

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

FINANCIAL
CONTRIBUTION :-

AMOUNT & N/A

F | Not in
CONDITIONED

Retention of side entrance at no. 206 Cherrywood Park, Clondalkin for S. Treacy. By order P/4157/91 dated 25th September 1991 the Council made a decision to refuse permission for this proposal. On Appeal, An Bord Pleanála made the following order on 3rd March, 1992:-

P / 1381 / 92

PL 6/5/87114

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1256

APPEAL by Michael Treacy of 16 Culmore Road, Palmerstown, Dublin against the decision made on the 25th day of September, 1991 by the Council of the County of Dublin to refuse permission for the retention of a side entrance at 206 Cherrywood Park, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said side entrance 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 retention of the entrance the subject of this application would not endanger public safety and would, subject to compliance with the conditions set out in the Second Schedule hereto, accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The doors to the garage shall be so designed, constructed and installed that they cannot open outwards over the footpath. Detailed plans and particulars indicating the method of compliance with this requirement shall, within three months of the date of this order, be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the prevention of unnecessary inconvenience to pedestrians.

2. The vehicular access to the garage from the carriageway of the public road shall accord with the detailed requirements of the planning authority for such accesses.

Reason: In the interest of orderly development and the prevention of inconvenience to road users arising from substandard access arrangements to the garage.

COMHAIRLE CHONTAE ÁTHA CLIATH
Record of Executive Business and Manager's Orders

P / 1381 / 92

PL 6/5/87114

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1256

Order Noted:	L.D.
Dated:	20 th March 92
	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	10 th day of FEBRUARY 1992

COMHAIRLE CHONTAE ATHA CLIATH

TO: N. Prendergast
S.E.D.C.

REG. REF. 91A/1256

RE: Retention of side entrance at No. 206 Cherrywood Park, Clondalkin
for S. Treacy.

I attach for your observations memo/letter dated 14th November, 1991.
from An Bord Pleanala.

Please reply before: 9th March, 1992

S
for Principal Officer

DATED: 24 February 1992

OBSERVATIONS:

[Handwritten signature and initials are present over the observations section.]

Signature of person making observations: _____ countersigned: _____
(S.E.D.C.)

DATE: _____ DATE: _____

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: RF/SMcM

Your Ref.:

22 January 1992

Re: Requests for History Documents.

Dear Sir/Madam,

I refer to your recent correspondence in which you request history documents relating to current appeals.

In this regard, I wish to inform you that the following files are unavaible at present:

Your Ref:	Our Ref:	File Requested:
PL6/5/87436	91B/0803	86B/1321
PL6/5/87133	91A/1282	TB/1063
PL6/5/87114	91A/1256	85B/0185

Yours faithfully,

for Principal Officer.

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1256.
DEVELOPMENT: Retain side entrance.
LOCATION: 206 Cherrywood Park, Clondalkin.
APPLICANT: S. Treacy.
DATE LODGED: 29.7.91.

1. Roads are opposed to such a side entrance as it may set a precedent for similar developments elsewhere in the estate.
2. The entrance will give rise to additional turning movements near an existing road junction.
3. The entrance has not been recessed with 45 degree splays at the site boundary line.
4. The extension of footpath and lowering of the kerbline as shown do not include for widening splays so as to avoid the possible creation of lips which could be a hazard to pedestrians.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	18.09.91
Time	9.30

TB/BMcC
12.9.91.

SIGNED: J. Rogers

DATE: 12/9/91

ENDORSED: C. B. Burke

DATE: 13/9/91

P/4157/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1256

Date Received : 29th July 1991

Correspondence : Michael Treacy,
Name and : 206 Cherrywood Estate,
Address : Clondalkin,
Dublin 22.

Development : Retain side entrance

Location : 206 Cherrywood Park, Clondalkin

Applicant : S. Treacy

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 28th August, 1991.

This is an application for PERMISSION to retain a side entrance at No. 206, Cherrywood Park, Clondalkin for S. Treacy.

The proposed site is located at the junction of Cherrywood Park and Cherrywood Crescent in an area zoned 'A1' - "to provide for new residential communities in accordance with approved action area plans." It adjoins several houses to the south which front directly onto Cherrywood Crescent.

This site was inspected on 26th August, 1991. A garage has been constructed in the rear garden of No. 206. Entrance to this garage is currently boarded up. Lodged plans provide for the retention of this side entrance (new garage door proposed). A driveway is to be constructed over the existing footpath and grass verge.

Reg. Ref. 85B/185 refers to grant of permission for the garage. Condition No. 4 stated as follows:-

That no access, vehicular or otherwise be provided from the development to Road No. 5 Cherrywood Crescent.

The proposed entrance is located to Road No. 5 Cherrywood Crescent.

Cherrywood Crescent has been constructed as a Local Distributor Road with a limited amount of frontal development. The adjoining houses with fronted development overlook the public open space.

The proposed development is inconsistent with the ^{provision}~~permission~~ included in the Development Plan.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1256

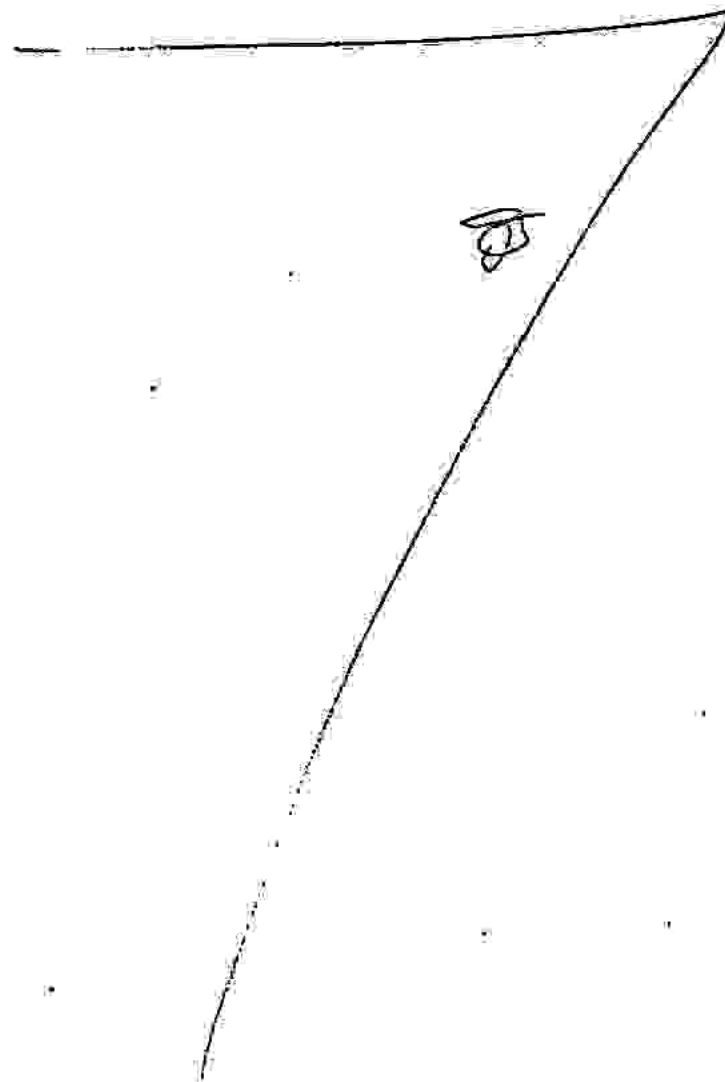
Page No: 0002

Location: 206 Cherrywood Park, Clondalkin

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) Reasons:-

REASONS FOR REFUSAL

- 01 The proposed vehicular access is onto a road of Local Distributor Road Standard, where a limited amount of frontal development has been allowed for amenity reasons. Speed will be higher on this road than on local estate roads and the proposed entrance would endanger public safety by reason of a traffic hazard, particularly in view of its location on a bend of the road.
- 02 The proposed development would contravene Condition No. 4 of grant of permission for the garage, Reg. Ref. 85B/185, order No. P/1596/85.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1256

Page No: 0003

Location: 206 Cherrywood Park, Clondalkin

.....
for Dublin Planning Officer

.....
Endorsed:-.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : 26 September 1991 K.C. Sullivan
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4 September 1991.

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1256

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEEKLY LIST "LATRA MAST"	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
8	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....54
 CONDITIONS:.....53

PLANNING APPLICATION FEES

Reg. Ref. 91A/1256

Cert. No. 26203

PROPOSAL Alteration of Side Access

LOCATION 206 Cherrywood Estate Clondara

APPLICANT S. Treacy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16	£16	£16	—	
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed:  Grade: S.O. Date: 1/8/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: E/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRACE

Our Ref: PL 6/5/87114
P.A. Ref: 91A/1256

Principal Officer,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 04 MAR 1992



Appeal re: Retention of a side entrance at 206
Cherrywood Park, Clondalkin, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

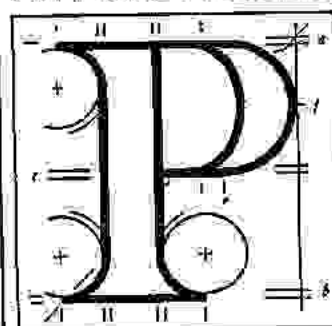
Miriam Baxter.

Encl.

BP 352

05 MAR 92

401
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1256

APPEAL by Michael Treacy of 16 Culmore Road, Palmerstown, Dublin against the decision made on the 25th day of September, 1991 by the Council of the County of Dublin to refuse permission for the retention of a side entrance at 206 Cherrywood Park, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said side entrance 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 retention of the entrance the subject of this application would not endanger public safety and would, subject to compliance with the conditions set out in the Second Schedule hereto, accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The doors to the garage shall be so designed, constructed and installed that they cannot open outwards over the footpath. Detailed plans and particulars indicating the method of compliance with this requirement shall, within three months of the date of this order, be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the prevention of unnecessary inconvenience to pedestrians.

2. The vehicular access to the garage from the carriageway of the public road shall accord with the detailed requirements of the planning authority for such accesses.

Reason: In the interest of orderly development and the prevention of inconvenience to road users arising from substandard access arrangements to the garage.



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

Dated this 3rd day of March

1992.



Our Ref: PL 6/5/87114
P. Reg. Ref: 91A/1256

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 14th November 1991.

Appeal re: Retention of side entrance, 206 Cherrywood
Park, Clondalkin, Dubin 22.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

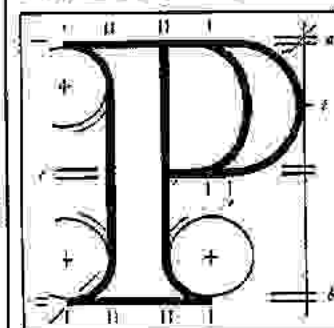
Suzanne Lacey
Suzanne Lacey

BP 553A

Cabinet 2

EUR.
PL

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 778011



965

6/87/14

16 Culmore Road,
Palmerstown,
Dublin 20,
11-11-91



An Bord Pleanála,

Ref: Appeal - Retention of side Entrance at,
206 Cherrywood Park,
Clondalkin,
Dublin 22.

Reg. Ref: - 91A/1256.

On 13-8-84 I applied for Planning Permission to construct a Garage, Toilet and side Entrance at the above address, Reg. Ref ZB 788. I was Refused permission on the grounds that the creation of an access at the above location proposed would be in conflict with providing for single-sided development only, and would set a precedence for other such developments in the vicinity.

In the Clondalkin area in general there are many examples of such constructed accesses, where residents have just gone ahead and done in an unauthorised fashion without applying for planning permission - see attached Architects Report.

On 19-6-85 after re-applying for

Planning permission I was granted approval for a Garage on condition that no access of side entrance would be permitted Reg. Ref 85B/185. After approx. 2 years I noticed a side entrance was erected approx 100 yds away from me on the same side of the road Ref 1 marked in green on site map attached also see photos No. 2. on Architects Report.

On visual inspection at 206 Cherrywood Park, by an Inspector for Dublin Co. Council in May 1989, I was informed that I was in Breach of order no. P-1596-85 of Reg. Ref-85B/185. On 13-7-90 I lodged a retention application Reg. Ref. 90B/979 with Dublin Co. Council which was Refused. I failed to lodge an appeal on the grounds that a consultant mislaid my file and time had lapsed.

On 30-10-90 I was summoned by Dublin Co. Council Planning Authority for Breach of Enforcement Notice. I looked for an adjournment, which I was granted on the grounds that I was allowed time to submit an Architects Report to the Co. Council office. On 28-5-91, a Mr. O'Brien from the Council would not accept the attached Architects Report and informed me that I would have to re-apply on a new application. I re-applied for a second retention order on 29-7-91 Reg. Ref. 91A/1256.



On 25-9-91 I was refused planning

permission to Retain Side Entrance by Order P/4157/91 on grounds where limited amount of frontal development has been allowed for amenity reasons. As can be seen from Site Map Ref. 1 attached, there are approx. 40 Residents which have drive-in access to Cherrywood Crescent. I have a dashed Boundary Wall which is kept in proper structural and decorative order. I went to my own expense to plant shrubbery and 2 extra trees on grass verge adjacent my boundary wall which I keep in a well-tended state.

As seen on site map Ref. 1 there are 14 houses that have drive-way access to Cherrywood Crescent on the curve of the road. See also attached 2 photographs Ref 3 showing side entrance from 2 different directions along Cherrywood Crescent. The Cherrywood Estate was ^{laid} ~~made~~ out to Dublin Co. Council Standards and satisfies those standards. The Residents of those 14 houses have a clear line of sight along the street for more than adequate distance. The housing area has been completed for approx 7 years and on inspection of Garda Síochána Accident Report maps for the period shown, there ~~have~~ ^{have} been no reported accidents of any description at any location along Cherrywood Crescent. 11 NOV 1991

From the Garage door entrance to the edge of the roadway is 20 ft, the sight-line from both directions along Cherrywood

IV

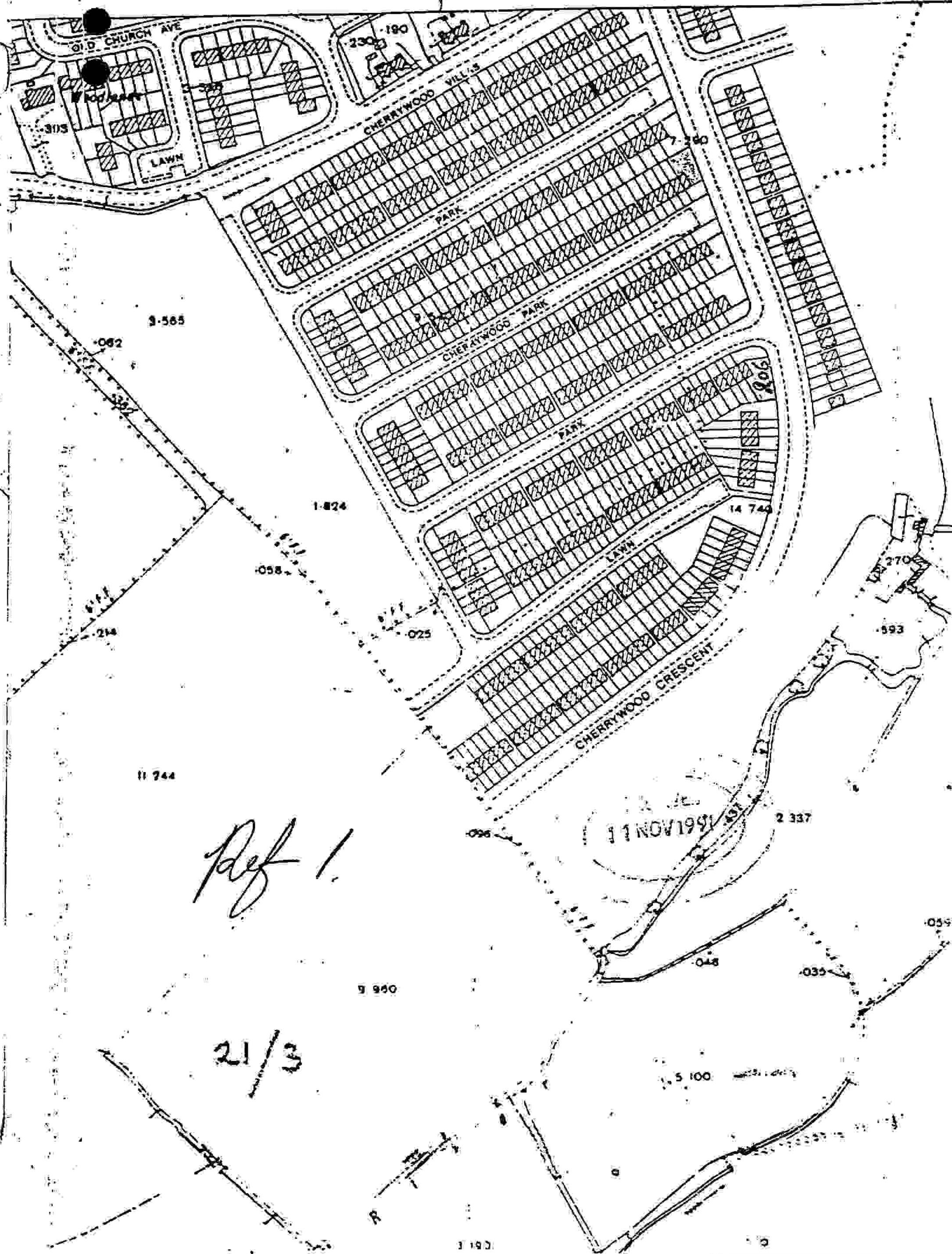
Crescent is more than adequate in regards to Safety. The road width is 30 ft wide and its 126 ft from the edge of the Garage door entrance to centre of roadway running along by boundary wall. However, of greater importance is the fact that Cherrywood Crescent is a Cul-de-Sac with approx 40 houses along its entire length from the junction at Cherrywood Park. The number of vehicles using this road would be to normal domestic frequencies.

I am deeply frustrated of being refused to retain the Side Entrance in view of the fact that a lot of neighbouring properties have just gone ahead and done likewise in an unauthorised fashion without applying for planning permission. If in the event of access being granted I would use it in a responsible manner. The proposal would not have any injurious effect on the residential amenity of the area. Please find attached Architects report summoned by me.

I ~~trust~~ trust that you consider my application favourably,

Michael Treacy
Michael Treacy

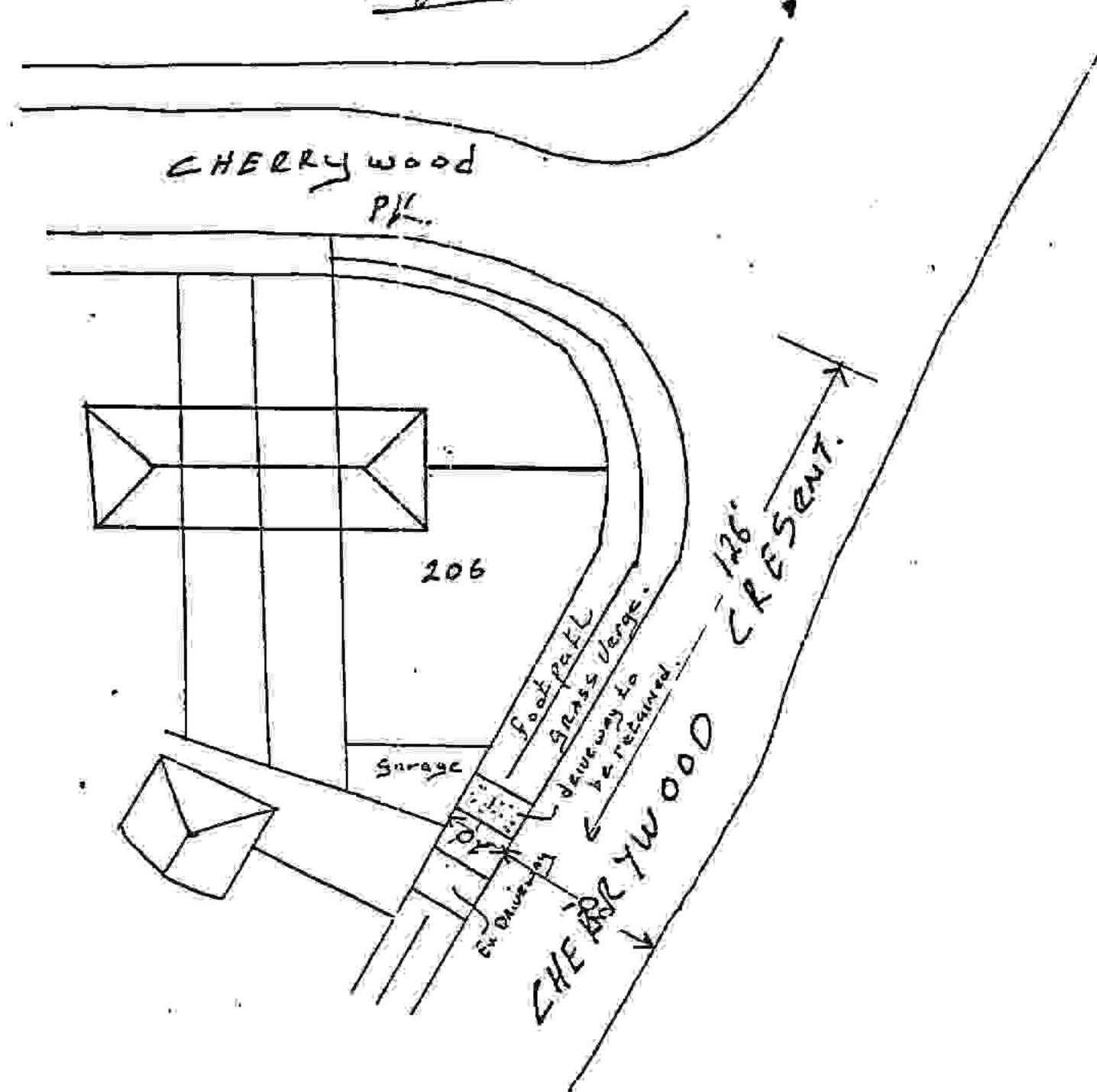




Ref 1

21/3

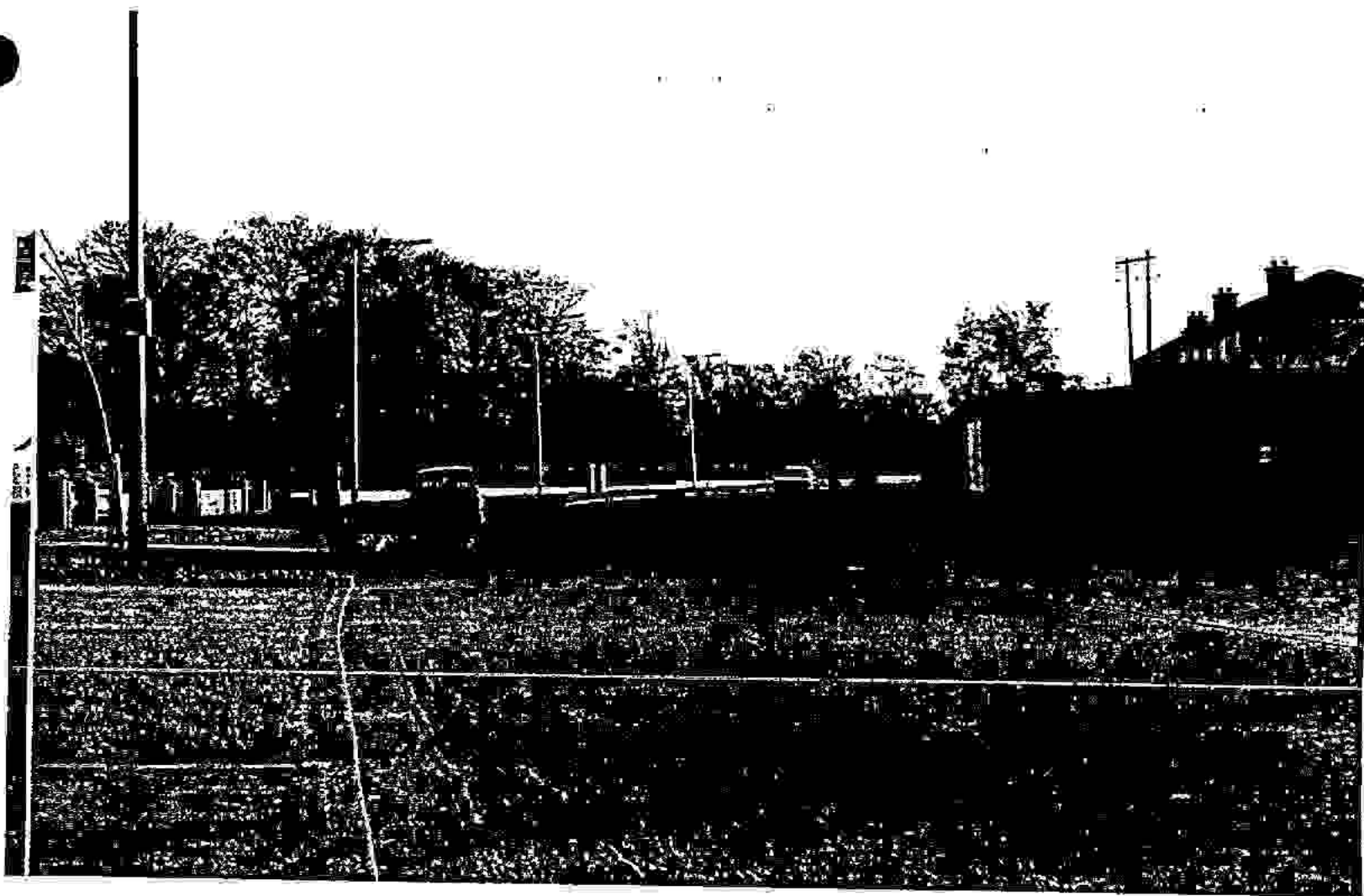
Ref 2



Block Plan. scale 1:500.



Ref 5



1661 NOV 1991



PLANNING CONSULTANTS
INTERIOR DESIGN
PROJECT MANAGEMENT

CLINTON ASSOCIATES ARCHITECTS

MADISON COURT, GRATTAN ST.
DUBLIN 2, IRELAND.
TEL: 766727 FAX: 765057

Mr. Michael Treacy,
16 Culmore Road,
Palmerstown,
Dublin 20.

28th May 1991.

Architects Report

Re: Retention of Side Entrance at No. 206 Cherrywood Park,
County Council Reference - "P" Law T/207.

Dear Mr. Treacy,

I have studied the file on the Refusal for Permission to retain the side entrance to No. 206 Cherrywood Park, (Register Ref. 91/A/1256, and while I understand what Dublin County Council are trying to achieve, I do sympathise with your frustration at being denied something which a lot of neighbouring properties have just gone ahead and done in an unauthorised fashion, without applying for Planning Approval.

Regarding two of the Conditions for Refusal, i.e.

Condition No. 1. "The Proposed Development is contrary to the requirements of the Planning Authority with regard to the limitation and control of access points to the local distributor roads".

Condition No. 3. "The authorisation of such an access could lead to a proliferation of such accesses on this local distributor road".

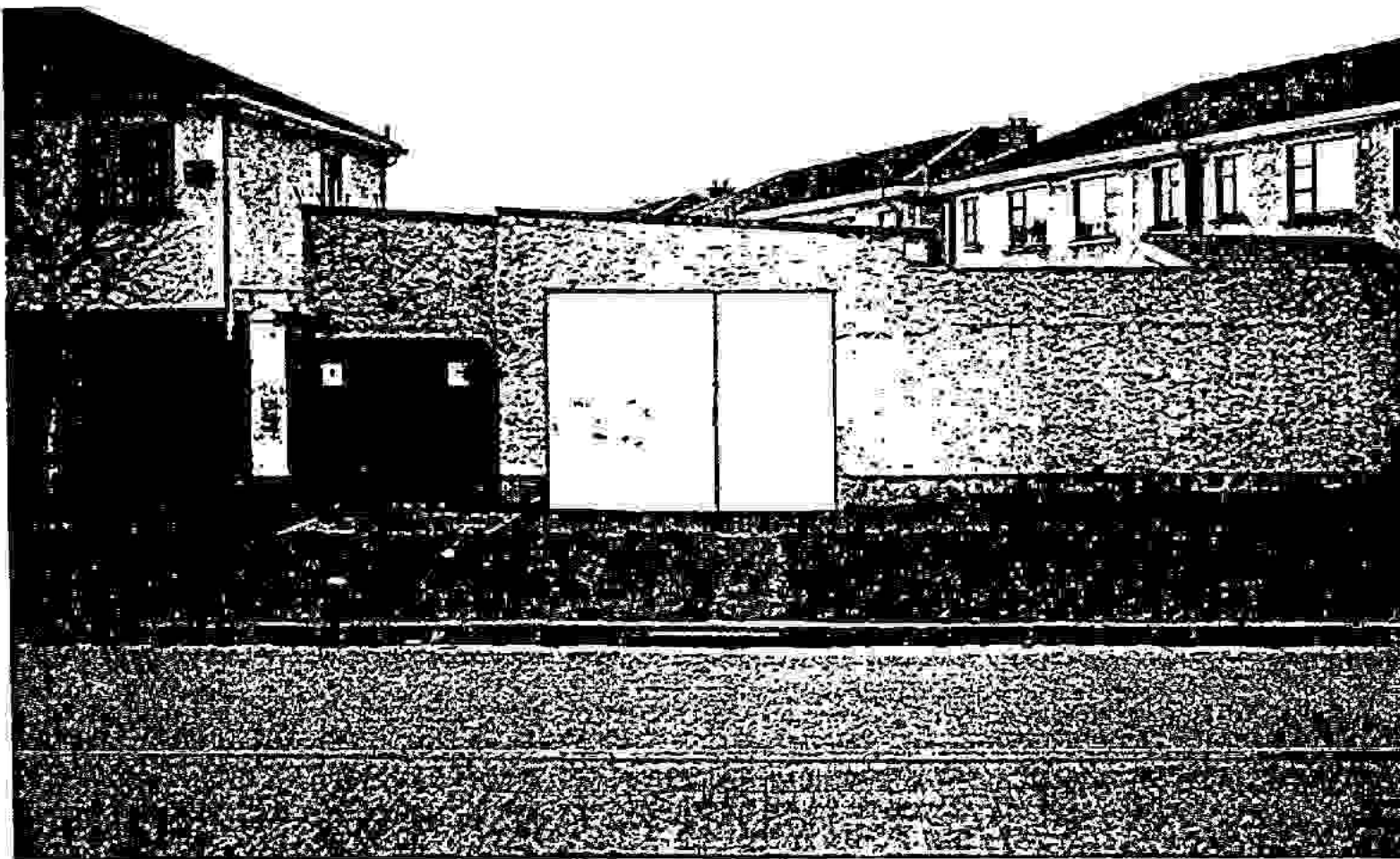
In reality it is obvious from the photographic survey that there already is a proliferation of such accesses and they are not in any limited or controlled fashion. So while the Conditions are valid in theory, there are numerous examples of precedent to the contrary within the same area.

The one suggestion I would make, because you do not want this access in the long term, is that you come to a binding commitment with the County Council - that when you find an alternative suitable property you will unconditionally block up this side entrance and in light of your undertaking they could accept the temporary side access.

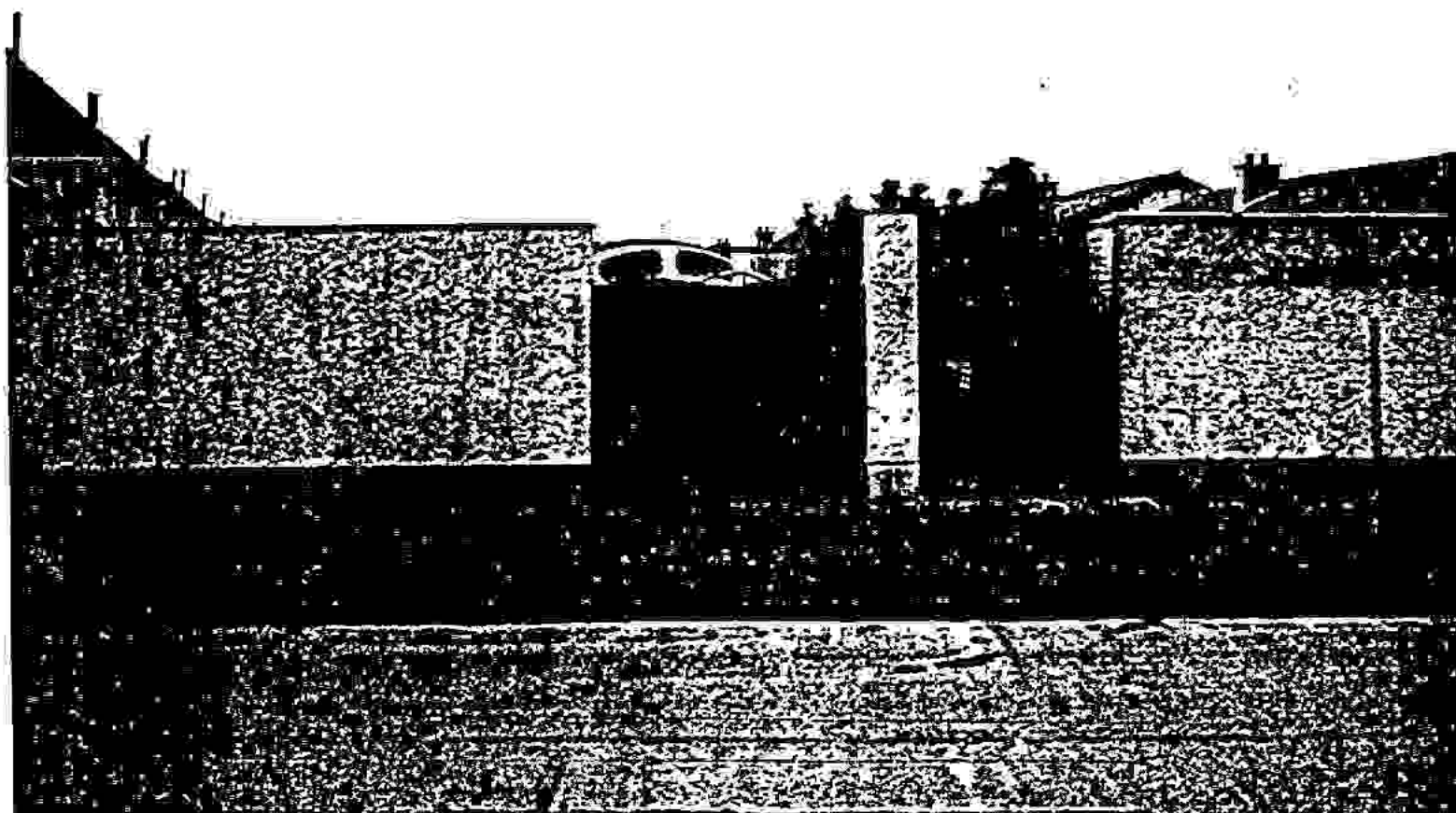
Yours sincerely,

Paul Clinton
PAUL CLINTON.



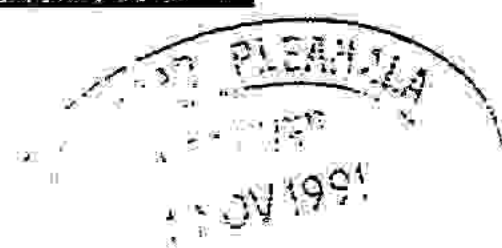


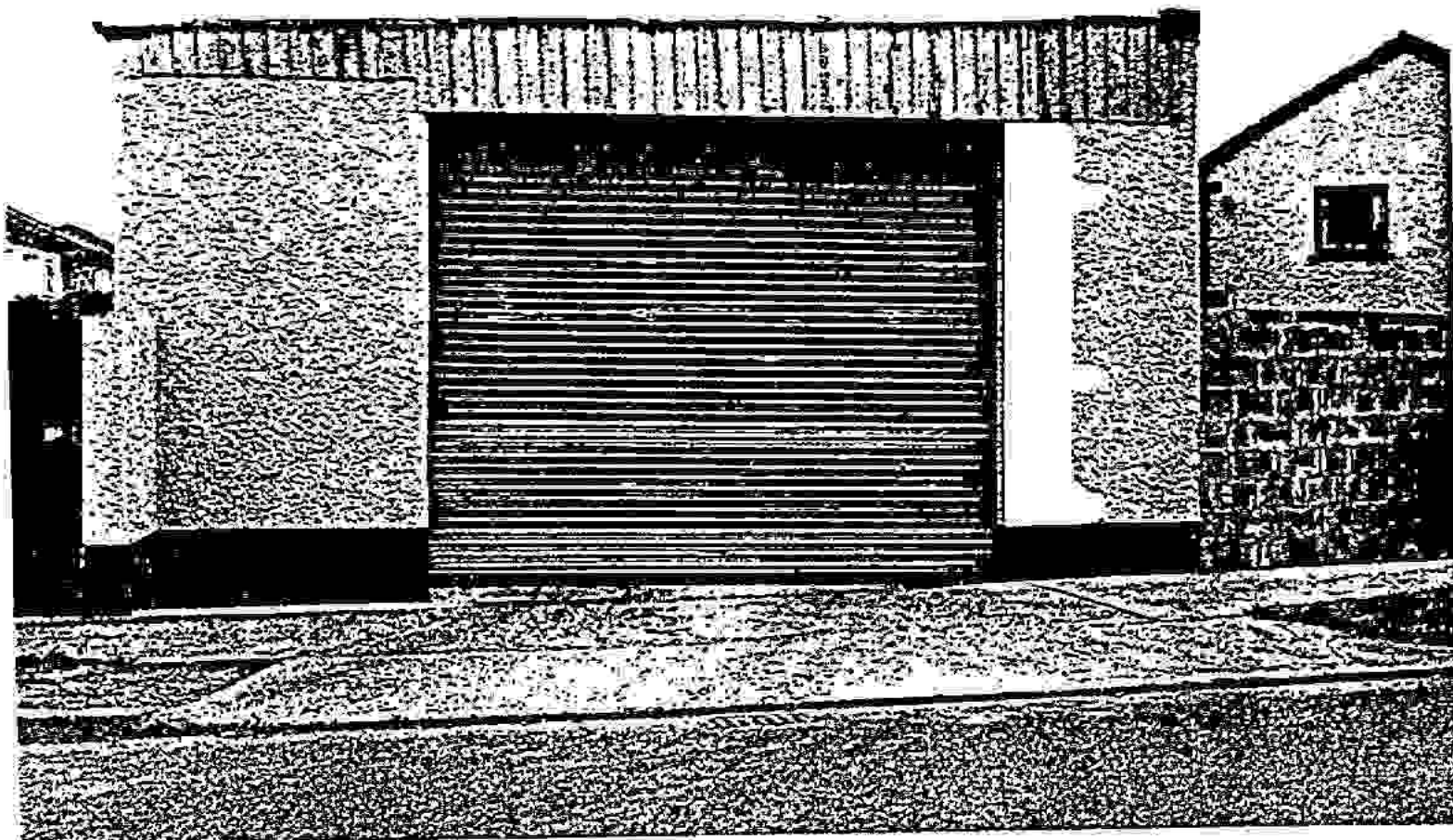
APPLICANTS SIDE ENTRANCE AT CHERRYWOOD PARK, NANGOR RD., CLONDALKIN



CRESSENT
CHERRYWOOD PARK, NANGOR RD., CLONDALKIN

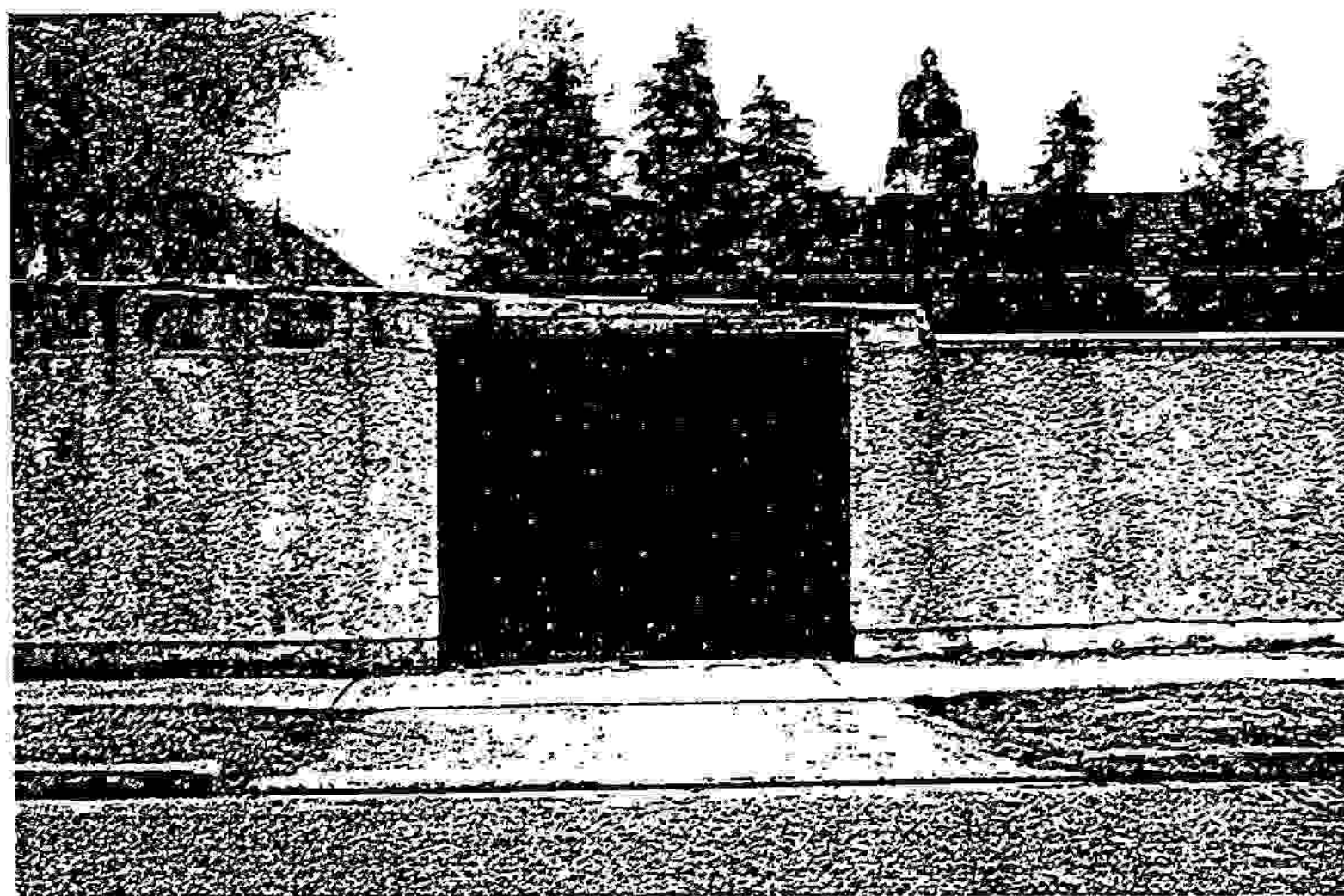
NO PLANNING APPLICATION FOR SIDE ENTRANCE





ST. JOHN'S PARK EAST, CLONDALKIN, DUBLIN 22.

RETENTION AND COMPLETION OF GARAGE



OAKWOOD GROVE, CLONDALKIN

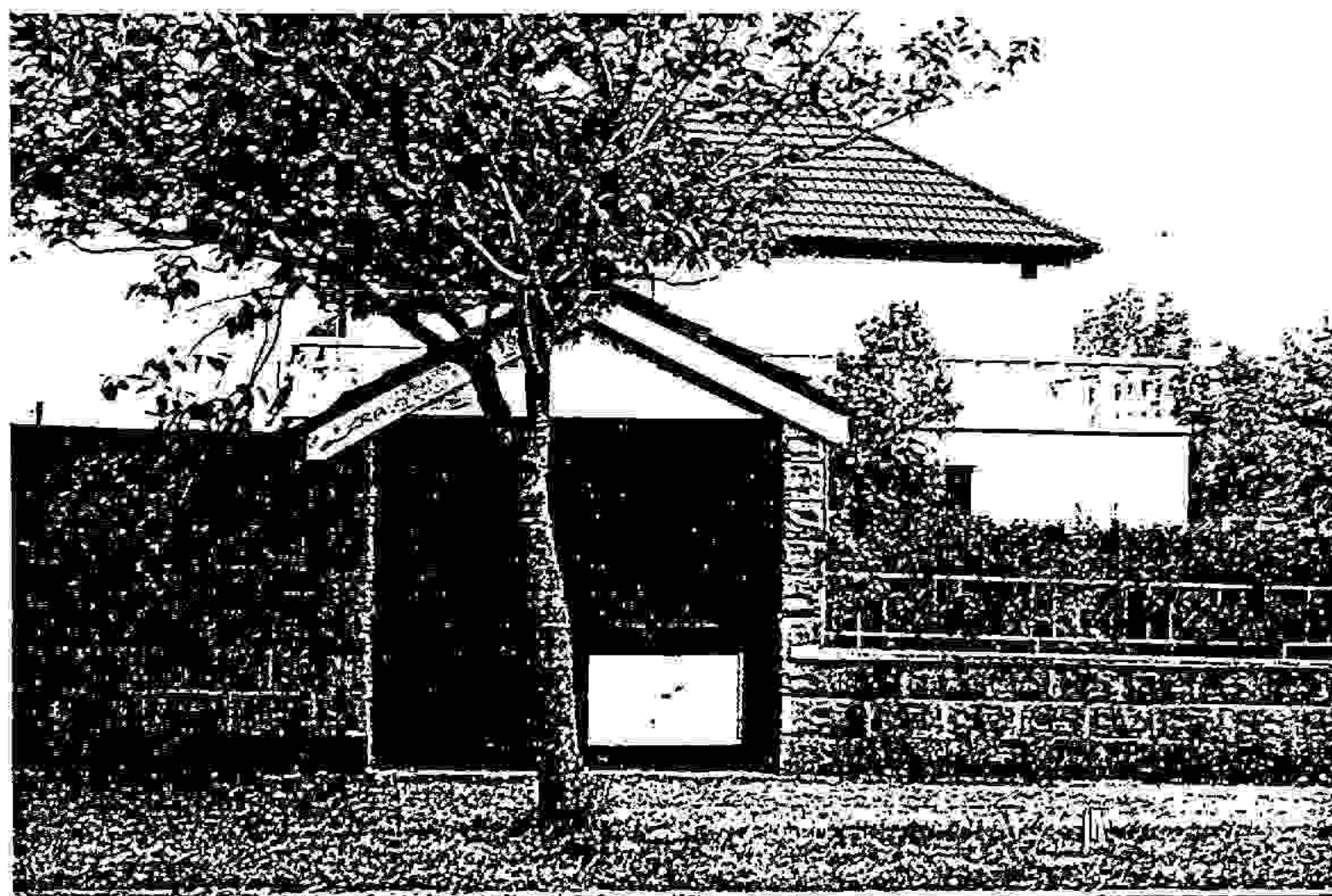
NO PLANNING APPLICATION FOR SIDE-ENTRANCE

1991



ST. PATRICK'S PARK, CLONDALKIN

NO PLANNING APPLICATION FOR SIDE-ENTRANCE



CAPPAGHMORE, CLONDALKIN

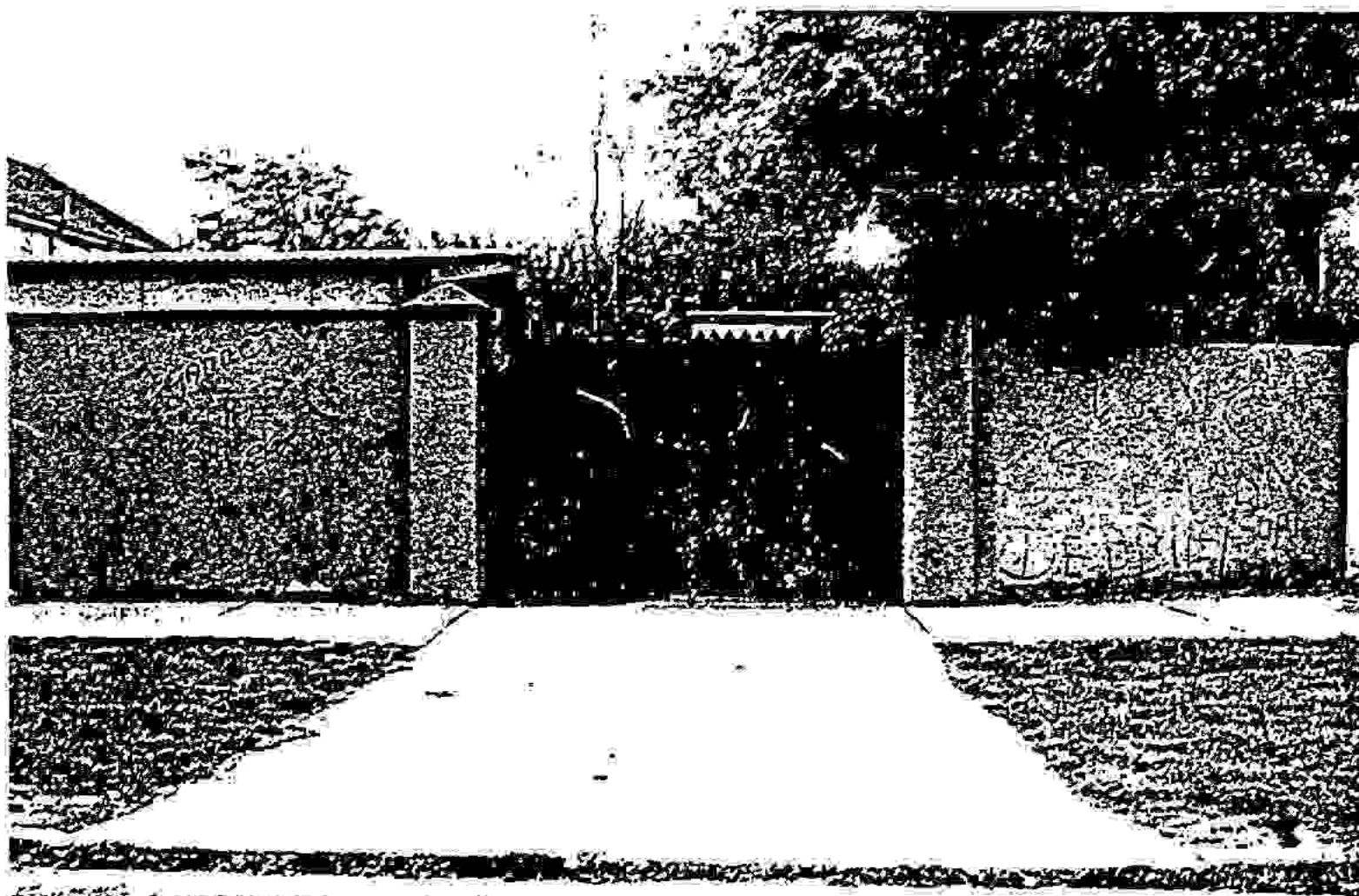
NO PLANNING APPLICATION FOR SIDE-ENTRANCE





CASTLE PARK,

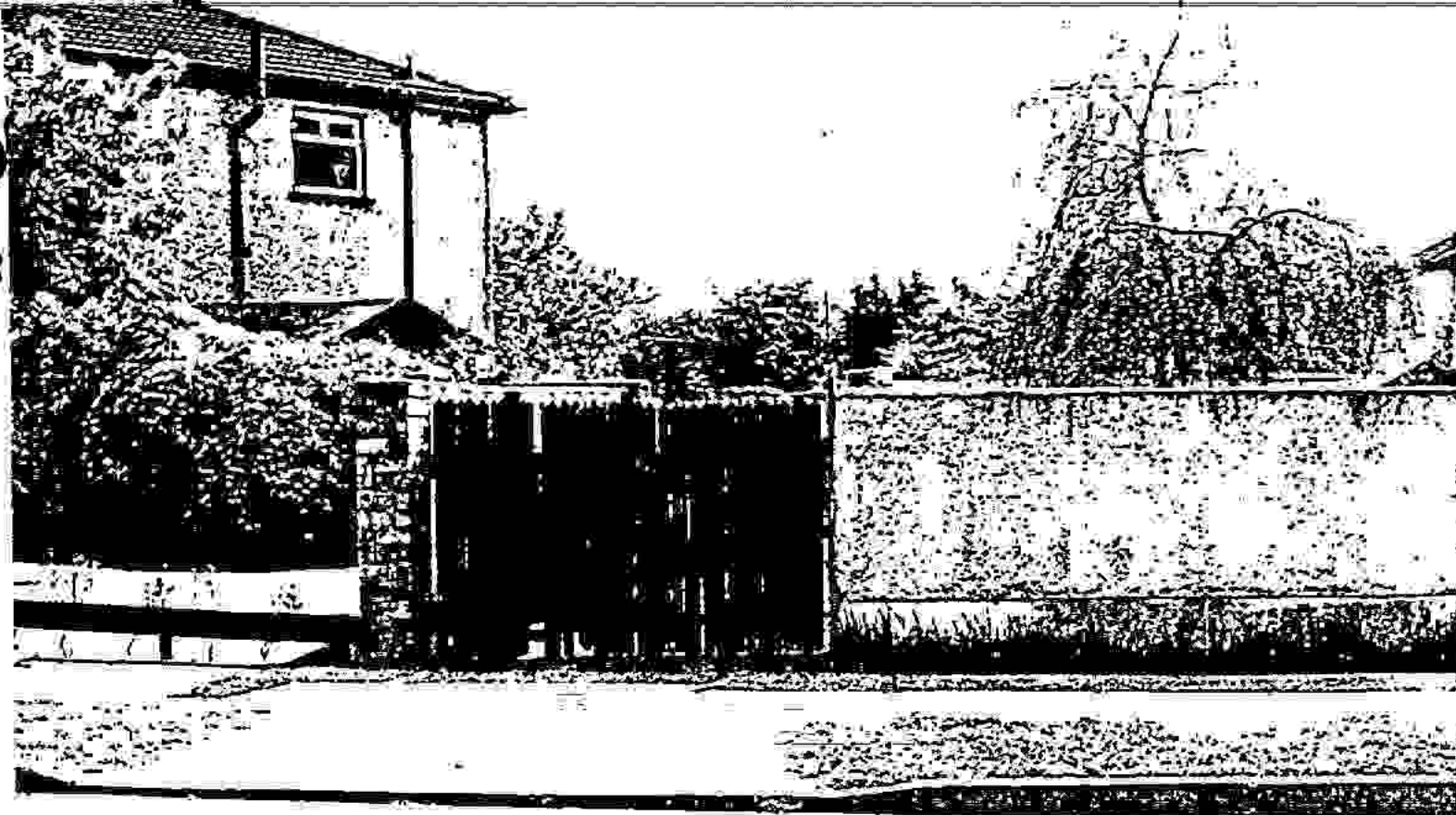
NO PLANNING APPLICATION FOR SIDE-ENTRANCE



CASTLE VIEW

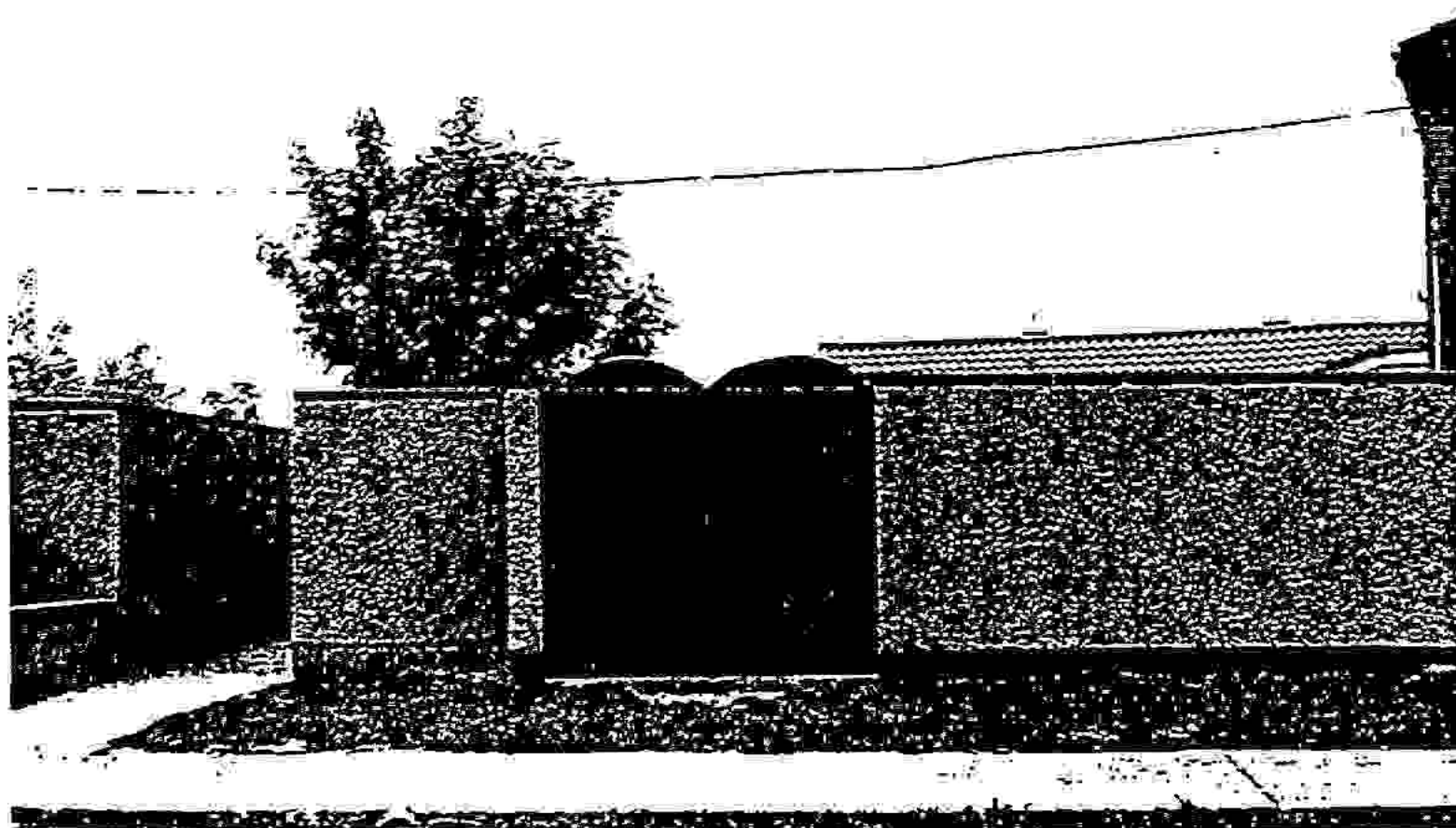
NO PLANNING APPLICATION FOR SIDE-ENTRANCE





ST. JOHN'S WOOD, CLONDALKIN

NO PLANNING APPLICATION FOR SIDE-ENTRANCE



LINDISPARNE VALE, BAWNOGUE, CLONDALKIN

NO PLANNING APPLICATION FOR SIDE-ENTRANCE

COMFAIRLE CEONTAE ATHA CLIATH

Tel.: 724755
E.: 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/87114

Our Ref.: 910/1256

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Retro. side entrance

Applicant: S. Treacy

Dear Sir,

With reference to your letter dated 22/10/91 I enclose herewith:-

(1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.

(3) A copy of the public notice given, i.e.

Irish Press 27/7/91

(4) The plan(s) received from the applicant on 29/7/91

(6) & (7) A certified copy of Manager's Order P/4157/91

DATED, 25/9/91 together with technical reports in connection with the application.

(8) Histories to follow.

Yours faithfully,

P. Hall
for Principal Officer.
Encls.

Our Ref: PL 6/5/87114
Our Ref: 91A/1256

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 22nd October 1991.

Planning authority decision re: Retention of side entrance, 206 Cherrywood Park, Clondalkin, Dublin 22.

Dear Sir/Madam,

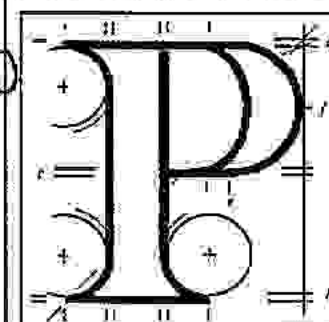
Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.
- (9) Details on 85B/185.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
23 OCT 1991

DEVELOPMENT
29 OCT 1991
CONTROL

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

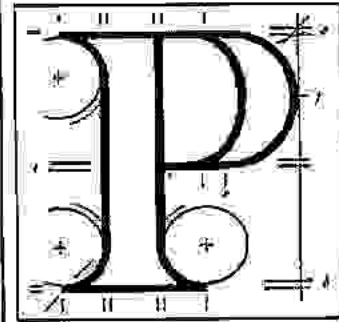
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



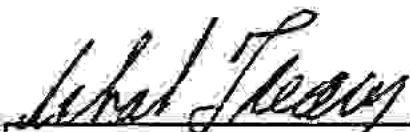
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

16, Culmore Rd.,
Palmerstown,
Dublin 20.

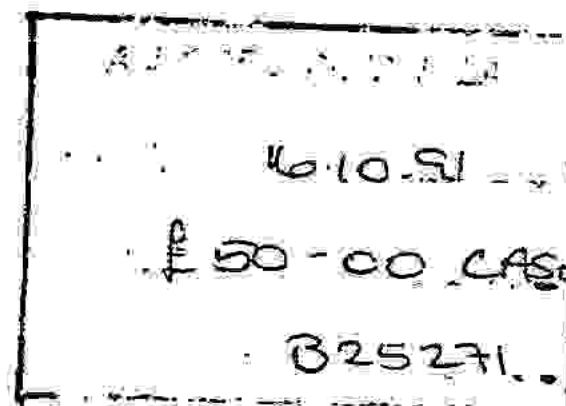
Ref.: Appeal - Retention of side entrance at 206, Cherrywood Park,
Clondalkin, Dublin 22.

Dear Sir/Madam,

I wish to make Application to An Bord Pleanála, to Appeal the decision
of Dublin County Council to refuse permission to retain the side-
entrance at No. 206, Cherrywood Park, Clondalkin, by Order P/4157/91.



(MICHAEL TREACY)



(By Hand)
SL

Michael Treacy,
206 Cherrywood Estate,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/1256

21 February 1992

Re: Retention of side entrance at No. 206 Cherrywood Park,
Clondalkin.

Dear Sir,

I enclose herewith, Refuse Permission, dated 26.09.91, in connection with the above, which was sent to you by Registered Post on 26.09.91, and which was returned by the Postal Authority marked "Not Called For".

Yours faithfully,


for Principal Officer.

Enc.

R Baile Atha Cliath
(DN) 169
No. 328

14 OCT 1991
RECEIVED LETTER

NOT CALLED
DEVELOPMENT
15 OCT 1991

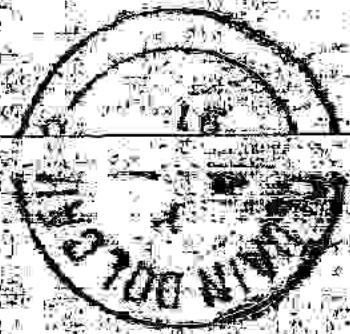
EF 65119

Michael Treacy,
206 Cherrywood Estate,
Clondalkin,
Dublin 22.

NA 8 26/9/91
NA 8 27/9/91

D.I.B.

15/10/91



Dull Cop Play

Low life Center

Dub 1

(18)

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

PERMISSION:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Michael Treacy Register Reference No. 91A/1256
206 Cherrywood Estate Planning Control No.
Clondalkin, Application Received 29/7/91
Dublin 22. Additional Information Received
Applicant S. Treacy

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4157/91, dated 25/9/91 decided to refuse:

PERMISSION

For retention of side entrance at No. 206 Cherrywood Park, Clondalkin.

for the following reasons:

1. The proposed vehicular access is onto a road of Local Distributor Road Standard, where a limited amount of frontal development has been allowed for amenity reasons. Speed will be higher on this road than on local estate roads and the proposed entrance would endanger public safety by reason of a traffic hazard, particularly in view of its location on a bend of the road.
2. The proposed development would contravene Condition No. 4 of the grant of permission for the garage, Reg. Ref. 85B/185, Order No. P/1596/85.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date

26/9/91

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FORM G — FUTURE PRINT LTD.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/1256

Date : 30th July 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retain side entrance

LOCATION : 206 Cherrywood Park, Clondalkin

APPLICANT : S. Treacy

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 29th July 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Michael Treacy,
206 Cherrywood Estate,
Clondalkin,
Dublin 22.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission ☒ Outline Permission ☐ Approval ☐ Place ☐ in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 206 CHERRYWOOD ESTATE
(If none, give description sufficient to identify) CLODALKIN, CO DUBLIN

3. Name of applicant (Principal not Agent) MR MICHAEL TREACY

Address 206 CHERRYWOOD ESTATE CLODALKIN Tel. No.

4. Name and address of P. TREACY JP ARCH
person or firm responsible 37 PALMERSTON RD DUBLIN Tel. No. 978-367
for preparation of drawings

5. Name and address to which MR MICHAEL TREACY
notifications should be sent 206 CHERRYWOOD ESTATE CLODALKIN

6. Brief description of RETENTION
proposed development WALL WITH SIDE DOOR AT REAR OF SITE

7. Method of drainage R.W.P. FROM CATCH 8. Source of Water Supply

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used.
(b) Proposed use of each floor

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11. (a) Area of Site 250 m² Sq. m.
(b) Floor area of proposed development 50 m² Sq. m.
(c) Floor area of buildings proposed to be retained within site 50 m² Sq. m.

12. State applicant's legal interest or estate in site FREELAND
(i.e. freehold, leasehold, etc.)

13. Are you now applying also for an approval under the Building Bye Laws?
Yes ☐ No ☒ Place ☐ in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
PLAN PREPARED TO COMPLY WITH REGULATIONS

15. List of documents enclosed with application ONE A1 PLAN
DUBLIN Permission to retain side entrance at 206 Cherrywood Pk. S. Treacy

16. Gross floor space of proposed development (See back) 50 m² Sq. m.

No of dwellings proposed (if any) ONE Class(es) of Development IMPROVEMENT

Fee Payable £ 16 Basis of Calculation PLAN NO 2
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Michael Treacy Date 28/7/91

Application Type P FOR OFFICE USE ONLY 29/7

Register Reference 91A/1256

Amount Received £ 1.12.0

Receipt No 21-3

Date 21-3

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
(ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	(Improvement/alteration)	£30.00 each
4	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)		Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
5	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8	Petrol Filling Station.	£100.00			Min. Fee £30.00
9	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
10	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an

acknowledgment that the fee

tendered is the prescribed application

fee. N 44346

CASH

CHEQUE

M.O.

Received this

£6.00

29th

day of

July

1991

from

Michael Treacy

206 Cherrywood Estate

Berthalkin

the sum of

sixteen

Pounds

Pence, being

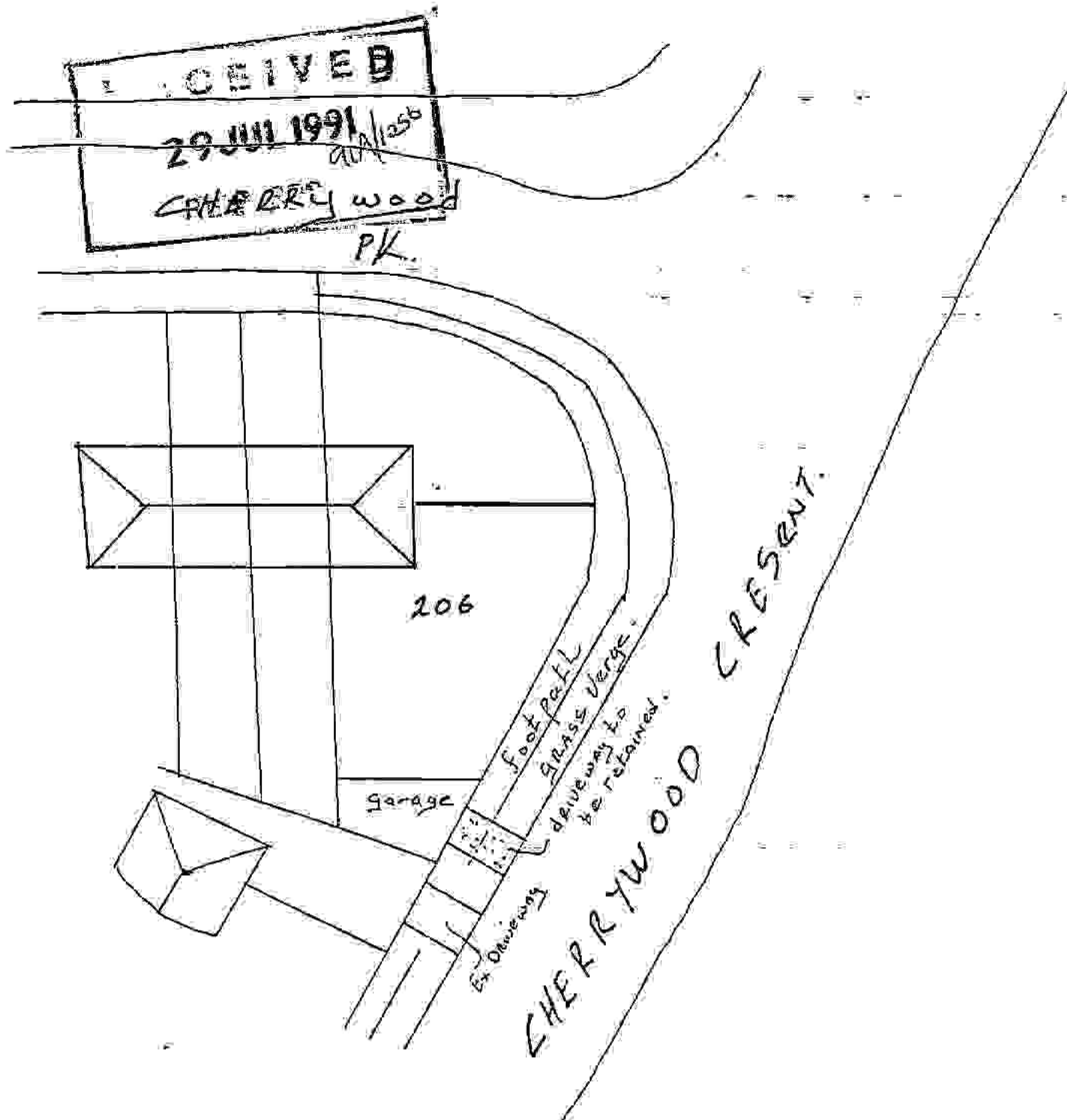
for

plan p application at above address

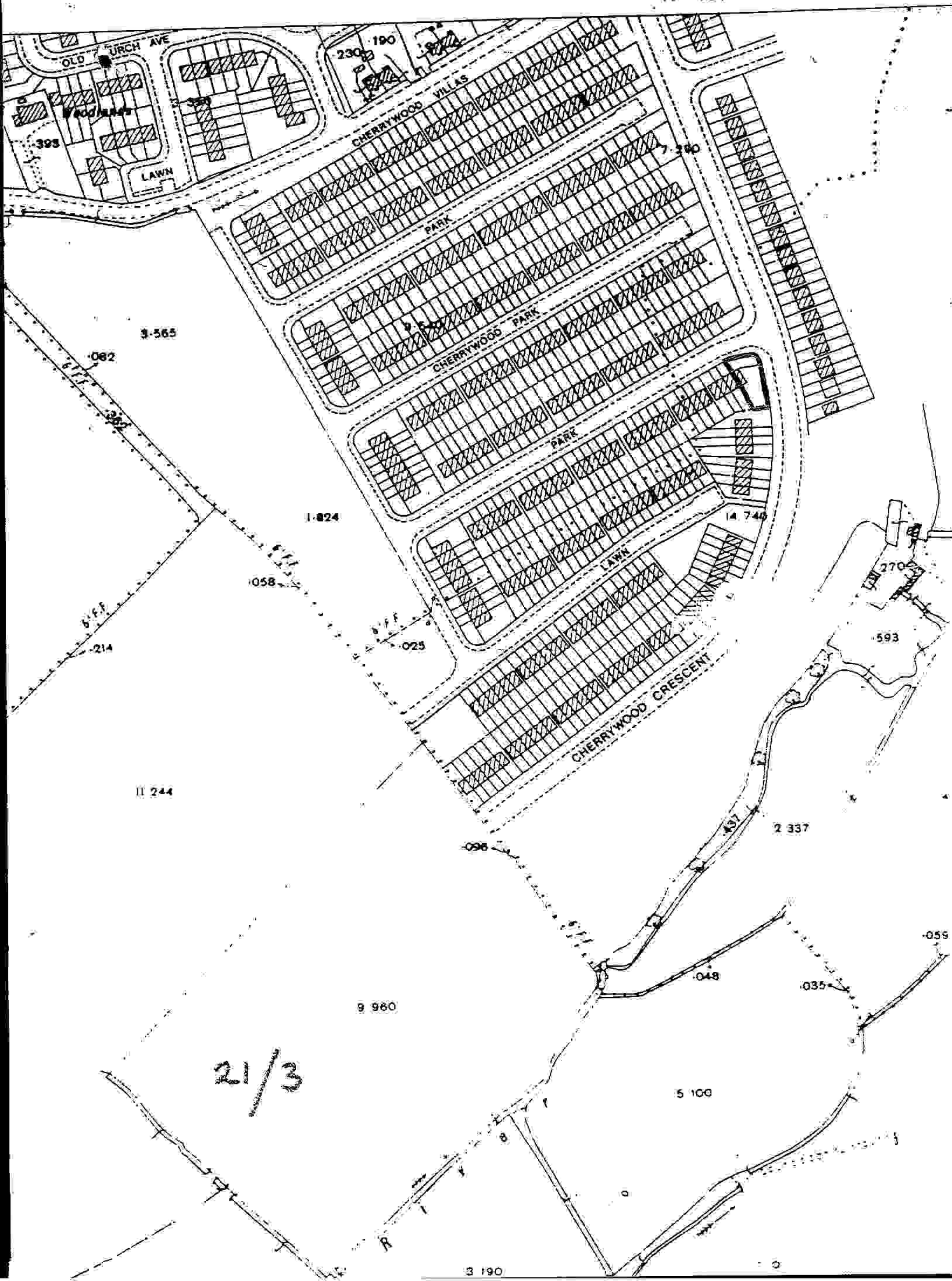
Michael Treacy

Cashier

S. CAREY
Principal Officer



Block Plan. scale 1:500.



RECEIVED

29 JUL 1991

REC 91A/1256

GRASS VERGE

FOOTPATH

Shed will not cover box

E.S.B

Control Box

Existing

Existing 9" cauit

13'6"

DRIVEWAY

ROAD

up a over garage door
with 9" R.C. lintol over
ope.

Conc on driveway to be 6" thick
on 4"-6" of hardcore.

G.T.R.W.P.

Footpat

To Soakage

120' from garage door to near edge
of junction

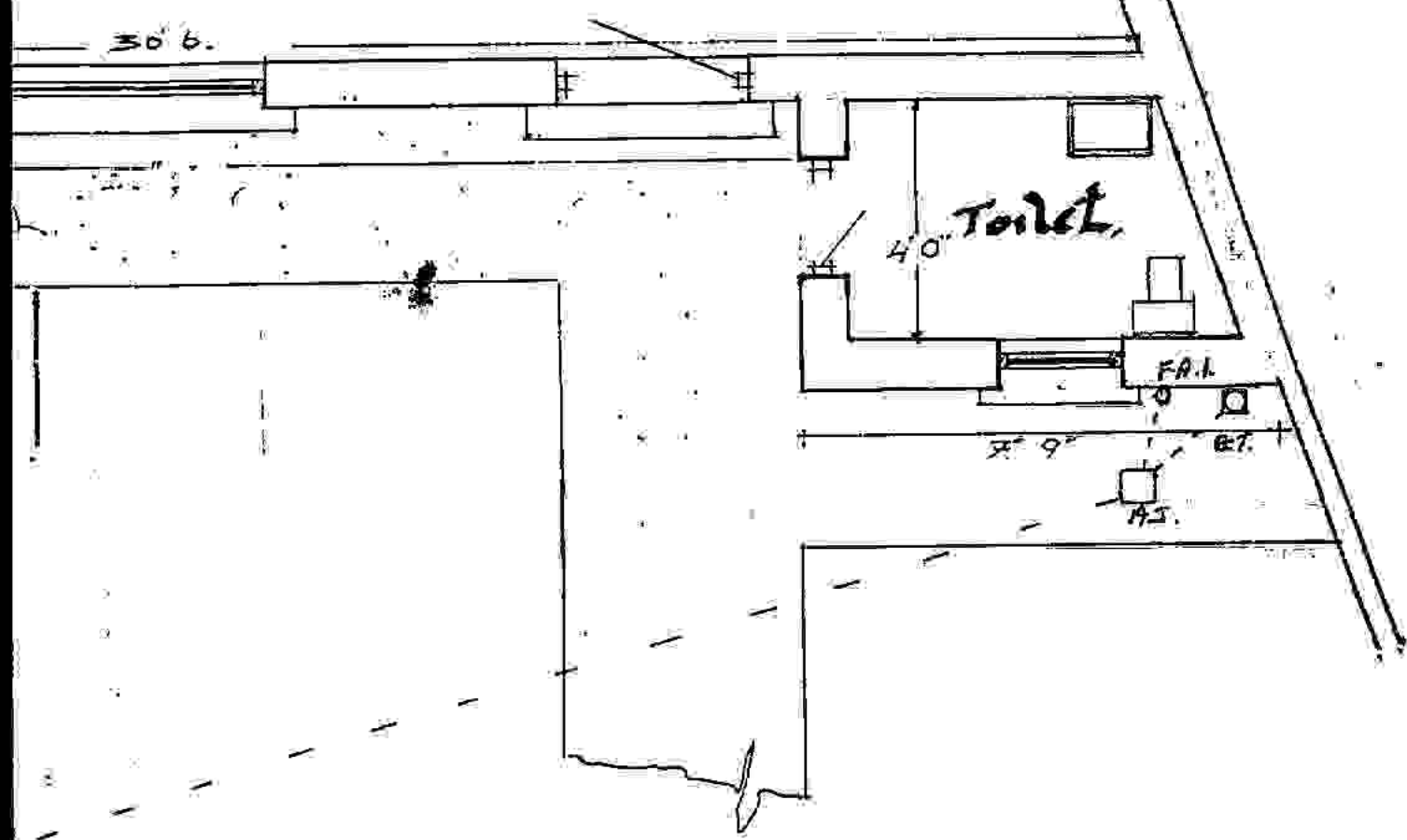
Existing 9" wall

20'

Ex. F.S.M.H.

PR OF

PROP GARAGE.



PLAN.