

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0782	
1. Location		Rear of 1 Crannagh Park, Rathfarnham, Dublin 14.			
2. Development		Two storey detached dwelling.			
3. Date of Application		01/12/97		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 17/12/97	1. 02/01/98
				2.	2.
4. Submitted by		Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,			
5. Applicant		Name: Frank Nolan, Address: 1 Crannagh Park, Rathfarnham, Dublin 14.			
6. Decision		O.C.M. No. 0367 Date 26/02/98		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. Date		Effect AP GRANT PERMISSION	
8. Appeal Lodged		20/03/98		Written Representations	
9. Appeal Decision		17/07/98		Grant 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/0782

APPEAL by Jim O'Brien and Barry O'Connor care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Helier's Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 26th day of February, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Frank Nolan care of Louis Burke of Mantua Studio, Templeogue Bridge, Dublin for development comprising the erection of a two-storey detached house to rear of existing house at 1 Crannagh Park, Rathfarnham, 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 distance of the proposed house from adjacent houses and the design of the proposed house, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential amenities of houses in the vicinity. 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 details lodged with the application as amended by the details received by the planning authority on the 11th day of February, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity and development control.

7.0' X.

9. 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.

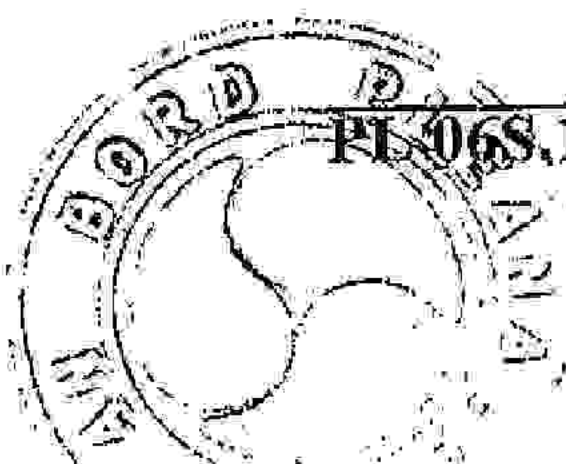
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall 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.

P. D. Saffy

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

Dated this *17th* day of *July* 1998.



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

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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 0367	Date of Decision 26/02/98
Register Reference S97A/0782	Date 1st December 1997

Applicant Frank Nolan,
Development Two storey detached dwelling.
Location Rear of 1 Crannagh Park, Rathfarnham, Dublin 14.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/12/97 /02/01/98

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 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** 26/02/98

Louis Burke Architects,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

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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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 That all watermain tappings, 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

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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 the materials and finishes of the proposed house and boundary treatment shall harmonise with the existing development.

REASON:

In the interest of visual amenity.

- 8 That the landing and bathroom windows at first floor level be of obscured glass.

REASON:

In the interest of residential amenity.

- 9 That a vehicular access shall be provided in accordance with the requirements of the Planning Authority. Details of exact location and design shall be submitted for written agreement with the Planning Authority prior to the commencement of development.

REASON:

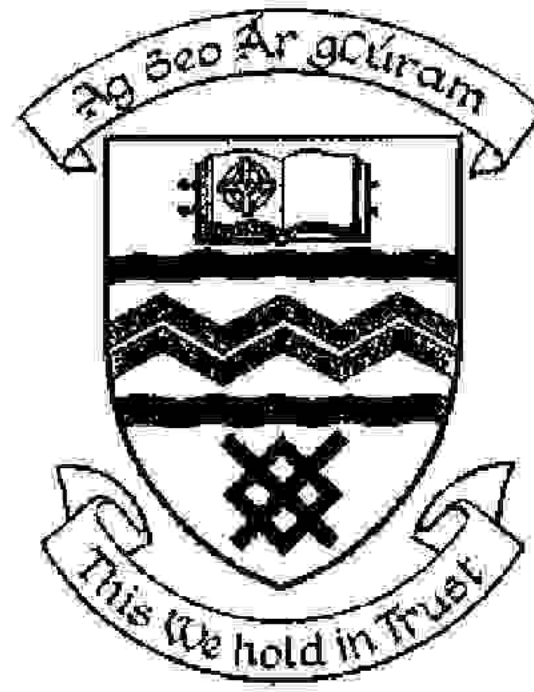
In the interest of the proper planning and development of the area.

- 10 That the footpath and kerb be dishd to requirements of the Planning Authority at the applicants expense. Any relocation of services shall be carried out at the applicant's expense.

REASON:

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

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- 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.

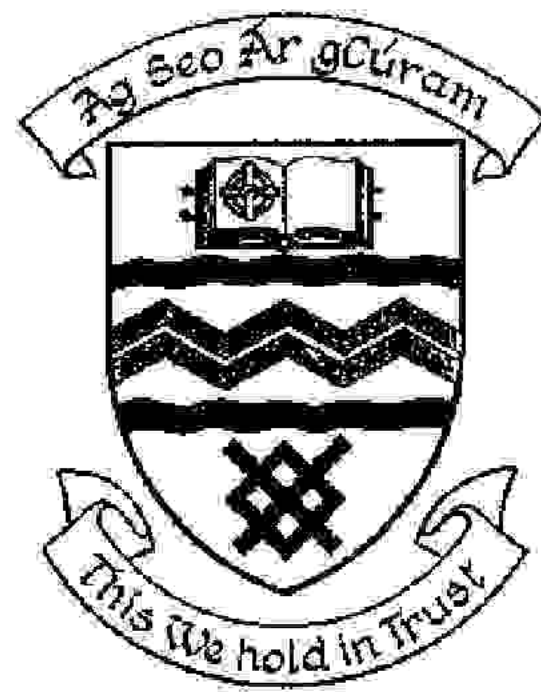
REASON:

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:

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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/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

Order Number 4299	Date of Order 17/12/97
Register Reference S97A/0782	Date 1st December 1997

Applicant Frank Nolan,
Development Two storey detached dwelling.
Location Rear of 1 Crannagh Park, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 08/12/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as parts of the site notice is hanging down as a result the notice is not fully legible. Before this application can be considered, you must erect a new 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

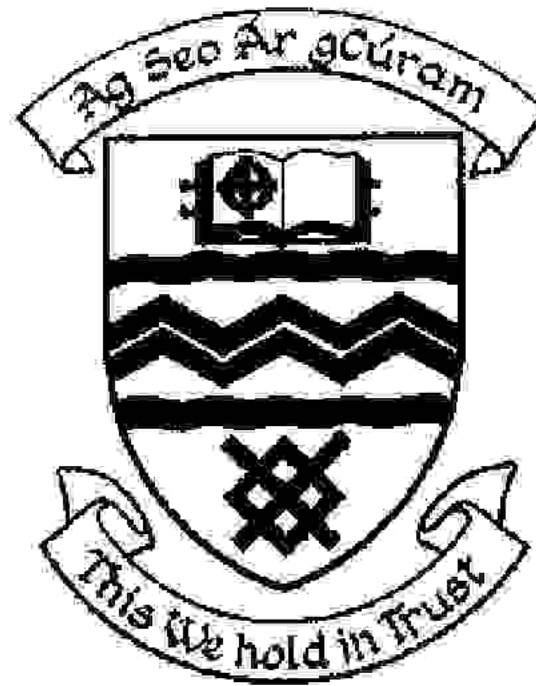
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

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
- (b) whether application is for Permission, Outline Permission, or Approval.

Louis Burke Architects,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

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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.

17/12/97