

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 769
1. LOCATION	4 Convent View, Clondalkin, Co. Dublin,		
2. PROPOSAL	Bungalow and ret. of mobile home, 5		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	28th April 1981	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name	Kells Art Studios,	
	Address	John St., Kells, Co. Meath,	
5. APPLICANT	Name	T. Croghan,	
	Address	4 Convent View, Clondalkin, Co. Dublin,	
6. DECISION	O.C.M. No.	PA/1367/81A PA/1367/81B	Notified
	Date	26th June, 1981	Effect
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	7th August, 1981	Decision
	Type	1st Party on refusal	Effect
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: W.A. 769

APPEAL by Thomas Croghan of 4, Convent View, Clondalkin, County Dublin against the decision made on the 26th day of June, 1981, by the Council of the County of Dublin deciding to grant subject to conditions a permission for development comprising the erection of a bungalow and the retention of a mobile home on a site at the rear of 4, Convent View, Clondalkin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, 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 column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions set out in the Second Schedule are complied with, it is considered that the proposed development accords with the proper planning and development of the area.

Contd./ ...

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The proposed bungalow shall be used as a single dwelling unit.</p> <p>2. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.</p> <p>3. The existing mobile home shall be removed from the site upon completion of the erection of the proposed bungalow.</p> <p>4. Before development commences details of screen walling between the proposed bungalow and the adjoining house shall be submitted to and agreed with the planning authority, or, in default of agreement, as may be determined by An Bord Pleanála.</p> <p>5. A front garden of 25 feet minimum depth and a rear garden of 35 feet minimum depth shall be provided for the proposed bungalow.</p>	<p>1. In the interests of orderly development.</p> <p>2. 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.</p> <p>3. To regulate density of development.</p> <p>4. To protect residential amenities of adjoining properties.</p> <p>5 and 6. In the interests of orderly development.</p>

Contd./

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
6. A rear garden of 35 feet minimum depth from the rearmost wall of the existing house on the site shall be reserved for the use of the occupants of the said house.	

Myanna

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

Dated this 2 day of *June* 1981.

DUBLIN COUNTY COUNCIL

Te. 24755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Hugh O'Daly,**
Kingswood, Naas Road,
Clondalkin,
Co. Dublin.

Applicant **T. Croghan**

Decision Order
Number and Date **PA/1367/81 (a) 26th June, 1981**
Register Reference No. **WA769**
Planning Control No. **10907**
Application Received on **28.4.81**

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:-

retention of mobile proposed bungalow at rear of 4 Convent View, Clondalkin

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	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 to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £500. be paid by the proposer to the 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.	4. 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.
5. That the mobile home be removed from the site and no further such residential development take place on the overall site.	5. To prevent unauthorised development and in the interest of the proper planning and development of the area.
6. That water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.	6. In order to comply with the requirements of the Sanitary Authority.
7. That adequate screen walling be provided between the proposed development and the existing adjoining development. The extent and nature of such screening to be agreed with the Planning Department prior to commencement of development.	7. In the interest of visual amenity.
8. That a front garden of 25ft. minimum depth and a rear garden of 35ft. minimum depth be provided for the proposed developg.	8. In the interest of the proper planning and development of the area.

Over/....

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **26th June, 1981.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS

REASONS FOR CONDITION

Contd./....

9. That a rear garden minimum 35ft. in depth be provided from the rearmost wall of the existing house on the site and be reserved for the use of the occupants of that house.

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

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 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, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1.

Telephone 724755
Ext. 262/264

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To:

Hugh O'Daly,

Register Reference No. WA769

Kingswood, Naas Road,

Planning Control No. 10907

Clondalkin,

Application Received 28.4.81

Co. Dublin

Additional Inf. Recd.

APPLICANT T. Croghan

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, P/A/1367/81 (b) dated 26th June, 1981 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For retention of mobile home at rear of 4 Convent View, Clondalkin

for the following reasons:

1. The site of the development is situated in an area zoned "A" in the Development Plan "to preserve and improve residential amenities". The retention of the mobile home on the site would constitute over development of the site for residential purposes. This would be contrary to the zoning objective, would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.

2. The retention of the proposed mobile home on the site would materially contravene Conditions Nos. 4 and 6 of Order No. PA/669/80 (Reg. Ref. SA1753) which state :-

Condition No. 4 -

"That a rear garden minimum of 35ft. from the rearmost wall of the existing house be provided and reserved for the use of occupants of that house".

Condition No. 6 -

"That the existing mobile home on the site be removed altogether and no further residential development take place on the overall site".

3. The proposal is unacceptable because it is proposed to locate the mobile home over the line of the foul sewer crossing the site.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 26th June, 1981

NOTE: An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1. and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.