

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00B/0642	
1. Location	front of 30 Chestnut Grove, Kingswood Heights, Tallaght, D24		
2. Development	Extension over existing garage and extension of garage at front incorporating an enclosed porch		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/11/2000 2.	1. 13/11/2000 2.
4. Submitted by	Name: Sean Kearney, Address: 30 Chestnut Grove, Kingswood Heights,		
5. Applicant	Name: Sean Kearney Address: 30 Chestnut Grove, Kingswood Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0046  Date 10/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0436  Date 21/02/2001	Effect AP GRANT 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**

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Lár an Bhaile, Tamlacht  
Baile Átha Cliath 24

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Dublin 24

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Sean Kearney,  
30 Chestnut Grove,  
Kingswood Heights,  
Tallaght,  
Dublin 24.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0436	Date of Final Grant 21/02/2001
Decision Order Number 0046	Date of Decision 10/01/2001
Register Reference S00B/0642	Date 13/11/00

**Applicant** Sean Kearney

**Development** Extension over existing garage and extension of garage at front incorporating an enclosed porch

**Location** front of 30 Chestnut Grove, Kingswood Heights, Tallaght, D24

**Floor Area** 117.50 Sq Metres

**Time extension(s) up to and including**

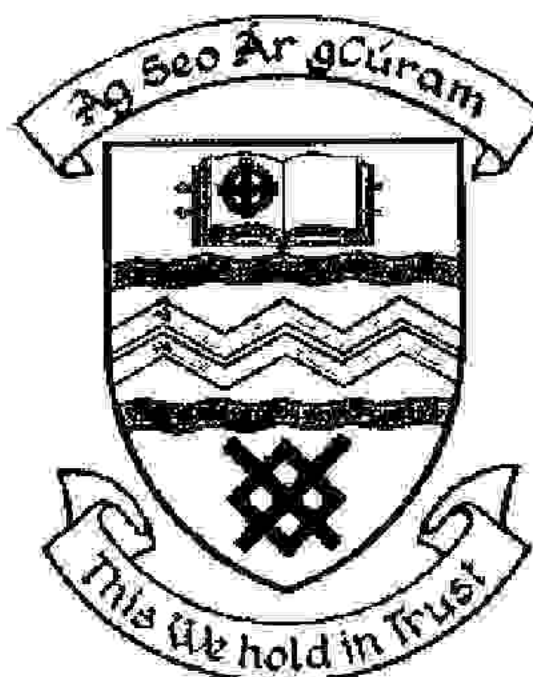
**Additional Information Requested/Received** 07/11/2000 /13/11/2000

A Permission has been granted for the development described above,  
subject to the following (4) Conditions.

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**Conditions and Reasons**

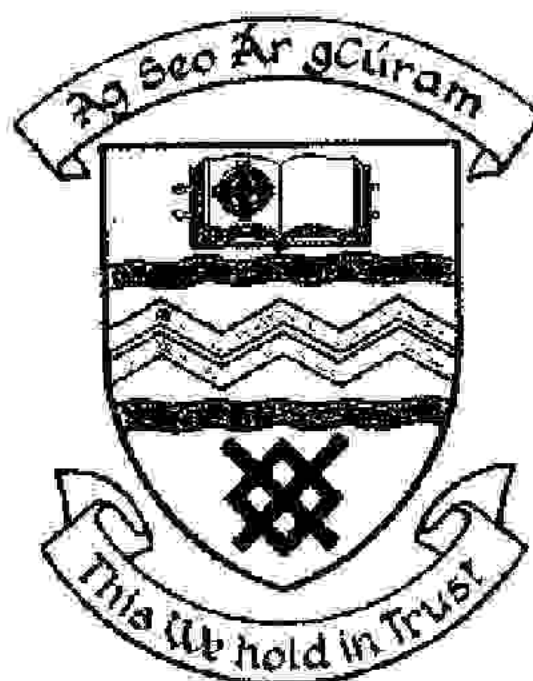
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on the 28th of November 2000, save as may be required by the other conditions attached hereto. The permission does not include for the single storey porch extension to the front.  
 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 external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.
  - 4 Prior to the commencement of any development on the site the applicant shall submit an amended proposal which ensures that no overhanging or encroachment of the adjoining property will occur. The applicant should consider the provision of a parapet roof and internal gutter or other proposal which would ensure that no overhanging or encroachment occurs. Details shall be agreed in writing with the Planning Authority.  
 REASON:  
 In the interest of the residential amenity of adjoining properties.
- (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.
  - (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.

REG: REF. S00B/0642

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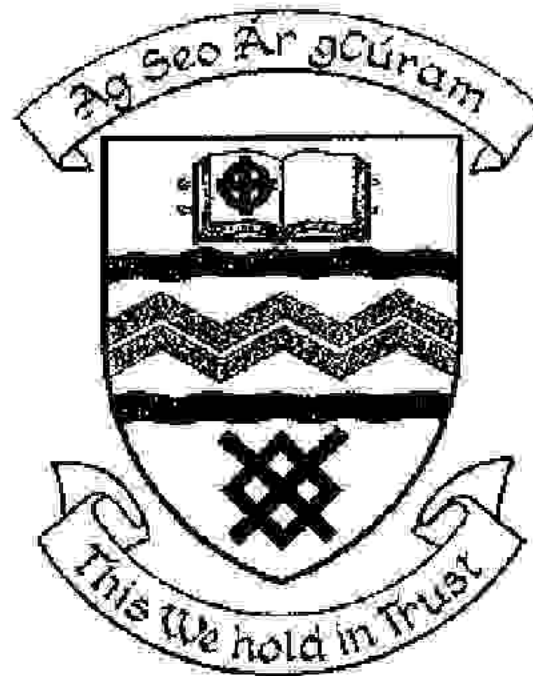
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Signed on behalf of South Dublin County Council.

  
.....26/02/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0642	
1. Location	Crockaunadreenagh, Rathcoole, County Dublin		
2. Development	for bungalow and bio-filter treatment unit		
3. Date of Application	13/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: James & Mary Sheridan Address: 30 Springbank, Saggart, County Dublin		
6. Decision	O.C.M. No. 2491  Date 09/11/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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**  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2491	Date of Decision 09/11/2000
Register Reference S00A/0642	Date 13/09/00

Applicant James & Mary Sheridan  
Development for bungalow and bio-filter treatment unit  
Location Crockaunadreenagh, Rathcoole, County Dublin

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
for SENIOR ADMINISTRATIVE OFFICER

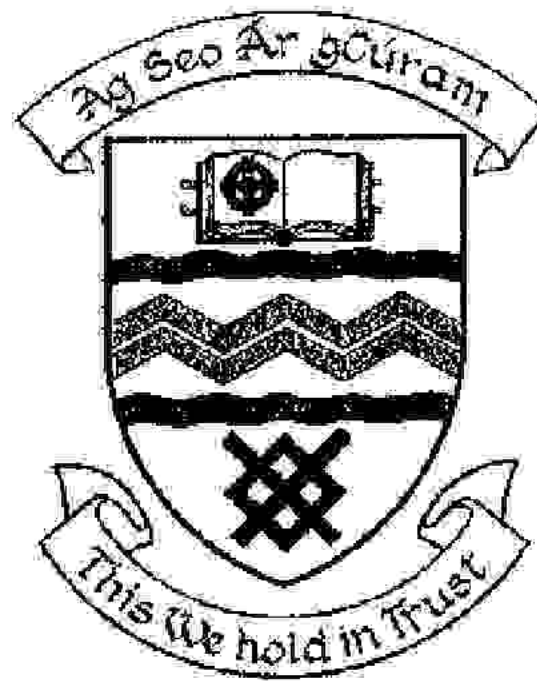
09/11/00

H.K. Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

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**Reasons**

- 1 The site is located in an area subject to the zoning objective 'H', "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the 1998 South Dublin County Development Plan. Section 2.3.1(iii) of the South Dublin County Development Plan 1998 states the following: "Within areas designated Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") dwellings will only be permitted where:

- . the applicant is a native of the area and,
- . the applicant can demonstrate a genuine need for housing in that particular area and,
- . the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and,
- . the development would not prejudice the environmental capacity of the area and that it be in keeping with the character of the mountain area.

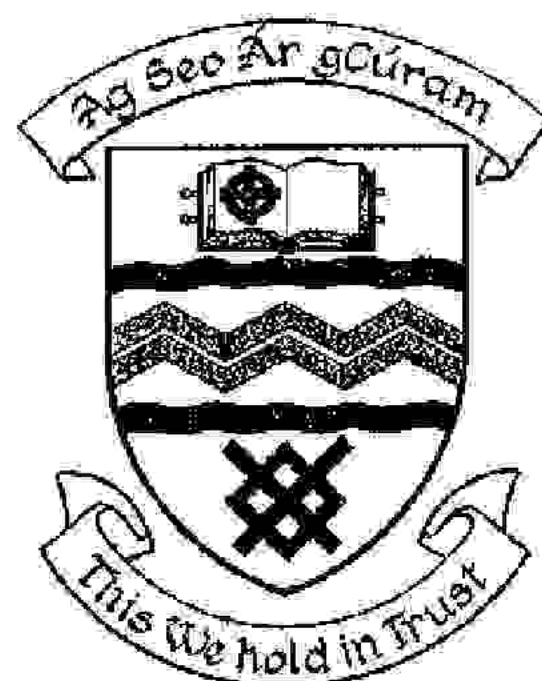
The Planning Authority considers that the proposed development does not meet these requirements. The proposed development would therefore contravene materially the said zoning objective and would not be in accordance with the proper planning and development of the area.

- 2 The proposed development would constitute undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area. It would therefore be contrary to the proper planning and development of the area.
- 3 (i) The proposed brick finish to the bungalow is considered to be unsuitable on the subject site in a mountain area.
- (ii) The contours of the site and of the adjoining road and the proposed finished floor level of the bungalow have not been provided on the site plan submitted, such as to assess the visual impact of the proposed bungalow.

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- 4      Insufficient information has been submitted regarding  
proposed treatment and disposal of waste water.