

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0124/C1	
1. Location	Westmanstown, Newcastle, Co. Dublin.		
2. Development	Storage shed ancillary to house and retention of domestic extension and granny flat. Compliance re condition no.6.		
3. Date of Application	03/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Raymond McBennett, Address: Westmanstown, Newcastle,		
5. Applicant	Name: Ray McBennett, Address: Westmanstown, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0578 Date 22/03/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF. : S98B/0124/C1

DATE : 24.03.1993

RE: Storage shed ancillary to house and retention of domestic extension and granny flat at Westmanstown, Newcastle, Co. Dublin for Ray McBennett. Compliance re. Condition No. 6.

Dear Sir,

I refer to your submission received on 03.12.1999 to comply with Condition No. 6 of Decision to Grant Permission for domestic extension and granny flat and Decision to Refuse Permission for storage shed, Order No. 0771, dated 22.04.1998, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,



for Senior Administrative Officer

Raymond McBennett,
Westmanstown,
Newcastle,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0124	
1. Location	Westmanstown, Newcastle, Co. Dublin.		
2. Development	Storage shed ancillary to house and retention of domestic extension and granny flat.		
3. Date of Application	27/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Delahunty & Harley Architects, Address: 122 Merrion Road, Ballsbridge,		
5. Applicant	Name: Ray McBennett, Address: Westmanstown, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0771 Date 22/04/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged	19/05/98	Written Representations	
9. Appeal Decision	18/11/98	Grant Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98B/0124

APPEAL by Ray McBennett of Westmanstown Lodge, Newcastle, County Dublin against the decision made on the 22nd day of April, 1998 by the Council of the County of South Dublin in relation to an application by the said Ray McBennett for permission for development comprising the retention of a domestic extension and granny flat and the construction of a storage shed ancillary to house at Westmanstown, Newcastle, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the retention of the said domestic extension and granny flat and to refuse permission for the construction of the said storage shed ancillary to house):

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the relationship between the use of the structures to be retained and of the proposed storage shed to the existing house on the site, the location of the storage shed outside the boundary of the restricted area in which development is limited in the environs of Baldonnell Aerodrome under the provisions of the current Dublin County Development Plan and the general nature and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be in accordance with the proper planning and development of the area.

KAD

SECOND SCHEDULE

1. The granny flat extension together with the existing house shall be occupied as a single dwelling unit and provided with a means of internal connection. Details of the manner of provision of this connection shall be submitted to and agreed with the planning authority within one month of the date of this order.

Reason: To avoid an excessive density of development of the site.

2. The proposed storage shed shall only be used for purposes incidental to the use of the house and shall not be used for human habitation.

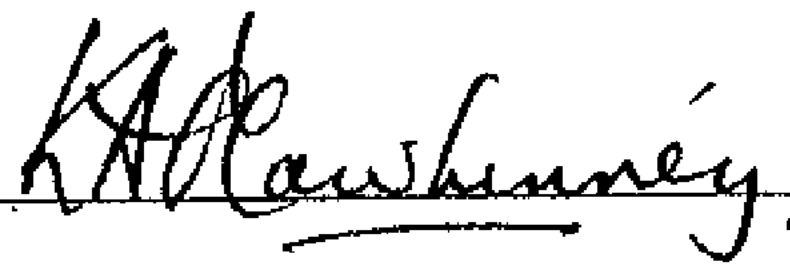
Reason: In the interest of proper planning and development.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

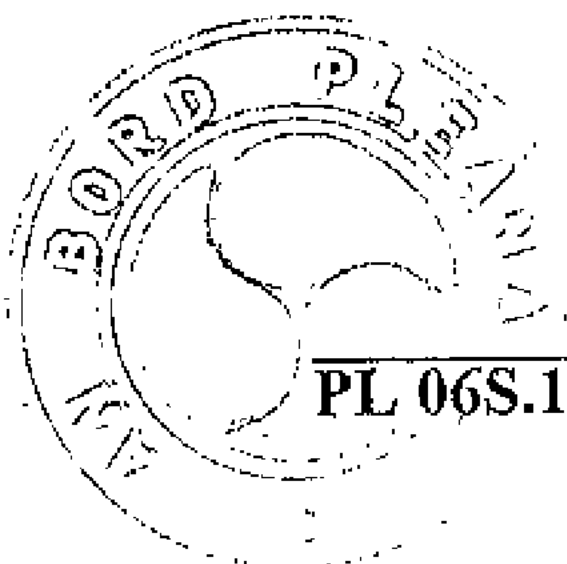
4. In the event that the granny flat is no longer required, the use of this area shall revert to being part of the original house on the site.

Reason: To avoid an excessive density of development of the site.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

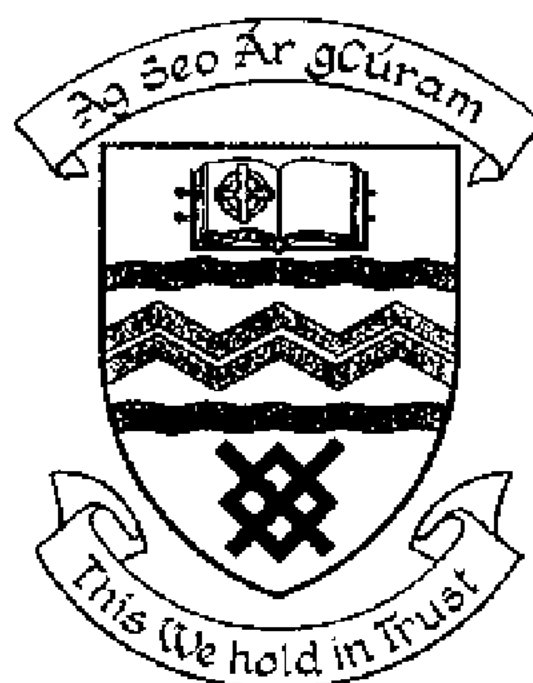
Dated this 18th day of November 1998.



**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0771	Date of Decision 22/04/98
Register Reference S98B/0124	Date 27th February 1998

Applicant Ray McBennett,
Development Storage shed ancillary to house and retention of domestic extension and granny flat.

Location Westmanstown, Newcastle, 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 **GRANT PERMISSION & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

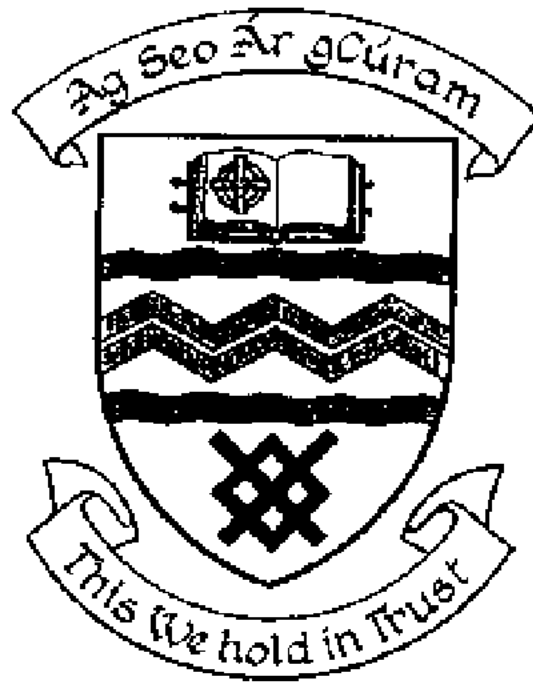
22/04/98

.....
for SENIOR ADMINISTRATIVE OFFICER

Delahunty & Harley Architects,
122 Merrion Road,
Ballsbridge,
Dublin 4.

A decision to Grant Permission for domestic extension and granny flat subject to the conditions & reasons set out in Schedule 1.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98B/0124

Schedule 1

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 6 That provision be made for an internal connection between the existing house and the granny flat. Details to be agreed with the Planning Authority in writing within 1 month of Grant of Permission.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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In the interest of the proper planning and development of
the area.

A decision to Refuse Permission for storage shed for reasons set out in Schedule 2.

Schedule 2

Reasons

- 1 The Department of Defence are opposed to the storage shed as it is a new structure located within the "Restricted Area".