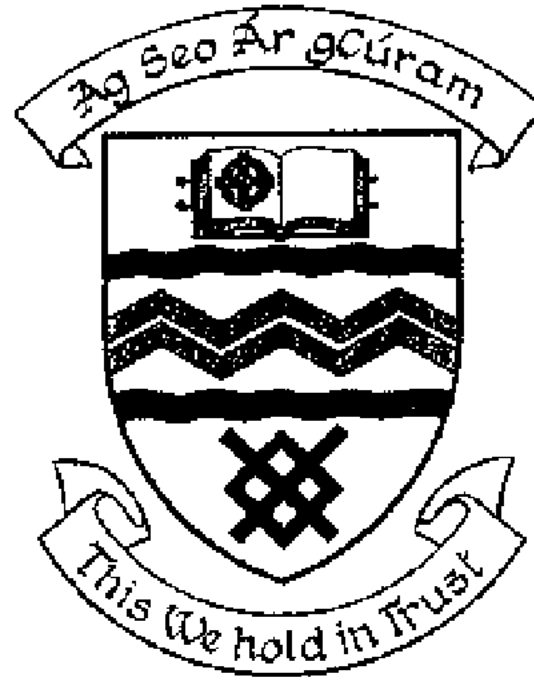


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0394	
1. Location	Upper Ballinascorney, Co. Dublin.		
2. Development	Bungalow, Puraflo (Bord na Mona) and stables.		
3. Date of Application	15/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Elizabeth O'Brien Address: 52 Rossmore Ave., Ballyfermot,		
5. Applicant	Name: Elizabeth O'Brien Address: 52 Rossmore Ave., Ballyfermot, Dublin 10.		
6. Decision	O.C.M. No. 1711  Date 11/08/1999	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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**PLANNING  
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P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1711	Date of Decision 11/08/1999
Register Reference S99A/0394	Date 15/06/99

Applicant Elizabeth O'Brien  
Development Bungalow, Puraflo (Bord na Mona) and stables.  
Location Upper Ballinascorney, 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

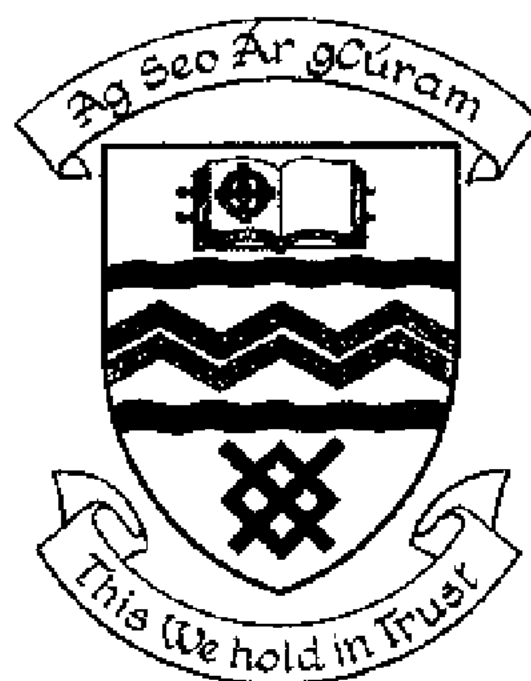
*EH*  
..... 11/08/99  
for SENIOR ADMINISTRATIVE OFFICER

Elizabeth O'Brien  
52 Rossmore Ave.,  
Ballyfermot,  
Dublin 10.

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REG REF. S99A/0394

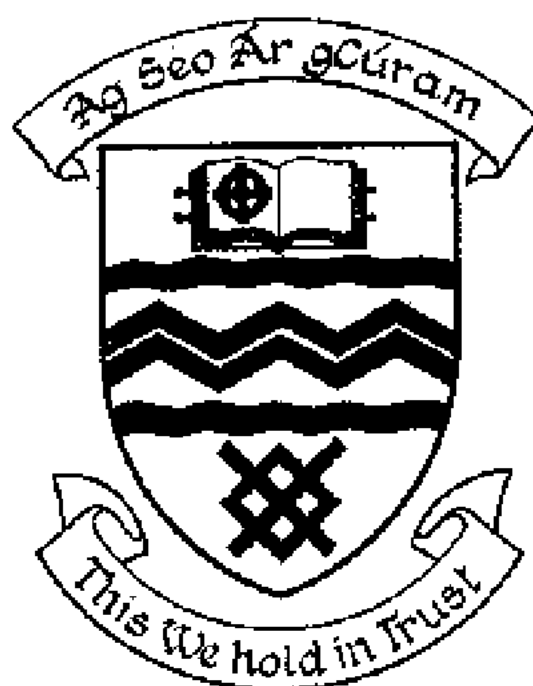
**Reasons**

- 1 The site is zoned "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 the above criteria for housing in this area. The proposed development would therefore materially contravene the zoning objective for the area.
- 2 The site is located above the 350m contour line, above which no residential development is permitted. The proposed development would therefore conflict with the provisions of the Development Plan. The proposed development, by reason of its location in an isolated area of the Dublin Mountain Area, would result in the encroachment of random housing on a highly scenic area, would be an obtrusive feature on the landscape and, as such, would be seriously injurious to the amenities of the area. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements at an access where visibility is deficient.
- 4 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.
- 5 Insufficient details has been submitted to demonstrate the suitability of the site for the disposal of effluent.

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REG. REF. S99A/0394

- 6 The proposed dwelling design and facing materials does not accord with the Guidelines on the Siting and Design of Rural Dwellings contained in the South Dublin County Development Plan 1998.