

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0812	
1. Location	Side of 10 Willington Green, Templeogue, Dublin 14.		
2. Development	Bungalow.		
3. Date of Application	16/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/02/98 2.	1. 26/02/98 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. N. Murray, Address: 31 Glendown Crescent, Templeogue, Dublin 6.		
6. Decision	O.C.M. No. 0775 Date 23/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	15/05/98	Written Representations	
9. Appeal Decision	09/11/98	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

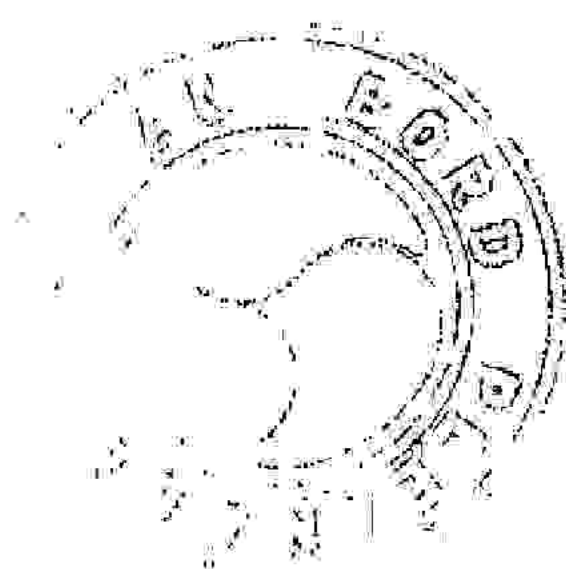
Planning Register Reference Number: S97A/0812


**APPEAL** by Edward Kennedy and others care of 11 Wellington Cottages, Templeogue, County Dublin against the decision made on the 23rd day of April, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to N. Murray care of P. Watson of 72 Weston Road, Churchtown, County Dublin for development comprising bungalow at side of 10 Wellington Green, Templeogue, 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

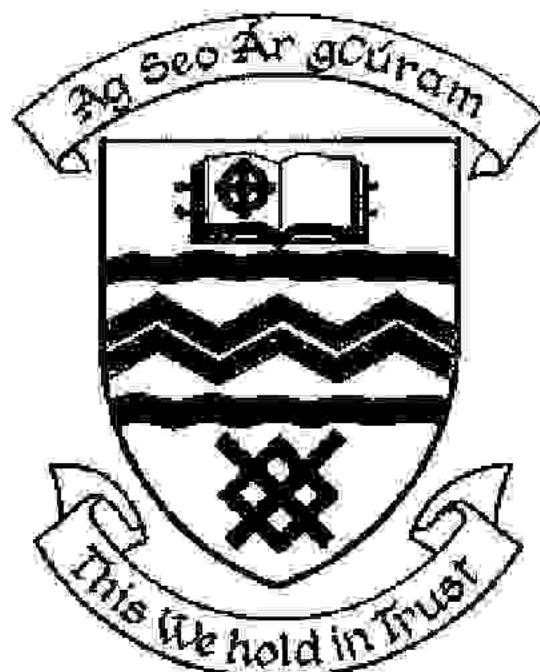
Having regard to the configuration of the site, the floor area of the proposed development, the proximity of the east-facing bedroom to the boundary wall of Number 10 Wellington Cottages, and to the unsatisfactory internal layout, it is considered that the proposed development would constitute substandard development and would seriously injure the amenities of the occupants of the proposed development and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 9<sup>th</sup> day of November 1998.

**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**

<b>Decision Order Number 0775</b>	<b>Date of Decision 23/04/98</b>
<b>Register Reference S97A/0812</b>	<b>Date 16th December 1997</b>

**Applicant** Mr. N. Murray,  
**Development** Bungalow.  
**Location** Side of 10 Willington Green, Templeogue, Dublin 14.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 12/02/98 /26/02/98

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

.....  
for **SENIOR ADMINISTRATIVE OFFICER** 23/04/98

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.



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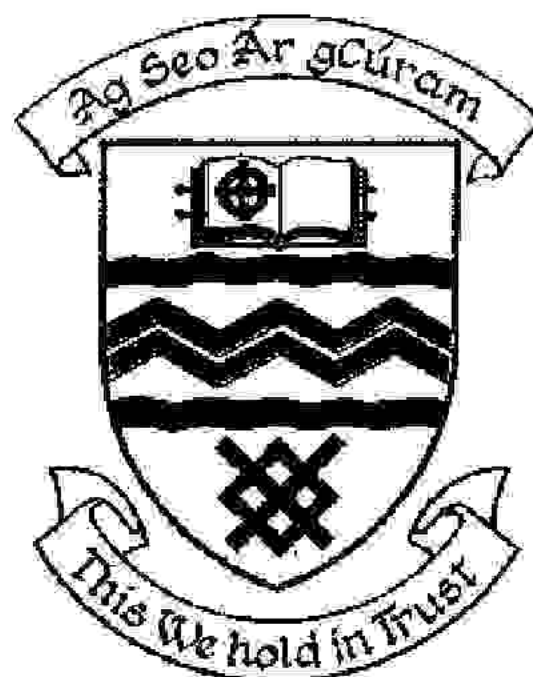
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 26/02/98 and by unsolicited additional information received on 23/03/98, 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 That a 2m high boundary be provided along the northern boundary and along the western boundary over a distance of 20m as measured from the rear wall unless otherwise agreed in writing with adjacent property owner. The 2m boundary wall shall not come forward of the building line of the adjacent property (west).  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That a 2m high boundary wall be provided between the proposed development and the property to the east unless otherwise agreed with the adjacent property owner. The 2m boundary wall shall not come forward of the front building line of the existing or proposed dwellings (excluding porch).  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That a 7.5m rear garden be provided to the rear of the house.  
REASON:

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

- 5 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 6 That the proposed boundary treatment to the front shall be of high quality and harmonise with the original character of the existing Wellington Cottages.  
REASON:  
To assimilate the development into the streetscape.
- 7 The proposed materials and finishes of the dwelling shall harmonise with the original character of the existing Wellington Cottages.  
REASON:  
To assimilate the development into the streetscape.
- 8 That the driveway be dished and drained to the requirements of the Planning Authority (Roads Department) at the applicants expense.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard the applicant shall submit satisfactory evidence of entitlement/permission to connect to foul and surface water sewers prior to commencement of development.  
REASON:



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

- 10 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

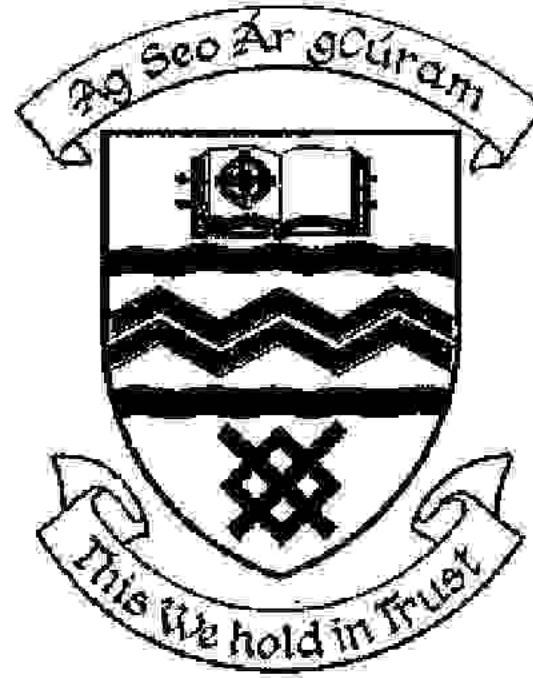
- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before 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.

- 12 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.

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**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.

- 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 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.

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

**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 0254	Date of Decision 12/02/98
Register Reference S97A/0812	Date 16th December 1997

**Applicant** Mr. N. Murray,  
**Development** Bungalow.

**Location** Side of 10 Willington Green, Templeogue, Dublin 14.

**App. Type** Permission

Dear Sir/Madam,

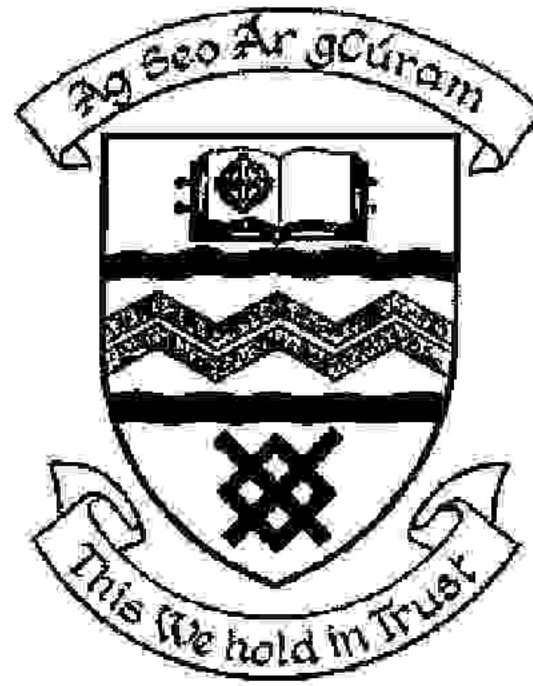
With reference to your planning application, received on 16/12/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit more detailed drawings indicating how the proposed development relates to existing development. In particular the applicant is requested to include details of the following:-
  - . details of rear extension of the adjacent bungalow to the west including details of windows/doors.
  - . details of proposed west elevation.
  - . details of approved extension of No. 10 Wellington Cottages and clarification of exact depth and area of garden.
  - . profile of adjacent cottage including details of roof outline.
  - . details of south, east and west boundary treatment. Details to include elevations of front boundary treatment which should harmonise with existing treatment to the front of the other cottages.

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.



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- 2 The applicant is requested to submit satisfactory evidence of entitlement/permission to connect to foul and surface water sewers.
- 3 The applicant is requested to submit full details of existing foul and surface water drainage systems including details of number of houses on system, gradients, sizes, invert and cover levels of pipes and to confirm whether or not there is sufficient capacity for the proposed development.
- 4 The applicant is requested to confirm the area of the proposed site.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/02/98