

BYE LAW APPLICATION FEES

REF. NO.: 92A/0061 CERTIFICATE NO.: 17245
 PROPOSAL: Change of House type
 LOCATION: Hazelhatch Newcastle
 APPLICANT: G. Flynn

105 20 / 1 / 92

CLASS	1 DWELLINGS/AREA LENGTH/STRUCTURE	2 RATE	3 AMT. OF FEE REQUIRED	4 AMT. LODGED	5 BALANCE DUE	6 RED. FEE APPL.	7 AMT. OF REC. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £...					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: R. Lee W. Lee Grade: S.W. Date: 22/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1991

ASSESSMENT OF FINANCIAL CONTRIBUTION

13. REF. 1

14. REF. 2

SERVICES INVOLVED: WATER/POOL SERVICE SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

PERSONS BY:

PERIOD BY:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT:

OWNER'S GENERAL NO. 2
DATE:

APPROVAL BY STATE ENGINEER:

GOVERNMENT CONTROLLED SPACE

PLANNING APPLICATION FEES

Reg. Ref. 92A/0061 Cert. No. 27707
 PROPOSAL Change of House Type
 LOCATION Hazelwell, Newcastle
 APPLICANT G. Flynn

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>1/32</u>	<u>1/32</u>	—	
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 20/1/12

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 92A/0061

Date Received : 20th January 1992

Correspondence : P.J. Staunton, Architect,
Name and : 22 Carriglea Walk,
Address : Firhouse,
Co. Dublin.

Development : Change of house type and repositioning on site for
already approved plans

Location : Hazelhatch, Newcastle

Applicant : G. Flynn

App. Type : Permission

Zoning : B

Floor Area : 155.2 Sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 10th March, 1992.

This is an application for PERMISSION for change of house type and repositioning of house on site of already approved plans by G. Flynn.

The proposed site is located to the north west of the Newcastle-Celbridge Road in an area zoned 'B', the objective of which is "to protect and provide for the development of agriculture", in the Dublin County Development Plan, 1983.

The proposed site has an area of 15.5 acres (stated). It previously formed part of a larger land holding for which planning permission was granted for a bungalow under Reg. Ref. No. XA 1529. This overall site was subsequently subdivided and planning permission was granted for a dwelling house on the above mentioned 15.5 acre portion of the site. Condition No. 6 of this permission required that the applicants agree the location of the site entrance with the Roads Department. Condition No. 7 stated that the house shall not be let or sold separately from the rest of the 15 acre holding.

Reg. Ref. No. 91A-0256 refers to a current application for a dwelling on a 3.8 acre portion of the overall 15 acre site. A decision on this application is pending.

The current application provides for (a) change of house type and (b) repositioning of house on the already approved site. Drawings submitted

CR09426

CONTRIBUTION:
Standard: E35
Roads
S. 2003
Comp. 2003
Other:
SECURITY:
Bound/CLIF:
Other:

(90A/2264)

(90A/2264)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0061

Page No: 0002

Location: Hazelhatch, Newcastle

identify the same site outlined in red as that already approved, i.e. 15.5 acres.

Lodged plans provide for a hip roofed bungalow of floor area 158.2 sq. m. This is to be set back some 27 metres from the road frontage and some 11 metres from the boundary with the adjoining bungalow to the south west.

The block plan submitted identifies the "house site" as a shaded area with a road frontage of 40 metres. This is less than the 60 metres required to meet Development Plan standards. However, the entire site has a road frontage of 86 metres and no boundary is indicated between the "house site" and the balance of the land at this location.

Drainage is proposed by means of septic tank. Environmental Health Officers report (received 5th February, 1992) states that certain items raised in a previous report on Reg. Ref. No. 90A-2264 are still outstanding, i.e. length of piping in percolation area, proximity to septic tank drainage on adjoining site and water main layout. A subsequent report on that file states that percolation tests had been carried out and the site was satisfactory for septic tank drainage. The above matters can be the subject of a condition requiring the applicants to meet the requirements of the Supervising Environmental Health Officer.

Lodged plans provide for access at the western most corner of the site beside the entrance to the adjoining bungalow.

There is an existing agricultural entrance at this location.

Roads Department report (received 25th February, 1992) noted. Roads contacted by phone. They regard the proposed access as satisfactory taking into account the history of the site. The boundary of the adjoining house has been set back and there is inadequate vision in a south-westerly direction (towards Newcastle). Vision to the north is obstructed by the existing hedge and this should be cut back. This can be conditioned.

The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION - _____ be made under the Local Government (Planning and Development) Acts, 1963 - 1990, subject to the following (f²) conditions :-

CONDITIONS / REASONS

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0061

Page No: 0003

Location: Hazelhatch, Newcastle

01 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.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That a financial contribution in the sum of £ 375 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.

REASON: 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.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That the house be first occupied by the applicant or a member of his immediate family as a place of permanent residence and for purposes ancillary to the operation for agricultural purposes of the 15 acre land holding shown on the lodged plans.

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

06 That the site the subject of this application is the 15 acre site outlined in red and not the shaded area indicated on the site plan submitted. In this regard the proposed house shall not be sold or let separately from the 15 acre site which forms the site of this application.

REASON: To ensure compliance with the provisions of the County Development Plan.

07 That the septic tank and drainage arrangements be in accordance with the requirements of the Supervising Environmental Health Officer, Eastern Health Board, 33, Gardiner Place, Dublin 1, Phone 727777.

07 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0061

Page No: 0004

Location: Hazelhatch, Newcastle

08 That details of the proposed access arrangements including the setting back of the existing hedge, be submitted and agreed in writing with the Councils Roads Engineer prior to the commencement of development on site. 6/2

REASON: To ensure adequate vision, in the interest of traffic safety.

G. Boothman

for Dublin Planning Officer

Endorsed: *[Signature]*
for Principal Officer

[Handwritten initials]
Order: A decision pursuant to Section 25(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the *for* conditions set out above is hereby made.

Dated: 18th MARCH 1992

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th February 1991.

DUBLIN COUNTY COUNCIL

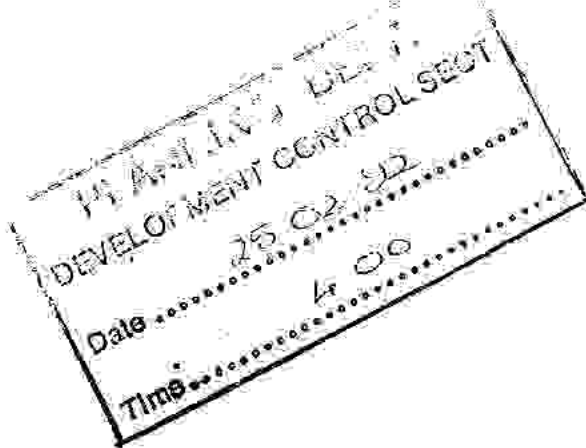
REG. REF: 92A/0061.
DEVELOPMENT: Change of house type and repositioning of site.
LOCATION: Hazelhatch, Newcastle.
APPLICANT: G. Flynn.
DATE LODGED: 20.1.92.

Permission was granted for a house on the site, despite Roads objections 90A/2264. Condition 6 of this permission relates to the need for a compliance submission regarding location of the access etc. Roads are opposed to any increase in turning movements at this location.

This is a proposal for an additional house on the site, and as such it constitutes intense ribbon development on a substandard rural road which will lead to demands for the uneconomic provision of services. The proposed development is located on a busy district distributor between Newcastle and Celbridge. A full white centreline stops short of the site.

It is also noted that the house on the site surrounded by this current application was granted permission and the associated site overlaps the current site.

Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.



SIGNED: J. Ryan
DATE: 25/2/92

ENDORSED: J.P. [Signature]
DATE: 25/2/92

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 92A/0061

DUBLIN COUNTY COUNCIL
27 JAN 1992
ENVIRONMENTAL HEALTH OFFICERS

Date : 21st January 1992

Development : Change of house type and repositioning on site for
already approved plans

LOCATION : Hazelhatch, Newcastle

Applicant : G. Flynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 20th January 1992

Attached is a copy of the application for the above development .Please
ensure that your report is received within 5 weeks from 20th January 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

*Additional information requested on 18/2/91
by Kieran Cokerney; items 2, 3 & 4 still
outstanding.*

*Janice Kelly
3/2/92*

PLANNING DEPT
DEVELOPMENT CONTROL
Date 06.02.92
Time 2.30

*J. Kelly
3/2/92*



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 OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1101 /92 Date of Decision : 18th March 1992
Register Reference : 92A/0061 Date Received : 20th January 1992

Applicant : G. Flynn

Development : Change of house type and repositioning on site for
already approved plans

Location : Hazelhatch, Newcastle

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 8 ATTACHED.

Signed on behalf of the Dublin County Council *[Signature]*
for Principal Officer

Date: .. 18/3/92 ..

P.J. Staunton, Architect,
22 Carriglea Walk,
Firhouse,
Co. Dublin.

Reg. Ref. 92A/0061
Decision Order No. P/ 1101 /91
Page No: 0002



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

CONDITIONS / REASONS

01 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.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 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.

REASON: 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.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That the house be first occupied by the applicant or a member of his immediate family as a place of permanent residence and for purposes ancillary to the operation for agricultural purposes of the 15 acre land holding shown on the lodged plans.

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

06 That the site the subject of this application is the 15 acre site outlined in red and not the shaded area indicated on the site plan submitted. In this regard the proposed house shall not be sold or let separately from the 15 acre site which forms the site of this application.

REASON: To ensure compliance with the provisions of the County Development Plan.

07 That the septic tank and drainage arrangements be in accordance with the requirements of the Supervising Environmental Health Officer, Eastern Health Board, 33, Gardiner Place, Dublin 1, Phone 727777.

07 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

08 That details of the proposed access arrangements including the setting



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

Reg. Ref. 92A/0061

Decision order No. P/ 1101 /91

Page No: 0003

back of the existing hedge, be submitted to and agreed in writing with the Councils Roads Engineer prior to the commencement of development on site.

REASON: To ensure adequate vision, in the interest of traffic safety.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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

Register Reference : 92A/0061

Date : 21st January 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Change of house type and repositioning on site for
already approved plans

LOCATION : Hazelhatch, Newcastle

APPLICANT : G. Flynn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 20th January 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. Staunton, Architect,
22 Carriglea Walk,
Firhouse,
Co. Dublin.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building HAZELHATCH, NEWCASTLE,
(If none, give description sufficient to identify) CO. DUBLIN.

3. Name of applicant (Principal not Agent) MR. G. FLYNN

4. Address c/o P. J. STANTON ARCH. Tel. No. _____

5. Name and address of person or firm responsible for preparation of drawings P. J. STANTON ARCH., 22 CARRIGLEA WALK,
FIRHOUSE, CO. DUBLIN. Tel. No. 517710

6. Name and address to which notifications should be sent AS ABOVE

7. Brief description of proposed development PROPOSED CHANGE OF HOUSE TYPE FOR ALREADY APPROVED PLANS
PLANNING REF. 90A/2264 & BYELAW APPROVAL B.R.L. 1685/91

8. Method of drainage _____ B. Source of Water Supply _____

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used _____

(b) Proposed use of each floor PRIVATE DWELLING HOUSE

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

(a) Area of Site AREA OF SITE (TOTAL FARM 15.50 ACRES) Sq. m. _____

(b) Floor area of proposed development 158.2 Sq. m.

(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

11. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) OWNER (FREEHOLD)

12. Are you now applying also for an approval under the Building Bye Laws? Yes No Place / in appropriate box.

13. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS FAR AS POSSIBLE

14. List of documents enclosed with application A COPIES OF PLANS & LOCATION PLAN
ADD IRISH PRESS DATE 8th JAN. '92
Cheque for Planning & BYELAW Fee £87-00

CO. DUBLIN permission sought for change of house type and repositioning of site for already approved plans at Hazelhatch, Newcastle for G. Flynn.

15. Gross floor space of proposed development (See back) 158.20 Sq. m.

No of dwellings proposed (if any) (1) Class(es) of Development (1)

Fee Payable £ 87-00 Basis of Calculation _____
If a reduced fee is rendered details of previous relevant payment should be given _____

Signature of Applicant (or his Agent) P. Stanton Date 20/1/92

Application Type P/B FOR OFFICE USE ONLY

Register Reference 92A/0061

Amount Received £ _____

Receipt No _____

Date 20/1/92



Irish Press 2/1/92

55 10 500 61

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

DUBLIN 1.

BYE LAW APPLICATION

REC. NO. N 54561

CASH
CHECK
M.O.
BILL
I/T.

£ 55 00

Received this 10th day of January 1992

from P. J. Stanton

of 100, K. House, K. House, Dublin

the sum of Fifty Five Pounds

Pence, being

Pounds

for the application of Harold for

for the application of Harold for

S. CAREY
Principal Officer

RECEIPT CODE

COMPAIRLE CHONTAE ÁTHA CLIAITH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

N 54612

of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee.

M.O.
B.L.
BY

£ 32.00

2011

day of January 19 2012

Received this

from P.J. Shanahan

212 Sarsfield Walk,
Finhavon

The sum of thirty two

Pounds

Pence, being

planning applications and the fee

M. O'Connell Cashier

S. CAREY
Principal Officer

5 0 1 x



370

483 .050 6-1

257

4 200

4-093

Proposed House

NEWCASTLE

7-610

1 100

9/230

UND

420

450

490

1 870

430

1 200

200

19/250

870

030

AIRM

17-500

B-940

B-107-07

86-3

5-710

060

27-9

NEWCASTLE

Church

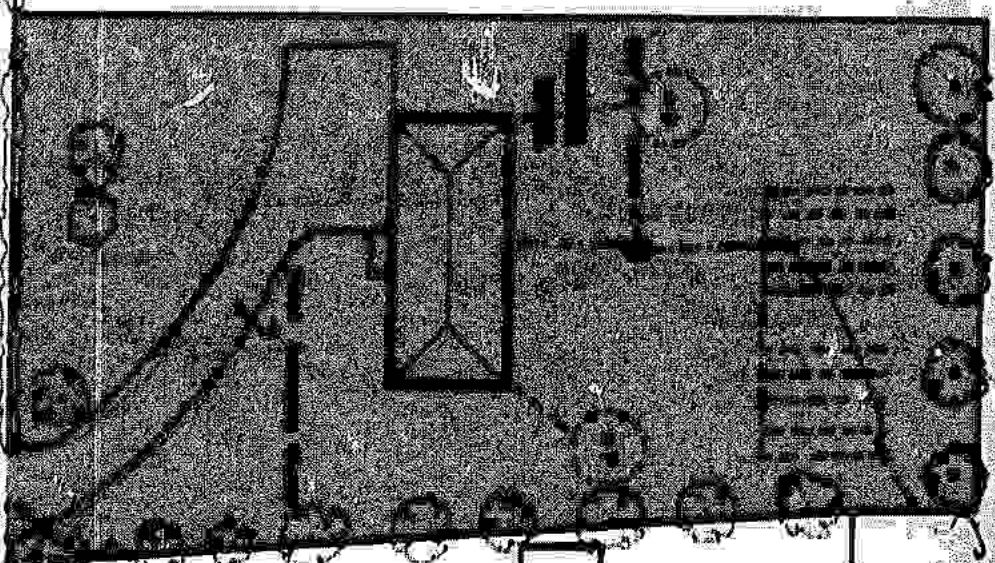
1-510

B.M. 5

N

SITE PLAN

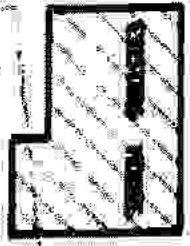
SCALE : 1:500



PROPOSED
TREE PLANTING

SEWING TANK AND
RECOLLECTION AREAS

TO COMPLY WITH S.R. 6 1975
A TOTAL OF 200 SQ. METERS TO BE PROVIDED
ON DEVELOPMENT
REF. NO. 904/2264



EXISTING HOUSE REG. NO. 9148
TO BE DEMOLISHED
THE SEWING TANK

TO CLBRIDGE

40m

EXISTING DRIVE

TO NEWCASTLE

PROPOSED HOUSE AT HAZELHATCH, NEWCASTLE
 CO. DUBLIN. FOR MR. G. FLYNN. SCALE 1/4" = 1' = 30.48mm
 P. J. STAUNTON ARCH. 22 CARRIGLEA VILLAGE,
 FIRHOUSE, CO. DUBLIN. PHONE - 517710-08