

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0502/C2	
1. Location	28 Knocklyon Green, Templeogue, Dublin 6W.		
2. Development	A two storey detached house to side. Compliance re. condition no.2		
3. Date of Application	25/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Michael R. F. Casey, Address: Chartered Architect, Ard Na Ri, Carrigaline,		
5. Applicant	Name: James Nolan, Address: 28 Knocklyon Green, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1716 Date 31/07/2000	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. : S98A/0502/C2

DATE : 01.08.2000

RE: A two storey detached house to side at 28 Knocklyon Green, Templeogue, Dublin 6W for James Nolan. Compliance re. Condition No. 2 of An Bord Pleanala's decision to Grant Planning Permission Order No. PL.06S.109924.

Dear Mr. Casey,

I refer to your submission received on 25.02.2000 to comply with Condition No.2, of An Bord Pleanala's decision to grant permission, Order No. PL.06S.109924, dated 11.08.1999, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,



for Senior Administrative Officer

Michael R. F. Casey,
Chartered Architect,
Ard Na Ri,
Carrigaline,
Co. Cork.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0502/C1	
1. Location	28 Knocklyon Green, Templeogue, Dublin 6W.		
2. Development	A two storey detached house to side. Compliance re condition nos. 1,2,3,4,5,6 and 7.		
3. Date of Application	05/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Michael R. F. Casey, Address: Chartered Architect, Ard Na Ri, Carrigaline,		
5. Applicant	Name: James Nolan, Address: 28 Knocklyon Green, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0226 Date 07/02/2000	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. : S98A/0502/C1

DATE : 08.02.2000

RE: A two storey detached house to side at 28 Knocklyon Green, Templeogue, Dublin 6W for James Nolan. Compliance re. Condition No's. 1, 2, 3, 4, 5, 6 and 7.

Dear Mr. Casey,

I refer to your submission received on 05.10.1999 to comply with Condition No's. 1, 2, 3, 4, 5, 6 and 7 of An Bord Pleanala's decision to grant permission, Order No. PL.06S.109924, dated 11.08.1999, in connection with the above.

In this regard I wish to inform you that:-

In relation to Condition No. 1: It is too early to assess compliance therewith.

In relation to Condition No. 2: The submitted drawings are not satisfactory due to infringing the 2 metre setback required from the back of the public path.

In relation to Condition No. 3: It is not possible to confirm compliance at this stage and it is noted the bathroom window in the rear is not indicated as obscure glazed.

In relation to Condition No. 4: It is too early to confirm compliance at this stage.

In relation to Condition No. 5: Applicant must submit drawings showing the precise connection of the foul and surface water drains to the public drains.

In relation to Condition No. 6: Subject to meeting the requirements of the Area Engineer, Condition No. 6 is deemed to be complied with.

In relation to Condition No. 7: The proposed house number is acceptable.

Yours faithfully,

LM

for Senior Administrative Officer

Michael R. F. Casey,
Chartered Architect,
Ard Na Ri,
Carrigaline,
Co. Cork.

13 AUG 1999

RECEIVED

PLANNING DEPT.

AN BORD PLEANÁLA

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

County South Dublin**Planning Register Reference Number: S98A/0502**

APPEAL by Albert McGovern of 8 Knocklyon Green, Dublin and others against the decision made on the 14th day of December, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to James Nolan care of Michael R.F. Casey of Ard Na Rí, Carrigaline, County Cork for the construction of a two-storey detached house at the side of number 28 Knocklyon Green, Templeogue, 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 construction of the said two-storey detached house 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 size of the overall site and to the zoning objective for the area, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would provide an acceptable level of amenity for both the existing and proposed houses and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the unsolicited additional information received by the planning authority on the 16th day of October, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

hc

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



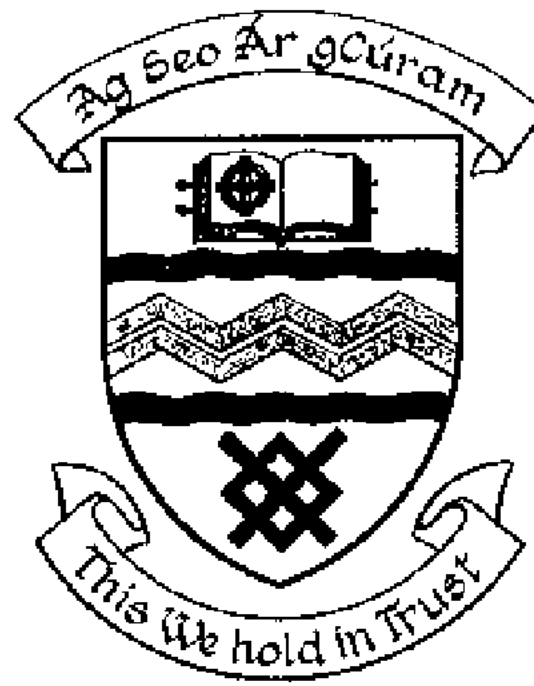
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *11th* day of *August* 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 2514	Date of Decision 14/12/98
Register Reference S98A/0502	Date 21st July 1998

Applicant James Nolan,
Development A two storey detached house to side.
Location 28 Knocklyon Green, Templeogue, Dublin 6W.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /16/10/98

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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 14/12/98
for SENIOR ADMINISTRATIVE OFFICER

Michael R. F. Casey,
Chartered Architect,
Ard Na Ri,
Carrigaline,
Co. Cork.

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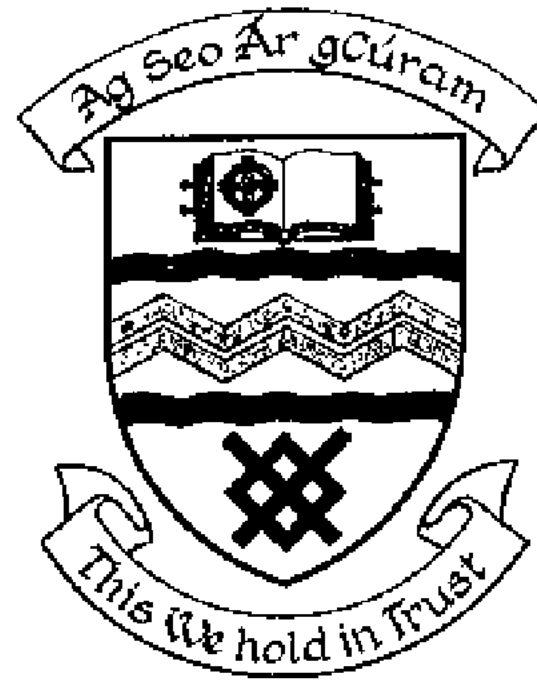
Conditions and Reasons

- 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 16/10/98, 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 All bathroom and utility room windows shall be fitted with obscure glazing only.
REASON:
In the interest of residential 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:

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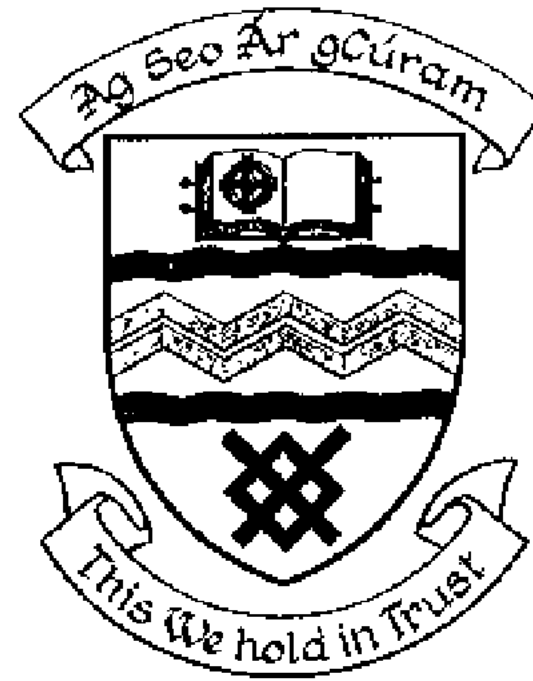
In the interest of the proper planning and development of the area.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 9 Footpath and kerb to be dishd to the requirements of the Area Engineer, Roads Department.
REASON:
In the interest of public safety and the proper planning and development of the area.
- 10 Public lighting standard to be relocated at the applicant's expense to a suitable location to be agreed with the Roads Department.
REASON:
In the interest of the proper planning and development of the area.
- 11 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 pertaining at the time of payment shall be paid by the

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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.

- 12 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.

- 13 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 public open space in Dodder Park Valley and which will facilitate the development; this contribution to be paid before the commencement of development on site.

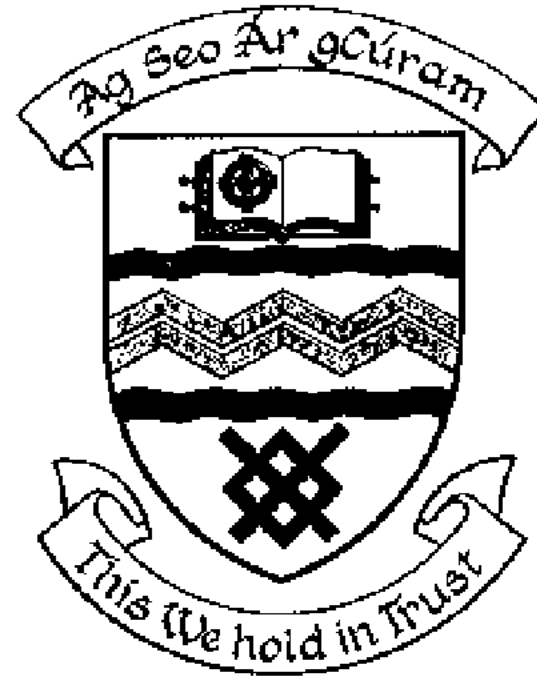
REASON:

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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- 14 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

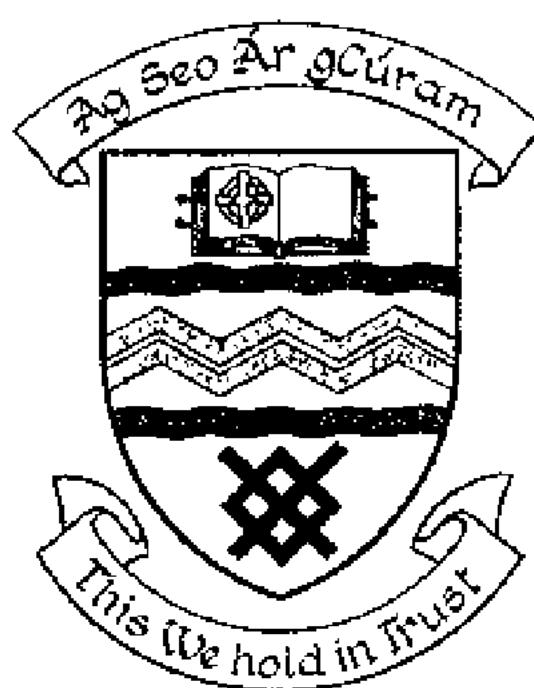
REASON:

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 1868	Date of Decision 17/09/98
Register Reference S98A/0502	Date 21st July 1998

Applicant James Nolan,
Development A two storey detached house to side.
Location 28 Knocklyon Green, Templeogue, Dublin 6W.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/07/98 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 It is the opinion of the Planning Authority that the proposed development, having regard to its design and size, would be out of character with existing development in the vicinity. The applicant is requested to clarify whether or not it is feasible to revise the proposal such that the proposed house will match, as closely as possible, the design, height, external appearance and finish of the existing adjacent house - No. 28 Knocklyon Green, and so that a minimum rear garden depth of 11m is provided across the entire width of the site.
- 2 The applicant is requested to clarify whether or not the proposed development will interfere with the line of existing trees which runs adjacent to the side boundary of the existing dwelling. The applicant is advised that in the event of permission being granted for the proposed development, the preservation of the subject trees is considered necessary in the interest of visual amenity.

Michael B. F. Casey,
Chartered Architect,
Ard Na Ri,
Carrigaline,
Co. Cork.

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Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

17/09/98