

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0349	
1. Location	2 Ballymount Cottages, Ballymount Road/Turnpike Road, Dublin 22.		
2. Development	Change of use of private garage to small motor component service unit at rear.		
3. Date of Application	19/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 06/12/96 2.
4. Submitted by	Name: Bart P.J. Keaney, Architect, Address: 4 Brooklawn, Mt. Merrion Avenue,		
5. Applicant	Name: Mr. Joseph Kessie, Address: 2 Ballymount Cottages, Ballymount Road/Turnpike Rd., Dublin 22.		
6. Decision	O.C.M. No. Date 15/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	06/09/96	Written Representations	
9. Appeal Decision	03/01/97	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 1993

County of South Dublin

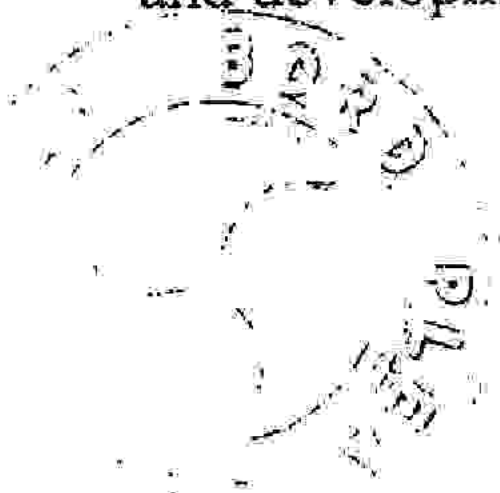
Planning Register Reference Number: S96A/0349

APPEAL by Dominic O' Toole of 12 Ballymount Road, Clondalkin, County Dublin and by Joseph Kessie care of Bart P.J. Keaney of 4 Brooklawn, Mount Merrion Avenue, Blackrock, County Dublin against the decision made on the 15th day of August, 1996 by the Council of the County of South Dublin to refuse permission to the said Joseph Kessie for development comprising change of use of private garage to small motor component service unit at rear of 2 Ballymount Cottages, Ballymount Road/Turnpike Road, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed location of a motor component service unit in the rear garden of a residential property and within a group of such properties would seriously injure the amenities of residential property on the site the subject of this appeal and on adjoining sites and would set a precedent for further such development. The proposed development would, therefore, be contrary to the proper planning and development of the area.



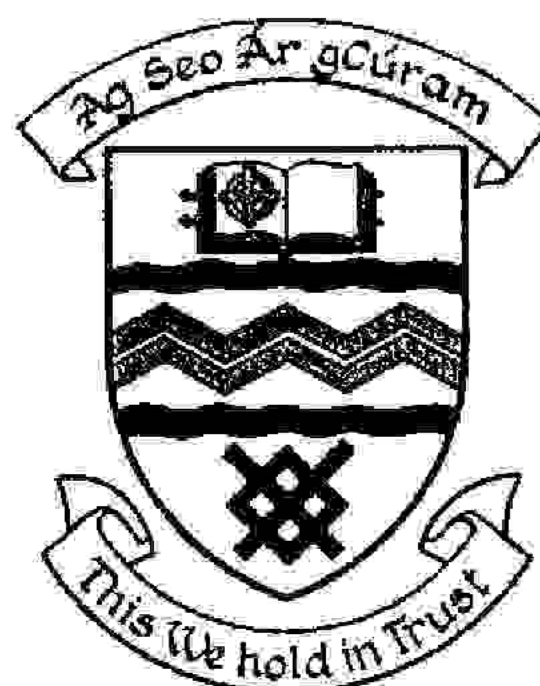
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 3rd day of January 1997.

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

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

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

Decision Order Number	Date of Decision 15/08/96
Register Reference S96A/0349	Date 19th June 1996

Applicant Mr. Joseph Kessie,

Development Change of use of private garage to small motor component service unit at rear.

Location 2 Ballymount Cottages, Ballymount Road/Turnpike Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

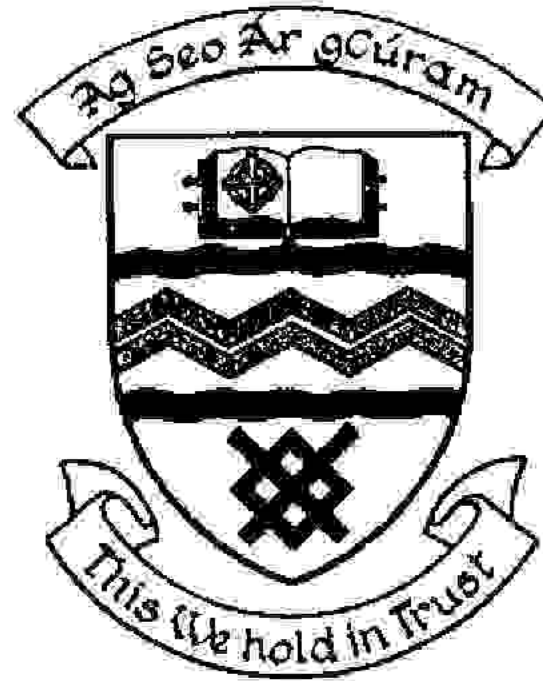
Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

15/08/96

Bart P.J. Keaney, Architect,
4 Brooklawn,
Mt. Merrion Avenue,
Blackrock,
Co. Dublin.

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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, 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 That no trade/industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 3 That all measures are taken by the developer to prevent any contaminants entering the surface water drainage systems.
REASON:
In the interest of health.
- 4 That screen planting shall be retained along the north and south site boundary walls.
REASON:
To protect the residential amenities of the area.
- 5 That the motor component service unit be operated only by a resident(s) in the dwelling of which it forms part and that it shall not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.

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- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of the proper planning and development of the area.

- 7 That when the structure is no longer required for use as MOTOR COMPONENT SERVICE UNIT by the applicant, that its use revert to use as part of the existing dwelling unit.

REASON:

In the interest of the proper planning and development of the area.

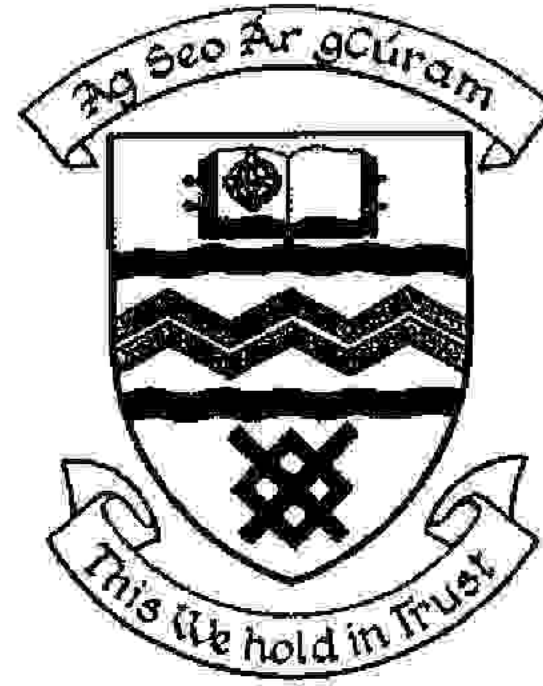
- 8 That a financial contribution in the sum of money equivalent to the value of £2,000 (two thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining 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 proposals in the area serving this site; this contribution to be paid prior to the commencement of this proposal.

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.

- 9 That a financial contribution in the sum of £1,036 (one thousand thirty six pounds) be paid by the proposer to South

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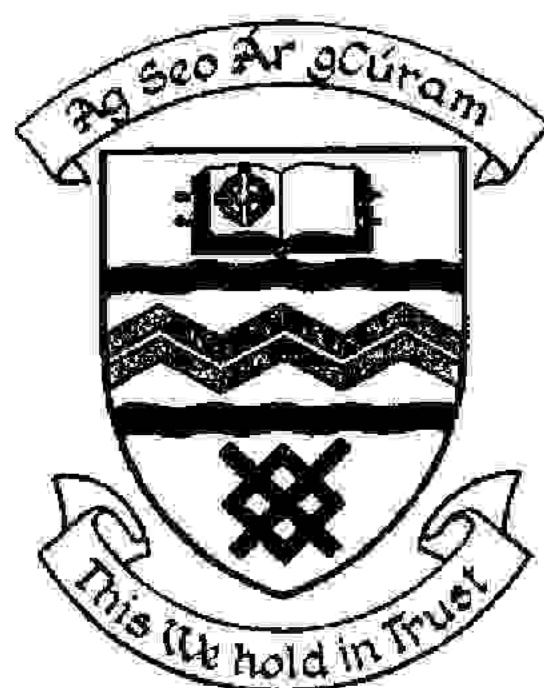
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Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of this proposal.

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.

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

Decision Order Number 2089	Date of Decision 24/10/96
Register Reference S96B/0349	Date 26th August 1996

Applicant Hugh and Geraldine Crowther,
Development Erection of single-storey extension to side of dwellinghouse also provision of two vehicle entrance/exists off Public roadway (Sylvan Avenue).

Location 27A Walnut Close, Kingswood, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/08/96 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 revised proposals for one entrance only off Sylvan Ave. and to submit proposals to lower the boundary wall for 5.0m on either side of the access to a height not greater than 1.2m. Revised site layout and elevation drawings should be submitted to show new proposal.
- 2 The proposed extension will almost double the floor area of this house. It would appear from drawings submitted that there is a possibility that two separate dwelling units are being considered on this site. The applicant is requested to clearly outline long-term proposals for this site.
- 3 The applicant is requested to submit revised proposals to eliminate the present vehicular access to the site off T.J. Gallagher & Co.,
85 Castleknock Park,
Castleknock,
Dublin 15.

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Walnut Close to be replaced by a pedestrian access, if required, and to show the driveway space given over to the creation of a private open space area (rear garden) for the house.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/10/96