

	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/0102	
1. Location	Adjacent to no. 80 Alpine Heights, Clondalkin, Dublin 22.		
2. Development	Construction of a new house		
3. Date of Application	22/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian Rochford Address: 25 Dunsoghly Drive, Finglas West,		
5. Applicant	Name: Derek & Pauline Herd Address: 80 Alpine Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0825 Date 19/04/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/05/2001	Written Representations	
9. Appeal Decision	12/12/2001	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.			

REG. REF. : S01A/0102/C1

DATE : 26.06.2002

RE: Construction of a new house adjacent to No. 80 Alpine Heights, Clondalkin, Dublin 22 for Derek & Pauline Herd. Compliance re. Condition No's. 1, 2, 3, 4 and 5.

Dear Sir,

I refer to your submission received on 20.02.2002 to comply with Condition No's. 1, 2, 3, 4 and 5 of An Bord Pleanála's decision to grant permission Order No. PL.06S.124829, in connection with the above.

In this regard I wish to inform you that Condition No's. 1, 3 and 4 have been satisfactorily complied with.

Condition No. 2 states that "all external finishes, including the colour and texture of the roof tiles be submitted to and agreed with the Planning Authority.

The applicant is required to submit the items requested in order for Condition No. 2 to be complied with in full.

Condition No. 5 states that "details of the proposed vehicular accesses shall be submitted to and agreed with the Planning Authority before any construction work is undertaken on the site". As the details submitted are not acceptable to the Local Authority please submit revised site layout to show:

- (a) 2 no. off street car parking spaces at both existing/proposed house.
- (b) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

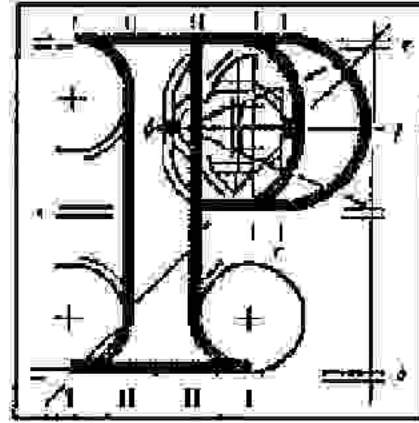
Yours faithfully,



for Senior Administrative Officer

Brian Rochford,
25 Dunsoghly Drive,
Finglas West,
Dublin 11.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S01A/0102

APPEAL by Derek and Pauline Herd care of Brian Rochford of 25 Dunsoghly Drive, Finglas West, Dublin against the decision made on the 19th day of April, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a house adjacent to number 80 Alpine Heights, 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

Having regard to the location, scale and nature of the proposed development and the pattern of existing and permitted development in the vicinity, it is considered that subject to compliance with the conditions set out in Second Schedule the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. A revised front elevation plan, showing window opes and porch detail matching the adjoining dwelling, number 80, shall be submitted to and agreed with the planning authority before any development commences on the site.

Reason: In the interest of visual amenity.

2. All external finishes, including the colour and texture of the roof tiles shall be submitted to and agreed with the planning authority.

Reason: In the interest of visual amenity.

MRyW

3. 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.

4. A screen wall shall be provided at such a location as may be required by the planning authority to screen the rear garden from public view. The wall shall not exceed two metres in height, shall be in brick or concrete block or similar durable material and shall be suitably capped and rendered on the side facing the public roadway.

Reason: In the interest of visual and residential amenity.

5. Details of the proposed vehicular accesses shall be submitted to and agreed with the planning authority before any construction work is undertaken on the site.

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 & 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.



Michael P. Walsh

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

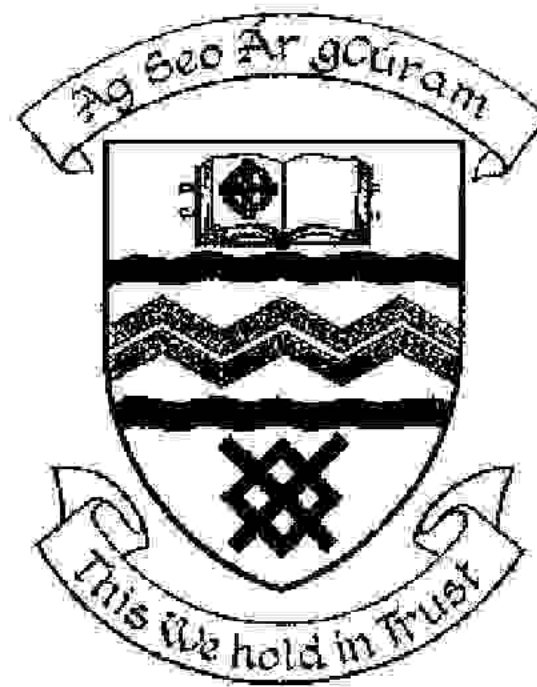
Dated this 12th day of December 2001.

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0825	Date of Decision 19/04/2001
Register Reference S01A/0102	Date 22/02/01

Applicant Derek & Pauline Herd

Development Construction of a new house

Location Adjacent to no. 80 Alpine Heights, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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

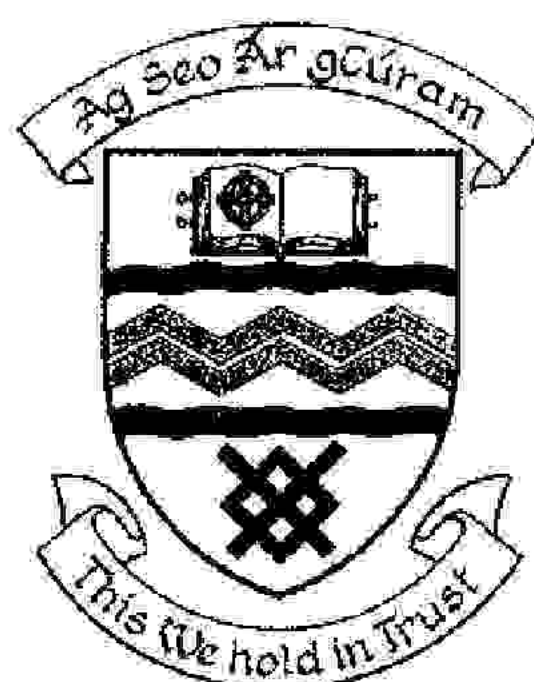

..... 19/04/01
for SENIOR ADMINISTRATIVE OFFICER

Brian Rochford
25 Dunsoghly Drive,
Finglas West,
Dublin 11.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S01A/0102

Reasons

- 1 The proposed development would break the established side building line, would result in the fragmentation of the existing rear garden which would not maintain Development Plan standards in relation to private open space and would cause overlooking of adjoining property. The proposed development is contrary to paragraphs 3.4.13.i. and 3.4.16.i. of the South Dublin County Development Plan 1998, in this regard. The proposed development materially contravenes the zoning objective 'to protect and/or improve residential amenity' and is contrary to the proper planning and development of the area
- 2 The proposed development would set a precedent for substandard residential development in side gardens which break the established building line excessively, cause overlooking of adjoining properties and do not meet the Development Plan standards for the provision of private open space. Therefore the proposed development is contrary to the proper planning and development of the area.