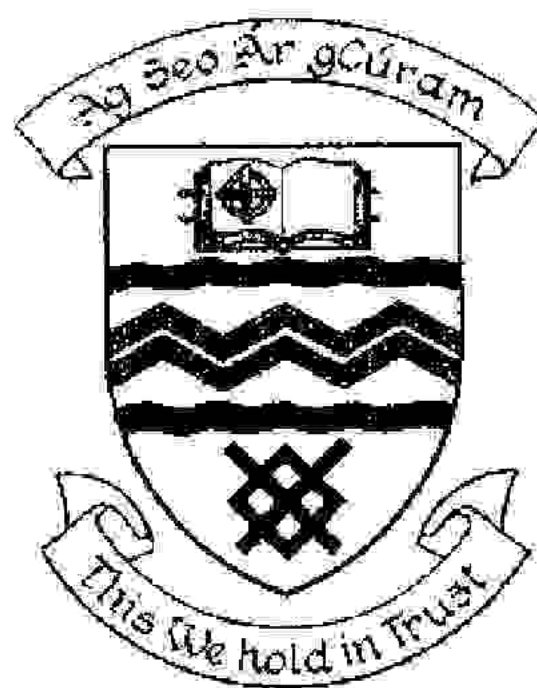


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0459	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	Change of use of agricultural building to residential use and alterations to same and for new single storey and two storey extensions, relocated vehicular entrance, bio-cycle sewage treatment plant and percolation area.		
3. Date of Application	04/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gray & Associates, Address: 159 Upper Rathmines Road, Dublin 6.		
5. Applicant	Name: Robert & Louise Phillips, Address: 47 Orwell Park Rise, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1983 Date 31/08/2000	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 1983	Date of Decision 31/08/2000
Register Reference S00A/0459	Date 04/07/00

Applicant Robert & Louise Phillips,

Development Change of use of agricultural building to residential use and alterations to same and for new single storey and two storey extensions, relocated vehicular entrance, bio-cycle sewage treatment plant and percolation area.

Location Piperstown, 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

MM
.....
for SENIOR ADMINISTRATIVE OFFICER

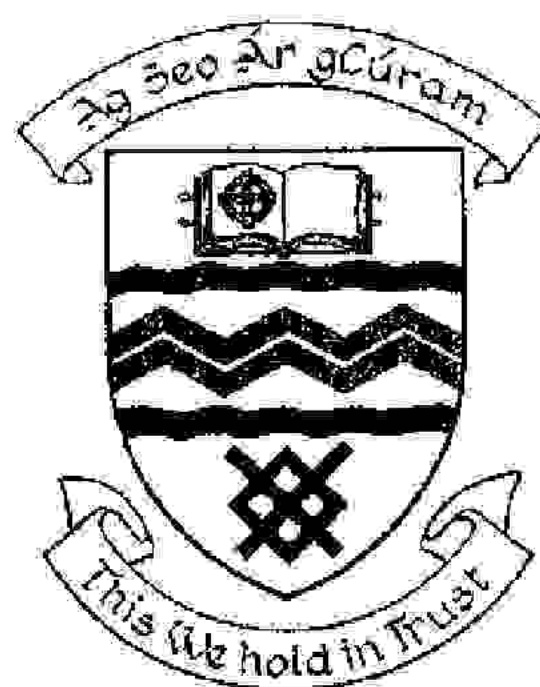
31/08/00

Gray & Associates,
159 Upper Rathmines Road,
Dublin 6.

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/0459

Reasons

- 1 Section 2.10.2 of the South Dublin County Council Development Plan 1998 states that 'it is the policy of the Council to protect the Bohernabreena Reservoir and Catchment Area in the interests of public health and to prohibit development in the catchment' and further that 'the run-of in the Bohernabreena catchment area is used as a water supply for domestic use and human consumption. The Council will use its development control powers to prevent development in the area in order to protect the water supplies'. The proposed development is located within the Bohernabreena Reservoir Catchment Area, and as such would be prejudicial to public health.
- 2 Section 2.3.1.iii of the South Dublin County Development Plan 1998 states that 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".

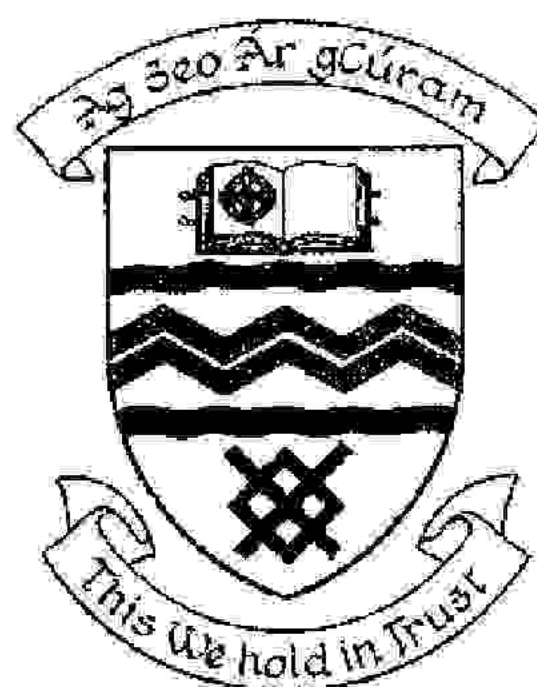
It is clear from the information provided that the applicants do not meet the above requirements. As such, the proposed development would materially contravene a zoning objective of the Development Plan and would therefore be contrary to the proper planning and development of the area.

- 3 The proposal 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. Newtown Lane is very substandard in vertical/horizontal alignment and is not wide enough for 2 cars to pass safely. The vision on the right hand side of the

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/0459

- proposed entrance (when exiting) is substandard and cannot be improved due to limited site frontage. Therefore, the generation of additional traffic/turning movements at a location where visibility splays are substandard would endanger public safety by reason of traffic hazard.
- 4 It is an objective of the Development Plan to preserve views from the roadway which fronts the proposed development. As such, the proposed development would interfere with these views, and would materially contravene an objective of the Development Plan.
- 5 The proposed development, by reason of its mass and scale, would be out of character with the existing vernacular cottage. 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'. A substantial part of the proposal is two storey and as such, would materially contravene an objective of the Development Plan.