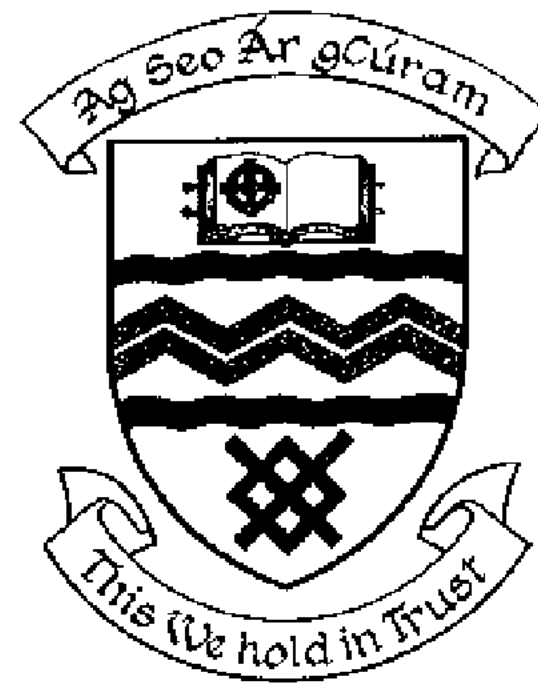


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0899	
1. Location	Mount Pellier, Tallaght, Co. Dublin.		
2. Development	Construction of a dwelling house and waste treatment system with vehicular entrance.		
3. Date of Application	15/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Donal McNally Architects, Address: 3 Mount Argus Crescent, Kimmage Road,		
5. Applicant	Name: Paul McEvoy & Deirdre Conroy, Address: 6 Kiltipper Close, Aylesbury, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0276 Date 11/02/2000	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



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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 0276	Date of Decision 11/02/2000
Register Reference S99A/0899	Date 15/12/99

Applicant Paul McEvoy & Deirdre Conroy,

Development Construction of a dwelling house and waste treatment system
with vehicular entrance.

Location Mount Pellier, Tallaght, 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

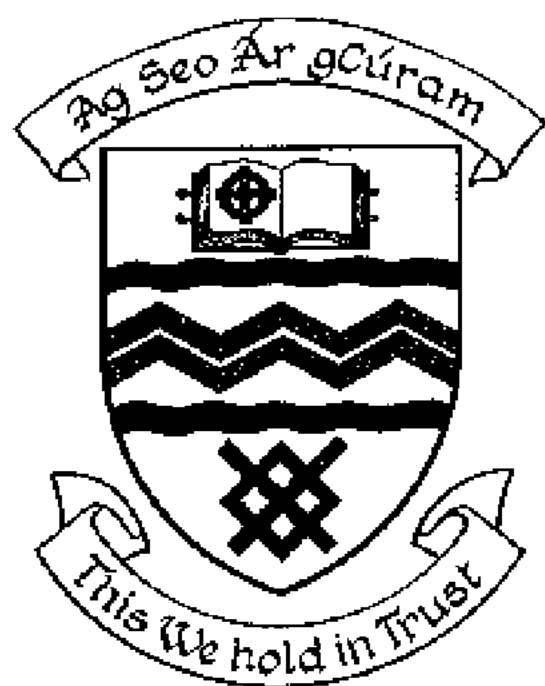
..... 11/02/00
for SENIOR ADMINISTRATIVE OFFICER

Donal McNally Architects,
3 Mount Argus Crescent,
Kimmage Road,
Dublin 6.

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REG REF. S99A/0899

Reasons

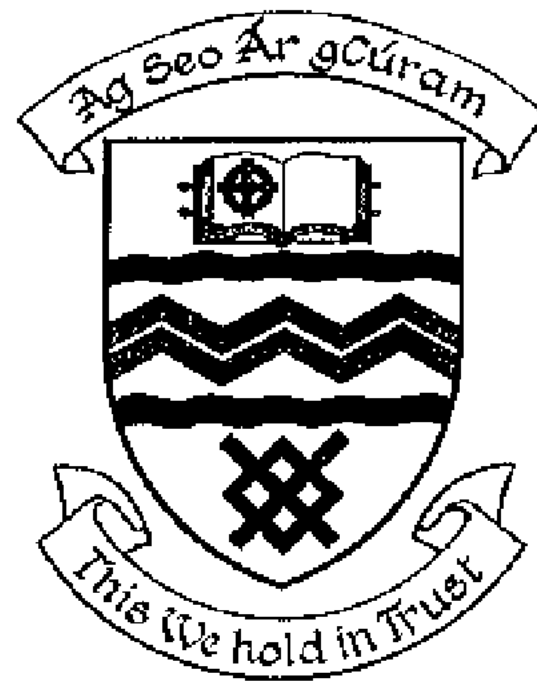
- 1 The proposed development is located in an area zoned "to protect and enhance the outstanding natural character of the Dublin Mountain Area". Section 2.3.1.iii of the South Dublin County Development Plan 1998 states the following. "Within areas designated with Zoning Objective 'H' ("to protect and 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 and,
 - . 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".
- The applicant and the proposed development have not met all of these requirements. 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 does not comply with the recommended minimum for road frontage of 60 metres for dwellings in rural areas as stated in Section 3.4.22.vi of the South Dublin County Development Plan 1998. The proposed development would therefore, be contrary to the proper planning and development of the area.

- 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 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 as a result of substandard vision splays.

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REG. REF. S99A/0899

- 4 The proposed development would adversely impact upon the visual amenities of the area and the overall view up to the Dublin Mountain from the lower lying areas to the north of the site.
- 5 The results of the site assessment indicate that the soil stratum consists of 90% broken rock material which appears to be weathered limestone. The site is located on a significant slope and the location of the proposed percolation area is upgradient from an adjacent dwelling. The percolation test results from testhole 1 and testhole 2 indicate that the percolation rate is extremely fast in the proposed percolation area. There is a high probability that effluent will contaminate the well on the adjacent property or even the dwelling on the proposed site. The proposed development is therefore prejudicial to public health.