 1998 sets out criteria for the consideration of dwellings in such an area. The proposed development does not satisfy the criteria set out in the Development Plan. The proposed development would, therefore contravene materially the development objective of the Development Plan and would not be in accordance with the proper planning and development of the area.
- 2 The site of the proposed development is located on a rural road substandard in width, capacity, alignment and surfacing. The proposed development would give rise to additional traffic and turning movements on this substandard road which would endanger public safety by reason of traffic hazard.
- 3 The proposed development would set a precedent for further ribbon-style development in an unserviced rural area which would lead to a demand for the uneconomic provision of services.
- 4 The proposed house by virtue of its size, height and bulk on this elevational and exposed site would be an unduly obtrusive feature on the landscape and would be contrary to a specific objective of the South Dublin County Development Plan 1998 which is to preserve views.
- 5 The applicant has not demonstrated that domestic effluent can be adequately treated on the site. Neither has he demonstrated that he has sufficient legal interest to provide the percolation area as proposed. A grant of planning permission would be prejudicial to public health.