

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1991
PLANNING REGISTER

REGISTER REFERENCE : 92B/0983

LOCATION : Bayview, Killakee Road, Rathfarnham, Dublin 16

PROPOSAL : Removal of existing ancillary structures to rear of
dwelling, and for extension and alteration of the
dwelling, and for provision of a new waste water
treatment system

APP. TYPE : Permission

DATE RECEIVED : 08.12.92

AGENT NAME & ADDRESS

Mr. Declan McKeever,
Bayview,
Killakee Road,
Rathfarnham,
Dublin 16

APPLICANT NAME & ADDRESS

D. McKeever
Bayview Killakee Road
Rathfarnham Dublin 16

DECISION : GRANT PERMISSION

O.C.M.No. : P/ 0251 /93 Date : 04.02.93

GRANT : GRANT PERMISSION

O.C.M.No. : P/ 0891 /93 Date : 16.03.93

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

REGISTRAR

DATE

RECEIPT NO.



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

NOTIFICATION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Grant Order Number : P/ 0891 /93 Date of Grant : 16th March 1993
Decision Order Number : P/ 0251 /93 Date of Decision : 4th February 1993
Register Reference : 92B/0983 Date Received : 8th December 1992
Applicant : D. McKeever
Development : Removal of existing ancillary structures to rear of dwelling, and for extension and alteration of the dwelling, and for provision of a new waste water treatment system
Location : Bayview, Killakee Road, Rathfarnham, Dublin 16

Additional Information Requested/Received : 220992//081292

Time Extension(s) up to and including :

A PERMISSION has been granted for the development described above, subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:-ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date:.....18 MAR 1993.....

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning & Development) Acts, 1963-1990, not less than seven days and not more than twenty-one days before development commences.

Mr. Declan McKeever,
Bayview,
Killakee Road,
Rathfarnham,
Dublin 16

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01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as clarified by additional information received on 08.12.1992 save as may be required by the other conditions attached hereto.

01 REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That the entire premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.

03 That the following requirements of the Principal Environmental Health Officer be strictly complied with in the proposed development:-
(i) a sub-surface irrigation system of percolation being installed;
(ii) the system of Iron removal (as detailed) being installed;
(iii) compliance in full with the Irish Agreement Board Certificate No. 92/0033.

03 REASON: In the interest of the proper planning and development of the area.

04 That should the proposed development necessitate the removal of any of the existing trees along the northern site boundary, the applicant is to submit to the Planning Authority for its agreement details of proposed boundary treatment in this area. Any proposed boundary treatment should ensure that overlooking of the adjoining property is minimised.
REASON: In the interest of residential amenity.

05 No accommodation is to be provided at first floor level without a prior grant of permission by the Planning Authority or An Bord Pleanála on appeal.

05 REASON: In the interest of the proper planning and development of the area.

NOTE: During the construction of the proposed development, the applicant is to ensure in so far as is practicable the protection of the trees along the northern site boundary.

18 MAR 1993



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Decision Order Number : P/ 4453 /92 Date of Decision : 22nd September 1992

Register Reference : 92B/0983 Date Received : 24th July 1992

Applicant : D. McKeever

Development : Removal of existing ancillary structures to rear of dwelling, and for extension and alteration of the dwelling, and for provision of a new waste water treatment system

Location : Bayview, Killakee Road, Rathfarnham, Dublin 16

Dear Sir/Madam,

With reference to your planning application, received here on 24.07.92 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 - 1991, the following additional information must be submitted in quadruplicate:-

- 01 The proposed development is unacceptable to the Principal Environmental Health Officer for the following reasons: (i) The soil does not appear suitable for the treatment and disposal of septic effluent. (ii) Full design details and specifications of the biocycle have not been submitted. (iii) Results of any tests undertaken by biocycle or the applicant have not been submitted. (iv) Distance between the biocycle unit and well water supply insufficient. (v) Bacteriological and chemical analysis of water have to be submitted. (vi) Location of adjoining wells and septic tanks within 100 metres radius have not been submitted. (vii) Percolation area does not comply with distance requirements of NSAI SR61991. The applicant is requested to address each of the above points and to submit information to demonstrate that the proposed development complies with the requirements of the South Eastern Health Office. The applicant is requested to contact the Health

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Dublin 16



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inspector for the area. (Tel. 727777) The applicant should note that he should consult with the health inspector for the area prior to lodging the additional information with the Planning Department.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

J. de Baurteuil

PRINCIPAL OFFICER

Date : 22/7/92