


91A/0120

CERTIFICATE NO: 24174

PROPOSAL: Byelaw  
LOCATION: Site at nos 7 & 7 Whitehall Road, Rufford  
APPLICANT: R. Stafford

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	£32	£32	£32	/		
	£216					
	£500 per sq ft in excess of 3000 sq ft					
paths	£21.75 per sq ft					
x .1 feet	£225 per sq ft					
x .1 feet	£225 per sq ft					
x .1 feet	£225 per sq ft					
x paths	£21.75 per sq ft					
x 1,000 sq ft	£225 per sq ft					
x .1 feet	£225 per sq ft					

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: 8/2/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0120

Date Received : 5th February 1991

Applicant : Mr & Mrs R. Stafford,

Appl.Type : PERMISSION

Development : Retain modifications to approved bungalow including  
relocation on reduced area site

LOCATION : rear No. 7 Whitehall Road, Rathfarnham

O.S.REFS.

227			
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AREA REFERENCE

SS1703

HISTORY

89A/2287				

FEE CERTIFICATE NO.

FEE CLASS

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MEASUREMENT  
FOR FEES

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SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

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CERTIFIED

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

## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0120

Date Received : 5th February 1991

Correspondence : Wilfred M. Raftery,  
 Name and : Architect,  
 Address : St. Michael's,  
 1 Springfield Ave, Templeogue,  
 Dublin 6W.

Development : Retain modifications to approved bungalow including  
 relocation on reduced area site

Location : rear No. 7 Whitehall Road, Rathfarnham

Applicant : Mr & Mrs R. Stafford,

App. Type : Permission

Zoning : 'A'

*IN STAS*

<u>CONTRIBUTION:</u>	
Standard:	<i>nil</i>
Roads:	<i>nil</i>
S. Sers:	<i>nil</i>
Open Space:	<i>nil</i>
Other:	<i>nil</i>
<u>SECURITY:</u>	
Bond/C.I.F.:	
Cash:	

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

This is an application for PERMISSION to retain modifications to an already approved bungalow, including the relocation on a reduced site area, at the rear of No. 7 Whitehall Road, Rathfarnham.

## ZONING AND PLANNING HISTORY

The site is located in an area which is zoned 'A' in the Development Plan - "to protect and/or improve residential amenity".

By Order No. P/672/90, dated 16/2/90 (Reg. Ref. 89A/2289) permission was granted for a bungalow on the site. This bungalow has now been built and, while not completed, was occupied at the time of a site visit on 25/2/91. The permission contained six conditions, five of which required compliance. While the Building Bye-Law and the financial contributions conditions have been complied with, no details regarding the access or the site boundary walls have been submitted to or agreed by the Planning Authority as per conditions No. 4 and 5. Neither has the footpath/kerb been dishd as required by condition No. 3.

## PLANNING COMMENT

The bungalow, as permitted, was to have been some 119 sq.m. in floor area on a site of 750 sq.m. The current application gives the modified floor area as 108 sq.m. and also seeks retention for its relocation on a site which has been reduced by some 119 sq.m. or 16%. The reason stated for latter is the requirement of the parents of one of the applicants who live in No. 7 (and who apparently donated the site) to retain a larger area for the back garden of No. 7 and this is considered desirable.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0120

Page No: 0002

Location: rear No. 7 Whitehall Road, Rathfarnham

The reduction in floor area is <sup>accounted</sup> ~~accommodated~~ for by the omission of a conservatory area to the south and the bungalow as built is set back by approximately 4.2m.

A consequence of the latter will be a greater separation between the dwelling and an approved, (though not yet built), bungalow in the adjoining rear garden to the north. The two will now have a separation of 2m for just a 3m overlap as opposed to the previous side by side siting.

*No objections lodged as at 6/3/91 (Jm)*

The proposed retention is acceptable and I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (3) conditions:-

### CONDITIONS / REASONS

01 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

02 That conditions Nos. 3, 4 and 5 of the Decision to Grant Permission by Order No. P/672/90, dated 16th February, 1990, be complied with within six calendar months from the date of this permission.

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

03. The bungalow shall be used as a single dwelling unit.

03 Reason: In the interest of the proper planning and development of the area

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0120

Page No: 0003

Location: rear No. 7 Whitehall Road, Rathfarnham

*June 1991*

Endorsed: *[Signature]*  
for Principal officer

*Richard Cermus*  
for Dublin planning officer *SEP 6-3-91*

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated : *8 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*



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

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

Decision Order Number : P/ 1025 /91      Date of Decision : 8th March 1991

Register Reference : 91A/0120      Date Received : 5th February 1991

Applicant : Mr & Mrs R. Stafford,

Development : Retain modifications to approved bungalow including  
relocation on reduced area site

Location : rear No. 7 Whitehall Road, Rathfarnham

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin  
County Council, being the Planning Authority for the County Health  
District of Dublin, did by order dated as above make a decision to  
GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS: - 5 - ATTACHED.

Signed on behalf of the Dublin County Council.....  
for Principal Officer

Date: 12/3/91

Wilfred M. Raftery,  
Architect,  
St. Michael's,  
1 Springfield Ave, Templeogue,  
Dublin 6W.

## NOTES

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. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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



Reg.Ref. 91A/0120  
Decision Order No. P/ 1025 /91  
Page No: 0002



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

CONDITIONS / REASONS

01 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

02 That condition Nos. 3, 4 and 5 of the Decision to Grant Permission by order No. P/672/90, dated 16th February, 1990, be complied with within six calendar months from the date of this permission.

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

03 The bungalow shall be used as a single dwelling unit.

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

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



Bloc 2, Ionad Bheatha na hÉireann,  
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/0120

Date : 7th February 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Retain modifications to approved bungalow including  
relocation on reduced area site

LOCATION : rear No. 7 Whitehall Road, Rathfarnham

APPLICANT : Mr & Mrs R. Stafford,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 5th February 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Wilfred M. Raftery,  
Architect,  
St. Michael's,  
1 Springfield Ave, Templeogue,  
Dublin 6W.



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 Site at rear of No. 7 Whitehall Road, Rathfarnham, Dublin 14  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Mr & Mrs R. Stafford

Address 7 Whitehall Road, Rathfarnham, Dublin 14 Tel. No. 987236

4. Name and address of Wilfred M. Raftery, A.R.I.B.A. Architect, 91 Michael's, Springfield Ave.,  
person or firm responsible Templeogue, Dublin 6W Tel. No.   
for preparation of drawings

5. Name and address to which Above named architect  
notifications should be sent

BYE LAW APPLICATION  
REC. NO. N12

6. Brief description of proposed development Retain modifications to approved bungalow including relocation on reduced area site

7. Method of drainage Foul drain to public sewer B. Source of Water Supply Public main  
Surface water to soakaway

9. In the case of any building or buildings to be retained on site, please state:

(a) Present use of each floor N/A  
or use when last used.

(b) Proposed use of each floor N/A

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

11.(a) Area of Site 631 Sq. m.

(b) Floor area of proposed development 108 Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A 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:

Generally

15. List of documents enclosed with application.

CO. DUBLIN site at rear of no. 7 Whitehall Road, Rathfarnham, Dublin 14. Mr & Mrs R. Stafford seek permission to retain modifications to approved bungalow including relocation on reduced area site.  
Doc Nos R90/161, R90/162A, R91/8 (four copies of each)  
Planning Notice from Irish Plan dated 5/2/91

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

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

Fee Payable £  Basis of Calculation

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) William Raftery Date 5th Feb 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0120

Amount Received £ 5/2 1.12.0

Receipt No

Date

vis  
us  
2/91

RECEIVED  
FEB 1991  
5th Feb 1991

**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, Lt. 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 ATHA CLIATH

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 31178

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

£32.00

Received this

5th day of February 1971

from

Wilfred & Anne M. Rafferty  
St. Michaels, 1 Springfield Avenue

the sum of

thirty two

Pounds

Pence, being

application at Rac 7 Whitehall road, Rathfarnham, D.14

Michael J. Han

Cashier

S. CAREY  
Principal Officer

Class 1  
House

