

# COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  86A/987
1. LOCATION	Newcastle, Co. Dublin.		
2. PROPOSAL	Bungalow		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P	8 July 1986	1. 4th Sept., 1986 2. ....
4. SUBMITTED BY	Name M. Allen & Associates		
	Address Farrell Street, Kells, Co. Meath.		
5. APPLICANT	Name Mr. Denis Cullen		
	Address Teach Bawn, Peamount Road, Newcastle		
6. DECISION	O.C.M. No. P/4524/86		Notified 5th Dec., 1986
	Date 5th Dec., 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/136/87		Notified 13th Jan., 1987
	Date 13th Jan., 1987		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 .....

# DUBLIN COUNTY COUNCIL

1. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~ORIGINAL PERMISSION~~ PERMISSION: ~~ORIGINAL~~

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

To **Mr. Patrick Herbert,** Register Reference No. **86A/985**  
**87 Whitehall Road,** Planning Control No.  
**Terenure,** Application Received **8/7/86**  
**Dublin 12,** Additional Information Received  
Applicant **P. Herbert.** Floor Area **189.7sq. metres.**

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/3260/86, dated **4/9/86**, decided to refuse:

~~ORIGINAL PERMISSION~~

PERMISSION

~~ORIGINAL~~

For **Proposed bungalow at rear of 87 Whitehall Road, Terenure.**

for the following reasons:

1. The site is located in an area zoned 'A' in the Development Plan "to protect and/or improve residential amenity". The proposed development which does not comply with Development Plan standards relating to space about dwellings and does not make adequate provision for off-street carparking would materially contravene this objective, constitute overdevelopment of a restricted site and give rise to serious injury to residential amenities in the vicinity.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **4th. September, 1986.**

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanála 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 Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

# COMHAIRLE CHONTAE ATHA CLIATH

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# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.36/87

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

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

To: Michael Allen & Assoc.

Decision Order

Number and Date P/4524/86 5.12.86

Archs.

Register Reference No. 86A/987

Farrell Street,

Planning Control No.

Kells, Co. Meath

Application Received on 8.7.86

Applicant Denis Cullen,

Addit. Inf. Rec: 8.10.86

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

Proposed bungalow at Main Street, Newcastle, Co. Dublin

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 on the 8th July, 1986 and as amended on the 8th October, 1986, 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, 1878-1964.
3. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard, no surface water is to discharge to the foul sewer. The applicant shall note that prior to the commencement of development, a written undertaking must be lodged with the Planning Authority that the existing building (shed) will not be used for any purpose requiring a foul discharge to the County Council's sewage system.	3. In order to comply with the Sanitary Services Acts, 1878-1964.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

12 JAN 1987

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.

Form A1--Future Print Ltd.



4. That a financial contribution in the sum of £375.00 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.

5. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.

6. That the existing front boundary fence be removed. The new front boundary fence line shall be setback so as to match in with the existing footpath on either side of the site. The actual line and the details to be agreed with the Roads Department (Planning & Control Section) on site. The applicant shall be responsible for surfacing (in macadam) the area of the new footpath between the old and new front boundaries.

7. That the existing shed on site shall be used for purposes solely incidental to the enjoyment of the existing dwellinghouse as such and shall not be used for any purpose which would require a connection to the foul sewer system.

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. In the interest of amenity.

6. In the interest of pedestrian and traffic safety.

7. To prevent unauthorised development.



15 JAN 1987

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Michael Allen & Assoc.,  
Farrell Street,  
Kells,  
Co. Meath.

86A-987

13th April, 1987.

RE: Proposed bungalow at Main Street, Newcastle, for Denis Cullen.

Dear Sirs,

I refer to your submission received on 17th February, 1987, to comply with condition No. 3 of decision to grant permission by Order No. P/4524/86, dated 5th December, 1986, in connection with the above.

In this regard, I wish to inform you that the written undertaking lodged in the Planning Department on the 17th February, 1987, in relation to condition no. 3 of Order No. P/4524/86, dated 5/12/86, has been noted.

Yours faithfully,

  
for Principal Officer.

Mr. Denis Cullen,  
Teach Bawn,  
Peamount Rd.,  
Newcastle,  
Co. Dublin

86A/987

4.9.86

RE/ Proposed bungalow at Main Street, Newcastle, Co. Dublin for Denis Cullen

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Dear Sir,

With reference to your planning application received here on 8.7.86 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 applicant indicates that the proposed development is to be connected to public sewer via existing line on site. The Planning Authority has no record of a public sewer in this area nor any record of the line of any private sewer in this area. The applicant is requested to clarify the position with regard to foul drainage. In this regard, the applicant shall indicate on a block plan (1:500) the exact location of the sewer to which it is proposed to connect. The proposed house must be located a minimum 5m. from any sewer line. With regard to foul drainage the applicant is advised that the site is outside the Drainage Agreement Area with Dublin Corporation and there is no available capacity in the Newcastle treatment works due to lack of dilution waters.

2. The applicant is requested to submit the following evidence with regard to the stability of the site for septic tank drainage.

(A) a trial hole shall be dug to comply with requirements of the 'Recommendations for Septic Tank Drainage Systems' suitable for single houses

(I.I.R.S. SR6, 1975). The applicant shall arrange to have the trial hole inspected by the Supervising Health Inspectors Office.

(B) a revised block plan indicating location of septic tank, percolation and reserve percolation area in accordance with I.I.R.S. SR6, 1975. In this regard a minimum of 55m. of distributor pipe is required in both percolation and reserve percolation areas.

3. The applicant shall submit acceptable surface water drainage details.

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

Yours faithfully,

  
for Principal Officer.