

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0055	
1. Location	1 Prospect View, Prospect Downs, Stocking Lane, Dublin 16.		
2. Development	2 storey house to side garden.		
3. Date of Application	07/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gerard Irvine MRIAI, Address: Lisalea, Airfield Court, Donnybrook,		
5. Applicant	Name: Kealan Lennon, Address: 1 Prospect View, Prospect Downs, Stocking Lane, Dublin 16.		
6. Decision	O.C.M. No. 0607  Date 03/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	02/05/97	Written Representations	
9. Appeal Decision	01/09/97	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.	

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

### AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0055

APPEAL by Conor Bennett and others care of O'Mahony Pike of Owenstown House, Foster's Avenue, Blackrock, County Dublin against the decision made on the 3rd day of April, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Kealan Lennon care of Gerard Irvine of Lisalea, Airfield Court, Donnybrook, Dublin for development comprising a two storey house to side garden at 1 Prospect View, Prospect Downs, Stocking Lane, 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

It is considered that the proposed development represents a reasonable infill residential development and 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, 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. A separation of not less than 2.3 metres shall be provided between the side walls of the adjacent and proposed house.

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

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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. 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.

4. All external finishes shall harmonise in colour and texture with the existing house.

**Reason:** In the interest of visual amenity.

5. 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 road improvements and traffic management 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 the provision of road improvements and traffic management facilitating the proposed development.

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 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 Council or, in default of agreement, shall be determined by An Bord Pleanála.

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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 the provision of a public water supply and sewerage facilities facilitating the proposed development.



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

Dated this 1st day of September 1997.

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Decision Order Number 0607	Date of Decision 03/04/97
Register Reference S97A/0055	Date 7th February 1997

..... 03/04/97  
for SENIOR ADMINISTRATIVE OFFICER

Gerard Irvine MRIAI,  
Lisalea,  
Airfield Court,  
Donnybrook,  
Dublin 4.



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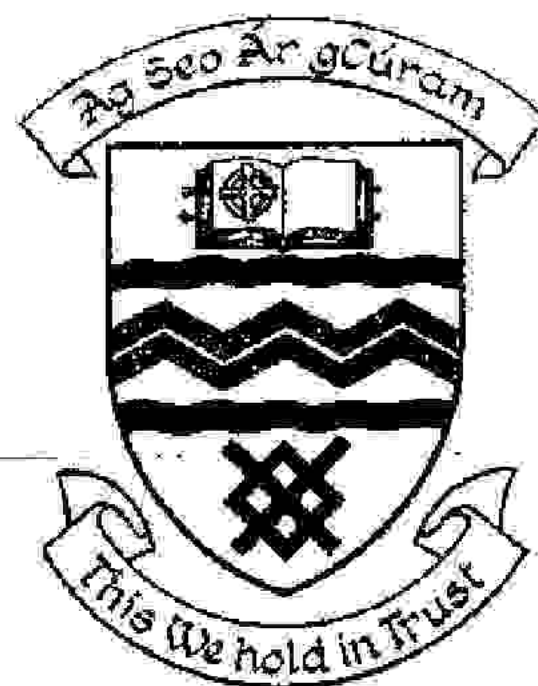
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and shall otherwise be in accordance with terms and conditions of permission granted under Reg. Ref. S93A/0110, save as may be required by the other conditions attached hereto.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 In the event of the proposed development being within 5m of the adjoining service pipes the foundations shall be constructed below the invert level of these pipes and all work shall be carried out to the satisfaction of the Environmental Services Department.  
REASON:  
In the interest of public health and proper planning and development of the area.
- 3 The adjacent drains under the building shall be encased in 150mm concrete and all work shall be in accordance with the requirements of the Environmental Services Department. All such work shall be carried out at the expense of the developer.  
REASON:  
In the interest of public health and the proper planning and development of the area.
- 4 That THE proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 A minimum separation of no less than 2.3m shall be provided between the side walls of the adjacent and proposed house.  
REASON:  
In the interest of the proper planning and development of the area.

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- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 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



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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 £1,850 (one thousand, eight hundred and fifty 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 I 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 or the



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provision and development of amenity lands in the area which  
will facilitate the proposed development.