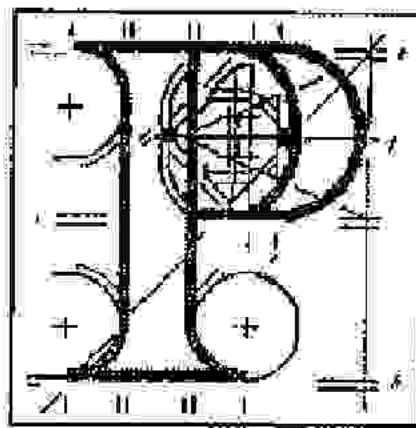


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0108	
1. Location	Side of 10 Ballyboden Crescent, Rathfarnham, Dublin 16.		
2. Development	Construct two storey detached dwelling to side.		
3. Date of Application	26/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: A.J. Wittaker & Associates, Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: E. Cahill, Address: 10 Ballyboden Crescent, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0848 Date 24/04/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/05/2001	Written Representations	
9. Appeal Decision	14/12/2001	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: S01A/0108

APPEAL by Emmanuel Cahill care of A. J. Whittaker and Associates of Lynwood House, Ballinteer Road, Dublin against the decision made on the 24th day of April, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a two-storey detached dwellinghouse to the side of 10 Ballyboden Crescent, Rathfarnham, 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

Having regard to the size of the site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, 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. (1) The proposed house shall be relocated in a south-easterly direction to provide a minimum separation distance of 4 metres from the existing house at 10 Ballyboden Crescent. A boundary wall shall be provided within this separation and shall be at a minimum distance of 2.5 metres from the existing house.

- (2) Windows of obscure glass shall be provided at first floor level in the rear elevation to the bathroom and the en-suite and in the side elevation to the landing.

Revised drawings complying with the above requirements shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of residential and visual amenity.

2. The proposed house shall be not less than 3.0 metres from the relocated surface water drain. Otherwise, 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 commencement of construction of the house, details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to the planning authority for agreement.

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

4. The site shall be landscaped in accordance with a scheme of landscaping and boundary treatment, details of which shall be submitted to the planning authority for agreement before development commences. The scheme shall include a timescale for its implementation.

Reason: In the interest of visual amenity.

5. Details of the proposed entrance shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of traffic safety.

6. 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 works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be 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 14th day of December 2001.