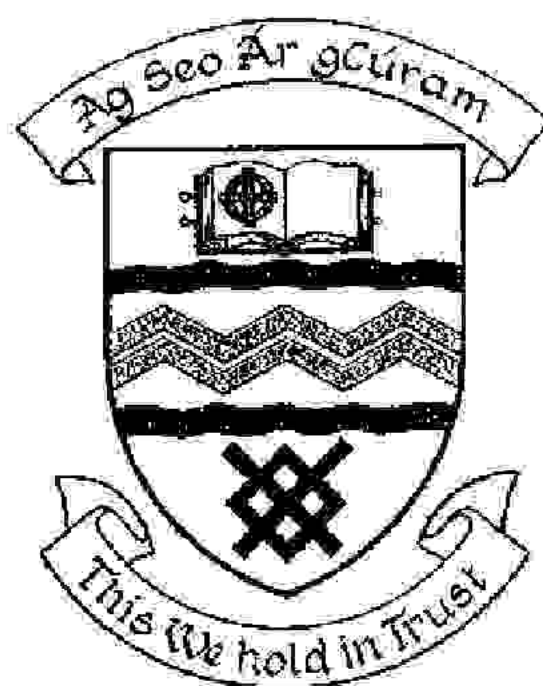


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0516	
1. Location	Friarstown Lower, Bohernabreena, Co. Dublin.		
2. Development	Four bedroom single-storey, farm dwelling house with bio-cycle waste water treatment unit		
3. Date of Application	26/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: S.J. Corcoran Address: "Rushbrook", Glassamuckey,		
5. Applicant	Name: S.J. Corcoran Address: "Rushbrook", Glassamuckey, Bohernabreena,		
6. Decision	O.C.M. No. 2166  Date 22/09/2000	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  
Fax: 01-414 9104

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

Decision Order Number 2166	Date of Decision 22/09/2000
Register Reference S00A/0516	Date 26/07/00

Applicant S.J. Corcoran

Development Four bedroom single-storey, farm dwelling house with  
bio-cycle waste water treatment unit

Location Friarstown Lower, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
for SENIOR ADMINISTRATIVE OFFICER

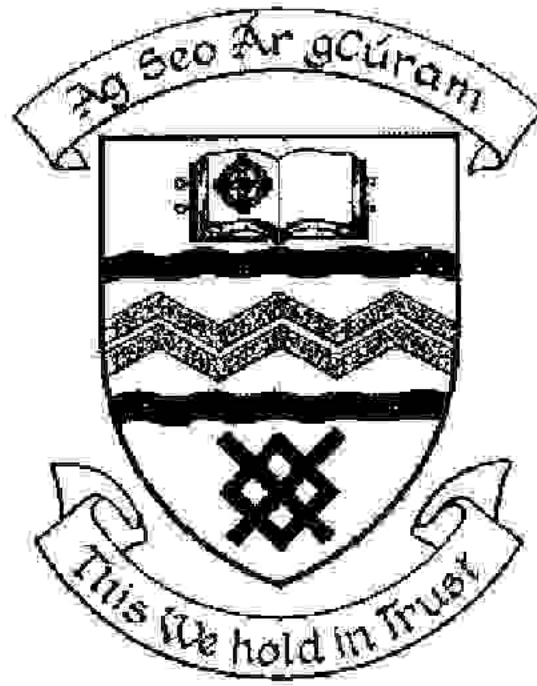
25/09/00

S.J. Corcoran  
"Rushbrook",  
Glassamuckey,  
Bohernabreena,  
Co. Dublin.

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REG REF. S00A/0516

**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 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".

The Planning Authority is not satisfied that the proposed development fulfills all of the above requirements. The proposed development would, therefore, contravene materially the said zoning objective and would not be in accordance with the proper planning and development of the area.

- 2 The proposed development, by virtue of its siting on a slightly elevated slope and of its design, would be visually obtrusive and as such would conflict with Zoning Objective 'H'.
- 3 The proposed development would interfere with views for which it is an objective to preserve in the South Dublin County Development Plan 1998.
- 4 The proposed development would constitute 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. It would therefore be contrary to the proper planning and development of the area.