

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0285	
1. Location	Ballydowd, Lucan, Co. Dublin.		
2. Development	Two dormer bungalows (previously approved under Reg. Reference 90A/0134).		
3. Date of Application	08/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael McEvoy, Address: 20 Woodview, Lucan, Co. Dublin.		
5. Applicant	Name: M. McEvoy, Address: 20 Woodview, Lucan, South County Dublin.		
6. Decision	O.C.M. No. 1325 Date 04/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	05/08/97	Written Representations	
9. Appeal Decision	04/12/97	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 1993

County South Dublin

Planning Register Reference Number: S97A/0285

APPEAL by Joseph Bligh of 8A Ballydowd Grove, Lucan, County Dublin against the decision made on the 4th day of July, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Michael McEvoy of 20 Woodview, Lucan, County Dublin for development comprising the erection of two dormer bungalows (previously approved under planning register reference number 90A/134) at Ballydowd, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, 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 residential zoning of the site, the planning history of the site and the design of the proposed houses, 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 property in the vicinity. would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. All service cables associated with the proposed development (such as electrical, communal 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.

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.

3. A screen wall at least two metres high shall be provided along the southern boundary of the site. This shall be of similar construction to the wall now existing along this boundary and shall be suitably capped.

Reason: In the interest of residential amenity and to protect the privacy of the dwelling to the south of the appeal site.

4. Screen walls in block or similar durable materials not less than two metres high, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. Details of the specific locations and extent of walling shall be submitted to and agreed in writing with the planning authority before the commencement of construction of the walls.

Reason: In the interest of visual and residential amenity.

5. Details of the access arrangements shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of traffic safety and the proper planning and development of the area.

6. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies 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 Council or, in default of agreement, shall be determined by An Bord Pleanála.

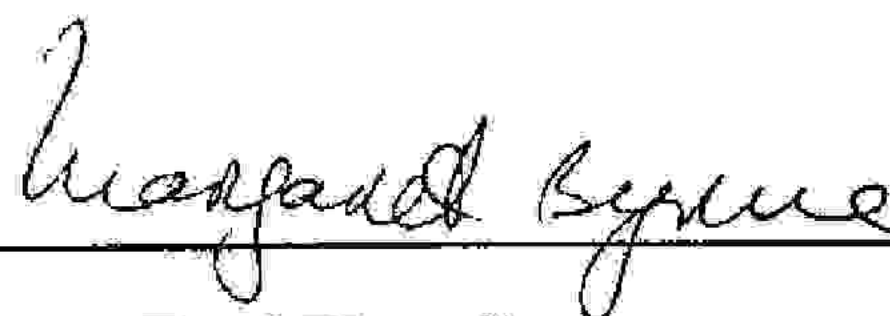
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall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

7. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of road improvement works and traffic management in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council 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 Council in respect of works facilitating the proposed development.



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

Dated this 4th day of December 1997.

