

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98A/0018	
1. Location	Stage 2, Springvale, Edmonstown Road, Ballyboden, Dublin 16.			
2. Development	Variations to previously approved development Reg. Ref. S96A/0432, to convert Springvale House, to four apartments, two 2 bedroom and two 1 bedroom, including extension, alterations and site works.			
3. Date of Application	16/01/98	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 13/02/98 2.	1. 20/02/98 2.	
4. Submitted by	Name: Gerald Cantan, Address: Architects, Unit 2, Edel House,			
5. Applicant	Name: Dunboden Estates Limited, Address: Springvale House, Edmonstown Road, Ballyboden, Dublin 16.			
6. Decision	O.C.M. No. 0695 Date 16/04/98	Effect RP REFUSE PERMISSION		
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION		
8. Appeal Lodged	13/05/98	Written Representations		
9. Appeal Decision	09/12/98	Grant Permission		
10. Material Contravention				
11. Enforcement	0	Compensation	0	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/0018

APPEAL by Dunboden Estates Limited care of Gerald Cantan of Unit 2, Edel House, 51-52 Bolton Street, Dublin against the decision made on the 16th day of April, 1998 by the Council of the County of South Dublin to refuse permission for development comprising variations to previously approved development, under planning register reference number S96A/0432, to convert Springvale House to four apartments, two 2 bedroom and two 1 bedroom, including extension, alterations and site works at stage 2 Springvale, Edmonstown Road, Ballyboden, 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 density of the existing and permitted residential development and to the limited scale of the proposed development it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not result in an excessive density of development, would be acceptable in terms of traffic safety and convenience and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the planning authority on the 16th day of January, 1998 and the revised particulars lodged on the 29th day of January, 1998, as supplemented by the additional information lodged on the 12th and 13th days of February, 1998, except as may otherwise be required to comply with the following conditions.

Reason: To clarify the nature and extent of the development authorised by this grant of permission in the interest of orderly development.

Pam.

2. (a) The car parking layout within the proposed development scheme shall accommodate a total of 8 spaces as shown on drawing number 579/117B, lodged with An Bord Pleanála on behalf of the developer on the 14th day of July, 1998.
- (b) Car parking spaces shall be surfaced in a material which shall be distinguishable in colour and texture from the material to be used to surface the entrance driveway and circulation area. The car parking spaces should also be clearly delineated by a suitable permanent material. Details of the surfacing materials shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: To provide adequate on-site car parking to cater for the parking needs of the development.

3. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed with the planning authority before development commences. The scheme shall include a timescale for its implementation.

Reason: In the interest of visual amenity.

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. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

6. The two metre high screen wall to be erected along the boundary of the site with the residential properties to the north shall be two metres in height above the finished ground level of the site.

Reason: To protect the amenities of adjoining residential property.

7. A management scheme for the adequate future maintenance of the communal open spaces, car parking and circulation areas within the proposed development scheme shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: To ensure the future adequate maintenance of this private development in the interest of residential amenity.

8. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

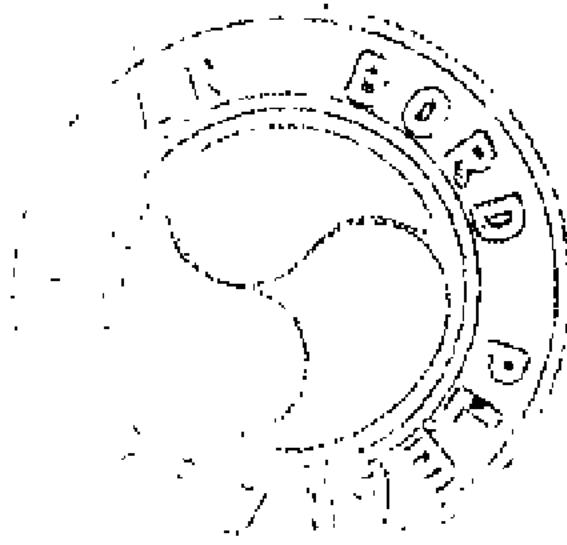
9. (a) The window opening, which would serve the proposed master bedroom, at first floor level in the northern side elevation of Springvale House, shall be omitted.
- (b) The bathroom window at ground floor level in the southern side elevation of Springvale House shall be glazed in obscure glass.

Reason: In the interest of residential amenity.

10. 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.



Donogh W. Murphy

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

Dated this 9th day of December 1998.

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



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0695	Date of Decision 16/04/98
Register Reference S98A/0018	Date 16th January 1998

Applicant Dunboden Estates Limited,

Development Variations to previously approved development Reg. Ref. S96A/0432, to convert Springvale House, to four apartments, two 2 bedroom and two 1 bedroom, including extension, alterations and site works.

Location Stage 2, Springvale, Edmonstown Road, Ballyboden, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/02/98 /20/02/98

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

for the (1) Reason~~s~~ on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER 16/04/98

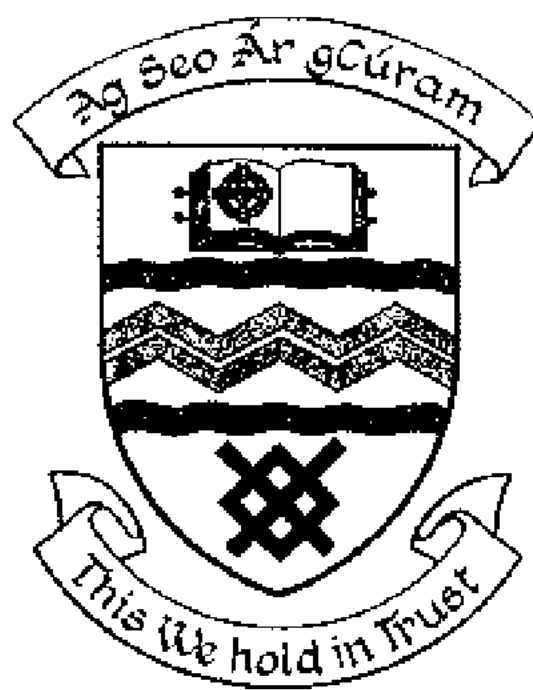
Gerald Cantan,
Architects,
Unit 2,
Edel House,
51-52 Bolton Street,
Dublin 1.

SOUTH DUBLIN COUNTY COUNCIL
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~~REG REF. S98A/0018~~



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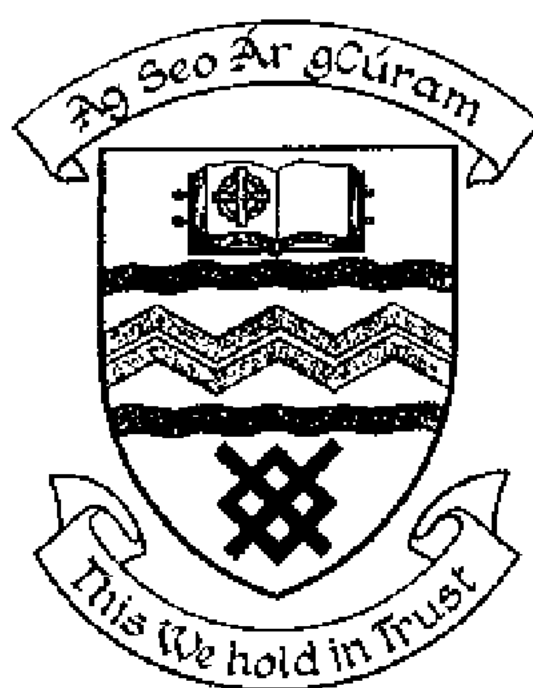
Reasons

- 1 The proposed development by reason of density, traffic generation, inadequate car parking, generation of on-street parking and traffic congestion would seriously damage the amenities and depreciate the value of property in the vicinity. The proposed development is not consistent with the zoning objective for the area "to protect and improve residential amenity" and is not consistent with the proper planning and development of the area.

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

Order Number 0268	Date of Order 13/02/98
Register Reference S98A/0018	Date 16th January 1998

Applicant Dunboden Estates Limited,
Development Variations to previously approved development Reg. Ref. S96A/0432, to convert Springvale House, to four apartments, two 2 bedroom and two 1 bedroom, including extension, alterations and site works.
Location stage 2, Springvale, Edmonstown Road, Ballyboden, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 06/02/98 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 the 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

Gerald Cantan,
Architects,
Unit 2,
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51-52 Bolton Street,
Dublin 1.

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~~REG REF. S98A/0018~~

- (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.

13/02/98