

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0863	
1. Location	Kilmatead, Naas Road, Clondalkin, Dublin 22.		
2. Development	Detached granny flat and septic tank.		
3. Date of Application	15/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/1999 2. 22/04/19	1. 24/02/1999 2. 01/06/19
4. Submitted by	Name: P. M. Ging Architect, Address: 'Laureston', Monastery Road,		
5. Applicant	Name: Christopher Hone, Address: Kilmatead, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1615 Date 29/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/08/1999	Written Representations	
9. Appeal Decision	17/12/1999	To Attach Condition(s)	
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.			

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

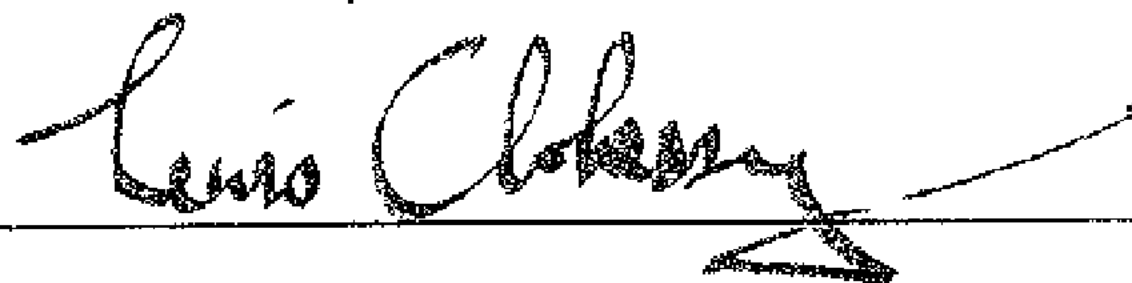
Planning Register Reference Number: S98A/0863

APPEAL by Christopher Hone and Mary Jennings of Kilmatead, Clondalkin, Dublin against the decision made on the 29th day of July, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission for a detached granny flat and septic tank at Kilmatead, Naas Road, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 6 and 7 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said conditions numbers 6 and 7 and the reasons therefor.



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

Dated this 17th day of December 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 1615	Date of Decision 29/07/1999 <i>lt</i>
Register Reference S98A/0863	Date: 15/12/98

Applicant Christopher Hone,
Development Detached granny flat and septic tank.
Location Kilmatead, Naas Road, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 11/02/1999 /24/02/1999

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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

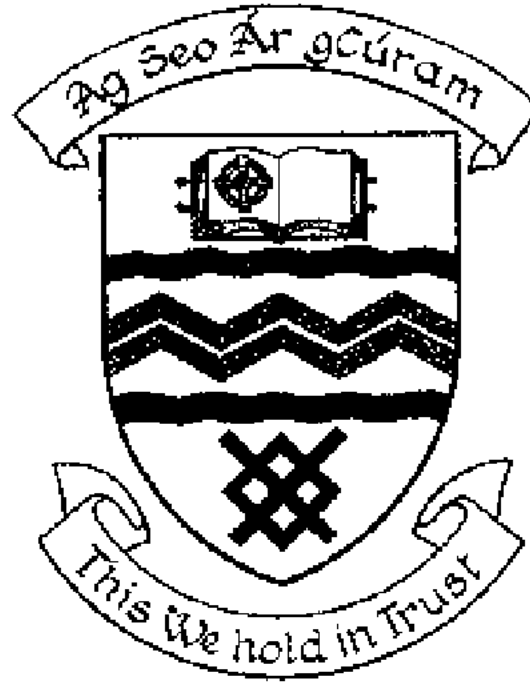
lt
..... 29/07/99
for SENIOR ADMINISTRATIVE OFFICER

P. M. Ging Architect,
'Laureston',
Monastery Road,
Clondalkin,
Dublin 22.

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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 as amended by Additional Information received on 24/02/99 and Clarification of Additional Information received on 01/06/99, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard the applicant shall enter into a maintenance agreement with the supplier of the proposed puraflo treatment unit. This shall include a clause providing for monitoring of the unit at least annually, the results of which shall be submitted to the area Environmental Health Officer.
REASON:
In the interest of health.
- 3 The use of the structure for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.
- 4 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 5 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 6 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 7 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Corkagh Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

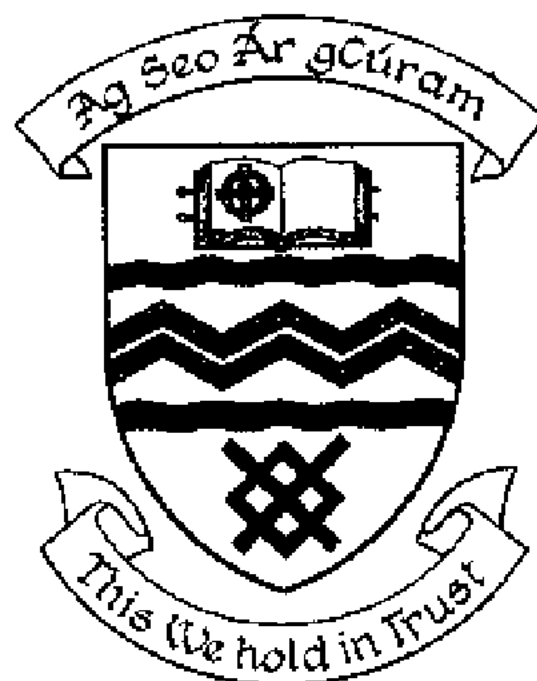
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

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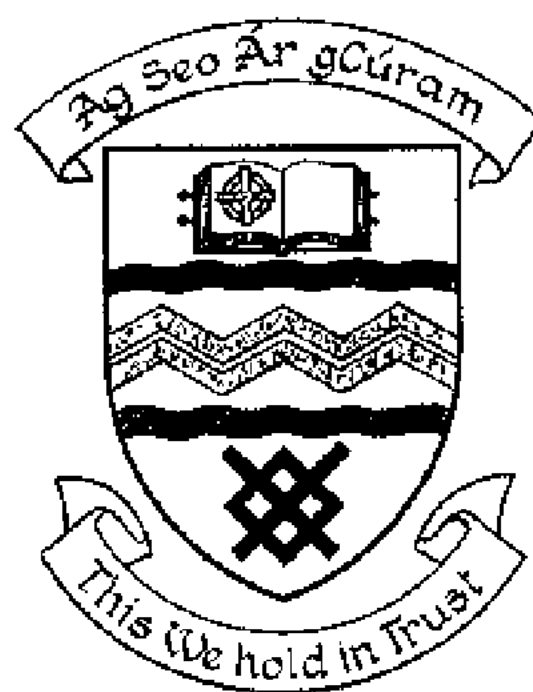
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- 8 That an acceptable house name/number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

REASON:

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

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0791	Date of Decision 22/04/1999
Register Reference S98A/0863	Date 15th December 1998

Applicant Christopher Hone,
App. Type Permission
Development Detached granny flat and septic tank.

Location Kilmatead, Naas Road, Clondalkin, Dublin 22.

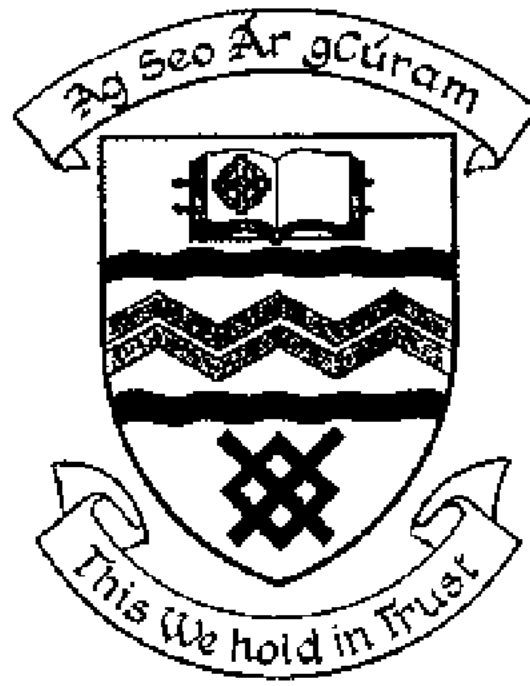
Dear Sir / Madam,

With reference to your planning application, additional information received on 24th February 1999 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant to show clearly two defined sites showing the boundaries of each site.
- 2 A full site assessment report and design specification from Bord Na Mona puraflo.
- 3 A cross section plan showing the invert level of the houses, septic tanks, puraflo units and percolation areas.
- 4 The septic tanks serving Kilmatead House shall be a minimum distance of 20M from the proposed granny flat.

P. M. Ging Architect,
'Laureston',
Monastery Road,
Clondalkin,
Dublin 22.

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Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

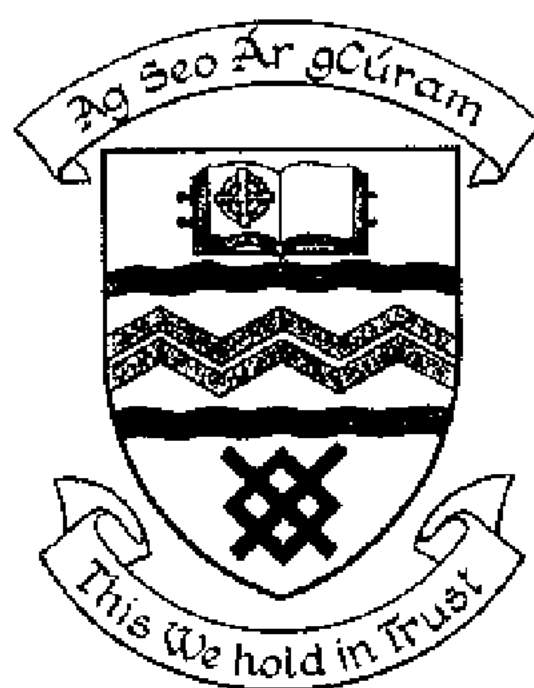
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for SENIOR ADMINISTRATIVE OFFICER

22/04/1999

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0279	Date of Decision 11/02/1999
Register Reference S98A/0863	Date: 15/12/1998

Applicant Christopher Hone,
Development Detached granny flat and septic tank.

Location Kilmatead, Naas Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of proposed treatment systems to serve both the existing and proposed dwellings including the layout of proposed percolation areas in accordance with relevant standards.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

12/02/1999

P. M. Ging Architect,
'Laureston',
Monastery Road,
Clondalkin,
Dublin 22.