

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0738	
1. Location	58 Anne Devlin Road, Rathfarnham, Dublin 14.		
2. Development	Detached house to match existing.		
3. Date of Application	17/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/11/97 2.	1. 08/12/97 2.
4. Submitted by	Name: Architectural Construction Technology, Address: An Tigh, Ballyogan Avenue,		
5. Applicant	Name: Gerry Harmon, Address: 58 Anne Devlin Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0232 Date 05/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	27/02/98	Written Representations	
9. Appeal Decision	29/06/98	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/0738

APPEAL by Joseph Whittle of 1 Anne Devlin Drive, Rathfarnham, Dublin against the decision made on the 5th day of February, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Gerry Harmon care of Architectural Construction Technology of an Tigh, Ballyogan, Carrickmines, Dublin for development comprising the erection of a detached house at 58 Anne Devlin Road, Rathfarnham, 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 pattern of development in the area, to the location and configuration of the site and to its proximity to adjoining residential property, it is considered that the proposed development of a two-storey detached residence on the site would constitute overdevelopment of the site and would give rise to overlooking of adjoining property. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and development of the area.



Léio O'Leary

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

Dated this *26th* day of *June* 1998.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

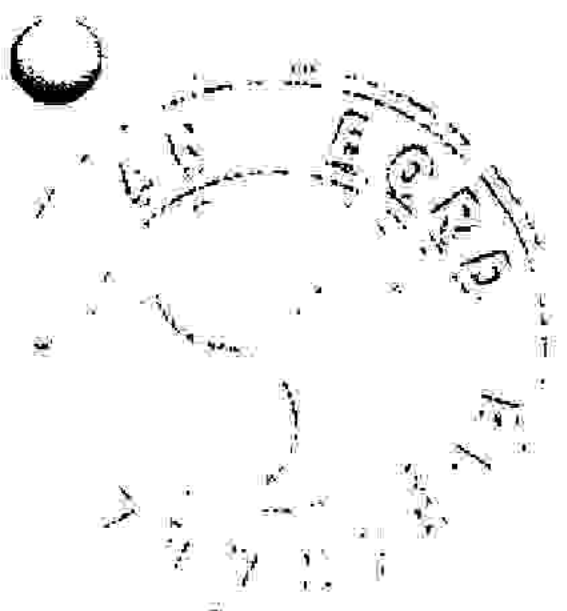
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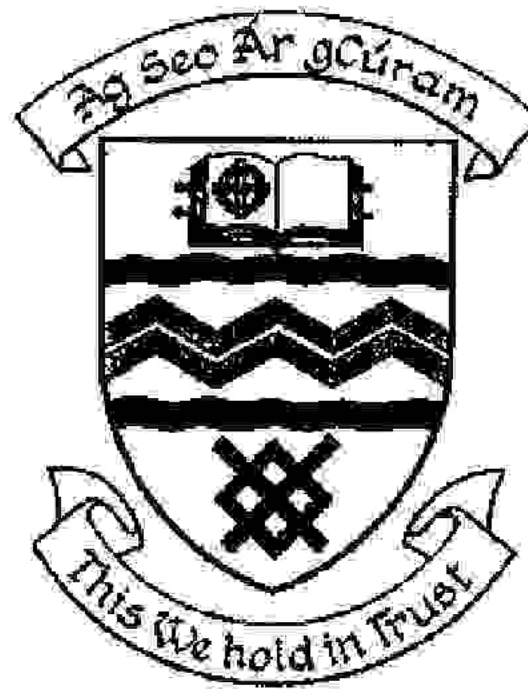


Louis O'Leary

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

Dated this *26th* day of *June* 1998.

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



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

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 0232	Date of Decision 05/02/98
Register Reference S97A/0738	Date 17th November 1997

Applicant Gerry Harmon,
Development Detached house to match existing.
Location 58 Anne Devlin Road, Rathfarnham, Dublin 14.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 27/11/97 /08/12/97

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.

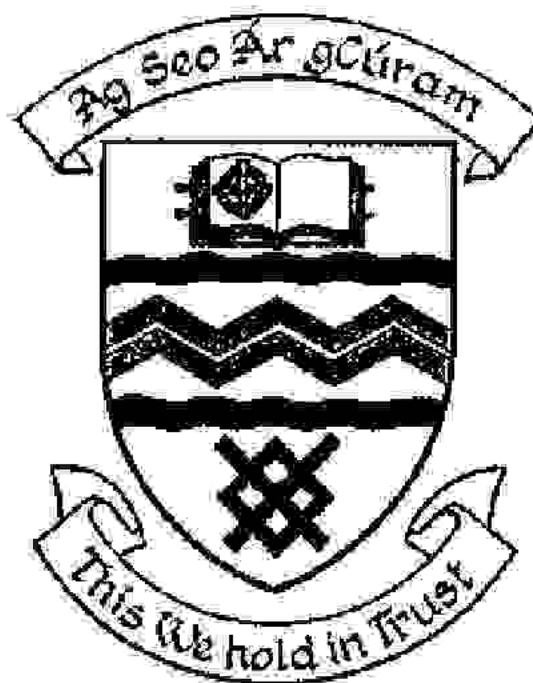
Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

05/02/98

Architectural Construction Technology,
An Tigh,
Ballyogan Avenue,
Carrickmines,
Dublin 18.

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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 unsolicited additional information received on 5/2/98, 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 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.
- 3 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.
- 4 That the footpath and driveway be dished and drained to the requirements of the Planning Authority (Roads Department) at the applicant's expense.
REASON:
In the interest of the proper planning and development of the area.
- 5 The materials and finishes of the dwelling be harmonious with the adjacent dwellings.
REASON:
In the interest of orderly development.

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- 6 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 foundations shall be constructed below invert level of any adjacent public sewer or watermain which is within a distance of 5m of the proposed development.

REASON:

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

- 7 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.

- 8 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.

- 9 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

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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.

- 10 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 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.

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

REASON:

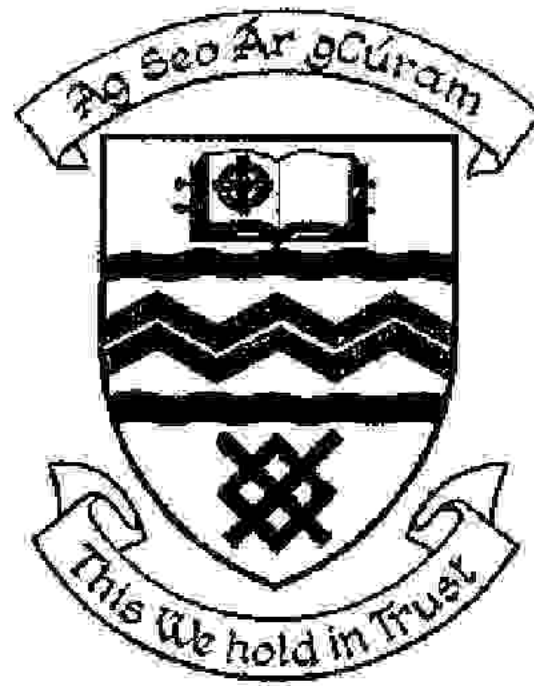
In the interest of the proper planning and development of the area.

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

Order Number 4166	Date of order 27/11/97
Register Reference S97A/0738	Date 17th November 1997

Applicant Gerry Harmon,
Development Detached house to match existing.
Location 58 Anne Devlin Road, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 26/11/97 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

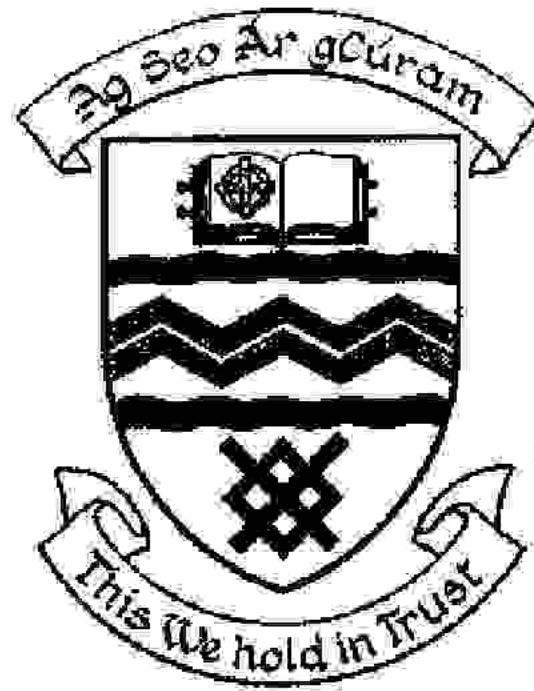
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

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.
- (c) nature and extent of development including number of dwellings (if any)

Architectural Construction Technology,
An Tigh,
Ballyogan Avenue,
Carrickmines,
Dublin 18.

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- (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.

27/11/97