

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1991
PLANNING REGISTER

REGISTER REFERENCE : 92B/1337

LOCATION : Cruagh, Rathfarnham

PROPOSAL : Rear Extension consisting of livingroom and garage to
-----house-----

APP. TYPE : Permission

DATE RECEIVED : 17.11.92

AGENT NAME & ADDRESS
P.J. Staunton, Architect,
46 Grafton Street,
Dublin 2.APPLICANT NAME & ADDRESS
B. McGuinness
Cruagh, Rathfarnham,
Co. Dublin.

DECISION : To grant permission

O.C.M.No. : P/0034 / 93 Date : 14.01.03

GRANT :

O.C.M.No. : P/ /92 Date :

APPEAL NOTIFIED : 8/2/93 TYPE OF APPEAL : 3rd Party

APPEAL DECISION : Permission granted by An bord Pleanála 30/4/93

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

REGISTRAR

DATE

RECEIPT NO.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992County DublinPlanning Register Reference Number: 92B/1337

APPEAL by Paul and Drusilla Cleary and others care of "Forest Lodge", Cruagh Road, Killakee, County Dublin against the decision made on the 14th day of January, 1993 by the Council of the County of Dublin to grant subject to conditions a permission to Brendan McGuinness of Cruagh Road, Rathfarnham, County Dublin for development comprising the erection of a rear extension consisting of a living-room and garage to house at Cruagh, Rathfarnham, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1992, it is hereby decided, for the reason set out in the First Schedule hereto, to grant 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed extension by reason of its modest extent and acceptable design would not injure the visual amenities of this scenic area.

SECOND SCHEDULE

1. The walls of the entire house shall be finished in a colour to be agreed with the planning authority.

Reason: In the interest of visual amenity.

2. Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1977, as amended, no further extensions including garages, sheds, outhouses, greenhouses, boiler houses or other such building or conversion of the proposed garage to residential or other use shall be carried out within the curtilage of the site save with a prior grant of planning permission from the planning authority or from An Bord Pleanála on appeal.

Reason: In the interest of visual amenity.

SECOND SCHEDULE (CONTD.)

3. The flat shelf on which the house and extension will stand shall not be further widened either by excavation on the southern side or infill on the northern side.

Reason: In the interest of visual amenity.



Donn. Mr. Quinn

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

Dated this 30th day of April, 1993.



Bloc 2, Ionad Bheatha na hEireann
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 0034 /92 Date of Decision : 14th January 1993

Register Reference : 92B/1337

Date Received : 17th November 1992

Applicant : B. McGuinness

Development : Rear Extension consisting of livingroom and garage to house

Location : Cruagh, Rathfarnham

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:-⁷.....ATTACHED.

Signed on behalf of the Dublin County Council.....

J. de Bortolosi
for Principal Officer

Date:^{14/1/93}.....

P.J. Staunton, Architect,
46 Grafton Street,
Dublin 2.

Reg. Ref. 92B/1337
Decision Order No. P/ 0034 /92
Page No: 0002



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C O N D I T I O N S / R E A S O N S

- 01 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.
- 02 That the entire premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That all external finishes harmonise in colour and texture with the existing approved premises.
REASON: In the interest of visual amenity.
- 04 That the design and location of septic tank, percolation and reserve percolation areas to be in accordance with the recommendations laid down in N.S.A.I. SR6 1991.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 Notwithstanding the exempted development regulations, no conversion of the proposed garage to residential or other use, or no additions of garages, sheds, outhouses, greenhouses, boiler houses or other such structures is to take place without the prior obtaining of planning permission from the Planning Authority or from An Bord Pleanála on appeal.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 That a detailed landscaping plan for the site be submitted to the Planning Department within 3 months of this decision for its agreement. This plan should provide for tree and/or shrub planting to the front and sides of the existing house. The landscaping scheme should indicate details with regard to tree and plant species as well as tree and plant numbers. The scheme should also propose a timescale for the proposed planting.
REASON: In the interest of visual amenity.
- 07 The development to be carried out in conformity with Condition Nos. 3 4 and 5 of the decision to grant permission by order No. P/4455/92 dated 21st September, 1992, Reg. Ref. 92A/1249.
- 07 REASON: In the interest of the proper planning and development of the area.