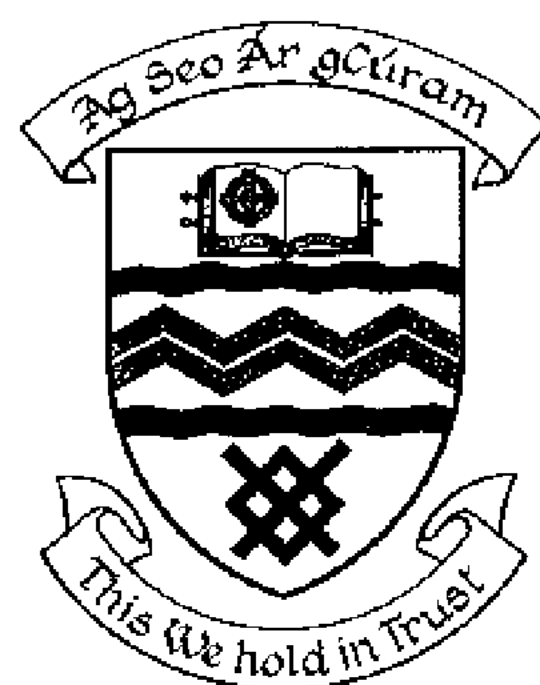


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0498	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	4 bed dormer bungalow including biocycle unit.		
3. Date of Application	22/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: William Donohue, Address: 102 The Dale, Belgard Heights,		
5. Applicant	Name: William Donohue, Address: 102 The Dale, Belgard Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2034 Date 20/09/1999	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,
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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 2034	Date of Decision 20/09/1999
Register Reference S99A/0498	Date 22/07/99

Applicant William Donohue,
Development 4 bed dormer bungalow including biocycle unit.
Location Piperstown, Bohernabreena, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
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.

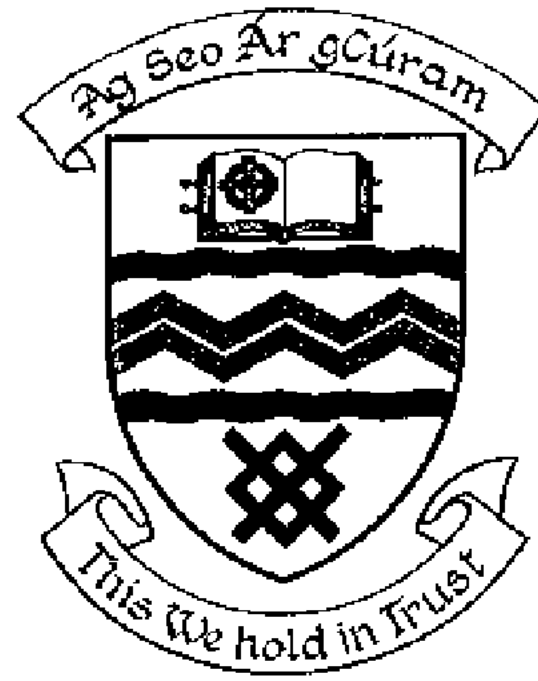
for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 20/09/99

William Donohue,
102 The Dale,
Belgard Heights,
Tallaght,
Dublin 24.

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REG REF. S99A/0498

Reasons

- 1 The site of the proposed development is subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area". It is Council policy to permit dwellings in such areas only where the applicant is a native of the area, can demonstrate a genuine need for housing in that particular area; where the development is directly related to the area's amenity potential or its use for agriculture, mountain or hill farming and where the development would not prejudice the environmental capacity of the area and would be in keeping with the character of the mountain area. It is considered that the proposed development does not comply with the above criteria for housing in this area. The proposed development would therefore materially contravene the zoning objective for the area.
- 2 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements at an access where vision splays are substandard.
- 3 The proposed development would constitute 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 further similar developments in the area.
- 4 Insufficient detail has been submitted to demonstrate the suitability of the site for the disposal of effluent.
- 5 The design of the proposed dwelling would not be in keeping with the character of the Dublin Mountain Area and would not accord with the Planning Authority's Guidelines for the Siting and Design of Rural Dwellings which are set out at Appendix D of the South Dublin County Development Plan 1998.
- 6 The proposed development would be prejudicial to public health having regard to its location within the Bohernabreena Reservoir Catchment Area. It is County Council policy as set out in the South Dublin County

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Development Plan 1998 to prohibit development in the
catchment area of the reservoir.