

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0069	
1. Location		10 Ballyboden Crescent with vehicular access off Glendoher Close.			
2. Development		Construct bungalow at rear.			
3. Date of Application		12/02/96		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1.	1.
				2.	2.
4. Submitted by		Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,			
5. Applicant		Name: E. Cahill, Address: 10 Ballyboden Crescent, Dublin 16.			
6. Decision		O.C.M. No. 0612 Date 10/04/96		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. Date		Effect	
8. Appeal Lodged		09/05/96		Written Representations	
9. Appeal Decision					
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.	

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993County South DublinPlanning Register Reference Number: S96A/0069

APPEAL by Residents of Glendoher Close care of Tony Forshaw of 30 Glendoher Close, Rathfarnham, Dublin against the decision made on the 10th day of April, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to E. Cahill care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin for the erection of a bungalow at rear of 10 Ballyboden Crescent with vehicular access off Glendoher Close, Ballyboden, 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 bungalow 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 height and scale of the proposed development, 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 or otherwise be contrary to 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, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2.
 - (1) Prior to commencement of development, details showing the separate curtilage of the proposed development from the existing house shall be submitted to and agreed with the planning authority.
 - (2) The structure referred to as "existing garage" on drawing number F110/1 received by the planning authority on the 12th day of February, 1996, shall not be used for human habitation.
 - (3) The proposed development shall be used as a single dwelling unit.

Reason: In the interest of residential amenity.

SECOND SCHEDULE (CONTD.)

8. Prior to the commencement of development, 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 public open space 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.

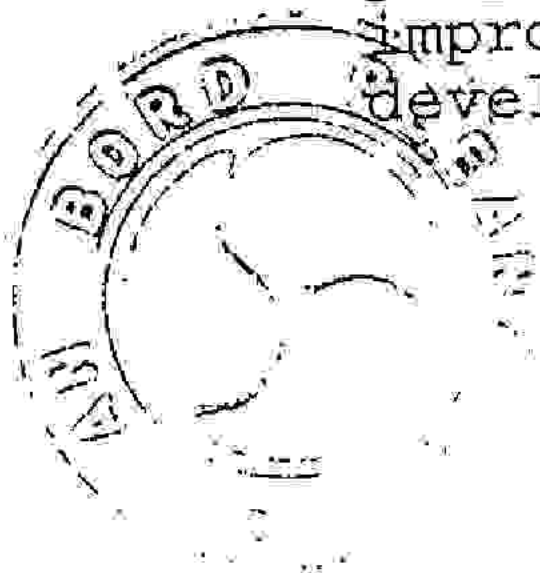
In the case of expenditure that is proposed to be incurred the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall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

9. Prior to the commencement of development, 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 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.

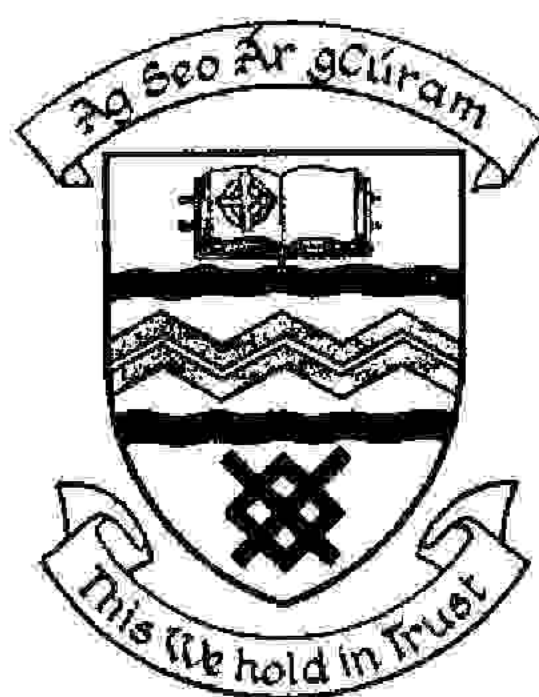
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of road improvements and traffic management facilitating the proposed development.



P. O' Killy
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 6th day of September 1996.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0612	Date of Decision 10/04/96
Register Reference S96A/0069	Date 12th February 1996 <i>Rec'd.</i>

Applicant E. Cahill,
Development Construct bungalow at rear.
Location 10 Ballyboden Crescent with vehicular access off Glendoher Close.

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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

S.O.H. 10/04/96
.....
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and specifically.
 - A. Prior to commencement of development applicant to submit full details of foul and surface water sewer proposed including invert levels, pipe sewers, and gradients up to and including connection to public sewer.
 - B. Applicant to enter wayleave agreement in relation to foul and surface water sewers.
 - C. South Dublin County Council records indicate foul and surface water sewers to rear of site (Ballyboden Cottage side). Prior to the commencement of any development (including boundary wall) applicant is requested to locate both services. The proposed development is to be located not less than 5 metres

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from these sewer lines. Where the proposed wall crosses existing services, the foundation of the wall should be bridged over the pipe to avoid any loading on the pipeline.

- D. Due care is to be taken during construction on site to ensure no excess loading, damages or destruction of these services.

Full details of the above to be subject to the written agreement of South Dublin County Council prior to the commencement of development.

REASON:

In order to comply with the Sanitary Services Acts, 1818-1964.

- 5 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 recoup the cost.

- 6 Foot path and kerb to be dishd to the requirements of the Area Engineer Road Maintenance at the applicants own expense.

REASON:

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

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- 7 Full details of the roof cladding and materials to include colour and texture of same, to be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 8 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 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.
- 9 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 further development of Class 1 Public Open Space in the Ballyboden area which will facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
In the interest of the proper planning and development of the area and as the provision/development of the open space facilitates the development it is considered reasonable that the applicant should contribute towards the cost.
- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st

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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 the 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:

In the interest of proper planning and development of the area and as the provision of these works facilitates the development it is considered reasonable that the applicant should contribute towards their cost.