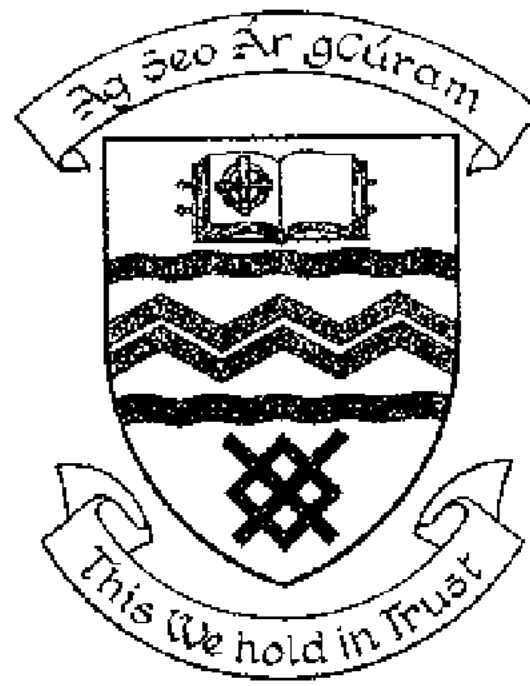


| | | |
|-----------------------------|--|--|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S99A/0327 |
| 1. Location | 6 Knocklyon Road, Templeogue, Dublin 16. | |
| 2. Development | Bungalow to rear and an additional entrance. | |
| 3. Date of Application | 19/05/99 | Date Further Particulars (a) Requested (b) Received |
| 3a. Type of Application | Permission | 1. 14/07/1999 1. 21/01/2000 2. 2. |
| 4. Submitted by | Name: Ray Kavanagh, Architect, Address: 19 Faussagh Avenue, Cabra, | |
| 5. Applicant | Name: Mrs. Mary Barron, Address: 62 Corbally Heath, Dublin 24. | |
| 6. Decision | O.C.M. No. 0561 Date 16/03/2000 | Effect RP REFUSE PERMISSION |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE 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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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0561 | Date of Decision 16/03/2000 |
| Register Reference S99A/0327 | Date 19/05/99 |

Applicant Mrs. Mary Barron,
Development Bungalow to rear and an additional entrance.
Location 6 Knocklyon Road, Templeogue, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/07/1999 /21/01/2000

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 REFUSE PERMISSION in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

...*SMC Council*..... 16/03/00
for SENIOR ADMINISTRATIVE OFFICER

Ray Kavanagh, Architect,
19 Faussagh Avenue,
Cabra,
Dublin 7.

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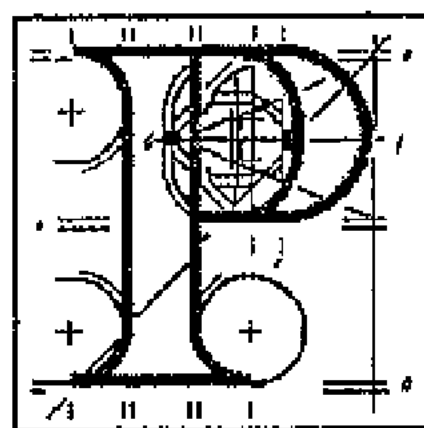
REG REF. S99A/0327

Reasons

- 1 The proposed development by reason of its backland nature would constitute substandard development which would seriously injure the amenities and depreciate the value of the property in the vicinity.
- 2 The subject site is zoned 'A', "to protect and/or improve residential amenity". It is considered that the proposed development and its associated features would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.

| | | | |
|-----------------------------|--|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S99A/0327 | |
| 1. Location | 6 Knocklyon Road, Templeogue, Dublin 16. | | |
| 2. Development | Bungalow to rear and an additional entrance. | | |
| 3. Date of Application | 19/05/99 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 14/07/1999 2. | 1. 21/01/2000 2. |
| 4. Submitted by | Name: Ray Kavanagh, Architect, Address: 19 Faussagh Avenue, Cabra, | | |
| 5. Applicant | Name: Mrs. Mary Barron, Address: 62 Corbally Heath, Dublin 24. | | |
| 6. Decision | O.C.M. No. 0561 Date 16/03/2000 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 14/04/2000 | Written Representations | |
| 9. Appeal Decision | 07/11/2000 | 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/0327

APPEAL by Mary Barron care of McHugh Consultants of 16 Herbert Place, Dublin against the decision made on the 16th day of March, 2000 by the Council of the County of South Dublin to refuse a permission for development comprising the erection of a bungalow to rear and an additional entrance at 6 Knocklyon Road, Templeogue, 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 zoning provisions for the site in the current Development Plan for the area, the availability of services and the size of the site, 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 or of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The two proposed windows and one optional window on the side elevations of the proposed house shall be omitted from the proposed development.

Reason: In the interest of residential amenity.

MPH W

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. Vehicular access arrangements to the site shall be in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety.

4. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

5. Prior to commencement of development, a landscaping scheme shall be submitted to the planning authority for agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

Reason: In the interest of visual amenity.

6. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

WJW

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

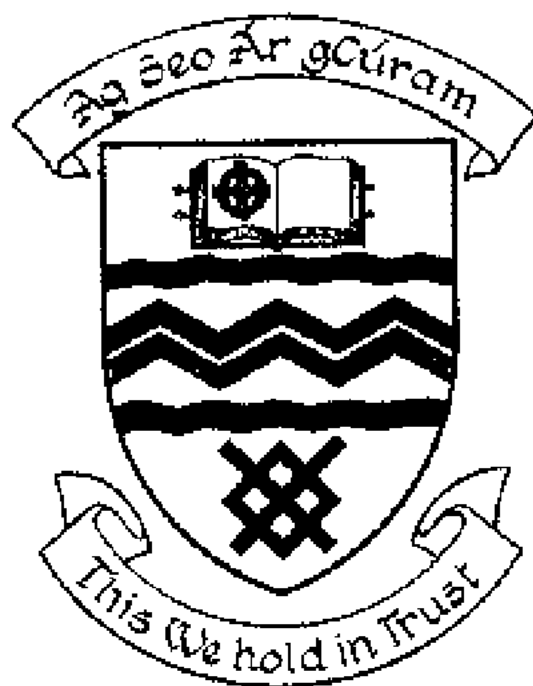
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Michael Pynsel

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

Dated this 7th day of November 2000.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

| | |
|------------------------------|--|
| Decision Order Number 1460 | Date of Decision 14/07/1999 <i>LM</i> |
| Register Reference S99A/0327 | Date: 19/05/99 |

Applicant Mrs. Mary Barron,
Development Bungalow to rear and an additional entrance.

Location 6 Knocklyon Road, Templeogue, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/05/99 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 applicant is requested to submit full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. Details to include proposed connection to public surface water sewer as soakways are not permitted in built up areas.
- 2 The applicant is requested to submit a block plan of scale 1:500 showing the proposed development in the context of all adjoining existing development.
- 3 The applicant is requested to clarify the relationship between the subject site and the narrow strip of land to the north which separates the site from the rear gardens of the houses of Coolamber Estate.

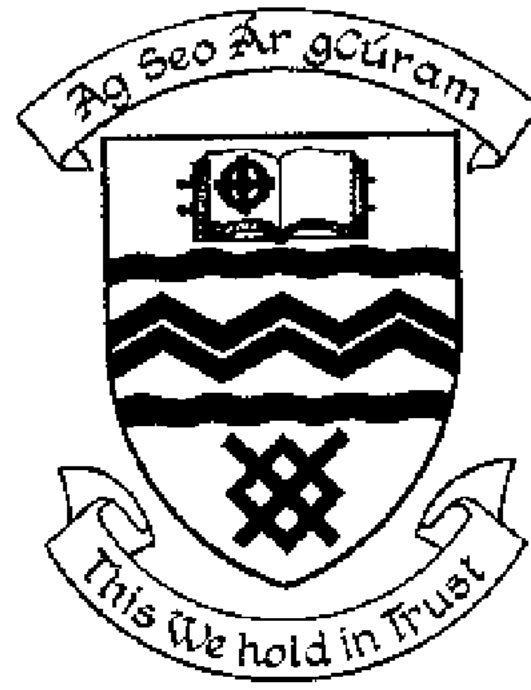
Signed on behalf of South Dublin County Council

Ray Kavanagh, Architect,
19 Faussagh Avenue,
Cabra,
Dublin 7.

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REG REF. S99A/0327

lt
.....
for Senior Administrative Officer

14/07/99