

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/752
1. LOCATION	Tibradden Road, Rathfarnham, Dublin 16. S		
2. PROPOSAL	Bungalow.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	A.	31st May, 85.	1. 2.
4. SUBMITTED BY	Name Mr. Louis Burke, Address Mantua Studio, Templeogue Bridge, Dublin 6.		
5. APPLICANT	Name Mr. James Fox, Address 25, Willow Road, Wycham Park, Dundrum, Dublin 14.		
6. DECISION	O.C.M. No. P/2751A/85 Date 29th July, 1985	Notified 29th July, 1985 Effect To grant approval	
7. GRANT	O.C.M. No. . Date	Notified Effect	
8. APPEAL	Notified 26th Aug., 1985 Type 3rd Party	Decision Permission granted by An Bord Pleanala Effect 29th Jan., 1986	
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
		Co. Accts. Receipt No	

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85A/752

APPEAL by The representatives of the late Leslie Drew of Stoneybrook, Tibradden, Rathfarnham, County Dublin, against the decision made on the 29th day of July, 1985, by the Council of the County of Dublin to grant subject to conditions an approval to James Fox of 25 Willow Road, Wickham Park, Dundrum, Dublin, for the erection of a bungalow at Tibradden Road, 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 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant approval for the erection of the said bungalow 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 approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of development on the site was established by the granting of outline permission, by order dated 18th of October, 1983, by An Bord Pleanála under reference number PL 6/5/62428, and provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the current proposal is consistent with the development sanctioned in that case, and is in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The rubble retaining wall on the public road frontage shall be retained together with the hedgerow trees on the frontage, save where the removal of some of them is essential in creating the vehicular entrance shown on the site block plan, (scale 1:500 approximately) lodged with the planning authority on 31st May, 1985. The wing walls of the vehicular entrance shall be constructed of rubble material similar to that of the front wall.

Reason: In the interests of amenity.

2. The water supply and drainage arrangements, including disposal of surface water shall comply with the requirements of Dublin County Council for such services and works.

Reason: In the interests of public health.

SECOND SCHEDULE (CONTD.)

3. The proposed roof tiles shall be either dark brown or dark grey in colour.

Reason: In the interests of visual amenity.

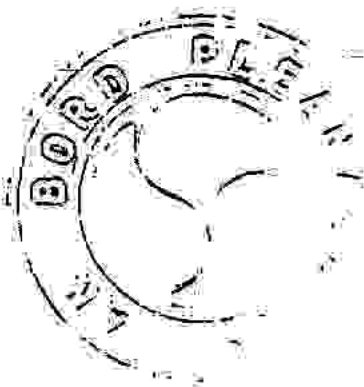
4. A financial contribution in the sum of £375 shall be paid by the developer to the Dublin County Council towards the cost of provision of a public water supply in the area of the proposed development and which facilitates this development; this contribution shall be paid before the commencement of 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.

John Dwyer

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

Dated this *29th* day of *January* 1986.



DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
11, ABBEY STREET,
DUBLIN 1.

APPROVAL Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **Louis Burke,**
Marion Studio,
Templeogue Bridge,
Rathfarnham, Dublin 6.
Applicant **J. Fox.**

Decision Order
Number and Date **P/2731/85** **29/7/85**
Register Reference No. **65A-752**
Planning Control No.
Application Received on **31/3/85**

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/Approval for:

Bungalow at Librarian Road, Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1875-1964.
3. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That details of the proposed vehicular access arrangements be ascertained and adhered to before development commences.	4. In the interest of the proper planning and development of the area.
5. That a financial contribution in the sum of £375. be paid by the proposer to the Dublin County Council towards the cost of provision of public water supply 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.	5. 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.
6. That the proposed roof tiles shall be blue-black, dark brown or slate gray in colour.	6. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **29th July, 1985**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

NOTE:

As Condition No. 3: The proposed septic tank, percolation areas and reserve percolation areas shall be located on site in accordance with the requirements of the Supervising Environmental Health Officer. Applicants to consult with the Eastern Health board, 33 Gardiner Place, Dublin 1, and agree these details before development commences.

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NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.