

91A-134

COMHAIRLE CHONTAE ATHA CLIATH

*Appeal*

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

REG. REF. 91A-134

RE: Proposed bungalow at Athgoe North, for Seamus Kelly.

I attach for your observations memo/letter dated 22nd April, 1991 from An Bord Pleanala.

Please reply before: ~~21st May~~ <sup>14/11/91</sup> ~~21st~~ <sup>21st</sup> May, 1991

*SMcMullan*  
for Principal Officer

DATED: ~~2 May 1991~~

~~19.08.91~~  
29/10/91

OBSERVATIONS:

*pl- attach 7A 1790 ✓*

*2A 609 ✓*

*2A 699 ✓*

*2A 1564 ✓*

*85A 603 ✓*

*→ await further grounds wtd 6/5*

*Further letter of 29th July from ABP.*

*Refer to S.S. Eng - wtd 2/9/91*

*Further letter of 11th October ABP*

*no further comment at this time*

*3/10 - still awaiting reply from SE Engineer SUCM*

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

Countersigned: \_\_\_\_\_

*SMcMullan*  
(S.E.D.C.)

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

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

REF. NO.: 91A/0134

CERTIFICATE NO.: ~~3081~~

PROPOSAL: Bengaluru

LOCATION: Athgao North Co Dushi

APPLICANT: S. Kelly

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ ₹55	255	255	-		
B	Domestic Ext. (Improvement/Alts.)	@ ₹30					
C	Building for office or other comm. purpose	@ ₹3.50 per M <sup>2</sup> or ₹70					
D	Building or other structure for purposes of agriculture	@ ₹1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. ₹70					
E	Petrol Filling Station	@ ₹200					
F	Dev. of prop. not coming within any of the forgoing classes	₹70 or ₹9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: *R. W. H.* Grade: S.O Date: 13/2/91

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

912/0134

CERTIFICATE NO: 24224

PROPOSAL: Bungalow  
LOCATION: Athgore North, Co Dublin  
APPLICANT: S. Kelly

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	€52	732	732	/		
	€16					
	€50 per M <sup>2</sup> in excess of 500M <sup>2</sup> Min: €40					
matres?	€1.75 per M <sup>2</sup> of 240					
x .1 hect.	€225 per hect. of 250					
x .1 hect.	€225 per hect. of 250					
x .1 hect.	€225 per hect. of 250					
	€100					
x Matres?	€1.10 per M <sup>2</sup> of 250					
x 1,000m <sup>2</sup>	€225 per 1,000m <sup>2</sup> of 250					
x .1 hect.	€225 per hect. of 250					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified Signed: Rickard Walsh Grade: S.O Date: 13/2/91

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

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0134

Date Received : 8th February 1991

Applicant : Liam Kelly and Seamus Kelly,

Appl.Type : PERMISS

Development : Two bungalows

LOCATION : Athgoe North

O.S.REFS.

21- <del>12</del>			
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AREA REFERENCE

W	7	0	9	5	0
---	---	---	---	---	---

HISTORY

<del>          </del>				

FEE CERTIFICATE NO. \_\_\_\_\_

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

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

Register Reference : 91A/0134

Date : 21st February 1991

Development : bungalow

LOCATION : Athgoe North

Applicant : Seamus Kelly,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : P.BYRNE

Date Recd. : 8th February 1991

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

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 6/Mar/91  
 Time ..... 1:00

DUBLIN COUNCIL  
 25 FEB 1991  
 SAN SERVICES cc

Yours faithfully,

*Paul Costello*  
 DUBLIN COUNCIL  
 SANITARY SERVICES  
 PRINCIPAL OFFICER  
 - 5 MAR 1991  
 Returned: *gg*

Date received in Sanitary Services .....

FOUL SEWER

*Septic Tank proposed - refer to E.H.R.*

SURFACE WATER

*Available to ditch.  
 Ditch to be culverted at entrance.*

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

*J. Rice  
 1/3/91*

GK

Register Reference : 91A/0134

Date : 21st February 1991

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

DATE \_\_\_\_\_

WATER SUPPLY

*No to to water mains in this area.  
well proposed.*

*J. Hart  
27/2/91  
J.M.  
27/2/91*

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

DATE \_\_\_\_\_

*[Signature]*

*4/3/91*



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. P.P. 132

Your Ref.

Date 04.03.1991

PB

RE: Application for 2 No. Bungalows of at Athgoe North. Reg. Ref. 91A/134.

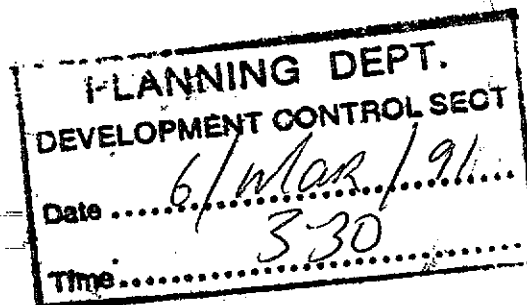
With reference to this application, the Parks Departments comments are;

The applicant is applying for planning permission to develop private dwellings 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 planning permission, the following matters 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 per site (£2,000) towards the cost of provision and development of public open spaces in the area.
- 2) The applicant should submit and agree details of the boundary treatment of the proposed site with the Parks Department, prior to the commencement of development.
- 3) That a scheme of planting for the site be agreed with the Parks Superintendent prior to the commencement of development.

SENIOR PARKS SUPERINTENDENT





Seol an fhreagra chun  
(Reply to)

A RÚNAÍ  
(Secretary)

faoin uimhir seo:—  
(Quoting)



AN ROINN COSANTA  
(Department of Defence)

TEACH NA PÁIRCE  
(Park House)

BAILE ÁTHA CLIATH, 7  
(Dublin, 7)

2/50719

Teileafón 01/208788X 771881

13 March, 1991.

Dear Sir,

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

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

91A/0129 - B. Murphy, Redgap, Rathcoole. *MD*

**91A/0134** - S. Kelly, Athgoe North. *MG*

91A/0138 - T & S Taverns Ltd., The Red Cow Inn, Clondalkin. *MD*

91A/0142 - Larnwood Ltd., Ballymount Road Upper, Ballymount Little. *MD*

91B/0103 - Michael Smyth, Saggart Hill, Crooksling.

No objection is seen to these developments provided they are not of exceptional height.

Yours sincerely,

JOHN P. MORAN  
EXECUTIVE OFFICER

<b>PLANNING DEPT.</b>
<b>DEVELOPMENT CONTROL SECT</b>
Date ..... 15/3/91 .....
Time ..... 12:45 .....

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



*file*

Register Reference : 91A/0134

Date : 21st February 1991

Development : bungalow

LOCATION : Athgoe North

Applicant : Seamus Kelly

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : P. BYRNE

Date Recd. : 8th February 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC.  
Date *21/3/91*  
Time *2.45*



*PB*

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

Yours faithfully,

*Paul John*

PRINCIPAL OFFICER

*Additional information required*

- 1) Evidence must be submitted as to the permeability and adequacy of the proposed well water supply.
- 2) The location of the well in relation to any proposed septic tank drainage system on the adjoining site is not shown.
- 3) The location of any proposed septic tank drainage system on the adjoining site is not shown. A minimum distance of 30 metres between percolation areas on adjoining sites is required.

SUPER. ENVIRON. HEALTH OFFICER  
33 GARDINER PLACE,  
DUBLIN 1

*Seamus Kelly*  
*20/3/91*

*Evidence of soil suitability for the disposal of septic tank effluent must be submitted.*  
*Kieran J. Carberry E.H.O.*  
*20/3/91*

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

County Dublin

Planning Register Reference Number: 91A/134

FINANCIAL  
CONTRIBUTION :-  
AMOUNT € NIL  
REFUSAL

APPEAL by Seamus Kelly care of P.C. O'Grady Associates of Cecilia House, 4 Cecilia Street, Dublin against the decision made on the 26th day of March, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a bungalow at Athgoe North, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area for which the zoning objective as expressed in the Dublin County Development Plan, 1983 is "to protect and provide for the development of agriculture". The proposed development would contravene materially this objective which objective is considered to be reasonable. The development would, therefore, be contrary to the proper planning and development of the area.
2. The site is located on a minor road which is seriously substandard in width and alignment. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.
3. The proposed development would add to undesirable ribbon development in a rural area outside lands zoned for residential development and would, accordingly, be contrary to the proper planning and development of the area.

P. O' Luffey

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 31<sup>st</sup> day of October 1991.

Order Noted: LD.	<i>[Signature]</i>
Dated: 9.12.91	ASSISTANT COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated 10 <sup>th</sup>	day of December 1991

CLLR FINBARR HANRAHAN

WANTS A LETTER OUTLINING POSITION

ON APPLIC NO 90A 134 (Recent Appeal  
Decision etc) 2 HOUSES, BRYDOW LUCAN.

p/1297/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0134

Date Received : 8th February 1991

Correspondence : P.C. O'Grady Associates,  
Name and : Cecilia House,  
Address : 4 Cecilia Street,  
Dublin 2.

Development : bungalow

Location : Athgoe North

Applicant : Seamus Kelly,

App. Type : Permission

Zoning :

Report of the Dublin Planning Officer, dated 22nd March, 1991.

This is an application for permission for a bungalow at Athgoe North, Newcastle, Co. Dublin, for Seamus Kelly.

The proposed site has an area of 3364sq. metres (approximately), i.e. 0.8 acres. It is located to the south east of Athgoe Road at Athgoe Hill. Athgoe Road is a narrow substandard lane, the metalled portion of which is c.3 - 3.5 metres outside this site. The proposed site has a road frontage of c.58 metres.

The proposed site is located in an area zoned 'B', the objective of which is "to protect and/or provide for the development of agriculture" in the Dublin County Development Plan, 1983. The applicant has not submitted any details regarding his need to reside in the area/close relationship with the rural community as required by Council Policy (Paragraph 2.3.9), regarding housing development in the countryside.

Lodged plans provide for a bungalow located some 8 metres from the front boundary with the public road. The proposed method of drainage is by septic tank.

The newspaper advertisement notes that permission is being sought for 2 no. bungalows for Liam Kelly and Seamus Kelly. The site location map identifies the adjoining site for Liam Kelly. The applicants' Agent was contacted and he clarified that planning permission was only being sought for one bungalow at this time.

The plans lodged provide for a pitched roof bungalow. The front facade comprises arches, georgian panelled windows and a stone finished gable.

Environmental Health Officers' report on the septic tank not received.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0134

Page No: 0002

Location: Athgoe North

Roads Department report notes that roads would be opposed in principle to this further undesirable ribbon development on a substandard rural road. Report goes onto suggest conditions to be included in the event of a grant of permission.

The current proposal for a bungalow in an area zoned for agriculture is considered unacceptable. The applicant has submitted no evidence of his need to reside in the area in compliance with Council policy. If permitted it would set an undesirable precedent for continued ribbon development at this location. This is unacceptable given the substandard condition of Athgoe Road both in terms of width and alignment. In addition, such further ribbon development would lead to the generation of additional traffic in this area and thereafter onto the Naas Road (N7).

Finally the applicants have submitted no details regarding the suitability of the site for septic tank drainage.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (5) reasons:-

### REASONS FOR REFUSAL

01 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. The residential development proposed in a rural area where public piped water and sewerage services are not available and where the existing road network, designed to serve rural needs is inadequate would contravene materially <sup>the development</sup> ~~the above~~ objective <sup>mandated in the County Dublin Development Plan 1983</sup> and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.

02 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan 1983. It is the policy of the Council as set out in Paragraph 2.3.9 to permit housing development in rural areas "where applicants can show a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the area in question". The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Councils Policy regarding housing in rural areas. The proposed development would contravene the above mentioned zoning objective and would not be in accordance with the

*Plan 1983 for the  
use primarily of  
this site for  
agricultural  
purposes*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0134

Page No: 0003

Location: Athgoe North

proper planning and development of the area.

03 The proposed development constitutes undesirable ribbon development in and area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and would not be in accordance with the proper planning and development of the area.

04 The proposed development by itself or by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National Road or other major road.

05 No evidence to indicate the suitability of the site for septic tank drainage has been submitted. *The proposal would thus be prejudicial to public health.*

*ng*  
..... James M. Muldowney .....  
for Dublin Planning Officer

..... *[Signature]* .....  
Endorsed: .....  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (5) reasons set out above is hereby made.

Dated : ..... 26 March 1991 .....

*[Signature]*  
~~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

15th March 1991

*Approved  
Official*



21 May 1991

Councillor F. Hanrahan,  
"Ardagh",  
Main Road,  
Lucan,  
Co. Dublin.

---

Dear Councillor Hanrahan,

I wish to refer to your recent enquiry concerning an application for planning permission submitted on behalf of Mr. Seamus Kelly for a bungalow at Athgoe North, County Dublin.

Following full consideration of this application the Planning Authority found it necessary to refuse permission in respect of this proposal. Copy of the Notification is enclosed for your information.

This decision was appealed to An Bord Pleanala who have not yet decided on the appeal.

Yours sincerely,

-----  
for PRINCIPAL OFFICER

ENCL. 1



APPEALS DECISIONS - CHECK LIST

REG. REF. NO. 91A 134

Refused

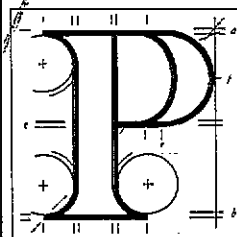
1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS	✓
5	PUT ON LIST FOR MARY/LAURA (weekly List)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	ENTERED IN DATABASE	

Our Ref: PL 6/5/85571  
P.A. Ref: 91A/134

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

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
- 5 NOV 1991

An Bord Pleanála



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

Date: -4 NOV 1991

Appeal re: Erection of a bungalow at Athgoe North,  
County Dublin.

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,

  
Miriam Baxter.

Encl.

BP 352

DEVELOPMENT  
CONTROL  
- 7 NOV 1991

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/134

**APPEAL** by Seamus Kelly care of P.C. O'Grady Associates of Cecilia House, 4 Cecilia Street, Dublin against the decision made on the 26th day of March, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a bungalow at Athgoe North, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

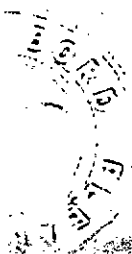
SCHEDULE

1. The site is located in an area for which the zoning objective as expressed in the Dublin County Development Plan, 1983 is "to protect and provide for the development of agriculture". The proposed development would contravene materially this objective which objective is considered to be reasonable. The development would, therefore, be contrary to the proper planning and development of the area.
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3. The proposed development would add to undesirable ribbon development in a rural area outside lands zoned for residential development and would, accordingly, be contrary to the proper planning and development of the area.

P. O' *Luffey*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 31<sup>st</sup> day of *October* 1991.

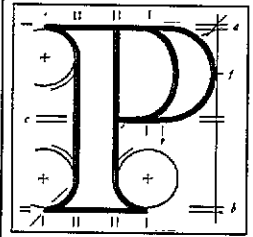


Cur Ref: PL 6/5/85571  
P.A. Reg. Ref: 91A/134

94  
*[Handwritten signature]*

*[Handwritten signature]*  
15/10

An Bord Pleanála



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

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

Date: 11<sup>th</sup> October 1991.

Appeal re: Erection of a bungalow at Athgoe North,  
Newcastle, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

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

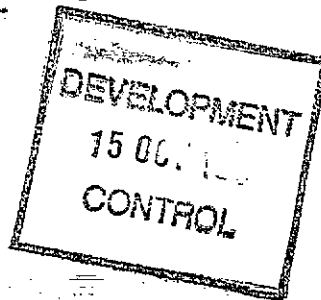
Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

11 OCT 91

Encl.

BP 555



*obs*

P.C.  
O'GRADY  
ASSOCIATES

ARCHITECTS  
&  
PLANNING  
CONSULTANTS

CECILIA HOUSE  
4 CECILIA STREET  
DUBLIN 2.

TEL:  
6793690  
775907

VAT NO:  
9F71410E

Miss Suzanne Lacey,  
An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

23rd September, 1991.

Appeal Re: Erection of a bungalow at Athgoe North,  
Newcastle, County Dublin For Seamus Kelly.  
Your Ref: PL 6/5/85571.  
P.A. Reg. Rff: 91A/134.

Dear Madam,

In reply to your letter of the 27th June, 1991 and in support of the Appeal made on behalf of my Client Mr. Seamus Kelly I enclose herewith a certified copy of a Notification of a Decision to Grant Approval to Mr. Brendan Carroll for a house and septic tank at Athgoe North, Newcastle ~~NS 101~~ ~~Brendan Carroll~~ dated the 25th October, 1990 Reg. Ref. No. 90A - 917 with 10 conditions in which no reference of any kind is made to any of the reasons given by the Planning Department of Dublin County Council in Refusing Permission to Mr. Kelly.

I request An Bord Pleanála to give full consideration to this Decision to Grant Approval when considering the Appeal by Mr. Kelly and I wish to say that it appears to me that I cannot find any reason why Permission should be granted to Mr. Carroll and to many others in the area closely followed by a Refusal to Mr. Kelly.

In the course of the coming week I am making further inspections of Planning Files in the Planning Office of Dublin County Council and may submit further evidence concerning the Granting of Permissions in Athgoe Townland but if you wish to proceed with the Determination of the Appeal on the evidence now before you please do so without awaiting further correspondence from me which I hope to finalise in the coming fortnight.

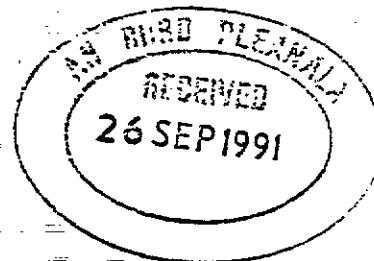
Yours sincerely,

  
P.C. O'Grady, F.A.S.I. M.I. Arch. S.

C.C. Seamus Kelly.

J.C. O'GRADY  
Dip Env Econ. M.I.Arch.S.

P.C. O'GRADY  
F.F.A.S. M.I.Arch.S.  
Consultant.



# DUBLIN COUNTY COUNCIL

20SEP1991

Tel. 724755 (ext. 262/264)

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

ARCHITECTS

**COPY**

Notification of Decision to Grant ~~Permission~~/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To..... Mr. Brendan Carroll,..... Decision Order  
41 Parkhill Avenue,..... Number and Date ..... P/4865/90. = 25/10/90.....  
..... Register Reference No. 90A-917  
..... Planning Control No. ....  
..... Dublin 24..... Application Received on ..... 23/5/90.....  
Applicant D. Carroll. Add. Info. Rec': 27/8/90  
..... Floor Area: 348 m<sup>2</sup>.....

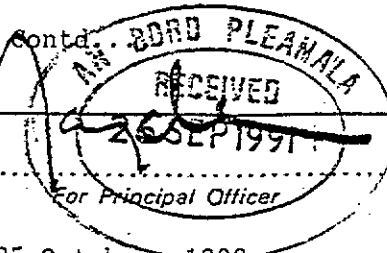
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant ~~Permission~~/Approval for:-  
house and septic tank at Athgoe North, Newcastle.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	4. To protect the amenities of the area.
5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	5. In the interest of amenity.

I hereby certify this to be a true and accurate copy of notification of grant of permission dated

Signed on behalf of the Dublin County Council



Date 25 October, 1990

IMPORTANT: Turn overleaf for further information



CONDITIONS

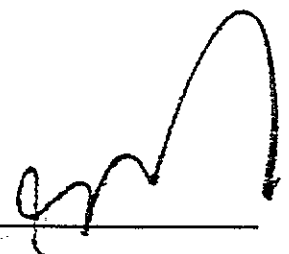
REASONS FOR CONDITIONS

6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
7. That the septic tank drainage arrangements on site to be in accordance with the requirements of the Planning Authority. The layout of the septic tank and percolation areas to comply with the Standards of SR6, 1975 available from Eolas. In this regard, a total of 80m length of distribution piping to be provided in the percolation area.
8. That the existing stone boundary wall to be set back not less than 3m from existing carriageway edge prior to the occupation of the dwelling. The setback area to be hardsurfaced to provide a layby along entire road frontage. Entrance gates to be setback at an angle of 45° behind the relocated wall. All works to be completed prior to dwelling house occupation.
9. That the proposed dwelling, when constructed, be first occupied by the applicant and/or members of his immediate family.
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.

6. In order to comply with the Sanitary Services Acts 1878-1964.
7. In order to comply with the Sanitary Services Acts, 1878-1964.
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. 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.

I hereby certify this to be a true and accurate copy of notification of part of permission dated 25/10/91

*dpisi* to *Subod* *23/9/91*



NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:— An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

Personal Callers/  
Enquiries to:  
Liffey House  
24 28 Tara Street  
Dublin 2  
Telephone 773066

# DUBLIN COUNTY COUNCIL

## BUILDING BYE LAWS DISAPPROVAL NOTICE

Address for  
Correspondence:  
Building Control Section  
Planning Department  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

Application received: 8th February, 1991

Applicant: Seamus Kelly.

Submitted by: P.C. O'Grady Associates, Cecilia House, Cecilia Street, Dublin 2.

Reg. No.: 91A/134

Order No.: BBL/1554/91

Proposal: Bungalow

Location: Athgoe North, Co. Dublin.


Notice is hereby given that the Council has disapproved the plans submitted by you for the work described above for the following reasons:

Sufficient information has not been submitted:-

- (1) Details regarding the structure of the roof over the lounge and dining area are required.
- (2) Evidence must be submitted as to the potability and adequacy of the proposed well water supply.
- (3) The location of the wall in relation to any proposed septic tank drainage system on the adjoining site is not shown.
- (4) The location of any proposed septic tank drainage system on the adjoining site is not shown. A minimum distance of 30m between percolation areas on adjoining sites is required.
- (5) Evidence of soil suitability for the disposal of septic tank effluent must be submitted.

Date:

21 JUN 1991

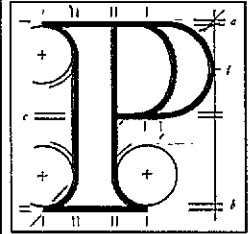
  
J. CARSON  
Senior Administrative Officer

Our Ref: PL 6/5/85571

P.A. Reg. Ref: 91A/134

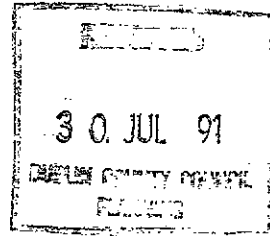
PK

An Bord Pleanála



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

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



Date: 29th July 1991.

Appeal re: Erection of a bungalow at Athgoe North,  
Newcastle, County Dublin.

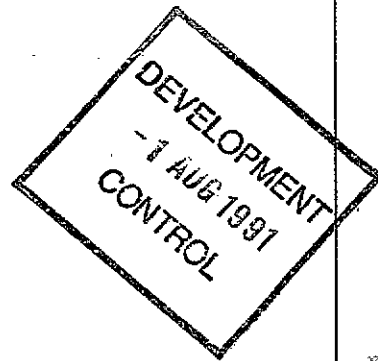
Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

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

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey



067

Encl.

BP 555

P.C.  
O'GRADY  
ASSOCIATES

ARCHITECTS  
&  
PLANNING  
CONSULTANTS

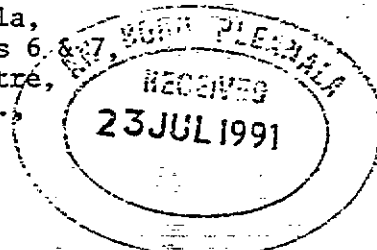
CECILIA HOUSE  
4 CECILIA STREET  
DUBLIN 2.

TEL:  
6793690  
775907

VAT NO:  
9F71410E

Suzanne Lacey,  
An Bord Pleanála,  
Floor 3, Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

22nd July, 1991.



Re: Erection of Bungalow at Athgoe North, Newcastle,  
Co. Dublin for Seamus Kelly.

Dear Miss Lacey,

During an inspection of Athgoe Road in the townland of Athgoe North, Co. Dublin last week I saw that a 3" watermain had been laid at the side of the public road to a point within about 50 feet from the site owned by my Client, Mr. Seamus Kelly and he has instructed me to commence negotiations with Dublin County Council and their Contractor to have the 3" water main brought up to his site along the side of the road.

Therefore, one of the grounds of Refusal mentioned in item 1. of the reasons for Refusal stating that there is no public water supply available does not arise and it should be borne in mind that the Planning Department of Dublin County Council should have been aware that the Water Main was being extended at the date of Refusal.

With regard to the Grounds for Refusal mentioned in Item 5. I wish to state that I have investigated other sites in the immediate vicinity of my Client's site where those sites have been found suitable for septic tank drainage and my Client proposes that within the coming week he will make the necessary excavations and carry out the necessary tests, which bearing local evidence in mind, will certainly show the suitability of the site for septic tank drainage and with the shortest possible delay the Local Authority will be invited to inspect the excavations and the site of the test.

I thank you for holding the Appeal in Abeyance and my Client would be obliged if you would continue with the consideration of his Appeal.

Yours sincerely,

P.C. O'Grady, F.A.S.I. M.I. Arch. S.

J.C. O'GRADY  
Dip Env Econ. M.I. Arch. S.

P.C. O'GRADY  
F.F.A.S. M.I. Arch. S.  
Consultant.

Our Ref: PL 6/5/85571  
P.A. Reg. Ref: 91A/134.

*PK*  
01 JUL 91 2/7

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

Date: 27th June 1991.

Appeal re: Erection of a bungalow at Athgoe North,  
Newcastle, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

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

Yours faithfully,

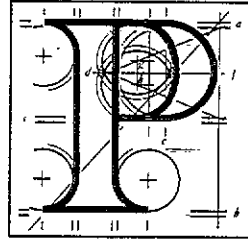
*Suzanne Lacey*  
Suzanne Lacey

DEVELOPMENT  
-2 JUL 1991  
CONTROL

Encl.

BP 555

An Bord Pleanála



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

P.C.  
O'GRADY  
ASSOCIATES

ARCHITECTS  
&  
PLANNING  
CONSULTANTS

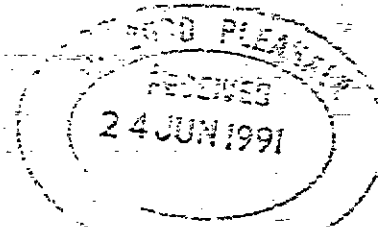
CECILIA HOUSE  
4 CECILIA STREET  
DUBLIN 2.

TEL:  
6793690  
775907

VAT NO:  
9F71410E

D. Collins Esq.,  
Executive Officer,  
An Bord Pleanála,  
Floor 3, Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

21st June, 1991.



Re: Erection of a bungalow at Athgoe-North,  
Newcastle, Co. Dublin. Reg. Ref. 91A/134.

Dear Sir,

In reply to your letter of the 14th Inst. I wish to inform you that a further submission was delayed by the fact that there was some doubt about the provision of a public water supply in the roadway at Athgoe North.

This matter has now been resolved and my Client, Mr. Kelly, and I understand that arrangements have been made to extend the water main at the Northern end of Athgoe Road, down to and beyond the sites of my two Clients, Mr. Liam Kelly and Mr. Seamus Kelly, to which they have both subscribed.

When the water main comes up to their sites in the course of the next few weeks I will make my further submission to you and in the mean time my Clients and I would be obliged if you would hold the matter in abeyance.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'P.C. O'Grady', written over a horizontal line.

P.C. O'Grady, F.F.A.S. M.I. Arch. S.

J.C. O'GRADY  
Dip Env Econ. M.I. Arch. S.

P.C. O'GRADY  
F.F.A.S. M.I. Arch. S.  
Consultant.

COMHAIRLE CHONTAE ATHA CLIATH

Te. 724735  
Ext. 268/269

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

Your Ref. PL 6/5/85571  
Our Ref. 912/0134

30/04/91

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

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

PROPOSAL : Bungalow at Rathgoe North, Newcastle,  
Co. Dublin.

APPLICANT : Mr. Seamus Kelly

Dear Sir,

With reference to your letter dated 22.04.91 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. Ev. Herald 26/1/91
- (4) The plan(s) received from the applicant on 08.02.91
- (6) & (7) A certified copy of Manager's Order P/1227/91 together with technical reports in connection with the application.

Yours faithfully,

M. Murtagh

for PRINCIPAL OFFICER

Enc's.



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 REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1297 /91 . Date of Decision : ~~26th~~ 26<sup>th</sup> March 1991 98

Register Reference : 91A/0134 Date Received : 8th February 1991

Applicant : Seamus Kelly,

Development : bungalow

Location : Athgoe North

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 REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- .....<sup>5</sup>.....ATTACHED.

signed on behalf of the Dublin County Council.....  
*J. de Bascot*  
for Principal Officer

Date:.....<sup>27/3/91</sup>.....

P.C. O'Grady Associates,  
Cecilia House,  
4 Cecilia Street,  
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/0134  
Decision Order No. P/ 1297 /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

REASONS FOR REFUSAL

- 01 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. The residential development proposed in a rural area where public piped water and sewerage services are not available and where the existing road network, designed to serve rural needs is inadequate would contravene materially a development objective indicated in the County Dublin Development Plan 1982 for the use primarily of this site for agricultural purposes and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
- 02 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan 1983. It is the policy of the Council as set out in Paragraph 2.3.9 to permit housing development in rural areas "where applicants can show a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the area in question". The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Councils Policy regarding housing in rural areas. The proposed development would contravene the above mentioned zoning objective and would not be in accordance with the proper planning and development of the area.
- 03 The proposed development constitutes undesirable ribbon development in and area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and would not be in accordance with the proper planning and development of the area.
- 04 The proposed development by itself or by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National Road or other major road.
- 05 No evidence to indicate the suitability of the site for septic tank drainage has been submitted. The proposal would thus be prejudicial to public health.

## 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.

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/0134

Date : 12th February 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Two bungalows  
LOCATION : Athgoe North  
APPLICANT : Liam Kelly and Seamus Kelly,  
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 8th February 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

P.C. O'Grady Associates,  
Cecilia House,  
4 Cecilia Street,  
Dublin 2.

P.C.  
O'GRADY  
ASSOCIATES

ARCHITECTS  
&  
PLANNING  
CONSULTANTS

CECILIA HOUSE  
4 CECILIA STREET  
DUBLIN 2.

TEL:  
6793690  
775907

VAT NO:  
9F71410E

P/BBL

1.12.4

91A/0134

Ev-Kelly  
26/1/91

REC. NO. 874151  
LSS N31478  
BYE LAW APPLICATION

31st January, 1991.

The Principal Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.

Re: Proposed bungalow at Athgoe North, Co. Dublin for  
Seamus Kelly.

FEE PAID 132 DATE 8/2  
RECEIPT NO. N31214

Dear Sir,

My Client, Seamus Kelly of Ballybane, Clondalkin, Co. Dublin wishes to obtain Permission to build a bungalow on his lands at Athgoe North, Co. Dublin which he purchased in January, 1973 and he applies herewith for Permission under the Local Government, (Planning and Development) Acts and Approval under the Building Bye-Laws.

I enclose herewith four copies of the plans of the bungalow, four copies of the Specification, four copies of a site map and four copies of a location map and a page from the Evening Herald dated January, 26th, 1991 in which the Statutory Notice is published.

I also enclose my cheque for £87.00, covering the Planning Application Fee of £32.00 and the Building Bye-Law Application Fee of £55.00.

If the documents are in order, I would be obliged if you would issue a Notification of a Decision to Grant Permission and a Notice of Approval under the Building Bye-Laws.

Yours sincerely,

P.C. O'Grady, F.A.S.I. M.I. Arch. S.

RECEIVED  
08 FEB 1991  
Reg. Sec.

CO. DUBLIN - Permission sought for two bungalows at Athgoe North - Liam Kelly and Seamus Kelly.

RECEIVED  
NO. 11111111

8/2

CHEQUE NO 561

J.C. O'GRADY  
Dip Env Econ. M.I. Arch. S.

P.C. O'GRADY  
F.F.A.S. M.I. Arch. S.  
Consultant.

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

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

[RECEIPT CODE]

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

REC. NO. N 31478

£55.00

Received this 24 day of February 1951  
from Grand Tower Paints Ltd

the sum of fifty five Pounds  
Pence, being 6s 6d

application at Althoe - North

Class A

Michael O'Leary Cashier



S. CAREY  
Principal Officer

House

# COMHAIRLE CHONTAE ATHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

[Stamp]

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

N 31214

Received this £32.00 day of July 1971

from Road Tower Products Ltd

the sum of thirty two Pounds

Pence, being no pence

application at Athscr North

Michael O'Hara Cashier

S. CAREY  
Principal Officer

Class 1

18-850

6'FF

DUBLIN COUNTY COUNCIL  
 Planning Office, Regent's Station  
 209-211, REGENT'S STATION  
 DUBLIN 1  
 08 FEB 1991  
 91A/0134  
 NO L.D.S.

9-030

LOCATION MAP FOR BUNGALOW

6-890

FW  
Union Bdy.

9-060

7-500

3-710

2-710

830

2-020

2-970

A T H I G



Liam Kelly

Based on Ordnance Survey maps 20-8 and 20-12.  
Co. Dublin, by permission of the Government.

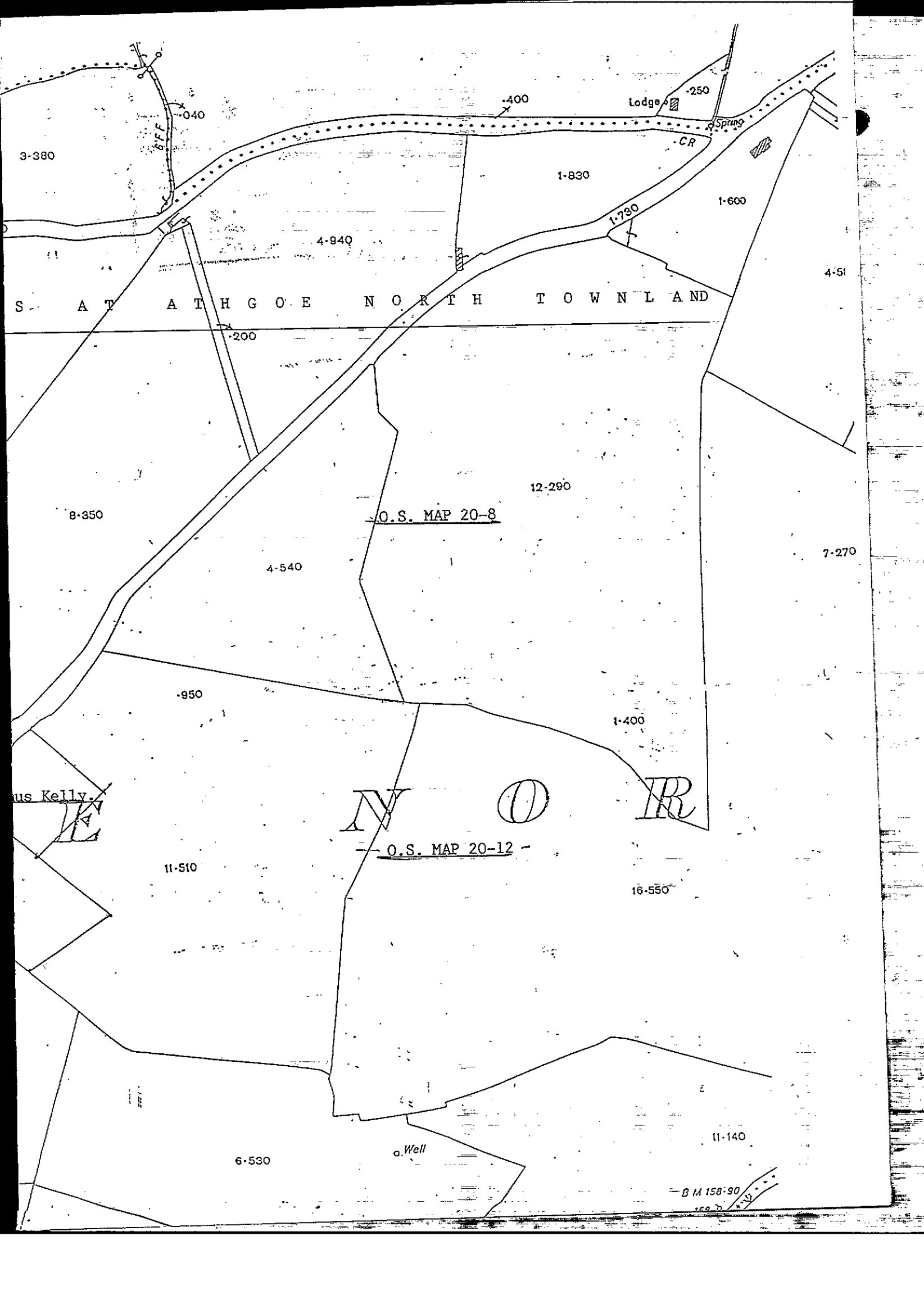
P.C. O'GRADY ASSOCIATES  
 ARCHITECTS AND PLANNING CONSULTANTS  
 CECILIA HOUSE  
 4 CECILIA STREET  
 DUBLIN 2. TELEPHONES 775907 & 6793690

8-400

1-470

Union Bdy. FW





3-380

1-830

4-940

1-730

1-600

4-51

SATHGOE NORTH TOWNLAND

200

12-290

O.S. MAP 20-8

8-350

7-270

4-540

950

1-400

us Kelly.

N O R

O.S. MAP 20-12

11-510

16-550

Well

11-140

6-530

B M 158-90

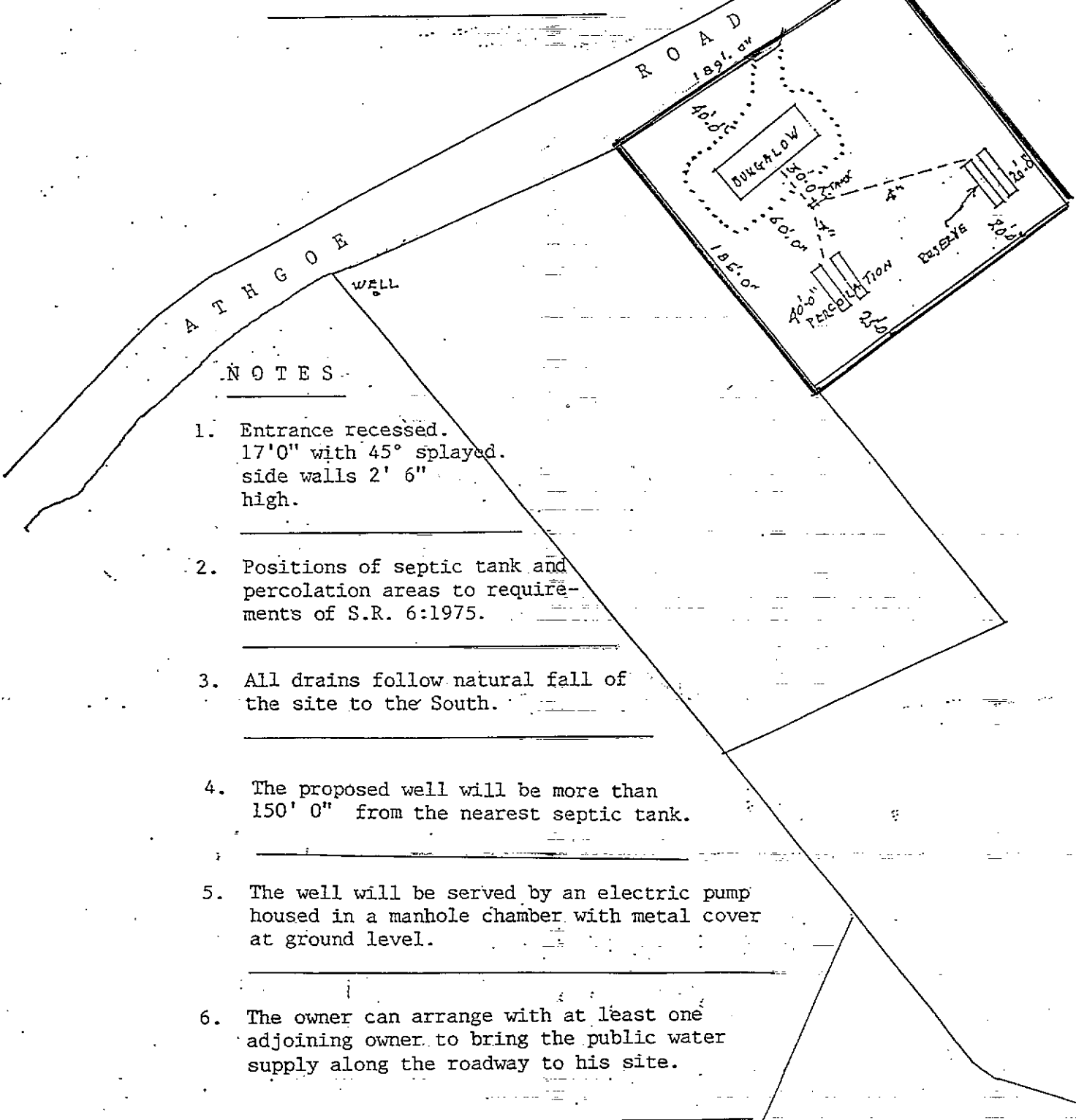
S I T E M A P

PROPOSED BUNGALOW FOR SEAMUS KELLY  
ON HIS LANDS AT TOWNLAND OF ATHGOE NORTH, CO. DUBLIN

DUBLIN COUNTY COUNCIL  
Planning Code Secretary  
2001  
08 FEB 1991  
91A 0134

HIS OWNERSHIP BEING REGISTERED IN FOLIO 19611 CO. DUBLIN  
SINCE 25th JANUARY, 1973.  
SITE AREA 3 ROODS - 9 PERCHES.

SCALE 1/1000  
OR 83 FEET TO 1 INCH APPROX.



NOTES

1. Entrance recessed.  
17'0" with 45° splayed.  
side walls 2' 6" high.
2. Positions of septic tank and percolation areas to requirements of S.R. 6:1975.
3. All drains follow natural fall of the site to the South.
4. The proposed well will be more than 150' 0" from the nearest septic tank.
5. The well will be served by an electric pump housed in a manhole chamber with metal cover at ground level.
6. The owner can arrange with at least one adjoining owner to bring the public water supply along the roadway to his site.

Bas  
by

P. C.  
ARC  
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DUB

Dondalkin

ed on Ordnance Survey maps 20-8 and 20-12, Co. Dublin  
permission of the Government.

O'GRADY ASSOCIATES  
HITECTS AND PLANNING CONSULTANTS  
ILIA HOUSE  
ECILIA STREET:  
LIN-2. TELEPHONES

775907 & 6793690.

P.C.  
O'GRADY  
ASSOCIATES

- 1 -

DUBLIN COUNTY COUNCIL  
Planning & Development Section  
91A/0134  
FEB 1991

SPECIFICATION OF WORKS TO BE DONE AND MATERIALS AND LABOUR TO BE SUPPLIED IN THE BUILDING OF A BUNGALOW AT THE TOWNLAND OF ATHGOE NORTH, CO DUBLIN FOR SEAMUS KELLY. HEREINAFTER CALLED THE EMPLOYER. IN ACCORDANCE WITH THE INSTRUCTIONS OF AND PLANS PREPARED BY P.C. O'GRADY ASSOCIATES ARCHITECTS AND PLANNING CONSULTANTS, 4 CECILIA STREET, DUBLIN 2. HEREINAFTER CALLED THE ARCHITECTS.

SATISFACTION:

1. The whole of the works are to be carried out to the satisfaction of the Local Authorities, the Department of the Environment, the Owner and the Architect and everything that is usual and necessary is to be done, although not specifically mentioned in this specification or shown on the drawings in a thorough and workmanlike manner.

NOTICES AND FEES:

2. The Contractor is to give all notices and pay all fees to the Local Authority as may be required by them for the making of all connections opening of roads and for the supplying of water for the works. The Contractor is to give all notices to adjoining owners of the commencement of the works and he is not to carry out any of the works until such notices have been delivered for at least seven days.

EXCAVATIONS & OBSTACLES:

3. Any excavations made by the Contractor or any sub-Contractor or any obstacles erected by the Contractor or any sub-Contractor where they would be dangerous to workmen or any member of the public are to be protected by the Contractor and are to be lighted at night if necessary.

INSURANCE:

4. The Contractor shall insure all his workmen in accordance with requirements by the National Health and Unemployment Insurance Acts and against all third party claims arising out of the carrying out of the works and he shall be solely responsible for any damage to persons, property or things or to adjoining premises arising out of the carrying out of the works. The Contractor is to keep the entire premises fully insured with a Company to be approved by the Architect, from the date of the commencement of the works until the keys are handed over to the Employer. The Fire Insurance to be taken out on the works will be at the cost of the Employer if such is set out in the signed Contract. The Contractor is to fully insure himself against all claims arising out of demolition work and the Contractor is to obtain special demolition Insurance cover before commencing the works and receipts for Premiums and all Policies for all Insurances are to be available for inspection by the Architect before the commencement of the work and on all working days.

SCAFFOLDING

5. Where scaffolding is required the Contractor is to provide all necessary scaffolding with all uprights, putlogs, planks, handrails, toe pieces, ladders, wedges, wire ropes and patent clips and all scaffolding and gangways are to be erected and maintained in accordance with the Building Regulations made by the Minister for Local Government.

OMIT NOTHING:

6. The Contractor is to omit nothing which may be reasonably required for the proper carrying out and completion of the works and he shall also provide all necessary labour and materials described in this Specification.

WATER FOR WORKS:

7. The Contractor shall provide fresh clean water for the use of the works and pay all fees and charges for same.

DEFECTS:

8. The Contractor shall provide for the keeping of the works in repair for a period of three months after the date of the Architect's penultimate Certificate and any damage, defects, stains or other imperfections that may arise during that period owing to carelessness or defective workmanship on the part of the Contractor or the use by him of defective materials are to be made good by the Contractor at his own expense if so decided by the Architect.

CONTRACTORS

9. The Contractors tendering are recommended to examine the drawings and visit the site before tendering so as to understand the nature of the proposed works and the conditions under which they are to be carried out, the means of access and the facilities for getting in and out materials.

TENDERS:

10. Contractors tendering shall submit their tenders for a gross specific sum which shall include all materials, workmanship, scaffolding, plant, carriage and cartage and the expenses incidental to the due performance of the several works as set forth in this specification and as shown on the drawings to their true intent and meaning and shall show inclusion of V.A.T.

TEMPORARY PROTECTION:

11. The Contractor is to provide all temporary protection necessary to guard against frost, snow or rain and he is to carefully use all means and protection necessary to keep the work in a sound and undamaged condition during the progress of the works and until the premises are handed over to the Employer.

DAMAGE:

12. The Contractor will be held responsible for any damage which may occur to the premises and will be required to make good at his own expense.

FOREMAN AND COPIES OF PLAN:

13. An approved and competent foreman shall always be kept on the works while in progress and he shall keep copies of all drawings and specifications.

SCRUB FLOORS:

14. The Contractor is to scrub all floors and pavings and clean all windows at completion.

DIMENSIONS

15. The Contractor is to check all dimensions and is to satisfy himself as to the accuracy of the plan and specification and where any dimensions or scantlings are neither shown on the plan nor specified the Architect shall decide same.

SHORING UP:

16. Where taking down work is to be carried out or where opes are to be cut in existing walls the Contractor is to provide all necessary shores and needles in 9" X 3", 6" X 3" and all other suitable size timbers complete with 9" X 3" head pieces and sole pieces and all necessary hardwood wedges to securely shore up and needle all walls, ceilings and floors where opes are cut in existing walls or portions of existing walls are to be removed. The Contractor is to make sure that all sole pieces and head pieces in any shoring run as far as possible at right angles to all floor and ceiling joists. All shoring up, needling and wedging is to be inspected and approved by the Architect before opes are cut.

PAYMENT AND CONTRACT:

17. The works shall be carried out and payment shall be made under the provisions of the Schedule of Conditions of the Building Contract issued by the Royal Institute of the Architects of Ireland.

NEW WORK

EXCAVATOR:

Remove all grass sods and vegetable matter from the entire site of the building and deposit on site where selected. Excavate for all foundations to such depths as will ensure the perfect stability of the structure. The width of the foundations shall be as shown on drawings and when not so shown shall be at least 18" greater than the thickness of the rising wall. The foundations shall not be laid until the excavations have been approved by the Architect. If loose, soft or bad ground is met with the Contractor shall excavate same to a solid foundation and shall refill with concrete or earth as the Architect shall decide.

CONCRETOR & WALLING:

The concrete for foundations shall be composed of six parts of clean graded gravel and sand mixed with one part Irish Portland Cement and clean water applied from a hose without excess of water. The concrete shall be deposited in the trenches immediately and before setting commences. Concrete for under floors shall consist of eight parts of clean gravel and sand mixed with one part Irish Portland Cement and water as before. The finished ground floor level shall be at least 12" over the highest point of the finished ground level of the site. External walls to be built 11" thick with 2" cavity, the walls are to be faced with bricks or stone, precast stone or decorative plaster as may be indicated on the drawing or in accordance with later details to be provided by the Architect, and the inner leaf is to be built with concrete blocks of approved manufacture and thoroughly cured or seasoned and approved by the Architect and built in gauged mortar. Internal walls are to be built in concrete blocks or are to be stud partitions, finished on both sides with plaster slabs as decided by the Architect or Employer. Damp course of pure bitumen sheeting on jute fabric approved by the Architect shall be laid full width of the bed lapped 4" at all joints, in external walls, concrete partitions, under tassels and wall plates. Similar damp proof course shall be provided at level of top cover flashing, in all chimneys. Vertical damp proof course shall be provided at changes in level in the horizontal D.P.C. Internal partition walls where shown shall be built in concrete blocks to thickness shown on drawings. Moulds for precast

Over.

CONCRETOR &  
WALLING: Cont.

concrete shall be formed of clean wrought timber strongly assembled and screwed together so that the boards on the faces which will be exposed when set in position can be removed 24 hours after casting. The inside of the mould to be coated with oil. Galvanised iron ties are to be used to tie the two skins of the hollow walling and to be placed 3 ft. apart horizontally and 18" vertically i.e. two to the sq. yd. of walling. All woodwork such as sash frames and door frames shall be protected by aluminium or other approved sheet flashings laid above them in the cavity. Ventilation openings shall be formed in all partition and tassel walls under ground floor level to provide adequate cross ventilation.

WINDOW SILLS  
AND LINTOLS:

Window cills shall be precast by a specialist firm weathered and throated. They shall have 4½" bearing on each side of the ope and shall project 3" from face of wall. Lintols shall be precast by specialist firm to suit ope sizes having 9" end bearing. If directed by the Architect the lintols are to be carried along the top of each wall and if possible right around the building as a reinforced concrete band. Provide D.P.C.'s to cills and lintols.

JOINERY DOORS  
AND WINDOWS:

All joinery shall be wrought and finished with clean, even, smooth face. Any joinery work which shall split, fracture, shrink or part in the joints or show flaws or other unsoundness shall be replaced with new material. Windows to be complete with fastenings, timber window sills shall be bedded on the concrete sills in white or red lead putty, the bedding surfaces of window sills shall be painted immediately before bedding. Window frames shall be wedged down from underside of concrete lintols by folding wedges, the lower of each pair being well nailed to the frame. The front entrance door and screen as well as windows to front elevation to be formed in approved hardwood to detail. Windows to rear elevation to be formed in approved hardwood to detail. Windows to rear elevation shall be standard I.T.I. or C.W.I. stock. Back door to be hung with three 4" steel butts, fitted with mortice<sup>lock</sup> and steel barrel bolt. Fuel store and external W.C. doors are to be ledged, braced and sheathed with three 1½" X 6" ledges and braces and 1" X 4" sheeting. Doors to be hung on strong securing frames 4" X 2" with 4" steel butts, rim lock and round knob furniture. Fit 6" securing bolt with locking facility on fuel store. Internal door opes shall be fitted with well seasoned saddles, twice splayed checked for frame and cut out of timber not less than 6" x 1"

Internal doors unless otherwise shown or specified shall be of standard pattern flush type 2' 8" X 6' 8" X 2" thick with frames to suit and hung on one pair 4" steel butts. Fit each door with lock and furniture. Doors to presses to standard pattern to suit opes. Press doors shall be hung with one pair of 3" light steel butts as size of leaf may require.

**TIMBER FLOORS:**  
(SEE ALTERNATIVE  
FLOOR  
SPECIFICATION  
BELOW:)

All timber ground floors shall have an air space of at least 12" between the underside of the joists and the surface concrete. Timbers shall be of the following sizes. Tassels or wallplates shall be 4½" X 3" joists to be 14" C. to C. joists with a span of 10' or over shall have bridging at intervals of not more than 6 ft. Trim for hearths. Provide double joists under all stud partitions. All flooring shall be thoroughly seasoned 4" X 1" white deal fixed to timber grounds and laid to floors. Skirtings shall be carried round all presses, counters etc. Plastering shall be completed before skirtings are fitted. Drilling to joists shall be through centre only.

**ROOF:**  
ALL STRUCTURAL  
TIMBERS TO BE IN  
ACCORDANCE WITH  
SR 11: 1988 ISSUED  
BY NATIONAL  
STANDARDS AUTHORITY  
IRELAND:

The roof is to be constructed with timbers to the sizes shown on Plan/with 7" X 1½" ridge pieces, 5" x 2" rafters at 14" centres, all to detail to be provided by the Architect and secured to the tops of the walls on 4" X 3" wallplates and finished externally at the bottom with 1½" fascia boards and ¾" timber soffits. The entire roof is to be covered with sarking felt, properly secured to the rafters and on top of the felt the Contractor is to provide 2" X ½" timber slating battens laid at suitable centres to take concrete interlocking tiles. The concrete tiles are to be to selected sizes and colour as decided by the Employer who will also decide on the shape and size of the interlocking tiles or alternatively the Employer may use Pantiles also made of concrete.

**ROOF INSULATION:**

The top of the ceiling joists over the entire area of the roof is to be covered with 4" thick fibreglass wool quilt to provide suitable insulation or alternatively the spaces between the rafters are to be filled with a 4" layer of "Vermiculite" insulation. The water storage cistern in the roof space and the small overflow tank for the central heating system are to be insulated with ½" thick soft fibre-board.

**PRESERVATIVE  
TREATMENT OF  
TIMBERS:**

All timbers to be used in the construction of the roof and floor and unless otherwise directed elsewhere shall be pre-treated in an approved manner by a specialist firm before installation. All timbers shall be free from loose and unsound knots, pitch pockets, wane and decay. Timbers to be used in buildings shall not be exposed unnecessarily to the weather before installation.

**STUD PARTITIONS:**

In general stud partitions shall be constructed with 4" X 2" studs, stretchers and cills, studs to be at 14" C. and each partition shall have two rows or more of stretchers if required to suit the plaster slabs. Where lighter studs are shown the heads, cills, etc. shall be of corresponding size. The platform for the storage tank in the roof space shall be constructed of 6" X 1" T. & G. flooring nailed to ceiling joists. The ceiling timbers are to be cut and trimmed to form an opening of 3' 6" X 2' 9" to attic and trap door formed to efficiently close the opening when required.

**PLASTERING:**

Externally, if external plaster work is required by the Architect or Employer the wall surface below ground floor level shall be finished in two coats of cement mortar to form a smooth recessed plinth 1½" thick. The remainder of the surfaces shall be rendered in cement mortar to full thickness and with Tyrolean finish to selected colour, except where stone or brickwork is specified. Internally the rendering



PLASTERING Cont.

coat on blockwork shall consist of 1½ parts clean sand to one of Browning plaster. Ceilings and partition surfaces unless otherwise specified shall be covered with Gyplath or other approved plasterboard secured to timbers with nails at 4" centres and skimmed in finishing plaster. The makers directions regarding the finishing and fixing of Gyplath shall be adhered to. All opes for windows and doors shall have patent reveals executed in two coats of cement mortar finished true to line with sharp arrises.

PAINTING:

All paints in oil or waterpaints are to be procured from a reliable manufacturer. All doors, window sashes and frames shall receive the knot, stop and prime with pumice down preparatory to receiving the painting in three additional coats of the approved paint. This preparation shall be carried out except where hardwoods are specified. Where hardwoods are specified to be used the appropriate preparation and finish for such material shall be carried out. Floor skirtings are to be primed and stopped and to receive two coats of approved paint. Press doors, wardrobe doors etc. are to be prepared for painting and receive two coats in oils. All ceilings shall be prepared and twice painted with white Emulsion paint.

GLAZING:

(SEE BELOW  
FOR DOUBLE  
GLAZING  
SPECIFICATION)

The glass throughout shall be approved quality and of thickness specified, free from blemishes and cut true to size. Sheet glass shall be 24 oz plate glass ½" thick unless otherwise shown or specified. Wired glass shall be "Georgian" cast wired unless otherwise specified. Opaque glass shall be of approved quality and pattern. Glazing to windows shall be 24 oz. sheet. The large panes in windows and entrance screen will be glazed with ½" plate glass.

DOMESTIC WATER:

Domestic water shall be taken from the public supply in road or from a deep well sunk by a firm with drilling rig approved by the Architect, water obtained from the bore is to come from the rock from at least 70' 0" deep through a top steel liner and is to be tested in an approved laboratory.

SANITARY FITTINGS:

The Contractor is to fix and plumb in and fully connect where shown on plan, W.C. sets, bath, showers, sinks and all other sanitary fittings bought and delivered to the site by the Employer.

SMITH & IRONMONGER:

Provide and fix suitable half round metal or plastic gutters 4" wide complete with all stop ends and short lengths and drop pieces to discharge into suitable swan necks or hopperheads to the top of 3½" rainwater pipes. All the stacks of rainwater pipe are to be secured to the walls with screwed holderbats and are to be fitted with suitable toes to discharge over rainwater gulleys. Alternatively plastic rainwater gutters and rainwater pipes complete with all fittings may be used instead of metal.

DRAINS:

All pipes, junctions, traps etc. shall be standard, glazed, socketed stoneware of approved manufacture and unless otherwise shown all pipes shall be 4" pipes and 1 in 60 for 6" pipes. Joints shall be made with Portland Cement and dashed sand worked in against one ring of tarred gaskin and neatly splayed on outside. Pipes shall be cleaned internally after each joint is made. After joints have been tested

PLUMBS Cont:

and approved the pipes shall be flanchued in concrete half way up each side. Trenches shall be refilled with good soil. Pipes shall be laid on 4" thick concrete bed 4" wider than the pipe. Gulleys shall be deep seal, back inlet filled with galvanised iron grids and set in 6" concrete surround. Armstrong junctions with appropriate number of eyes shall be provided and carried to the surface with suitable rising pieces. They shall be provided with galvanised iron covers and frames and risers where necessary.

ELECTRICAL CONTRACT:

The electrical works shall be carried out by an approved firm of electrical Contractors as a sub-contract, subject to the general conditions of the main building contract. Each room shall be wired for ceiling or wall lighting as directed and one 13 amp power point. Switched power points suitable for electrically operated cooker, fridge and kettle shall be fitted in the kitchen as directed. Provision shall be made for two exterior lights. The electrical installation is to be completed in accordance with the requirements of the Electricity Supply Board and the Contractor is to provide for having the entire system tested and passed by the E.S.B. at his own expense.

P.C. SUMS:

Before the Contractor signs the contract with the Employer to build the house the Employer and the Contractor will agree on and sign a schedule of Prime Cost sums for the following items. Low Level W.C. set, Wash Hand Basin, Bath, tiled fire surrounds, external and internal sets of door furniture, glazed wall tiling per sq. yed. electric switches and other fittings including lighting fittings and any other fittings the Employer may wish to secure prices from the Contractor.

COMPLETION:

On completion the Contractor is to thoroughly clean down the new building, all floors and windows are to be washed and cleaned and all debris, left materials and builders plant of all kinds are to be removed from the site and the entire site is to be left in a neat and tidy state at the Contractor's expense to the satisfaction of the Employer and the Architect.

INSULATION:

Roof Insulation - 4" fibre glass or 4" Vermiculite.  
Walls Insulation - 2" polystyrene.  
Floor Insulation. - 1" polystyrene laid 3 ft. wide at external walls.

BUILDING REGULATIONS:

THE BUILDING OWNER AND THE BUILDER WILL COMPLY WITH THE PROVISIONS OF THE DRAFT BUILDING REGULATIONS (AS AMENDED) ISSUED BY THE DEPARTMENT OF THE ENVIRONMENT.

ALTERNATIVE MASS CONCRETE FLOOR:

If the Employer, otherwise the Owner, so decides the floor will be laid in mass concrete and after all vegetable earth and growth have been removed and after suitable excavation to levels to be determined by the Architect the floor is to be laid on a 6" concrete slab composed of waterproofed concrete to be specially delivered to the site by an approved firm and the concrete mix is to be to the Specification agreed between that firm and the Architect.

ALTERNATIVE  
CLASS  
CONCRETE FLOOR:  
CONT.

The concrete is to be laid on a 9" thick bed of well rammed hardcore blinded on top with week concrete and covered with an impervious layer of 1000 grade "Visqueen" properly lapped and brought up the sides of all rising walls to meet and to be connected to the damp proof courses in all walls.

Particular care is to be taken in the provision of and placing of the 1 metre wide floor insulation which is to come up to the internal faces of the rising external walls.

The concrete floor slab is to be finished on top with a 2" thick fine concrete screed and at a point about 3" out from the face of each external and internal wall the Contractor is to provide a timber screed which, when removed, after setting will provide a shallow channel for small bore central heating pipes and particular care is to be taken to ensure that the top of the concrete floor slab and the top of the fine concrete screed are level in all directions.

Alternatively, if so decided by the Architects the concrete floor slab is to be laid 7½" thick and the channel for the small bore central heating pipes can be formed in the top of the concrete slabs.

Before the timber screeds are set in position to form the channel or the small bore heating pipes the Contractor is to consult with the central heating Engineer to ensure that the channel is continuous and will not be obstructed in any way.

The channel will be made with a suitable shoulder to take a hardwood cover slip to be screwed in position as directed by the Architect.

DOUBLE GLAZING  
TO WINDOWS AND  
GLASS DOORS:

If the Employer so decides the windows throughout the house either made with aluminium frames or hardwood timber frames are to be glazed with double glazing units made by Glas Seal of Ulster Ltd. and supplied and fitted by Thomas Dunne and Sons of Dunnes Glass Ltd. 59 Capel Street, Dublin 1. and the Contractor is to attend on this firm while they are fitting and putting into position the sealed double glazing units.

DIMENSIONS:

In general, any dimensions shown on the drawing prepared by the Architect or on subsequent drawings prepared by Consultants are to be carefully followed rather than dimensions mentioned in this Specification.

SEPTIC TANK  
AND DISPERSAL  
AREA:

The Contractor is to build a septic tank and lay out a primary effluent dispersal area in accordance with the details shown in pamphlet S.R.6. 1975 issued by I.I.R.S. on Septic Tank Drainage Systems; and under the instructions of the Consulting Engineer, a reserve manhole is to be provided for the future connection of the effluent pipes of this bungalow to a future extension of public sewers in the road at the front of the sites.