

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/890
1. LOCATION	Westmans town, Newcastle, Co. Dublin		
2. PROPOSAL	House & Septic Tank		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 3 June 1986	Date Further Particulars
			(a) Requested 1. 31st July, 1986 2.
			(b) Received 1. 15/8/86 2.
4. SUBMITTED BY	Name Gerard Gleeson Address Ballymore Homes Ltd, Ballymore Eustace, Co. Kildare		
5. APPLICANT	Name Kathleen Byrne Address Westmanstown, Newcastle, Co. Dublin		
6. DECISION	O.C.M. No. P/3864/86		Notified 13th Oct., '86
	Date 13th Oct., '86		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 11th Nov., '86		Decision Permission granted by
	Type 3rd Party		An Bord Pleanala Effect 10/2/87
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	

Ballymore Homes,
C/O Hubert Glynn,
Sales Manager,
Ballymore Eustace,
Co. Kildare

86A/890

2.4.87

RE/ Proposed bungalow and septic tank at Westmanstown,
Newcastle, Co. Dublin

Dear Sir,

I refer to your submission received on the 30/12/'86, to comply with condition No. 3 of decision to grant permission by An Bord Pleanala, Ref. PL6/5/72642, dated 10.2.87, in connection with the above.

In this regard, I wish to inform you that the submission is in compliance with Condition No. 3 subject to the bridge balustrades not being constructed in solid block work as indicated but must be formed of thin pillars supporting a rail (as in fencing) in order that should surcharging occur, water will flow over the bridge and shall not be diverted onto either the road or into private property.

Yours faithfully,



FOR Principal Officer.

B

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/890

APPEAL by Ray McBennett, of Westmanstown, Newcastle, County Dublin, against the decision made on the 13th day of October, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising a house and septic tank at Westmanstown, Newcastle, County Dublin, to Kathleen Byrne, care of Hubert Glynn, of Ballymore Homes, Ballymore Eustace, County Kildare, 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 said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The septic tank and percolation areas shall be constructed and located in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" issued by the Department of the Environment in November, 1980.

Reason: In the interest of public health.

2. The house, when constructed, shall first be occupied by the applicant and/or members of her immediate family.

Reason: It is considered that the erection of a house on the site to provide for a local housing need accords with the proper planning and development of the area.

Contd./.....


SECOND SCHEDULE (CONTD.)

3. Details of the proposed culvert, including finished level, shall be submitted to and agreed with the planning authority before the development is commenced.

Reason: To ensure a proper standard of development.

4. The roof covering of the house shall be dark brown, dark grey, blue/black or other colour approved by the planning authority. The colour of the brick finish on the front elevation shall be agreed with the planning authority before the development is commenced.

Reason: In the interest of visual amenity.



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

Dated this 10th day of February 1987.

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, 1963-1983

To **Mr. Kathleen Byrne,**
Westmanstown House
Newcastle,
Co. Dublin.

Applicant **Kathleen Byrne**

Decision Order
Number and Date **P/3864/86** - **13/10/86**

Register Reference No. **86A-890**

Planning Control No.

Application Received on **3/6/86**

Add. Info. Rec'd; **15/8/86**
Floor Area: **134 sq.m**

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~~ for:-

bungalow and septic tank at Westmanstown, Newcastle.

SUBJECT TO THE FOLLOWING CONDITIONS

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.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the proposed house be used as a single dwelling unit.
4. That the septic tank drainage system be in accordance with the requirements of the Supervising Health Inspector. In this respect the proposal should be in accordance with IIRS REcommendations SR-6, 1975 and the percolation area shall be 10m. from the adjoining ditch.
5. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the Dublin County Council.
6. That a safe access be provided to the site. Details to be agreed with Roads Department.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. In the interest of health.
5. In order to comply with the Sanitary Services Acts, 1878-1964.
6. In the interest of safety and the avoidance of road hazard.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **13th October, 1986**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>7. That the dwelling when constructed be used for purposes ancillary to the use of the surrounding land, as indicated on the 1:2500 scale lodged with the application, for agricultural purposes; and that the house, when completed, be first occupied by the applicant and/or members of her immediate family.</p> <p>8. That the existing two storey farm house located on the applicants land holding shall be demolished and the site be cleared of all debris, levelled and grassed within six months of occupation of the current proposed dwelling house.</p> <p>9. That details of the proposed culvert including finished level shall be submitted to the Planning Authority for agreement prior to the commencement of development.</p>	<p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. To ensure a satisfactory standard of development.</p>

NOTE:

If there is no appeal to An Bord Pleanála 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 Pleanála. 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 Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(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 when making submissions or observations to An Bord Pleanála in relation to an appeal.

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

Gerard Gleeson,
Ballymore Homes Ltd.,
Ballymore Eustace,
Co. Kildare

86A/890

31st July 1986

RE/ Proposed bungalow and septic tank at Westmanstown, Newcastle for
Kathleen Byrne

Dear Sir,

With reference to your planning application, received here on the 3rd June, 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. Confirmation is required that the proposed bungalow is required relative to the use of the adjoining lands for agricultural purposes.
2. The Department of Defence have indicated that they will object to the proposed development unless it involves the removal of the existing two storey farm house. Clarification of this matter is required.

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

Yours faithfully,

for Principal Officer.