



**South Dublin County Council**  
**Planning Department**

**GLENASMOLE / BOHERNABREENA**  
**Update and Review of 'Housing and Planning Study 2002'**

**October 2007**

**Planning Department**

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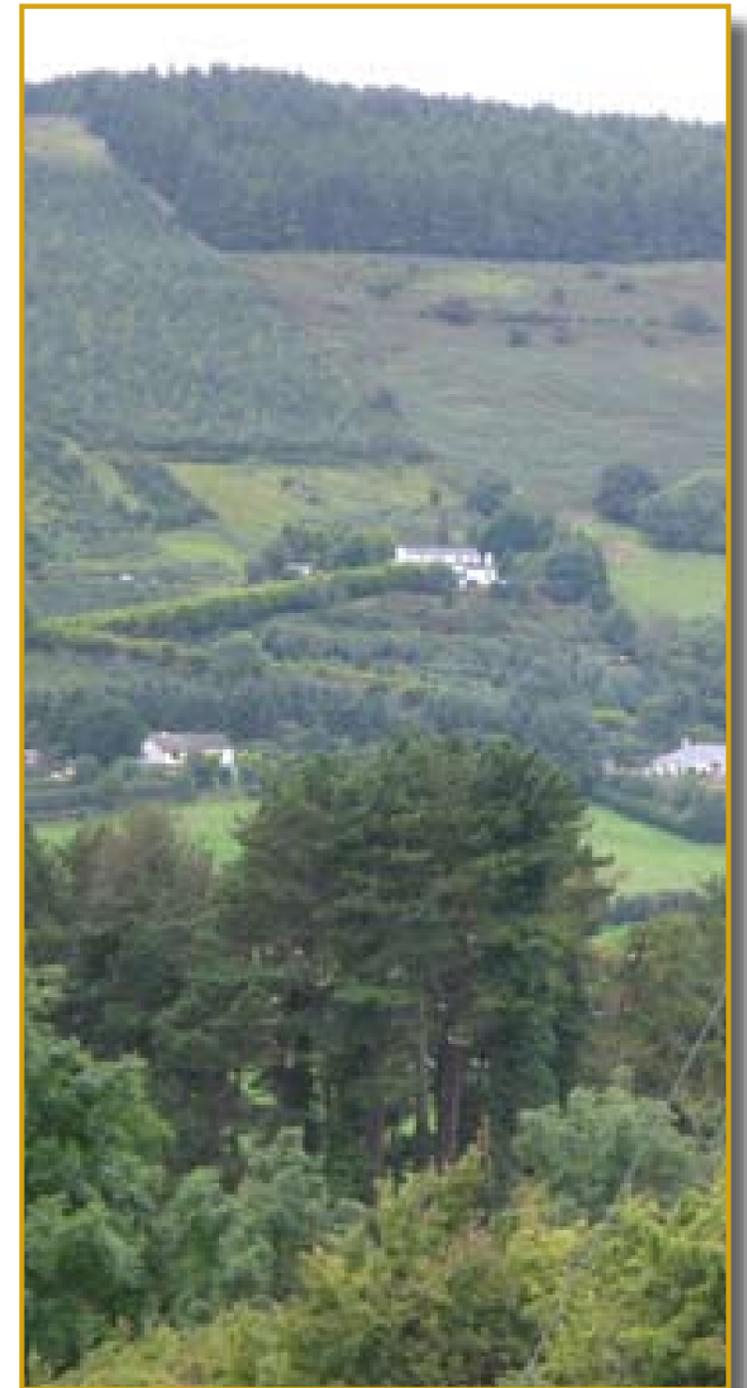


# Update and Review of ‘Glenasmole/Bohernabreena Housing and Planning Study 2002’

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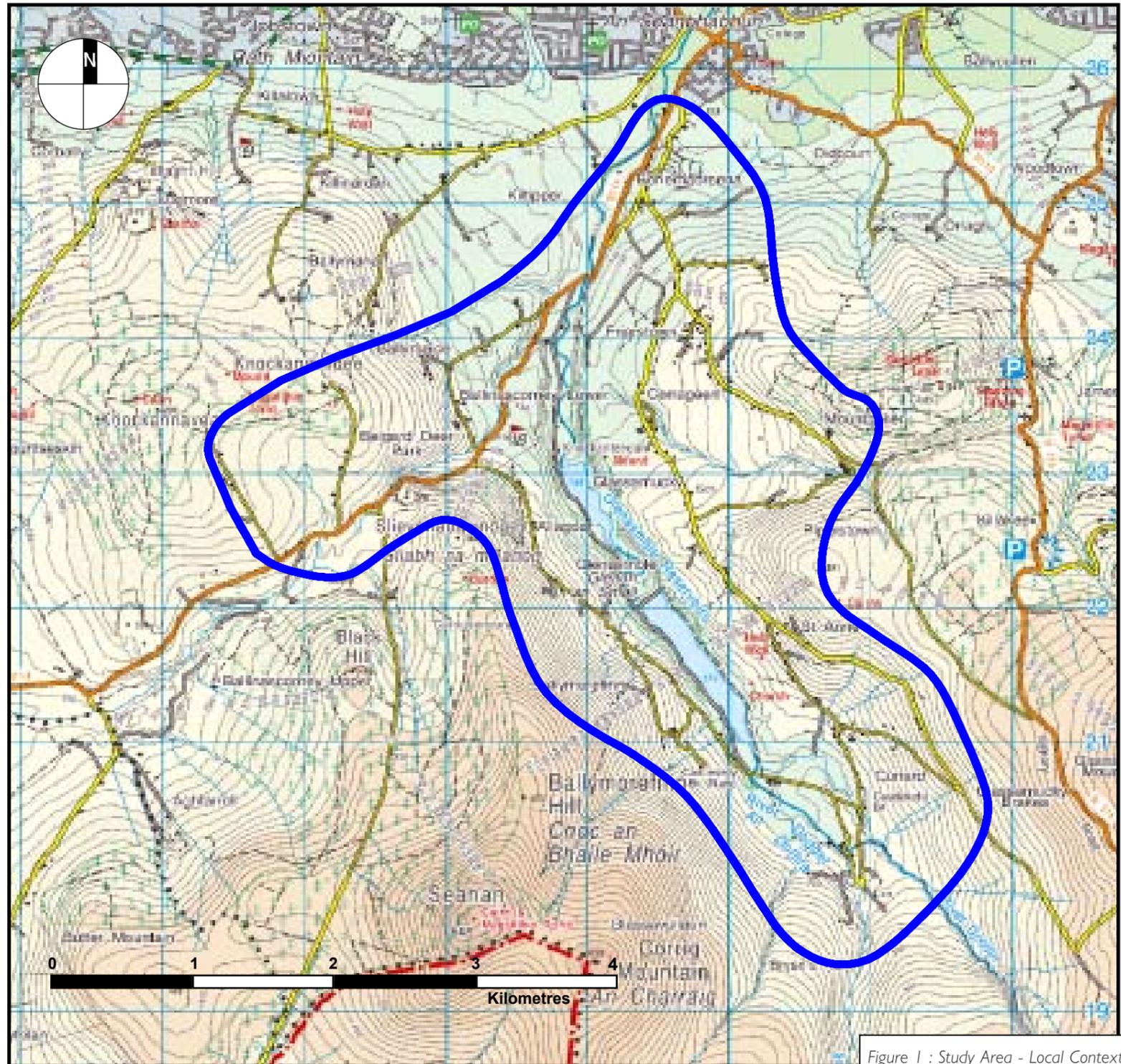


Figure 1 : Study Area - Local Context



## Executive Summary

### Background

The 1998 County Development Plan included Specific Local Objective 81 to prepare a Housing and Planning Study, in consultation with the local community, for the Glenasmole/Bohernabreena area. The Council identified a study area wherein it was considered it was particularly difficult for local people to obtain planning permission for single dwellings. The aim of the Study was to achieve a balance between the pressures for individual housing in the area on the one hand and the environmental sensitivities of the area on the other hand, given the zoning objectives of the area and the need to protect water sources that feed into the Bohernabreena and Poulaphuca Water Reservoirs. The Study took into account the need to sustain the local community and its school and in November 2002 the Glenasmole/Bohernabreena Housing and Planning Study was adopted.

### Decisions

Between the period of the adoption of the Study and August 2007, 95 planning applications for single dwellings were received by the Council. Of the 81 decisions made on these applications, 62% have been granted permission and 38% have been refused permission. This is in contrast with the period leading up to the adoption of the Study where 64% of applications for houses were refused permission.

### Refusals

In 48% of planning permission refusals the reason given was because the proposed development was located on a site deemed to be restricted (as shown in Figure 6 of the Housing and Planning Study 2002, reprinted in this document as Fig. 2). In 45% of refusals the development was deemed to be prejudicial to public health, in 42% of refusals it was considered that the proposal would have a significant negative impact on the visual amenity of the area, and in 31% of refusals it was deemed that the development would result in a traffic hazard.

### Restricted Sites

39% of the total planning applications received were located on sites deemed to be 'restricted' or partially 'restricted' (as shown in Figure 6 of the Housing and Planning Study 2002, reprinted in this document as Fig. 2). Of those applications 57% were granted permission, while 43% were refused permission. It should be noted that where permission was granted the planning authority required the dwelling, its wastewater treatment facility and percolation area to be located on a part of the site outside the 'restricted' area.



### Protected Views

There is an objective to preserve a view (as shown in the County Development Plan Maps) across 62% of the planning application sites received in the Study Area. In 61% of these applications planning permission was granted. In 19% of these applications planning permission was refused and in 15% of applications, where there is an objective to preserve a view across the site, one of the reasons given for refusal was that the proposal would have a significant negative impact on the visual amenity of the area.

### Junctions

The Glenasmole/Bohernabreena Housing and Planning Study identified a number of junctions that are deemed to be dangerous and indicated four junctions to be upgraded. To date the junction at Ballinascorney Lane has been upgraded. The other three junctions remain to be upgraded.

### Construction to Date

Following site visits to the Study Area 27 dwellings were identified as having either been constructed in the area or are currently under construction. Allowing for planning decisions of the Council currently on appeal with An Bord Pleanála (ABP) or which have been overturned by ABP it would appear that some 17 decisions to grant permission for houses issued by SDCC remain unimplemented.

### Housing Need Criteria

52.6% of applicants demonstrated they were born in the Study Area, 10.5% of applicants demonstrated that they have close family ties in the area, 1% of applicants demonstrated that they resided in the area for at least 15 years and 20% of applicants did not demonstrate compliance with the housing need criteria as set out in the Study.

### Cluster Sites

Three cluster sites were identified in the Study where clusters of new housing could be accommodated for local people who could not get planning permission on their own sites, because of constraints, or for local people who did not own a site. To date the aims behind the development of the cluster sites as envisaged in the Study have not been realized.



### Derelict Sites

25 derelict dwellings were identified in the Study and to date 8 planning applications have been received by the Council on these 'derelict' sites. 4 applications were granted permission, 3 applications were refused permission and 1 application was withdrawn.

### Glenasmole National School

In 2001, prior to the adoption of the Study, 44 students were enrolled and 1 teacher and 1 principal were employed in Glenasmole National School. In 2006 61 students were enrolled and 2 teachers and a principal were employed in the school.



## Conclusion

It is considered that the Glenasmole/Bohernabreena Housing and Planning Study has been largely successful in achieving the aims of local residents in securing planning permission for single dwellings. The Council has applied the policies and objectives of the Study which has enabled the granting of planning permission for 50 dwellings by SDCC (3 grants of permission were overturned on appeal to An Bord Pleanála).

In relation to the decisions made by South Dublin County Council to grant permission

- a) 43 dwellings were granted on isolated sites
- b) 7 dwellings were granted, on foot of individual planning applications, on sites identified as suitable for cluster housing,

To date 27 dwellings have been constructed, or are under construction. Grants of permission and those dwellings which have been constructed or are under construction are indicated on Figure 3.

It is clear from the analysis of planning applications lodged in the Study Area since the adoption of the Glenasmole/Bohernabreena Housing and Planning Study that the local community has benefited by:

- (i) the increased grants of permissions for single dwellings,
- (ii) the increased enrolments in the local school and increase in the teacher numbers, and
- (iii) the improved safety of one junction.

It is also apparent that to date the cluster site identification for wider community use did not benefit the local community in the manner envisaged – other than for individual owners of land within the cluster sites. Residual site availability within clusters should now be examined as to how these can benefit non-land owners within the community. For the most part new housing has been constructed on individual sites throughout the Valley.

Subsequent to the adoption of the Glenasmole/Bohernabreena Housing and Planning Study (2002) a national policy document, 'Sustainable Rural Housing' – *Guidelines for Planning Authorities* was issued in April 2005 by the Department of the Environment, Heritage and Local Government. The Guidelines highlight the necessity of protecting the quality of water resources and advise that wastewater treatment facilities in rural areas should be located to ensure minimal impacts on

water quality and particularly groundwater quality. The Guidelines also refer to the impact of rural housing on landscape character and advise that the *capacity of a particular landscape to absorb change without significantly changing its character can be directly related to the quality of location and siting of development within that landscape. The location and siting of rural housing should be informed by landscape character, quality and distinctiveness.* The Council has to have regard to these Guidelines in the continuing implementation of the Housing and Planning Study.

## Update and Review

### Glenasmole/Bohernabreena Housing and Planning Study 2002

#### Introduction

The 1998 County Development Plan included Specific Local Objective 8I to prepare a Housing and Planning Study, in consultation with the local community, for the Glenasmole/Bohernabreena area. The Council identified a study area wherein it was considered it was particularly difficult for local people to obtain planning permission for single dwellings. A study area was outlined on the Development Plan maps. This area incorporated a number of zonings including the

- Mountain Zone (H – to protect and enhance the outstanding natural character of the Dublin Mountain Area)
- Rural Agricultural Zone (B – to protect and improve Rural Amenity and to provide for the development of Agriculture) and Other Zones including F (to preserve and provide for Open Space and Recreational Amenities),
- G (to protect and improve High Amenity Areas)
- A (to protect and/or improve Residential Amenity).

However, the area is primarily zoned Objective H, with a smaller area zoned Objective B.

The aim of the Study was to achieve a balance between the pressures for individual housing in the area on the one hand and the environmental sensitivities of the area on the other hand, given the zoning objectives of the area and the need to protect water sources that feed into the Bohernabreena and Poulaphuca Water Reservoirs. The Study took into account the need to sustain the local community and its school.

A report on Environmental and Traffic Issues in the Study Area was commissioned from Environmental/Planning Consultants (M.C. O'Sullivan and Co. Ltd.) to identify and examine constraints which militated against the grant of permission for housing. This Report identified constraints (some of which are still extant and cannot be removed in the foreseeable future), principally i.e:

- (i) locations of traffic hazard
- (ii) locations where housing cannot be permitted because of the risk to public health due to possible contamination of the public water supply

Conclusions and recommendations from the M.C. O' Sullivan report on Environmental and Traffic issues were included in the Glenasmole/Bohernabreena Housing and Planning Study 2002 as adopted.

Figure 2 in this update and review reprints Figure 6 from the Housing and Planning Study 2002 and shows where development can be accepted and also restricted areas due to environmental considerations.

Following the publication of the Study the Council carried out physical improvement to one road junction, at considerable cost, which serves a limited number of houses. Three further junctions, which were also identified, have yet to be improved due to lack of resources to date.

The Housing and Planning Study also identified 3 sites where clusters of new housing could be accommodated for local people who could not get planning permission on their own sites, because of constraints, or for local people who did not own a site. These cluster sites were studied for constraints and those constraints were identified and elaborated on in a Technical Assessment.

#### Purpose of Update and Review

The purpose of this report is to present an update and review of the Glenasmole/Bohernabreena Housing and Planning Study and to make appropriate recommendations having regard to the following:

- Planning history of the area since the adoption of the Study in 2002
- Submission made to the planning authority by the Bohernabreena/Glenasmole/Ballinascorney Residents Planning Group in April 2007
- Emerging planning and environmental issues and policies

It should be noted that this update and review is primarily concerned with examining the applications for single dwellings which have been submitted to the Council in the Study Area only. It does not apply to extensions to dwellings, applications for landfill/reclamation, or proposals relating to agricultural activity etc.



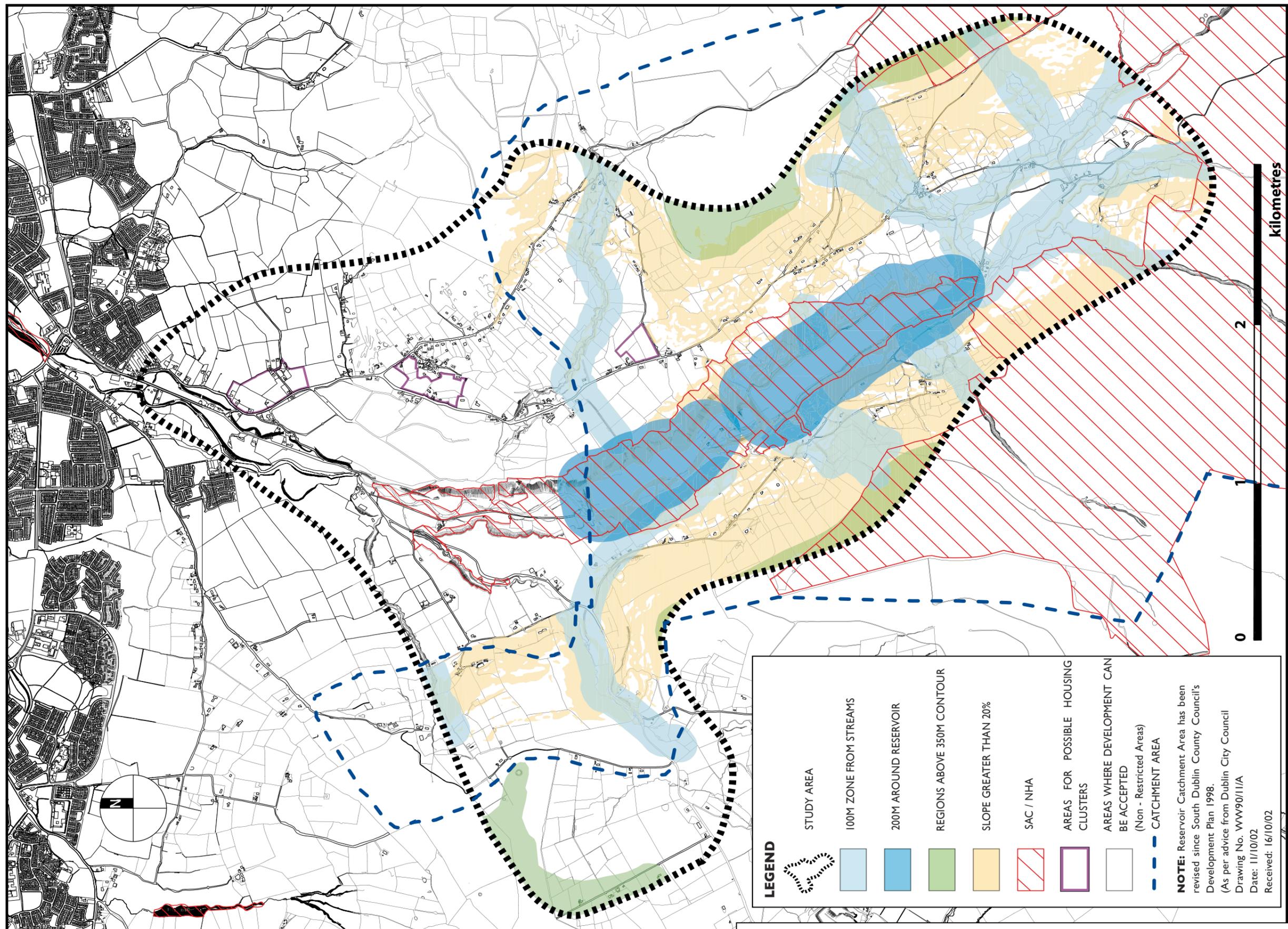


Figure 2: Restricted Areas and Areas Where Development Can Be Accepted. (Non - Restricted Areas)  
 (Extract from Housing and Planning Study 2002 - Figure 6)

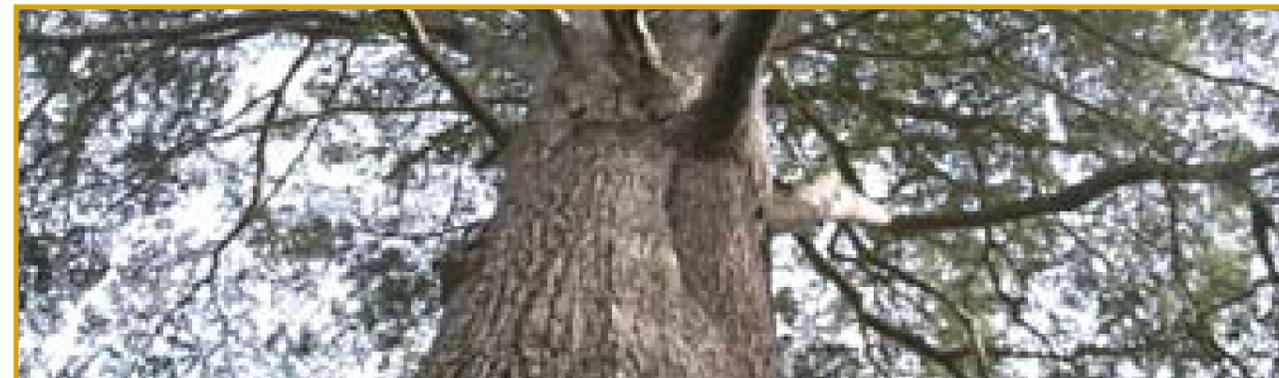
## Analysis of Decisions made by SDCC on applications for Single Dwellings since adoption of Study

Prior to the adoption of the Glenasmole/Bohernabreena Housing and Planning Study proposals for single houses in the area were subject to meeting criteria set out in the Development Plan for the Control of One-Off Housing in the Rural Area. For the most part this meant that in the Study Area applications for single dwellings had to comply with the Dublin Mountain Zone (Objective H zoning) Housing Need Criteria. During the course of the preparation of the Glenasmole/Bohernabreena Housing and Planning Study an analysis of planning applications for single dwellings in the Study Area was carried out for a ten year timeframe between 1989 and 1999. During that period applications were made in respect of 64 sites, of which 41 (64%) were refused and 23 (36%) were granted permission.

Since the adoption of the Study (approx. five years) 95 no. applications have been received by the planning authority (excluding applications deemed to be invalid)\*. Of the 81 decisions made on these applications, 62% have been granted permission and 38% have been refused permission\*\*. This demonstrates that there has been a significant increase in grants of permission for single dwellings in the Study Area since the adoption of the Study (increased from 36%) and a significant decrease in the number of applications for single dwellings being refused permission by South Dublin County Council (decreased from 64% prior to the Study to 32.6% following adoption of the Study).

\* It should be noted that out of the 95 applications received 52 applications referred to individual sites, while the remaining 43 applications comprise 2 or more applications made per site.

\*\* Detailed analysis of decisions made by the Council is contained in Table 1 in Appendix 1 and detailed analysis of appeals made to An Bord Pleanála is contained in Table 2 in Appendix 1.



## Analysis of Reasons for Refusal

A submission was made by the Bohernabreena/Glenasmole/Ballinascorney Residents Planning Group to South Dublin County Council (SDCC) in April 2007 whereby a review of the Glenasmole/Bohernabreena Housing and Planning Study 2002 was sought. The Glenasmole Residents in their submission concluded that in their view the primary reasons given for refusing permission was due to sites being designated with environmental restrictions, the impact of development on protected views, that the development would result in a traffic hazard, and that the site location did not meet the minimum density requirements set out in the Study.

An analysis of the reasons given for refusing permission for single dwellings within the Study Area since the adoption of the Study demonstrates that in 48% of instances the reason given was because the proposed development was located on a site deemed to be restricted (as shown in Figure 6 of the Study), in 45% of instances the development was deemed to be prejudicial to public health, in 42% of instances it was considered that the proposal would have a significant negative impact on the visual amenity of the area, and in 31% of instances it was deemed that the development would result in a traffic hazard. An analysis of the reasons given for refusing permission for single dwellings within the Study Area since the adoption of the Study is set out in Table 3 contained in Appendix 1.



## Restricted Sites/ Prejudicial to Public Health

The Glenasmole Residents in their submission to the Council in April 2007 raised concerns regarding the environmental restrictions placed on sites within the Study Area, stating that these restrictions are greater than the standards required by the Environmental Protection Agency (EPA) and do not take account of technical advances in wastewater treatment facilities since the adoption of the Study.

An analysis of the reasons given for refusing permission shows that in the majority of instances more than 1 reason for refusal was stated in the planning authority's decision and therefore it is unlikely that locating a proposed dwelling on a restricted site was the sole reason for refusing permission for development. However, during the past five years 31 planning applications have been refused permission and the most common reason for refusal, in 48% of instances, was because the proposed development was located on a restricted site. It should also be noted that in 45% of instances where permission was refused it was stated that the proposed development would be prejudicial to public health. This reason was given both because of the location of proposed developments within restricted sites and also due to the lack of information submitted by applicants in relation to wastewater treatment facilities where it was concluded that based on the information submitted the development would pose a risk to public health.

An analysis of applications lodged on sites deemed to be 'restricted' shows that of the 95 planning applications lodged within the Study Area 39% were located on sites deemed to be 'restricted' or are partially 'restricted' due to being located within a 100m zone from streams, 200m around the reservoir, being above the 350m contour line, or having a slope of greater than 20%\*\*\*. Of those applications lodged on areas deemed to be restricted 57% (of 37 planning applications) were granted permission, while 43% (of 37 planning applications) were refused permission. It should be noted that where permission was granted the planning authority required the dwelling, its wastewater treatment facility and its percolation area to be located on a part of the site deemed to be 'unrestricted'. It is concluded that to date the environmental restrictions have not on the whole prevented development from proceeding within the Study Area, subject to strict control on the location of the development in order to protect environmentally sensitive areas.

\*\*\* Detailed analysis of applications lodged on sites deemed to be 'restricted' is contained in Table 4 in Appendix 1.

## Protected Views and Impact on Landscape

The Glenasmole Residents in their submission to the Council expressed concern regarding the impact of the Objective to Preserve Views in the Development Plan (and shown on the Plan's maps) on inhibiting development in the Study Area. An analysis of the impact of the objective to preserve views and also of the more general issue of landscape protection in relation to decisions by the Council on applications for single dwellings in the Study Area is shown in Table 5 contained in Appendix I. This analysis shows that in 62% of planning applications lodged with the planning authority there was an objective to preserve a view across the site. In 61% of these applications lodged where there is an objective to preserve views across the site planning permission was granted and in 15% of these applications it was considered that the proposed development would have a negative impact on the landscape and permission was refused. Impact on landscape or an objective to preserve a view was never cited as the sole reason to refuse planning permission and details of other reasons cited for refusal are given in Table 3 in Appendix I.

The analysis of the planning applications received since adoption of the Study demonstrates that a high proportion of planning applications have been granted permission where there is an objective to preserve a view across the site.

Site inspections in the Study Area of developments permitted over the last few years indicate that the level of development has had a significant impact on the visual amenity of the area, particularly due to the topography of the Study Area where development has resulted in a large degree of cut and fill on sites, inappropriate design, inadequate landscaping or poor compliance with landscaping conditions, and the construction of platforms on which dwellings are built.

It is considered that an analysis of compliance with landscaping and design conditions should be carried out in order to see if mitigating measures can be put in place to ameliorate the impact of the new development and to seek to protect the visual amenity of the area. Finally, given the impact to date on the visual amenity as a result of cut and fill and construction of platforms it is considered prudent to assess the possibility of carrying out a landscape assessment of the valley and the necessity/usefulness of compiling design guidelines for the valley with particular reference to the siting of dwellings.



## Traffic Hazard/Road Frontage

An analysis of the reasons for refusal of planning applications has shown that in 31% of instances (of 31 applications refused) traffic hazard was cited as a reason for refusal. The Glenasmole/Bohernabreena Housing and Planning Study cited a number of junctions that are deemed to be dangerous and indicated four junctions to be upgraded. To date Ballinasconey Lane has been upgraded. The other three remain to be upgraded.

An analysis was also carried out in relation to road frontage. The County Development Plan, states in Section 12.4.10.v that new houses in rural areas should have a road frontage of 60 metres or above to prevent urban-style development. A total of 28 applications out of 95 had a road frontage of 60 metres or over, 32 applications had a road frontage of 60 metres or less and the remaining 35 applications had no road frontage. Of the applications with road frontage of 60 metres or less, over half of the applications, (17), were granted permission while approximately one third, (11), of the total were refused. Of the applications that met the 60 metre recommendation 57% were granted permission and 25% were refused.

The majority of applications (15) that had no road frontage had shared access to the site, and 5 of the 35 were for replacement houses\*\*\*\*.

\*\*\*\* Detailed analysis of issues pertaining to Road Frontage is contained in Table 6 in Appendix I.

## Housing Need Criteria

The Glenasmole Residents in their submission to the Council noted that on the whole the Study has been successful in providing accommodation in the area for people who are from the area. This is reflected in an analysis of compliance with the Housing Need Criteria in the planning applications lodged with the planning authority. The Study set out the criteria for those persons who qualify for new housing as:

- Persons who were born in the Study Area, or
- Persons who resided in the Study Area for at least 15 years and who do not own a dwelling and who have not owned a dwelling in the past, or
- Persons who have immediate family ties with the rural community e.g. they are the sons or daughters or grandchildren of persons from the Study Area.

An analysis of planning applications received to date shows that 52.6% of applicants were born in the Study Area, 10.5% had close family ties in the area, 1% of applicants resided in the Study Area for at least 15 years and 20% of applicants did not demonstrate compliance with the housing need criteria. A full analysis of compliance with the housing need criteria is set out in Table 7 in Appendix I. The analysis demonstrates that in the majority of cases applicants are native to the area.



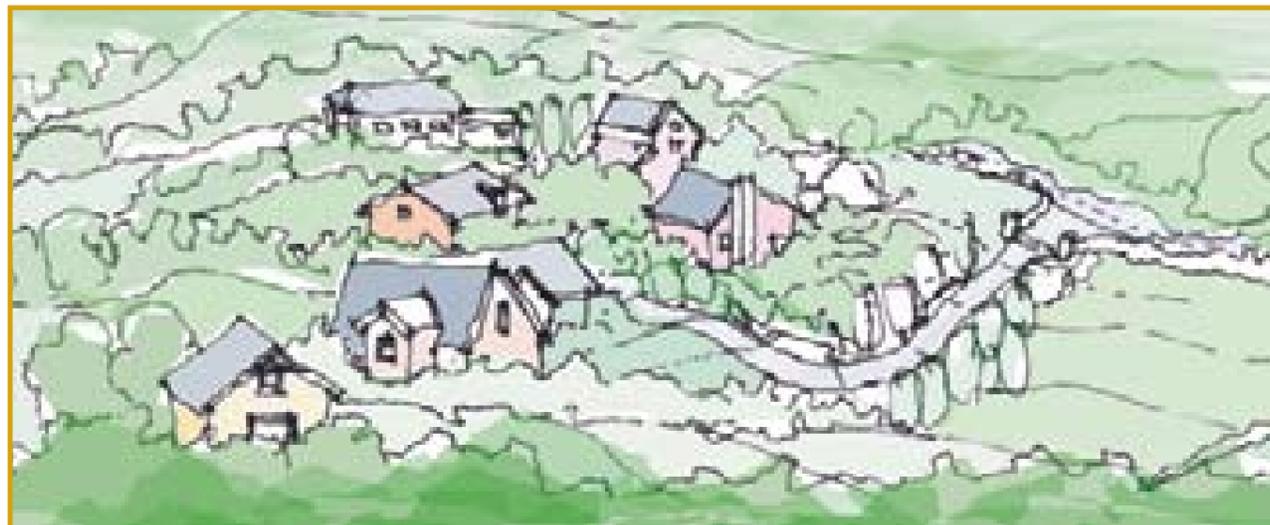
## Cluster Sites

Three sites were identified within the Study area as areas possible for housing clusters including the following:

- Site located to the East of Bohernabreena Church with a site area of 8.7 ha. To date two applications have been lodged on this site. A single dwelling was granted planning permission and there is a current application for the subdivision of a site.
- Site located in Friarstown with a site area of approximately 6.25 ha. To date a number of applications have been lodged on this site. However, no applications have been lodged on an area of 3.68ha of the site. A recent grant of permission for a single dwelling had a condition attached to sterilize a strip of land to ensure access could be maintained to the lands at the rear of the site.
- Site located to the south of Glenasmole National School with a site area of 3.2 ha. Six individual planning applications were lodged in 2006 for 5 no. dwellings and 1 no. stable block. Planning permission was refused for one of the proposed dwellings. The assessment of the individual applications took cognisance of the designation of the site as being suitable for cluster housing and the siting and design of the dwellings aimed to reflect this and only one shared access to the site was permitted. However, individual waste water treatment facilities were permitted. It is understood that development will begin shortly on two sites, that one applicant does not intend taking up the permission in the foreseeable future, and development has not commenced on the remaining permitted dwelling or stable block. No further applications have been lodged on the 0.4 ha site area which was the subject of a refusal of permission.



The cluster sites were identified in the Study where clusters of new housing could be accommodated for local people who could not get planning permission on their own sites, because of constraints, or for local people who did not own a site. To date the aims behind the development of the cluster sites as envisaged in the Study have not been realized.



## Glenasmole School

Figures from the Department of Education and Science indicate that the student numbers for Glenasmole National School have been increasing each year since 2001. The lowest number of students recorded was in 1995 when only 32 students were in attendance. In 2001, prior to the adoption of the Study, 44 students were enrolled in Glenasmole National School and 1 teacher and 1 principal were employed in the school. In 2006 61 students were enrolled in the school and 2 teachers and a principal were employed. Table 8 in Appendix 1 illustrates the student numbers since 2001.

Although the capacity of the school is not known the Department of Education and Science standard is 24 students per teacher. Glenasmole National School currently has 3 classrooms, 1 Principal and 2 teachers. The school indicated recently that the majority of students are from the Valley. There are also a number of students in attendance from housing estates some miles away, e.g. Ballycullen. Those students travelling to the school from outside the Valley appear to be doing so because they have links with the area and the school through parents and/or grandparents who are from the area. A small number of children attending the school have no immediate links to the school but are doing so because of the good reputation of the school.

## Derelict Sites

A survey of the derelict dwellings in the area carried out as part of the 2002 Study indicated that there were 25 derelict dwellings in the Study Area. Replacement and/or refurbishment of these houses will normally be permitted subject to design and environmental safeguards. To date there have been 8 planning applications on the 25 sites which had been identified as 'derelict'; 4 of these applications were granted by the Council, 3 were refused and 1 was withdrawn. Table 9 in Appendix 1 illustrates these results.



## Pre-planning

Formal pre-planning consultations with planning authority officials, (i.e. where comments were recorded), took place for 46 of the 95 applications received; 30 of these applications were subsequently granted permission. 7 pre-planning meetings recorded that the proposed development would be 'acceptable', 4 were recorded as being 'unfavourable' and 19 were recorded as being 'neutral'. 5 of the applications that were refused permission had been noted as being 'unfavourable' at pre-planning and the remaining 9 were noted as being 'neutral'. One application was viewed as unfavourable at the pre-planning meeting was withdrawn at the application stage. These results are shown below in Table 10 in Appendix 1.

## Dwellings Constructed to Date

Following site visits to the Study Area 27 dwellings have either been constructed in the area or are currently under construction. Allowing for planning decisions of the Council currently on appeal with An Bord Pleanála (ABP) or which have been overturned by ABP it would appear that some 17 decisions to grant permission for new housing issued by SDCC remain unimplemented.

(See figure 3 in this Update and Review showing location of these sites)

## 'Sustainable Rural Housing – Guidelines for Planning Authorities' (DOEHLG, 2005)

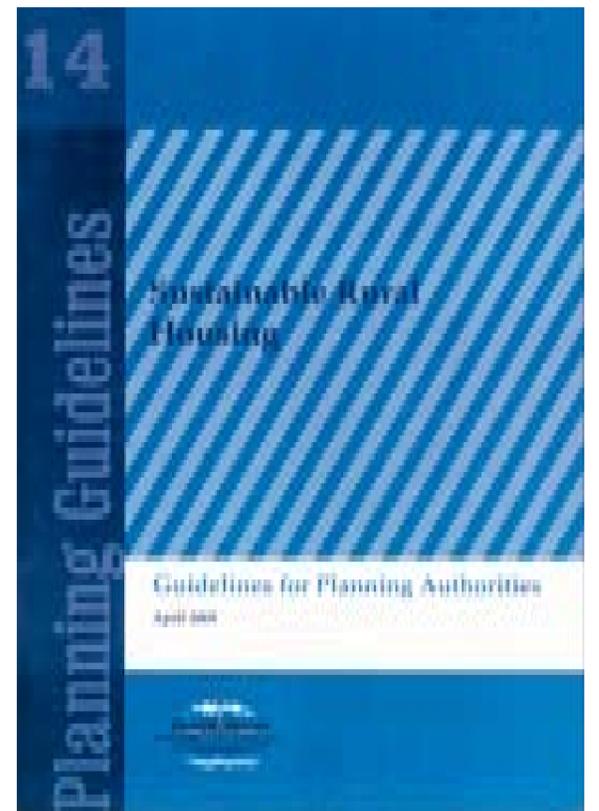
The Glenasmole/Bohernabreena Housing and Planning Study was adopted in November 2002. Some years later following the adoption of the Study a national policy document, 'Sustainable Rural Housing' – Guidelines for Planning Authorities' was issued in April 2005 by the Department of the Environment, Heritage and Local Government. These guidelines set out in detail how the Government's policy on rural housing should be implemented. The document emphasises the importance of encouraging development needed to sustain and renew established rural communities, subject to the need to ensure that development is guided to the right location, in the interest of sustainability. The increase in the number of grants of permission since the adoption of the Study together with the increase in the student population attending Glenasmole National School indicates that the Study has fulfilled the aims of the Guidelines on one level in terms of sustaining and renewing established rural communities.

The Guidelines identify rural area types and the Study Area conforms to a 'Rural Area under Strong Urban Influence'. The Guidelines provide that development of the rural environs of major urban areas needs to be carefully managed in order to ensure their orderly development and successful functioning in the future. In relation to planning applications in areas under significant urban influence the Guidelines suggest that applicants should outline how their proposal is consistent with the rural settlement approach in the development plan and should supply supporting information where appropriate. The Guidelines highlight the necessity of protecting the quality of water resources and advise that wastewater treatment facilities in rural areas should be located to ensure minimal impacts on water quality and particularly groundwater quality. The Guidelines also refer to the impact of rural housing on landscape character and advise that *'the capacity of a particular landscape to absorb change without significantly changing its character can be directly related to the quality of location and siting of development within that landscape. The location and siting of rural housing should be informed by landscape character, quality and distinctiveness.'*\*\*\*\*\*

\*\*\*\*\* Sustainable Rural Housing Guidelines for Planning Authorities, DOEHLG, 2005, p.45

The Glenasmole/Bohernabreena area lies at the foothills of the Dublin Mountains, approximately 15km from Dublin city centre and just south of the built up area of Tallaght. It is one of the most scenic areas in the Dublin Region. Given the high amenity value of the area, together with its proximity to a dense area of population, it is imperative that the character and amenity value of the area be protected to meet the needs of present and future generations throughout the Dublin Region. From a planning perspective it is considered that the visual amenity of the Valley has been seriously undermined in terms of the proliferation of one-off houses and the impact on the topography of the area due to substantial cut-and fill of sites and platform construction. This continuing deterioration in the visual amenities of the High Amenity of the Dublin Mountain Zone can be expected to increase with the cumulative impact of further new house building over the coming years. Recommendations are included in this Update and Review report regarding measures that could be put in place to seek to mitigate against these negative visual impacts as a result of further development of individual dwellings in the Study Area.

In light of the publication of the Sustainable Rural Housing Guidelines, and continuing national concerns regarding water quality, the environmental restrictions, as set out in the Study, should be retained and not relaxed in order to protect the quality of water sources in the Study Area. It is also considered that the ability of the landscape to absorb further housing without having a detrimental impact on the visual amenity of the area is reaching capacity and therefore, in line with the Sustainable Rural Housing Guidelines, there is a need to strengthen the preservation of the special mountain landscape character associated with the Study Area and the focus of further housing development should centre on the sites identified in the Study as suitable for new cluster housing.



## Recommendations

- Given the high amenity value of the Study Area, together with its proximity to a dense area of population, it is imperative that the character and amenity value of the area be protected to meet the needs of present and future generations throughout the Dublin Region. In light of the 'Sustainable Rural Housing' – Guidelines for Planning Authorities' (DOEHLG, 2005) the environmental restrictions as set out in the Study should be retained and not relaxed in order to protect the quality of water sources. The continuing operation of the Study should also strengthen the preservation of the special landscape character within the Study Area given the advice set out in the Guidelines that *the capacity of a particular landscape to absorb change without significantly changing its character can be directly related to the quality of location and siting of development within that landscape. The location and siting of rural housing should be informed by landscape character, quality and distinctiveness.* The Council has to have regard to these Guidelines in the continuing implementation of the Housing and Planning Study.
- The ability of the landscape to absorb further housing is reaching capacity and therefore the focus of any future housing development should be concentrated on the sites identified in the Study as suitable for new cluster housing.
- The continuing deterioration in the visual amenities of the High Amenity of the Dublin Mountain Zone can be expected to increase with the cumulative impact of further new house building over the coming years. Therefore it is recommended that design guidelines for rural housing should be prepared to include recommendations on house design, finishes, boundary treatments, access, and techniques for the building of houses on sloping sites.
- Given the negative impact that some new housing has had on the visual amenity of the Study Area it is recommended that an analysis be carried out to assess the level of compliance with landscaping and design conditions attached to grants of permission to date in order to see if mitigating measures can be put in place to ameliorate the impact of the new development and to seek to protect the visual amenity of the area.
- Given their location in the visually sensitive Dublin Mountain Zone further road junction improvement schemes in the Study Area should take cognisance of visual impacts.
- Three cluster sites were identified in the Study where clusters of new housing could be accommodated for local people who could not get planning permission on their own sites, because of constraints, or for local people who did not own a site. To date the aims behind the development of the cluster sites as envisaged in the Study have not been realised. Development of cluster sites is largely dependent upon local community interest and involvement. Residual site availability within clusters should now be examined as to how these could be developed. For the most part new housing has been constructed on individual sites throughout the Valley rather than being more appropriately clustered in groups on sites identified in the Study for cluster housing and the focus of any future housing in the Study Area should be on these sites.
- It is concluded that to date the environmental restrictions have not on the whole prevented development from proceeding within the Study Area, subject to strict control on the location of the development in order to protect environmentally sensitive areas. The environmental restrictions as set out in the Study should be retained and not be relaxed.
- The Council should continue to examine individual applications made on sites in the context of the proper planning and sustainable development of the area as has been the case since the Study was adopted and having regard to Government policy.



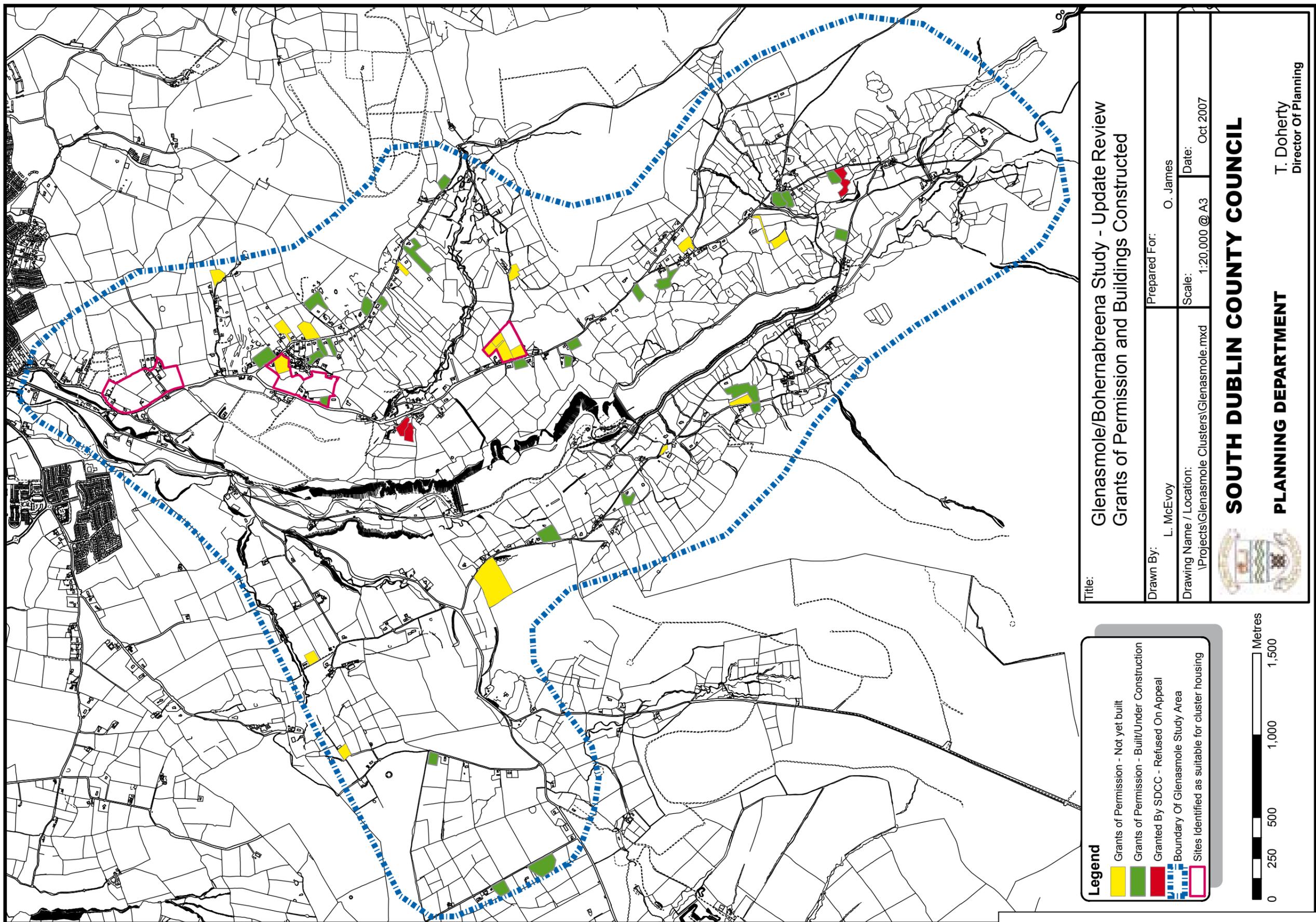


Figure 3 : Grants of permission and buildings constructed

# Appendix 1

**Table 1: Planning Applications for Single Housing in the Study Area between November 2002 and August 2007**

	No. of applications	Percentage of Applications
Total Applications*****	95	100%
Decisions made	81	85%
Decisions to Grant Permission of Decisions Made	50	62%
Decisions to Refuse Permission of Decisions Made	31	38%
Decisions to Grant Permission of Total Applications	50	52.6%
Decisions to Refuse Permission of Total Applications	31	32.6%
Applications Withdrawn	8	8.4%
Applications on hand (Not yet decided)	6	6.3

\*\*\*\*\* 52 applications out of 95 had only one application on the site and the remaining 43 had 2 or more applications per site. It should also be noted that 3 applications were made for Retention Permission and these referred to the same dwelling.

**Table 2: Appeals to An Bord Pleanala (ABP) between November 2002 and August 2007**

	No. of applications
Decision to Grant Permission on appeal to ABP (no decision made to date)	1
Decision to Grant Permission upheld on appeal to ABP	2
Decision to Grant of Permission overturned on appeal to ABP	3
Decision to Refuse Permission on appeal to ABP (no decision made to date)	2
Decision to Refuse Permission upheld on appeal to ABP	3
Decision to Refuse Permission overturned on appeal to ABP	0
Total	11

**Table 3: Reasons Stated for Refusing Planning Permission by the Council within Study Area (Instances of occurrence)**

	No of Planning Applications	Percentage of 31 Applications Refused Permission
Application located on Restricted Site	15	48%
Applicant failed to demonstrate compliance with Housing Need Criteria	11	35%
Development would be Prejudicial to Public Health	14	45%
Development would impact negatively on Landscape	13	42%
Development would result in a Traffic Hazard	10	31%
Application Site Area below minimum requirement as set out in Study	6	19%
Road Frontage of Application Site below Development Plan standard of 60m	2	6%
Proposed Design would have negative impact on visual amenity of area	2	6%
Proposed Development does not Comply with Replacement Dwelling Criteria	1	3%
Proposal to Demolish Existing Vernacular Dwelling Not Acceptable	1	3%
Other Reasons (Including overlooking, contravening previous condition, waste water drainage, backland development)	5	16%

**Table 4: Analysis of Environmental Designations ('Restricted' and 'Non-Restricted' Sites) on Decisions made on Planning Applications**

	No. of applications	Percentage of Total Applications Received	Percentage of applications on sites deemed to be 'restricted' or partially 'restricted'
No. of applications lodged on sites deemed to be 'restricted' or being partially 'restricted':	37	39%	
No. of applications Granted Permission on sites deemed to be 'restricted' or being partially 'restricted':	21		57%
No. of applications Refused Permission on sites deemed to be 'restricted' or being partially 'restricted':	16		43%

**Table 5: Analysis of Impact of Objectives to Preserve Views on the Decision making process in relation to applications for single dwellings in the Study Area**

	No. of planning applications	Percentage of Total Applications Received	Percentage of Applications with an Objective to Preserve a View across the Site	Percentage of 31 Applications Refused Permission
No. of Applications with an objective to Preserve a View across the site as set out in the Development Plan:	59	62%		
No. of applications where the development would have a negative impact on the landscape was cited as a reason for refusal:	13			42%
No. of applications where there is an objective to preserve a view across the site and impact on the landscape was cited as a reason for refusal:	9		15%	
No. of applications where there is No objective to preserve a view across the site and impact on the landscape was cited as a reason for refusal:	4			13%
No of applications where landscape issues were raised in a request for Additional Information (AI) or Clarification of Additional Information (CAI) where there is an objective to preserve a view across the site:	34		58%	
No of applications where landscape issues were raised in a request for Additional Information (AI) or Clarification of Additional Information (CAI) where there is No objective to preserve a view across the site:	1			
No of applications where there is an objective to preserve views across the site which have been granted planning permission	36		61%	
No of application where there is an objective to preserve views across the site which have been refused planning permission	12		19.3%	
No. of applications where impact on a Protected View or on the Landscape was cited as the only reason for refusal:	0			

**Table 6: Analysis of Applications in relation to Road Frontage**

	Granted	Refused	Withdrawn	Additional Information	Total
Road Frontage 60m +	16 (57%)	7 (25%)	1 (4%)	4 (14%)	28 (100%)
Road Frontage <60m	17 (53%)	11 (35%)	2 (6%)	2 (6%)	32 (100%)
No Road Frontage	19 (54%)	13 (37%)	3 (9%)	0	35 (100%)

**Table 7: Housing Need Criteria**

Housing Need Compliance Criteria	No. of Applications
Born in Study Area	50
Immediate Family Ties	10
Resided for 15 years in Study Area	1
Not Demonstrated	18
AI/CAI currently requested	3
Replacement Dwelling/Extension to Existing Dwelling (Compliance with Housing Need Criteria not Necessary)	3
Application Withdrawn	8
Other (Change of House Type – Application granted permission prior to Adoption of Study.)	2

**Table 8: Student Numbers Glenasmole National School 2001 – 2006**

Year	Students	Principal	Teachers
2006	61	1	2
2005	61	1	2
2004	58	1	2
2003	51	1	1
2002	48	1	1
2001	44	1	1

**Table 9: Planning History Derelict Sites**

Grant	Refuse	Withdrawn	Total
4	3	1	8

**Table 10: Pre-planning Consultations**

	Acceptable	Unfavourable	Neutral	Total
Granted	7	4	19	30
Refused		5	9	14
Additional Information	1			1
Withdrawn		1		1
Total	8	10	28	46

**Table 11: Details of Applications received by South Dublin County Council between November 2002 and August 2007**

Decisions made on Applications received in the Glenasmole/Bohernabreena Housing and Planning Study Area from Adoption of Study to Date (05/09/07)		
	No. of Applications	Percentage of Total Applications
<b>Total - Grants of Permission by SDCC</b>	50	52.6%
Currently on Appeal to ABP	1 no.	
Decision to Grant Upheld on Appeal to ABP	2no.	
Refused Permission on Appeal to ABP	3no.	
Change of House Type	1no.	
Grant of Permission following Outline Permission	1no.	
Outline Permission	1no.	
<b>Total - Applications Refused Permission by SDCC</b>	31	32.6%
Currently on Appeal to ABP	2no.	
Decision to Refuse Upheld on Appeal to ABP	2no.	
Applications for Retention Permission (same dwelling)	3no.	
<b>Total - Applications Withdrawn</b>	8	8.4%
<b>Total - Current Applications</b>	6	6.3%
Clarification of Additional Information Sought	1no.	
Additional Information Sought	4no.	
No decision made on receipt of AI	1no.	
<b>Total - Applications Received</b>	95	100%
(52 applications out of 95 that had only one application on the site and the remaining 43 had 2 or more applications per site.)		

**Table 12: Breakdown of Planning Application Decisions on Annual Basis**

Year	Grant of Permission by PA	Decision to Grant Permission Upheld on Appeal to ABP	Decision to Grant permission overturned by ABP on appeal	Permission Refused by PA	Decision to Refuse permission Upheld on Appeal to ABP	Grant of permission following Outline Permission	Outline Permission	Withdrawals	On Appeal	Applications on CAI/AI	Total
2002	3 (100%)										3
2003	4 (57%)			3 (43%)							7
2004	16 (89%)		1			1	1	2 (11%)			18
2005	7 (37%)			11 (58%)				1 (5%)			19
2006	16 (50%)	2	2	12 (37.5%)				4 (12.5%)			32
2007		5 (31%)		4 (25%)	1			1 (6%)	2	6 (38%)	16
Total											95

**Table 13: Analysis of Impact of Objectives to Preserve Views on decision making process in relation to applications for single dwellings in the Study Area**

	No. of planning applications	Percentage of Total Applications Received	% of Applications with an Objective to Preserve a View across the Site	% of 31 Applications Refused Permission
No. of Applications with an objective to Preserve a View across the site as set out in the Development Plan:	59	62% of 95 applications		
No. of applications where the development would have a negative impact on the landscape was cited as a reason for refusal:	13			42%
No. of applications where there is an objective to preserve a view across the site and impact on the landscape was cited as a reason for refusal:	9		15%	
No. of applications where there is No objective to preserve a view across the site and impact on the landscape was cited as a reason for refusal:	4			13%
No of applications where landscape issues were raised in a request for Additional Information (AI) or Clarification of Additional Information (CAI) where there is an objective to preserve a view across the site:	34		58%	
No of applications where landscape issues were raised in a request for Additional Information (AI) or Clarification of Additional Information (CAI) where there is No objective to preserve a view across the site:	1 (1%)			
No of applications where there is an objective to preserve views across the site which have been granted planning permission	36		61%	
No of application where there is an objective to preserve views across the site which have been refused planning permission	12		19.3%	
No. of applications where impact on a Protected View or on the Landscape was cited as the only reason for refusal:	0			
No. of instances where other reasons for refusal were cited:				
Restricted Site:	12			39%
Below minimum site area requirement:	4			13%
Failed to Comply with Housing Need Criteria:	10			32.6%
Development would be Prejudicial to Public Health	9			29%
Development would result in a Traffic Hazard	9			29%
Inadequate Road Frontage:	2			6.5%
Other (including demolition of vernacular dwelling, impact on historic monument, negative impact of replacement dwelling, impact on existing residential amenity, water drainage, replacement dwelling criteria not met, and backland development)	7			22.5%

**Table 14: Planning Applications lodged on sites identified as Derelict Sites**

Site Ref.	Grant	Refused	Withdrawn
Site No. 3		1	
Site No. 4	1		
Site No. 6	1		
Site No. 8			1
Site No. 10	1		
Site No. 11	1		
Site No. 18		1	
Site No. 19		1	
<b>Total</b>	4	3	1

**Table 15: Dwellings Constructed/Under Construction**

Reg. Ref.	Constructed/Under Construction
SD02A/0596	Constructed
SD02A/0637	Constructed
SD03A/0001	Constructed
SD03A/0318	Constructed
SD03A/0345	Constructed
SD03A/0630	Constructed
SD03A/0814	Constructed
SD03A/0943	Under Construction
SD03A/0952	Constructed
SD04A/0011	Constructed
SD04A/0207	Constructed
SD04A/0440	Constructed
SD04A/0496	Constructed
SD04A/0534	Constructed
SD04A/0577	Constructed
SD04A/0595	Constructed
SD04A/0845	Constructed
SD05A/0011	Constructed
SD05A/0371	Under Construction
SD05A/0378	Constructed
SD05A/0515	Constructed
SD05A/1002	Under Construction
SD06A/0005	Under Construction
SD06A/0009	Under Construction
SD06A/0056	Under Construction
SD06A/0437	Constructed
SD06A/0906	Constructed