

COMHAIRLE CHONTAE ATHA CLIATH

TO: N. R. Prendergast  
S.E.D.C.

REG. REF. 91A/40

*[Handwritten signature]*

RE: Proposed 3 bungalows at Riverside Villa, Watery Lane (St. Killian's Road), Clondalkin for T. Fagan.

I attach for your observations memo/letter dated 16th April, 1991 from An Bord Pleanala.

Please reply before: 15th May, 1991

S. McWilliam  
for Principal Officer

DATED: 25 April 1991

OBSERVATIONS:

*No further comment at this time* *AMV/S*

*Decision through*  
*M. Murphy* *6/5/91*

Signature of person making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_  
(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755  
Ext.: 268/269

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

Ref. No.: 91A/0040

25 April 1991


J.P. Moran,  
Department of Defence,  
Park House,  
Dublin 7.

Re: Proposed 3 bungalows at Riverside Villa, Watery Lane (St.  
Killian's Road) Clondalkin for T. Fagan.

-----  
Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanála against the above decision. Any comment you wish to make on this decision should be forwarded direct to An Bord Pleanála, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1, accompanied by a fee of £15,00 quoting their Ref. PL6/5/85538.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0040

Letter No.: \_\_\_\_\_

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

Tel.: (01) 724755

Fax: (01) 724896

J. P. Moran,

Department of Defence,

Park House,

Dublin 7.

20th March, 1991.

Re: 3 bungalows at Riverside Villa, Watery lane, (St. Killian's Road)  
Clondalkin for T. Fagan.

Date of decision to ~~refuse permission~~/outline permission/~~approval~~ 14.3.91

subject to 2 reasons.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to refuse permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanála, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanála will be invalid unless accompanied by a fee of £50.00.
2. A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanála, a fee of £50.00.
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

91A/0040

CERTIFICATE NO: 24050

REF.:  
 PROPOSAL: 3 Bungalows  
 LOCATION: Riverside Villa, Wateg Lane, Chandlari  
 APPLICANT: T. P. M. Fagan

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	Rs 32	3	72	72		
	Rs 16					
	Rs 50 per M <sup>2</sup> in excess of 300M <sup>2</sup> Min. Rs 240					
metres <sup>2</sup>	Rs 1.75 per M <sup>2</sup> or Rs 40					
x .1 hect.	Rs 25 per .1 hect. or Rs 250					
x .1 hect.	Rs 25 per .1 hect. or Rs 40					
x .1 hect.	Rs 25 per .1 hect. or Rs 100					
	Rs 100					
x metres <sup>2</sup>	Rs 10 per m <sup>2</sup> or Rs 240					
x 1,000m <sup>2</sup>	Rs 25 per 1,000m <sup>2</sup> or Rs 40					
x .1 hect.	Rs 25 per .1 hect. or Rs 40					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified Signed: \_\_\_\_\_ Grade: S.O Date: 21/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

2/196/94

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0040

Date Received : 17th January 1991

Correspondence : P. M. Ging,  
Name and : "Laureston,"  
Address : Monastery Road,  
Clondalkin,  
Dublin 22.

Development : 3 Bungalows

Location : Riverside Villa, Watery Lane (St. Killian's Road)  
Clondalkin

Applicant : Mr. T. Fagan,

App. Type : Outline Permission

Zoning :

Report of the Dublin Planning Officer, dated, 5th March, 1991.

This is an application for OUTLINE PERMISSION for 3 no. bungalows at Riverside Villa, Watery Lane, (St. Killians's Road), Clondalkin, Dublin 22 for Mr. T. Fagan.

There is an existing house and outhouses on this c. 1 acre site, (planning application form states 4370 sq.m, site location map and letter submitted by applicant states 1.08 acre - Measurement of site notes the latter is correct). The proposed site is located to the north of Watery Lane. The Camac River runs along the southern boundary to the site and existing access is via a narrow c. 5.5m bridge over this river. The southern boundary along the Camac comprises a densely planted hedgerow.

The "Riversdale" housing development is located immediately to the east. Lands to the west are undeveloped.

The proposed site is zoned predominantly 'F', the objective of which is "to preserve and provide for open space and recreational amenities". This forms part of the open space zone which extends along the Camac River at this location, and includes the public open space associated with the adjoining Riverside Estate.

The zonal boundary between the 'F' or open space zone and the adjoining 'E' zoning to the west runs through the site and a sliver of land along the western boundary of the site is zoned for industry. A small part of the northern portion of the site is zoned 'A' - "to protect and/or improve residential amenity".

The current application provides for 3 no. bungalows of floor area 116 sq.m. each, at a density of approximately 4 houses/acre. Access is proposed via a

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0040

Page No: 0002

Location: Riverside Villa, Watery Lane (St. Killian's Road) Clondalkin

private entrance road running through the site from the existing entrance onto Watery Lane.

Individual house sites do not comply with Development Plan Standards with regard to front and rear garden length.

Lodged plans provide for an area of 'public open space' to the front (south) of the site, adjoining the Camac River to be ceded to Dublin County Council.

sanitary services Department report no objection.

Roads Department report no objection.

The current proposal is considered unacceptable. The proposed site is zoned predominantly for open space. It is considered that the level of density proposed is inconsistent with the achievement of this zoning objective and that the proposal for 3 no. bungalows contravenes the zoning objective.

I recommend that a decision to REFUSE <sup>outline</sup> PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) reasons:-

### REASONS FOR REFUSAL

- 01 The site is located in an area zoned in the 1983 County Development Plan "to preserve and provide for open space and recreational amenities. The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this area for open space and recreational amenities in that the level of density proposed is too high in relation to the area allocated for public open space and so would be contrary to the proper planning and development of the area.
- 02 The proposed development is not in accordance with Development Plan standards in respect of front ~~and~~ rear garden lengths.  
*and*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0040

Page No: 0003

Location: Riverside Villa, Watery Lane (St. Killian's Road) Clondalkin

.....  
for Dublin Planning Officer

✓ Endorsed:-.....  
for Principal Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : ..... 14 March 1991

..... K O'Sullivan  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 21st February 1991





Bosca 174,  
P. O. Box 174,  
5 Rae Gardnar,  
5 Gardiner Row,  
Baile Atha Cliath 1,  
Dublin 1,  
Telephone: (01) 727777  
Fax: (01) 725782

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department.

Our Ref. P.P.69

Your Ref.

Date 21/02/'91.

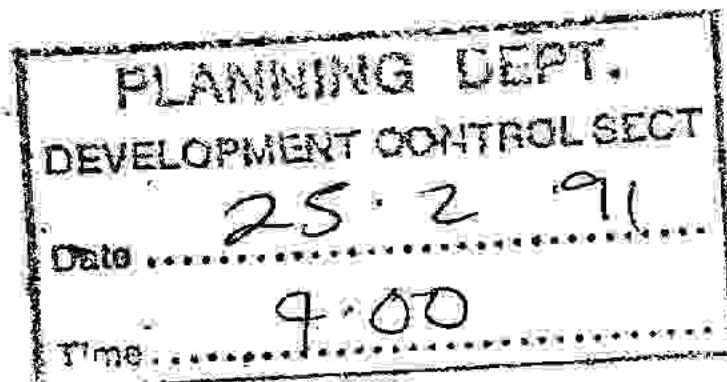
PB

Re: Application for 3 No. Bungalows at Riverside Villa, Watery Lane,  
Clondalkin. Reg.Ref. 91A/0040.

In the event of it being decided to grant planning permission the following matters should be included:

1. A detailed landscape plan (including specifications and programme of works) to be submitted and agreed with the Parks Department.
2. Boundary treatment along the Camac River to consist of 1.5m high solid bar and hot dipped galvanised railing to Parks Department specification.
3. Subject to the Roads Department's approval, the applicant should be requested to realign the entrance road. A suitable location for the realigned road is shown on the attached map.

SENIOR PARKS SUPERINTENDENT.



SS only

13

Register Reference : 91A/0040

Date : 29th January 1991

PB

Development : 3 Bungalows

LOCATION : Riverside Villa, Watery Lane (St. Killian's Road)  
Clondalkin

Applicant : Mr. T. Fagan,

App. Type : OUTLINE PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 17th January 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 6/Mar/91 .....  
Time ..... 1.00 .....

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  
- 8 FEB 1991  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
5 MAR 1991  
Rehman *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

Available in Watery Lane subject to levels & satisfactory access being available for the outfall.

SURFACE WATER

Acceptable proposal to be lodged.

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

J. Lie  
28/2/91

Registrar Reference : 91A/0040

Date : 29th January 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY

*Arrival before zoning use 24 hour storage  
to be provided.*

*J. P. Hunt,  
- 13/2/91*

*J. P. Hunt  
13/2/91*

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

*[Signature]* 25/2/91

Seal an fhreagra chun  
(Reply to)



AN RÚNAÍ  
(The Secretary)

faoin uimhir seo: -  
(Quoting)



AN ROINN COSANTA  
(Department of Defence)

TEACH NA PÁIRCE  
(Park House)

BAILE ÁTHA CLIATH, 7  
(Dublin 7)

2/50719

Teilifón 01/209008 771881

*T. v. v.*

15 February, 1991.

DEVELOPMENT  
22 FEB 1991  
CONTROL

Dear Sir,

*Mg-25/2*

Re: Planning Applications which might affect the use of Casement Aerodrome, Baldonnel, Co. Dublin.

*91A/0040*

*PB*

I am directed by the Minister for Defence to refer to applications:

- 91A/0035 - Ballymore Homes Ltd., Fortunestown, Jobstown and Gibbons townlands at Tallaght, Dublin 24.
- 91A/0040 - Mr. T. Fagan, Riverside Villa, Watery Lane (St. Killians Road), Clondalkin.
- 91A/0050 - Mr. J. Brunkard, Crockshane, Rathcoole.
- 91A/0072 - Mr. George Buffini, 57 & 59 Cappaghmore Estate, Clondalkin.

No objection is seen to these developments provided they do not exceed 11M. in height above ground level.

Yours sincerely,

*John P. Moran*

JOHN P. MORAN  
EXECUTIVE OFFICER

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC I  
Date 22.2.91  
Time 2.00

The Secretary,  
Dublin County Council,  
Planning Department,  
Irish Life Mall,  
Lower Abbey Street,  
Dublin 1.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/40.  
LOCATION: Riverside Villa, Watery Lane, Clondalkin.  
APPLICANT: Mr. T. Fagan.  
PROPOSAL: 3 bungalows.  
DATE LODGED: 17.1.91.

MG

This application is for outline permission for 3 bungalows at Clondalkin.

The site is located within the village of Clondalkin where speeds are controlled. The proposed access to the development has the required sight distances.

The proposed access involves an existing bridge over the Camac river and the use of a right of way to a private road which would serve the 3 proposed dwellings and the existing Riverside Villa. Roads Department have no objection in principle to the development subject to:-

1. The applicant can prove right of way to the proposed development.
2. The applicant provides a layby immediately before the existing bridge leading to Watery Lane. This will prevent possible congestion and vehicle-pedestrian conflict at the narrow bridge.
3. A footpath to be provided from Watery Lane to the development.

MA/BMcC  
12.3.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	12/3/91
Time .....	4:30

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

ENDORSED: 4. B. L.

DATE: 12/3/91

Our Ref: PL 6/5/85538  
P.A. Ref: 91a/40

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 30th April 1991

Appeal re: Erection of 3 bungalows at Riverside  
Villa, Watery Lane, (St. Killians Road), Clondalkin,  
County Dublin.

Dear Sir/Madam,

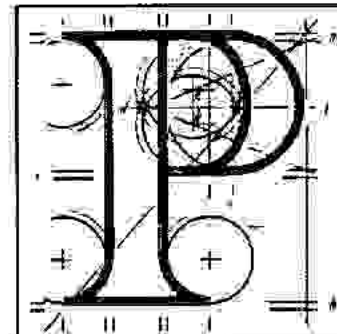
The above-mentioned appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, has been withdrawn.

Yours faithfully,

  
Miriam Baxter.

BP 302

*W* *2.10*  
*3/5*  
An Bord Pleanála



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

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Your Ref.: PL6/5/85538  
Our Ref.: 91A/40

25 April 1991

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

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

Proposal: Proposed 3 bungalows at Riverside Villa, Watery Lane  
(St. Killian's Road,) Clondalkin

Applicant: Mr. T. Fagan.

Dear Sir,

With reference to your letter dated 16th April, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 9th January, 1991.
- (4) The plan(s) received from the applicant on 17th January, 1991.
- (6) & (7) A certified copy of Manager's Order P/1196/91, dated, 14th March, 1991 together with technical reports in connection with the application.

Yours faithfully,

  
for Principal Officer.

Encls.

Our Ref: PL 6/5/85538  
Your Ref: 91a/40

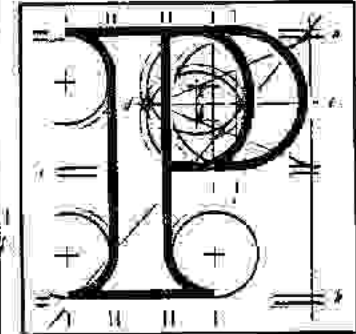
PK

225

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

18 APR 1991

An Bord Pleanála



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

Date: 16th April 1991

Planning authority decision re: Erection of 3  
bungalows at Roverside Villa, Watery Lane (St.  
Killians Road), Clondalkin, County Dublin

DEVELOPMENT  
22 APR 1991  
CONTROL

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, in relation to the above-mentioned decision.  
So that consideration of the appeal may proceed, you  
are requested to forward to the Board within two  
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

obs



Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

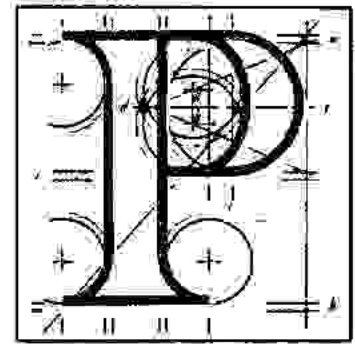
Yours faithfully,

  
Miriam Baxter.

Encl.

BP 005

An Bord Pleanála



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

An Bord Pleanála  
Block 6  
Irish Life Centre  
1r Abbey Street  
Dublin 1

**P M GING Architect**

Laureston  
Monastery Road  
Clondalkin  
Dublin 22  
Telephone 01 592149

P M Ging Dip Arch MRIAI

9 April 1991

AN BORD PLEANALA  
Received 12/4/91  
Fee: £100-00  
Receipt No. B 22747

Proposed bungalows at Riverside Villa, Watery Lane,  
Clondalkin, Co Dublin - REG.REF. No. 91A / 0040

Dear Sirs

On behalf of Mr Thomas Fagan, I wish to appeal against the refusal of Dublin County Council to grant Outline Planning Permission dated 14 March 1991 and I enclose Mr Fagan's cheque for £100.

The reasons for our appeal are as follows :-

- (1) The plan provides for a generous amount of public open space along the banks of the River Camac.
- (2) The development is a low density one which, counting the existing bungalows, is equivalent to 1 house per 0.27 acre.
- (3) The proposed bungalows would have ample private gardens on all sides.
- (4) There is a need for such bungalows for people who want something different from the usual two-story estate houses in the area.
- (5) Because of the development of the Riversdale Estate to the East of the site, (which was similarly zoned) the Open Space zoning has been compromised and it would not be reasonable to apply it so strictly to our site when it has been relaxed there.

In summary, we believe the development of this small group of bungalows set in a landscaped riverside setting would add to the variety of housing in the area and enhance the area.

We ask that Outline Planning Permission be granted.

Yours faithfully

  
Peter Ging

V.A.T. No. 1736767/D

AN BORD PLEANALA  
REC'D  
12 APR 1991

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~XXXXXXXXXX~~: ~~XXXXXXXXXX~~

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

To P. M. Ging, ..... Register Reference No. 91A/0040 .....  
"Laureston" ..... Planning Control No. ....  
Monastery Road, ..... Application Received 17/1/91 .....  
Clondalkin, Dublin 22. ..... Additional Information Received .....  
Applicant T. Fagan .....

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 1196/91 ..... dated 14/3/91 ..... decided to refuse:

### OUTLINE PERMISSION

~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~

For 3 bungalows at Riverside Villa, Watery Lane (St. Killian's Road) .....  
Clondalkin. .....  
for the following reasons:

1. The site is located in an area zoned in the 1983 County Development Plan where it is the objective of the Planning Authority "to preserve and provide for open space and recreational amenities". The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for open space and recreational in that the level of density proposed is too high in relation to the area allocated for public open space and so would be contrary to the proper planning and development of the area.
2. The proposed development is not in accordance with Development Standards in respect of front and rear garden lengths.

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

  
for PRINCIPAL OFFICER

Date 14 March 1991 .....

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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



Bloc 2, Ionad Bheatha na hEireann,  
Block 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 : 91A/0040

Date : 18th January 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : 3 Bungalows

LOCATION : Riverside Villa, Watery Lane (St. Killian's Road)  
Clondalkin

APPLICANT : Mr. T. Fagan,

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 17th January 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

P. M. Ging,  
"Laureston,"  
Monastery Road,  
Clondalkin,  
Dublin 22.



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 RIVERSIDE VILLA, WATERY LANE,  
(If none, give description sufficient to identify) CLONDALKIN, DUBLIN 22

3. Name of applicant (Principal not Agent) MR. THOMAS FAGAN & MRS. MONICA FAGAN  
Address RIVERSIDE VILLA, WATERY LANE, CLONDALKIN Tel. No. 593262

4. Name and address of P. M. GING, ARCHITECT  
person or firm responsible "LAURESTON" MONASTERY RD.  
for preparation of drawings CLONDALKIN, DUBLIN 22 Tel. No. 592149

5. Name and address to which P. M. GING, ABOVE  
notifications should be sent

6. Brief description of proposed development THREE BUNGALOWS

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC MAINS

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. DWELLING HOUSE  
(b) Proposed use of each floor DWELLING HOUSE

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

11. (a) <u>DUBLIN</u> Outline planning permission sought for <u>three bungalows at Riverside Villa Watery Lane, St. Killians Road, Clondalkin. By T. Fagan</u>	<u>4,370</u> Sq. m.
(b) <u>Watery Lane, St. Killians Road, Clondalkin. By T. Fagan</u>	<u>348</u> Sq. m.
(c) Floor area of buildings proposed to be retained within site	<u>116</u> Sq. m.

*Irish Press 9/1/91*

17. JAN 91

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

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

BYE LAW APPLICATION  
REG. NO.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15. List of documents enclosed with application. COVERING LETTER, NEWSPAPER NOTICE, 4 COPIES OF SITE LOC. MAP and DRAWING.

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

No of dwellings proposed (if any) 3 Class(es) of Development 1  
Fee Payable E. 12 Basis of Calculation 3 x £36 x 75%  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) NM/M Date DECEMBER '90

Application Type OUTLINE FOR OFFICE USE ONLY  
Register Reference 91A/0045  
Amount Received E. 2.8.0  
Receipt No .....  
Date .....

**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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (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)			

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.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID  DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 31029

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 72.00

Received this

17<sup>th</sup>

day of

January

1991

from T. Fagan

the sum of

seventy two

Pounds

Pence, being

two for

planning application at Riverside Villa

Willy Lane

Moeleem

Des

Cashier

S. CAREY  
Principal Officer

LGAS Tx 3

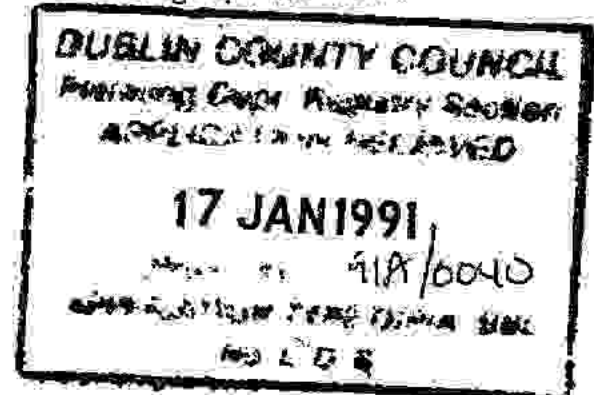
Dublin County Council  
Planning Department  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

**P M GING Architect**

Laureston  
Monastery Road  
Clondalkin  
Dublin 22  
Telephone 01 592149

7 Jan '91

P.M.Ging Dip Arch MRIAI



Riverside Villa, Watery Lane, Clondalkin

Dear Sirs

On behalf of Mr Thomas Fagan, I enclose an Outline Planning application for three bungalows on the curtilage of Mr Fagan's house, Riverside Villa.

The area of the site is 1.08 acres so the density of the total of four houses is equivalent to 1 house per 0.27 acres.

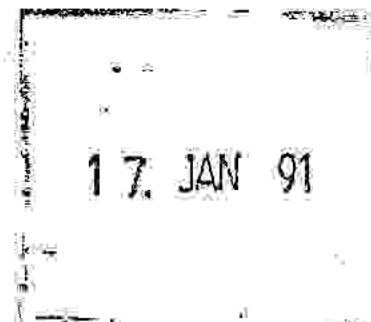
As discussed earlier with the Planning Officer, Mr Peter Byrne, we propose leaving a wide margin of open space alongside the River Camac, corresponding to that on the adjoining Riverside development.

Now that the Riverside housing development has been carried out, this site is left between it and adjoining land zoned industrial. There are plenty of ordinary estate houses in the area but a shortage of detached bungalows for those who want more seclusion and larger gardens.

For these reasons we believe the proposed development would be suitable.

Yours sincerely

  
Peter Ging



Encl