

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0025	
1. Location	11 Newlands Drive, Clondalkin, Dublin 22.		
2. Development	Two-storey detached dwelling with access onto Newlands Park.		
3. Date of Application	20/01/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Reddy Associates, Address: The Malt House, North Block,		
5. Applicant	Name: Derek Molloy, Address: 11 Newlands Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0491 Date 11/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	08/04/1999	Written Representations	
9. Appeal Decision	09/08/1999	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 1998

County South Dublin

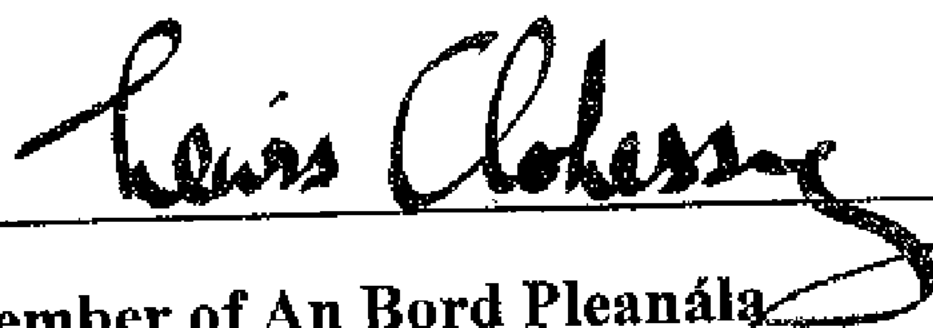
Planning Register Reference Number: S99A/0025

APPEAL by Newlands Residents' Association care of Susan Sherry of 5 Newlands Avenue, Clondalkin, Dublin and by Philip Hurley of 1 Newlands Drive, Clondalkin, Dublin against the decision made on the 11th day of March, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to Derek Molloy care of Anthony Reddy Associates of The Malt House, North Block, Grand Canal Quay, Dublin for development comprising the erection of a two-storey detached house with access onto Newlands Park at rear of number 1 Newlands Drive, Clondalkin, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The site of the proposed development is located in an area for which the stated zoning objective in the current Development Plan is to protect and/or improve residential amenity. Having regard to the design of the proposed house and to its location relative to adjoining residential properties, it is considered that the proposed development would be out of character with the pattern of development in this long-established estate, would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 6th day of August 1999.

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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 0491	Date of Decision 11/03/1999
Register Reference S99A/0025	Date: 20/01/1999

Applicant Derek Molloy,
Development Two-storey detached dwelling with access onto Newlands Park.
Location 11 Newlands Drive, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
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.

..... 12/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates,
The Malt House,
North Block,
Grand Canal Quay,
Dublin 2.

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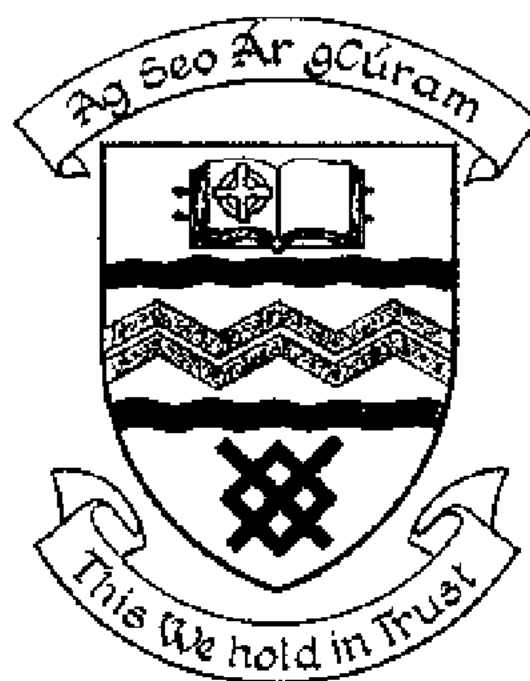
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of adjoining dwellings to the east.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 3 Details of boundary treatment to the site to be submitted for the agreement of the Planning Authority. Boundary treatment forward of the building line shall consist of dry dash walls with brick capping not exceeding an overall height of 1.2 metres.
REASON:
In the interest of the proper planning and development of the area.
- 4 The bathroom window shall be fitted with obscure glass.
REASON:
In the interest of residential amenity.
- 5 Prior to the first occupation of the dwelling front, side and rear garden areas shall be levelled graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interest of residential amenity.
- 6 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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- 7 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.
- 8 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.
- 9 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard applicant to submit a letter of agreement from Roads Department for connection to roads drains on Newlands Park or Newlands Drive. Applicant is advised that connecting surface water system into foul system is unacceptable.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 Parking for two cars to be provided within the curtilage of the site with an adequate turning area.
REASON:
In the interest of the proper planning and development of the area.
- 12 Footpath and kerb to be dished and the new driveway to be constructed to the satisfaction of the Area Engineer, Roads Department.
REASON:
In the interest of the proper planning and development of the area.

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- 13 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
REASON:
In the interest of the proper planning and development of the area.
- 14 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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.
- 15 That a financial contribution in the sum of money equivalent to the value of £2,100 (two thousand one hundred pounds) 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.
- 16 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development 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

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that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 17 That a financial contribution in the sum of £200 (two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer Duplication Scheme 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 works.