

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0592	
1. Location	1 Cherrywood Villas, Clondalkin, Dublin 22.		
2. Development	Detached bunglaow and site access.		
3. Date of Application	24/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/10/1998 2.	1. 12/07/1999 2.
4. Submitted by	Name: J. Kavanagh, Address: 17 Clonlea, Woodpark,		
5. Applicant	Name: Mr. Noel Farmer, Address: 1 Cherrywood Villas, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1967 Date 09/09/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/10/1999	Written Representations	
9. Appeal Decision	07/02/2000	Refuse 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 1999

County South Dublin

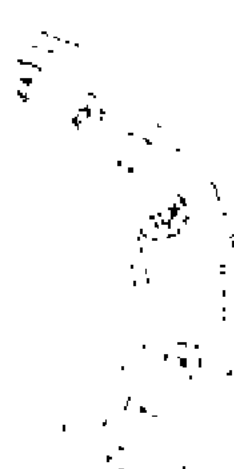
Planning Register Reference Number: S98A/0592

APPEAL by Noel Farmer of 1 Cherrywood Villas, Clondalkin, Dublin against the decision made on the 9th day of September, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a detached bungalow and site access at 1 Cherrywood Villas, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The erection of a house in the position proposed would infringe the minimum required setback of nine metres from the Fonthill road, which is a district distributor road. The occupants of the proposed house would be subject to excessive noise levels and a substandard level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Margaret Byrne

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

Dated this 7th day of February 2000.

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 1967	Date of Decision 09/09/1999
Register Reference S98A/0592	Date 24/08/98

Applicant	Mr. Noel Farmer,
Development	Detached bunglaow and site access.
Location	1 Cherrywood Villas, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received	22/10/1998	/12/07/1999
---	------------	-------------

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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

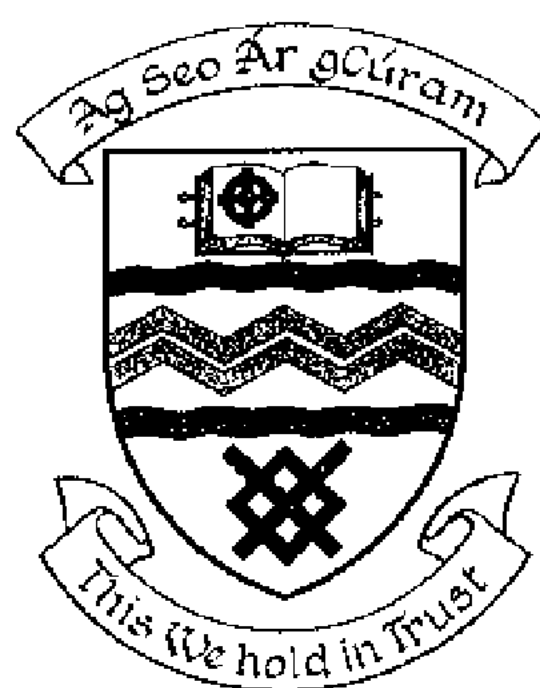
..... 09/09/99
for SENIOR ADMINISTRATIVE OFFICER

J. Kavanagh,
17 Clonlea,
Woodpark,
Ballinteer,
Dublin 16.

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.

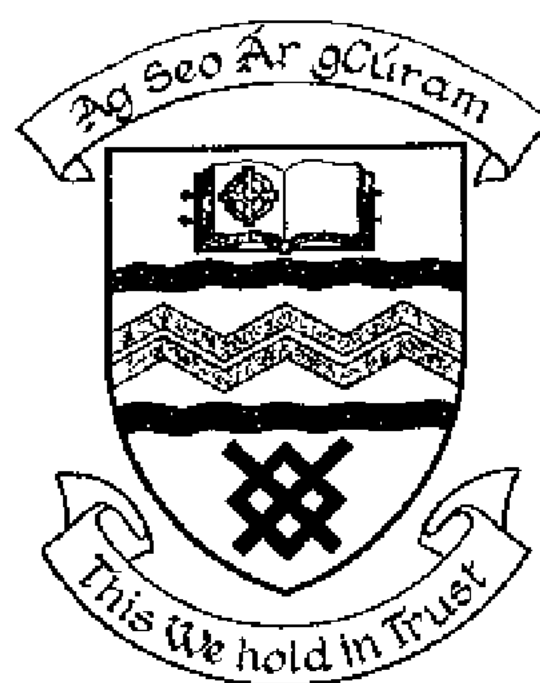
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0592

Reasons

- 1 The proposed development would infringe the minimum required setback of nine metres from the Nangor Road which is a District Distributor Road, accordingly occupants of the houses would be subject to excessive noise levels.
- 2 The proposed development which is located within 5 metres of a 450mm surface water sewer is considered by reason of inadequate set back from a public sewer to be prejudicial to public health.
- 3 The proposed development would set a precedent for other similar developments which would in themselves and cumulatively not be in the interests of the proper planning and development of the area.

**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

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

Decision Order Number 2159	Date of Decision 22/10/98
Register Reference S98A/0592	Date 24th August 1998

Applicant Mr. Noel Farmer,
Development Detached bunglaow and site access.
Location 1 Cherrywood Villas, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/08/98 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 block plan submitted with the application cannot be reconciled with the detailed plans and site plan. A revised block plan is required clearly showing and dimensioning the proposed bungalow on the site relative to adjoining boundaries.
- 2 Applicant to accurately locate, plot and submit position of existing 450mm diameter surface water sewer on Nangor Road.

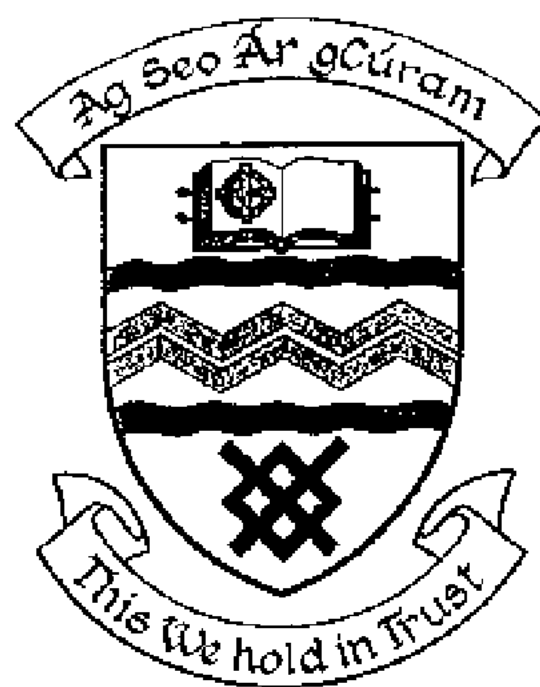
NOTE: No building to be located within 5 metres of a sewer which is in charge or may be taken in charge.

signed on behalf of South Dublin County Council
J. Kavanagh,
17 Clonlea,
Woodpark,
Ballinteer,
Dublin 24

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

REG REF. S98A/0592

MA
.....
for Senior Administrative Officer

22/10/98