

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference

LOCAL GOVERNMENT (PLANNING AND  
DEVELOPMENT) ACT 1963 & 1976  
PLANNING REGISTER

REGISTER REFERENCE

86A/494

1. LOCATION

adj. 4, Fonthill Road, Ballyboden Road, Rathfarnham,

2. PROPOSAL

Bungalow

3. TYPE & DATE  
OF APPLICATION

TYPE

Date Received

(a) Requested

Date Further Particulars

(b) Received

OP

16th April, 1986

1. 12th June, 1986

1. 22nd July, 1986

2.

2.

4. SUBMITTED BY

Name Mr. Justin Carty

Address 12, Fonthill Park, Rathfarnham, Dublin 14.

5. APPLICANT

Name Mr. Owen Carty,

Address Fonthill House, Ballyboden Road, Rathfarnham, Dublin 14.

6. DECISION

O.C.M. No. P/3490/86

Date 18th Sept., 1986

Notified 18th Sept., 1986

Effect To grant o. permission

7. GRANT

O.C.M. No. P/4106/86

Date 29th Oct., '86

Notified 29th Oct., '86

Effect Permission granted

8. APPEAL

Notified

Type

Decision

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 .....

Date .....

Registrar.

Co. Accts. Receipt No .....

PL 6/5/72443.

Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Dublin 1.

13<sup>th</sup> October, 1986.

Re: Planning application 86A/494: proposed dormer bungalow to  
rear of 1/4 Fonthill Road, Rathfarnham, Dublin 16.

Dear Sirs,

Enclosed for your information please find a copy of an appeal  
dated 30th September, 1986, from O'Malley and Bergin concerning  
the above planning application. This appeal was subsequently  
withdrawn by letter dated 7th October, 1986 (copy enclosed).

Yours faithfully,

*G. Egan*

Enc.

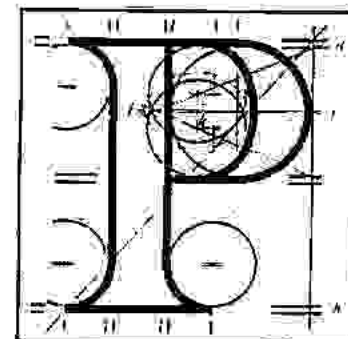
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RECEIVED  
16 OCT 1986

*T. Caffrey*, SEO

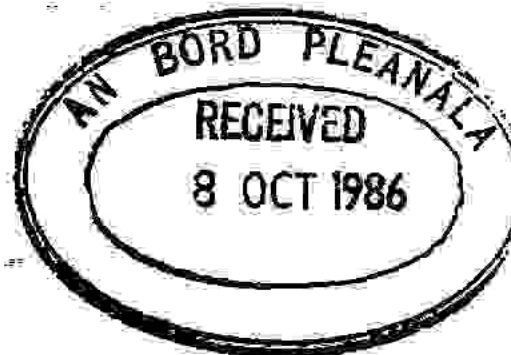
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An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

*F. Grant to*  
*msl*



832077 : 832092  
Telephones (01) ~~7456247/7456248/7456249~~

~~xxxxxx~~

7th October 1986

An Bord Pleanála,  
Floor 3,  
Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1.

St. Heliers,  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

**O'Malley & Bergin**  
Civil Engineering & Town Planning Consultants

Proposed house at Fonthill Road, Rathfarnham, (REG. REF. 86A/494) (APPEAL)  
for Mr. Owen Carty.

Dear Sirs,

We refer to our letter to your Board dated 30th September 1986  
herein.

Our clients have reconsidered their position in the matter and  
it has been decided to WITHDRAW this appeal as the matters which  
concern them can more appropriately be addressed at the Approval  
stage.

We regret any inconvenience caused.

Yours faithfully,

*Kieran O'Malley*  
Kieran O'Malley.  
KOM:ef.



832077 : 832092

Telephones (01) ~~XXXXXX XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

30th September 1986

An Bord Pleanala,  
Floor 3,  
Blocks VI & VII,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1.

St. Helier's,  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

**O'Malley & Bergin**

Civil Engineering & Town Planning Consultants

Re: Proposed house at Fonthill Road, Rathfarnham.

(REGISTER REFERENCE: 86A/494)

(APPEAL) .

Dear Sirs,

On behalf of a number of adjoining residents whose properties back onto the application site we hereby appeal this decision of Dublin County Council.

We enclose a cheque for £36.00 appeal fee.

The grounds of appeal are that the development would be injurious to the amenities of our clients' properties, that Conditions should have been inserted compelling the applicant to re-locate the building so that injury to amenity would not arise and that other Conditions in the interests of the amenities of the area should have been imposed.

Our clients contest the applicant's entitlement to effect the development, having regard to previous consents for the development of the general area and take the view that the Planning Authority erred in not researching the question of interest in land sufficiently.

We enclose herewith copy of our letter dated 12th May 1986 to the Planning Authority which sets out a number of matters to which you are asked to have regard.

If you would furnish us with your letter authorising inspection of the documents on which the decision was founded we will submit to you concluding grounds of appeal quite soon.

Yours faithfully,

*Edna Lorde*

PP Kiaran O'Malley.  
KOM:ef.

AM 13/10/86
1/10/86
£36 chg
B 3625



P/410678.6

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Grant of Outline Permission  
Local Government (Planning and Development) Acts, 1963-1982

To..... Owen Carty,  
..... Carty Construction Ltd.,  
..... Fonthill House, Rathfarnham,  
..... Dublin 16.  
Applicant..... D. Carty

Decision Order  
Number and Date..... P/3490/86 18.9.86  
Register Reference No..... 86A/494  
Planning Control No.....  
Application Received on..... 16.4.86  
Additional Information received..... 22.7.86

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

..... Proposed Outline Permission for dormer bungalow to rear of numbers 1/4.....  
..... Fonthill Rd., Rathfarnham

## CONDITIONS

1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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.
3. The proposed wall separating the accessway and the public open space to be reduced to 3ft. in height for a distance of 3 metres at the entrance to enable users of the pedestrian way to be seen. The wall to be erected prior to the commencement of development on the site. The wall is to be rendered externally and capped.
4. A landscaped plan with full works specification, Bill of Quantity etc. to be submitted and agreed with the Parks Superintendent in relation to proposed screen planting within this site before the submission of plans for approval.

## REASONS FOR CONDITIONS

1. In the interest of the proper planning and development of the area.
2. In the interest of the proper planning and development of the area.
3. In the interest of traffic safety and to ensure definition of the public open space.
4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council .....

For Principal Officer

29 OCT 1986

Date .....

Form 2

IMPORTANT: The Outline Permission is subject to further APPROVAL being obtained in accordance with the provisions contained in the Local Government (Planning & Development) Acts, 1963-1982 prior to the commencement of development.

5. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of provision of public open space 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. 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 such services.

*P.L.*

29 OCT 1986

Mr. Owen Carty,  
Fonthill House,  
Ballyboden Road,  
Rathfarnham,  
Dublin 14.

86A-494

12th June, 1986

RE: Proposed one bungalow at Fonthill Road, Rathfarnham,  
for Eoin Carty.

---

Dear Sir,

outline

With reference to your/planning application, received here on 16th April, 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. Revised site plan (scale 1:500) to be submitted, clearly dimensioned indicating accurately the relationship between the proposed access road to the site, the adjoining public open space and the adjoining property, No. 4 Fonthill Road. There is a discrepancy between the lodged drawings and the actual features present on site.
2. Documentary evidence of the applicants legal interest in the site to be developed including the access roadway to be submitted.
3. Detailed proposals for preventing overlooking of adjoining properties including boundary treatment and orientation of dormer windows to be submitted.

Contd./.....

Mr. Owen Carty,  
Fonthill House,  
Ballyboden Road,  
Rathfarnham,  
Dublin 14.

86A-494

12th June, 1986

RE: Proposed one bungalow at Fonthill Road, Rathfarnham,  
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2. Documentary evidence of the applicants legal interest in the site to be developed including the access roadway to be submitted.
3. Detailed proposals for preventing overlooking of adjoining properties including boundary treatment and orientation of dormer windows to be submitted.

Contd./.....



4. Full details of the proposed wall along the eastern site boundary, including height, construction details and timescale for its provision, to be submitted.
5. Alternative proposals for the disposal of surface water to be submitted. The proposal to dispose same into a road drain is unacceptable.
6. Revised newspaper notice indicating that outline permission is sought for a dormer bungalow to the rear of Nos. 1-4 Fonthill Road, to be submitted.
7. A tree survey to be submitted clearly indicating the existing trees throughout the entire site, referenced to a written report, together with details of the measures which will be taken to ensure preservation during construction.

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

Yours faithfully,

  
\_\_\_\_\_  
For Principal Officer.