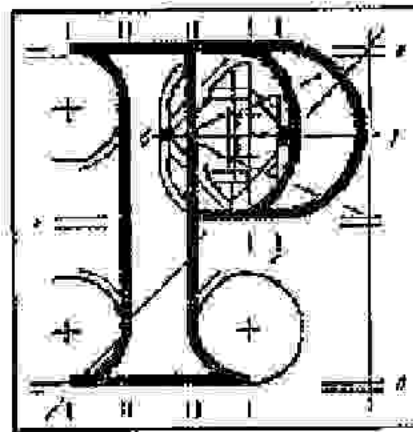


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01B/0183	
1. Location	52 Lindsfarne Avenue, Bawnogue, Clondalkin, Dublin 22		
2. Development	2 storey extension at gable and single storey extension to front		
3. Date of Application	06/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/06/2001 2.	1. 2.
4. Submitted by	Name: Charles Sherwood Address: 52 Lindsfarne Avenue, Bawnogue		
5. Applicant	Name: Charles Sherwood Address: 52 Lindsfarne Avenue, Bawnogue, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 2085 Date 01/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	26/06/2001	Written Representations	
9. Appeal Decision	25/10/2001	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.	

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S01B/0183

**APPEAL** by Gus Martin of 10 Lindisfarne Lawn, Clondalkin, Dublin against the decision made on the 1<sup>st</sup> day of June, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Charles Sherwood of 52 Lindisfarne Avenue, Bawnogue, Clondalkin, Dublin for development comprising the construction of a two-storey extension at gable and a single storey extension to front at 52 Lindisfarne Avenue, Bawnogue, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, 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, 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 and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The proposed front extension shall be limited to a depth of not more than 1.5 metres (measured externally).

**Reason:** In the interest of visual and residential 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. The proposed new wall along the western boundary of the site shall be limited to a height of not more than two metres on that section to the rear of the proposed side extension and not more than 1.2 metres on the section in advance of the front extension.

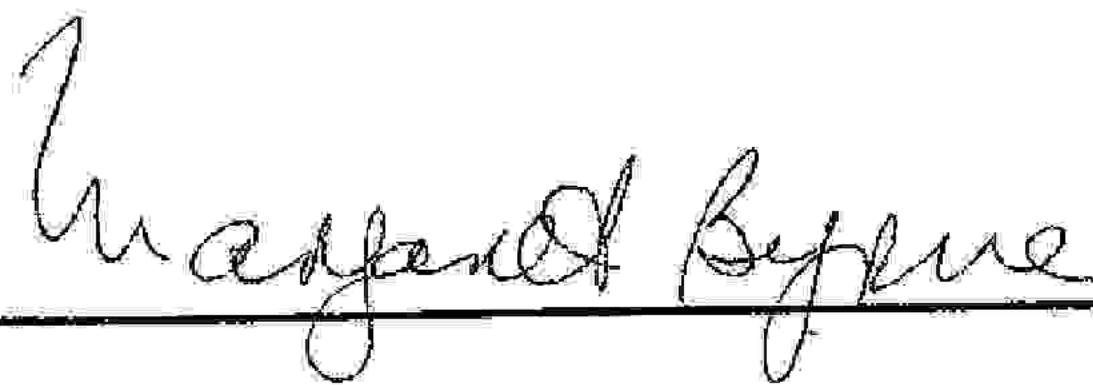
**Reason:** In the interest of visual amenity.

4. The proposed new wall along the western boundary of the site, from a point 2.5 metres from the rear of the site, shall follow a line to a point at the north-west corner of the existing garden shed.

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

5. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed extensions shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development and the visual amenities of the area.



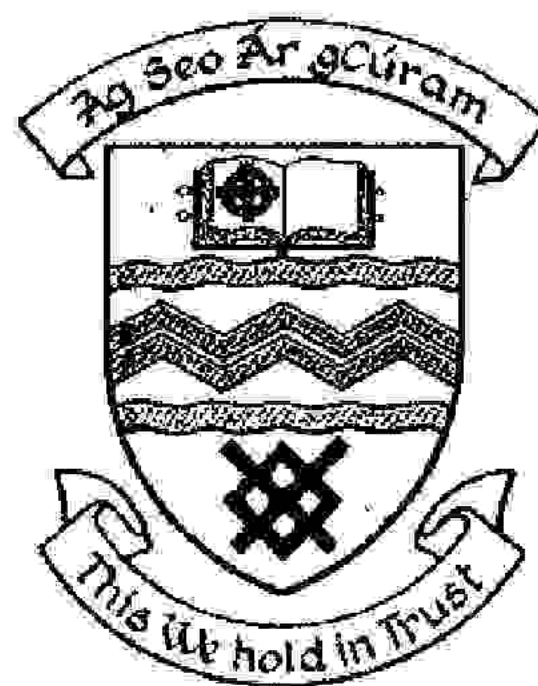
**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this 25<sup>th</sup> day of October 2001.**



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0183	
1. Location	11 Avondale Terrace, Perrystown, Dublin 12.		
2. Development	Bungalow in side garden.		
3. Date of Application	30/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 30/05/2001 2.	1. 31/08/2001 2.
4. Submitted by	Name: Don Harrold MASI, Address: Architect & Planning Consultant, 18 Old Rectory Park, Taney Road,		
5. Applicant	Name: Sean O'Keefe, Address: 11 Avondale Terrace, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 3258 Date 25/10/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 3717 Date 17/12/2001	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
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.	

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



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
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**PLANNING  
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County Hall, Town Centre,  
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E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

Don Harrold MAST,  
Architect & Planning Consultant,  
18 Old Rectory Park,  
Taney Road,  
Dublin 14.

**NOTIFICATION OF GRANT OF Outline Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 3717	Date of Final Grant 17/12/2001
Decision Order Number 3258	Date of Decision 25/10/2001
Register Reference S01A/0183	Date 31/08/01

**Applicant** Sean O'Keefe,

**Development** Bungalow in side garden.

**Location** 11 Avondale Terrace, Perrystown, Dublin 12.

**Floor Area** 190.36 Sq Metres

**Time extension(s) up to and including** 01/06/2001

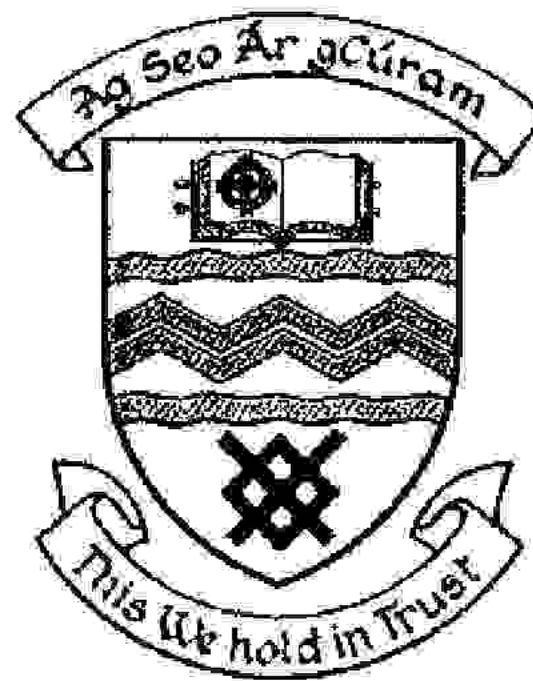
**Additional Information Requested/Received** 30/05/2001 /31/08/2001

A Outline Permission has been granted for the development described above,  
subject to the following (6) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Conditions and Reasons**

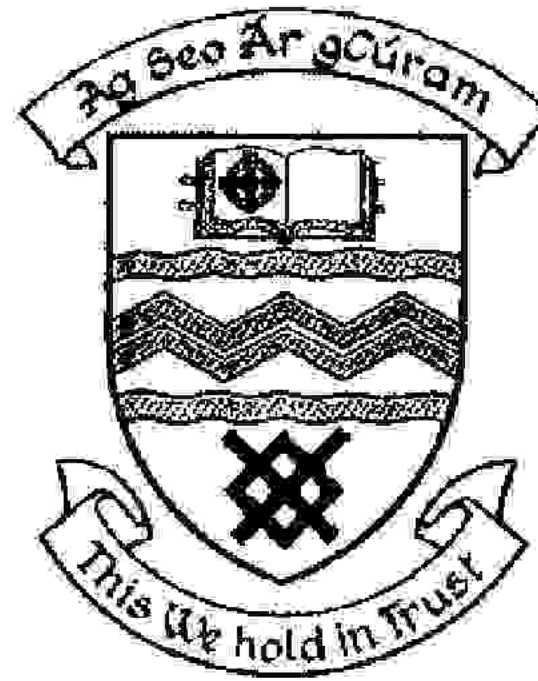
- 1 Details relating to layout, siting, height, design and external appearance of the proposed building parking provision and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 Prior to the commencement of development the applicant shall submit a drainage layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of foul and surface water systems.  
(a) No new connection shall be made to a sewer less than 150mm in diameter.  
(b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. The applicant shall note that there does not appear to be a 225mm diameter surface water in roadway as shown in the drawing.  
(c) No buildings shall be within 3m of the 50mm diameter at the rear of the proposed house.  
(d) The property shall have its own individual service connection to the public watermain and 24hour storage.  
(e) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 3 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.  
REASON:



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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.

- 5 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 on road improvement works and traffic management schemes facilitating the proposed development.

- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

**REASON:**

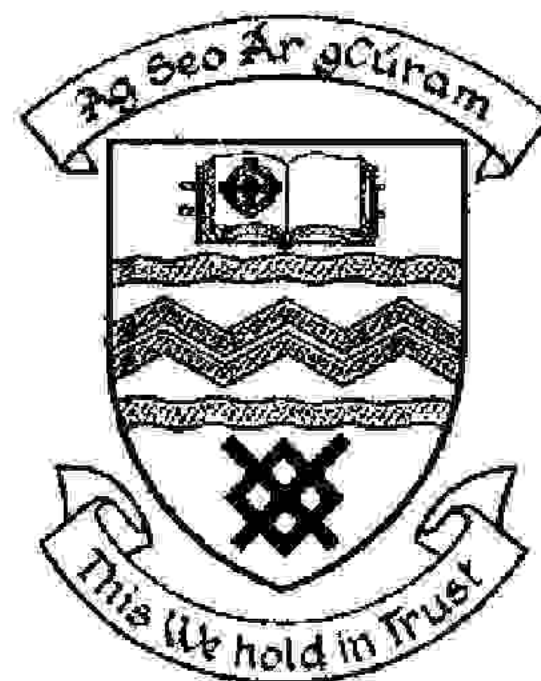
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

SOUTH DUBLIN COUNTY COUNCIL  
REG REF. S01A/01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....18/12/01  
for SENIOR ADMINISTRATIVE OFFICER

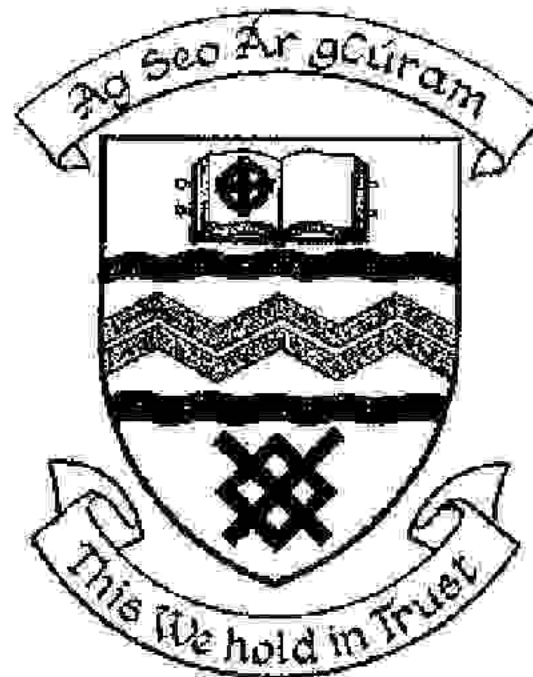


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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2050	Date of Decision 30/05/2001
Register Reference S01A/0183	Date: 30/03/01

Applicant            Sean O'Keefe,  
Development        Bungalow in side garden.

Location            11 Avondale Terrace, Perrystown, Dublin 12.

App. Type           Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/03/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

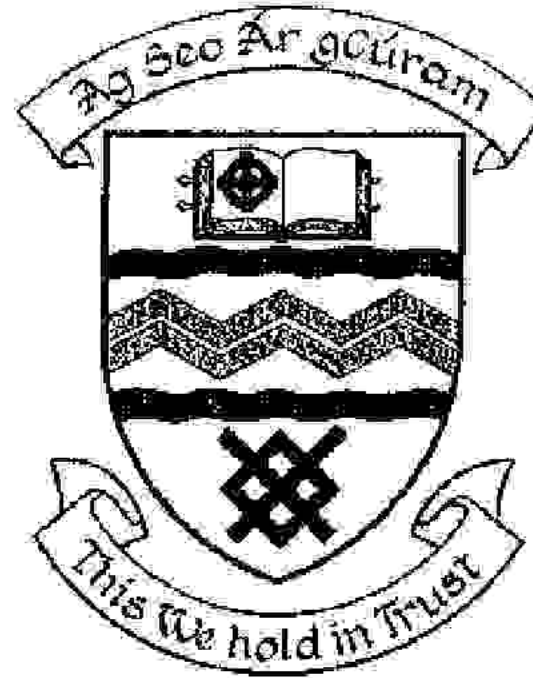
- 1     The applicant is requested to submit the following Additional Information
  - .     The applicant shall clarify, by means of a drainage layout etc., how he is proposing to dispose of foul effluent from the development, as there is no public foul sewer adjacent to the site.
  - .     The applicant shall clarify, by means of a drainage layout etc., how they he is proposing to dispose of surface water run-off from the development, as there is no public surface water sewer to the site.
  - .     The applicant shall clarify, by means of a watermain layout etc., how he is proposing to supply water to the development.
- 2     The applicant shall submit a revised site layout to indicate 2 no. off-street car parking spaces for both the proposed dwelling and the existing dwelling. This may involve the setting back of the property to facilitate car parking to the front of the proposed dwelling.

Sean O'Keefe,  
11 Avondale Terrace,  
Perrystown,  
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF, S01A/0183

The applicant is advised that any repositioning of the  
proposed development must meet Development Plan standards  
for both the existing and the proposed dwelling.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

31/05/01