

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2688	Date of Decision 08/12/2000
Register Reference S00A/0709	Date 12/10/00

Applicant Michael Finnan (Junior)

Development for building of new bungalow complete with biocycle system,
and forming new entrance to same on site.

Location Lower Friarstown, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

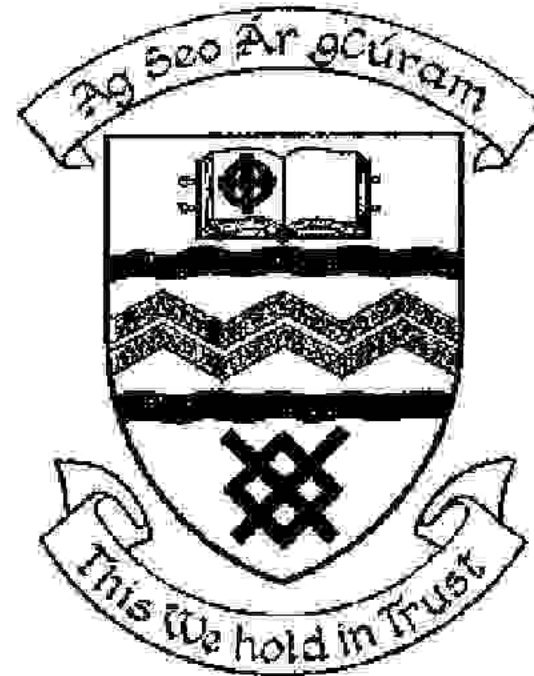
08/12/00

Michael Finnan, (Junior)
St. Anthony's,
Lower Friarstown,
Bohernabrenna,
Dublin 24.

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REG REF. S00A/0709

Reasons

- 1 Section 2.3.1(iii) of the South Dublin County Development Plan 1998 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".

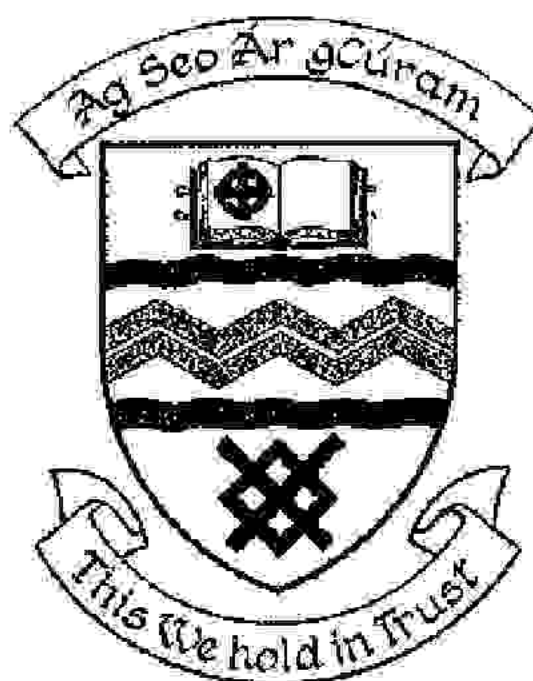
No evidence has been provided to show that the applicant meets the above criteria. As such, the proposed development would materially contravene a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.

- 2 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 developments in the area.
- 3 The proposed development by virtue of its roof height and design detail, would introduce an incongruous element into the rural landscape and would conflict with the zoning objective for the area which is "to protect and enhance the outstanding natural character of the Dublin Mountain Area". As such, the proposal would materially contravene a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.
- 4 It is an objective of the Development Plan to preserve the views from the Glassamucky Road. It is considered that the proposed development would interfere with these views and that as such it would materially contravene a zoning

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objective of the Development Plan and would therefore be
contrary to the proper planning and development of the area.

- 5 Insufficient information has been provided in order to
adequately assess the health implications of the proposed
biocycle unit in that the site assessment report is
inadequate. As such, the proposal must be considered
prejudicial to public health.