

# COMHAIRLE CHONTAE ÁTHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1160
1. LOCATION	Cruagh, Rockbrook, Rathfarnham, Co. Dublin.		
2. PROPOSAL	Ret. bungalow with entrance and septic tank.		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  6th Aug., 1986	Date Further Particulars
			(a) Requested 1. 16th Oct., '86 2. ....
4. SUBMITTED BY	Name S. McCall & Assocs. Archs., Address 175, Lower Kimmage Road, Dublin 6.		
	Name Ms. <sup>N</sup> uala Moore, Address Cruagh, rockbrook, Rathfarnham, Co. Dublin.		
6. DECISION	O.C.M. No.	P/2298/88	Notified 7/7/88
	Date	7/7/88	Effect TO grant permission
7. GRANT	O.C.M. No.	P/2865/88	Notified 17/8/88
	Date	17/8/88	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 .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

Cass Roche & Associates,  
120, St. Lawrence Road,  
Clontarf,  
Dublin 3.

86A-1160

4 March 1992

Re: Proposed bungalow at Cruagh, Rockbrook, Rathfarnham  
for Nuala Moore.

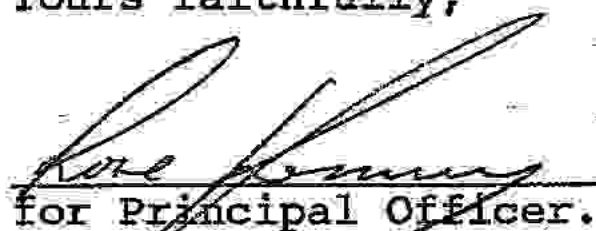
Dear Sir/Madam,

I refer to your submission received on 16th September, 1991, to comply with Condition No. 4, of decision to grant permission by Order No. P/2298/88, dated 7th July, 1988, in connection with the above.

In this regard, I wish to inform you that the submission is acceptable subject to the planting of 3 additional fraxinus excelsior (8-10 girth) trees to the rear of the house along the 97 metre contour line or in the vicinity of this.

It was noted while on site that condition no. 2 of decision order P/2298/88 has not been complied with in full to date. This condition relates to the access arrangements. You are requested to comply with this condition forthwith.

Yours faithfully,

  
for Principal Officer.

M. Cleary,  
5 St. Annes Court,  
Ballinteer,  
Dublin 16.

86A/1160

2 November, 1990

RE: Retention of bungalow with entrance and septic tank at Cruagh,  
Rockbrook, for Nuala Moore.

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Dear Sir,

I refer to your submission received on 20th July, 1990, to comply with Condition No. 4, of Decision to Grant Permission by Order No. P/2298/88, dated, 7th July, 1988, in connection with the above.

In this regard, I wish to inform you that the submission for compliance with Condition No. 4 which, incidentally, was due to have been submitted within three months of the decision (made two years ago), is not acceptable for the following reasons:

- (i) the drawing submitted contains insufficient detail to assess the scheme being proposed e.g. no scale and, more importantly, in this case of a very steeply sloping site in a deep valley, no levels.
- (ii) the drawing's portrayal of the existing planting is not accurate as a site inspection has revealed - there are gaps of 6-7 metres at various points in the boundary planting already carried out.
- (ii) the specification for the further screen planting proposed does not indicate in what proportions or at what degree of separation or level of density the four species maintained would be planted.

You are advised to consult with the Parks Department prior to re-submitting proposals for compliance with both the condition now sought (No. 4) and also for Condition No. 2 regarding the joint entrance. This should be done within three months as the terms of the two conditions stipulated a three and a six month compliance period respectively and over two years have now elapsed.

Yours faithfully,

  
for Principal Officer.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF  
PERMISSION

P / 2.865. / 88

Notification of Grant of Permission/Approval

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

To: **S. McCall & Assocs.,**  
**59 Foxrock Avenue,**  
**Foxrock,**  
**Dublin 18.**  
Applicant: **Nuala Moore,**

Decision Order **P/2298/88 - 7/7/88**  
Number and Date

Register Reference No. **86A-1160**

Planning Control No.

Application Received on **6/8/86,**  
Correct Fee Paid: **13/10/86**  
Add. Info. Rec'd: **9/5/88**

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

...retention of bungalow with entrance and septic tank at Cruagh, Rockbrook.

## CONDITIONS

1. The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
2. That the access to the house, the subject of this application, be revised in accordance with Drawing No. D/TM/5, submitted with additional information, and that the existing entrance to the adjoining property to the north be closed and a new joint access be provided as detailed in additional information submitted and as stated in letter submitted from Mr. John Brady of "The Heights", Cruagh Road. This revised joint access to be provided within 6 months of this decision.
3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard, the septic tank percolation area and reserve percolation area to be constructed in accordance with I.I.R.S. SR/6 of 1975.

## REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In the interest of the proper planning and development of the area.
3. In the interest of health.

Contd./....

Signed on behalf of the Dublin County Council

*For Principal Officer*

Date **17 AUG 1988**

4. That details of existing and proposed landscaping scheme to be submitted to and agreed with the Planning Department. This scheme to be submitted within 3 months of this decision. The scheme to include a planting screen to the rear of the house.

5. That the external walls of the house be painted in an off-white or muted colour. Details to be submitted to Planning Department within 3 months of this decision and agreed with Planning Department.

NOTE:- This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out.

4. In the interest of the proper planning and development of the area.

5. In the interest of visual amenity.

*T. McHugh*

17 AUG 1988



S. McCall & Assocs.,  
175 Lower Kimmage Road,  
Dublin 6.

86A-1160

16th October, 1986

RE: Retention of bungalow with entrance and septic tank at  
Cruagh, Rockbrook for Nuala Moore.

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Dear Sirs,

With reference to your planning application, received here on 6th August, 1986, correct fee paid 13th October, 1986, 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 septic tank serving the house is located outside the site boundary. This is unacceptable and the applicant shall submit a revised site plan providing for the location of the septic tank within the site boundaries in accordance with I.I.R.S. SR6 1975.
2. A properly designated percolation area and reserve percolation area, in compliance with I.I.R.S. SR6 1975 to be indicated on plan.
3. Detailed drawings of the existing tank to be indicated on plan.
4. The method of water supply has been indicated to be from a well. Applicant to indicate same on plan.

Contd./.....

5. Plans to be submitted showing the total amount of land in the applicants ownership.

6. The applicants specific proposals for compliance with Condition No. 5 of the grant of permission dated 5/3/79, Reg. Ref. RA 1036, re. the provision of joint access for the bungalow and the adjoining property to the north to be submitted. The applicants shall consult with the Roads Department, Dublin County Council prior to submitting these proposals.

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

Yours faithfully,

  
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for Principal Officer.

2/10/'86

for Principal Officer.