

| | | | |
|-----------------------------|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0531 | |
| 1. Location | 23 Carrigmore Road, Aylesbury, Tallaght, Dublin 24. | | |
| 2. Development | 3 bed detached house. | | |
| 3. Date of Application | 19/08/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 16/10/97 2. | 1. 05/01/98 2. |
| 4. Submitted by | Name: Architectural Construction Technology, Address: 128 Balally Drive, Sandyford, | | |
| 5. Applicant | Name: Susan Toman, Address: 23 Carraigmore Road, Aylesbury, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 0389 Date 02/03/98 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 30/03/98 | Written Representations | |
| 9. Appeal Decision | 28/07/98 | Grant Permission | |
| 10. Material Contravention | | | |
| 11. Enforcement | Compensation | Purchase Notice | |
| 0 | 0 | 0 | |
| 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/0531

APPEAL by Susan Toman care of Architectural Construction Technology of An Tigh, Ballyogan, Carrickmines, Dublin against the decision made on the 2nd day of March, 1998 by the Council of the County of South Dublin to refuse permission for the construction of a detached house at 23 Carraigmore Road, Aylesbury, 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 permission for the construction of the said detached house 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 garden depth and curtilage width and the prevailing form and character of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans, details and particulars lodged with the application on the 19th day of August, 1997, as amended by the details received by the planning authority on the 5th day of January, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. 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.

Pam.

3. Proposals providing for the location of foundations of the proposed house to be constructed at a level below the invert level of any adjacent public sewer or watermain which is within a distance of five metres of the proposed development, shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of public health.

4. The materials, colours and textures of all the external finishes to the proposed house shall be submitted for the written agreement of the planning authority before the commencement of construction of the house.

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

5. Prior to the commencement of development, proposals for a house number scheme shall be submitted for the written agreement of the planning authority.

Reason: In the interest of the orderly development.

6. The existing roadside kerb and verge shall be dished, as indicated in the site layout plan submitted to the planning authority on the 5th day of January, 1998, to the requirements of the planning authority and at the developer's expense.

Reason: In the interest of public safety.

7. Proposals providing for a boundary wall along the eastern boundary of the site shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of residential amenity and privacy.

8. The roof pitch, eaves height and ridge height of the proposed house shall be consistent with the adjacent house to the east. Details shall be submitted for the written agreement of the planning authority prior to the commencement of development.

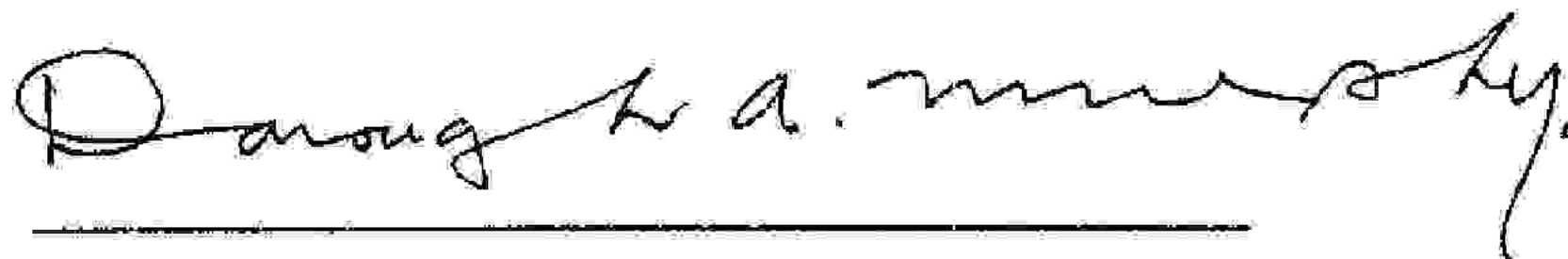
Reason: In the interest of visual amenity.

Done.

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 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 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.



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

Dated this 28th day of *July* 1998.

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



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

Telefon: 01-414 9000
Facs: 01-414 9104

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

Telephone: 01-414 9000
Fax: 01-414 9104

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0389 | Date of Decision 02/03/98 |
| Register Reference S97A/0531 | Date 19th August 1997 |

Applicant Susan Toman,
Development 3 bed detached house.
Location 23 Carrigmore Road, Aylesbury, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/10/97 /05/01/98

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 **REFUSE PERMISSION** in respect of the above proposal.

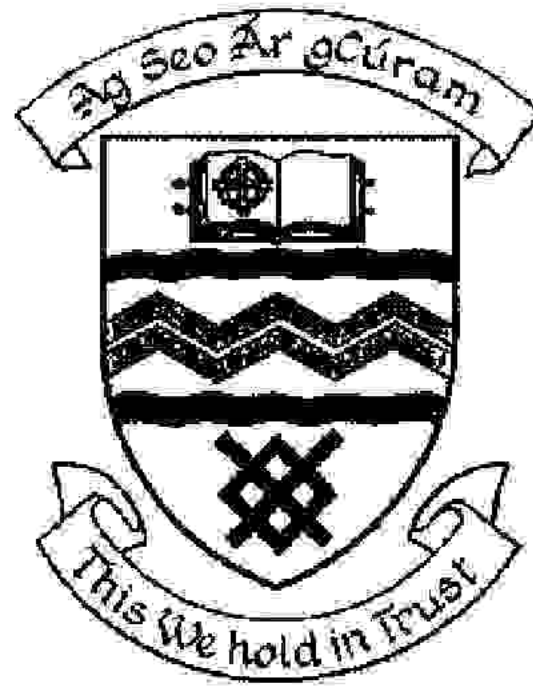
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for **SENIOR ADMINISTRATIVE OFFICER** 03/03/98

Architectural Construction Technology,
128 Balally Drive,
Sandyford,
Dublin 16.

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



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

Telefon: 01-414 9000
Facs: 01-414 9104
REG REF. S97A/0531

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

Telephone: 01-414 9000
Fax: 01-414 9104

Reasons

- 1 The applicant has failed to comply with Article 23(1)(c) of the Local Government (Planning and Development) Regulations, 1994 (S.I. No. 86 of 1994) in failing to submit a front elevation drawing of the existing house on this site despite an additional information request to do so. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would be prejudicial to public health given that drawings submitted have failed to show the position of the public surface water sewer and the public water main which run along the side boundary wall and within 5m of which no building is permitted.
- 3 The proposed development would seriously injure the amenities of property in the vicinity as it is not clear from drawings submitted that the proposed house would match existing houses in the vicinity in terms of design, height and finish.
- 4 The proposed development would seriously injure the visual amenities of the area given the applicants unwillingness to cap and plaster the portion of exposed concrete blockwork in the side boundary wall.

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

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 2057 | Date of Decision 16/10/97 |
| Register Reference S97A/0531 | Date 19th August 1997 |

Applicant Susan Toman,
Development 3 bed detached house.

Location 23 Carraigmore Road, Aylesbury, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/08/97 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 a front elevation drawing of the existing house on site together with the proposed house which should match it as closely as possible.
- 2 The applicant is requested to submit a revised site layout plan to scale 1:50 to show the proposed site in relation to the footpath, verge and road adjacent to the site boundaries. In particular the area to be ditched by South Dublin County Council for vehicular access at the applicants expense should be shown.
- 3 The applicant is requested to locate and plot the position of the public surface water sewer adjacent to the side boundary wall. There is a wayleave of 5.0m on either side of all such sewers inside which no building is permitted.

Architectural Construction Technology,
An Thigh,
Ballyogan,
Carrickmines,
Dublin 18.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S97A/0531

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

Telephone: 01-462 0000
Fax: 01-462 0104

4 The proposed house is located too close to the side boundary wall. The house should be a minimum of 1.0m away from the side boundary and revised drawings should be submitted for foundations to a depth of 2.0m where any part of the proposed house is within 2.0m. of the side boundary wall.

5 The applicant is requested to submit proposals to cap and plaster exposed part of the side boundary wall.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

16/10/97