

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0344	
1. Location	beside 41 Monastery Crescent, Clondalkin, Dublin 22.		
2. Development	A dormer bungalow.		
3. Date of Application	28/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H. K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr. M. Carey, Address: 40 Monastery Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1467 Date 23/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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: S98A/0344

APPEAL by Thomas J. Maher of 11 Monastery Crescent, Clondalkin, County Dublin against the decision made on the 23rd day of July, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to M. Carey care of H. K. O' Daly and Associates of Kingswood, Naas Road, Clondalkin, County Dublin for development comprising the erection of a dormer bungalow beside 41 Monastery Crescent, Clondalkin, County 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 house would be in keeping with the pattern of development in the area, would not seriously injure the amenities of residential property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The ridge height of the proposed house shall match the ridge height of the adjacent houses (numbers 40 and 41).

Reason: In the interest of visual amenity.

2. All external finishes to the proposed house shall harmonise in colour and texture with the adjoining houses.

Reason: In the interest of visual amenity.

WPM

3. The proposed house shall be used as a single dwelling unit.

Reason: In the interest of residential amenities.

4. 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.

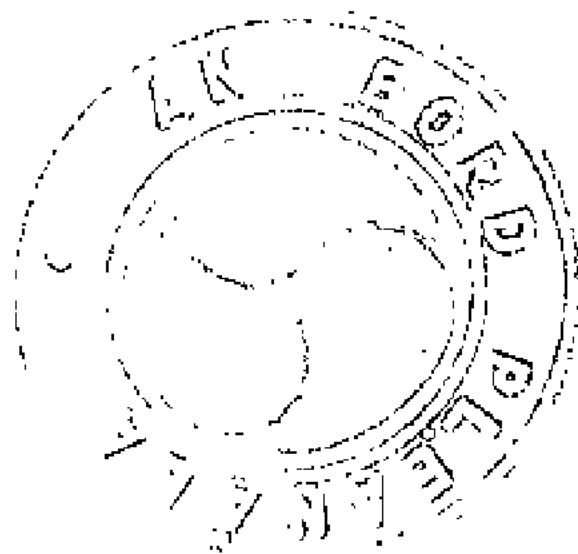
5. The proposed two metres high boundary wall, as indicated on the site layout plan, shall be capped and plastered/dashed to the outside. No wall shall be erected along the site frontage and the existing dwarf boundary wall shall be removed prior to the first occupation of the house.

Reason: In the interest of protecting the visual amenities of the area and the open-plan layout of the estate.

6. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

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.



Michael J. Hill

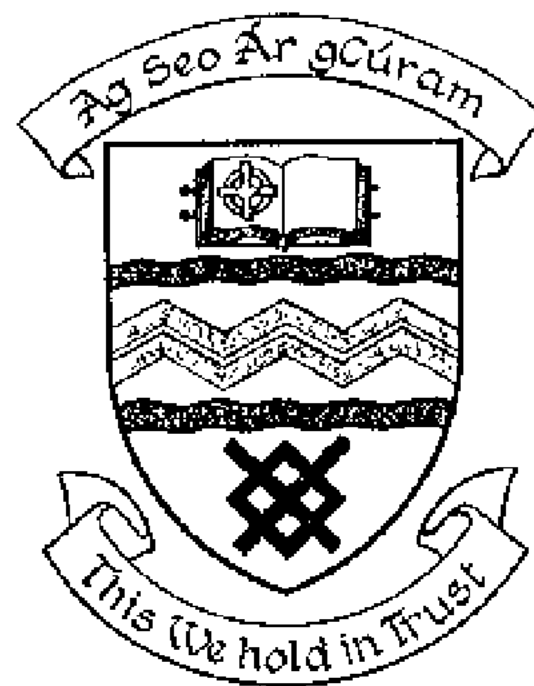
**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 19th day of January 1999.

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

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

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

Decision Order Number 1467	Date of Decision 23/07/98
Register Reference S98A/0344	Date 28th May 1998

Applicant Mr. M. Carey,

Development A dormer bungalow.

Location beside 41 Monastery Crescent, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

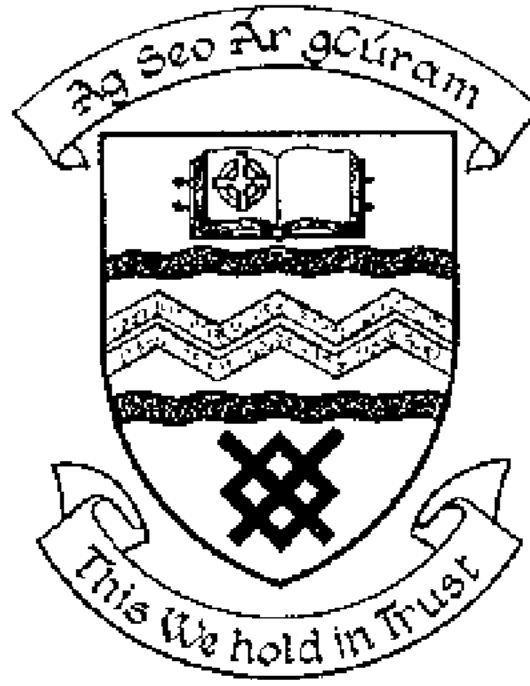
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 23/07/98
for SENIOR ADMINISTRATIVE OFFICER

H. K. O'Daly & Associates,
Kingswood,
Naas 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, 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 all external finishes harmonise in colour and texture with those of the adjoining dwelling.

REASON:

In the interests of visual amenity.

- 3 That the ridge height of the proposed dwelling shall match the ridge height of the adjoining dwelling (No. 40).

REASON:

In the interests of visual amenity and in the interest of the proper planning and development of the area.

- 4 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

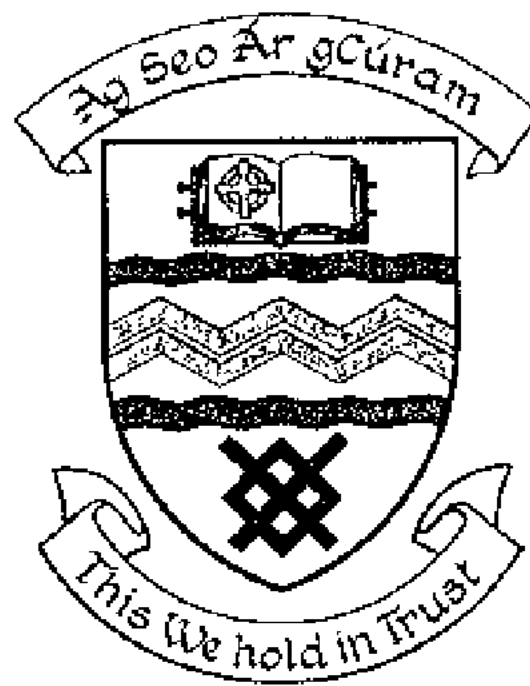
- 5 That the proposed footpath and kerb be dishd to the requirements of the Area Engineer, Roads Maintenance.

REASON:

In the interests of traffic safety.

- 6 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

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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.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall provide for the following:

- a) There shall be a full and complete separation of foul and surface water systems;
- b) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense;
- c) 24 hour water storage must be provided.

REASON:

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

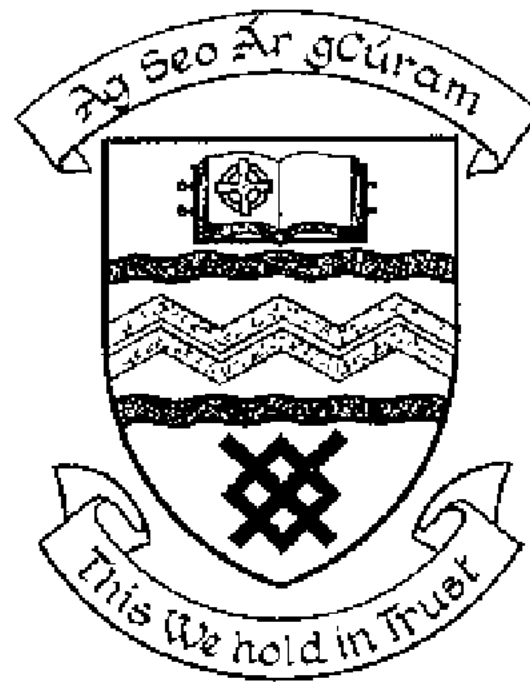
- 8 That an acceptable house numbering scheme be submitted to an approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 The proposed 2 metre high boundary wall as indicated on the site layout plan shall be capped and plastered/dashed to the outside.

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Notwithstanding the exempted development regulations 1994, there shall be no wall erected along the site frontage and the existing dwarf boundary wall shall be removed prior to first occupation of the dwelling.

REASON:

In the interests of the protection of the visual amenities of the area and in the interests of protecting the open plan layout of this estate.

- 10 That prior to the occupation of the house all builders materials and rubble shall be removed from the site.

REASON:

In the interest of amenity.

- 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 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 £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

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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.