

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0589	
1. Location	Glassavilawn, Bohernabreena, Co. Dublin.		
2. Development	1 detached two storey dormer dwelling of 270 sq.m. and associated site works		
3. Date of Application	21/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mark & Michelle McGrath Address: 13 Dale Tree Close, Ballycullen,		
5. Applicant	Name: Mark & Michelle McGrath Address: 13 Dale Tree Close, Ballycullen, Co. Dublin.		
6. Decision	O.C.M. No. 2336  Date 19/10/2000	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.

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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 1993**

Decision Order Number 2336	Date of Decision 19/10/2000
Register Reference S00A/0589	Date 21/08/00

Applicant Mark & Michelle McGrath

Development 1 detached two storey dormer dwelling of 270 sq.m. and  
associated site works

Location Glassavilawn, Bohernabreena, 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

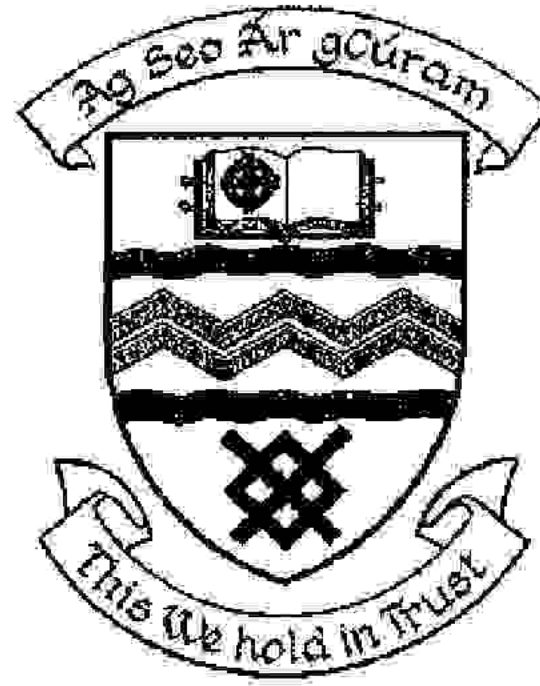
..... *my* ..... 19/10/00  
for SENIOR ADMINISTRATIVE OFFICER

Mark & Michelle McGrath  
13 Dale Tree Close,  
Ballycullen,  
Co. Dublin.

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REG REF. S00A/0589

**Reasons**

- 1 The proposed development would contribute to ribbon development in an unserviced rural area served by a substandard road network. The development would also be contrary to Planning Authority's Policy of restricting development in the Dublin Mountain Area to that necessary to serve the genuine needs of natives of the area who are engaged in agriculture, mountain or hill farming or other activities related to the area's amenity potential. The proposal would thus contravene the County Development Plan, would set a precedent for further similar developments in the area and would lead to demands for the uneconomic provision of public services and facilities in an area where they are neither available nor proposed.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to inadequate sight lines at the proposed site entrance and the narrow width and substandard vertical and horizontal alignment of the adjoining rural road network.
- 3 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 where it is County Development Plan Policy to prohibit development.
- 4 The proposed development would be injurious to the visual amenities and character of the area because the proposed double gable-fronted house type is not in keeping with local building traditions and is situated on a prominent, elevated site in an area of outstanding natural amenity and character.
- 5 The proposed development would endanger the safety of persons occupying the proposed dwelling by reason of fire hazard due to the provision of a fully internal bedroom (bedroom no. 1) with no windows and two rooflights only, the sill levels of which are greater than 2m above dormer floor level.