

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0813	
1. Location	St. Anne's, Bohernabreena, Dublin 24.		
2. Development	Single storey dwelling and sewage treatment facility.		
3. Date of Application	18/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. David Lee, Address: St. Anne's, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 0047 Date 13/01/2000	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 0047	Date of Decision 13/01/2000
Register Reference S99A/0813	Date 18/11/99

Applicant Mr. David Lee,
Development Single storey dwelling and sewage treatment facility.
Location St. Anne's, Bohernabreena, Dublin 24.

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

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for SENIOR ADMINISTRATIVE OFFICER

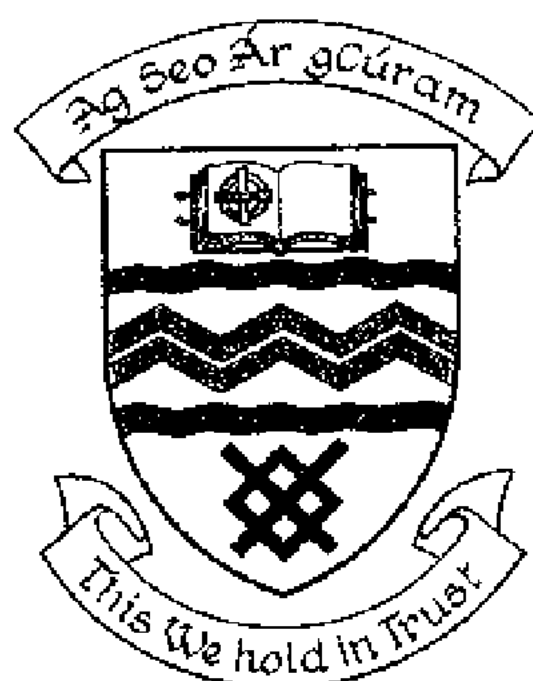
14/01/00

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

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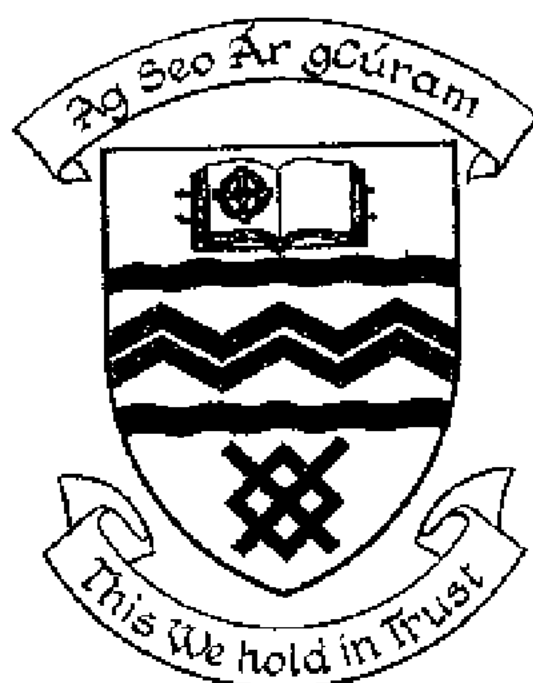
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Reasons

- 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 and 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 applicant and the proposed development have not met 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 proposal to erect a bungalow in an area with protected views where it is Development Plan policy to protect these views, would be seriously injurious to the visual amenities of the area, and would 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.
- 4 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 South Dublin County Development Plan 1998 which states that, "the Council

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will prohibit development in the catchment area of the reservoir, which is used as a water supply for domestic use and human consumption". As such the proposed development would be prejudicial to public health.

- 5 The proposed development, due to a potentially fast percolation rate, may lead to the pollution of the groundwater, the soil may not be suitable for the receipt and treatment of effluent, there is no reserve percolation area and the well is located down gradient of the percolation area. As a result it is considered the proposed development would be prejudicial to public health.