

B

92A14

Philip Monaghan,
Vice Chairman,
Park Avenue Residents Association,
8 Park Avenue,
Grange Road,
Rathfarnham,
Dublin 14.

Our Ref: Obj. Misc.

28 July 1993

Re: New development at the corner of Grange Road/Barton Road West.

Dear Sir,

I refer to your letter dated 2nd July, 1993 and in this regard wish to inform you that I have passed it on to the Planning Officer for his information and attention.

Yours faithfully,



for Principal Officer.

92A/4.

PARK AVENUE RESIDENTS ASSOCIATION

1993

The Principal Officer,
Dublin County Council,
Planning Dept.,
The Irish Life Mall,
Dublin 1.

8 Park Avenue,
Grange Road,
Rathfarnham,
Dublin 14.
2nd July 1993.

RE: NEW DEVELOPMENT AT THE CORNER OF GRANGE RD. / BARTON RD. WEST.

Dear Sirs,

On behalf of the residents of the above association I have been asked to put forward the following objections on their behalf as to why they object to the new dwelling at the corner of the Grange Rd and Barton Rd West being connected to a branch line on our sewage system, which services houses 1/7 inclusive and takes the foul water into the sewage system from house no.8.

During the past three years the branch line serving houses 1/7 has been blocked on four occasions causing untold damage and expense to properties no.s 7/8. On one occasion we had to get the County Council to unblock the system and we were told it was babies nappies that caused the blockage. This information was circulated to our local T/D,S and County Councillors, I must at this point disagree as I was on the site at the time. The blockage is caused by a bad connection, joint or bend in the area between houses 7/8 which leads the branch line to the main sewer. This problem was brought to the attention of the developer, who has not rectified the matter to date.

The residents of PARK AVENUE will only accept a system as laid out in the Building Regulations 1991, Section 1 H1. The branch line in question is 120mm in dia. which feeds 7 houses with an average of 21 wc,s 7 baths, 7 sinks and 21 washhand basins and going on the Dept. of Environment,s calculations Section 1 Table 1, this should give us a flow rate in the region of 5.25 Litres/sec approx, which is over the capacity of 120mm pipe. The residents have a problem with this branch line as stated and we feel that if another dwelling is added it will cause terrible problems in the future.

Hoping to hear from you in the near future in regards to the above matter.

I Remain,
Yours Faithfully,

Philip Monaghan
Vice Chairman.

Register Reference : 92A/0004

Date : 16th December 1992

Development : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : Outline Permission
Dear Sir/Madam,

I wish to inform you that by order dated 11.12.92 it was decided to GRANT OUTLINE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that any person may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the date of the Council's decision. Interested parties are advised to consult An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless it is fully complete and the correct fee is received by An Board Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30 and must be received within one month from the receipt of the appeal by An Bord Pleanala.

Ross Eccles Architects,
Quarry House,
Quarry Road,
Rathfarnham.

Yours faithfully,


.....
for PRINCIPAL OFFICER

Register Reference : 92A/0004

Date : 15th December 1992

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App. Type : Outline Permission

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Barton Residents Association
c/o T.O'Connor
35 Barton Road West
Rathfarnham.

Yours faithfully,


.....

for PRINCIPAL OFFICER

N.B. Please reply to the Associat.

BARTON RESIDENT
RATHFARN

OBJECTOR

The Principal Officer
Dublin County Council Planning Dept.,
Irish Life Building, Block 2,
Lr. Abbey Street
Dublin 1.

35 Barton Road West
Rathfarnham
Dublin 14
IRELAND

DUBLIN COUNTY COUNCIL
PLANNING DEPT

30 JUN 1992

Date: 0/06/1992

My Ref PLN 91.15

Yr. Ref. 92A000A

Dear Sir/ Madam,

Friory Cottage Site: Application for Opp.

My Executive Committee directs me to refer to its letter of 16th January 1992 and to further object to a granting of outline planning permission in this case.

This Association reiterates its view that this site should be compulsorily purchased by the County Council to enable the construction at some future date of a roundabout for road traffic at this dangerous junction. No further construction should be authorised which might inhibit the planning for a roundabout.

Your Department will be aware that the Traffic Dept. has installed traffic lights at the Certification Hill junction of Grange Road and Taylor's Lane to the south and has forbidden a right turn for traffic going south at that point. The next possible right turn is beyond Marley Park at Taylor's Grange, involving a detour of three miles. Hence traffic is now turning right at the Barton Rd. / Sarah Curran crossing and increasing pedestrian and road traffic problems.

My Executive objects in detail also to the proposed entrance on the inside of a sharp bend at the exit from Barton Road where vehicular movement will cause driver's attention to be drawn away from the problem of exit on to Grange Road and instead to be applied to this house access.

If OPP is granted, the detailed subsequent plans should show that the treatment of the front and east boundary on the junction should enable improved full sight lines for vehicular traffic at the junction. This should be insisted on in any conditions for permission.

It is not clear whether the owners of the houses in Park Avenue whose common sewer is to be entered from this cottage/bungalow have individually given permission for such a connection.

Thanking you for your attention,

Yours faithfully,

Thomas A. O Connor

Thomas A. O Connor Secretary

Register Reference : 92A/0004

Date : 19th June 1992

Development : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : Outline Permission

Dear Sir/Madam,

With reference to the above, additional information was requested in relation to this application on 17.06.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,


.....

for PRINCIPAL OFFICER

Thomas A.O'Connor,
35 Barton Road West,
Rathfarnham.

Register Reference : 92A/0004

Date : 19th June 1992

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Yours faithfully,


.....

for PRINCIPAL OFFICER

Ross Eccles Architects,
Quarry House,
Quarry Road,
Rathfarnham.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 92A 4

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMMITTEE 10/6/92	Noted by Ales Muldoon		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 92 A 4

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMMITTEE 7/5/92	All demands rec refusal		



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

Register Reference : 92A/0004

Date : 26th February 1992

Dear Sir/Madam,

Development : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : OUTLINE PERMISSION

With reference to the above, additional information was requested in relation to this application on 26.02.92 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

yours faithfully,


.....

for PRINCIPAL OFFICER

Thomas A.O'Connell,
35 Barton Road West,
Rathfarnham.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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

Register Reference : 92A/0004

Date : 26th February 1992

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LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

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App. Type : OUTLINE PERMISSION

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A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

L. S.

.....
for PRINCIPAL OFFICER

Ross Eccles Architects,
Quarry House,
Quarry Road,
Rathfarnham.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 92A 4

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>28/1/92</u>	Noted by CBS Quinn		

Chief Planning Officer,
Dublin County Council,
Irish Life centre,
Lr. Abbey St.,
Dublin 1.

OBJECTION

ROSS ECCLES — ARCHITECTS

Quarry House,
Quarry Road,
Rathmichael,
Co. Dublin.

Tel: 282 4365
Fax: 282 4363

22/1/92

27 JAN 92

[Handwritten signature]
24/1/92

[Handwritten mark]

Dear Sir,

⑨

Re: Application for 2 storey dormer bungalow at Priory Cottage, Rathfarnham
Dublin 14, by Mr Patrick Kennedy - Your Ref. 92A/0004.

On behalf of my Client, Mr John Swords of 1, Barton Road West whose family residence adjoins the above Application Site, I wish to lodge the following objections against the proposed development:

1. The Application is inadequately detailed and consequently no proper planning assessment of the impact of the proposed development can be made.
2. No consideration has been made of building lines or setbacks.
3. The residential nature of the site extinguished some years ago. An old, unoccupied and derelict cottage on the site has been demolished in recent times.
4. The proposed vehicular entrance on to Grange Road creates a severe traffic hazard on this main throughroad which is heavily trafficked. No proper visibility splays are indicated.
5. The Application Site is located at a busy road junction and any vehicular access to this Site will create a severe traffic hazard and a danger to pedestrians and other road users.
6. The proposed method of foul water disposal is not practical as the existing foul sewer indicated is at a higher level than the Application Site.
7. No percolation test details have been submitted in respect of the proposed method of surface water disposal. Sump pit disposal of surface water is inadequate in this established residential area which has a heavy clay substrate. The proposed method of disposal may lead to flooding of the Barton Road West roadway which is at a lower level than the Site, thereby giving rise to nuisance and loss of amenity to neighbouring properties.

Ross Eccles Dip Arch (BIRM), R.I.B.A.
Alec Birnie Dip Arch Tech, R.I.A.I. (Tech)

8. The proposed two storey house directly overlooks my Clients back garden, giving rise to serious loss of amenity and consequent loss of value of my Clients property.
9. The design and orientation of the proposed house with a gable fronting on to Barton Road West, is out of character with the established residential layout of adjoining and adjacent properties which all front on to the roadway. The layout of the proposed development is thereby contrary to the proper planning and development of the area.

I trust the Council will take the above objections into consideration prior to making a Decision in this matter. Please be good enough to keep the undersigned informed if there are any further Applications or development proposals in respect of the above Property.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rose Eccles', written in a cursive style.

Rose Eccles

Copy to Mr John Swords.

p.d.

BARTON RESIDENTS' ASSOCIATION
RATHFARNHAM

The Chief Planning Officer
Dublin County Council
Block 2, Irish Life Building
Kr. Abbey Street
Dublin 1.

35 Barton Road We
Rathfarnham
Dublin 14
IRELAND.

My Ref PLN.91. 15

Yr. Ref. 92A 0004.

Date: 16th. January 1991.

Dear Sir,

Application for Outline Planning Permission
Priory Cottage Site , Grange Road, Dublin 14
Mr. Kennedy.

My Executive Committee has directed me to draw to your attention our many previous requests over the past years to have this site taken into public ownership in view of the later construction of a roundabout at the Grange Road/Barton Road/Sarah Curran Avenue crossing. The other three sides of the crossing are already swept back sufficiently for this purpose.

It follows that this Association is opposed to the granting of outline planning permission in this instance. The grounds are principally as set out above and secondarily the traffic hazard which will be caused by the opening of an entrance on to Grange Road between the Barton Road Exit and the Friary Park (Barton Road Connector) exit.

We are sending a copy of this letter to the Roads Engineering Dept. requesting them again to give consideration to taking the corner into public ownership or at least to put the owners on notice of such intent.

Yours faithfully,

Thomas A. O'Connor
Thomas A. O'Connor.
Secretary

Copy/
Engineering Dept Roads Section
Dublin County Council
Box 174, 46/49 Upr. O'Connell St
Dublin 1

Your Ref: GB/SS 30/11/91

OBJECTOR

PLANNING APPLICATION FEES

Reg. Ref. NA/0004 Cert. No. 77601
 PROPOSAL Baylows
 LOCATION Priory Cottage, Rathfarnham
 APPLICANT P. Kennedy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2/24	424	-	
2	Domestic,	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	Metres	@£1.75 per m ² 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 hecc.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m ² or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

No B
 Outline Refusals
 Not sought for
 demolition of house
 Rev 10/1/92

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: 10/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

B MR

MOLS

92A 0004

Philip Monaghan,
Vice Chairman,
Park Avenue Residents Association,
8 Park Avenue,
Grange Road,
Rathfarnham,
Dublin 14.

Our Ref: Obj. Misc.

28 July 1993

Re: New development at the corner of Grange Road/Barton Road West.

Dear Sir,

I refer to your letter dated 2nd July, 1993 and in this regard wish to inform you that I have passed it on to the Planning Officer for his information and attention.

Yours faithfully,



for Principal Officer.

Senior Staff Officer,
Development Department,
Dublin County Council.

Our Ref.: SS/17/20
Your Ref.: DS 892


14/7/93

Re: Derelict Sites Act 1990.
Derelict Site at Sarah Curran Avenue, Grange Road,
Rathfarnham.

I refer to your memo dated 14th June, 1993, regarding the above,
and wish to inform you that the Planning Authority has no
objection.

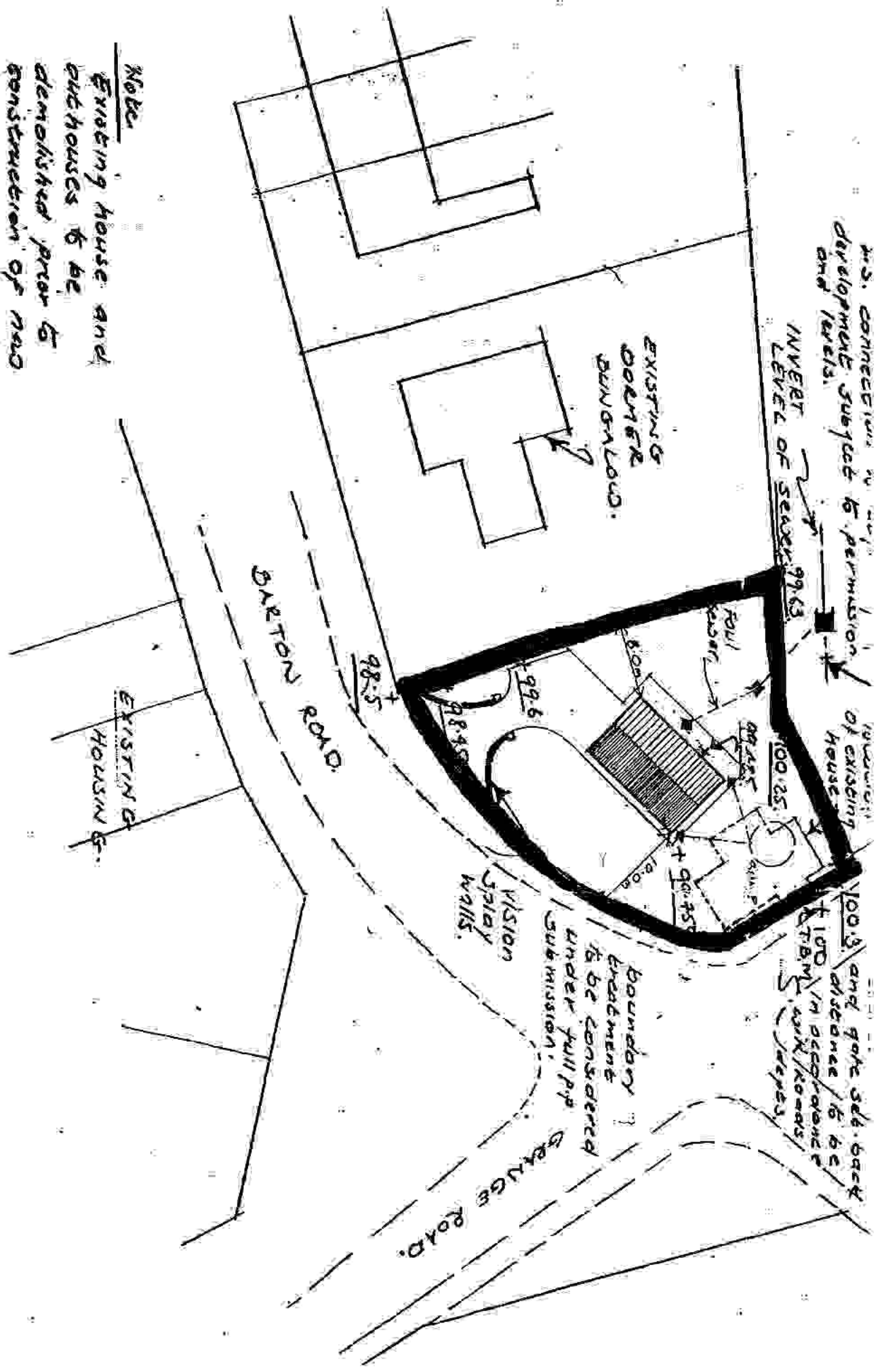
Outline planning permission for a dormer bungalow and the
demolition of the existing cottage and outbuildings was granted
by Dublin County Council on 14th December, 1992, to Mr. P.
Kennedy, subject to eight conditions - Register Reference
92A/0004.

I enclose a copy of the approved site plan/layout, for your
information.



for Principal Officer.

Note:
 Existing house and
 outhouses to be
 demolished prior to
 construction of new
 house.



DRG. NO. H6/10/11/11/1.1/A	JOB DOCKERS BUNGALOW - RATHFRANKHAM	DATE DEC '91	COLUM O' BROIN & ASSOCIATES, ARCH. M. ARCHITECT & INTERIOR DESIGNERS HOEFIELD MENS', PUTLAND ROAD, GRAY Ph: 2898729 F
REV:	TITLE: SITE PLAN / LAYOUT.	SCALE 1:500	

W.M.

R. Brennan

pl. result.
92A/4
17/6



Bosca 174,
P.O. Box 174,
11 Cearnog Parnell,
11 Parnell Square,
Baile Átha Cliath 1,
Dublin 1.
Telephone: (01) 727777
Fax: (01) 727247

Mr. W. Murray,
Deputy Dublin Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref. DS.892
Your Ref. *SS/17/20*
Date 14.6.93

RE: DERELICT SITES ACT, 1990. DERELICT SITE AT SARAH CURRAN AVENUE, GRANGE ROAD, RATHFARNHAM.

I refer to my memo of 25th March 1993 (copy attached) and would be obliged for an early reply as soon as possible.

John / *D. Young*
**SENIOR STAFF OFFICER,
DEVELOPMENT DEPARTMENT.**

Encls.:

1993

DH477

DS.892

Mr. W. Murray,
Deputy Dublin Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

25.3.93

RE: DERELICT SITES ACT, 1990. SARAH CURRAN AVENUE, GRANGE ROAD,
RATHFARNHAM.

The above site as shown outlined in red on the attached location map is considered to be derelict within the definition contained in the Derelict Sites Act, 1990. The Senior Executive Engineer has recommended that the following works be carried out to render the site non-derelict.

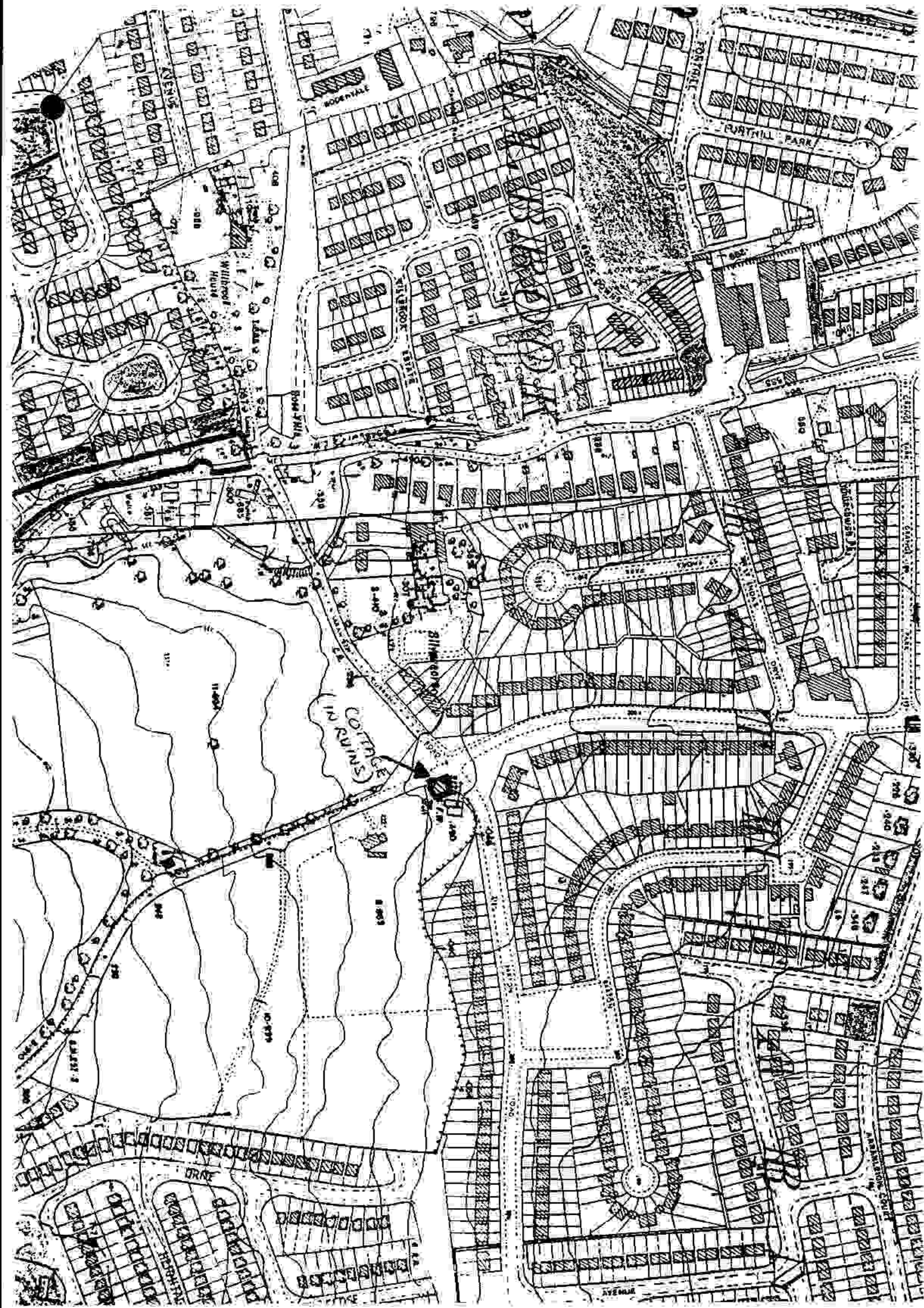
- (a) Demolish the cottage;
- (b) Remove all rubble, rubbish etc. from site and dispose of in a proper manner;
- (c) Level, soil and seed the site;
- (d) Maintain the site in a clean and tidy condition.

Please advise if your Department has any objection to the issue of a Notice requiring demolition of the cottage and any other observations you may wish to make in relation to this matter. The property is in the ownership of Mr. Patrick Kennedy, 6 Whitechurch Grove, Rathfarnham, Dublin 14.


SENIOR STAFF OFFICER,
DEVELOPMENT DEPARTMENT.

Encis..

2 B/102



P/2741/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

Register Reference : 92A/0004

Date Received : 21st April 1992

Correspondence : Colum O'Broin & Associates,
Name and : Hoeyfield Mews,
Address : Putland Road,
Bray,
Co. Wicklow.

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : Outline Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : ^{c.} 102 Sq. metres

UOE
(MOS/DK)

Report of the Dublin Planning Officer dated 16th June, 1992.

This is an application for OUTLINE PERMISSION for the erection of a dormer bungalow at Priory Cottages, Rathfarnham on a corner site formed by Barton Road and Grange Road. The applicant is Mr. Patrick Kennedy whose address is given as 5 Tymon North Green, Tallaght. The applicant's interest in site is stated as freehold.

The site is zoned 'A' in the 1983 County Development Plan with the objective "to protect and improve residential amenity". The site contains the derelict remains of a cottage and is overgrown. The roadside boundary of the site is formed by a hedgerow while a wall c. 2 metres in height forms the eastern boundary of the site.

There is a dormer bungalow on the adjoining site to the east (Reg. Ref. 87A/133 refers). A housing development is currently under construction on the adjoining site to the south. Reg. Ref. 91A/1936 refers to a current ~~next~~ *application* for a revised house type on the adjoining site to the south.

permission granted
PLANNING HISTORY

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Under Reg. Ref. ZA.844 permission was refused by Dublin County Council for the proposed sale and storage space for fuel and building materials and the erection of wall at Priory Cottage, Grange Road, Rathfarnham (Decision Order P/2800/84, dated 30.08.84). The reasons for refusal related to residential amenity and traffic safety.

REPORTS

The Roads Department report dated 10.02.92 states that the Roads Department are opposed to the proposed access onto Grange Road which is a distributor road, on the grounds that additional turning movements at its junction with Barton Road would endanger public safety by reason of traffic hazard. It is also opposed to the creation of a new access onto Barton Road, although it recognises that the proposed development may be considered as a replacement house.

The Sanitary Services report dated 24.01.92 states that insufficient information has been submitted in relation to foul drainage proposals. The applicant must demonstrate that he has written permission to use the drain to which it is proposed to connect and that levels are available to enable a gravity connection to this drain.

Two letters of objection to the proposed development have been received and the contents of both have been noted. One of the letters is written on behalf of the Barton Resident's Association who would like the Local Authority to take the site into public ownership and to construct a roundabout at the Grange Road/Barton Road/Sarah Curren Avenue crossing. It is opposed to the proposed development of a house on this site on the grounds that it would preclude the development of such a roundabout.

The second letter is written on behalf of an adjoining property owner who maintains that the development of a dormer bungalow on this site would adversely affect the residential amenities presently enjoyed by him.

The proposed dormer bungalow has a site coverage of 88 sq.m. It fronts onto the Grange Road onto which it is proposed to locate a vehicular access.

The proposed houses maintains a distance of 7-10 metres from the eastern site boundary.

The development of a dormer bungalow in the position proposed could result in serious overlooking of the rear garden attached to the existing dormer bungalow on the adjoining site to the east. The development of a two-storey house in such close proximity to the eastern site boundary could be visually obtrusive when viewed from the adjoining property.

The site is overgrown and derelict. Given that the Roads Department have not stated that it is their intention to acquire it for road improvement purposes, the development of a house on this site is considered desirable from

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

a planning point of view.

The following additional information was requested of the applicant in a letter dated 26th February, 1992.

1. The applicant is requested to state what the proposed finished floor level of the house will be in relation to the adjoining dormer bungalow.
2. The applicant is requested to submit evidence showing that the site levels enable a gravity connection to the drain to which it is proposed to connect.
3. The applicant is requested to demonstrate that he has the written permission of the owner of the foul drain to which it is proposed to connect and to submit evidence in this regard.
4. The applicant is requested to indicate if he is prepared to modify the proposed development in the following ways:
 - (a) to relocate the proposed dormer bungalow on the site so that it1992.

In response to item 1 in the request for additional information the agent for the applicant states that it is the applicants intention that the main portion of the finished floor level and the roof line shall correspond as much as possible to the adjoining dormer bungalow.

The applicant maintains that a gravity connection can be made to the drain to which it is proposed to connect. A letter has been enclosed, giving the applicant permission subject to conditions, to connect to the drain in question in response to item no. 3.

The applicant has submitted a revised block plan of the site, showing a relocated vehicular access onto Barton Road and the house repositioned on site. The proposed house has been turned on the site so that the front of the proposed house now faces north-west instead of due west.

The house is located at a distance of c. 8 metres from the southern site boundary at its closest point.

It is considered that the house would be better located so that it faces north towards Barton Road rather than north west. This would be in the interest of protecting adjoining residential amenities.

I note that the site was considered suitable as a nominee site for a single

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

storey house in 1989 (N.S. 478, CSA 1088) at which time the Deputy Chief Engineer required the vehicular access to the site to be onto Grange Road rather than Barton Road for road safety reasons.

The Roads Department in its report dated 21st May, 1992, notes conditions which should be attached in the event of a decision to grant permission being considered. The Roads Engineers require access to be onto the Grange Road. The Roads Department has confirmed (phone 15th June, 1992) that it has no proposals to build a roundabout at the junction of Grange/Barton Road/Sarah Curran Avenue and that a financial contribution should be sought towards road improvements on Grange Road.

The Sanitary Services Engineer, (phone 15th June, 1992) for the area states that the applicant has not demonstrated that a gravity connection to the sewer can be provided and that the finished floor level of the proposed house would have to be at approximately 101.1 (i.e. 1.5 metres above invert level) to enable a gravity connection to be made which is c. 1.3 metres above the proposed finished floor level at the rear of the house.

The Sanitary Services Engineer has stated that the letter submitted granting permission to connect to an adjoining drain is vague and unacceptable to the Sanitary Services Department.

Before a decision is made on this application the applicant should be asked to clarify the additional information submitted in response to items nos. 1, 2 and 3 in the letter dated 26th February, 1992. The construction of a dormer bungalow at finished floor level of 101.1 as has been suggested by the Sanitary Services Department would be unacceptable on planning grounds and this should be brought to the applicants attention.

I recommend that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the to the following:

01 The applicant is asked to clarify how it is proposed to provide a gravity connection from the proposed house to the drain to which it is proposed to connect. The information submitted on 21st April, 1992, does not demonstrate to the satisfaction of the Sanitary Services Department that it is possible to provide a gravity connection given the proposed finished floor levels and the invert level of the drain to which it is proposed to connect. The applicant should note that should it be necessary to increase the proposed finished floor the Planning Authority may consider it unacceptable to construct a dormer bungalow on this site. Euk

02 The letter submitted in response to item no. 3 of the request for additional information in the letter dated 26th February, 1992, is too vague in the details submitted. The applicant is requested to clarify in sufficient detail that written permission exists from the owner of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

foul drain, to which it is proposed to connect into. The applicant should note that clear written evidence of this permission should be submitted to the Planning Department.

03. There appears to be a discrepancy between the finished floor levels given for this site and the adjoining sites to the north and east to which Reg. Ref. 91A-1930 and Reg. Ref. 87A-0133 refer. The applicant is requested to clarify this discrepancy.

NOTE: The applicant is advised to consult with the Sanitary Services Department prior to lodging the clarification of additional information.

Richard Cremino SEP
for Dublin Planning Officer

17/6/92

Endorsed:

[Signature]
for Principal Officer

Order: I direct that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the applicant for outline permission as set out in the above report and that no thereof be served on the applicant.

Dated:

17th

June 1992

[Signature]
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26 August, 1991.

11th June 1991

Majorie O'Shea

DUBLIN COUNTY COUNCIL

REG. REF: 92A/004.
 DEVELOPMENT: House.
 LOCATION: Grange Road, Rathfarnham.
 APPLICANT: E. Kennedy.
 DATE LODGED: 21.4.92. A.I.

This submission is additional information. The proposed is for outline permission for a house on the corner of Grange Road and Barton Road.

From discussion with the applicants architect we are informed that this is a replacement dwelling and that this has been accepted by the Planning Department. Also previously a nominee dwelling was granted on this site. Access is presently shown onto Barton Road. For the previous nominee site Mr. J.P. Vaughan Acting Chief Engineer required that access be onto Grange Road as it would be less hazardous (see accompanying letter).

If permission is being granted it should be subject to:-

1. Access and boundary treatment to be to the requirements of the Roads Department.
2. Access to be onto Grange Road.
3. A Roads contribution to be determined at approval.

GC/BMcC
20.5.92.

SIGNED: *Janet Quinn*
 DATE: *21/5/92*

ENDORSED: *C.P. 2/2*
 DATE: *21/5/92*

DUBLIN COUNTY COUNCIL

REG. REF: 92A/004.
DEVELOPMENT: House.
LOCATION: Grange Road, Rathfarnham.
APPLICANT: P. Kennedy.
DATE LODGED: 21.4.92. A.I.

This submission is additional information. The proposed is for outline permission for a house on the corner of Grange Road and Barton Road.

From discussion with the applicants architect we are informed that this is a replacement dwelling and that this has been accepted by the Planning Department. Also previously a nominee dwelling was granted on this site. Access is presently shown onto Barton Road. For the previous nominee site Mr. J.F. Vaughan Acting Chief Engineer required that access be onto Grange Road as it would be less hazardous (see accompanying letter).

If permission is being granted it should be subject to:-

1. Access and boundary treatment to be to the requirements of the Roads Department.
2. Access to be onto Grange Road.
3. A Roads contribution to be determined at approval.

GC/BMcC
20.5.92.



SIGNED: Harold Ainsworth
DATE: 21/5/92

ENDORSED: C.F. Kirk
DATE: 21/5/92

P/860/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 92A/0004

Date Received : 2nd January 1992

Correspondence : Colum O'Broin & Associates,
Name and : Hoeyfield Mews,
Address Putland Road,
Bray,
Co. Wicklow.

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : Outline Permission

Zoning : To protect and/or improve residential amenity.
c. 102.

Floor Area ; ~~102~~ Sq. metres

HDS
(MOS/AC)

Report of the Dublin Planning Officer dated 25 February, 1992.

This is an application for OUTLINE PERMISSION for the erection of a dormer bungalow at Priory Cottages, Rathfarnham on a corner site formed by Barton Road and Grange Road. The applicant is Mr. Patrick Kennedy whose address is given as 5 Tymon North Green, Tallaght. The applicant's interest in site is stated as freehold.

The site is zoned 'A' in the 1983 County Development Plan with the objective "to protect and improve residential amenity". The site contains the derelict remains of a cottage and is overgrown. The roadside boundary of the site is formed by a hedgerow while a wall c. 2 metres in height forms the eastern boundary of the site.

There is a dormer bungalow on the adjoining site to the east (Reg. Ref. 87A/133 refers). A housing development is currently under construction on the adjoining site to the south. Reg. Ref. 91A/1930 refers to a current application for a revised house type on the adjoining site to the south.

PLANNING HISTORY

Under Reg. Ref. ZA.844 permission was refused by Dublin County Council for the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

proposed sale and storage space for fuel and building materials and the erection of wall at Priory Cottage, Grange Road, Rathfarnham (Decision Order P/2800/84, dated 30.08.84). The reasons for refusal related to residential amenity and traffic safety.

REPORTS

The Roads Department report dated 10.02.92 states that the Roads Department are opposed to the proposed access onto Grange Road which is a distributor road, on the grounds that additional turning movements at its junction with Barton Road would endanger public safety by reason of traffic hazard. It is also opposed to the creation of a new access onto Barton Road; although it recognises that the proposed development may be considered as a replacement house.

The Sanitary Services report dated 24.01.92 states that insufficient information has been submitted in relation to foul drainage proposals. The applicant must demonstrate that he has written permission to use the drain to which it is proposed to connect and that ^{to the} lands are available for a gravity connection to ~~this drain~~ ^{level 13}.

Two letters of objection to the proposed development have been received and the contents of both have been noted. One of the letters is written on behalf of the Barton Resident's Association who would like the Local Authority to take the site into public ownership and to construct a roundabout at the Grange Road/Barton Road/Sarah Curran Avenue crossing. It is opposed to the proposed development of a house on this site on the grounds that it would preclude the development of such a roundabout.

The second letter is written on behalf of an adjoining property owner who maintains that the development of a dormer bungalow on this site would adversely affect the residential amenities presently enjoyed by him.

The proposed dormer bungalow has a site coverage of 88 sq.m. It fronts onto the Grange Road onto which it is proposed to locate a vehicular access.

The proposed houses maintains a distance of 7-10 metres from the eastern site boundary.

The development of a dormer bungalow in the position proposed could result in serious overlooking of the rear garden attached to the existing dormer bungalow on the adjoining site to the east. The development of a two-storey house in such close proximity to the eastern site boundary could be visually obtrusive when viewed from the adjoining property.

The site is overgrown and derelict. Given that the Roads Department have not stated that it is their intention to acquire it for road improvement purposes, the development of a house on this site is considered desirable from a planning point of view.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

While serious consideration should be given to granting Outline Planning Permission for a dormer bungalow on the site before a decision is made on this application I recommend that Additional Information be requested from the applicant.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

01 The applicant is requested to indicate if he is prepared to modify the proposed development in the following ways:

(a) to relocate the proposed dormer bungalow on the site so that it fronts Barton Road and not Grange Road (i.e. the 10 metre wide side of the house facing Barton Road).

(b) to relocate the proposed vehicular access from Grange Road to Barton Road,

If the applicant is so prepared, he is requested to submit a revised block plan showing these modifications.

02 The applicant is requested to demonstrate that he has the written permission of the owner of the foul drain to which it is proposed to connect *to submit evidence in this regard*.

03 The applicant is requested to submit evidence showing that the site levels enable a gravity connection to the drain to which it is proposed to connect.

04 The applicant is requested to state what the proposed finished floor level of the house will be in relation to the adjoining dormer bungalow.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cremins SEP
for Dublin Planning Officer *24/2/92*

[Signature]
Endorsed:-----
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Outline Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *26th* FEBRUARY 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 *15th January* 1992



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. A. Smith,
Principal Officer,
Planning Department,
Dublin County Council.

Our Ref. P.P. 308
Your Ref.
Date 18.02.1992

RE: Application for Bungalow at Priory Cottages,
Rathfarnham. Reg. Ref. 92A/0004.

With regard to this application, the Parks Department's comments are:

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.



Handwritten signature

SENIOR PARKS SUPERINTENDENT

SS only.

2

Register Reference : 92A/0004

Date : 11th January 1992

Development : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : OUTLINE PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 2nd January 1992

Permitted:
DIVISIONAL CONTROL OFFICER
Date: 29.02.92
Time: 3.20

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

.....

DUBLIN Co. COUNCIL for PRINCIPAL OFFICER

Date received in Sanitary Services ... 16 JAN 1992

.....

SAN SERVICES

.....

FOUL SEWER

Insufficient information.

① The applicant must demonstrate that written permission will be forthcoming from the owner of the house to which it is intended to connect.

② The applicant must indicate that levels are available for a gravity connection.

SURFACE WATER

Pump proposal refer to BBL.

John Auerin
19.2.92

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

DUBLIN Co. COUNCIL
SANITARY SERVICES

25 FEB 1992

Returned *[Signature]*

Filed
SS

Register Reference : 92A/0004

Date : 11th January 1992

.....
ENDORSED _____ DATE _____

WATER SUPPLY available.

KOSU Uwen
26/1/92
JAT 21/8/92
24/1/92

.....
ENDORSED *[Signature]* DATE *30/2/92*

DUBLIN CO. COUNCIL
SANITARY SERVICES
25 FEB 1992
[Signature]

DUBLIN COUNTY COUNCIL

REG. REF: 92A/0004
DEVELOPMENT: Dormer Bungalow
LOCATION: Rathfarnham
APPLICANT: Mr. Patrick Kennedy
DATE LODGED: 2/1/92

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 17.02.92
Time 11.00

The proposal is for a house at the junction of Barton Road and Grange Road. Access is proposed onto Grange Road.

The Roads Department would be opposed to a new access onto Grange Road which is a distributor route on the basis that additional turning movements onto Grange Road at its junction with Barton Road would endanger public safety by reason of traffic hazard. Access onto Barton Road would also be hazardous as it is near a junction and at a bend in Barton Road.

However from the lodged plans it would appear that this house may be considered a replacement dwelling. There is presently a derelict house on the site. This could be clarified by way of additional information.

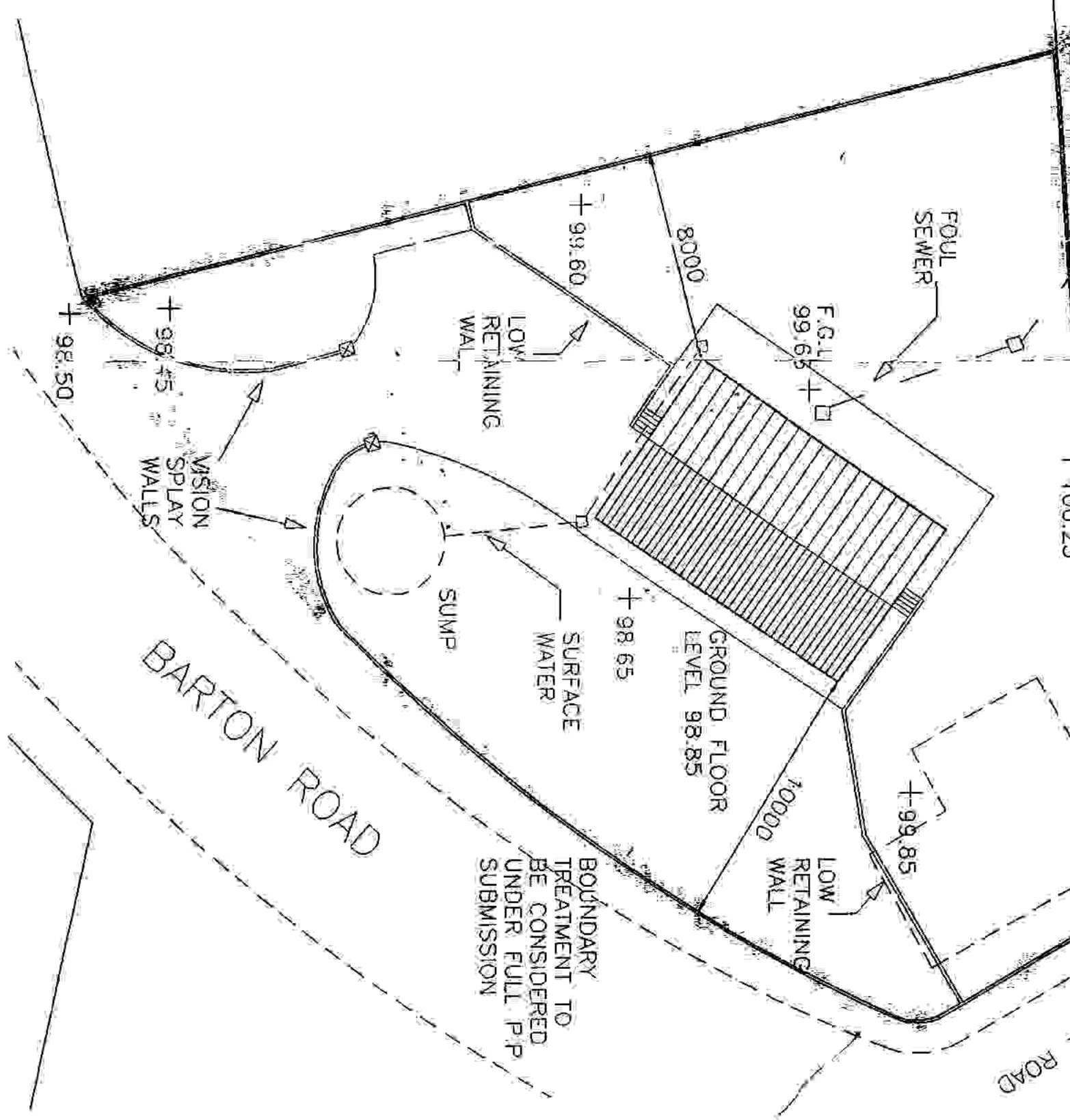
GC/AW
10/2/92

APPROVED: Garrett Aina
DATE: 10/2/92

ENDORSED: C.F. B. L.
DATE: 10/2/92

THOUSES
OR TO
HOUSE

EXISTING
ORMER
UNGALOW



DRG. No. HG/92/114/2	JOB DORMER BUNGALOW, RATHFARNHAM	DATE OCT. '92	COLUM O'BROIN & ASSOCIATES ARCHITECT & INTERIOR
DRAWN BY B. MURPHY	TITLE: BLOCK PLAN	SCALE 1:200	*HOEYFIELD MEWS*, PUTLAND ROAD, BRAY P



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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 5636 /92 Date of Decision : 11th December 1992

Register Reference : 92A/0004 Date Received : 16th October 1992

Applicant : P. Kennedy,

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 260292//210492

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 OUTLINE 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.....
Rose Kennedy
for Principal Officer

Date: 14/12/92.....

Colum O'Broin & Associates,
Hoeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.

Reg. Ref. 92A/0004
Decision order No. P/ 5636 /92
Page No: 0002



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

CONDITIONS / REASONS

01 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.

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

02 That the proposed house be relocated on the site so that it faced north onto Barton Road and not north west as shown on drawing submitted as additional information on 21st April, 1992. The detailed position is to be agreed at approval stage.

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

03 The only vehicular access to the proposed house is to be provided onto the Grange Road.

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

04 The floor area of the proposed dormer bungalow is not to exceed 110 sq. metres.

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

05 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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.

06 The proposed dormer bungalow is to be designed so as to minimise the overlooking of adjoining properties. In this regard the applicant should note that the provision of dormer windows in the rear elevation would be unacceptable to the Planning Authority and that the provision of velux roof lights positioned above eye level would be acceptable.

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

07 The applicant is to submit at Approval stage written permission from the owner of the foul drain for connection to that sewer.



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/0004

Decision Order No. P/ 5636 /92

Page No: 0003

- 07 REASON: In the interest of the proper planning and development of the area.
- 08 The finished floor levels are not to exceed the levels indicated on the drawing submitted to the Planning Department on the 16th October, 1992 unless otherwise agreed with the Planning Authority.
- 08 REASON: In the interest of the proper planning and development of the area.

8/5636/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH DUBLIN

CONTRIBUTION	
Standard:	Outline
Roads:	Outline
S. S. S.:	Contributed
Open Space:	to be
Other:	assessed at
SECURITY:	approval stage
Bond / O.I.F.:	
Cash:	

Register Reference : 92A/0004

Date Received : 16th October 1992 *file*

Correspondence : Colum O'Brien & Associates,
 Name and : Hoeyfield Mews,
 Address : Putland Road,
 Bray,
 Co. Wicklow.

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

Applicant : P. Kennedy,

App. Type : Outline Permission

zoning : To protect and/or improve residential amenity.

Floor Area : 192 Sq.metres

MCS
(MOS/BB)

Report of the Dublin Planning officer dated 7th December, 1992.

This is an application for OUTLINE PERMISSION for the erection of a dormer bungalow at Priory Cottages, Rathfarnham on a corner site formed by Barton Road and Grange Road. The applicant is Mr. Patrick Kennedy whose address is given as 5 Tymon North Green, Tallaght. The applicant's interest in site is stated as freehold.

The site is zoned 'A' in the 1983 County Development Plan with the objective "to protect and improve residential amenity". The site contains the derelict remains of a cottage and is overgrown. The roadside boundary of the site is formed by a hedgerow while a wall c. 2 metres in height forms the eastern and southern boundaries of the site. The site is overgrown and unsightly.

There is a dormer bungalow on the adjoining site to the east (Reg. Ref. 87A/133 refers). A housing development is currently under construction on the adjoining site to the south. Reg. Ref. 91A/1930 refers to a recent permission granted for a revised house type on the adjoining site to the south.

PLANNING HISTORY

Under Reg. Ref. ZA.844 permission was refused by Dublin County Council for the proposed sale and storage space for fuel and building materials and the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0004

Page No: 0002

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

erection of wall at Priory Cottage, Grange Road, Rathfarnham (Decision Order P/2800/84, dated 30.08.84). The reasons for refusal related to residential amenity and traffic safety.

PROPOSAL

The floor area of the proposed dormer bungalows stated to be 102 sq. m. It has a site coverage of 88 sq. m. The house fronts onto Grange Road onto which it is proposed to locate the vehicular access.

DEPARTMENT REPORTS

The Roads Department report dated 10.02.92 states that the Roads Department are opposed to the proposed access onto Grange Road which is a distributor road, on the grounds that additional turning movements at its junction with Barton Road would endanger public safety by reason of traffic hazard. It is also opposed to the creation of a new access onto Barton Road, although it recognizes that the proposed development may be considered as a replacement house.

The Parks Dept. in its report dated 18/2/92 recommends that a further condition be imposed on the applicant towards the cost of provision & develop. of open space in the area.
The Sanitary Services report dated 24.01.92 states that insufficient information has been submitted in relation to foul drainage proposals.

Three letters of objection to the proposed development have been received and the contents of both have been noted. Two of the letters are written on behalf of the Barton Resident's Association who would like the Local Authority to take the site into public ownership and to construct a roundabout at the Grange Road/Barton Road/Sarah Curren Avenue crossing. It is opposed to the proposed development of a house on this site on the grounds that it would preclude the development of such a roundabout.

The third letter is written on behalf of an adjoining property owner who maintains that the development of a dormer bungalow on this site would adversely affect the residential amenities presently enjoyed by him. The following additional information was requested of the applicant in a letter dated 26th February, 1992.

1. The applicant is requested to state what the proposed finished floor level of the house will be in relation to the adjoining dormer bungalow.
2. The applicant is requested to submit evidence showing that the site levels enable a gravity connection to the drain to which it is proposed to connect.
3. The applicant is requested to demonstrate that he has the written

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Req. Ref: 92A/0004

Page No: 0003

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

permission of the owner of the foul drain to which it is proposed to connect and to submit evidence in this regard.

4. The applicant is requested to indicate if he is prepared to modify the proposed development in the following ways:

(a) to relocate the proposed dormer bungalow on the site so that it fronts onto Barton road and not onto Grange Road (i.e. the 10 metre wide side of the house facing Barton Road).

(b) to relocate the proposed vehicular access from Grange Road to Barton Road. If the applicant is so prepared, he is requested to submit a revised block plan showing these modifications.

The applicant subsequently submitted this additional information on 21st April, 1992.

In response to item 1 in the request for additional information the agent for the applicant states that it is the applicant's intention that the main portion of the finished floor level and the roof line shall correspond as much as possible to the adjoining dormer bungalow.

The applicant maintains that a gravity connection can be made to the drain to which it is proposed to connect. A letter has been enclosed, giving the applicant permission subject to conditions to connect to the drain in question in response to item no. 3.

The applicant has submitted a revised block plan of the site, showing a relocated vehicular access onto Barton Road and the house repositioned on site. The proposed house has been turned on the site so that the front of the proposed house now faces north-west instead of due west.

The house is located at a distance of c. 8 metres from the southern site boundary at its closest point.

It is considered that the house would be better located so that it faces north towards Barton Road rather than north west. This would be in the interest of protecting adjoining residential amenities.

I note that the site was considered suitable as a nominee site for a single storey house in 1989 (N.S. 478, CSA 1088) at which time the Deputy Chief Engineer required the vehicular access to the site to be onto Grange Road rather than Barton Road for road safety reasons.

The Roads Department in its report dated 21st May, 1992, notes conditions which should be attached in the event of a decision to grant permission being considered. The Roads Engineers require access to be onto the Grange Road. The Roads Department has confirmed (phone 15th June, 1992) that it has no

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0004

Page No: 0004

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

proposals to build a roundabout at the junction of Grange/Barton Road/Sarah Curran Avenue and that a financial contribution should be sought towards road improvements on Grange Road.

The Sanitary Services report dated 17th June, 1992, recommends refusal on the basis that the applicant has not demonstrated that it is possible to drain by gravity to the prospective drain.

The following Clarification of Additional Information was requested of the applicant in a letter dated 17th June, 1992 as follows:-

1. The applicant is asked to clarify how it is proposed to provide a gravity connection from the proposed house to the drain to which it is proposed to connect. The information submitted on 21st April, 1992, does not demonstrate to the satisfaction of the Engineering Services Department that it is possible to provide a gravity connection given the proposed finished floor levels and the invert level of the drain to which it is proposed to connect. The applicant should note that should it be necessary to increase the proposed finished floor the Planning Authority may consider it unacceptable to construct a dormer bungalow on this site.
2. The letter submitted in response to item no. 3 of the request for additional information in the letter dated 26th February, 1992, is too vague in the details submitted. The applicant is requested to clarify in sufficient detail that written permission exists from the owner of the foul drain, to which it is proposed to connect into. The applicant should note that clear written evidence of this permission should be submitted to the Planning Department.
3. There appears to be a discrepancy between the finished floor levels given for this site and the adjoining sites to the south and east to which Reg. Ref. 91A-1930 and Reg. Ref. 87A-0133 refer. The applicant is requested to clarify this discrepancy.

NOTE: The applicant is advised to consult with the Sanitary Services Department prior to lodging the clarification of additional information.

Responding to this request the agent for the applicant has submitted a revised drawing showing the levels required to provide a gravity connection to the neighbours sewer lines. It is stated that the proposed finished floor levels at the front and rear of the house ~~are~~ ^{will be} approximately 98.85 and 99.63 respectively.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0004

Page No: 0005

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

The Sanitary Services Department has reported dated 3/12/92 that the proposal is acceptable.

The development of a house on this derelict site is considered acceptable in principle. It is considered however that the proposed house should be repositioned on site ~~however~~ so that it faces Barton Road, in the interest of protecting existing residential amenities. Vehicular access to the house should be onto Grange Road, in accordance with the requirements of the Roads Department. Both of these items can be made conditions of outline permission on this site. On the basis of the above report, I recommend that outline permission be granted.

I recommend that a decision to GRANT OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following (C) conditions :-

C O N D I T I O N S / R E A S O N S

- 01 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.
REASON: In the interest of the proper planning and development of the area.
- 02 That the proposed house be relocated on the site so that it faced north onto Barton Road and not north west as shown on drawing submitted as additional information on 21st April, 1992. *The Detailed Position is to be agreed at approval stage.*
- 02 REASON: In the interest of the proper planning and development of the area.
- 03 The only vehicular access to the proposed house is to be provided onto the Grange Road.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 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 road improvements and traffic management schemes in the area of the proposed development and which facilitates this development. This contribution to be paid before the commencement of development on the site.

Dist. of all

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0004

Page No: 0006

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

- ~~04 REASON: In the interest of the proper planning and development of the area.~~
- 05 The floor area of the proposed dormer bungalow is not to exceed 110 sq. metres.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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.
- 07 The proposed dormer bungalow is to be designed so as to minimise the overlooking of adjoining properties. In this regard the applicant should note that the provision of dormer windows in the rear elevation would be unacceptable to the Planning Authority and that the provision of velux roof lights positioned above eye level would be acceptable.
- 07 REASON: In the interest of the proper planning and development of the area.
- 08 The applicant is to submit at approval stage ~~sufficiently detailed evidence that~~ written permission exists from the owner of the foul drain to which it is proposed to connect. ~~to the Council~~ *to the Council to that level.*
- 08 REASON: In the interest of the proper planning and development of the area.
- 09 The finished floor levels are not to exceed the levels indicated on the drawing submitted to the Planning Department on the 16th October, 1992, ~~unless~~ *is agreed with or otherwise agreed with the Planning Authority.*
- 09 REASON: In the interest of the proper planning and development of the area.

WOS *R.C.* *Grant* *WOS*
That a financial contribution of \$1000 be paid by the applicant towards the cost of provision & development of public open space in the area. This contribution is to be paid prior to the commencement of development on the site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 92A/0004

Page No: 0007

Location: at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road.

Richard Connors
.....
for Dublin Planning Officer

9/12/92

Endorsed: *Seán*
for Principal officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT OUTLINE PERMISSION for the above proposal subject to the () conditions set out above is hereby made.

Dated: *11th* December, 1992.

Seán
.....
SOUTH DUBLIN AREA MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

25th September 1991

Register Reference : 92A/4

Date :

Development : Creation of domes bungalow.

LOCATION : 2 Priory Cottages, Rathfarnham etc.

Applicant : P. Kennedy

App. Type :

Planning officer :

Date Recd. : 2.1.92
16/12/92

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

ENVIRONMENTAL
13 NOV 1992
PRINCIPAL OFFICER

Date received in sanitary services ..

FOUL SEWER

Engineering Services would have no objection in principle to outline permission for a split level proposal allowing for the higher rear portion, to discharge by gravity to the ground down, (subject to planning requirements).

Final approval will not be issued unless written confirmation from the owner of the land adjacent is received at that stage.

SURFACE WATER

Sump proposal; this will be subject to the provisions of S.R.E. 151.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
45/49 UPPER O'CONNELL STREET,
DUBLIN 1

[Signature]
1.12.92

[Handwritten initials]
2/12/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03/12/92
Time 12.30

Register Reference :

Date :

ENDORSED _____ DATE _____

WATER SUPPLY

available

V. Sullivan
20/11/92

D. Ryan
20/11/92

ENDORSED

[Signature]

DATE *3/12/92*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date *03/12/92*
 Time *12.30*

Register Reference : 92A/4

Date :

Development : Erection of *domer bungalow*.

LOCATION : *Perry Cottages, Rathfarnham*

Applicant : *P. Kennedy*

App. Type : *A.I.*

Planning Officer :

Date Recd. *21-4-92*

PLANNING T
DEVELOPMENT
Date... <i>1.45</i>
Time... <i>29/06/92</i>

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN CO. COUNCIL
12 JUN 1992
SAN SERVICES

SANITARY SERVICES
PRINCIPAL OFFICER
25 JUN 1992
Returned *EG*

Date received in sanitary services

FOUL SEWER

Refer recommended

① On the basis of the information supplied the applicant consent *not* drain by gravity to the *proprietor sewer or drain indicated*. *Very discrepancy in the levels (sewer and ground levels are considerable)*

② The agreement indicated is not an effective contract. The applicant is in a *ransome* situation.

SURFACE WATER

Sump proposal refer to S.S. 1.5

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

Handwritten signature
S.E. 92
J.R. 17/6/92

Registrar Reference :

Date :

PLANNING DEPT.
 DEVELOPMENT CONTROL &
 Date 29/6/92
 Time 1.45

ENDORSED _____ DATE _____

WATER SUPPLY. _____

ENDORSED [Signature] DATE 29/6/92

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/0004

Date : 19th October 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

APPLICANT : P. Kennedy,

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 16th October 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Colum O'Broin & Associates,
Hoeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.



ARCHITECT & INTERIOR DESIGNER

COLUM O' BROIN & ASSOCIATES

B. Arch. M.R.I.A.I. R.I.Dip.

Hoeyfield Mews,
Putland Road,
Bray.
Ph: 01-2868729
Fax: 01-2864981

Principal Officer,
D.C.C. Planning Department,
Block 2,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN 2.

15th October 1992.

F.A.O. Ms Marjorie O' Shee

92A/0004
1.2.0

CLARIFICATION OF ADDITIONAL INFORMATION

Re erection of Dormer Bungalow at Priory Cottages, Rathfarnham, Reg. reference 92 A/0004, Applicant P. Kennedy.

Dear Sir/ Madam,

With reference to your letter of the 18/6/92 regarding the above, please note the following:

I have had a meeting with Mr. Barry Morris of Sanitary services and enclose a revised drawing showing the levels required to provide a gravity feed connection to the neighbours sewer line.

As can be seen from the drawing the proposed floor level of the front of the house would be approximately 350 mm. above pavement level and that the existence of a type of split-level to the rear of the house, approximately one metre higher than the entrance level would allow for the kitchen and bathroom to connect by gravity feed to the neighbours sewer.

With reference to the request for additional information in the letter dated 26th. February 1992, would it be possible to make this a condition of the outline planning permission that this item be clarified at planning permission stage. Suffice to say that Mr. Mc Carthy has agreed in principle to allow a connection to his sewer.

I trust that this information is satisfactory.

Yours sincerely

Colum O' Broin
Colum O' Broin



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

Decision Order Number : P/ 2741 /92 Date of Decision : 17th June 1992

Register Reference : 92A/0004 Date Received : 21st April 1992

Applicant : P. Kennedy,

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Dear Sir/Madam,

With reference to your planning application, received here on 21.04.92 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 - 1991, the following clarification of additional information must be submitted in quadruplicate:-

- 01 The applicant is asked to clarify how it is proposed to provide a gravity connection from the proposed house to the drain to which it is proposed to connect. The information submitted on 21st April, 1992, does not demonstrate to the satisfaction of the Engineering Services Department that it is possible to provide a gravity connection given the proposed finished floor levels and the invert level of the drain to which it is proposed to connect. The applicant should note that should it be necessary to increase the proposed finished floor the Planning Authority may consider it unacceptable to construct a dormer bungalow on this site.
- 02 The letter submitted in response to item no. 3 of the request for additional information in the letter dated 26th February, 1992, is too vague in the details submitted. The applicant is requested to clarify in sufficient detail that written permission exists from the owner of the foul drain, to which it is proposed to connect into. The applicant should note that clear written evidence of this permission should be submitted to the Planning Department.

Colum O'Broin & Associates,
Hoeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.



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/0004
Decision Order No. P/ 2741 /92
Page No: 0002

03 There appears to be a discrepancy between the finished floor levels given for this site and the adjoining sites to the south and east to which Reg. Ref. 91A-1930 and Reg. Ref. 87A-0133 refer. The applicant is requested to clarify this discrepancy.

NOTE: The applicant is advised to consult with the Sanitary Services Department prior to lodging the clarification of additional information.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Reg.Ref.No. given above.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'D. J. ...', written over a horizontal line.

PRINCIPAL OFFICER

Date : 18/6/92

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 Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 92A/0004

Date : 22nd April 1992

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

Dear Sir/Madam,

DEVELOPMENT : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

APPLICANT : P. Kennedy,

APR. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 21st April 1992.

Yours faithfully,

FOR PRINCIPAL OFFICER

Colum O'Broin & Associates,
Hoeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.



ARCHITECT & INTERIOR DESIGNER

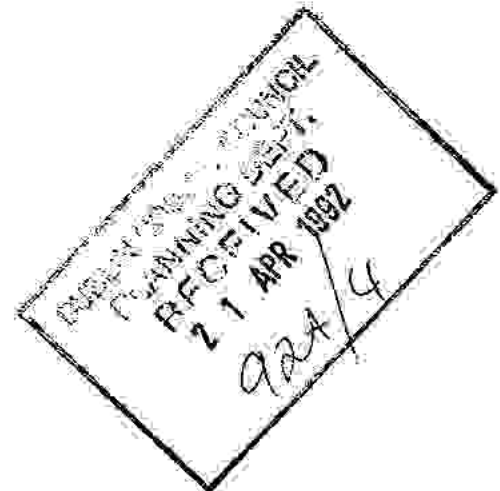
COLUM O' BROIN & ASSOCIATES

B. Arch. M.R.I.A.I. R.I.Dip

Hoeyfield Mews,
Putland Road,
Bray.
Ph: 01-2868729
Fax: 01-2864981

30th March 1992.

Principal Officer,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



For attention of Ms. Rose Kenny.

Re: "Additional information Req. Ref. No. 92A/0004.

With reference to your letter dated 26th February 1992 regarding additional information on four items, please note the following:-

1. It is the applicant's intention that the main portion of the ground floor level and the roof line, window and door heights would correspond as much as possible to the adjoining dormer bungalow on Barton Road.
2. The contractor for the adjoining development "The Priory" has not yet built a manhole onto the sewer line into which it is proposed to connect this house. I understand however that this will be undertaken soon. The invert level of this drain is approximately 350 mm below ground level at the proposed point of entry of the new connection. With reference to drg. no. HG/91/114/1/A, the proposed levels would indicate that if the finished ground level to the front of the dormer bungalow was set at 99.420, it would be necessary to step the rear portion of the house by approximately 400 mm to allow for a gradient of 1:60 to the proposed connection point. It would be my intention to detail this split level dormer bungalow to accommodate the kitchen, dining area to the rear by creating a "feature" out of the change in levels internally which, after all would constitute 3 or 4 steps at most.

A-I
92A/0004
2.7.0

1.....



ARCHITECT & INTERIOR DESIGNER

COLUM O' BROIN & ASSOCIATES

B. Arch. M.R.I.A.I. R.I.Dip.

Hoeyfield Mews,
Putland Road,
Bray.
Ph: 01-2868729
Fax: 01-2864981

TO WHOM IT CONCERNS:

**RE: House at Priory Cottage, Rathfarnham
Applicant - Paddy Kennedy.**

RECEIVED
PLANNING DEPT
21 APR 1992
92A/4

With reference to the above, I have no objection in principle to a connection to my sewer provided all details regarding compensation and reinstatement / making good are agreed prior to commencement of work on Mr. Kennedy's site.

Signed

3. Enclosed written permission from the adjoining house for connection to sewer.
4. Revised drawing showing relocated house and revised access. The original access point was determined following an old drawing layout submitted to Mr. Frank Vaughan in June 1989. It was Mr. Vaughan's contention that access onto Grange Road as opposed to Barton Road was the lesser of two evils.

Yours sincerely,

Colum O'Brien

Colum O'Brien.



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

Decision Order Number : P/ 860 /92 Date of Decision : 26th February 1992

Register Reference : 92A/0004

Date Received : 2nd January 1992

Applicant : P. Kennedy,

Development : Erection of a dormer bungalow

Location : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

Dear Sir/Madam,

With reference to your planning application, received here on 02.01.92 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to state what the proposed finished floor level of the house will be in relation to the adjoining dormer bungalow.
- 02 The applicant is requested to submit evidence showing that the site levels enable a gravity connection to the drain to which it is proposed to connect.
- 03 The applicant is requested to demonstrate that he has the written permission of the owner of the foul drain to which it is proposed to connect and to submit evidence in this regard.
- 04 The applicant is requested to indicate if he is prepared to modify the proposed development in the following ways:
 - (a) to relocate the proposed dormer bungalow on the site so that it fronts onto Barton Road and not onto Grange Road (i.e. the 10 metre wide side of the house facing Barton Road).
 - (b) to relocate the proposed vehicular access from Grange Road to Barton Road,

Colum O'Broin & Associates,
Hoeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.



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

Reg. Ref. 92A/0004

Decision Order No. P/ 860 /91

Page No: 0002

If the applicant is so prepared, he is requested to submit a revised block plan showing these modifications.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

PRINCIPAL OFFICER

date : 27/2/92

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773056



Blac 2, Ionad Bheatha na hEireann,
Block 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/0004

Date : 6th January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Erection of a dormer bungalow

LOCATION : at Priory Cottages, Rathfarnham, on corner site formed
by Barton Road and Grange Road.

APPLICANT : P. Kennedy,

APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 2nd January 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Colum O'Broin & Associates,
Boeyfield Mews,
Putland Road,
Bray,
Co. Wicklow.



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 PRIORY COTTAGE RATHFARNHAM, D14.
(If none, give description sufficient to identify) INTERSECTION OF BARTON RD and GRANGE RD.

3. Name of applicant (Principal not Agent) MR PATRICK KENNEDY
Address 5 TYMON NORTH GREEN TALLAGHT Tel. No. —

4. Name and address of person or firm responsible for preparation of drawings Colum O'Broin + Assoc. HOBYFIELD MEWS
PUTLAND RD BRAY Tel. No. 2868729.

5. Name and address to which notifications should be sent as above.

6. Brief description of proposed development TWO STOREY DORMER BUNGALOW.

7. Method of drainage MAINS + SUMP. 8. Source of Water Supply MAINS (in adjacent footpath)

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 —

20. DUBLIN Outline planning permission sought for the erection of a dormer bungalow at Priory Cottages, Rathfarnham, on corner site formed by Barton Road and Grange Road, for Kennedy, 5 Tymon North Green, Tallaght.

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

11. (a) Area of Site 825 (approx) Sq. m.
(b) Floor area of proposed development 1100 APPROX Sq. m.
(c) Floor area of buildings proposed to be retained within site — Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: FULLY when submission is made.

15. List of documents enclosed with application: TWO COPIES OF DRG NO HG/91/119/1 (SITE LOCATION + SITE LAYOUT PLANS), Newspaper add, cheque for £24.00.

16. Gross floor space of proposed development (See back) 1100 approx Sq. m.

No of dwellings proposed (if any) ONE Class(es) of Development —
Fee Payable £ 24.00 Basis of Calculation OUTLINE P.P.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Colum O'Broin Date 22/12/91

Application Type OUTLINE FOR OFFICE USE ONLY
Register Reference 92A/0004
Amount Received £ 1.4.0
Receipt No —
Date —

Irish Press 19/12/91

*24 2/11
N54 502*

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6/75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1	Provision of dwelling — House/Flat.	£32.00 each
2	Domestic extensions/other improvements.	£18.00
3	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7	Provision of plant/machinery/tank or other structure for storage purposes	£25.00 per 0.1 ha (Min. £100.00)
8	Petrol Filling Station.	£100.00
9	Advertising Structures.	£10.00 per m ² (min. £40.00)
10	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11	Any other development:	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station.	£200.00
F	Development or Proposals not coming within any of the foregoing classes:	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00
		Max. Fee £20,000

Cheques etc. should be made payable to, Dublin County Council

Gross floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984

CAHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL ST
DUBLIN 1.

[RECEIPT CODE]

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- E.T.

None of this receipt is not an
acknowledgement that the fee
tendered is the correct application
fee.

£ 24 00

Received this 2nd day of January 1992

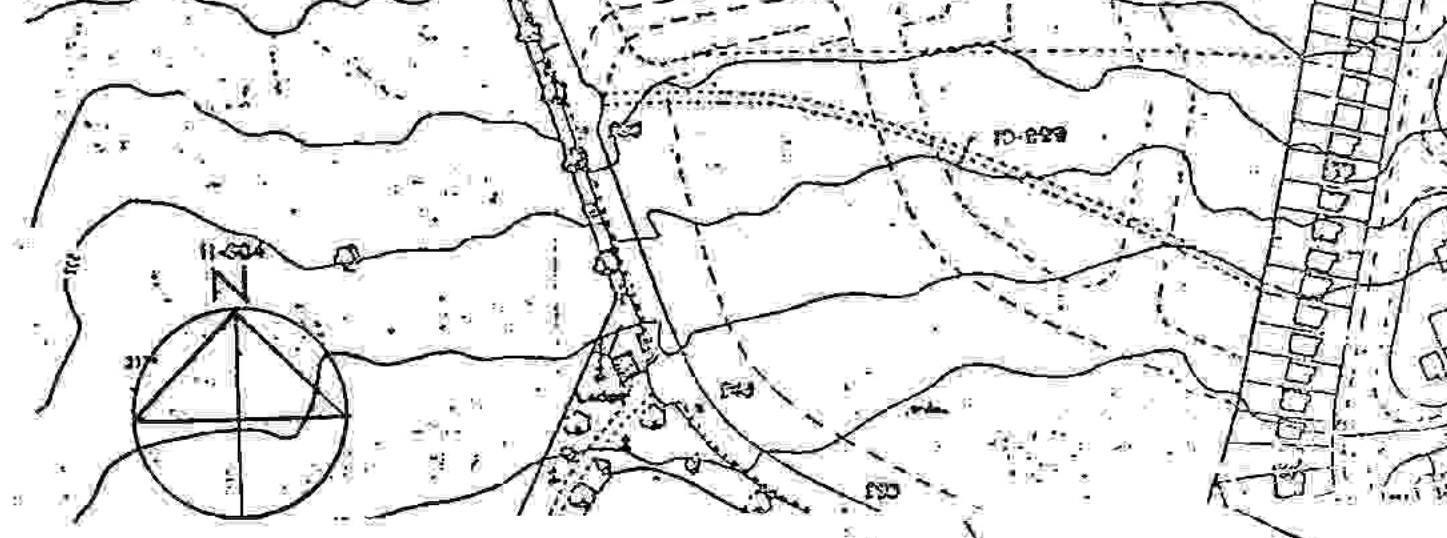
from C O'Brien - Assoc,
Putland Rd,

the sum of Twenty four Pounds
00 Pence, being the fee

planning application at Priory Cottage

Michael O'Leary Cashier

S. CAREY
Principal Officer Class 1x1

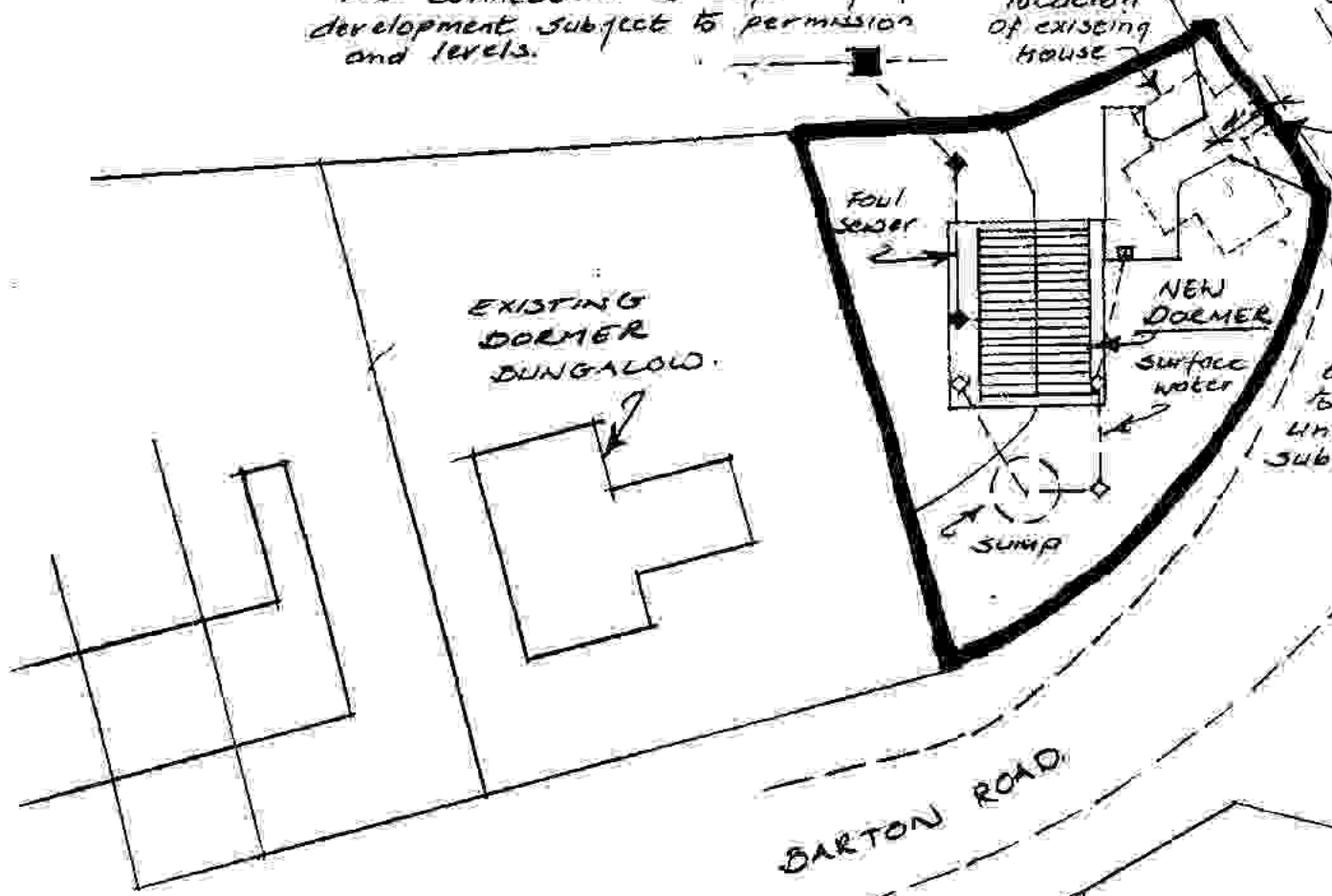


**THE PRIORY
NEW HOUSING
DEVELOPMENT.**

NOTE:
F.S. connection to adjoining
development subject to permission
and levels.

location
of existing
house

vision splay
entrance walls
and gate set back
distance to be
in accordance
with roads
depts.



boundary
treatment
to be considered
under full p.p
submission.

Note:

Existing house and
outhouses to be
demolished prior to
construction of new
house.

DRG. NO. HG/91/114/1.	JOB DORMER BUNGALOW - RATHFARNHAM	DATE DEC '91	COLUM O' BROIN & ARCHITECTS
REV:	TITLE: SITE PLAN / LAYOUT.	SCALE 1:500	HOEFIELD MEWS, PUTL