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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0117 | |
| 1. Location | 59A, Springfield Avenue, Templeogue, Dublin 6W. | | |
| 2. Development | Detached house and new vehicular entrance. | | |
| 3. Date of Application | 05/03/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: M. Phillips, Address: 155, Monalea Grove, Firhouse, | | |
| 5. Applicant | Name: Michael McGlynn, Address: 97, Greenlea Road, Terenure, Dublin 6W. | | |
| 6. Decision | O.C.M. No. 0792 Date 02/05/96 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect | |
| 8. Appeal Lodged | 22/05/96 | Written Representations | |
| 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. | |

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0117

APPEAL by Michael McGlynn care of Marian Phillips of 155 Monalea Grove, Firhouse, Dublin against the decision made on the 2nd day of May, 1996 by the Council of the County of South Dublin to refuse permission for the erection of a detached house and provision of a new vehicular entrance at 59A Springfield Avenue, Templeogue, 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 erection of the said house and provision of the said vehicular entrance 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, 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 and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The area of the site and the layout of the proposed house on the site shall be as indicated on the revised site plan received by An Bord Pleanála on the 22nd day of May 1996.

Reason: To secure an adequate curtilage for the proposed house, in the interest of orderly development.

2. Water supply and drainage arrangements including disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

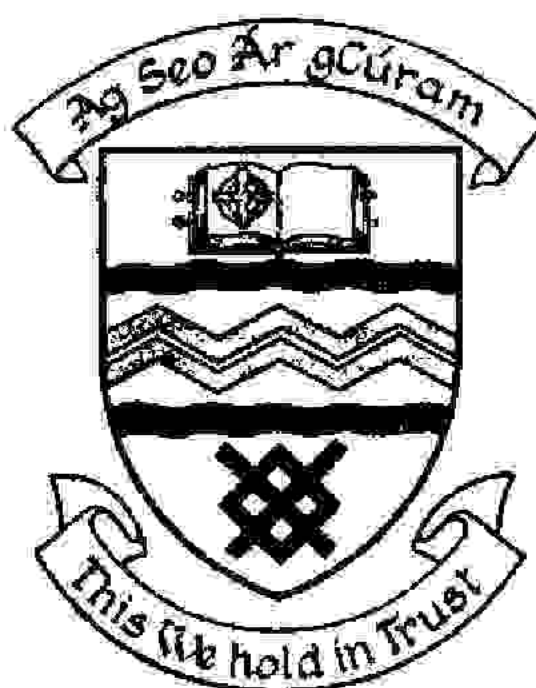
Reason: To ensure a proper standard of development in the interest of public health.

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

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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0792 | Date of Decision 02/05/96 |
| Register Reference S96A/0117 | Date 5th March 1996 |

Applicant Michael McGlynn,
Development Detached house and new vehicular entrance.
Location 59A, Springfield Avenue, Templeogue, Dublin 6W.

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

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

...LB..... 02/05/96
for SENIOR ADMINISTRATIVE OFFICER

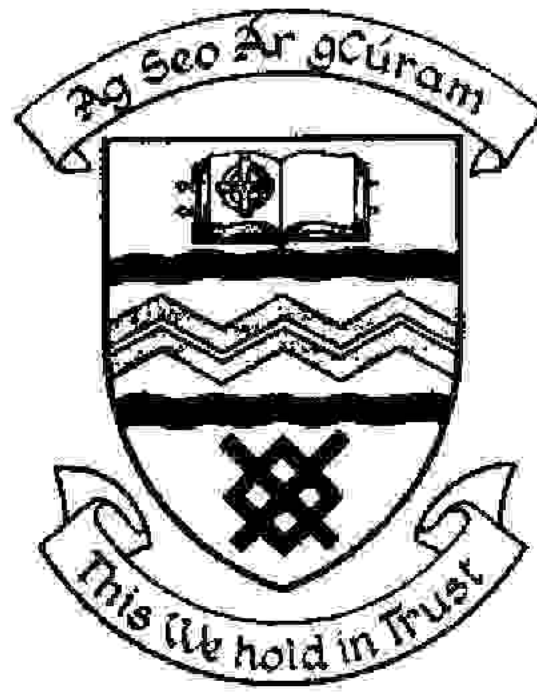
M. Phillips,
155, Monalea Grove,
Firhouse,
Dublin 24.

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REG REF. S96A/0117



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Reasons

- 1 The development would seriously injure the amenities of property in the vicinity because the proposed detached house would be incongruous with the existing semi-detached houses on either side and the development as proposed would not be in keeping with the existing density in the area.
- 2 The proposed rear garden is substandard in depth. The proposed development therefore, is not in accordance with the proper planning and development of the area.

AN BORD PLEANALA

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Reason: To secure an adequate curtilage for the proposed house, in the interest of orderly development.

2. Water supply and drainage arrangements including disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development in the interest of public health.

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SECOND SCHEDULE (CONTD.)

3. All first floor gable elevation windows shall be in obscure glazing.

Reason: In the interest of residential amenity.

4. Details of the site boundary treatment shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of achieving a satisfactory standard of development and 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 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.

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.

Margaret Byrne

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

Dated this 19th day of September 1996.

