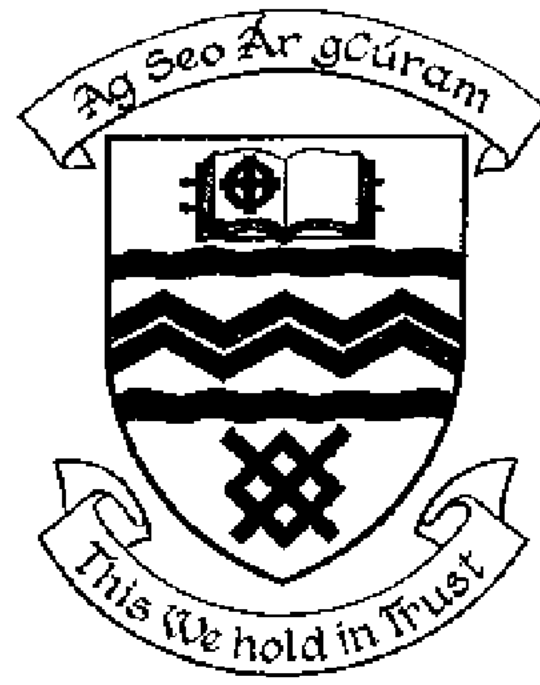


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0584	
1. Location	Glassamucky Brakes, Bohernabreena, Co. Dublin.		
2. Development	Single residential dwelling.		
3. Date of Application	24/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Peadar Mara, Address: Kurt Schumacher Strasse 62a, 63110 Rodgau,		
5. Applicant	Name: Peadar Mara, Address: Kurt Schumacher Strasse 62a, 63110 Rodgau, Germany.		
6. Decision	O.C.M. No. 2248 Date 14/10/1999	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2248	Date of Decision 14/10/1999
Register Reference S99A/0584	Date 24/08/99

Applicant Peadar Mara,
Development Single residential dwelling.
Location Glassamucky Brakes, 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 OUTLINE 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

.....
for SENIOR ADMINISTRATIVE OFFICER

14/10/99

Peadar Mara,
Kurt Schumacher Strasse 62a,
63110 Rodgau,
Germany.

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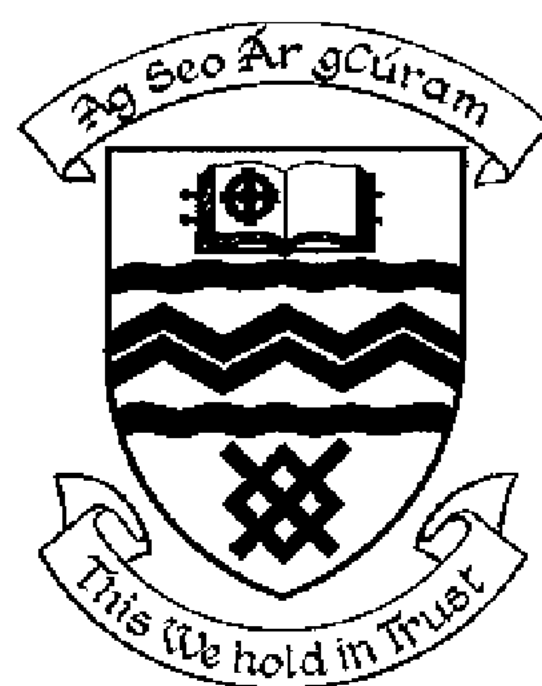
Reasons

- 1 The proposed development is located in an area zoned 'H' "to protect and enhance the outstanding natural character of the Dublin Mountain area". Section 2.3.1.iii of the South Dublin County Development Plan 1998 states the following:-
"Within areas designated with 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.The development is related directly to the areas 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".On the basis of the submitted details the application does not comply with these criteria.
The proposed development would therefore, materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 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. The proposed development would endanger public safety by reason of traffic hazard due to the generation of traffic turning movements at a location where vision is deficient.
- 3 The proposed development is located within the Bohernabreena Reservoir Catchment Area and as such would result in the contravention of Section 3.4.22.xiv of the 1998 South Dublin County Development Plan which 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". The proposal is, therefore, prejudicial to public health.

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- 4 The proposal is to erect a dwelling in an area with protected views. It is Council policy to preserve these views, the loss of which would be seriously injurious to the visual amenities of the area, and would be contrary to Development Plan objectives and the proper planning and development of the area.
- 5 The proposal is prejudicial to public health in that:
- (i) The applicant has failed to submit a suitable site layout map indicating water courses and location of drainage facilities;
 - (ii) The applicant has failed to submit site suitability test results i.e. trial hole and percolation tests;
 - (iii) The applicant has failed to submit details of the surrounding sites i.e. water courses adjoining septic tanks and percolation areas.