

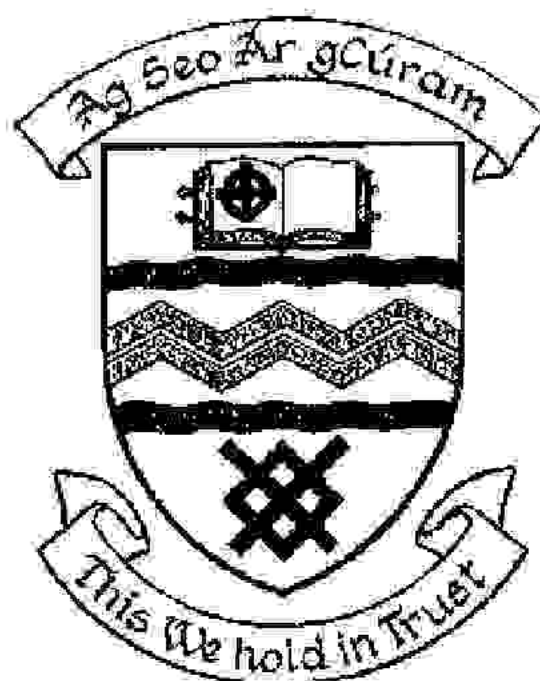
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0734	
1. Location	Kilmactalway, Baldonnell Road, Co. Dublin.		
2. Development	Construct a dormer bungalow, domestic garage, puraflo treatment plant, boundary fences, entrance and gates		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/01/2001 2.	1. 15/03/2001 2.
4. Submitted by	Name: E. Forde & P. Lawlor, Address: Kilmactalway, Baldonnell Road,		
5. Applicant	Name: E. Forde & P. Lawlor Address: Kilmactalway, Baldonnell Road, Co. Dublin.		
6. Decision	O.C.M. No. 1097 Date 24/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2327 Date 05/07/2001	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	

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
Fax: 01-414 9104

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

Decision Order Number 1097	Date of Decision 24/05/2001
Register Reference S00A/0734	Date: 23/10/00

Applicant E. Forde & P. Lawlor

Development Construct a dormer bungalow, domestic garage, puraflow treatment plant, boundary fences, entrance and gates

Location Kilmactalway, Baldonnell Road, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 25/05/2001

Additional Information Requested/Received 24/01/2001 /15/03/2001

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

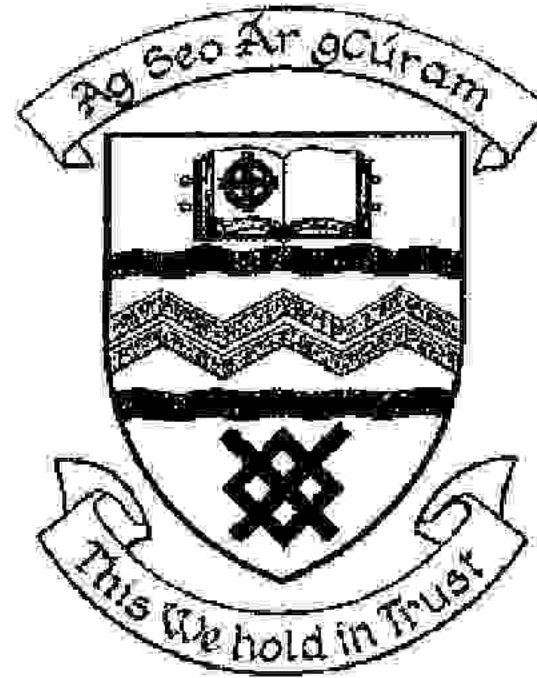
..... 24/05/01
for SENIOR ADMINISTRATIVE OFFICER

E. Forde & P. Lawlor,
Kilmactalway,
Baldonnell Road,
Co. Dublin.

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
Fax: 01-414 9104

REG REF. S00A/0734

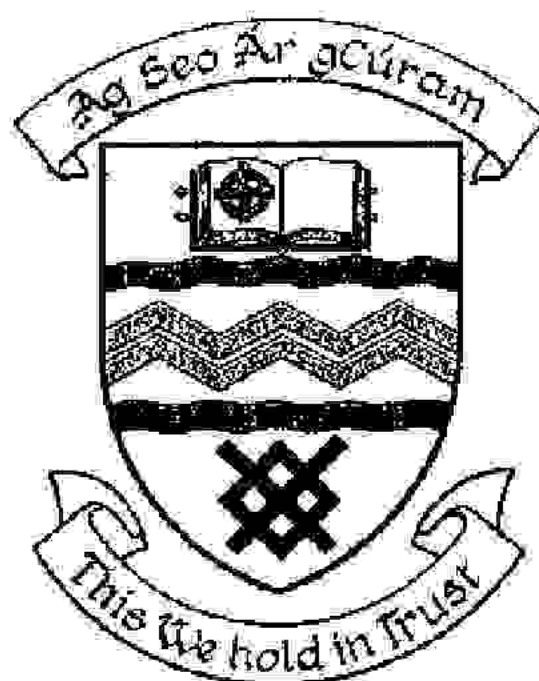
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received on 05/03/2001 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 prior to the commencement of development the applicants shall enter into an agreement under Section 38 of the Local Government (Planning and Development) Act 1963 restricting the land indicated as inlined in blue on a map submitted and received as additional information on 5th March 2001, from further non-agricultural development, and this agreement shall be registered when finalised.
REASON:
In the interests of the proper planning and sustainable development of the area and in the interests of protecting the rural character of the area.
- 3 That the proposed dwelling, when completed be first occupied by the applicants or members of their immediate families.
REASON:
In the interests of the proper and sustainable planning and development of this rural area.
- 4 Before any development commences, the applicants shall submit for the written agreement of the Planning Authority revised design plans which shall provide for:-
 - (i) The apex of the main dormer to the front elevation shall be reduced in height so that it does not exceed the height of the dormer to the rear.
 - (ii) The windows to the front and side of the proposed dwelling shall be revised to provide for a clear vertical emphasis.
 - (iii) The front elevation shall be revised to omit the proposed stone cladding.

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
Fax: 01-414 9104

REG. REF. S00A/0734

REASON:

To ensure that the proposed development is consistent with the Council policy to protect the rural character of the area and in the interests of the sustainable and proper planning and development of the area.

- 5 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 7 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 8 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.

- 9 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

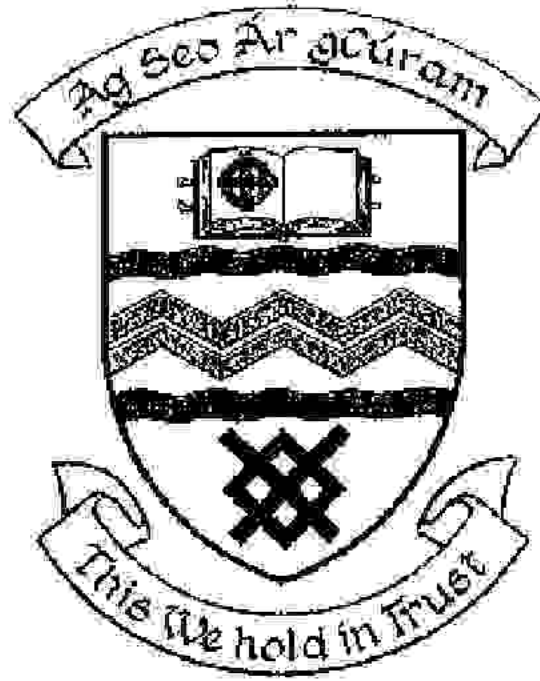
In the interest of health.

- 10 In the event of a connection to the water supply, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (Four hundred and seventy six

**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
Fax: 01-414 9104

REG REF. S00A/0734

euros) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 12 That a financial contribution in the sum of £2,100 (two thousand and 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; 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.

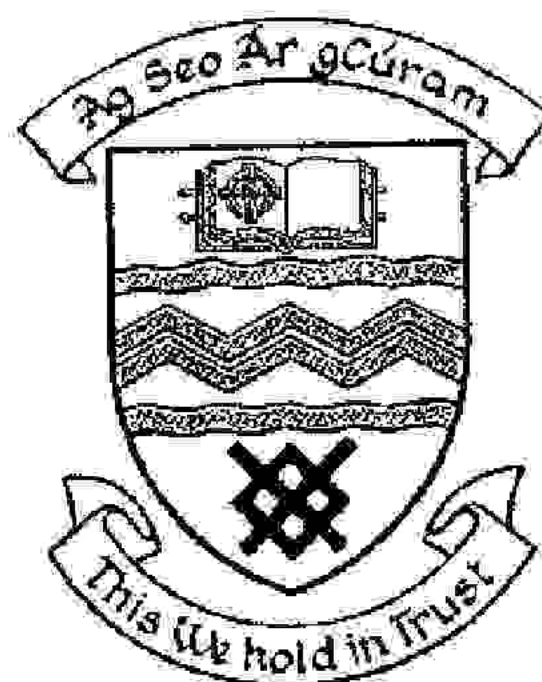
- 13 The ditch on the site frontage shall be piped with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads maintenance Section, South Dublin County Council.

	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/0734	
1. Location	Kilmactalway, Baldonnell Road, Co. Dublin.		
2. Development	Construct a dormer bungalow, domestic garage, puraflo treatment plant, boundary fences, entrance and gates		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/01/2001 2.	1. 15/03/2001 2.
4. Submitted by	Name: E. Forde & P. Lawlor, Address: Kilmactalway, Baldonnell Road,		
5. Applicant	Name: E. Forde & P. Lawlor Address: Kilmactalway, Baldonnell Road, Co. Dublin.		
6. Decision	O.C.M. No. 1097 Date 24/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2327 Date 05/07/2001	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

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

Telefon: 01-414 9230
Facs: 01-414 9104



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

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

REG. REF. : S00A/0734/C2

DATE : 18.04.2002

RE: Construct a dormer bungalow, domestic garage, puraflo treatment plant, boundary fences, entrance and gates at Kilmactalway, Baldonnel Road, Co. Dublin for E. Forde & P. Lawlor. Compliance re. Condition No. 4.

Dear Sir,

I refer to your submission received on 11.03.2002 to comply with Condition No. 4 of Grant of Permission Order No. 2327, dated 05.07.2001, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,


for Senior Administrative Officer

E. Forde & P. Lawlor,
Kilmactalway,
Baldonnel Road,
Co. Dublin.

REG. REF. : S00A/0734/C1

DATE : 23.01.2002

RE: Construct a dormer bungalow, domestic garage, puraflow treatment plant, boundary fences, entrances and gates at Kilmactalway, Baldonnel Road, Co. Dublin for E. Forde & P. Lawlor. Compliance re Condition No. 4 and 7.

Dear Sir/Madam,

I refer to your submission received on 06.09.2001 to comply with Condition No's. 4 and 7 of grant of permission, Order No. 2327, dated 05/07/01, in connection with the above.

In this regard I wish to inform you that:-

- (a) In respect of Condition No. 2 a copy of the proposed agreement should be submitted to the Planning Authority for consideration (i.e. to Planning Department).
- (b) The proposed boundary treatment is acceptable in compliance with Condition No. 7.
- (c) The Plan submitted in respect of Condition No. 4 is not acceptable as it does not provide for the required alteration to the front dormer, and the substitution of stone cladding by rubble stone is not acceptable. The use of plastered or rendered walls in white or a pale colour would be acceptable.

Yours faithfully,



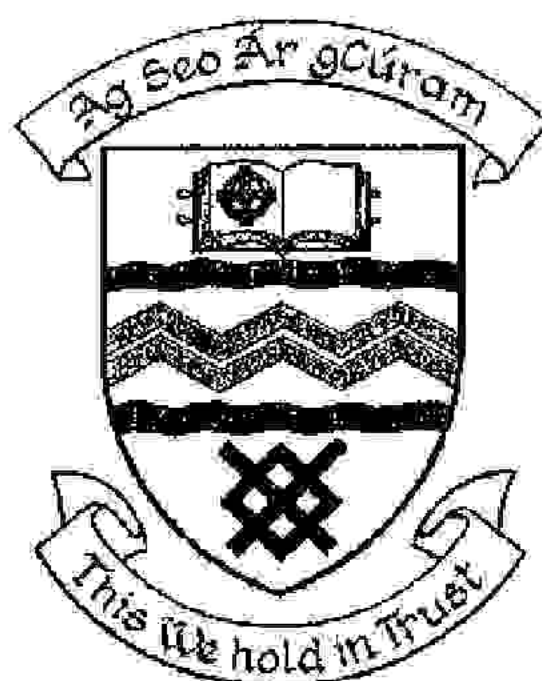
for Senior Administrative Officer

E. Forde & P. Lawlor,
Kilmactalway,
Baldonnel Road,
Co. Dublin.

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
Fax: 01-414 9104

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

Decision Order Number 0155	Date of Decision 24/01/2001
Register Reference S00A/0734	Date: 23/10/00

Applicant E. Forde & P. Lawlor
Development Construct a dormer bungalow, domestic garage, puraflo
treatment plant, boundary fences, entrance and gates

Location Kilmactalway, Baldonnell Road, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/10/00 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:

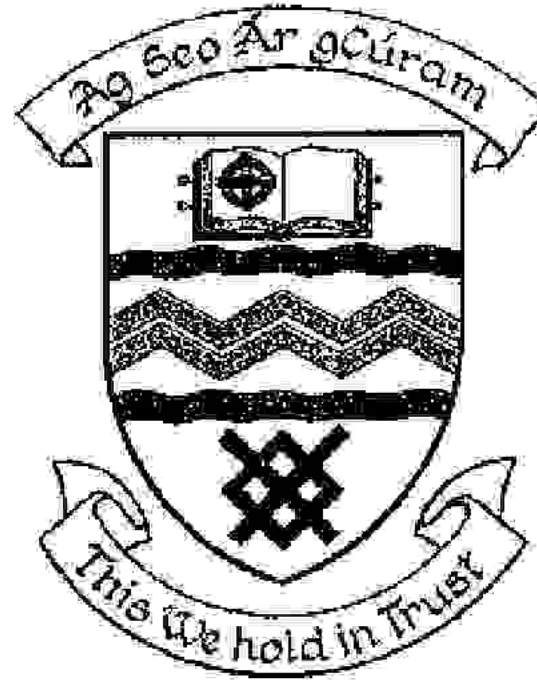
- 1 The Planning Authority may not consider the granting of permission for a dwelling on the landholding without the landowner entering into a sterilisation agreement to restrict further non-agricultural development of the lands. In this regard, the applicant shall take note that for a sterilisation agreement to have any effect, the landowner must give such consent to the applicant. If such an agreement is to be entered into, a map outlining the lands in question should be submitted.
- 2 The applicants shall note that the current proposal is deficient in terms of the provision of vision splays at the access point. The applicants are therefore requested to set back the front boundaries of property shown to be in family ownership to provide for improved access and visibility in accordance with the requirements of the Roads Department.
- 3 The applicant is requested to consider revised proposals, if any, for an alternative design of the proposed dwelling and garage which would be in keeping with the Council's

E. Forde & P. Lawlor,
Kilmactalway,
Baldonnell Road,
Co. Dublin.

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
Fax: 01-414 9104

REG REF. S00A/0734

objective to protect the rural amenity and character of the
area.

Signed on behalf of South Dublin County Council

MT
.....
for Senior Administrative Officer

24/01/01