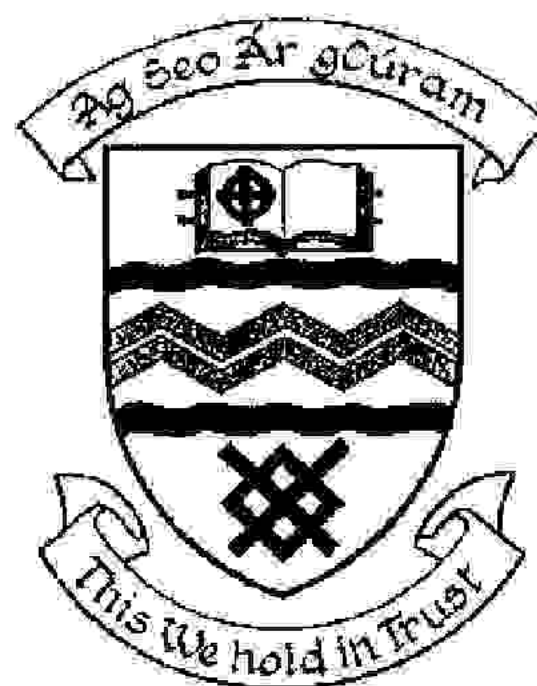


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0345
1. Location	Piperstown, Bohernabreena, Co. Dublin.	
2. Development	A bungalow with 4 bedrooms, living and dining room, kitchen and garage and a bio-cycle waste water treatment system on site to deal with all sewage treatment.	
3. Date of Application	23/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Mr. Michael Murphy, Address: Mountpelier, Bohernabreena,	1. 2.
5. Applicant	Name: Mr. Pat Collins, Address: Piperstown, Bohernabreena, Co. Dublin.	
6. Decision	O.C.M. No. 1579 Date 19/07/2000	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**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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 1579	Date of Decision 19/07/2000
Register Reference S00A/0345	Date 23/05/00

**Applicant** Mr. Pat Collins,

**Development** A bungalow with 4 bedrooms, living and dining room, kitchen and garage and a bio-cycle waste water treatment system on site to deal with all sewage treatment.

**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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

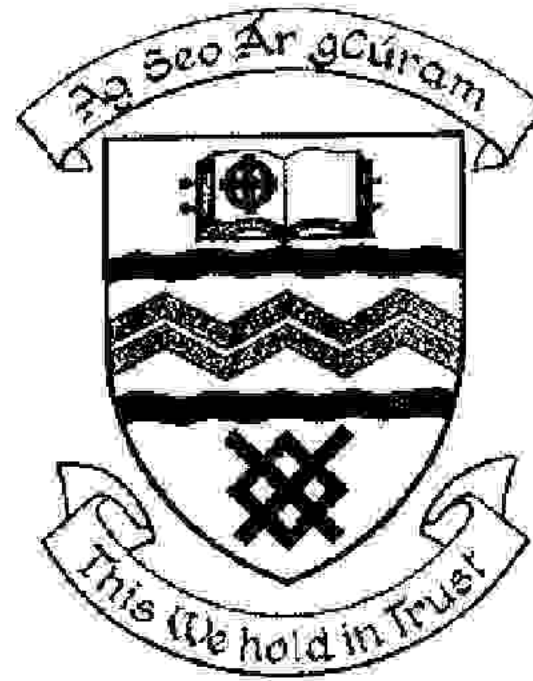
.....  
for SENIOR ADMINISTRATIVE OFFICER 20/07/00

Mr. Michael Murphy,  
Mountpelier,  
Bohernabreena,  
Co. Dublin.

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**Reasons**

- 1 The proposed development would be prejudicial to public health as it is located within the Bohernabreena Reservoir Catchment Area. In this regard, Section 3.4.22.xiv of the South Dublin County Development Plan 1998 states that, "the Council will prohibit development in the catchment area of the reservoir, which is used as a water supply for domestic use and human consumption."
- 2 The zoning of the area requires that residential development be considered in accordance with Section 3.4.22 of the South Dublin County Council Development Plan 1998. This section specifies the criteria to be met by applications for dwellings in rural areas. These include design, road frontage, vehicular access, septic tank drainage, reservoir catchment and water supply. The proposed development does not satisfy all of these requirements particularly in relation to the criteria for design, road frontage, vehicular access and reservoir catchment. The proposed development would therefore materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 3 The proposed development, would be of excessive height with a bulky roof and by virtue of its design and appearance would not accord with Guidelines on the Siting and Design of Rural Dwellings as per Appendix D of the 1998 South Dublin County Development Plan. The proposed development would therefore, materially contravene the said Guidelines in the Development Plan, would be contrary to the proper planning and development of the area, and would be contrary to Section 2.3.1.iii of the Development Plan.
- 4 The views from the road along the site frontage are preserved. Section 2.7.27.ii of the Development Plan states that it is the intention of the Council to "prevent development which would block or otherwise interfere with a view which is designated for protection". The proposed development would materially contravene this Development Plan objective.



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- 5 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 similar developments in the area.
- 6 The generation of additional traffic/turning movements at a location where visibility is substandard would endanger public safety by reason of a traffic hazard. The road frontage is less than the Development Plan standard of 60m and is less than would be required in order to provide adequate vision splays.