

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2382								
1. LOCATION	School Road, Rathcoole, Co. Dublin. S										
2. PROPOSAL	Bungalow and septic tank,										
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%; text-align: center;">(a) Requested</th> <th style="width: 50%; text-align: center;">(b) Received</th> </tr> <tr> <td style="vertical-align: top;">1. 23rd Feb., 1983</td> <td style="vertical-align: top;">1. 2nd March, 1983</td> </tr> <tr> <td style="vertical-align: top;">2.</td> <td style="vertical-align: top;">2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 23rd Feb., 1983	1. 2nd March, 1983	2.	2.
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(a) Requested	(b) Received										
1. 23rd Feb., 1983	1. 2nd March, 1983										
2.	2.										
4. SUBMITTED BY	Name Patrick J. Gavin, Address 2, Greenogue Drive, Rathcoole, Co. Dublin.										
5. APPLICANT	Name Henry Brady, Address St. Itas, Rathcoole, Co. Dublin.										
6. DECISION	O.C.M. No. PA/1063/83 Date 22nd April, 1983		Notified 22nd April, 1983 Effect To grant permission								
7. GRANT	O.C.M. No. Date		Notified Effect								
8. APPEAL	Notified 7th June, 1983 Type 3rd Party		Decision Permission granted by An Bord Pleanala Effect 28th Aug., 1984								
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: XA 2382

APPEAL by Forest Hills Residents Association, care of 53, Forest Hills, Rathcoole, County Dublin, against the decision made on the 22nd day of April, 1983, by the Council of the County of Dublin to grant subject to conditions a permission to Henry Brady, of Saint Ita's, Rathcoole, County Dublin, for the erection of a bungalow and septic tank on a site at School Road, Rathcoole, 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 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said bungalow and septic tank in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development would not be injurious to the residential amenities of the area, or otherwise contrary to its proper planning and development, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2-Reasons for Conditions</u>
1. The temporary entrance onto the Killeel Road shall continue to be used as the only means of access to the site while the dwellinghouse is under construction. On completion of the dwellinghouse, use of this entrance shall be discontinued and a new access from the existing courtyard off the Forest Hills estate road shall be opened and it shall then be the only means of access to the site. Evidence of a legal right of way over the adjoining courtyard not in the applicant's ownership shall be submitted to the planning authority prior to that access being provided.	1. In the interests of public safety and to safeguard the residential amenities of the area.

(Contd.)

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2-Reasons for Conditions
<p>2. When the new access referred to in condition number 1 has been provided, a 6 feet high boundary wall, in brick or block or other similar durable material, suitably capped and rendered, shall be constructed along the divisional boundary line between the site being retained with the existing house and the proposed site.</p>	<p>2. In the interests of preserving the residential amenities of the area.</p>
<p>3. The new access referred to in condition number 1 shall be located so as not to interfere with or obstruct the approved car parking spaces (as shown on the drawing submitted to An Bord Pleanála on 15th June, 1983). A recessed entrance shall be provided whereby the opening shall not be more than 10 feet in width and shall be set back 15 feet behind the boundary fence. The wing walls shall not exceed 3 feet 6 inches in height and shall be splayed at an angle of 45 degrees.</p>	<p>3. In the interests of public safety.</p>
<p>4. All existing mature and semi-mature trees, shrubs and hedgerows along the edges of the site shall be retained except where their removal is necessary to provide an entrance to the site.</p>	<p>4. In the interests of visual amenity.</p>
<p>5. The provision of septic tank drainage shall be in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" as issued by the Department of the Environment in November, 1980. The location of the septic tank and percolation area shall be agreed with the planning authority.</p>	<p>5. In the interests of public health.</p>
<p>6. All public services to the proposed development shall be located underground.</p>	<p>6. In the interests of visual amenity.</p>

(Contd.)

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2-Reasons for Conditions
<p>7. The developer shall pay the sum of £375 to the Dublin County Council as a contribution towards the cost of the provision of a public water supply in the area. Arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be as determined by An Bord Pleanála.</p>	<p>7. The provision of such a service in the area by the Council will facilitate the development. It is considered reasonable that the developer should contribute towards the cost of providing the service.</p>

J. Hannigan

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

Dated this 28th day of August

1984.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~

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

To **Henry Brady,**
St. Ita's,
Rathcoole,
Co. Dublin.

Decision Order
Number and Date **PA/1063/83 22.4.83**
Register Reference No. **XA 2392**
Planning Control No. **10356**
Application Received on **24.12.82**
Adm. Info. rec. 2.3.83

Applicant **H. Brady.**

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 dated as above make a decision to grant Permission/~~Approval~~:-

bungalow and septic tank with access to Forrest Hills Estate Road, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1944.
3. That the entire premises be used as a single unit.	3. To prevent unauthorized development.
4. That foul drainage be provided by means of a septic tank drainage system which must be in accordance with the requirements of the County Council. The applicant must consult with the Health Inspector's Department, Eastern Health Board, (33 Gardiner Place, DUBLIN 1, Tel. 727777) with regard to these matters before any constructional work is commenced.	4. In order to comply with the requirements of the Sanitary Services Department, Dublin County Council.
5. That the means of access to this proposed development shall be from the existing Forrest Hills Estate road only. Evidence of a legal right of way over the adjoining concrete court road not in the applicant's ownership to be submitted to the Planning Authority prior to commencement of development. The applicant's proposals for a temporary entrance on to Kiltael Road are unacceptable.	5. In order to comply with the requirements of the Roads Department.
6. That the house, when completed, be occupied by the applicant and/or members of his immediate family.	6. To prevent unauthorized development.
7. That details of proposed access to incorporate a recessed entrance gateway with satisfactory vision splays to be submitted to and agreed by the Council's Roads Department prior to commencement of development.	7. In order to comply with the requirements of the Roads Department. .../Said.

Signed on behalf of the Dublin County Council

For Principal Officer

Date... **22nd April, 1983.**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>Contd.</p> <p>8. That the existing hedgerows along the northern and Eastern boundaries to be site be retained where possible.</p> <p>9. 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 development.</p> <p>10. That all public services to the proposed development be located underground throughout the entire site.</p>	<p>8. In the interest of amenity.</p> <p>9. To protect the amenities of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Dublin 1

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form [REDACTED]

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

XA 2382

23rd February, 1983.

H. Brady,
St. Ita's,
Rathcoole,
Co. Dublin.

RE: Proposed bungalow and septic tank at Rathcoole, for H. Brady.

Dear Sir,

With reference to your planning application received here on 24th December, 1982 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, 1963-1982 the following additional information must be submitted in quadruplicate:-

1. The public notice submitted does not adequately indicate the correct address, therefore, a further notice is to be published in the following terms:-
"Co. Dublin - Full planning permission being sought from Dublin County Council for bungalow and septic tank with access to Forrest Hills Estate Road, Rathcoole, for H. Brady".
2. Evidence of the applicant's right of way over the area indicated as a "roadway" on submitted plans.
3. Block plan (scale 1:500) showing the proposed bungalow in relation to existing adjacent dwellings, estate road, and open space areas.
4. The applicant to submit on site plan a satisfactory reserve percolation area.

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

Yours faithfully,



for Principal Officer.

PK/JOB