

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0021	
1. Location	Ballinascorney Upper, Brittas, Co. Dublin.		
2. Development	Dormer bungalow and biocycle waste water treatment unit.		
3. Date of Application	18/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/02/1999 2.	1. 25/03/1999 2.
4. Submitted by	Name: P. Watson, Address: Watson Fitzpatrick & Associates, 72 Weston Road,		
5. Applicant	Name: Mr. J. Ahearne, Address: Chelmsford, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 1045  Date 18/05/1999	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 1045	Date of Decision 18/05/1999
Register Reference S99A/0021	Date 18th January 1999

Applicant Mr. J. Ahearne,  
Development Dormer bungalow and biocycle waste water treatment unit.  
Location Ballinascorney Upper, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/02/1999 /25/03/1999

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.

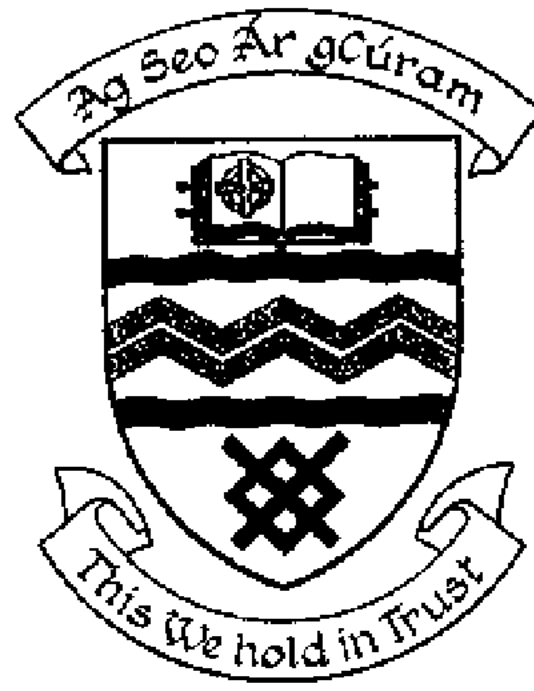
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 18/05/1999  
for SENIOR ADMINISTRATIVE OFFICER

P. Watson,  
Watson Fitzpatrick & Associates,  
72 Weston Road,  
Churchtown,  
Dublin 14.

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REG REF. S99A/0021

Reasons

- 1 The site of the proposed development is located in an area which is subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area". It is Council policy that dwellings will only be permitted in such areas where the applicant is a native of the area; can demonstrate a genuine need for housing in that particular area and where the development is directly related to the area's amenity potential or to its use for mountain or hill farming. The applicant has not established a sufficient case in this regard. The proposed development would therefore materially contravene the zoning objective for the area and, as such, would be contrary to the proper planning and development of the area.
- 2 The proposed development would interfere with a view of special amenity which it is an objective of the current Development Plan to preserve and would be detrimental to the visual amenities of the area. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 4 There is insufficient information in the application documentation to determine the suitability of the site for the disposal of foul effluent as proposed.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0198	Date of Order 04/02/1999
Register Reference S99A/0021	Date 18/01/1999

Applicant            Mr. J. Ahearne,  
Development        Dormer bungalow and biocycle waste water treatment unit.  
Location            Ballinascorney Upper, Brittas, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 02/02/99 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 the site notice is not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

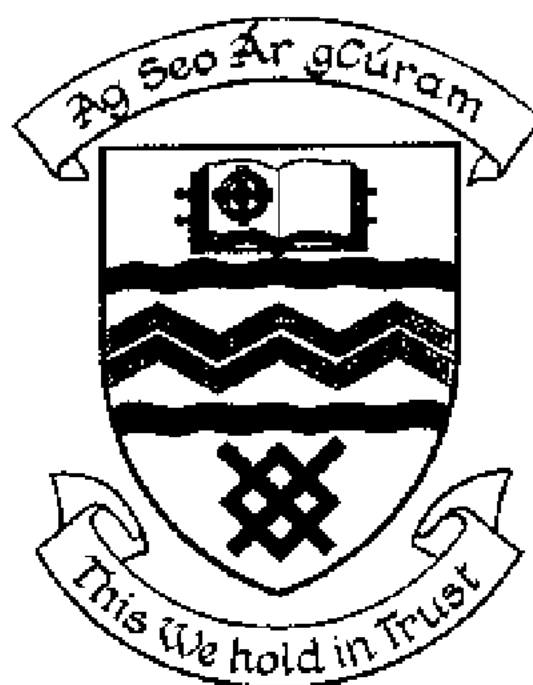
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

P. Watson,  
Watson Fitzpatrick & Associates,  
72 Weston Road,  
Churchtown,  
Dublin 14.

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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,

*MT*

.....  
for Senior Administrative Officer.

04/02/1999