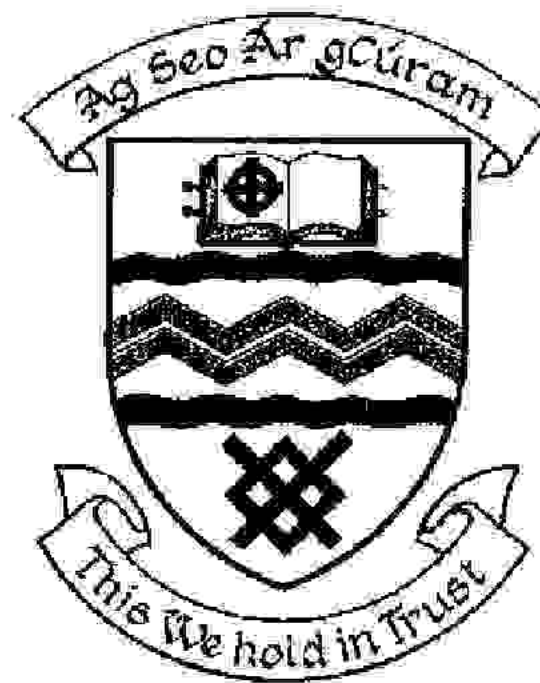


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0535	
1. Location	Aghfarrell, Brittas, County Dublin		
2. Development	Two storey house, double domestic garage and secondary effluent treatment system		
3. Date of Application	01/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tim Bryan, Address: Aghfarrell, Brittas,		
5. Applicant	Name: Tim Bryan, Address: Aghfarrell, Brittas, County Dublin		
6. Decision	O.C.M. No. 2206 Date 28/09/2000	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
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2206	Date of Decision 28/09/2000
Register Reference S00A/0535	Date 01/08/00

Applicant Tim Bryan,
Development Two storey house, double domestic garage and secondary effluent treatment system
Location Aghfarrell, Brittas, County 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


.....
for SENIOR ADMINISTRATIVE OFFICER

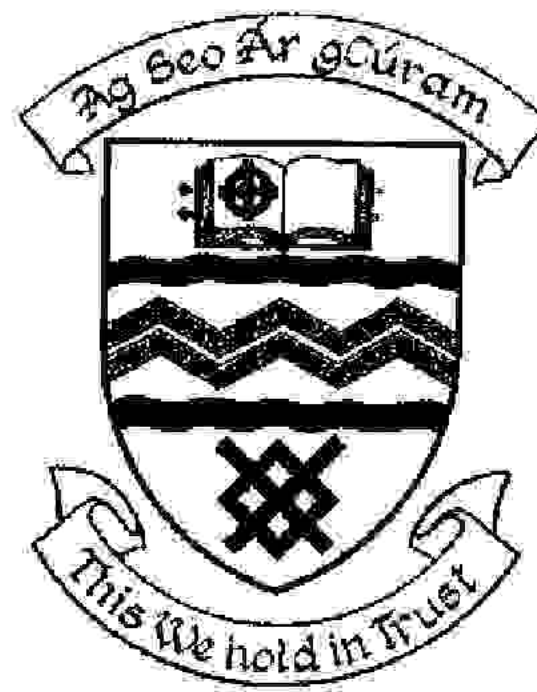
28/09/00

Tim Bryan,
Aghfarrell,
Brittas,
County Dublin.

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REG REF. S00A/0535

Reasons

- 1 Section 2.3.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".

Insufficient information has been provided to establish a genuine need for housing in this particular location. 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 generation of additional traffic/turning movements at a location where visibility splays are substandard would endanger public safety by reason of a traffic hazard.
- 3 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.
- 4 Section 3.4.22 of the Development Plan which deals with dwellings in rural areas states that 'in the Dublin Mountain Zone, new dwellings should be low rise, generally single storey structures'. The proposed house is two storey which is considered unacceptable in this location.