

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S97A/0801	
1. Location	13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.			
2. Development	3 bed, 2 storey dwelling complete with new site access to side.			
3. Date of Application	10/12/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Outline Permission	1. 05/01/98	1. 12/01/98	
		2.	2.	
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown,			
5. Applicant	Name: Mr. L. Meer, Address: 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.			
6. Decision	O.C.M. No. 0413  Date 05/03/98	Effect AO GRANT OUTLINE PERMISSION		
7. Grant	O.C.M. No.  Date	Effect AO GRANT OUTLINE PERMISSION		
8. Appeal Lodged	06/04/98	Written Representations		
9. Appeal Decision	31/07/98	Grant Outline 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/0801

**APPEAL** by Frank and Phyllis Burke of 12 Elmcastle Court, Kilnamanagh Estate, Dublin against the decision made on the 5th day of March, 1998 by the Council of the County of South Dublin to grant subject to conditions an outline permission to L. Meer care of Paul A. Flanagan of 27 Kilnamanagh Road, Walkinstown, Dublin for development comprising the construction of a three bedroom two-storey house with new site access to side at 13 Elmcastle Court, Kilnamanagh, Tallaght, 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 outline 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 outline permission is hereby granted subject to the said conditions.

### FIRST SCHEDULE

Having regard to the pattern of development in the area and the location of the site at the end of a cul-de-sac, it is considered that the proposed development would not seriously injure the residential amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with 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. All service cables associated with the proposed development (such as electrical, television, telephone and street lighting cables) shall be run underground within the site.

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

3. Screen walls shall be provided at such locations as may be required by the planning authority to screen the rear garden from public view. Such walls shall be not more than two metres high, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

**Reason:** In the interest of visual and residential amenity.

4. The existing footpath and kerb in front of the proposed development at the location of the proposed entrance to the existing dwelling shall be dishd to the specification of the planning authority at the developer's expense prior to the occupation of the proposed dwelling.

**Reason:** In the interest of traffic and pedestrian safety.

5. 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 the provision of a public water supply and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be determined at approval stage.

**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.

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 road improvement works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be determined at approval stage.

**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 31<sup>st</sup> day of July 1998.

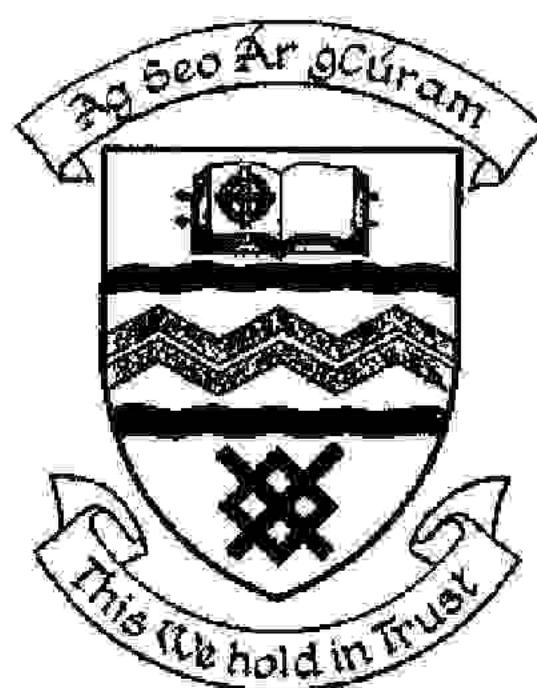




**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 0413	Date of Decision 05/03/98
Register Reference S97A/0801	Date 10th December 1997

**Applicant** Mr. L. Meer,

**Development** 3 bed, 2 storey dwelling complete with new site access to side.

**Location** 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 05/01/98 /12/01/98

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 OUTLINE PERMISSION** in respect of the above proposal.

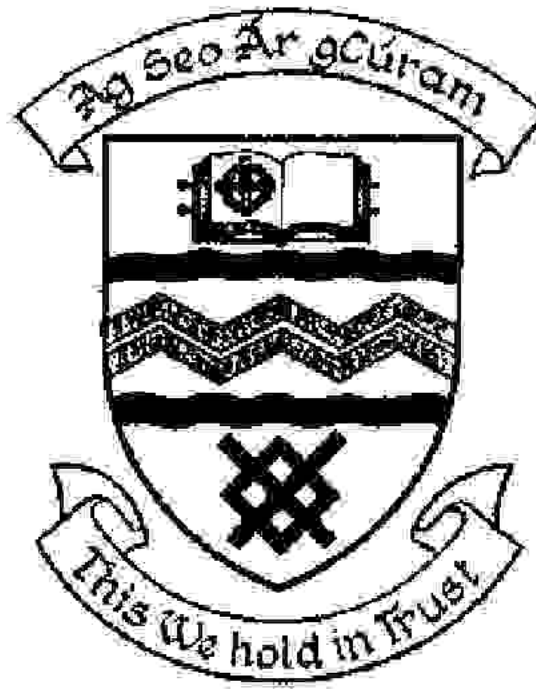
Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

05/03/98

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

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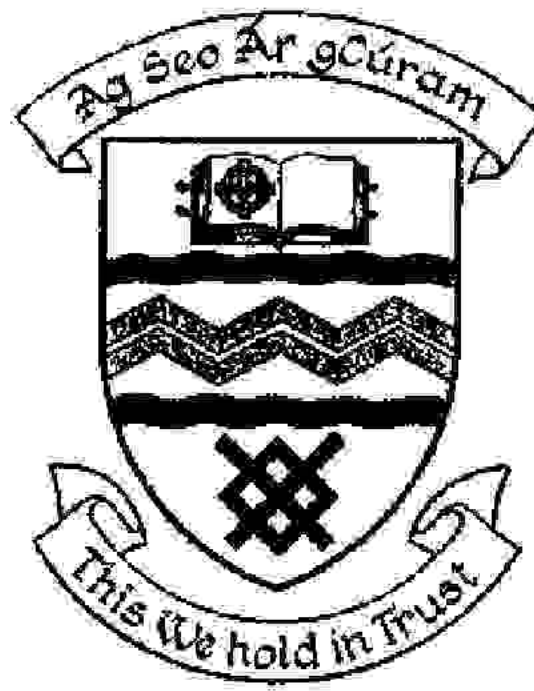
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 No development shall take place on site pending the decision of the Planning Authority or An Bord Pleanála on appeal on an application for Approval on foot of this outline Permission.  
REASON:  
In the interest of clarity and the proper planning and development of the area.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, no part of the proposed house shall be within 5.0m of any public foul or surface water sewer or any public watermain.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.



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- 6 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.
- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.
- 8 That all external finishes harmonise in colour and texture with the existing premises. The design and height of the proposed house shall match the existing house on site.  
REASON:  
In the interest of visual amenity.
- 9 At least two on-site parking spaces shall be provided for the existing house and also for the proposed house.  
REASON:  
To eliminate, insofar as is possible, on-street parking at a turning circle in the interest of traffic safety and the proper planning and development of the area.
- 10 All boundary walls, existing and proposed, where visible from the public road, shall be capped and plastered along their entire length.

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**REASON:**

In the interest of visual amenity.

- 11 The footpath and kerb shall be dished to the requirements of the Area Engineer, Roads Maintenance, Division, South Dublin County Council at the applicants prior expense.

**REASON:**

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

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

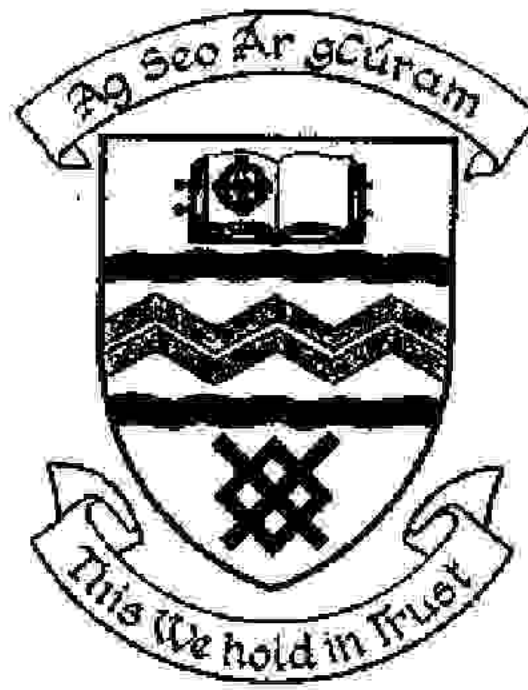
- 13 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to 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 road improvement works and traffic management schemes facilitating the proposed development.



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- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

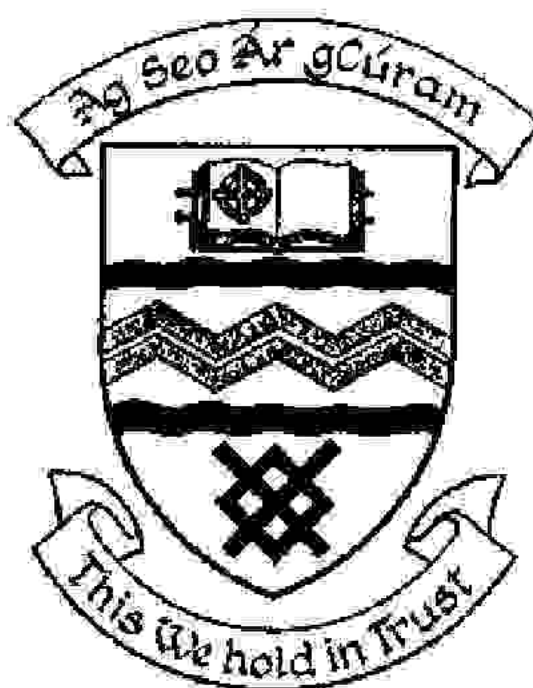
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.



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

Order Number 0001	Date of Order 05/01/98
Register Reference S97A/0801	Date 10th December 1997

**Applicant** Mr. L. Meer,

**Development** 3 bed, 2 storey dwelling complete with new site access to side.

**Location** 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 19/12/97 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
- (b) whether application is for Permission, Outline Permission, or Approval.

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

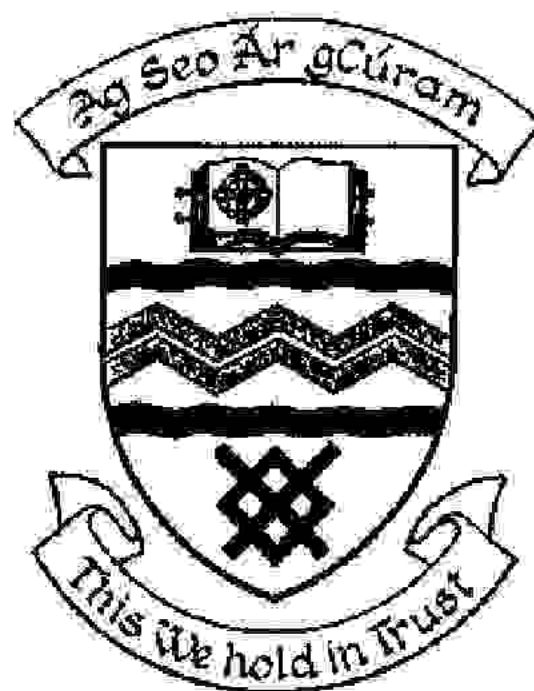


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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

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

Yours faithfully,

.....  
for Senior Administrative Officer.

06/01/98