

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0741	
1. Location	Glassavalluan, Bohernabrenna, Dublin 24.		
2. Development	To build 4 bedroom bungalow with biocycle waste water treatment system and set back 4 metres and widen existing site entrance.		
3. Date of Application	25/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Niall Conry, Address: 38 Woodlawn Park Avenue, Firhouse Road,		
5. Applicant	Name: Niall Conry, Address: 38 Woodlawn Park Avenue, Firhouse Road, Dublin 24.		
6. Decision	O.C.M. No. 2804 Date 20/12/2000	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.	

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 2804	Date of Decision 20/12/2000
Register Reference S00A/0741	Date 25/10/00

Applicant Niall Conry,
Development To build 4 bedroom bungalow with biocycle waste water treatment system and set back 4 metres and widen existing site entrance.
Location Glassavalluan, Bohernabrenna, 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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

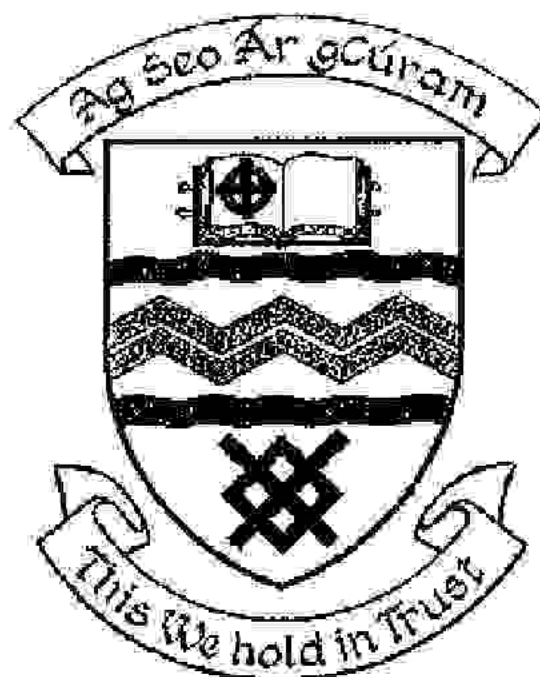
20/12/00

Niall Conry,
38 Woodlawn Park Avenue,
Firhouse Road,
Dublin 24.

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

REG REF. S00A/0741

Reasons

- 1 The 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 Development Plan 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".

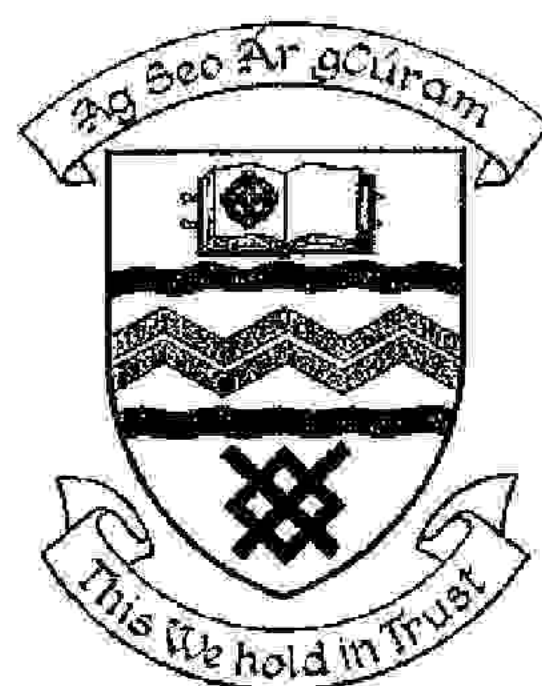
The proposed development does not comply with the above requirements. The proposed development would therefore, contravene materially the said zoning objective and would set a precedent for further similar developments in the area and would lead to demands for uneconomic provision of public services and facilities in an area where they are neither available or proposed.

- 2 The proposed development would endanger public safety by reason of a traffic hazard due to the generation of additional traffic and turning movements at a location where visibility splays at the proposed site entrance are substandard and on a roadway which is severely substandard in vertical and horizontal alignment and width.
- 3 The proposed dwellinghouse by virtue of its siting on a prominent elevated site and its design, would be injurious to the visual amenities and character of the area and as such would conflict with the zoning objective for the area.
- 4 The proposed development would interfere with views for which it is an objective to preserve in the Development Plan.

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

REG. REF. S00A/0741

- 5 The proposed development would be prejudicial to public health by reason of location within the catchment area of Bohernabreena Reservoir, which is used as a water supply for domestic use and human consumption and within which it is Development Plan policy to prohibit development.
- 6 The proposed development does not comply with the recommended minimum for road frontage of 60 metres for dwellings in rural areas as stated in Section 3.4.22.vi of Development Plan. The proposed development would therefore, be contrary to the proper planning and development of the area.