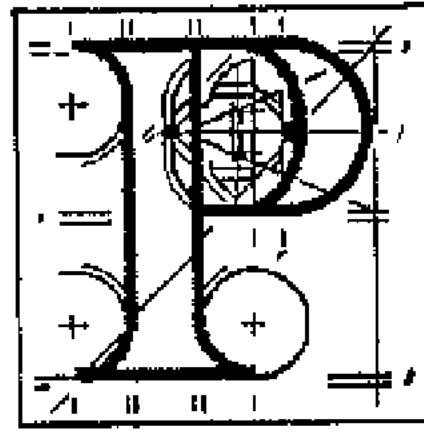


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0351	
1. Location	Rear of 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.		
2. Development	Dormer bungalow at rear with entrance from Chestnut Grove.		
3. Date of Application	27/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/07/1999 2.	1. 07/09/1999 2.
4. Submitted by	Name: P. Watson Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. T. Talbot Address: 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2433 Date 04/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	03/12/1999	Written Representations	
9. Appeal Decision	29/06/2000	Grant 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/0351

APPEAL by Residents of Chestnut Grove care of Mairead Griffith of 13 Chestnut Grove, Kingswood, Dublin against the decision made on the 4th day of November, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to T. Talbot care of P. Watson of 72 Weston Road, Churchtown, Dublin for development comprising the construction of a dormer bungalow at rear of 27 Tynan Hall Grove with entrance from Chestnut Grove, Kingswood, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, 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

Having regard to the area of the site and its residential zoning, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

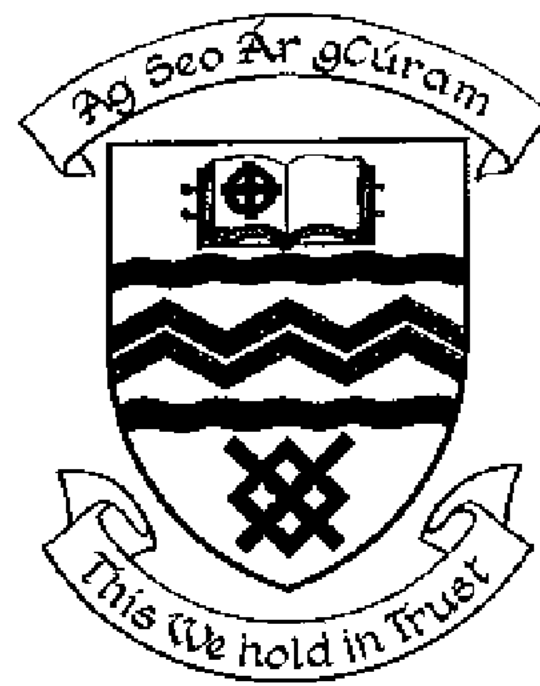
SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the additional information received by the planning authority on the 7th day of September, 1999, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0351	
1. Location	Rear of 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.		
2. Development	Dormer bungalow at rear with entrance from Chestnut Grove.		
3. Date of Application	27/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/07/1999 2.	1. 07/09/1999 2.
4. Submitted by	Name: P. Watson Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. T. Talbot Address: 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2433 Date 04/11/1999	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2433	Date of Decision 04/11/1999 <i>LA</i>
Register Reference S99A/0351	Date: 27/05/99

Applicant Mr. T. Talbot

Development Dormer bungalow at rear with entrance from Chestnut Grove.

Location Rear of 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/07/1999 /07/09/1999

Clarification of Additional Information Requested/Received /

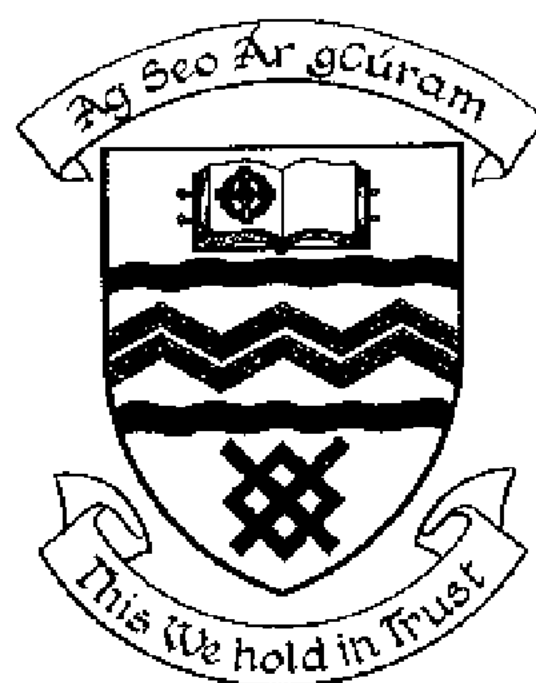
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LA
..... 04/11/99
for SENIOR ADMINISTRATIVE OFFICER

P. Watson
72 Weston Road ,
Churchtown ,
Dublin 14 .

SOUTH DUBLIN COUNTY COUNCIL
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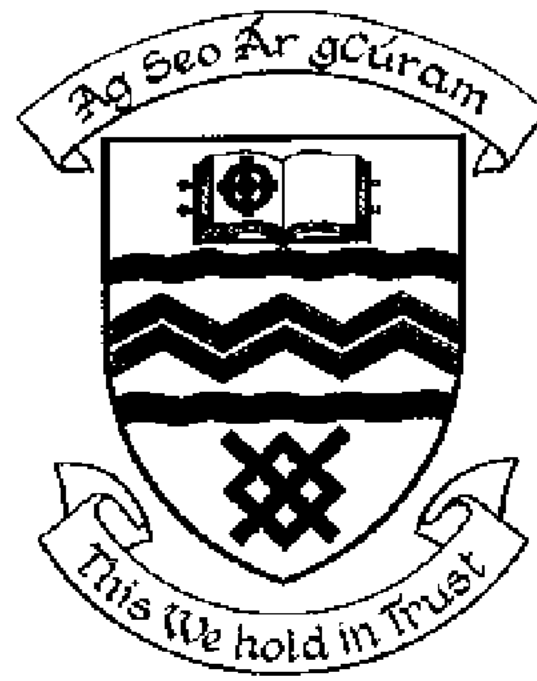
Conditions and Reasons

- 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 by the Planning Authority on 07/09/99 , 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 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 It is proposed to connect to existing private drains. Prior to connection to these drains the developer shall submit written evidence of the agreement of the owner to the

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proposed connection.

REASON:

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

- 7 A separate water connections shall be provided for the proposed dwelling.

REASON:

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

- 8 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 9 The footpath and kerb shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 10 Full details of the roof cladding and brick materials to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

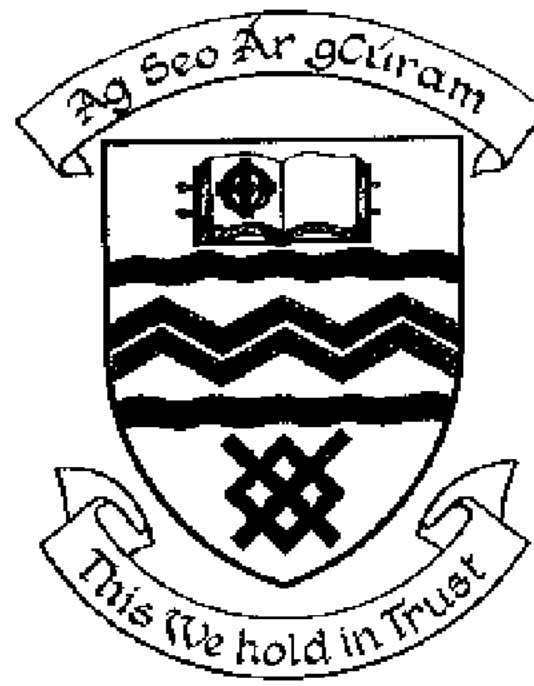
In the interest of the proper planning and development of the area.

- 11 The proposed 2 no. dormer windows to the front first floor elevation shall be replaced by velux rooflights

REASON:

In the interests of the residential amenity of adjoining property.

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- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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 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:

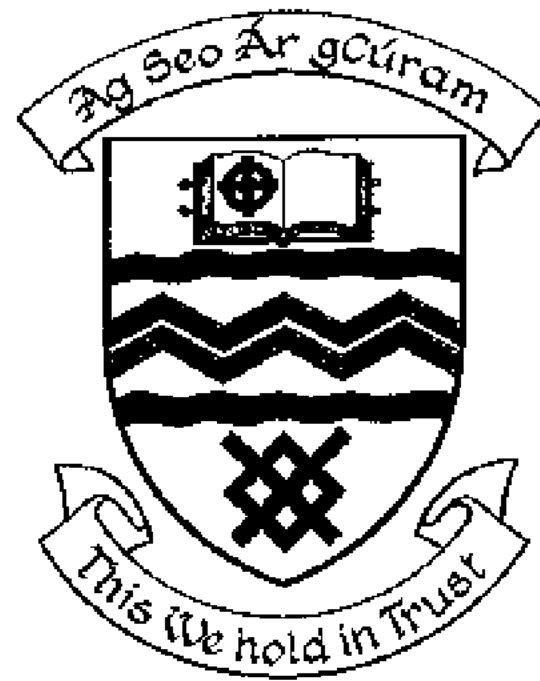
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 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.

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- 15 That an acceptable house number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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

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

Decision Order Number 1561	Date of Decision 22/07/1999
Register Reference S99A/0351	Date: 27/05/99

Applicant Mr. T. Talbot
Development Dormer bungalow at rear with entrance from Chestnut Grove.
Location Rear of 27 Tynan Hall Grove, Kingswood, Clondalkin, Dublin 22.
App. Type Permission

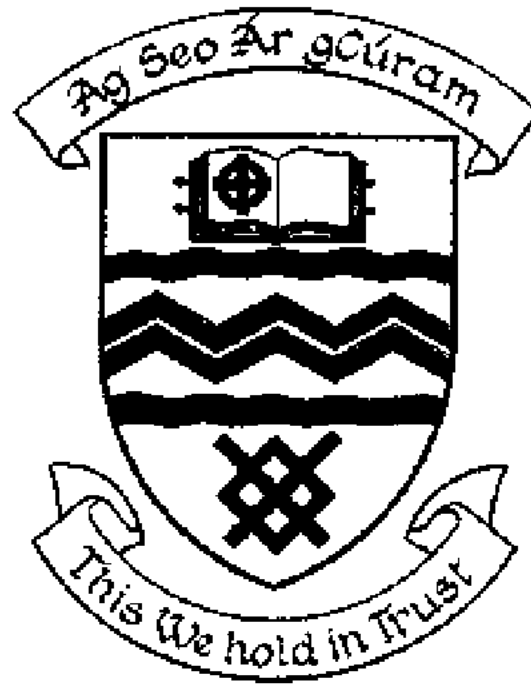
Dear Sir/Madam,

With reference to your planning application, received on 27/05/99 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 The area of the site outlined in red on the site location map as stated in the submitted application form does not appear to be accurate. The applicant is requested to submit accurate details of the entire site outlined in red, which includes the site of the existing house and the site of the proposed development.
- 2 The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.
- 3 As Tynan Hall Estate has not yet been taken in charge by South Dublin County Council, the applicant is requested to submit details of the foul and surface water sewer systems in the area surrounding the subject site, including locations, cover and invert levels. The applicant is also requested to submit details of the watermain network in the area surrounding the site with particular regard to the

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location of adjacent watermains relative to the proposed dwelling.

- 4 The applicant is requested to submit a revised site plan which clearly shows the relationship between the proposed development and all existing adjoining development, with particular regard to the existing houses at Chestnut Grove to the south east of the subject site, which are not indicated on the submitted site plan.
- 5 There appears to be a discrepancy between the submitted floor plans and elevations with regard to proposed first floor windows. The submitted elevational drawings indicate the provision of a first floor window in both the front and rear elevations. However, the submitted drawings do not show a proposed first floor window in the front elevation. The applicant is requested to submit accurate drawings in this regard.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

22/07/99