

COMHAIRLE CHONTAE ÁTHA CLIATH S

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|-------------------------------|---|------------------------------------|
| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE ZA/24 |
| 1. LOCATION | Brownstown, Newcastle | |
| 2. PROPOSAL | Bungalow | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P | 11.1.84 |
| | Date Further Particulars | |
| | (a) Requested | (b) Received |
| | 1. 9th March, 1984 | 1. 2nd May, 1984 |
| | 2. | 2. |
| 4. SUBMITTED BY | Name Kells Art Studio Address John Street, Kells, Co. Meath | |
| 5. APPLICANT | Name Mr. Graham Beattie Address Brownstown, Newcastle, Co. Dublin | |
| 6. DECISION | O.C.M. No. P/2028/84 | Notified 29th June, 1984 |
| | Date 29th June, 1984 | Effect To grant permission |
| 7. GRANT | O.C.M. No. P/2633/84 | Notified 9th Aug., 1984 |
| | Date 9th Aug., 1984 | Effect Permission granted |
| 8. APPEAL | Notified | Decision |
| | Type | Effect |
| 9. APPLICATION SECTION 26 (3) | Date of application | Decision |
| | | Effect |
| 10. COMPENSATION | Ref. in Compensation Register | |
| 11. ENFORCEMENT | Ref. in Enforcement Register | |
| 12. PURCHASE NOTICE | | |
| 13. REVOCATION or AMENDMENT | | |
| 14. | | |
| 15. | | |

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

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Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982 ~~1963-1982~~ 1963-1983

To **Mr. G. Beattie,**
.....
Brownstown,
.....
Newcastle,
.....
Co. Dublin.
Applicant **G. Beattie**

Decision Order
Number and Date **P/2028/84, 29/6/'84**
Register Reference No. **2A.24**
Planning Control No.
Application Received on **11/1/'84**
2/5/'84

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions:

Proposed bungalow and septic tank at Brownstown, Newcastle.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|---|
| 1. That 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. | 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. |
| 2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. | 2. In order to comply with the Sanitary Services Acts, 1878-1964. |
| 3. That the proposed house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That a financial contribution in the sum of £188. be paid by the proposer to the 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. | 4. 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. |
| 5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. | 5. In order to comply with the Sanitary Services Acts, 1878-1964. |
| 6. That the septic tank drainage be in accordance with the requirements of the Sppervising Health Inspector. | 6. In the interest of health. |

Cont../....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **09 AUG 1984**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

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7. That vision splays at the access to the site be provided to the Roads Department standards i.e. 90m. clear vision in either direction from a 3.0m. setback at entrance, therefore existing boundary should be removed for a distance of 30m. on western side of entrance and 10m. on eastern side of entrance. New boundary treatment to be erected on the line of vision to meet the original boundary at the above distances. Details to be agreed with Planning Authority.
 8. That the area between new fence and existing road edge to be levelled, grassed and to be a contour acceptable to the Area Engineer, Roads Maintenance.
 9. That a hardstanding of length 9m. and width 3m. to be provided at the entrance for visiting cars.
 10. That the ditch along the front of the site be piped to the requirements of the Roads Engineer.
 11. That the gateway be set back a minimum of 4.5m. from the edge of the carriageway with wing walls at 45°.
 12. That the driveway be level with existing road for a distance of 4.5m. back from carriageway edge.
 13. That the bungalow, when constructed, be first occupied by the applicant and/or members of his immediate family.
7. In the interest of safety and the avoidance of traffic hazard.
 8. In order to comply with the requirements of the Roads Department.
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 10. In order to comply with the requirements of the Roads Department.
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 12. In order to comply with the requirements of the Roads Department.
 13. In the interest of the proper planning and development of the area.

09 AUG 1984

ZA 24

9th March, 1984:

G. Beattie,
Brownstown,
Newcastle,
Co. Dublin:

RE: Proposed bungalow and septic tank at Brownstown, Newcastle for G. Beattie:

Dear Sir,

With reference to your planning application received here on 11th January, 1984, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The site is situated in an area zoned 'B' in the Development Plan - "to provide for the further development of agriculture". The applicant is to submit evidence of his need to reside in this rural area and to state how the proposed development can be considered compatible with the land use zoning.
2. The proposed house is indicated on land on which previously outline permission was granted for a 9 hole golfcourse/clubhouse. The applicant is requested to indicate what are his intentions or the intentions of the Beattie family in relation to the development of the Golf Course and Clubhouse.
3. The Supervising Health Inspector has indicated that the trial hole inspected and the percolation tests carried out have indicated that the soil is unsuitable for the disposal of septic tank drainage. The applicant is requested to indicate if he has any proposals which would satisfy the requirements of the Supervising Health Inspector in relation to septic tank drainage.

(Cont.....)

Reg. Ref. No. ZA 24:

Cont.....

4. The applicant should submit details of the proposed septic tank drainage indicating compliance with IIRS Recommendations SR 6 of 1975.

NOTE: In relation to item nos. 3 and 4 applicant is advised to consult with the Health Inspector's Eastern Health Board, 33, Gardiner Place, Dublin 1: (Ph. 727777).

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officers: