

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0799	
1. Location	1 Pineview Rd., Aylesbury, Dublin 24		
2. Development	Detached two storey dwelling and new entrance.		
3. Date of Application	26/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Downes Meehan & Robson, Address: 'Camehily' Rolestown, Kilsallaghan,		
5. Applicant	Name: Mr. T. Kelly Address: Ballymanna Lane, Kiltipper Road, Dublin 24		
6. Decision	O.C.M. No. 0128  Date 20/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	19/02/1999	Written Representations	
9. Appeal Decision	18/06/1999	Grant Permission	
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 1998

## County South Dublin

Planning Register Reference Number: S98A/0799

**APPEAL** by Kathleen McCormack of 2 Pineview Avenue, Aylesbury, Dublin against the decision made on the 20th day of January, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to Tony Kelly care of Downes Meehan and Robson of "Camehly", Rolestown, Kilsallaghan, County Dublin for development comprising the erection of a two-storey detached house on, and new entrance to, plot to side of number 1, Pineview Road, Aylesbury, Dublin in accordance with plans and particulars lodged with the said Council:

**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

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

### SECOND SCHEDULE

1. The proposed house shall have external finishes to match those of the existing adjacent house, number 1 Pineview Road.

**Reason:** In the interest of visual amenity.

2. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

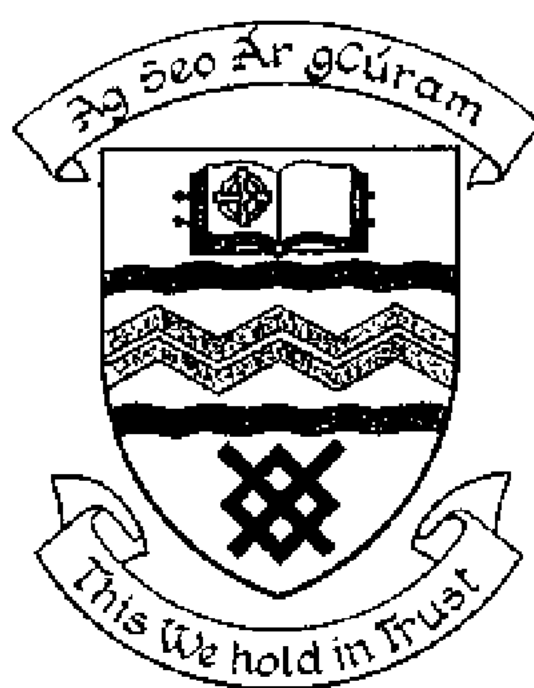
**Reason:** In the interest of orderly development and the visual amenities of the area.

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

Decision Order Number 0128	Date of Decision 20/01/99
Register Reference S98A/0799	Date 26th November 1998

**Applicant** Mr. T. Kelly

**Development** Detached two storey dwelling and new entrance.

**Location** 1 Pineview Rd., Aylesbury, 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 GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 20/01/99  
for SENIOR ADMINISTRATIVE OFFICER

Downes Meehan & Robson,  
'Camehily'  
Rolestown,  
Kilsallaghan,  
Co. Dublin.

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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 The proposed dwelling shall have external finishes to match those of the existing adjacent house, No. 1 Pineview Road.  
REASON:  
In the interest of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 6 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.

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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, where the proposed dwelling comes within 5m of any public foul or surface water sewer or any watermain, the foundations of the dwelling shall be taken down below the invert level of the deepest pipe.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 Footpath and kerb to be dished and entrance constructed to the satisfaction of the Roads Department.

REASON:

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

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty 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:

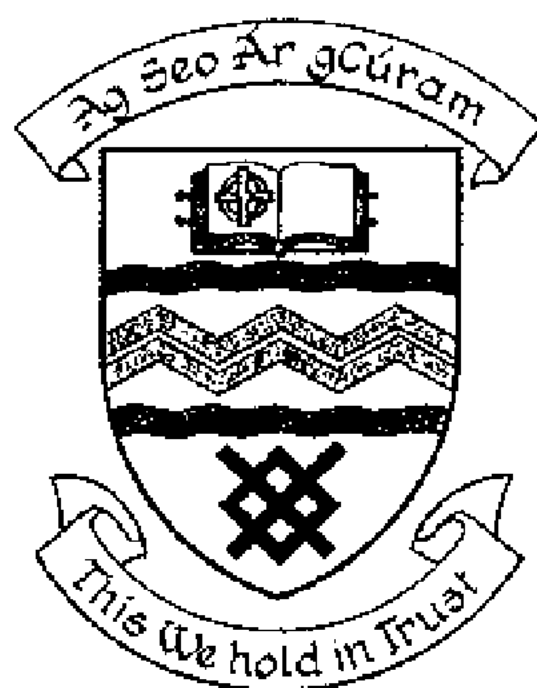
The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value

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pertaining at the time of payment 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 facilitate 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.

- 11 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 provision and development of Class 1 public open space in the area of the proposed development 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.

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

REASON:

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

- 13 That a financial contribution in the sum of £300 (three hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading foul sewers

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which facilitate this development. This contribution to be paid before the commencement of development on site.

REASON:

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