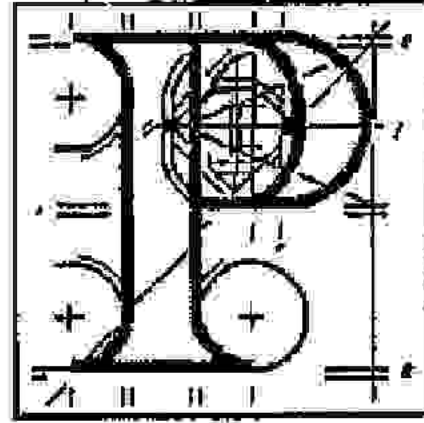


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0812	
1. Location	11 Ballynakelly, Newcastle, Co. Dublin.		
2. Development	New two storey extension to side of house comprising new rear entrance and lobby, dining room and 4 no. bedrooms for use as B&B and retention of tarmacadam hardstanding		
3. Date of Application	21/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/12/2000 2.	1. 17/04/2001 2.
4. Submitted by	Name: Tony Colbert Dip. Arch. Tech. Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Mr. Brian Lawlor, Address: 11 Ballynakelly, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2151 Date 14/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/07/2001	Written Representations	
9. Appeal Decision	11/01/2002	To Amend Condition(s)	
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: S00A/0812

**APPEAL** by Brian Lawlor care of Tony Colbert of 169 Forest Hills, Rathcoole, County Dublin against the decision made on the 14<sup>th</sup> day of June, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission for the construction of a two-storey extension to side of house consisting of new rear entrance and lobby, dining room and four number bedrooms for use as Bed and Breakfast and the retention of tarmacadam hardstanding at 11 Ballynakelly, Newcastle, County Dublin in accordance with plans and particulars lodged with the said Council:

**WHEREAS** the said appeal relates only to condition number 5 subject to which the decision was made:

**AND WHEREAS** the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to amend the said condition number 5 so that it shall be as follows for the reason set out:

5. The use of the site for the storage/sale of trailers shall cease before development commences.

**Reason:** To protect the residential amenities of the area and to ensure that adequate car parking facilities can be provided to serve the proposed development.

*Beena Gent*

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

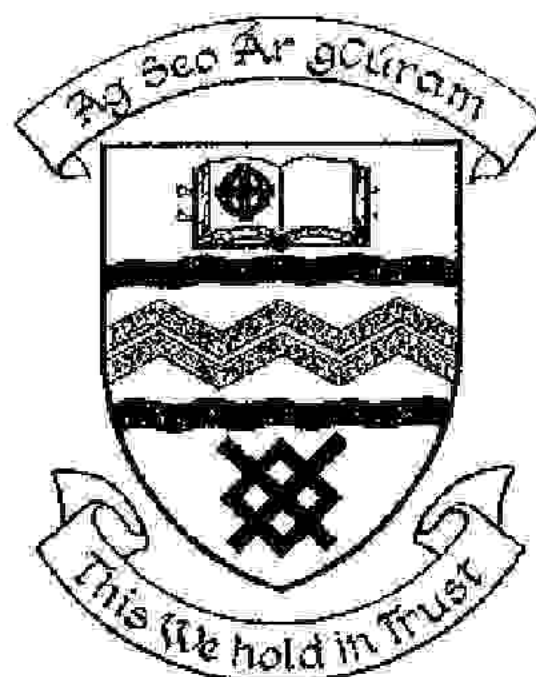
Dated this 11<sup>th</sup> day of January 2002.

M

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

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

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**PLANNING  
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County Hall,  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2151	Date of Decision 14/06/2001
Register Reference S00A/0812	Date: 21/11/00

Applicant Mr. Brian Lawlor,

Development New two storey extension to side of house comprising new rear entrance and lobby, dining room and 4 no. bedrooms for use as B&B and retention of tarmacadam hardstanding

Location 11 Ballynakelly, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/12/2000 /17/04/2001

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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....M7..... 14/06/01  
for SENIOR ADMINISTRATIVE OFFICER

Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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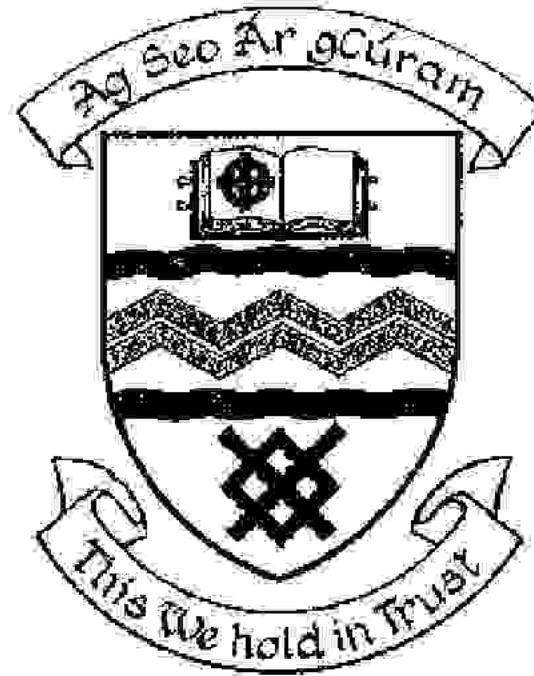
**Conditions and Reasons**

- 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 Additional Information received on the 17/04/2001, 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the use of the site for the storage/sale of trailers to cease in accordance with the decision under S01A/0158.  
REASON:  
To protect the residential amenities of the area.
- 6 That a financial contribution in the sum of £945 (nine hundred and forty five pounds) EUR 1,199 (one thousand one hundred and ninety nine euros) 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

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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.

- 7 That a financial contribution in the sum of £2,457 (two thousand four hundred and fifty seven pounds) EUR 3,120 (three thousand one hundred and twenty euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the 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.

- 8 That a financial contribution in the sum of £228 (two hundred and twenty eight pounds) EUR 289 (two hundred and eighty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

*Linder*

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

Decision Order Number 0370	Date of Decision 16/02/2001
Register Reference S00A/0812	Date: 21/11/00

**Applicant** Mr. Brian Lawlor,  
**Development** New two storey extension to side of house comprising new rear entrance and lobby, dining room and 4 no. bedrooms for use as B&B and retention of tarmacadam hardstanding

**Location** 11 Ballynakelly, Newcastle, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/11/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to consider revising the design of the proposed extension to a smaller scale.

**NOTE:**

Prior to re-submitting, the applicant is advised to contact the Planning Authority.

- 2 The applicant is requested to supply full details in relation to the site's planning history, specifically addressing the partial use of the site for the sale of trailers. Planning permission is required for this development, but no record of a permission could be found. Details of planning permission for this use to be supplied including register reference numbers. If no permission exists, the applicant is requested to regularise the situation.

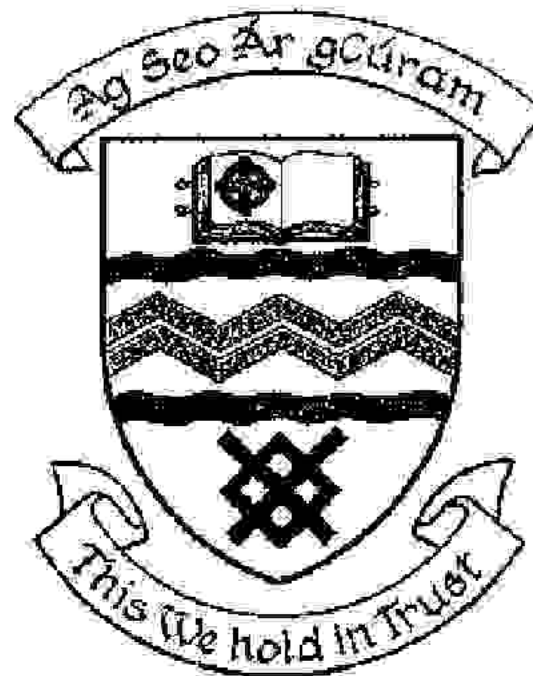
- 3 The car parking layout would appear to interfere with existing screen landscaping on the site's western boundary.

Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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The applicant is requested to submit revised details allowing an adequate separation to avoid disturbance of this screen.

- 4 The applicant is requested to submit full details of the proposed diversion of the foul drainage system to include details of pipe sizes, pipe gradients, manhole cover levels, pipe invert levels at the manholes and typical manhole construction details, up to and including its connection to the public sewer.

Signed on behalf of South Dublin County Council

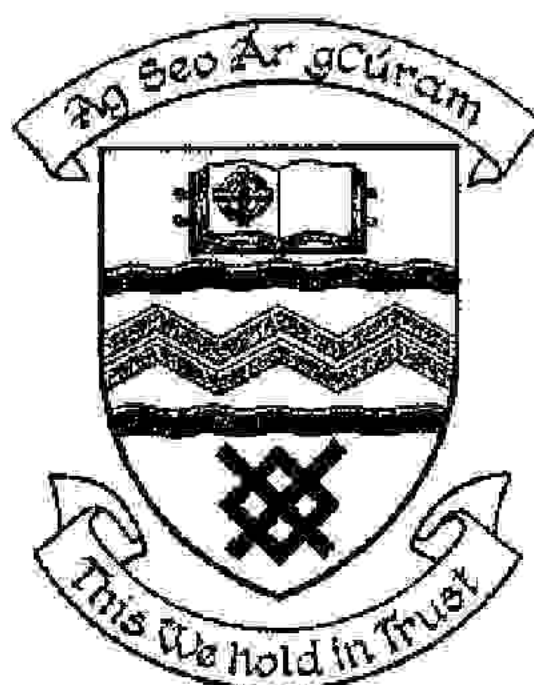
.....  
for Senior Administrative Officer

16/02/01

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

Order Number 2661	Date of Order 06/12/2000
Register Reference S00A/0812	Date 21/11/00

**Applicant** Mr. Brian Lawlor,  
**Development** New two storey extension to side of house comprising new rear entrance and lobby, dining room and 4 no. bedrooms for use as B&B and retention of tarmacadam hardstanding  
**Location** 11 Ballynakelly, Newcastle, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on the 04/12/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure and submit the following to this Department:

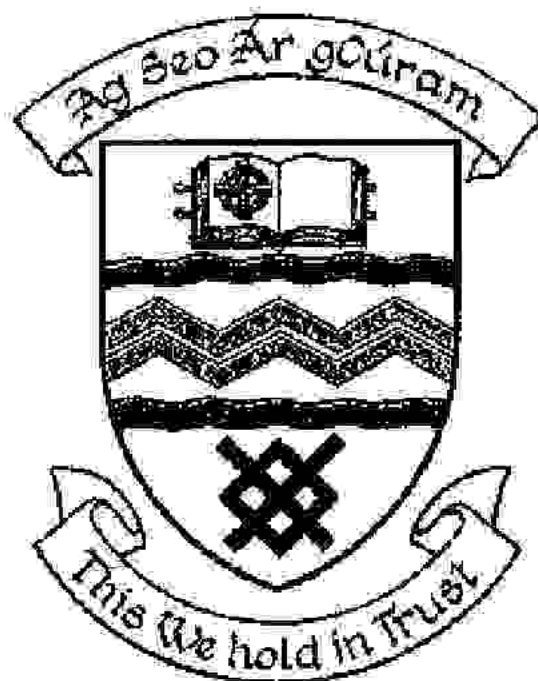
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

07/12/00