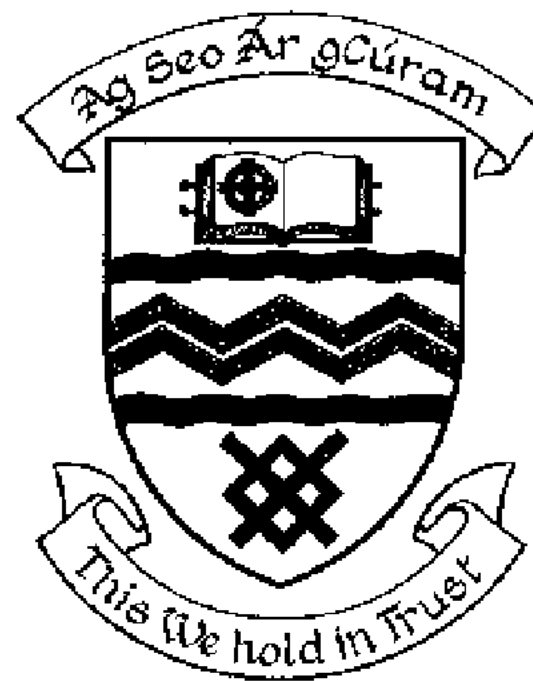


|                             |                     |                                                                                                                                |                                                        |                                |
|-----------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------|
|                             |                     | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) |                                                        | Plan Register No.<br>S99A/0630 |
| 1.                          | Location            | Friarstown, Bohernabreena, Co. Dublin.                                                                                         |                                                        |                                |
| 2.                          | Development         | Dormer bungalow with bio-cycle waste treatment unit with new vehicular access.                                                 |                                                        |                                |
| 3.                          | Date of Application | 10/09/99                                                                                                                       | Date Further Particulars<br>(a) Requested (b) Received |                                |
| 3a.                         | Type of Application | Permission                                                                                                                     | 1.<br>2.                                               | 1.<br>2.                       |
| 4.                          | Submitted by        | Name: Deirdre McGrane,<br>Address: Friarstown, Bohernabreena,                                                                  |                                                        |                                |
| 5.                          | Applicant           | Name: Deirdre McGrane,<br>Address: Friarstown, Bohernabreena, Co. Dublin.                                                      |                                                        |                                |
| 6.                          | Decision            | O.C.M. No. 2454<br>Date 08/11/1999                                                                                             | Effect<br>RP REFUSE PERMISSION                         |                                |
| 7.                          | Grant               | O.C.M. No.<br>Date                                                                                                             | Effect<br>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.                         | .....<br>Registrar  | .....<br>Date                                                                                                                  | .....<br>Receipt No.                                   |                                |

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
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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 2454   | Date of Decision 08/11/1999 |
| Register Reference S99A/0630 | Date 10/09/99               |

**Applicant** Deirdre McGrane,  
**Development** Dormer bungalow with bio-cycle waste treatment unit with  
new vehicular access.  
**Location** Friarstown, 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

08/11/99

Deirdre McGrane,  
Friarstown,  
Bohernabreena,  
Co. Dublin.

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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.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 information submitted in the application it is considered that the above requirements have not been met. 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 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, Bohernabreena reservoir catchment and water supply. The proposed development does not satisfy all of these requirements, particularly in relation to the criteria for road frontage of 60 metres and vision splays. 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 proposal would endanger public safety by reason of a traffic hazard due to the generation of traffic movements on a laneway which already serves a large number of houses and

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REG. REF. S99A/0630

which is seriously substandard in width, alignment, drainage and has no footpaths.

- 4 The proposal would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 5 The proposed access is deficient with regard to the vision splays available and therefore the proposal would endanger public safety by reason of traffic hazard.
- 6 Inadequate irrigation is available based on the percolation result. The proposal is, therefore, considered prejudicial to public health.