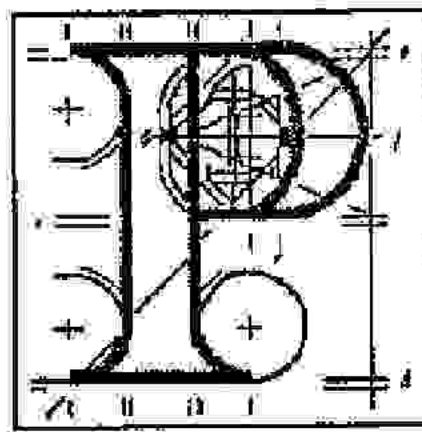


|                             |  |  |                 |
|-----------------------------|--|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0791                     |                 |
| 1. Location                 | side of 1 Willbrook Estate, Rathfarnham, Dublin 16.  |  |                 |
| 2. Development              | Two storey detached dwelling   |  |                 |
| 3. Date of Application      | 16/11/00   | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission   | 1.<br><br>2.   | 1.<br><br>2.    |
| 4. Submitted by             | Name: Eamonn Weber, Architect,<br>Address: 180 Rathgar Road, Rathgar,  |  |                 |
| 5. Applicant                | Name: Mr. John Kelly,<br>Address: 67 Glendoher Drive, Rathfarnham, Dublin 16.  |  |                 |
| 6. Decision                 | O.C.M. No. 0060<br><br>Date 11/01/2001   | Effect<br>AP GRANT PERMISSION                          |                 |
| 7. Grant                    | O.C.M. No.<br>Date   | Effect<br>AP GRANT PERMISSION                          |                 |
| 8. Appeal Lodged            | 07/02/2001   | Written Representations                                |                 |
| 9. Appeal Decision          | 04/09/2001   | Refuse 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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                 |

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0791

**APPEAL** by Jean Jacques Caillabet care of Bacon Group Design Associates of Amberwood Studio, Washington Lane, Rathfarnham, Dublin against the decision made on the 11<sup>th</sup> day of January, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to John Kelly care of Eamonn Weber of 180 Rathgar Road, Rathgar, Dublin for development comprising the erection of a two-storey detached dwellinghouse at side of 1 Willbrook Estate, Rathfarnham, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

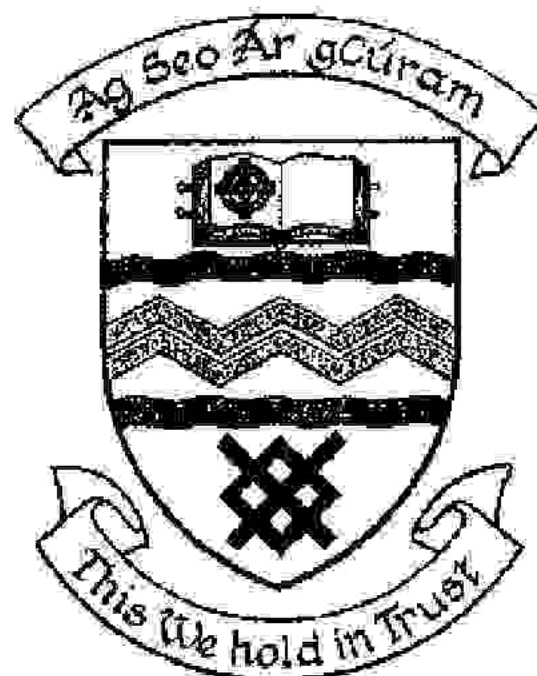
1. By reason of its design and location on this prominent site of restricted size and configuration, the proposed development would be unduly obtrusive and out of character with the pattern of development in the area. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and development of the area.
2. The proposed access to the house is in close proximity to the corner. It is considered that additional vehicular turning movements generated by the proposed development at this location would endanger public safety by reason of traffic hazard.

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

Dated this 4<sup>th</sup> day of September 2001.

|                             |  |  |                 |
|-----------------------------|--|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0791                     |                 |
| 1. Location                 | side of 1 Willbrook Estate, Rathfarnham, Dublin 16.  |  |                 |
| 2. Development              | Two storey detached dwelling   |  |                 |
| 3. Date of Application      | 16/11/00   | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission   | 1.<br><br>2.   | 1.<br><br>2.    |
| 4. Submitted by             | Name: Eamonn Weber, Architect,<br>Address: 180 Rathgar Road, Rathgar,  |  |                 |
| 5. Applicant                | Name: Mr. John Kelly,<br>Address: 67 Glendoher Drive, Rathfarnham, Dublin 16.  |  |                 |
| 6. Decision                 | O.C.M. No. 0060<br><br>Date 11/01/2001   | Effect<br>AP GRANT PERMISSION                          |                 |
| 7. Grant                    | O.C.M. No.<br>Date   | Effect<br>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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                 |

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



Halla an Chontae,  
Lár an Bhaile, Tarnhlacht,  
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 GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0060   | Date of Decision 11/01/2001 |
| Register Reference S00A/0791 | Date: 16/11/00              |

Applicant Mr. John Kelly,  
Development Two storey detached dwelling  
Location side of 1 Willbrook Estate, Rathfarnham, Dublin 16.  
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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

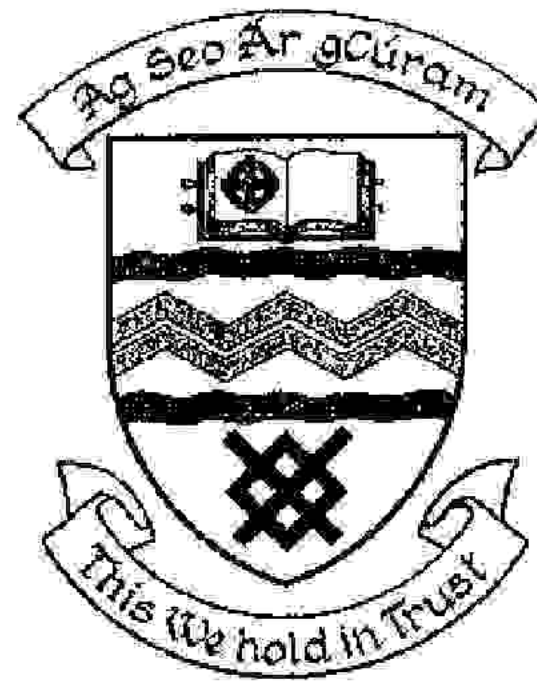
.....*M.T.*..... 12/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber, Architect,  
180 Rathgar Road,  
Rathgar,  
Dublin 6.

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REG REF. S00A/0791

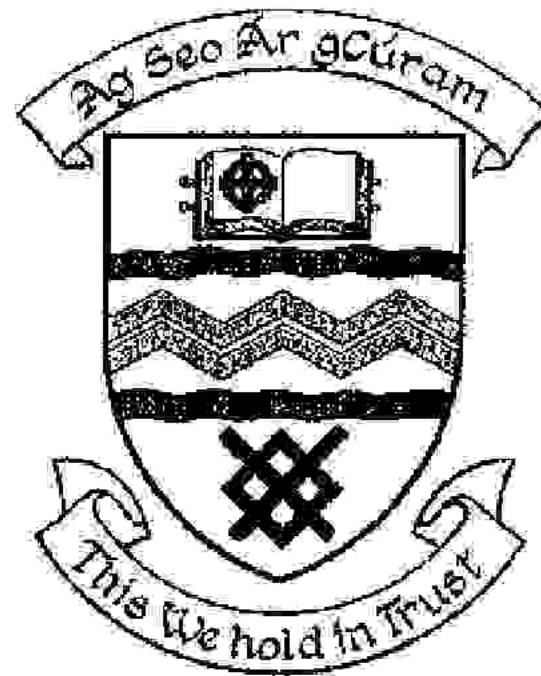
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The dwelling house hereby approved shall be used as a single residential unit.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 Revised drawings relocating the side window to bedroom number 3 to the rear of the house shall be submitted to and approved by the Planning Authority before the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Details of boundary treatment including any changes to the existing wall to front and side, proposed entrances to driveways and landscaping shall be submitted to and approved by the Planning Authority before the commencement of works. All existing trees and shrubs on the site shall be retained.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

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**REASON:**

In the interest of the proper planning and development of the area.

- 7 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:
- (i) Applicant shall ensure full and complete separation of foul and surface water systems.
  - (ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (iii) No building shall lie within 5 metres of the adjacent 100mm watermain.
  - (iv) A separate water supply connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

**REASON:**

In the interest of public health.

- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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 paid before the commencement of development on the site.

**REASON:**

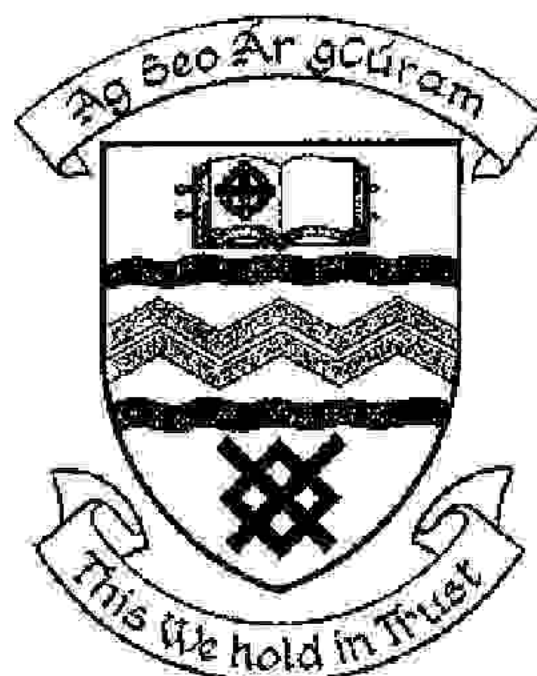
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six 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;

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REG REF. S00A/0791

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.

- 10 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the 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.

- 12 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.