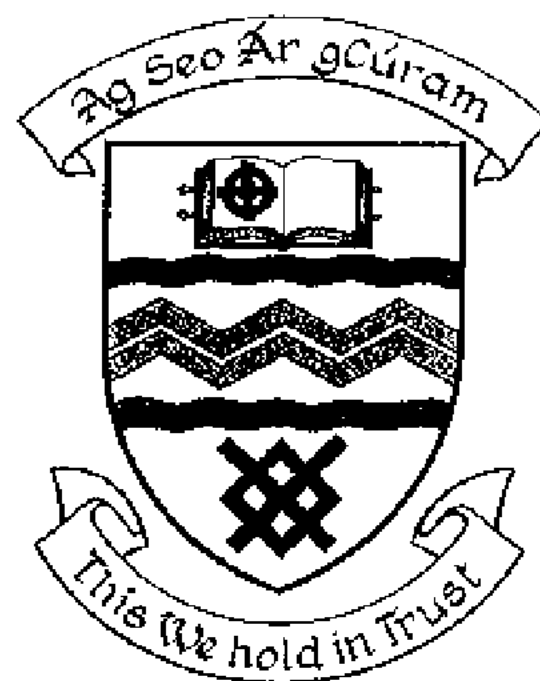


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0550	
1. Location	Glassavullaun Upper, Bohernabreena, Co. Dublin.		
2. Development	A new single storey dwelling and septic tank.		
3. Date of Application	27/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/09/1999 2.	1. 27/09/1999 2.
4. Submitted by	Name: Design Draughting Services, Address: 161 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: W. Kennedy, Address: 233 Errigal Road, Drimnagh, Dublin 12.		
6. Decision	O.C.M. No. 2553 Date 23/11/1999	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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 2553	Date of Decision 23/11/1999
Register Reference S99A/0550	Date 27/09/99

Applicant W. Kennedy,
Development A new single storey dwelling and septic tank.
Location Glassavullaun Upper, Bohernabreena, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/09/1999 /27/09/1999

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.

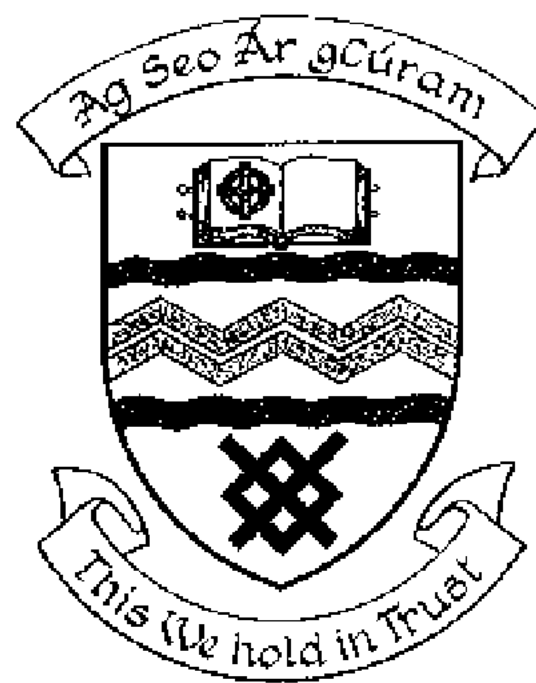
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 23/11/99
for SENIOR ADMINISTRATIVE OFFICER

Design Draughting Services,
161 Lower Rathmines Road,
Dublin 6.

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Reasons

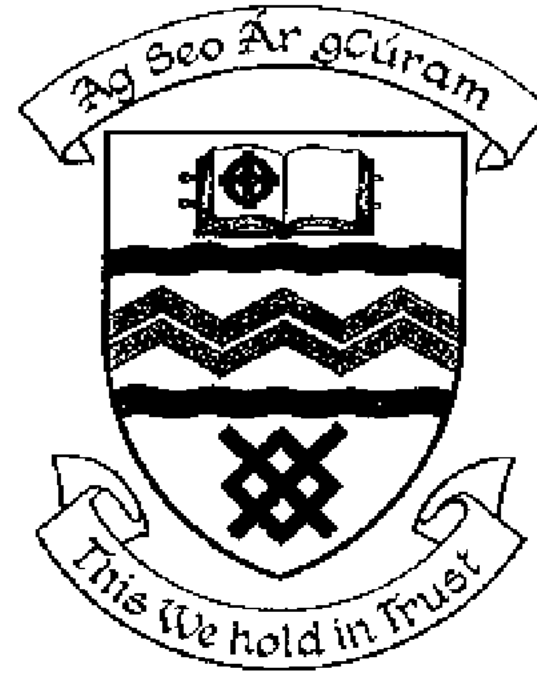
- 1 The proposed development is located in an area zoned "to protect and enhance the outstanding natural character of the Dublin Mountain area". Section 2.3.1.iii of the South Dublin County Development Plan 1998 states the following. "Within areas designated with Zoning Objective 'H' ("to protect and 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 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 proposed development constitutes undesirable ribbon development on a substandard rural road network which is seriously deficient in alignment (vertical/horizontal), width and construction, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for similar developments in 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 and human consumption". The proposal is prejudicial to public health.

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- 4 The design of the proposed dwelling does not conform to the
Guidelines on the siting and design of rural dwellings in
Appendix D of the South Dublin county Development Plan 1998.

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

Order Number 1917	Date of Order 02/09/1999 <i>M</i>
Register Reference S99A/0550	Date 06/08/99

Applicant W. Kennedy,
Development A new single storey dwelling and septic tank.
Location Glassavullaun Upper, Bohernabreena, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 01/09/99 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 it was not in a conspicuous position and illegible from outside the property. 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:-

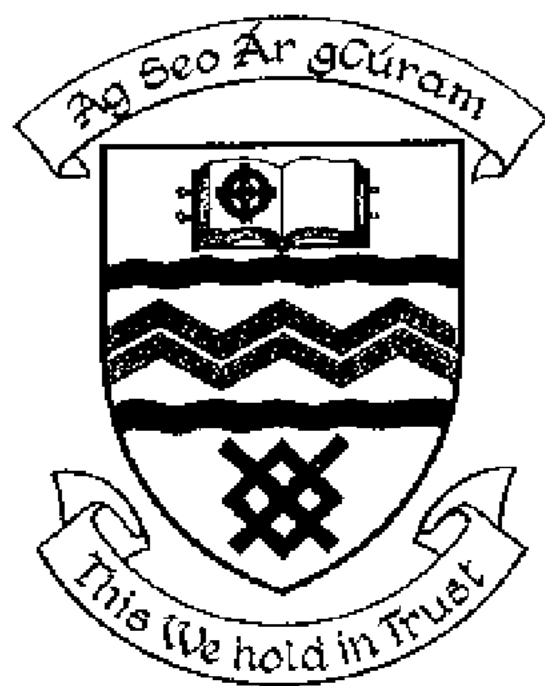
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Design Draughting Services,
161 Lower Rathmines Road,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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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,

1st
.....
for Senior Administrative Officer.

02/09/99