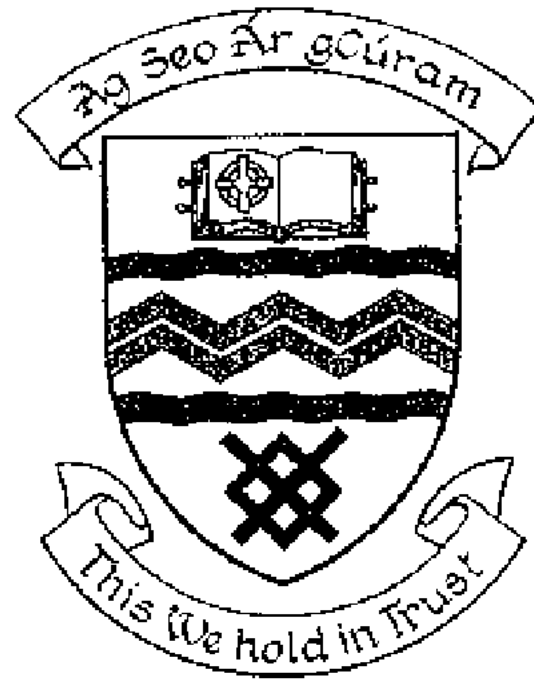


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0638	
1. Location	Cunard, Bohernabreena, Dublin 24.		
2. Development	Single storey dwelling and sewage treatment facility.		
3. Date of Application	15/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/09/1999 2.	1. 04/10/1999 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Ms. Teresa Murphy, Address: 1a Griffith Lawn, Griffith Avenue, Dublin 9.		
6. Decision	O.C.M. No. 2513 Date 18/11/1999	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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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 2513	Date of Decision 18/11/1999
Register Reference S99A/0638	Date 15/09/99

Applicant Ms. Teresa Murphy,
Development Single storey dwelling and sewage treatment facility.
Location Cunard, Bohernabreena, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/09/1999 /04/10/1999

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 (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

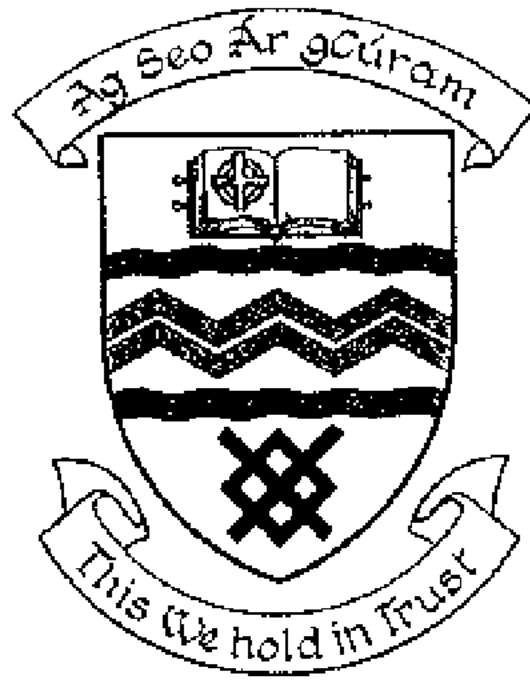
..... 18/11/99
for SENIOR ADMINISTRATIVE OFFICER

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

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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 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 on the basis of the submitted information. 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 South Dublin County Development Plan 1998 illustrates that the subject site is located in an area where it is an objective to preserve views from the roadside. Section 2.7.27.ii states that it is the Council's intention to "prevent development which would block or otherwise interfere with a view which is designated for protection". The proposal to erect a bungalow in an area with protected views whereby it is Council 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 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 will prohibit development in the catchment area of the reservoir, which is used as a water supply for domestic use

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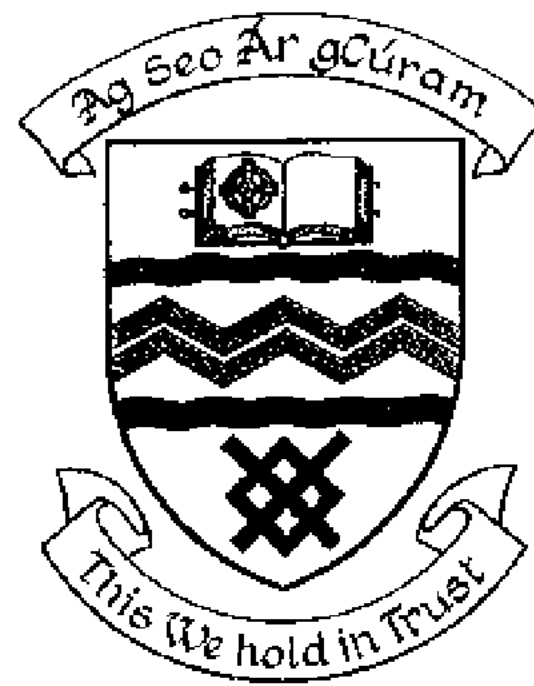
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and human consumption". If permitted, the development would be prejudicial to public health.

- 4 The zoning of the area requires that residential development be considered in accordance with Section 3.4.22 of the South Dublin County 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 road frontage, design 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.
- 5 The proposed development does not follow the 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 be contrary to the proper planning and development of the area.
- 6 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.
- 7 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.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2081	Date of Order 23/09/1999
Register Reference S99A/0638	Date 15/09/99

Applicant Ms. Teresa Murphy,
Development Single storey dwelling and sewage treatment facility.
Location Cunard, Bohernabreena, Dublin 24.

Dear Sir/Madam,

An inspection carried out on ^{21/09/99}~~21/08/99~~ has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is illegible from the public road (the notice is also folded, not rigid). Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

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

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

HA
.....
for Senior Administrative Officer.

23/09/99