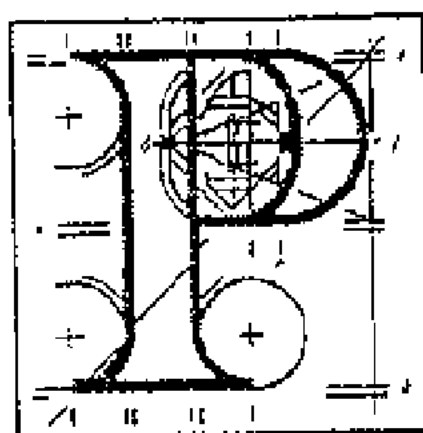


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0529	
1. Location	Rye Cottage, Boot Road, Clondalkin, Dublin 22.		
2. Development	Change of use of cottage to administration centre.		
3. Date of Application	30/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H. K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Clondalkin Travellers Development Group, Address: Sports & Leisure Centre, Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2118 Date 28/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	22/10/1999	Written Representations	
9. Appeal Decision	15/05/2000	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/0529

APPEAL by Paul and Ellen Foster and others care of Ryan and Ryan of 5 Saint Brigid's Road, Clondalkin, Dublin and by John Curran of 15 Knockmeenagh Road, Clondalkin, Dublin and by others against the decision made on the 28th day of September, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to Clondalkin Travellers Development Group care of H.K. O'Daly and Associates of Kingswood, Naas Road, Clondalkin, Dublin for the change of use of cottage to administration centre at Rye Cottage, Booth Road, Clondalkin, 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

Having regard to the location of the site in an area zoned "to protect and/or improve residential amenity" as set out in the current Development Plan for the area, it is considered that the establishment of an office usage would seriously injure the amenities of the area, which generally consists of single family houses. The proposed development would, therefore, be contrary to the proper planning and development of the area.

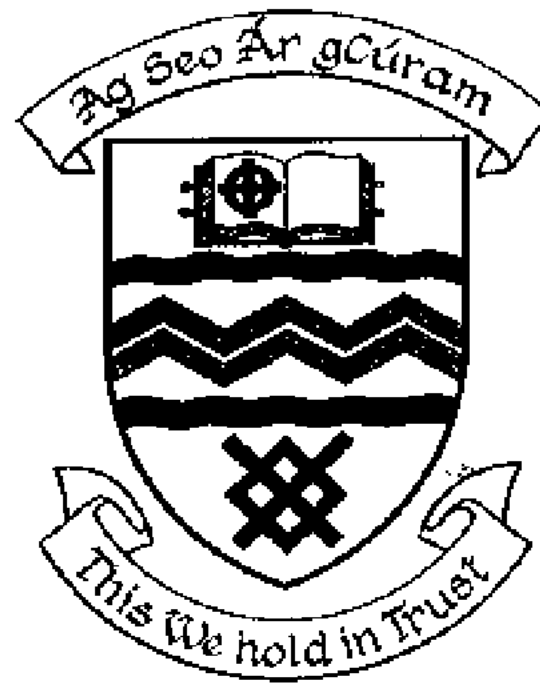
Rosalind Nixon

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

Dated this 15th day of May 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0529	
1. Location	Rye Cottage, Boot Road, Clondalkin, Dublin 22.		
2. Development	Change of use of cottage to administration centre.		
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3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H. K. O'Daly & Associates; Address: Kingswood, Naas Road,		
5. Applicant	Name: Clondalkin Travellers Development Group; Address: Sports & Leisure Centre, Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2118 Date 28/09/1999	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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2118	Date of Decision 28/09/1999
Register Reference S99A/0529	Date: 30/07/99

Applicant Clondalkin Travellers Development Group,
Development Change of use of cottage to administration centre.
Location Rye Cottage, Boot Road, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

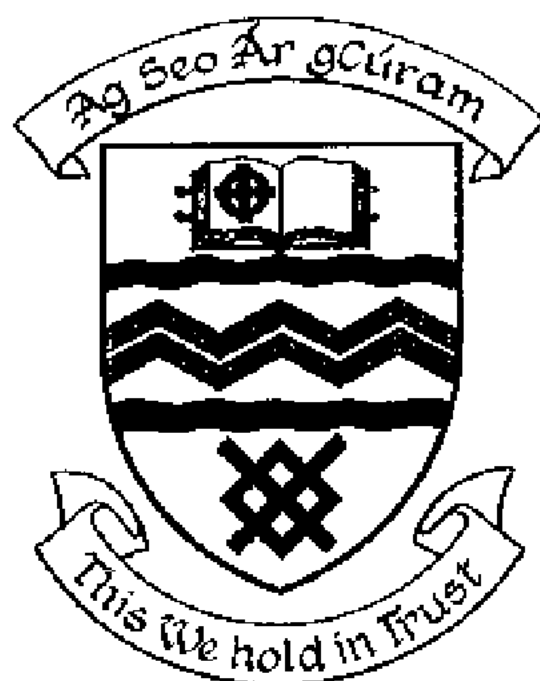
..... 28/09/99
for SENIOR ADMINISTRATIVE OFFICER

H. K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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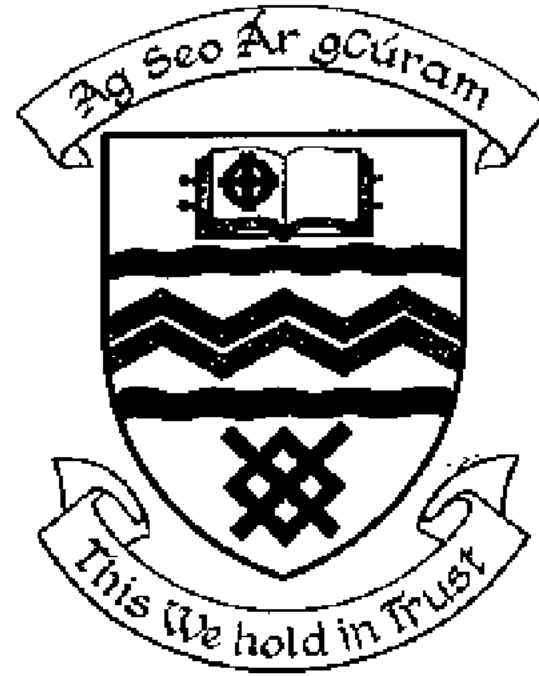
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REG REF. S99A/0529

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, 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 use of the subject building as an administrative facility shall be restricted to an administrative use solely relating to the work of Clondalkin Travellers Development Group as set out in the covering letter submitted with the application.
REASON:
In the interests of clarity and the proper planning and development of the area.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 Prior to the commencement of development, a revised site layout/carparking layout shall be submitted for the agreement of the Planning Authority, this shall provide for the demolition of existing sheds to the rear of the cottage and the provision thereon of 5 no. carparking spaces and the retention of the front garden area as a landscaped area. The proposed carparking area shall be laid out and surfaced with a bituminous material or other such material as may be acceptable to the Planning Authority and the car parking spaces shall be properly marked out.
REASON:
In the interests of the proper planning and development of the area.

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REG. REF. S99A/0529

- 5 The proposed car parking area shall not be used for storage or display purposes but must be used for car parking relating to usage of the centre.

REASON:

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

- 6 Prior to the commencement of development details of any proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority, such details shall include the replacement of the boundary wall where existing sheds are demolished with a 2 metre high wall capped and finished to the outside.

REASON:

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

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

REASON:

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

- 8 The hours of operation of the administration centre shall be limited to 9am to 6pm Monday to Friday only.

REASON:

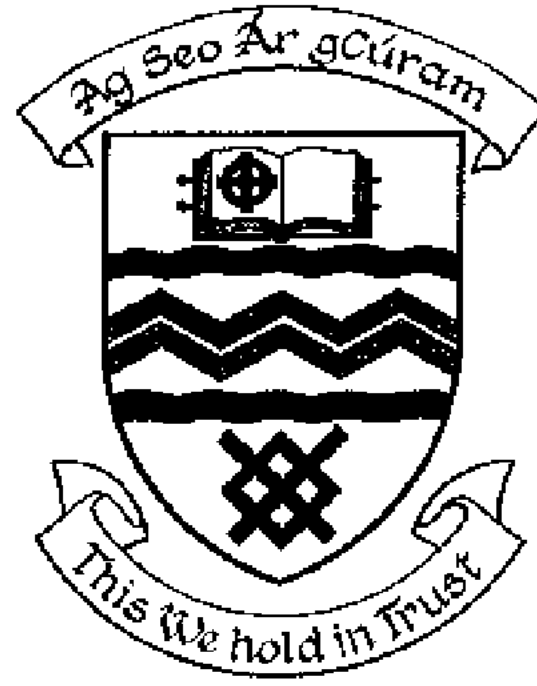
In the interests of the residential amenities of the area.

- 9 That a financial contribution in the sum of £929 (nine hundred and twenty nine pounds) EUR1179 (one thousand one hundred and seventy nine 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.

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REG REF. S99A/0529

- 10 That a financial contribution in the sum of £2,415 (two thousand four hundred and fifteen pounds) EUR3,066 (three thousand 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 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 in the sum of £230 (two hundred and thirty pounds) EUR292 (two hundred and ninety two euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this 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 the works.