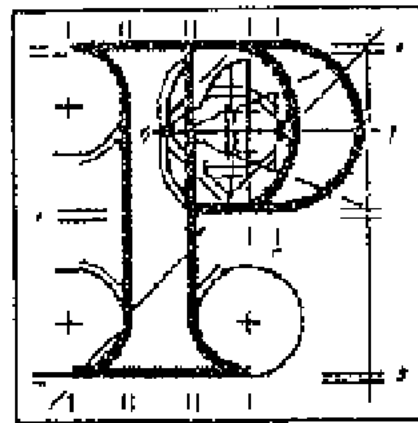


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0541	
1. Location	Mount Seskin, Saggart, Co. Dublin.		
2. Development	Dormer bungalow and Biocycle treatment plant on parents land.		
3. Date of Application	04/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick L. McNally & Associates, Address: Featherbed Lane, Loughshinney, Ballykea,		
5. Applicant	Name: David Rogers, Address: Mount Seskin, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2140 Date 30/09/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/10/1999	Written Representations	
9. Appeal Decision	28/02/2000	Refuse Permission	
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.

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0541

APPEAL by David Rogers care of Patrick L. McNally and Associates of Featherbed Lane, Loughshinney, Ballykea, Skerries, County Dublin against the decision made on the 30th day of September, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a dormer bungalow and Biocycle treatment plant at Mount Seskin, Saggart, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development is located in an area zoned H "to protect and enhance the outstanding natural character of the Dublin Mountain area" in the current Development Plan for the area and where it is an objective to preserve views from the adjacent road. It is considered that the proposed development of a dormer type two-storey house would seriously injure the visual amenities of the area, would interfere with a view of special amenity value which it is considered necessary to preserve and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the size of the site it is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual effluent disposal systems in the area. The proposed development would, therefore, be prejudicial to public health.



Brian Hunt

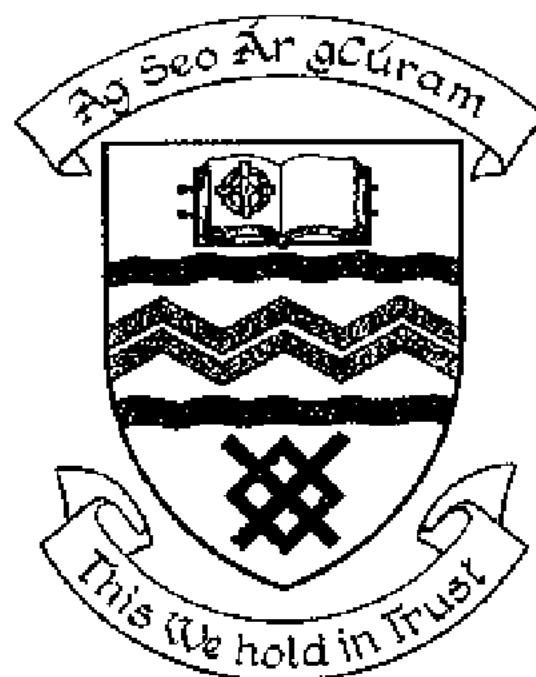
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *28th* day of *February* 2000.

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

Decision Order Number 2140	Date of Decision 30/09/1999
Register Reference S99A/0541	Date 04/08/99

Applicant David Rogers,
Development Dormer bungalow and Biocycle treatment plant on parents land.
Location Mount Seskin, Saggart, 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

MA
..... 30/09/99
for SENIOR ADMINISTRATIVE OFFICER

Patrick L. McNally & Associates,
Featherbed Lane,
Loughshinney,
Ballykea,
Skerries,
Co. Dublin.

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REG REF. S99A/0541

Reasons

- 1 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 1998 Development Plan. The proposed development would not have a building line of at least 20 metres set back from the road as required by 3.4.22.ii of the Development Plan. As such the proposal 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 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.
- 3 The subject site is located in an area where it is an objective of the South Dublin County Development Plan 1998 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 proposed development would conflict with this objective and as such would be contrary to the Development Plan use zoning objective to protect and enhance the outstanding natural character of the Dublin Mountain Area.
- 4 The proposed dormer bungalow design does not accord with the Guidelines on the siting and design of Rural Housing in Appendix D of the South Dublin County Development Plan 1998.
- 5 The details submitted in respect of the proposed means of waste water treatment do not appear sufficient to satisfactorily assess the suitability of the proposal.