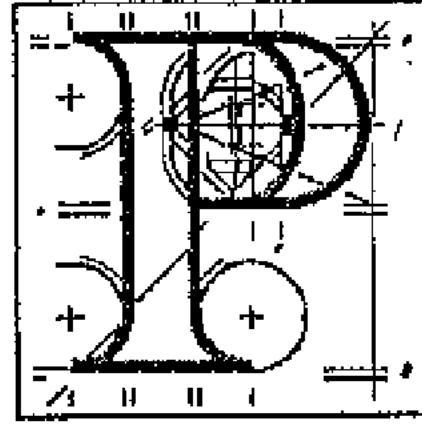


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0808	
1. Location	Peamount Road, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow, septic tank.		
3. Date of Application	12/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/01/2000 2.	1. 14/02/2000 2.
4. Submitted by	Name: David Kavanagh, Address: 15 Maplewood Lawns, Springfield,		
5. Applicant	Name: David Kavanagh, Address: 15 Maplewood Lawns, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1085 Date 19/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	16/06/2000	Written Representations	
9. Appeal Decision	27/11/2000	Refuse 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			
14. Registrar Date Receipt No.			

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0808

APPEAL by John Kavanagh of Corner Park, Peamount Road, Newcastle, County Dublin against the decision made on the 19th day of May, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to David Kavanagh of 15 Maplewood Lawns, Springfield, Tallaght, Dublin for development comprising a dormer bungalow, septic tank on site at Peamount Road, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development is located in an area zoned: B to protect and/or improve rural amenity and provide for the improvement of agriculture in the South County Development Plan, 1998. It is the objective of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. This objective is considered reasonable. It is considered that the applicant does not come within the scope of the housing need criteria in the Development Plan. The proposed development would contravene materially the objective of the Development Plan and would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

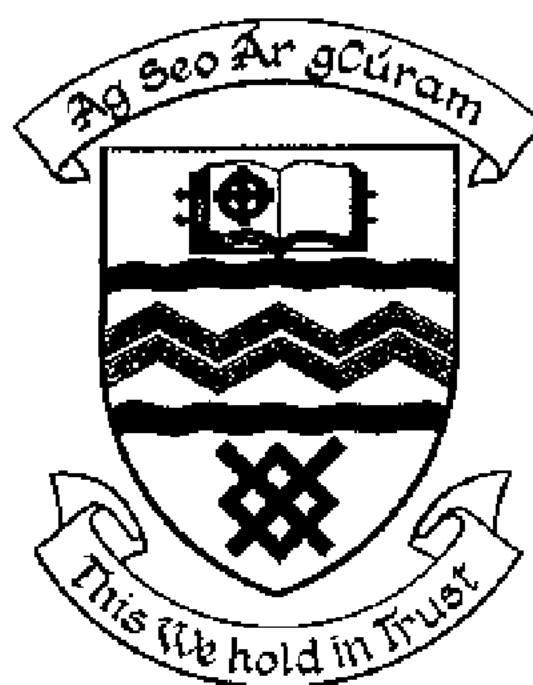
Rosalind Ní Mháin

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

Dated this 27th day of November 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0808	
1. Location	Peamount Road, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow, septic tank.		
3. Date of Application	12/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/01/2000 2.	1. 14/02/2000 2.
4. Submitted by	Name: David Kavanagh, Address: 15 Maplewood Lawns, Springfield,		
5. Applicant	Name: David Kavanagh, Address: 15 Maplewood Lawns, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1085 Date 19/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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**



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

Decision Order Number 1085	Date of Decision 19/05/2000 <i>LM</i>
Register Reference S99A/0808	Date: 12/11/99

Applicant David Kavanagh,
Development Dormer bungalow, septic tank.
Location Peamount Road, Newcastle, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 19/05/2000
Additional Information Requested/Received 24/01/2000 /14/02/2000
Clarification of Additional Information Requested/Received /

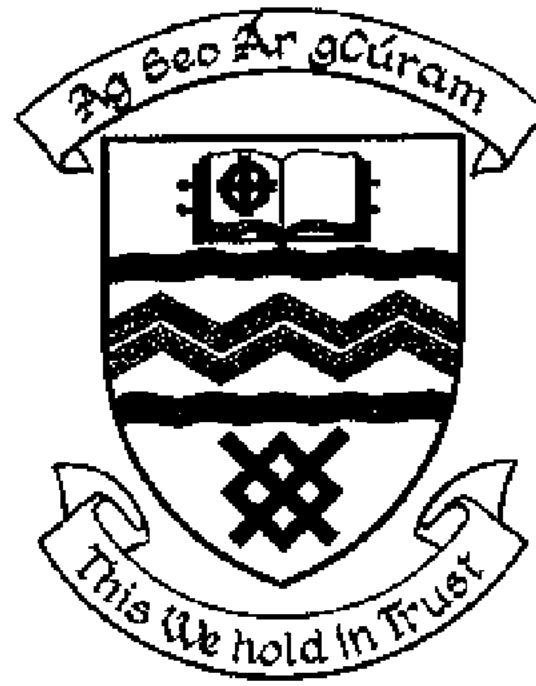
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 19/05/00
for SENIOR ADMINISTRATIVE OFFICER

David Kavanagh,
15 Maplewood Lawns,
Springfield,
Tallaght,
Dublin 24.

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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 as amended by Additional Information received on 14/02/00, 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 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.

REASON:

To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant's stated housing needs.

- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be flat tiles or slate and shall be blue/black in colour.

REASON:

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

- 4 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 The septic tank and percolation areas shall accord with the standards set out in "recommendations for Septic Tank Drainage System SR6, 1991" available from Eolas.

REASON:

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

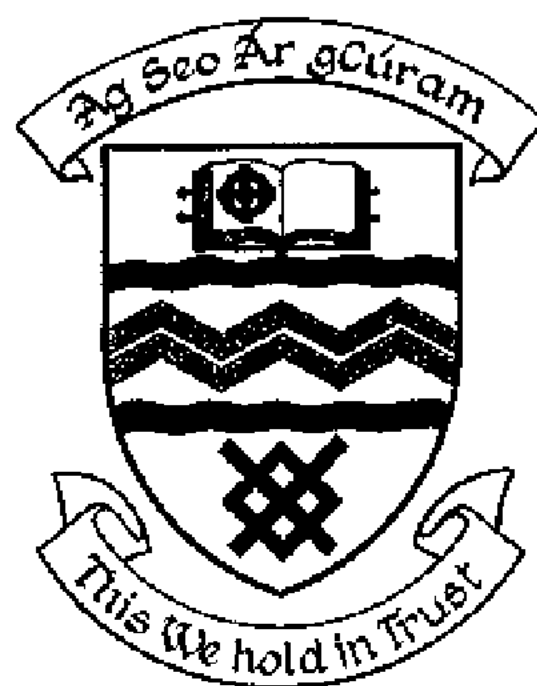
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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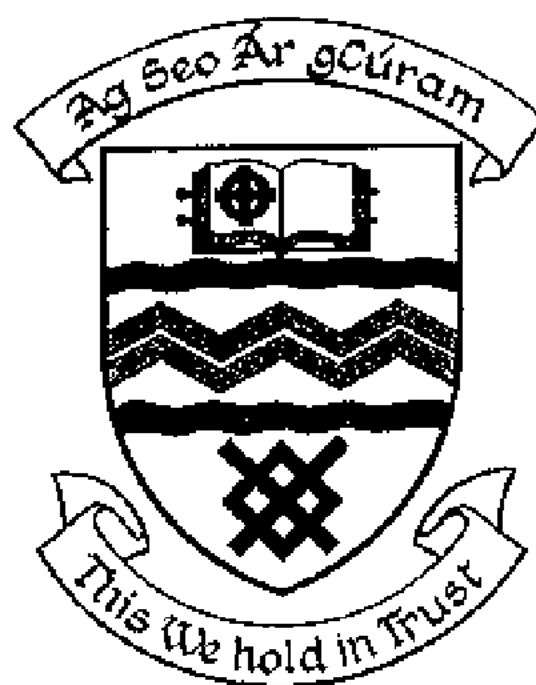
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REG. REF. S99A/0808

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 8 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.
- 9 Prior to the start of any work on the proposed dwelling the applicant shall carry out the following works:-
a) Provision of 3m x 90m visibility displays in both directions from shared access point.
b) Ditch to be piped on site frontage with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interests of traffic safety.
- 10 That no other work shall commence on site until the shared access and sight lines and boundaries shown on Drg. H290/8 received on 14/02/00 as further information have been constructed and are available to serve both this dwelling and the dwelling granted permission under Reg. Ref. S97A/0281.
REASON:
In the interests of traffic safety.
- 11 Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963 restricting the land outlined in red on the site location map submitted with the application on the 14th February 2000, from further residential development be submitted to and approved by the Planning

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Authority. When approved, the agreement to be registered as a burden on the property.

REASON:

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

- 12 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South 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.

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.

- 13 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:

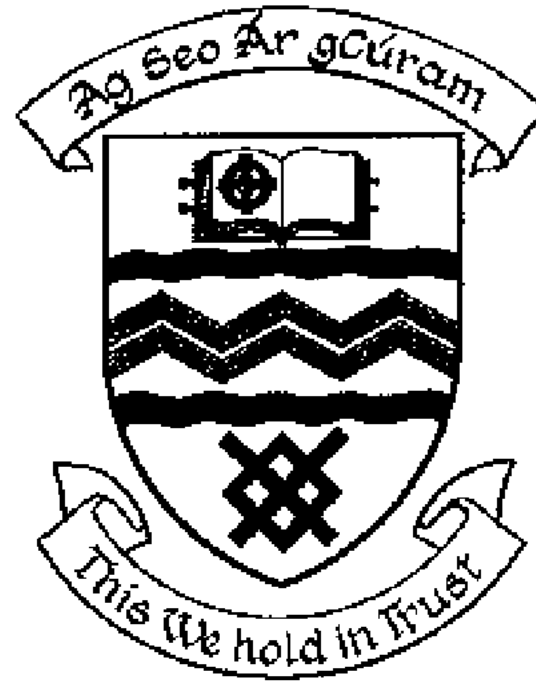
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 14 That a financial contribution in the sum of £2,100 (two thousand 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

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the 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.

- 16 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

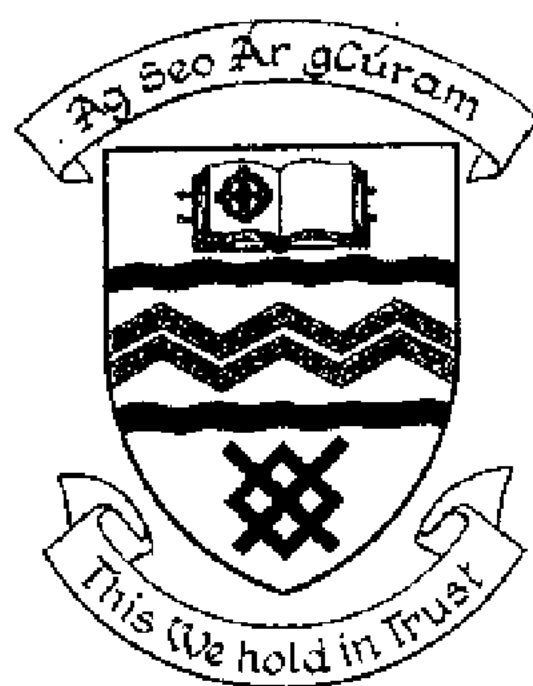
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 17 In the event of a connection to the public sewer that a financial contribution in the sum of £326 (three hundred and twenty six pounds) EUR 413 (four hundred and thirteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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

Decision Order Number 0777	Date of Decision 13/04/2000
Register Reference S99A/0808	Date 12/11/99

Applicant David Kavanagh,
App. Type Permission
Development Dormer bungalow, septic tank.

Location Peamount Road, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 05/05/2000.

Yours faithfully

..... 14/04/00
for SENIOR ADMINISTRATIVE OFFICER

David Kavanagh,
15 Maplewood Lawns,
Springfield,
Tallaght,
Dublin 24.

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

Decision Order Number 0136	Date of Decision 24/01/2000 <i>WA</i>
Register Reference S99A/0808	Date: 12/11/99

Applicant David Kavanagh,
Development Dormer bungalow, septic tank.

Location Peamount Road, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 12/11/99 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 Clarification of the entire family holding and the possibility of sterilisation of lands to meet the Council's requirements.
- 2 Clarification of the possibility of a joint access with the existing house on this site in order to comply with the Councils standards for road safety.
- 3 The applicant must submit details of boundary treatment/retention of field boundaries for the site.

Signed on behalf of South Dublin County Council

WA
.....
for Senior Administrative Officer

24/01/00

David Kavanagh,
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Decision Order Number 0026	Date of Decision 11/01/2000
Register Reference S99A/0808	Date 12/11/99

David Kavanagh,
15 Maplewood Lawns,
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Tallaght,
Dublin 24.