

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0270	
1. Location	Unit 1, Mulcahy Keane Estate, Greenhills Road, Dublin 12.		
2. Development	Ground and first floor extension to existing building.		
3. Date of Application	29/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael Ryan, Address: 1 Kippure Avenue, Greenpark,		
5. Applicant	Name: Michael Ryan, Address: 1 Kippure Avenue, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 1260 Date 25/06/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/07/98	Written Representations	
9. Appeal Decision	05/11/98	Grant Permission	
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/0270

APPEAL by Michael Ryan of 1 Kippure Avenue, Greenpark, Dublin against the decision made on the 25th day of June, 1998 by the Council of the County of South Dublin to refuse permission for development comprising ground and first floor extension to existing building at Unit 1, Mulcahy Keane Estate, Greenhills Road, 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

Having regard to the planning history of the site, to the established use of the site and the zoning objective for the area as set out in the current development plan 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 property in the vicinity or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. 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.

2. No sign or advertisement shall be erected or displayed within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of visual amenity.

3. The car parking area indicated on the submitted block plan shall be used exclusively for that purpose and shall be clearly marked out for such use.

Reason: To ensure that the premises is adequately serviced with car parking spaces.

4. 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.



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

Dated this 5th day of November 1998.

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

Decision Order Number 1260	Date of Decision 25/06/98
Register Reference S98A/0270	Date 29th April 1998

Applicant Michael Ryan,
Development Ground and first floor extension to existing building.
Location Unit 1, Mulcahy Keane Estate, Greenhills Road, Dublin 12.

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*DC*..... 25/06/98
for SENIOR ADMINISTRATIVE OFFICER

Michael Ryan,
1 Kippure Avenue,
Greenpark,
Dublin 12.

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Reasons

- 1 The proposed development would seriously injure the amenities of property in the vicinity in particular the property to the north which would experience over-shadowing of the private open space of the dwelling.

- 2 The proposed development would be prejudicial to public health as the applicant has failed to provide written evidence of permission to connect to private foul and surface water sewers.