

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0194	
1. Location	34 Alpine Rise, Belgard, Dublin 24.		
2. Development	Construction of one 2 bedroomed detached dormer bungalow adjacent to existing house.		
3. Date of Application	29/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Declan Daly, Address: 6 Tynan Hall Avenue, Kingswood Heights,		
5. Applicant	Name: Declan Daly, Address: 6 Tynan Hall Avenue, Kingswood Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1036 Date 18/05/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	10/06/1999	Written Representations	
9. Appeal Decision	11/10/1999	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/0194

APPEAL by Declan Daly of 6 Tynan Hall Avenue, Kingswood Heights, Dublin against the decision made on the 18th day of May, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a two bedroom detached dormer bungalow adjacent to existing house at 34 Alpine Rise, Belgard, 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

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 not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Prior to the commencement of development, details relating to water supply and drainage arrangements, including the disposal of surface water, shall be submitted to the planning authority for agreement.

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

2. Prior to the commencement of development, details of the materials, colours and textures of the external finishes of the proposed house shall be submitted to the planning authority for agreement.

Reason: In the interest of visual amenity.

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Decision Order Number 1036	Date of Decision 18/05/1999
Register Reference S99A/0194	Date 29th March 1999

Declan Daly,
6 Tynan Hall Avenue,
Kingswood Heights,
Tallaght,
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

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REG REF. S99A/0194

Reasons

- 1 The proposed development would have insufficient rear garden depth which is well below the 11 metres minimum depth normally expected for two storey housing in the South Dublin County Development Plan 1998. This would result in a cramped form of development out of character with the locality and with the proposed dwelling being in undue proximity to the garden of the existing dwelling to the rear of the site giving rise to excessive overlooking. As such the proposal would seriously injure the amenities of property in the vicinity.
- 2 The proposed dwelling would be sited within 5 metres of an existing 225mm diameter foul sewer at an average depth of 2.25 metres. This is not considered acceptable as regards mutual protection of the sewer and proposed dwelling, public health and the possible need to maintain or repair the sewer in the future.
- 3 There is a 100mm diameter watermain in the pathway adjacent to the proposed dwelling according to Council records. The submitted plans do not include the exact location of this watermain and therefore do not demonstrate that the proposed dwelling would not be less than 5 metres from this main. This is the acceptable minimum distance in the interest of mutual protection of the watermain and proposed dwelling, public health and to enable maintenance/repair of the watermain.