

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0043/C1
1. Location	2 Orchardstown House, Washington Lane, Dublin 14.		
2. Development	Single dwelling at rear. Compliance Re: Condition No's. 3 and 4.		
3. Date of Application	25/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with conditions	1. 2.	1. 2.
4. Submitted by	Name: Mr. John Dick, Address: Orchardstown House, Washington Lane, Rathfarnham,		
5. Applicant	Name: J. Dick, Address: Orchardstown House, Washington Lane, Dublin 14.		
6. Decision	O.C.M. No. 2307 Date 18/11/98	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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.	

REG. REF. : S97A/0043/C1

DATE : 19.11.1998

RE: Single dwelling at rear 2 Orchardstown House, Washington Lane, Dublin 14 for J. Dick.

Dear Sir,

I refer to your submission received on 25.06.1998 to comply with Condition No's. 3 and 4 of the planning permission granted under PL.06S.104881 (South Dublin County Council Reg. Ref. S97A/0043).

The details submitted in respect of the above conditions are considered to be acceptable.

Yours faithfully,

LA.

for Senior Administrative Officer

Mr. John Dick,
Orchardstown House,
Washington Lane,
Rathfarnham,
Dublin 14.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0043

APPEAL by John Dick of Orchardstown House, Washington Lane, Rathfarnham, County Dublin against the decision made on the 19th day of November, 1997 by the Council of the County of South Dublin to refuse a permission for development comprising single house at rear of Number 2 Orchardstown House, Washington 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

Having regard to the pattern of development in the vicinity and the long established entrance, 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 the area or 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. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the revised 'Site Block Plan' drawing received by the planning authority on the 11th day of July, 1997 and as further amended by the drawing entitled 'Access Improvement Suggestion' received by An Bord Pleanála with the grounds of appeal, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity, traffic safety and amenity.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0043

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Reason: In the interests of clarity, traffic safety and amenity.

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. Prior to the commencement of development, the developer shall have received the written agreement of the planning authority in respect of the following matters:

- (a) the materials, height and detailed design of the masonry walls and gates at the site entrance,
- (b) the detailed design of the proposed boundary treatment along the northern boundary of the site, and
- (c) the external materials and finishes, including colour, to the proposed house.

Reason: In the interest of visual amenity and to ensure a satisfactory standard of development.

4. No development shall take place until a landscaping scheme has been submitted to and agreed with the planning authority. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the development period. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

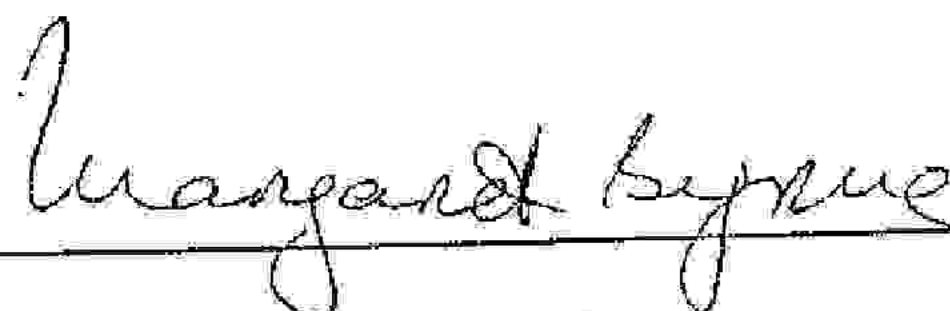
Reason: In the interest of visual amenity.

5. 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.



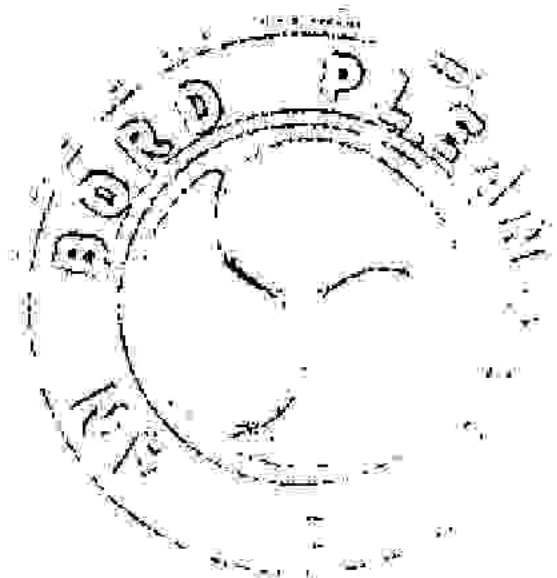
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall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

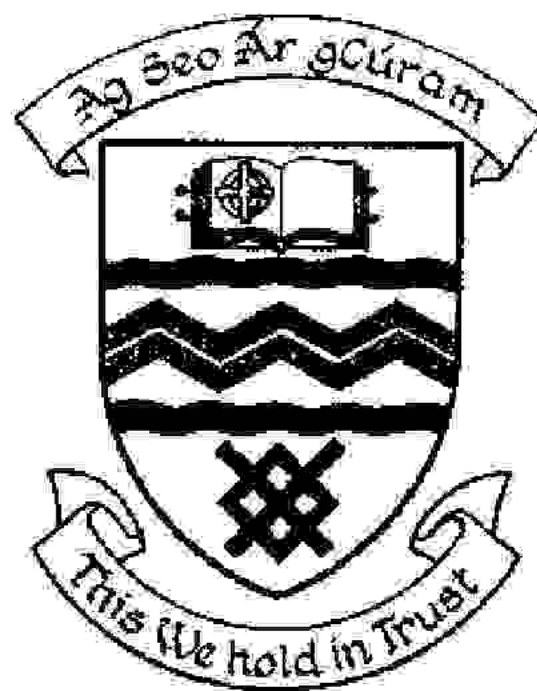


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 3rd day of April 1998.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24.

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

Decision Order Number 4100	Date of Decision 19/11/97
Register Reference S97A/0043	Date 3rd February 1997

Applicant J. Dick,
Development Single dwelling at rear.
Location 2 Orchardstown House, Washington Lane, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/03/97 /11/07/97

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 REFUSE PERMISSION in respect of the above proposal.

for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

20/11/97

Patrick McGinn,
Architect,
5 Cluan Ban,
Roscrea,
Co. Tipperary.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Reasons

- 1 The proposed development is grossly deficient with regard to vision splays available at the proposed vehicular entrance to the site and would thereby endanger public safety be reason of a traffic hazard. The proposed development is not consistent with the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0043	
1. Location	2 Orchardstown House, Washington Lane, Dublin 14.		
2. Development	Single dwelling at rear.		
3. Date of Application	03/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/03/97 2. 09/09/97	1. 11/07/97 2.
4. Submitted by	Name: Patrick McGinn, Address: Architect, 5 Cluan Ban, Roscrea,		
5. Applicant	Name: J. Dick, Address: Orchardstown House, Washington Lane, Dublin 14.		
6. Decision	O.C.M. No. 1804 Date 09/09/97	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
8. Appeal Lodged			
9. Appeal Decision			
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	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1804	Date of Decision 09/09/97
Register Reference S97A/0043	Date 3rd February 1997

Applicant J. Dick,
App. Type Permission
Development Single dwelling at rear.

Location 2 Orchardstown House, Washington Lane, Dublin 14.

Dear Sir / Madam,

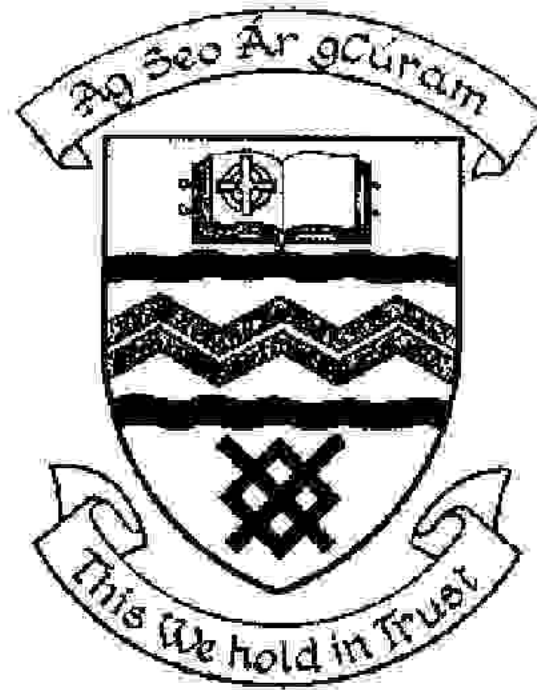
With reference to your planning application, additional information received on 11th July 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following clarification of Additional Information must be submitted in quadruplicate:

- 1 The entrance as shown is not acceptable to the Planning Authority (Roads Department). At a minimum the proposed entrance should be combined with the adjoining entrance in order to improve visibility to the right when exiting from the site. This will involve the removal of a tree which is not subject to a tree preservation order or any other such specific objective. The applicant is requested to clarify whether or not an entrance to these requirements can be provided and to submit revised details accordingly.

NB Applicant is advised to consult with Roads Department.

Patrick McGinn,
Architect,
5 Cluan Ban,
Roscrea,
Co. Tipperary.

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REG REF. S97A/0043

- 2 The additional traffic generated by the proposed development is undesirable. However, it is considered that the closure of the vehicular entrance located to west of No. 2 Orchardstown House (opposite the school) would compensate in part for additional traffic. The Planning Authority would look favourably on a proposal which would include this closure. The applicant is requested to clarify whether or not this is feasible.
- 3 The applicant is requested to indicate on a coloured plan the respective areas of private open space and vehicular entrances for No. 1 and No. 2 Orchardstown House.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

...*hs*.....
for SENIOR ADMINISTRATIVE OFFICER

09/09/97

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0588	Date of Decision 27/03/97
Register Reference S97A/0043	Date 3rd February 1997

Applicant J. Dick,
Development Single dwelling at rear.

Location 2 Orchardstown House, Washington Lane, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/02/97 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 It is an objective of the Dublin County Development Plan 1993 to secure the preservation of Orchardstown House, which is included in the list of structures for preservation, (Item 11, Map 20, List 1, Schedule 4, Dublin County Development Plan 1993).

It is considered that the proposed development by virtue of its orientation and proximity to Orchardstown House would detract to an unacceptable degree from the character and amenity of the listed building.

The applicant is requested to submit revised plans to provide for a more acceptable relationship to Orchardstown house. In this regard consideration should be given to ensuring that the location and treatment of the site boundary with Orchardstown House are consistent with the character and amenity of the Listed Building.

Patrick McGinn,
Architect,
5 Cluan Ban,
Roscrea,
Co. Tipperary.

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REG REF. S97A/0043

- 2 Details are required of a revised entrance to the site from Washington Lane to provide adequate vision splays in accordance with the requirements of the Council Roads Department.
- 3 Full details are required of all proposed boundary treatment to the site.

Signed on behalf of South Dublin County Council

M. Kelly
.....
for Senior Administrative Officer

27/03/97