

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0674
1. Location	Rear of 11 Newlands Drive, Clondalkin, Dublin 22, with access onto Newlands Park.	
2. Development	2 storey detached dwelling.	
3. Date of Application	16/10/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 06/11/97 2. 1. 13/11/97 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 26 Aranleigh Mount, Rathfarnham,	
5. Applicant	Name: Mr. Dereck Molloy, Address: 11 Newlands Drive, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. Date 13/02/98	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged	12/03/98	Written Representations
9. Appeal Decision	10/07/98	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

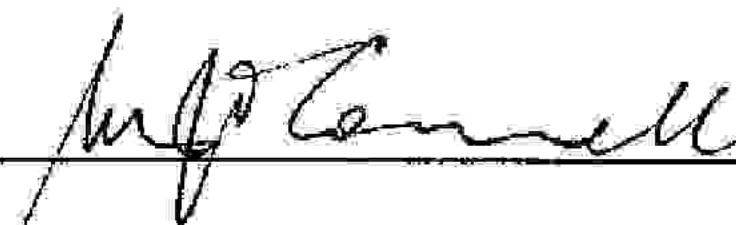
Planning Register Reference Number: S97A/0674

APPEAL by Eamon and Concepta O' Neill care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 13th day of February, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Dereck Molloy care of Eamonn Weber Architect of 26 Aranleigh Mount, Rathfarnham, County Dublin for development comprising two-storey detached house with access onto Newlands Park, at rear of 11 Newlands Drive, Clondalkin, 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.

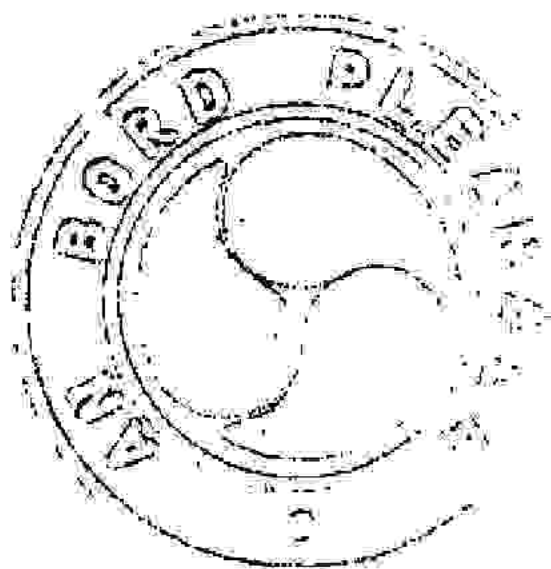
SCHEDULE

The site of the proposed development is located in an area zoned 'A' in the current development plan for the area for which the objective is 'to protect and/or improve residential amenity'. This objective is considered to be reasonable. Having regard to the location and design of the proposed house, with roof gables to the front and rear and a rear garden of approximately seven metres in length, it is considered that the proposed development would be out of character with the existing development in the area, would represent overdevelopment of the site, would seriously injure the amenity of property in the vicinity and would 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.

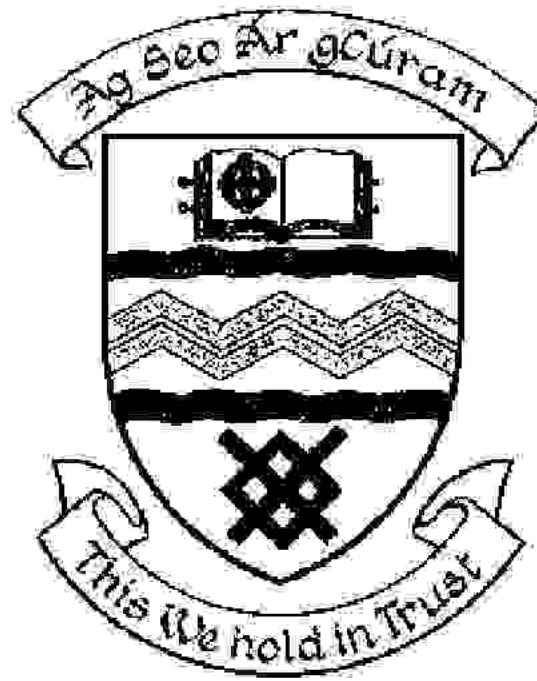
Dated this 10th day of July 1998.



SOUTH DUBLIN COUNTY COUNCIL
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 DEPARTMENT**
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 Dublin 24.

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 Fax: 01-462 0104

Eamonn Weber Architect,
 26 Aranleigh Mount,
 Rathfarnham,
 Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0544	Date of Final Grant 26/03/98
Decision Order Number 0276	Date of Decision 13/02/98
Register Reference S97A/0674	Date 13th November 1997

Applicant Mr. Dereck Molloy,

Development 2 storey detached dwelling.

Location Rear of 11 Newlands Drive, Clondalkin, Dublin 22, with access onto Newlands Park.

Floor Area 111.220 Sq Metres

Time extension(s) up to and including 27/02/98

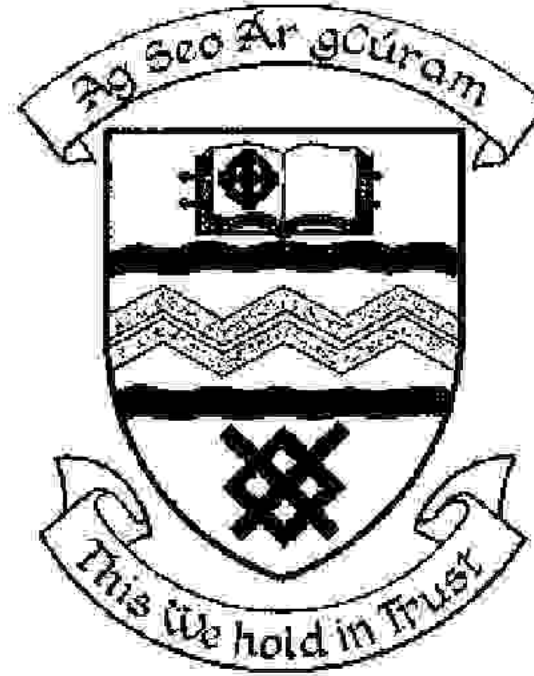
Additional Information Requested/Received 06/11/97 /13/11/97

A Permission has been granted for the development described above,
 subject to the following (18) Conditions.

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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 as amended by Unsolicited Additional Information received by the Council on 05/02/98, 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 The proposed dwelling to be located a minimum of 2 metres from the eastern boundary of the site.
REASON:
In the interest of the proper planning and development of the area.

- 3 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the adjoining dwellings to the east.
REASON:
In the interest of the proper planning and development of the area.

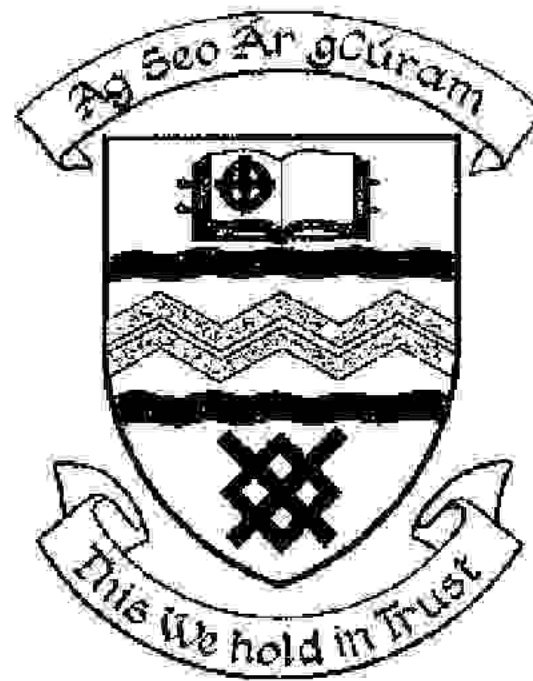
- 4 Details of boundary treatment to the site to be submitted for the agreement of the Planning Authority. Boundary treatment forward of the building line shall consist of dry dash walls with brick capping not exceeding an overall height of 1.2 metres.
REASON:
In the interest of the proper planning and development of the area.

- 5 All bathroom, utility and landing windows shall be fitted with obscure glass and where openings are provided they shall be of high level opening type only.
REASON:
In the interest of residential amenity.

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- 6 Prior to the first occupation of the dwelling front, side and rear garden areas shall be levelled graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interest of residential amenity.
- 7 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 8 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.
- 9 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.
- 10 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 11 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 applicant to submit a letter of agreement from Roads Department for connection to roads drains on Newlands Park or Newlands Drive. Applicant is advised that connecting surface water system into foul system is unacceptable.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 13 Parking for two cars to be provided within the curtilage of the site with an adequate turning area.
REASON:
In the interest of the proper planning and development of the area.
- 14 Footpath and kerb to be dished and the new driveway to be constructed to the satisfaction of the Area Engineer, Roads Department.
REASON:
In the interest of the proper planning and development of the area.
- 15 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.
- 16 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

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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.

- 17 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 at Corkagh Park 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.

- 18 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

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signed on behalf of South Dublin County Council.

³⁰ March 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0145	Date of Decision 23/01/98
Register Reference S97A/0674	Date 16th October 1997

Applicant Mr. Dereck Molloy,
App. Type Permission
Development 2 storey detached dwelling.

Location Rear of 11 Newlands Drive, Clondalkin, Dublin 22, with
access onto Newlands Park.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 27/02/98

Yours faithfully

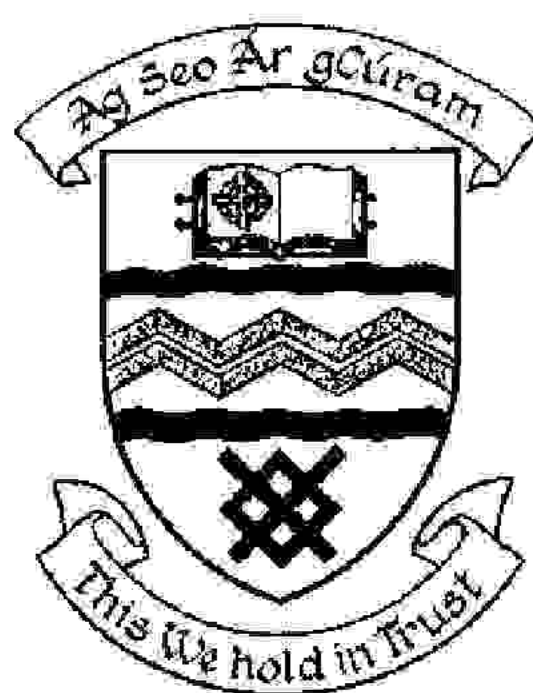
.....
for SENIOR ADMINISTRATIVE OFFICER 23/01/98

Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

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

Decision Order Number 0005	Date of Decision 07/01/98
Register Reference S97A/0674	Date 16th October 1997

Applicant Mr. Dereck Molloy,
App. Type Permission
Development 2 storey detached dwelling.
Location Rear of 11 Newlands Drive, Clondalkin, Dublin 22, with
access onto Newlands Park.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 27/01/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

07/01/98

Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

Eamonn Weber
Architect & Planning
Consultant

26 Aransleigh Mount, Rathfarnham, Dublin 14. Tel & Fax: 01 - 4933236

FAX TRANSMISSION

To

South Dublin Co. Council

For the attention of
Mr Noel Phelan

Your Ref: S97A/0674 - (1 Newlands Drive
Clonsilla, Co. D. (22)

Number of pages - including this cover sheet.

Message

Dear Sir

On behalf of my client Mr. Deleek
Molloy I am seeking a time extension
on the above application up to and
including the 27th Jan 1998

Yours faithfully,

Eamonn Weber

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

Order Number 3091	Date of Order 06/11/97
Register Reference S97A/0674	Date 16th October 1997

Applicant Mr. Dereck Molloy,
Development 2 storey detached dwelling.
Location Rear of 11 Newlands Drive, Clondalkin, Dublin 22, with
access onto Newlands Park.

Dear Sir/Madam,

An inspection carried out on 03/11/97 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 the notice is erected at entrance to No. 11 Newlands Drive, it should be erected at site Location at Newlands Park. 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

Eamonn Weber Architect,
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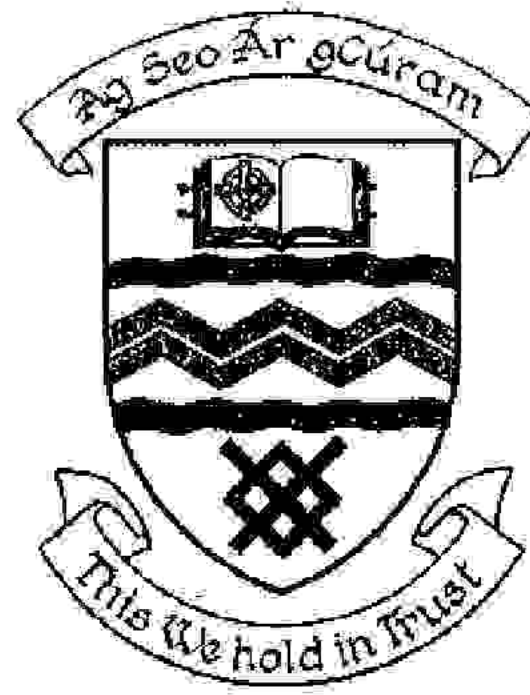
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- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development, including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County 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.

06/11/97