

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0050	
1. Location	Area adjacent to Fonthill House, New Road, Clondalkin, Dublin 22.		
2. Development	Two-storey apartment building accommodating four two-bedroomed apartments and associated siteworks and parking.		
3. Date of Application	05/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/02/98 2.	1. 23/02/98 2.
4. Submitted by	Name: Lorcán Green and Associates Address: 5 Thormanby Road, Howth,		
5. Applicant	Name: Kevin Mc Nulty Address: Fonthill House, New Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0746 Date 21/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	20/05/98	Written Representations	
9. Appeal Decision	18/09/98	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 1998

County South Dublin

Planning Register Reference Number: S98A/0050

APPEAL by Eileen Forde care of Bernard Kelly and Associates Architects of 8 Ard Lua, Ballina, County Tipperary against the decision made on the 21st day of April, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Kevin McNulty care of Lorcan Greene and Associates of 5 Thormanby Road, Howth, County Dublin for development comprising two-storey apartment building accommodating four two bedroom apartments and associated site works and parking area adjacent to Fonthill House, New Road, Clondalkin, County Dublin:

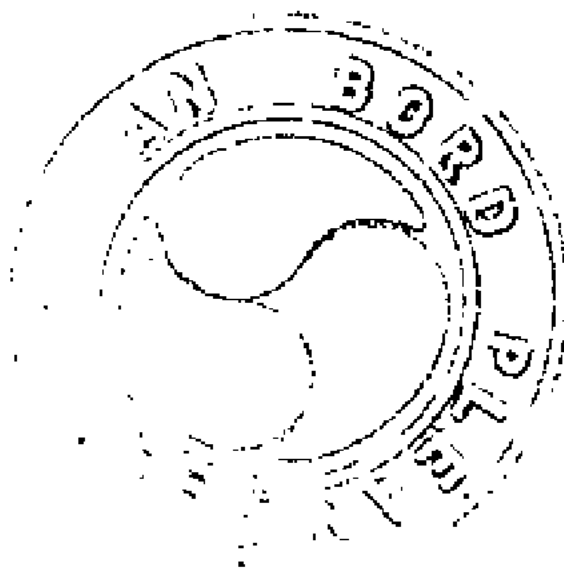
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The Board is not satisfied that the application has been made by a person who has:

- (a) sufficient legal estate or interest in the land the subject of the application to enable him to carry out the proposed works on the said land, or
- (b) the approval of the person who has such sufficient legal estate or interest.

In these circumstances it is considered that the Board is precluded from considering the granting of permission for the development the subject of the application.

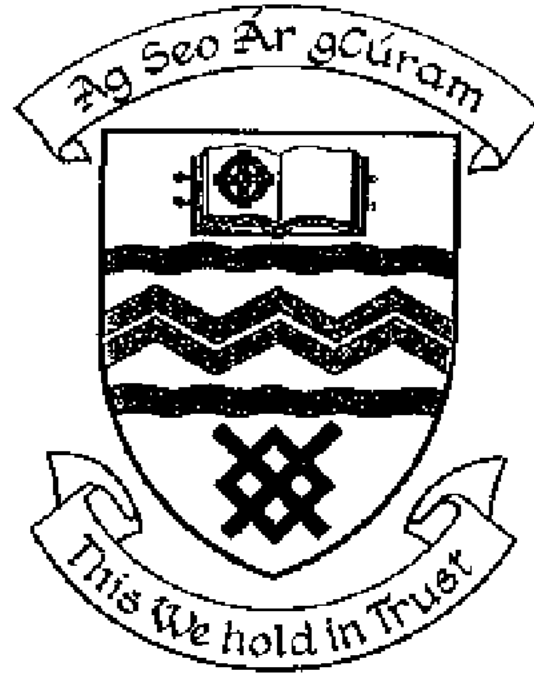


Lewis Cohen

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

Dated this *18th* day of *September* 1998.

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



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

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

Decision Order Number 0746	Date of Decision 21/04/98
Register Reference S98A/0050	Date 5th February 1998

Applicant Kevin Mc Nulty

Development Two-storey apartment building accommodating four two-bedroomed apartments and associated siteworks and parking.

Location Area adjacent to Fonthill House, New Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/02/98 /23/02/98

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.

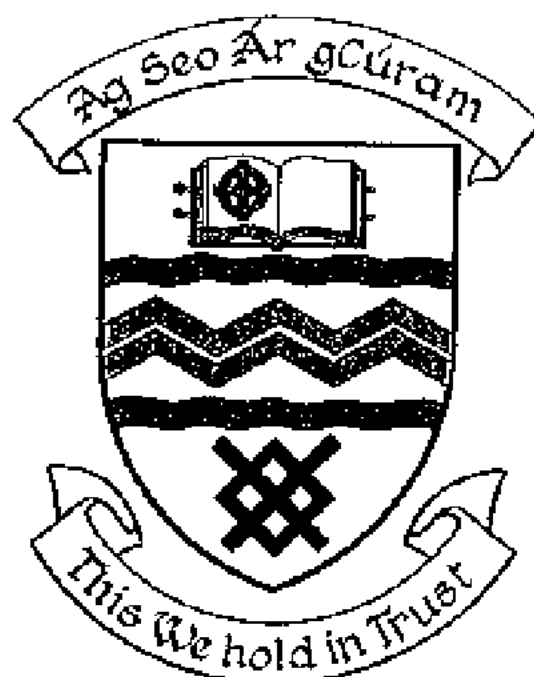
Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

21/04/98

Lorcan Green and Associates
5 Thormanby Road,
Howth,
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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 5 That the first floor window for Bedroom 2 Apartment 3 shown in the south elevation drawing shall be omitted and replaced by a rooflight. Revised plan and elevation drawings shall be submitted to the Planning Authority for agreement prior to the commencement of the development.
REASON:
To protect the amenity of the adjoining property.

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- 6 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority written confirmation of the consent of the Roads Department South Dublin County Council for connection to the drain within the control of that Department.

REASON:

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

- 7 That a financial contribution in the sum of £1,080 (one thousand and eighty 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.

- 8 That a financial contribution in the sum of money equivalent to the value of £3,200 (three thousand two 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.

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- 9 That a financial contribution in the sum of £2,000 (two 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.

- 10 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £2,000.00 or lodgement with the Council of a cash sum of £2,000.00.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 11 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

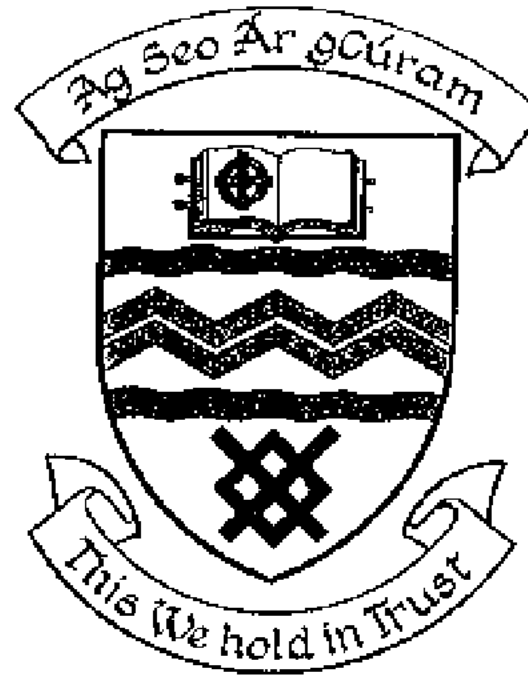
- 12 That an acceptable numbering scheme be submitted to and approved by the County Council before any constructional

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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

Order Number 0293	Date of Order 17/02/98
Register Reference S98A/0050	Date 5th February 1998

Applicant Kevin Mc Nulty

Development Two-storey apartment building accommodating four two-bedroomed apartments and associated siteworks and parking.

Location Area adjacent to Fonthill House, New Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 13/02/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

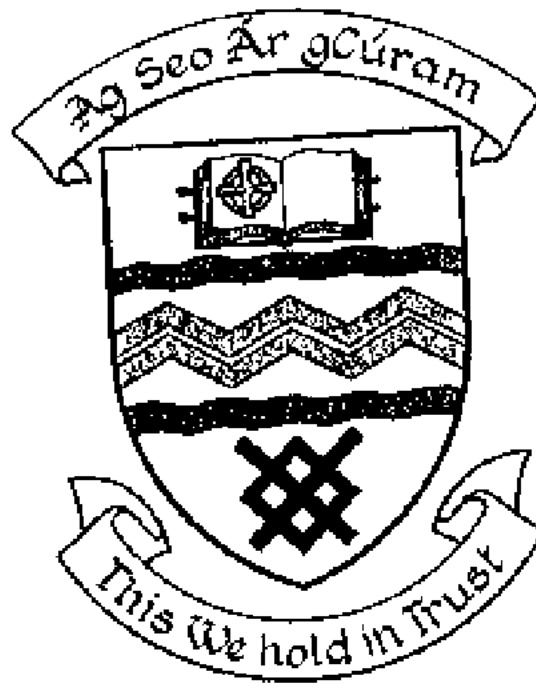
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

Lorcan Green and Associates
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- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

17/02/98