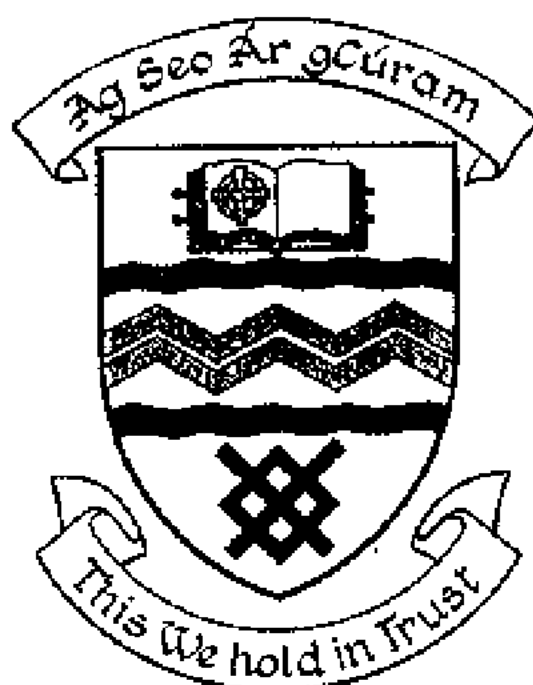


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0243	
1. Location	Friarstown Lower, Bohernabreena, Tallaght, Dublin 24.			
2. Development	Bungalow and biocycle waste water treatment system.			
3. Date of Application	21/04/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 2.	1. 2.	
4. Submitted by	Name: S.J. Corcoran, Address: "Rushbrook", Glassamuckey, Bohernabreena,			
5. Applicant	Name: S.J. Corcoran, Address: "Rushbrook", Glassamuckey, Bohernabreena, Tallaght, Dublin 24.			
6. Decision	O.C.M. No. 1254 Date 17/06/1999	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.

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 1254	Date of Decision 17/06/1999
Register Reference S99A/0243	Date 21/04/99

Applicant S.J. Corcoran,
Development Bungalow and biocycle waste water treatment system.
Location Friarstown Lower, Bohernabreena, Tallaght, Dublin 24.
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.

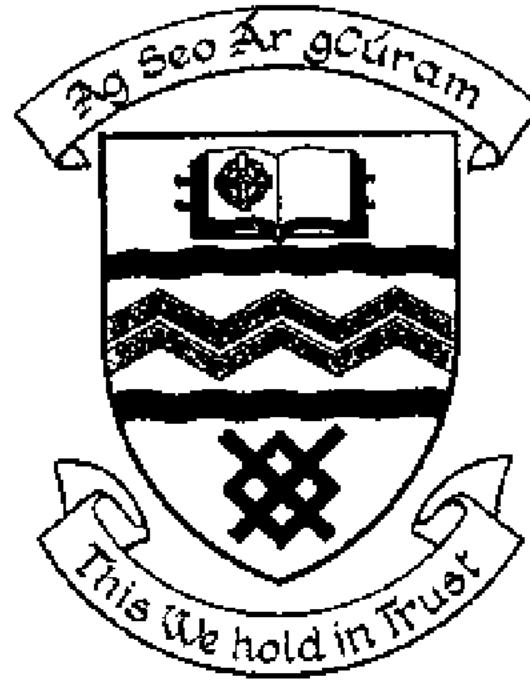
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

LA
..... 17/06/99
for SENIOR ADMINISTRATIVE OFFICER

S.J. Corcoran,
"Rushbrook",
Glassamuckey,
Bohernabreena,
Tallaght,
Dublin 24.

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REG REF. S99A/0243

Reasons

- 1 The site is located in an area subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the 1998 South Dublin County Development Plan. It is the policy of the Planning Authority that dwellings will only be permitted in this area where:-

- (a) the applicant is a native of the area and;
- (b) the applicant can demonstrate a genuine need for housing in that particular area and;
- (c) the development is related directly to the areas amenity potential or to its use for agriculture, mountain or hill farming and;
- (d) the development would not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area.

The Planning Authority is not satisfied that the proposed development fulfills all these requirements. The proposed development would, therefore, contravene materially the said zoning objective and would not be in accordance with the proper planning and development of the area.

- 2 The proposed development would interfere with views of special amenity value which it is necessary to preserve. The said views are from the Friarstown road eastwards as indicated on Map No. 3 of the 1998 South Dublin County Development Plan 1998.
- 3 The proposed development would constitute undesirable ribbon development which would lead to a demand for the uneconomic provision of services and would set a precedent for further similar development in the area. It would, therefore, be contrary to the proper planning and development of the area.