

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0288	
1. Location	33 Ashton Close, Knocklyon, Dublin 16.		
2. Development	Two semi-detached two storey houses and entrances at the side.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 29/06/2000 2.	1. 2.
4. Submitted by	Name: John M. Connery, Address: 35 Delaford Avenue, Knocklyon,		
5. Applicant	Name: Patrick Blaney, Address: 33 Ashton Close, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 1416 Date 29/06/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1416	Date of Decision 29/06/2000
Register Reference S00A/0288	Date: 03/05/00

Applicant Patrick Blaney,
Development Two semi-detached two storey houses and entrances at the side.

Location 33 Ashton Close, Knocklyon, Dublin 16.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/05/00 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 determine the exact location of the 225mm diameter foul sewer adjacent to the proposed development. The design of the proposed development may need to be revised so that no building is within 5m of this foul sewer. The applicant is requested to submit appropriate plans.
- 2 The applicant is requested to determine the exact location of the 450mm diameter surface water sewer adjacent to the proposed development. The design of the proposed development may need to be revised so that no building is within 5m of this surface water sewer. The applicant is requested to submit appropriate plans.

Signed on behalf of South Dublin County Council

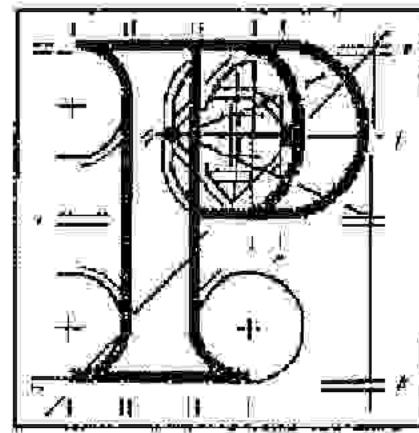
MA
.....
for Senior Administrative Officer

29/06/00

John M. Connery,
35 Delaford Avenue,
Knocklyon,
Dublin 16.

	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/0288	
1. Location	33 Ashton Close, Knocklyon, Dublin 16.		
2. Development	Two semi-detached two storey houses and entrances at the side.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 29/06/2000 2.	1. 26/07/2000 2.
4. Submitted by	Name: John M. Connery, Address: 35 Delaford Avenue, Knocklyon,		
5. Applicant	Name: Patrick Blaney, Address: 33 Ashton Close, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 2165 Date 22/09/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged	19/10/2000	Written Representations	
9. Appeal Decision	15/05/2001	Grant Outline 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			
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An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0288

APPEAL by Michael McIver of 30 Ashton Close, Knocklyon, Dublin against the decision made on the 22nd day of September, 2000 by the Council of the County of South Dublin to grant subject to conditions an outline permission to Patrick Blaney care of John M. Connery of 35 Delaford Avenue, Knocklyon, Dublin for development comprising the construction of two semi-detached two-storey houses and entrances at the side of 33 Ashton Close, Knocklyon, 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 outline 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 outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Any application for approval on this site shall be in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 26th day of July, 2000, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The footpath and kerb at the accesses to the houses shall be dished in accordance with the requirements of the planning authority.

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

3. Two off-street car parking spaces shall be provided for the house on the western section of the site.

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

4. 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.

5. The material finishes of the proposed houses shall match those of the existing house at number 33 Ashton Close.

Reason: In the interest of visual amenity.

6. The existing hedges within the site shall be retained.

Reason: In the interest of visual amenity.

7. 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 determined at approval stage.

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.



Margaret Byrne

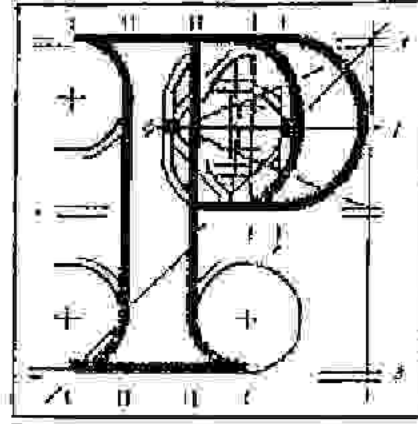
**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 15th day of May 2001.

	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/0288	
1. Location	33 Ashton Close, Knocklyon, Dublin 16.		
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An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0288

APPEAL by Michael McIver of 30 Ashton Close, Knocklyon, Dublin against the decision made on the 22nd day of September, 2000 by the Council of the County of South Dublin to grant subject to conditions an outline permission to Patrick Blaney care of John M. Connery of 35 Delaford Avenue, Knocklyon, Dublin for development comprising the construction of two semi-detached two-storey houses and entrances at the side of 33 Ashton Close, Knocklyon, 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 outline 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 outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Any application for approval on this site shall be in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 26th day of July, 2000, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The footpath and kerb at the accesses to the houses shall be dished in accordance with the requirements of the planning authority.

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

3. Two off-street car parking spaces shall be provided for the house on the western section of the site.

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

4. 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.

5. The material finishes of the proposed houses shall match those of the existing house at number 33 Ashton Close.


Reason: In the interest of visual amenity.

6. The existing hedges within the site shall be retained.

Reason: In the interest of visual amenity.

7. 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 determined at approval stage.

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.



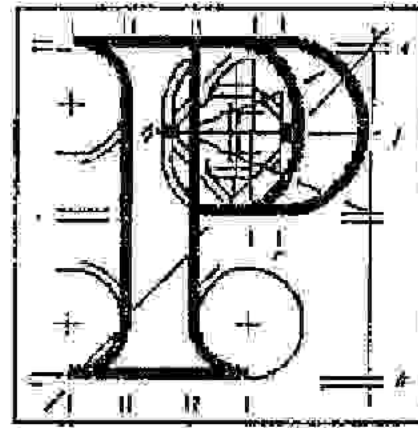
Margaret Byrne

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

Dated this ¹⁸15 day of *May* 2001.

	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/0288	
1. Location	33 Ashton Close, Knocklyon, Dublin 16.		
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An Bord Pleanála



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County South Dublin

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FIRST SCHEDULE

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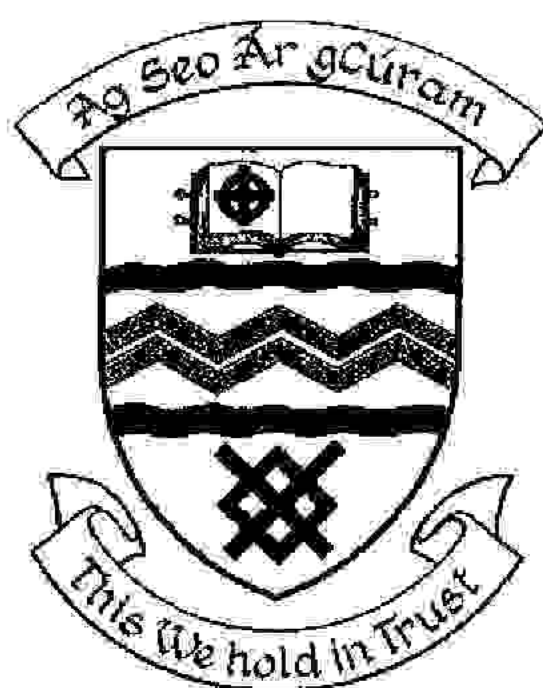
**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 15th day of May 2001.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2165	Date of Decision 22/09/2000
Register Reference S00A/0288	Date: 03/05/00

Applicant Patrick Blaney,
Development Two semi-detached two storey houses and entrances at the side.
Location 33 Ashton Close, Knocklyon, Dublin 16.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 29/06/2000 /26/07/2000
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 OUTLINE 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.

 25/09/00
for SENIOR ADMINISTRATIVE OFFICER

John M. Connery,
35 Delaford Avenue,
Knocklyon,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
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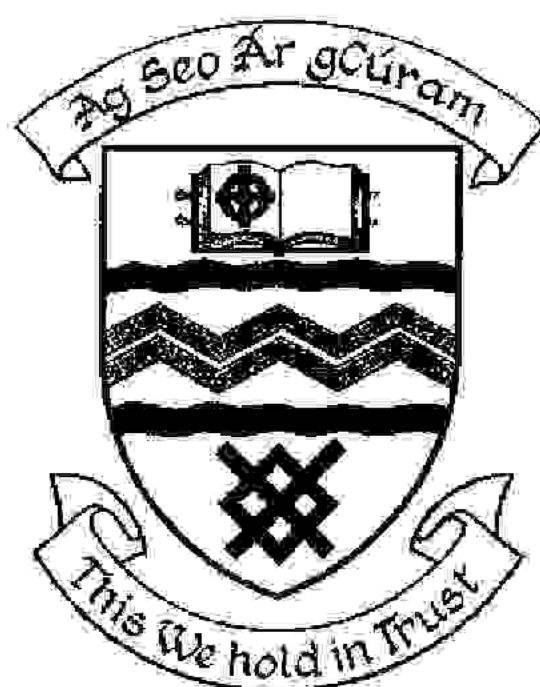
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Additional Information received on the 26/07/2000, 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 The footpath and kerb adjoining the proposed houses shall be dished to the satisfaction of the Area Engineer, Roads Maintenance and at the applicant's expense.
REASON:
In the interest of the proper planning and development of the area.
- 4 All existing hedges and trees on the site shall be retained. In particular, the applicant shall take due care and attention to ensure the preservation and protection of the street tree outside the house. In this regard, no materials of any kind - including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the tree should be permitted within 2m of the tree in the grass margin outside the house.
REASON:
In the interest of the proper planning and development of the area.
- 5 Two off-street car parking spaces shall be provided for the proposed dwelling adjoining the western site boundary and one for the proposed dwelling adjoining house no. 33.
REASON:
In the interest of the proper planning and development of the area.

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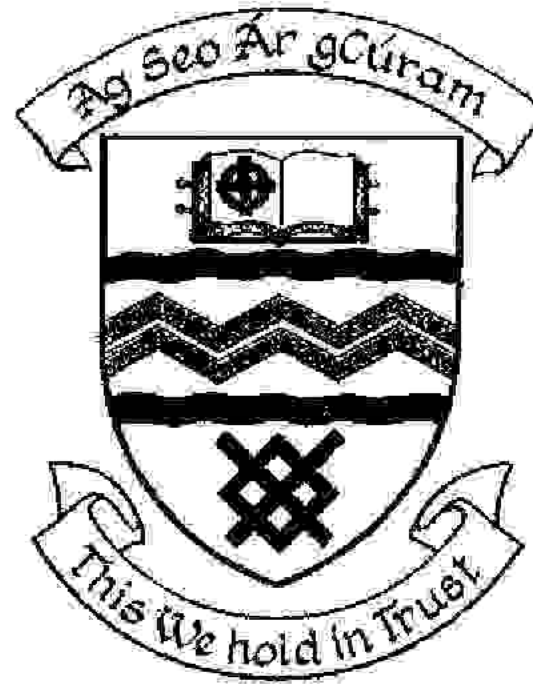
REG. REF. S00A/0288

- 6 With respect to foul and surface water drainage and water supply, the applicant shall meet the following requirements:
- (i) No building shall lie within 5m of the 225mm foul sewer that lies just west of the western boundary of the site of the proposed development.
 - (ii) No building shall lie within 5m of the 450mm surface water sewer that lies just west of the western boundary of the site of the proposed development.
 - (iii) Applicant shall ensure full and complete separation of foul and surface water systems.
 - (iv) 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.
 - (v) No building shall lie within 8m of the 300mm watermain that lies just west of the western boundary of the site of the proposed development.
 - (vi) Separate connection is required for the proposed dwellings. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.
- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 8 That acceptable names/house numbers be submitted and approved by South Dublin County Council before any constructional work has taken place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in

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the area of the proposed 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 providing the services.

- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

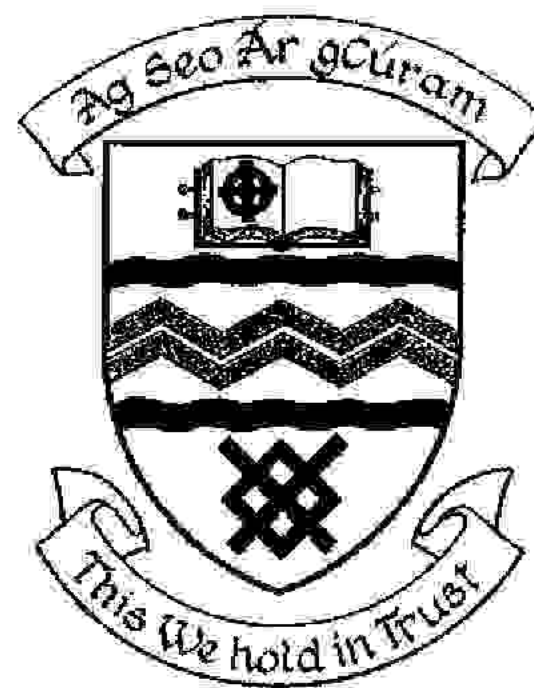
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area of the proposed

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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
provision of services in the area which will facilitate the
proposed development.