

91A/0122

CERTIFICATE NO: 24171

PROPOSAL: House
LOCATION: Junction of Mount Jesus Road & Edmondstone Rd, D16
APPLICANT: T. Keating

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	£352	£32	£32			
	£316					
	£500 per M ² in excess of 5000 m ² area. £40					
garage	£1.75 per M ² of area					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					
x .1 hect.	£125 per hect. £125					

1 Certified: Signed: _____ Grade: _____ Date: _____

1 Endorsed: Signed: _____ Grade: _____ Date: _____

2,3,4,5,6 & 7 Certified Signed: [Signature] Grade: S2R Date: 8/2/91

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:

Landlord

*£ 375
water only*

17/5/91

[Signature]

DEVELOPMENT CONTROL ASSISTANT GRADE

P/1013/92

CN9473

COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION
AMOUNT €
FL 6375

Record of Executive Business and Manager's Orders

Proposed house at lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16 for T. Keating. By Order P/2192/91, dated 22nd May, 1991, the Council made a decision to grant permission for this proposal. On appeal, An Bord Pleanála made the following order on 23rd December, 1991:-

PL6/5/86073

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 to 1990

County Dublin

Planning Register Reference Number: 91A/0122

APPEAL by Thomas and Anne Keating care of Giles J. Kennedy and Company of 81 Eccles Street, Dublin against the decision made on the 22nd May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for the erection of a house on lands at the junction of Edmondstown Road and Mount Venus Road, County Dublin in accordance with plans and particulars lodged with the said council:

WHEREAS the said appeal relates only to conditions numbers 6, 7 and 8 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to attach the said condition number 6 and the reason therefor, to remove the said condition number 7 and the reason therefor, to remove condition number 9 and the reason therefor, to remove part (e) of the said condition number 8 and to amend part (f) of the said condition number 8 so that it shall be as follows:

- (f) The strips of land along the boundaries of the site with Edmondstown Road and Mount Venus Road which may be required in connection with the carrying out by Dublin County Council of road improvement works shall be reserved free of development other than the development hereby permitted.

Contd....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL6/5/86073

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 to 1990

County Dublin

Planning Register Reference Number: 91A/0122

I recommend that the Grant of Permission be issued in accordance with this direction.


for Principal Officer

ORDER: Direction of An Bord Pleanála noted. Grant of Permission to be issued in accordance with An Bord Pleanála's direction dated 23rd December, 1991, Ref. PL6/5/86073.

Dated: ^{gnd} ~~FEBRUARY~~ ^{L.D.} MARCH 1992


ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th FEBRUARY 1992

P/2192/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0122

Date Received : 4th April 1991

Correspondence : Conroy Crowe Kelly Architects,
Name and : 26 Kingram Place,
Address : Fitzwilliam Square,
Dublin 2.

Development : House

Location : Lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16.

Applicant : T. Keating,

App. Type : Permission

Zoning :

CONTRIBUTION:
Standard: <i>£375</i>
Roads: <i>Water</i>
S Sers:
Open Space:
Other: -
SECURITY:
Bond / C.I.F.:
Cash:

Report of the Dublin Planning Officer dated 14 May, 1991.

This application is for PERMISSION. The proposed development consists of a house on lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16 for T. Keating. The applicant is stated to have a freehold interest on the site.

A previous application on this site lodged under Reg. Ref. 90A-2010 was subsequently withdrawn and, therefore, never determined.

Under Reg. Ref. WA 402 outline planning permission was refused for a house on a site opposite the site affected by this application, on appeal to An Bord Pleanála (order dated 2nd June, 1982). The reasons given related to zoning and traffic safety.

The site is zoned 'B' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and provide for the development of agriculture". The site, which is stated to be 33,500 sq. m. (8.2 acres) in area, is located at the junction of the Edmondstown and Mount Venus Roads. The Edmondstown Road is affected by a specific long term roads objective in the 1983 development plan.

The site is approx. 4 feet above the level of Edmondstown Road. A stone wall and hedgerow form the northern and eastern roadside boundaries of the site. A band of semi-mature trees form the boundary to the south, separating the site from that adjoining an existing two storey brick house.

The floor area of the proposed house is stated to be 212.86 sq. m. It is single storey with a very low angled roof. Proposed finishes include a natural grey slate on the roof and a plaster rendered external finish on the walls. Extensive landscaping on the site is proposed, particularly along the proposed road widening line on Mount Venus Road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0122

Page No: 0002

Location: Lands at junction of Edmondstown Road and Mount Venus Road,
Dublin 16.

In support of this application, the agent for the applicant states that the Keating family have lived in Mount Venus Road area since 1969. They are presently living in rented accommodation. It is proposed that Mr. and Mrs. Keating together with their dependant daughter will live in the house. It is stated that for personal family reasons it is proposed to establish a market garden on the balance of the landholding which would be worked by the daughter of the family. There would no public access to the market garden.

Finally, it is stated that the applicant is willing to enter into a sterilization agreement with Dublin County Council sterilizing the area of land outlined in blue from any further development. Photos have been submitted as part of the application showing the site from the surrounding roads. The applicant has offered to cede two areas of land to Dublin County Council (i.e. at the junction of Mount Venus and Edmondstown Road and on the bend of Mount Venus road) free of charge for the improvement of the road as part of this application.

REPORTS

The Sanitary Services report dated 11.03.91, recommended refusal on the basis that there is a deficiency in the sewer system to which it is proposed to discharge and that no proposal for the disposal of surface water has been indicated. I have spoken to the Sanitary Services Engineer who has confirmed that there is no spare capacity in the existing sewerage system to which it is proposed to connect and while there are plans to increase the capacity of this system, there is no specific timescale for these works. Water is available to serve the house only.

The Roads report dated 11.03.91, states that the proposed access provides adequate sight lines in both directions. It notes the conditions which should be attached to any grant of permission.

Additional Information was requested from the applicant with regard to the following:

1. In this application, it is proposed to drain onto an existing sewerage system which has no spare capacity to accept additional effluent. The applicant is requested to submit an alternative drainage proposal acceptable to the Planning Authority. In this regard the applicant should show on a block plan of the site, the provision of a septic tank, percolation and reserve percolation area in accordance with the standards set out in "Recommendation for septic tank drainage systems SR6, 1975" available from Eolas. The applicant should also demonstrate the suitability of the soil for septic tank drainage. (The applicant is advised to contact the supervising Environmental Health Officer at 33 Gardiner

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0122

Page No: 0003

Location: Lands at junction of Edmondstown Road and Mount Venus Road,
Dublin 16.

Place, Dublin 1, Tel. 727777, to arrange for the opening and testing of a trial hole).

2. The applicant is requested to indicate anticipated peak and daily water consumption requirements for the proposed Market Garden. It should be noted that it may not be possible to provide a public water supply to serve the Market Garden and the applicant may have to dig a well.

Additional information was submitted on 16.04.91. In response to Item no. 1, a block plan of the site has been submitted showing the proposed drainage arrangements, which consist of a septic tank and percolation areas. With regard to Item no. 2, the agent for the applicant confirms that a well will be drilled on site to serve the proposed market garden.

The supervising Environmental Health Officer has reported (letter dated 25.04.91) that a trial hole inspected on site on 11.04.91 indicated the suitability of the soil for the disposal of septic tank effluent. The proposal is acceptable subject to the applicant complying with IIRS SR6, 1975 requirements.

The applicant has maintained a close relationship to the Mt. Venus Road area ^{over a long} ~~time period~~. The proposed development is considered to be in accordance with the Council's policy for housing in rural areas as outlined in Para. 2.3.9 of the Development Plan. The design of the proposed house and the proposed landscaping of the site should ensure that the proposed development will not be visually obtrusive.

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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information submitted on 04.04.91, save as may be required by the other conditions attached hereto.

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0122

Page No: 0004

Location: Lands at junction of Edmondstown Road and Mount Venus Road,
Dublin 16.

03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

04 That the design and location of the proposed septic tank, percolation and reserve percolation areas be in accordance with the requirements of the Planning Authority.

Recommendations for septic tank drainage systems as laid down in S.R. 6:1975 & available Part 50/75
04 REASON: In the interest of the proper planning and development of the area.

& submit water drainage arrangements
05 That the water supply arrangements be in accordance with the requirements of the Planning Authority.

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

06 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.

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

07 Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined in blue on *the location plan* Drg. No. 9039/D/10 from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered.

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

08 That the following requirements of the Roads Department be adhered to in this development: (a) The front boundary to Edmondstown Road is to be set back 3 metres *from the edge of the*

from the existing carriageway with the intervening area grassed. The proposed new boundary wall on this new set back is to be constructed in such a manner that any future road widening along this frontage will not undermine the same nor require its replacement. (b) Entrance to be set back 6 metres from the edge of Edmondstown Road, with 45 degrees vision splays to be provided. (c) The gradient on the driveway to be not more than 2.5% ~~over its first 2.5m~~ over its first 20 metres from the entrance.

Applicant to preserve sight lines at entrance in cutting. (d) No damage to be caused to existing road drainage along the frontage of the site on Edmondstown Road. (e) All poles *& signs* on Edmondstown Road frontage to be relocated at applicant's expense. (f) *The lands required for road widening along the Edmondstown Road and Mt. Venus Road to be held free of charge to Dublin Co.*

08 REASON: To comply with the requirements of the Roads Department.

Council when requested by the Council as indicated on letter received on 6th Feb. 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0122

Page No: 0005

Location: Lands at junction of Edmondstown Road and Mount Venus Road,
Dublin 16.

09 That the applicant shall construct a new boundary wall along the proposed new boundaries to the site where it is proposed to cede land initially to Dublin County Council (i.e. along Mt. Venus Road and at the junction of Mt. Venus and Edmondstown Road). These walls are to match the existing boundary walls in terms of construction and height.


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

10 That a financial contribution in the sum of £ 375 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.


Endorsed:
for Principal Officer

 SEP
for Dublin Planning Officer 16.5.91

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 (||) conditions set out above is hereby made.

Dated : 22 May 1991 
ASSISTANT CITY AND COUNTY MANAGER

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

P | 1300 | 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0122

Date Received : 6th February 1991

Correspondence : Conroy Crowe Kelly Architects,
Name and : 26 Kingram Place,
Address : Fitzwilliam Square,
Dublin 2.

Development : House

Location : Lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16.

Applicant : T. Keating,

App. Type : Permission

Zoning : B

Report of the Dublin Planning Officer dated 13th March, 1991.

This application is for PERMISSION. The proposed development consists of a house on lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16 for T. Keating. The applicant is stated to have a freehold interest on the site.

A previous application on this site lodged under Reg. Ref. 90A-2010 was subsequently withdrawn and, therefore, never determined.

Under Reg. Ref. WA 402 outline planning permission was refused for a house on a site opposite the site affected by this application, on appeal to An Bord Pleanála (order dated 2nd June, 1982). The reasons given related to zoning and traffic safety.

The site is zoned 'B' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and provide for the development of agriculture". The site, which is stated to be 33,500 sq. m. (8.2 acres) in area, is located at the junction of the Edmondstown and Mount Venus Roads. The Edmondstown Road is affected by a specific long term roads objective in the 1983 development plan.

The site is approx. 4 feet above the level of Edmondstown Road. A stone wall and hedgerow form the northern and eastern roadside boundaries of the site. A band of semi-mature trees form the boundary to the south, separating the site from that adjoining an existing two storey brick house.

The floor area of the proposed house is stated to be 212.86 sq. m. It is single storey with a very low angled roof. Proposed finishes include a natural grey slate on the roof and a plaster rendered external finish on the walls, particularly along the proposed road widening line.

extensive landscaping on the site is proposed, particularly along the proposed road widening line on Mt. Venus Road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

In support of this application, the agent for the applicant states that the Keating family have lived in Mount Venus Road area since 1969. They are presently living in rented accommodation. It is proposed that Mr. and Mrs. Keating together with their dependant daughter will live in the house. It is stated that for personal family reasons it is proposed to establish a market garden on the balance of the landholding which would be worked by the daughter of the family. There would no public access to the market garden.

Finally, it is stated that the applicant is willing to enter into a sterilization agreement with Dublin County Council sterilizing the area of land outlined in blue from any further development. Photos have been submitted as part of the application showing the site from the surrounding roads. The applicant has offered to cede two areas of land to Dublin County Council (i.e. at the junction of Mount Venus and Edmondstown Road and on the bend of Mount Venus road) free of charge for the improvement of the road as part of this application.

REPORTS

The Sanitary Services report dated 11th March, 1991, recommends refusal on the basis that there is a deficiency in the sewer system to which it is proposed to discharge and that no proposal for the disposal of surface water has been indicated. I have spoken to the Sanitary Services Engineer who has confirmed that there is no spare capacity in the existing sewerage system to which it is proposed to connect and while there are plans to increase the capacity of this system, there is no specific timescale for these works.

The Roads report dated 11th March, 1991, states that the proposed access provides adequate sight lines in both directions. It notes the conditions which should be attached to any grant of permission.

The applicant has a close relationship to this area and, therefore, it is considered that the proposed development conforms with the Council's policy for housing in rural areas as outlined in para. 2.3.9 of the Development Plan. The design of the house and the proposed landscaping of the site should ensure that the proposed development will not be visually obtrusive.

While serious consideration should be given to this application before a decision is made,

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

- 01 In this application, it is proposed to drain onto an existing sewerage system which has no spare capacity to accept additional effluent. The applicant is requested to submit an alternative drainage proposal acceptable to the Planning Authority. In this regard the applicant should show on a block plan of the site, the provision of a septic tank, percolation and reserve percolation area in accordance with the standards set out in "Recommendation for septic tank drainage systems

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SR6, 1975" available from Eolas. The applicant should also demonstrate the suitability of the soil for septic tank drainage. (The applicant is advised to contact the Supervising Environmental Health Officer at 33, Gardiner Place, Dublin 1, Tel. 727777, to arrange for the opening and testing of a trial hole).

WOS
(2) The applicant is requested to indicate anticipated peak & daily water consumption requirements for the proposed Market garden. It should be noted that it may not be possible to provide a public water supply to serve the Market garden, as the applicant may have to dig a well.

[Signature]
for Dublin Planning officer
For Principal Officer

Endorsed: *[Signature]* SEP
for Principal officer
For Dublin Planning officer 15.3.91

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

Dated: *15/3/91*
[Signature]
ASSISTANT CITY AND COUNTY MANAGER / APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 21st February 1991 15/3/91

File

Register Reference : 91A/0122

Date : 14th February 1991



Development : House

LOCATION : Lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16.

Applicant : T. Keating,

MOS

App. Type : PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 6th February 1991

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

Yours faithfully,

Date of inspection 6/3/91

PRINCIPAL OFFICER

No objection to this proposal. Existing sewer available.

Dora Cronin

John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date *12/3/91*
Time *9:30*

2/3/91

File

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged

LOCATION:

jct. of Edmondston Road and
Mt. Venus Road -

REG. REF.

91A/122

6-2-91

APPLICANT:

J. Keating

MOS

PROPOSAL:

House

(2) Date Referred:

SEWER

Refusal Recommended

(3) Rec'd San. Ser.

Application is premature by reason a deficiency in the sewer system to which it is proposed to discharge.

(4) Dispatched from
San. Services

SURFACE WATER

No proposal for the disposal of surface water

has been ~~not~~ included in this application.

(5) Date to Planning

(6) Date to Planner

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date ... 12 / 3rd / 91 ...
Time ... 9:30 ...

(7) ... before
to be submitted

Destination, see.

J. Keating
11/3/91

73 015 11/3/91

ENDORSED

SATS

SS only

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

6-2-91

LOCATION:

jct. of Edmondstown Road and
Mt. Venus Road

REG. REF.

91A/122

APPLICANT:

T. Keating

WOS

PROPOSAL:

House

(2) Date Referred:

(3) Rec'd San. Ser.

DISPATCHED FROM
SANITARY SERVICES
16 APR 1991
Returned *gg*

(5) Date to Planning

(6) Date to Planner

(7) D.P.O. report
to be submitted
before

(8) D.P.O. report
submitted to
S.A.O.:

SEWER

Refusal Recommended

Application is premature by reason a deficiency in the
sewer system to which it is proposed to discharge.

SURFACE WATER

No proposal for the disposal of surface water
has been ~~mentioned~~ included in this application.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16/4/91
Time 9:00

J. Rice
11/3/91

73075 11/3/91

(9) Decision due:

ENDORSED

DATE

1) Date Lodged

6-2-91

LOCATION: jct. of Edmondston Rd. and Mt. Venus Rd.
 APPLICANT: T. Keating
 PROPOSAL: House

REG. REF.

91A/122

WATER SUPPLY

Water available for domestic use only. Water is not available for the proposed market garden pending the submission to and approval by the Area Engineer @ Sandyford (455087) of the proposed daily & peak consumption

W.S. Sullivan
 14/3/91

[Signature] 15/3/91

ENDORSED:

[Signature]

DATE

3/4/91

J.K.



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. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

P.P. 7/6
Our Ref.
Your Ref.
Date 17.05.1991

RE: Application for single storey dwelling of Junction of Mount Venus Road and Edmondstown Road. Reg. Ref. 91A/122.

The Parks Departments comments concerning the above application are;

The applicant is applying for planning permission to develop a private dwelling on land zoned 'B' in the 1983 County Development Plan. Zone 'B' is to protect and provide for the development of Agriculture. The proposed development is, therefore, not considered compatible with the objectives of the County Development Plan, and should be refused.

However, in the event of it being decided to grant permission the following conditions should be included:-

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.
2. The applicant submit and agree details of the boundary treatment between the site and public road prior to the commencement of development. In this regard, the entrance to the site should consist of a limestone masonry wall with splayed walls and piers.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.05.91
Time 12.35

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	25/3/91
Time	4.30



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,
Dublin County Council.

Our Ref.

Your Ref.

Date 21.03.1991

MOS

RE: Application for single storey dwelling at junction of Mount Venus Road and Edmondstown Road. Reg. Ref. 91A/122.

The Parks Department's comments concerning the above application are;

The applicant is applying for planning permission to develop a private dwelling on land zoned 'B' in the 1983 County Development Plan. Zone 'B' is to protect and provide for the development of Agriculture. The proposed development is, therefore, not considered compatible with the objectives of the County Development Plan, and should be refused.

However, in the event of it being decided to grant permission, the following conditions should be included:-

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 public open spaces in the area.
2. A scheme of planting to reduce the impact of the house as viewed from the road, should be submitted and agreed with the Parks Department prior to the commencement of development.
3. The applicant should submit and agree details of boundary treatment of the proposed site with the Parks Department prior to the commencement of development.

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SL.
Date 30/4/91
Time 3p.m. Date: 12th April 1991

Register Reference : 91A/0122

MOS

Development : House

LOCATION : Lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16.

Applicant : T. Keating,

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 4th April 1991

DL COUNCIL
2 - APR 1991
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

Date of inspection 24/4/91

Paul Gahan

PRINCIPAL OFFICER

This proposal is acceptable subject to:

1. Compliance with IRS-SRE recommendations for the disposal of septic tank effluent.
2. The proposed well being used for the proposed market garden on site.
(main water available for drinking purposes)

Note: Trial hole inspected on site on 11/4/91 indicated soil suitability for the disposal of septic tank effluent.

John O'Sullivan
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Dara Cronin

25/4/91

Filed.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/122.
LOCATION: Lands at junction of Edmondstown Road
and Mount Venus Rd, Dublin 16.
APPLICANT: T. Keating.
PROPOSAL: House.
DATE LODGED: 6.2.90.

MOS

A previous application, 90A/2010 was withdrawn. Roads Department did not have an opportunity to examine same at that time (previous Road Report of 5/12/90 refers).

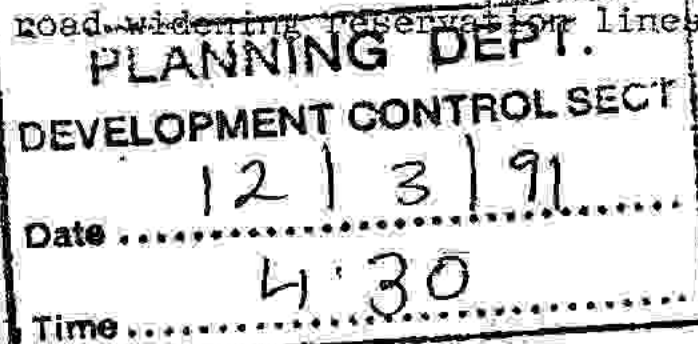
This development constitutes undesirable ribbon development on a substandard road.

The site is elevated 1.2m to 2m above the existing level of Edmondstown Road. The proposed access provides adequate site lines in both directions. It is noted the applicant indicates his willingness to cede land to Dublin County Council to allow for road improvements at the Mount Venus road Junction.

If this application is to be given further consideration it should be conditioned as follows:-

1. Front boundary to Edmondstown Road to be set back 3 metres from the edge of the existing carriageway with the intervening area grassed. Any new boundary treatment (i.e. wall, hedge, fence, etc.) on this new set back to be constructed in such a manner that any future road widening along this frontage will not undermine same nor require it's replacement.
2. Entrance to be set back 6 metres from the edge of Edmondstown Road, with 45° vision splays to be provided.
3. The gradient on the driveway to be not more than 2.5% over its first 20 metre from the entrance. Applicant to preserve sight lines at entrance in cutting.
4. No damage to be caused to existing road drainage along the frontage of the site on Edmondstown Road.
5. All poles on Edmondstown Road frontage to be relocated at applicants expense.
6. Applicant to observe road widening reservation lines on Mount Venus Road.

TB/BMcC
11.3.91.



SIGNED: T. Keating

ENDORSED: E. Madden

DATE: 11/3/91

DATE: 11th March '91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/122.
LOCATION: Lands at junction of Edmondstown Road
and Mount Venus Rd, Dublin 16.
APPLICANT: T. Keating.
PROPOSAL: House.
DATE LODGED: 6.2.90.

MCS

A previous application, 90A/2010 was withdrawn. Roads Department did not have an opportunity to examine same at that time (previous Road Report of 5/12/90 refers).

This development constitutes undesirable ribbon development on a substandard road.

The site is elevated 1.2m to 2m above the existing level of Edmondstown Road. The proposed access provides adequate site lines in both directions. It is noted the applicant indicates his willingness to cede land to Dublin County Council to allow for road improvements at the Mount Venus road Junction.

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3. The gradient on the driveway to be not more than 2.5% over its first 20 metre from the entrance. Applicant to preserve sight lines at entrance in cutting.
4. No damage to be caused to existing road drainage along the frontage of the site on Edmondstown Road.
5. All poles on Edmondstown Road frontage to be relocated at applicants expense.
6. Applicant to observe road-widening reservation lines on Mount Venus Road.

TB/BMcC
11.3.91.

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

SIGNED: *T. Keating*

ENDORSED: *E. Madden*

DATE: 11/3/91

DATE: 11th March '91

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

6-2-91

LOCATION:

jct. of Edmondstown Road and
Mt. Venus Road -

REG. REF.

91A/122

APPLICANT:

T. Keating

MOS

PROPOSAL:

House

(2) Date Referred:

(3) Rec'd San. Ser.

(4) Dispatched from
San. Services.

(5) Date to Planning

(6) Date to Planner

(7) D.P.O. reports
to be submitted
before

(8) D.P.O. reports
submitted to
S.P.O.:

SEWER

Refusal Recommended

Application is premature by reason a deficiency in the
sewer system to which it is proposed to discharge.

SURFACE WATER

No proposal for the disposal of surface water
has been ~~mentioned~~ included in this application.

PLANNING DEPT.
DEVELOPMENT CONTROL SECY
Date 12/3rd/91
Time 9:30

J. L. Lie
11/3/91

73075 11/3/91

Decision due:

ENDORSED

DATE

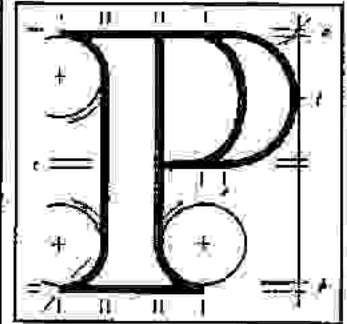
Our Ref: PL 6/5/86073
P.A. Ref: 91A/122

fm

*Re L.
7/1*

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

An Bord Pleanála



Date:

24.12.91

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

Appeal Re: Erection of a house on lands at the junction of Edmondstown Road and Mount Venus Road, Dublin 14.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

M. Baxter
Miriam Baxter.

Encl.

BP 352

03 JAN 92

DEVELOPMENT
7 JAN 1991
CONTROL

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/122

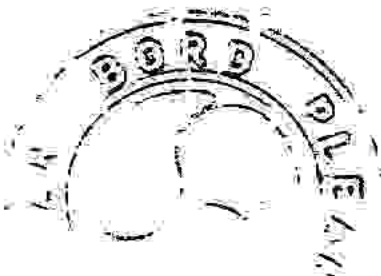
APPEAL by Thomas and Anne Keating care of Giles J. Kennedy and Company of 81 Eccles Street, Dublin against the decision made on the 22nd day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for the erection of a house on lands at the junction of Edmondstown Road and Mount Venus Road, County Dublin in accordance with plans and particulars lodged with the said council:

WHEREAS the said appeal relates only to conditions numbers 6, 7 and 8 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to attach the said condition number 6 and the reason therefor, to remove the said condition number 7 and the reason therefor, to remove condition number 9 and the reason therefor, to remove part (e) of the said condition number 8 and to amend part (f) of the said condition number 8 so that it shall be as follows:

- (f) The strips of land along the boundaries of the site with Edmondstown Road and Mount Venus Road which may be required in connection with the carrying out by Dublin County Council of road improvement works shall be reserved free of development other than the development hereby permitted.



P. O' Duffy
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 23rd day of December 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel. 724755
Ext. 268/269

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

Your Ref. 6/S/86073
Our Ref. 9/A-122

02.07.91

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

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

PROPOSAL House at Junction of Edmondstown Rd
and Mount Venus Rd.

APPLICANT: T Keating

Dear Sir,

With reference to your letter dated 24.06.91 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 5/2/91
- (4) The plan(s) received from the applicant on 4/2/91
- (6) & (7) A certified copy of Manager's Order P/192/91 together with technical reports in connection with the application.

(8) For WA 402. see 6/S/54666

Yours faithfully,

M. Murtagh

for PRINCIPAL OFFICER

Encls.

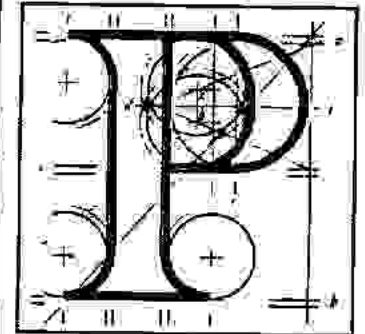
Our Ref: PL 6/5/86073
Your Ref: 91A/122

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

25 JUN 91

27/6

An Bord Pleanála



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

214

Date: 24th June 1991.

Planning authority decision re: Erection of a house at lands at junction of Edmondstown Road and Mount Venus Road, Dublin 14.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, 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.

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 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.

The Board notes that the above appeal relates (inter alia) to (a) contribution condition(s). In this regard, and in order to facilitate the Board in its consideration of the appeal, I am to request you to forward the following information (as appropriate) in relation to the condition(s) proposed to be imposed:-

- (1) The approach to and the basis for the calculation of the contribution(s).
- (2) In the case of a parking contribution - the location of parking spaces which would facilitate the proposed development together with an indication as to when they were, or will be, provided.
- (3) In the case of change of use - what allowance, if any, has been made in the calculation of the contribution(s) to allow for the demand for services or parking under the previous use.
- (4) Any other relevant comments or information.

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

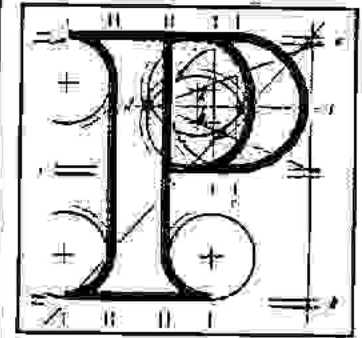
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 006

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 7
tel (01) 726011

GILES J. KENNEDY & CO.

SOLICITORS. Commissioners for Oaths

81 Eccles Street,
Dublin 7.
Telephone 725288 (6 lines)
Telex 31856 Telefax 300524
14 Upper Drumcondra Road,
Dublin 9.
Telephone 373475 (2 lines)
Telefax 373693 D.D.E. 114

PARTNERS:

GILES J. KENNEDY, B.B.S., M.B.A.,
A.I.C. Arb.
JOHN O'TOOLE, B.C.L.

ASSISTANTS:

JOHN FEAHENY, B.A.
HENRY MATTHEWS, B.C.L.

MANAGER:

RALPH McCONN

20th June, 1991

An Bord Pleanala,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref. GJK/OB

Your Ref.

Please ask for: Mr. Kennedy

Please reply to: Eccles St.
Office

Re: Our Client - Thomas Keating
Matter - Planning Appeal
Decision P2192/91
3rd Party - An Bord Pleanala

Dear Sirs,

We refer to the above and we confirm that we act for Thomas and Anne Keating of 1 Ailesburg Way, Donnybrook, Co. Dublin and we lodge the Appeal herein as their Solicitors and with their authority.

TAKE NOTICE that our clients, the applicants herein referred to in Decision Order Number 2192/91 dated 22nd May 1991 wishes to appeal the following Conditions in the said Permission.

Condition No. 6 in that the said Conditions imposes unreasonable restrictions on the Applicant and his property rights and is not in the interest of proper planning and development of area and has no relevance thereto in that it is immaterial as to who resides in the property the subject matter of the decision.

Condition No. 7 in that it imposes an unreasonable restriction on the Applicants and it is not in the interest of proper planning of the area and has no relevance thereto and the condition imposes unreasonable and unconstitutional restrictions on the applicant's property rights.

Condition 8 (e) is unreasonable and imposes an unreasonable burden on the Applicant to fund Local Authorities in their road widening schemes.

Condition 8 (f) is unreasonable and has no relevance to proper planning and development of area but is an effort to impose on the applicant the obligations of the Local Authority and same interferes with the Applicant's property rights and use of the land and his right to compensation should the Local Authority at a later date require the

V.A.T. Reg. No. 4746904/R.

Please note that we have no authority to bind our clients unless expressly stated to the contrary.

land for road widening or other uses.

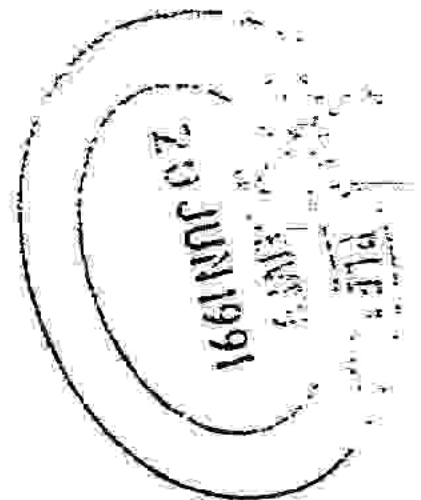
AND TAKE NOTICE that the applicant reserves their rights to submit other reasons and/or to enlarge or elaborate on the reasons for appeal herein.

We enclose herewith for your attention our cheque in the amount of £50.00 being the fee in respect of the Appeal herein.

Yours faithfully,

Giles J. Kennedy & Co.
GILES J. KENNEDY & COMPANY

C.C. Thomas Keating, 1 Ailesbury Way, Donnybrook, Dublin 4
Dublin County Council, Irish Life Centre, Abbey Street,
Dublin 1





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/ 2192 /91 Date of Decision : 22nd May 1991

Register Reference : 91A/0122 Date Received : 4th April 1991

Applicant : T. Keating,

Development : House

Location : Lands at junction of Edmondstown Road and Mount Venus
Road, Dublin 16.

Time Extension(s) up to and including :

Additional Information Requested/Received : 260391//040491

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:- *11*.....ATTACHED.

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

Date: *23/5/91*.....

Conroy Crowe Kelly Architects,
26 Kingram Place,
Fitzwilliam Square,
Dublin 2.

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/0122
 Decision order No. P/ 2192 /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

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

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information submitted on 04.04.91, save as may be required by the other conditions attached hereto.

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

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

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

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

REASON: To prevent unauthorised development.

04 That the design and location of the proposed septic tank, percolation and reserve percolation areas be in accordance with the recommendations for septic tank drainage systems as laid down in S. R. 6, 1975 and available from Eolas.

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

05 That the water supply arrangements and surface water drainage arrangements be in accordance with the requirements of the Planning Authority.

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

06 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.

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

07 Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined in blue on location plan Drg. 1 from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered.

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

08 That the following requirements of the Roads Department be adhered to in this development: (a) The front boundary to Edmondstown Road is to be set back 3 metres from the edge of the existing carriageway with the intervening area grassed. The proposed new boundary wall on this new set

NOTES

1. An appeal against the decision may be made to An Bord Pleanála. 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.

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Dublin 1.

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(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)

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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.



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

Reg. Ref. 91A/0122

Decision Order No. P/ 2192 /91

Page No: 0003

back is to be constructed in such a manner that any future road widening along this frontage will not undermine the same nor require its replacement. (b) Entrance to be set back 6 metres from the edge of Edmondstown Road, with 45 degrees vision splays to be provided. (c) The gradient on the driveway to be not more than 2.5% over its first 20 metre from the entrance. Applicant to preserve sight lines at entrance in cutting. (d) No damage to be caused to existing road drainage along the frontage of the site on Edmondstown Road. (e) All poles/signs on Edmondstown Road frontage to be relocated at applicant's expense. (f) The lands required for road widening along the Edmondstown Road and Mount Venus Road to be ceded free of charge to Dublin County Council when required by the Council as indicated in letter received on 6th February, 1991.

- 08 REASON: To comply with the requirements of the Roads Department.
- 09 That the applicant shall construct a new boundary wall along the proposed new boundaries to the site where it is proposed to cede land initially to Dublin County Council (i.e. along Mt. Venus Road and at the junction of Mt. Venus and Edmondstown Road). These walls are to match the existing boundary walls in terms of construction and height.
- 09 REASON: In the interest of the proper planning and development of the area.
- 10 That a financial contribution in the sum of £375.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.

NOTES

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An Bord Pleanala,
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Irish Life Centre,
Lower Abbey Street,
Dublin 1.

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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.

C O N R O Y C R O W E K E L L Y
A R C H I T E C T S

26 KINGRAM PLACE, FITZWILLIAM SQUARE, DUBLIN 2 613990 613991 Fax 765715

MARY CONROY DA AND
MICHAEL CROWE BArch
DANIEL KELLY BArch

91A/0122

1.0.0

Mail A.L.

Our Ref: 9039 BC/AK.

Ms Marjory O'Shea,
Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



15th April, 1991.

RE: PROPOSED HOUSE ON LANDS AT JUNCTION OF EDMONDSTOWN ROAD AND
MOUNT VENUS ROAD, DUBLIN 16 FOR MR. T. KEATING.
REGISTER REF: 91A/0122.

ADDITIONAL INFORMATION.

Dear Ms. O'Shea,

Further to your letter of the 6th of February, 1991 and our telephone conversation we have prepared the necessary drawing indicating a septic tank with percolation area and reserve percolation area all in accordance with the standards set out in recommendation for septic tank drainage systems SR6 1975. We have had the trial hole dug and inspected by Ms. Dora Cronin of the Environmental Health Department.

Ms. Cronin confirmed by phone to the writer that the trial hole was dry on inspection by her and that the land was suitable for percolation purposes.

Ms. Cronin asked that we write to you notifying you of the above.

Yours sincerely,

Barry Conroy.

CONROY CROWE KELLY ARCHITECTS.

c.c. Ms. Dora Cronin and Ms Rosemary Bower, Dublin County Council.
Mr. T. Keating.

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/0122

Date : 5th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : House

LOCATION : Lands at junction of Edmondstown Road and Mount Venus
Road, Dublin 16.

APPLICANT : T. Keating,

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 4th April 1991.

Yours faithfully,


.....
PRINCIPAL OFFICER

Conroy Crowe Kelly Architects,
26 Kingram Place,
Fitzwilliam Square,
Dublin 2.

C O N R O Y C R O W E K E L L Y
A R C H I T E C T S

36 KINGRAM PLACE, FITZWILLIAM SQUARE, DUBLIN 2 613990 613991 Fax 765715

BARRY CONROY Dip. Arch
MICHAEL CROWE Dip. Arch
DANIEL KELLY Dip. Arch

Our Ref: 9039 BC/AK.

Ms. Marjory O Shea,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



4th April, 1991.

RE: LANDS AT JUNCTION OF EDMONDSTOWN ROAD AND MOUNT VENUS DUBLIN 16.
REGISTER REF: 91A/0122.

ADDITIONAL INFORMATION.

Dear Ms. O' Shea,

In response to your request for "Additional Information" we confirm the following.

1. A water table test hole will be dug and inspected (see our letter enclosed to the Environmental Health Department).
2. We confirm on behalf of our client that a well will be drilled on site to provide water to the market garden.

Yours sincerely,

Barry Conroy.

CONROY CROWE KELLY ARCHITECTS.

2.1.0.
A.I.
91A/0122

c.c. Mr. T. Keating.

C O N R O Y C R O W E K E L L Y
A R C H I T E C T S

26 KINGRAM PLACE, FITZWILLIAM SQUARE, DUBLIN 2 613990 613991 Fax 765715

BARRY CONROY Dip Arch
MICHAEL CROWE BArch
TANIEL KELLY BArch

Our Ref: 9039 BC/AK.

Ms. Dora Cronin/Ms. Rosemary Bower,
Dublin County Council,
Environmental Health Department,
33, Gardiner Place,
Dublin 1.

3rd April, 1991.

RE: PROPOSED HOUSE AT JUNCTION OF EDMONDSTOWN ROAD AND MOUNT VENUS,
DUBLIN 16.
REG. REFERENCE: 91A/0122.

ADDITIONAL INFORMATION.

Dear Ms. Cronin and Ms. Bower,

Further to our telephone conversation of today and the Planning Departments letter related to additional information, (copy enclosed) we enclose a copy of our drawing 9039 D 101 indicating the position of the proposed septic tank and percolation areas.

We shall have a water table test hole dug in accordance with the "Recommendations for septic tank drainage systems SR6 1975".

We shall notify you as and when the trial hole is dug

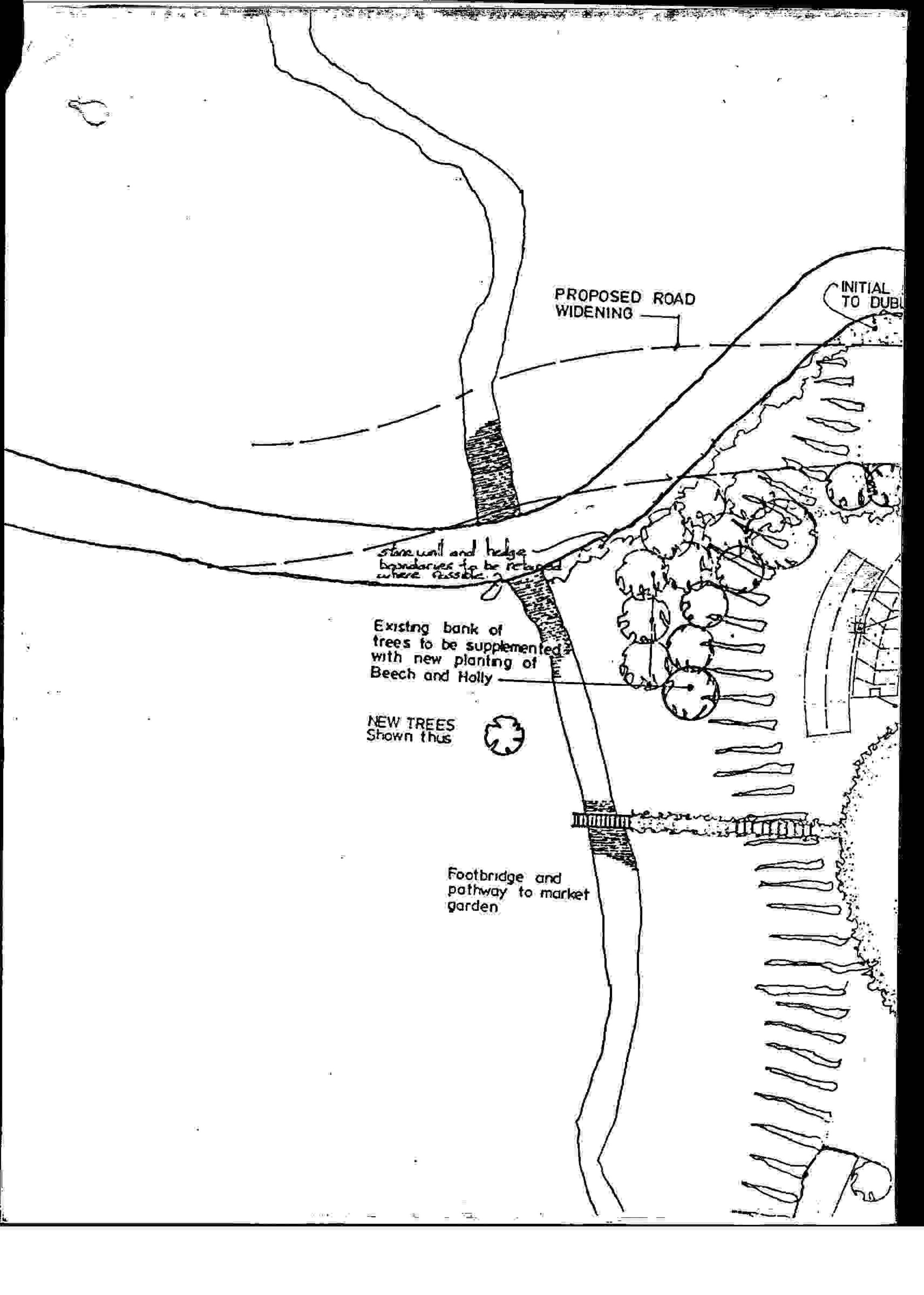
In response to item 2 of the Planning Departments letter attached we confirm on behalf of our client that a well will be drilled on site to provide water to the market garden.

Yours sincerely,


Barry Conroy.

CONROY CROWE KELLY ARCHITECTS.

c.c. & enclosures to T. Keating.
c.c. Planning Department.



PROPOSED ROAD
WIDENING

INITIAL
TO DUBL

stone wall and hedge
boundaries to be retained
where possible.

Existing bank of
trees to be supplemented
with new planting of
Beech and Holly

NEW TREES
Shown thus



Footbridge and
pathway to market
garden

LAND CEDED
IN CO. COUNCIL.

NEW WATERMAIN CONNECTION
TO EXISTING 100mm WATERMAIN

EDMONDSTOWN ROAD

PERCOLATION AREA
RESERVE PERCOLATION
WATER TABLE TEST HOLE
SEPTIC TANK

EXISTING MAN HOLE
ROAD LEVEL 155.345
INVERT LEVEL 153.522
INITIAL LAND CEDED
PROPOSED ROAD
WIDENING
EXISTING HEDGEROWS

Gravel Entrance
Forecourt

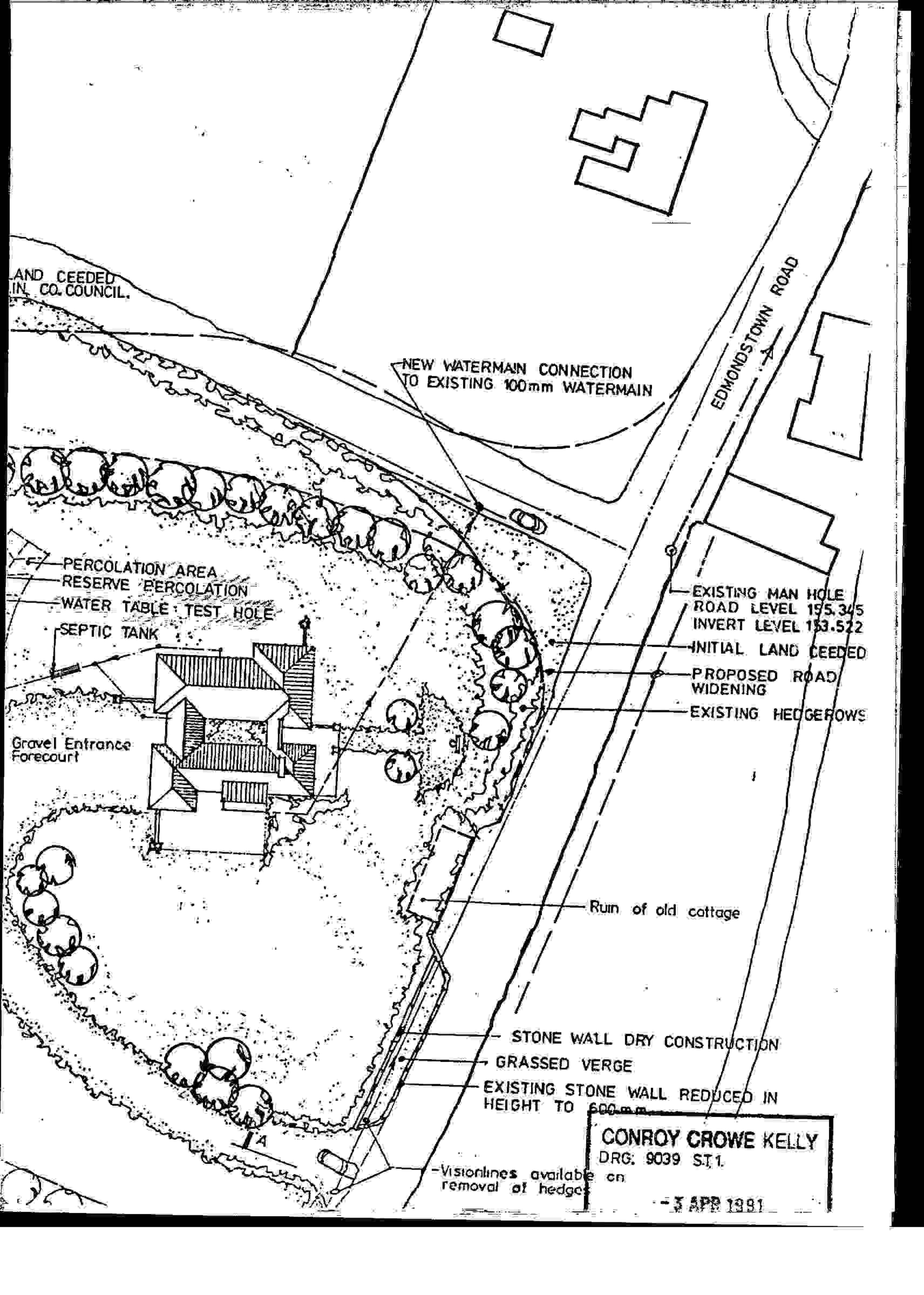
Ruin of old cottage

STONE WALL DRY CONSTRUCTION
GRASSED VERGE
EXISTING STONE WALL REDUCED IN
HEIGHT TO 600mm

CONROY CROWE KELLY
DRG. 9039 ST.1

-visionlines available on
removal of hedges

- 3 APR 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

Decision Order Number : P/ 1300 /91 Date of Decision : 25th March 1991
Register Reference : 91A/0122 Date Received : 6th February 1991
Applicant : T. Keating,
Development : House
Location : Lands at junction of Edmondstown Road and Mount Venus
Road, Dublin 16.

Dear Sir/Madam,

With reference to your planning application, received here on 06.02.91 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 In this application, it is proposed to drain onto an existing sewerage system which has no spare capacity to accept additional effluent. The applicant is requested to submit an alternative drainage proposal acceptable to the Planning Authority. In this regard the applicant should show on a block plan of the site, the provision of a septic tank, percolation and reserve percolation area in accordance with the standards set out in "Recommendation for septic tank drainage systems SR6, 1975" available from Eolas. The applicant should also demonstrate the suitability of the soil for septic tank drainage. (The applicant is advised to contact the Supervising Environmental Health Officer at 33, Gardiner Place, Dublin 1, Tel. 727777, to arrange for the opening and testing of a trial hole).
- 02 The applicant is requested to indicate anticipated peak and daily water consumption requirements for the proposed Market Garden. It should be noted that it may not be possible to provide a public water supply to serve the Market Garden and the applicant may have to dig a well.

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

Conroy Crowe Kelly Architects,
26 Kingram Place,
Fitzwilliam Square,
Dublin 2.



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

Reg. Ref. 91A/0122
Decision Order No. P/ 1300 /91
Page No: 0002

Yours faithfully,

J. de Baret

PRINCIPAL OFFICER

Date : 26/3/91

NOTES

1. An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála,
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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanála 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.

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



Blac 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/0122

Date : 7th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : House

LOCATION : Lands at junction of Edmondstown Road and Mount Venus
Road, Dublin 16.

APPLICANT : T. Keating,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 6th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Conroy Crowe Kelly Architects,
26 Kingram Place,
Fitzwilliam Square,
Dublin 2.

C O N R O Y C R O W E K E L L Y
A R C H I T E C T S

KINGRAM PLACE, FITZWILLIAM SQUARE, DUBLIN 2 613990 613991 Fax 765715

HARRY CONROY Dip Arch
MICHAEL CROWE BArch
DARRELL KELLY BArch

Our Ref: 9039 BC/AK.

Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

5th February, 1991.

RE: PROPOSED HOUSE AT JUNCTION OF MOUNT VENUS ROAD AND EDMONDSTOWN ROAD.

Dear Sirs,

On behalf of our clients Mr. and Mrs. Keating we wish to apply for full Planning Permission for the above project.

We enclose the following information:

1. Architects drawings in quadruplicate:

9039 D 100 rev A	9039 D 104
9039 D 101	9039 D 105
9039 D 102	9039 D 106
9039 D 103.	

2. Completed Application form.

3. Architects report.

4. Newspaper advertisement dated 5th February, 1991.

5. Cheque in the sum of £32.

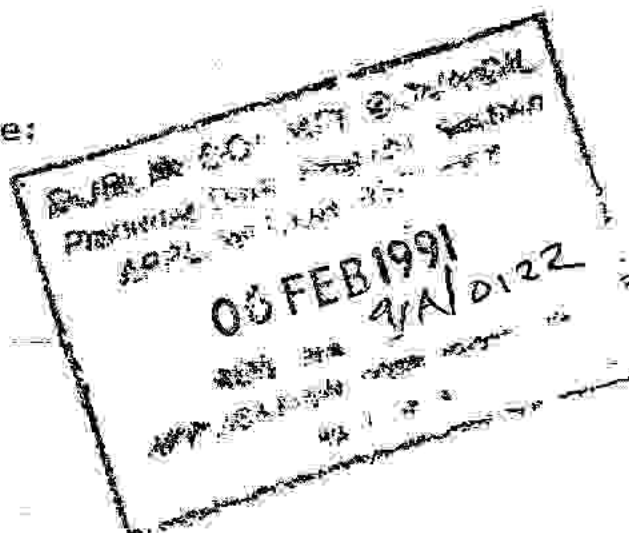
If you have any further queries please phone.

Yours faithfully,


Barry Conroy.

CONROY CROWE KELLY ARCHITECTS.

Enc.



C O N R O Y C R O W E K E L L Y
A R C H I T E C T S

RINGRAM PLACE, FITZWILLIAM SQUARE, DUBLIN 2 613990 613991 Fax 765715

BARRY CONROY, ARCH.
MICHAEL CROWE, ARCH.
DANIEL KELLY, ARCH.

ARCHITECTS REPORT.

RE: PROPOSED HOUSE AT JUNCTION OF MOUNT VENUS ROAD AND EDMONDSTOWN ROAD, COUNTY DUBLIN FOR MR. AND MRS. T. KEATING.

DESCRIPTION OF PROPOSED HOUSE:

The proposed house is situated on a gently sloping site bounded by Mount Venus Road, Edmondstown Road and Ballyboden Wanderers Football Club. It is bounded on the north by a stand of mature trees and hedged on the east by hedging onto Edmondstown Road and on the south by an existing boundary of recently planted semi mature trees.

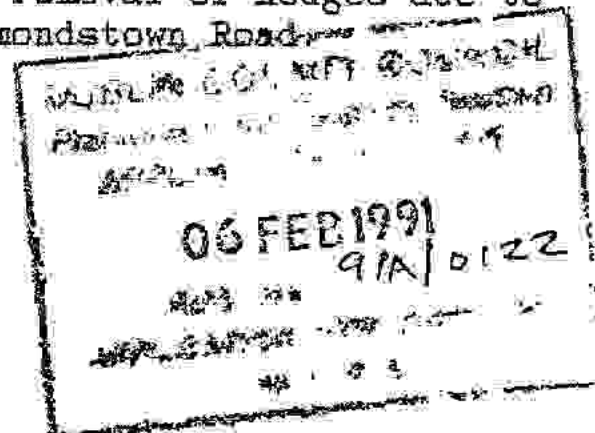
It is intended that the house by virtue of its mature location, low form natural materials and colours and additional landscaping will harmonise naturally with its surroundings.

The roof is of a very low angle and is finished in natural grey AC slates. There is plastered band between the low eaves and the natural stone plinth. The plinth coursed in traditional manner in natural stone extends from the house as low walls defining landscaped areas beyond. The areas surrounding the house are to be extensively landscaped including the planting of a new stand of beech and holly trees inside the line of the proposed road widening to Mount Venus Road.

The house is entered by a gravel driveway off Edmondstown Road.

The house is positioned on the site with the family living areas facing south towards the Dublin Mountains and the entrance facing west over open pasture lands.

While building on a mature site obviously enhances the new scheme it is necessary that certain precautions are taken to ensure that existing landscape is retained. For this reason all existing trees will be protected by means of a post and wire fence during the construction period. It is proposed to retain as many of the existing trees hedges and peripheral earth mounding. Planting of trees and hedges will be introduced at the start of construction period to supplement existing planting and also compensating for proposed removal of hedges due to road widening along Mount Venus Road and Edmondstown Road.



REQUIREMENT FOR THE PROPOSED DEVELOPMENT:

The house is to be built on the land which is owned by Mr. Tom Keating, the applicant.

The Keating family have lived in this area since 1969 and as such all of their children have lived there for all of their lives. Mr. Keating's daughter will live in the family house and also his daughter will be dependant on Mr. and Mrs. Keating for accommodation and employment for a number of family reasons.

Approximately a year ago Mr. Keating bought the land with the intention of building a family house which would allow for eventual retirement and provide accommodation for his children.

It is intended that the three members of the family will live in the proposed house. They live in a rented house at the present time.

For personal family reasons it is proposed to establish a market garden on the balance of the land to be worked by the daughter of the family.

The proposed market gardening would be classed as "exempted development" under the Local Government (Planning and Development) Act 1963 - 1967 (Planning and Development) Regulations (S.I. No 65 of 1977).

The market gardening would be for propagation of flowers, potted plants and vegetables for sale to local shops and local district shopping centres.

There would be no public access to the market garden. The family access to the market garden would be by a footpath and footbridge as indicated on our drawing 9039 D 100 A vehicular access would be off Mount Venus Road as indicated.

We again would stress that we are not seeking Planning Permission for the associated market gardening and we have commented above on the exempted nature of such under agricultural use.

The Planning Permission sought by Mr. and Mrs. Keating is sought for the following reasons:

1. The Keating family have lived in the area of Mount Venus Road since 1969. It was the intention to move to the present site and construct a house which would be suited to a mature family.
2. Mr. Keating's daughter would live with the parents and pursue the market gardening business as previously described.
3. The daughter needs to live with the parents for family and employment reasons.

The family are willing to agree to a sterilization agreement with Dublin County Council for the balance of the land outlined in blue.

ACCESS TO SITE:

Access to the site is as indicated on drawing 9039 D 100 rev A. This access has been inspected by the Roads Department. It is also proposed as part of the Planning submission to modify the entrance by reducing the level of the land adjoining the road down to 600mm above the existing road level as per section drawing enclosed 9039 D 106. This would achieve a clear vision line of 82 meters to the Mount Venus Road as well as a further vision line down Edmondstown Road of approximately 130 meters.

Our client would propose to initially cede land at no charge to Dublin County Council (as indicated in yellow) to improve the site lines when turning onto and from Mount Venus Road. The improvement and road widening along Mount Venus Road from the Edmondstown Road to the stream would also be provided as and when the Roads Department would propose to carry out the works. As previously stated in a report our client also proposes to sterilize the land as outlined in blue. N.B. See copy of our letter of 21st of January, 1991 to the Roads Department Dublin County Council.

CONROY CROWE KELLY ARCHITECTS.



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 JUNCTION OF MOUNT VENUS ROAD & EDMONDSTOWN ROAD, DUBLIN 16.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) DR & MRS JOHN KEATING.

Address 1 ALLESBURY WAY, DANDYBROOK, DUBLIN 6. Tel. No. 830 879

4. Name and address of CAROLY CRAWK KELLY ARCHITECTS, 26 KIDBRAND
person or firm responsible for preparation of drawings PLACE FITZWILLIAM SQ, DUBLIN 2 Tel. No. 613990

5. Name and address to which AS NO. 4 ABOVE. notifications should be sent

BYE LAW APPLICATION

6. Brief description of proposed development PROPOSED SINGLE STOREYED HOUSE

7. Method of drainage EXISTING SEWER. 8. Source of Water Supply EXISTING 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.

(b) Proposed use of each floor

FEB PAID 32 DATE 4/2

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

RECEIPT NO. N 31186

11. (a) Area of Site 33,500. Sq. m.

(b) Floor area of proposed development 212.86 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:
AS FAR AS PRACTICABLE.

15. List of documents enclosed with application SEE ATTACHED LETTER.

DUBLIN COUNTY COUNCIL
Planning permission sought for house on lands at junction of Edmondstown Road and Mount Venus Road, Dublin 16.

16. Gross floor space of proposed development (See back) 212.86 Sq. m.

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

Fee Payable E. 32.00 Basis of Calculation _____
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 5.2.1991

Application Type P FOR OFFICE USE ONLY

Register Reference 918/0122

Amount Received E. 3,240.4 (Notes) / 2

Receipt No _____

Date _____

Irish
hen
5/2/91

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.	£16.00
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 BY-LAW APPL		New Charges Effective 15/2/88
CLASS NO.	DESCRIPTION	
A	Dwelling (House/Flat)	£55 each
B	Domestic Extension (improvement/alteration)	£30 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. £70) (max. £300)
E	Petrol Filling Station	£200
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70 min.)

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. min. Fee £30.00 max. Fee £20,000

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

this receipt is not an acknowledgment that the amount is the prescribed application

CASH

CHEQUE

M.O.

B.L.

L.T.

N 31186

£ 32.00

Received this 6th day of February 1991

from Conroy Grace Kelly
26 Kingsman place, Fitzwilliam square

the sum of thirty two Pounds

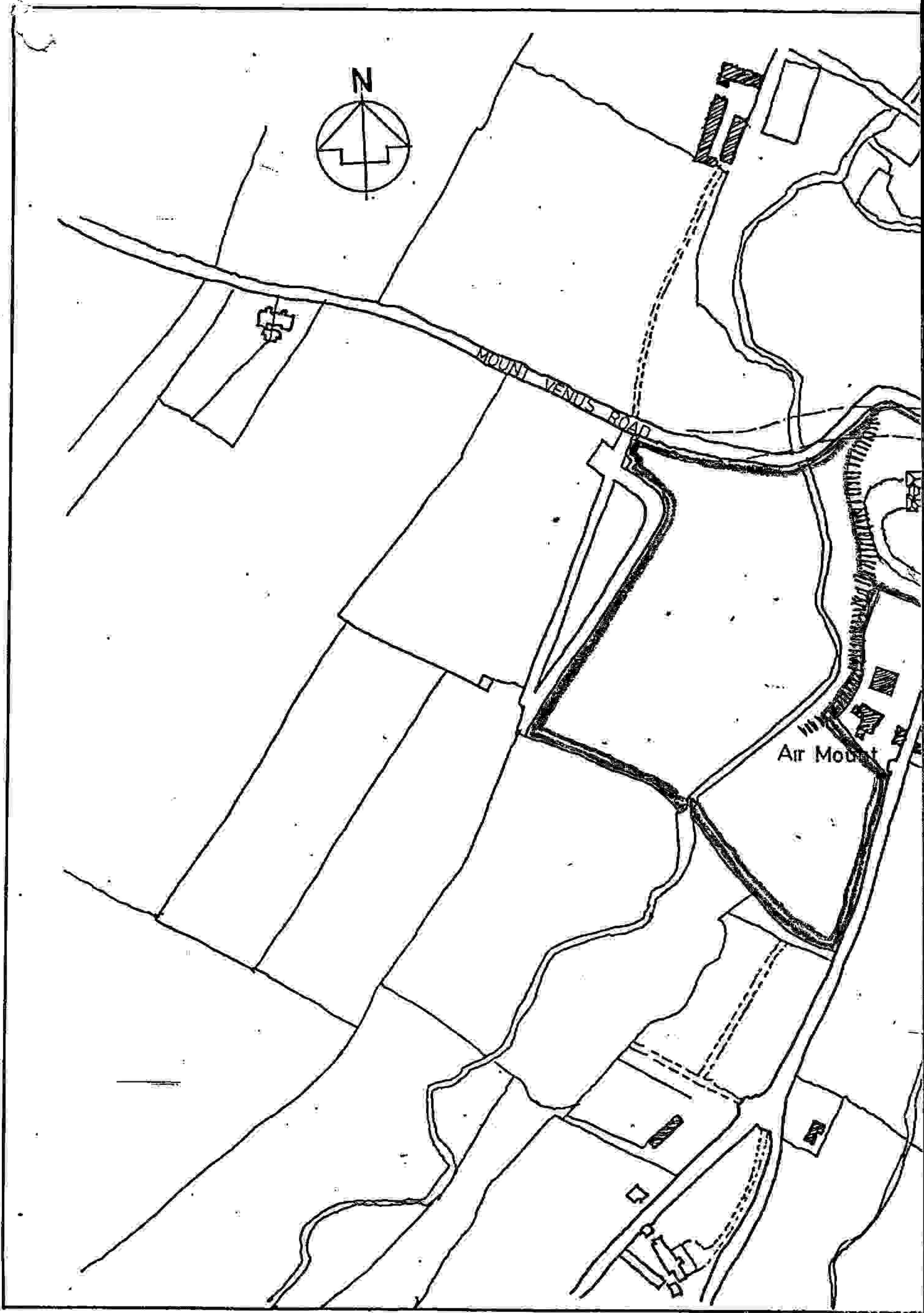
Pence, being fee for planning application at junction of Mart Vonnardt Edmondson road

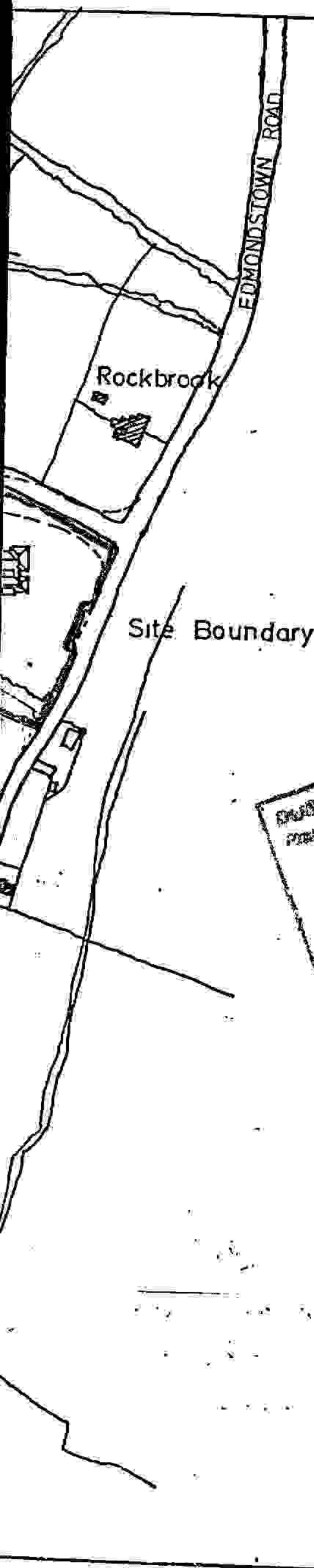
Michael O'Hara Cashier



S. CAREY
Principal Officer

Class 1
= 140ise





DUBLIN COUNTY COUNCIL
 Planning Dept. Planning Section
 APPLICATION 9574/99
 03 FEB 1991
 CJA/OCZ

Revisions		date	iris
description		drawing no. 9039 D 101	part
LOCATION PLAN.			
job		scale	1:2500
House at Edmondstown Road Rockbrook Co. Dublin.		date	Oct '90
		drawn	
		checked	
client			
Mr. & Mrs. T. Keating.			
issue			
CONROY CROWE KELLY ARCHITECTS 26 KINGRAM PLACE FITZWILLIAM SQUARE DUBLIN 2 TELEPHONE: 613990 FAX: 613391			

House not in view.



PHOTO 1

View from Edmundstown Road looking north.

PHOTO 2

View from looking south.

House not in view.

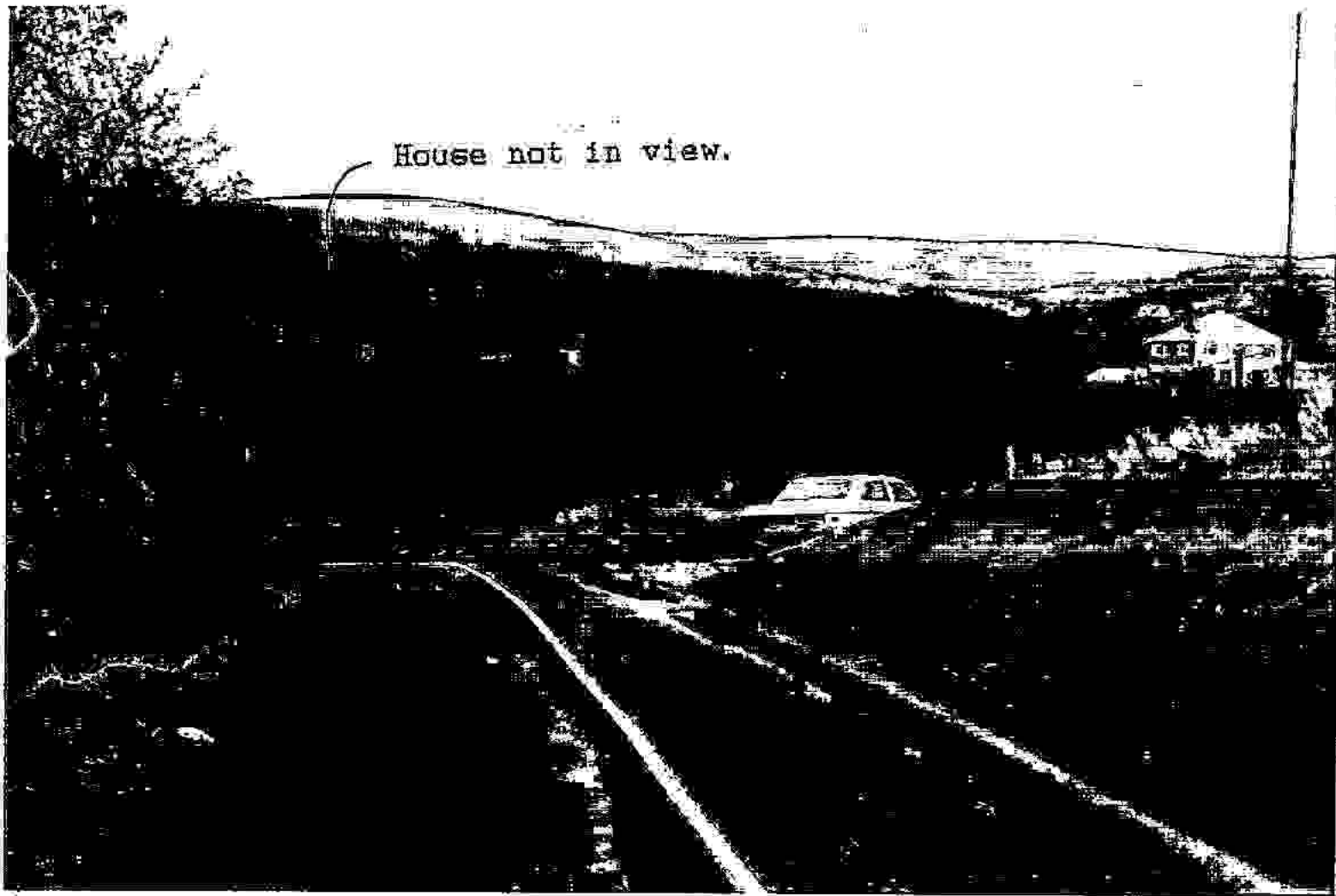
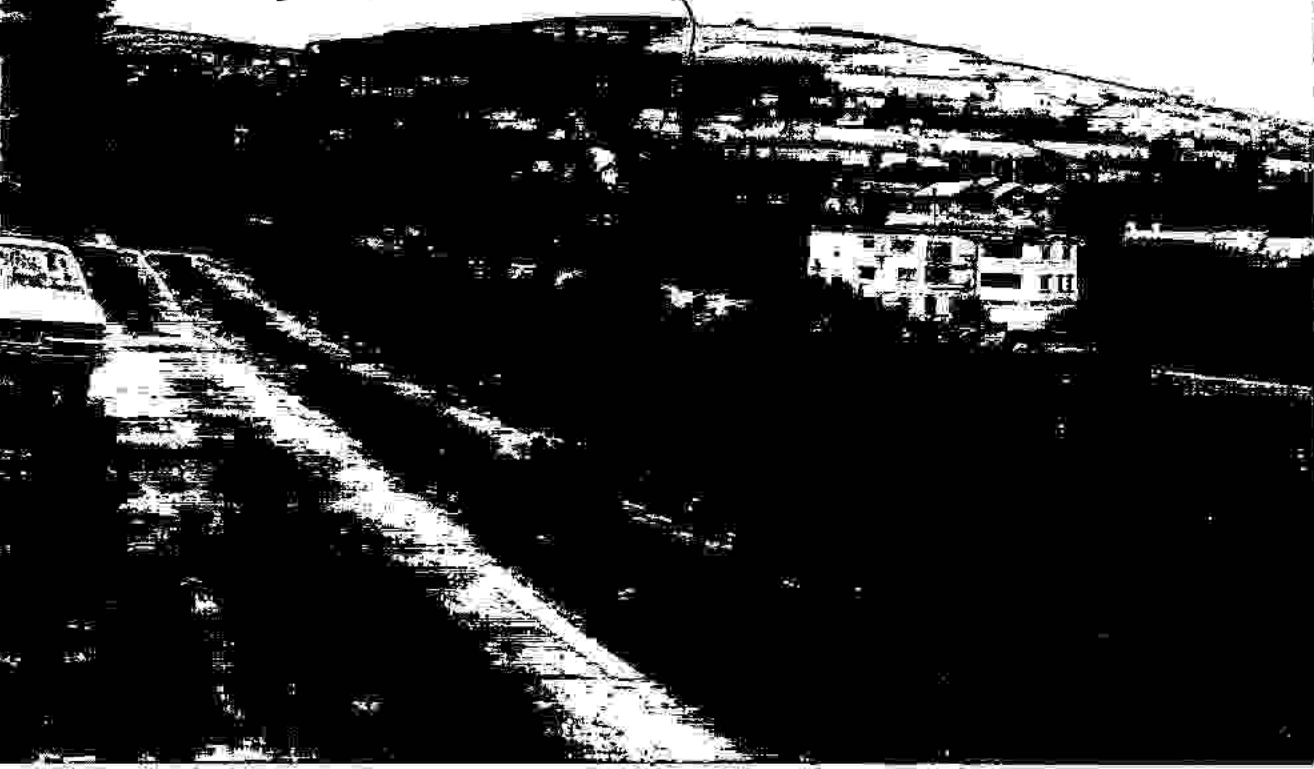


PHOTO 3

View from Mt. Venus Road looking east.

House not in view.



Mutton Lane/Tibradden Road
with

06 FEB 1991
91A/0122

Revisions	date	ints
description PHOTOS	drawing no. 9039 D 105	revn.
		scale
job House at Edmonstown Road Rockbrook Co Dublin	date	Nov 90.
	drawn	
	checked	
client Mr & Mrs Keating		
issue		
CONROY CROWE KELLY ARCHITECTS 26 KINGRAM PLACE FITZWILLIAM SQUARE DUBLIN 2 TELEPHONE: 613990 FAX: 613391		

Revisions

date info

description

SECTION

TO BE READ WITH
DRAWING 9039 D100A

drawing no.

9039 D105

rev.

job

House at
Edmondstown Rd.
Rockbrook
Co Dublin.

scale

date

drawn

checked

client

Mr. T. Keating.

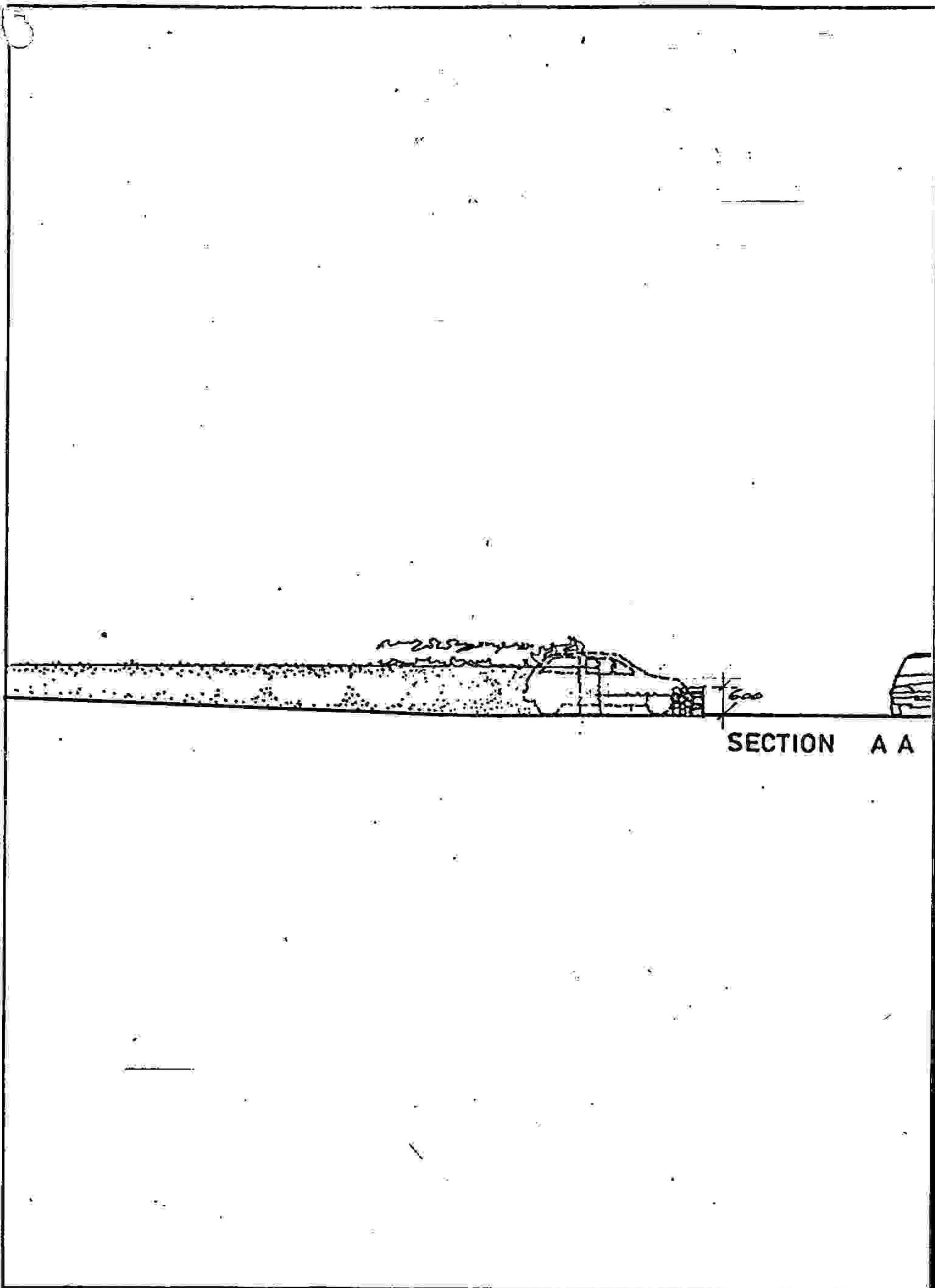
issue

**CONROY CROWE KELLY
ARCHITECTS .**

**26 KINGRAM PLACE
FITZWILLIAM SQUARE
DUBLIN 2**

TELEPHONE: 613990 FAX: 613391

06 FEB 1991
91A/0122



SECTION A A