

912/0136

CERTIFICATE NO:

24225

Dwelling + Septic Tank

Hazelhatch, Newcoke Road, Newcastle

Gregory Allen

PROPOSAL:

LOCATION:

APPLICANT:

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FTE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£332	24	220	—		
	£316					
	£505 per M ² in excess of 3000 ² M ² P40					
retreat	£11.75 per M ² of P40					
x .3 feet	£120					
x .3 feet	£120					
x .1 feet	£120					
x .1 feet	£120					
x .1 feet	£120					
x .1 feet	£120					
x .1 feet	£120					
x .1 feet	£120					

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

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

Columns 2,3,4,5,6 & 7 Certified Signed: Robert Grade: 20 Date: 13/2/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ 7
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Register Reference : 91A/0136

Date : 14th February 1991

Development : Bungalow and septic tank
LOCATION : Hazelhatch Road, Newcastle
Applicant : Gregory Allen,
App. Type : OUTLINE PERMISSION
Planning Officer : P. BYRNE
Date Recd. : 8th February 1991

PB

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	<i>11/4/91</i>
Time	<i>9.00</i>

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

Yours faithfully,

Date received in Sanitary services

DUBLIN Co. COUNCIL
22 FEB 1991
SAN SERV

DUBLIN Co. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
- 9 APR 1991
Returned *GJ*

FOUL SEWER

Septic Tank proposal - refer to E.H.B.

SURFACE WATER

Acceptable proposal to be lodged.

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

J. Rice
4/4/91

164 for 332

Register Reference : 91A/0136

Date : 14th February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY

Refer to Kildare Co Co re water supply

J. Hunt
27/2/91
J. M. M.
27/2/91

.....
ENDORSED _____

DATE *4/4/91*



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.

Your Ref.

Date 28.02.1991

PB

RE: Application for I No. House at Hazelhatch, Newcastle Road,
Newcastle. Reg. Ref. 91A/136.

In the event of it being decided to grant outline 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 towards the cost of provision and development of the open spaces in the area.
- 2) That a scheme of planting for the site be agreed with the Parks Superintendent, prior to the commencement of development.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	4.3.91
Time	9.35

SENIOR PARKS SUPERINTENDENT

Register Reference : 91A/0136

Date : 14th February 1991

MG

Development : Bungalow and septic tank

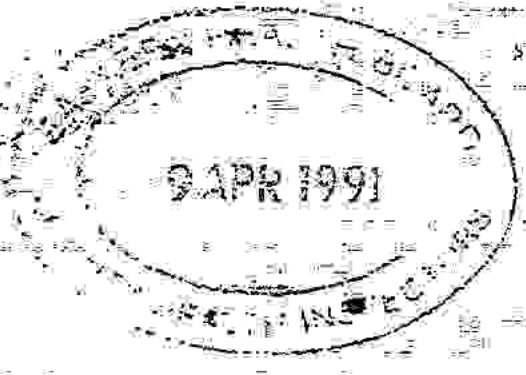
LOCATION : Hazelhatch Road, Newcastle

Applicant : Gregory Allen,

App. Type : OUTLINE PERMISSION

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.

Yours faithfully,

.....
PRINCIPAL OFFICER

The proposal cannot be dealt with until the following information is supplied:

- 1) Details of the proposed septic tank drainage system in accordance with S.R. & 1975.
- 2) Evidence of soil suitability for the disposal of septic tank effluent must be submitted
- 3) Evidence of adequacy and potability of the proposed well water supply must be submitted
- 4) The location of the proposed well in relation to any septic tank drainage system must be shown.

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

15/4/91

Kieran J. Carberry E.H.O.
15/4/91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.4.91
Time 10.00

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/136
LOCATION: Hazelhatch Road, Newcastle.
APPLICANT: Gregory Allen.
PROPOSAL: Bungalow & septic tank.
DATE LODGED: 8th February, 1991.

PB

This application is for outline permission for a bungalow and septic tank at Hazelhatch Road, Newcastle.

The site is affected by a roads reservation line which would require the site boundary to be set back 3m. from the existing carriageway edge with the entrance a further 3m set back complete with 45 degree vision splays. Roads Department have no objections to the development subject to the road line to be observed and precise details of access, design and parking requirements to be agreed with Roads if a full permission is sought.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20/3/91
Time 4.00

MA/MM 15/3/91

SIGNED: _____

ENDORSED: C.P.K

DATE: _____

DATE: 15/3/91

P/1238/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0136

Date Received : 8th February 1991

Correspondence : Mr Paul C. Mealy, Architect,
Name and : Main Street,
Address : Celbridge,
Co. Kildare.

Development : Bungalow and septic tank

Location : Hazelhatch Road, Newcastle

Applicant : Gregory Allen,

App. Type : Outline Permission

Zoning : B. *"To protect and provide for the development of agriculture"*

Report of the Dublin Planning Officer, dated 19th March, 1991.

This is an application for outline permission for a bungalow and septic tank on 3.1 acres at Hazelhatch Road, Newcastle, for G. Allen.

The site is located in a 'B' zoning where it is is an objective "to protect and provide for the development of agriculture". In support of his application, the applicant has indicated, that he has been a resident in the Newcastle/Straffen area all his life and has recently disposed of a business with a residential content. The applicant does not state where this was located, or if he lived in the residential accommodation over the commercial premises.

The site is fairly flat, but the applicant has not indicated where he proposes to locate the septic tank.
There is no planning history on the site.

Roads Department report no objections subject to the site boundary being set back 3 metres from the existing carriageway edge, with the entrance a further 3 metres set back complete with 45 degrees vision splays. Precise details of access, design and parking requirements to be lodged at approval stage.

REPORTS

No other reports to hand on 19th March, 1991.

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

1. The applicant is requested to indicate in blue any other land that he owns in the vicinity of the site.
2. The applicant is requested to submit further details of his previous residences, i.e. their specific location, length of time spent in these locations.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

3. The applicant is requested to indicate where his previous business was located, and shall confirm that he lived in the residence attached to this business.

4. Applicant is requested to indicate how he proposes to comply with the septic tank requirements under Paragraph 3.10.7 (I.I.R.S. SR6), and indicate location of proposed well.

... *James Mully*
for Dublin Planning Officer

Endorsed: - *[Signature]*
for Principal Officer

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

Dated : ... *22/1/91*

..... *[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*.

DUBLIN COUNTY COUNCIL

REG. REF:

91/A/136

LOCATION:

Hazelhatch Road, Newcastle.

APPLICANT:

Gregory Allen.

PROPOSAL:

Bungalow & septic tank.

DATE LODGED:

8th February, 1991.

This application is for outline permission for a bungalow and septic tank at Hazelhatch Road, Newcastle.

The site is affected by a roads reservation line which would require the site boundary to be set back 3m. from the existing carriageway edge with the entrance a further 3m set back complete with 45 degree vision splays. Roads Department have no objections to the development subject to the road line to be observed and precise details of access, design and parking requirements to be agreed with Roads if a full permission is sought.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC:	
Date	15/3/91
Time	3:40

MA/MM 15/3/91

SIGNED: _____

ENDORSED: C.P.S. k

DATE: _____

DATE: 15/3/91

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/0136

Date : 9th February 1991

Our Ref.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

Date

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank
LOCATION : Hazelhatch Road, Newcastle
APPLICANT : Gregory Allen,
APP. TYPE : OUTLINE PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr Paul C. Mealy, Architect,
Main Street,
Celbridge,
Co. Kildare.



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 HAZELHATCH NEWCASTLE ROAD
(If none, give description sufficient to identify) NEWCASTLE CO. DUBLIN **BYE LAW APPLICATION**

3. Name of applicant (Principal not Agent) MR GREGORY ALLEN REC. NO. 1015

Address LUCAN ROAD CELBRIDGE CO. KILDARE Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings PAUL C. MEELY DIP ARCH MRIA MAIN STREET CELBRIDGE CO. KILDARE Tel. No. 01-6271219

5. Name and address to which notifications should be sent AS A ABOVE. RECEIPT NO. N 31216

6. Brief description of proposed development DWELLING + SEPTIC TANK

7. Method of drainage SEPTIC TANK 8. Source of Water Supply WELL

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 NONE

(b) Proposed use of each floor _____

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

11.(a) Area of Site 3.1 ACRES 1.26 ha. Sq. m.

(b) Floor area of proposed development O.P. ONLY Sq. m.

(c) Floor area of buildings proposed to be retained within site NONE Sq. m.

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

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:
OUTLINE APPLICATION ONLY

15.List of documents enclosed with application. AS LISTED ON LETTER

CO. DUBLIN - I am applying to Dublin County Council for outline planning permission for building a well and septic tank on my lands at Hazelhatch Road, Newcastle, Co. Dublin. Signed Greg. Allen

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

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

Fee Payable £ 24.00 Basis of Calculation OUTLINE CLASS I

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

Signature of Applicant (or his Agent) Paul Dwyer Date 7/2/1991

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/0136

Amount Received £ 2.4.0

Receipt No _____

Date _____

RECEIVED
8/2 08 FEB 1991
Reg. Sec.

Ev
Kerall
29/1/91

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA GLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

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

Issue of this receipt is not an
 authority for the President that the fee
 mentioned is the prescribed application

N 31216

£24.00

Received this 31 day of Feb 1991
 from Greg Allen

the sum of twenty four Pounds

Pence, being application of Hazelhatch road, Newcastle

Michael O'Hare
 Cashier

S. CAREY
 Principal Officer

Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect
Main Street, Celbridge,
County Kildare.

VAT Reg. No: 4696117R

Fax: 01-627 1695
Telephone: 01-627 1219

Your ref:

My ref:

623PCM.001

Date: 7.2.91

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

PROPOSED DWELLING AND SEPTIC TANK AT
HAZELHATCH ROAD, NEWCASTLE, CO. DUBLIN.

Dear Sirs,

On behalf of the applicant, Mr. Gregory Allen, I wish to apply for outline planning permission for the above development. I enclose the following:

- a) Completed application form.
- b) My client's cheque for £24.00.
- c) Site location map, drawing reference 623|001.
- d) Newspaper advertisement, Evening Herald, 29.1.91.

The applicant has been resident in the general area of Newcastle|Straffan all his life and has recently disposed of a business with a residential content and is now living in rented accommodation.

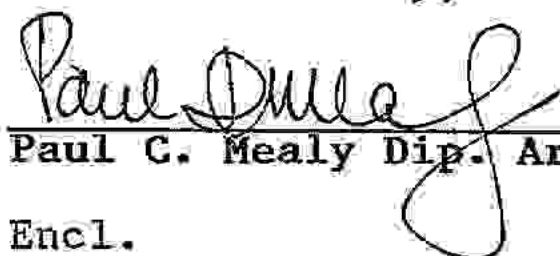
The site dimensions and road frontage available exceed the minimum requirements set out in the current development plan and the depth of site will enable the building line to be set back at least 15m again as is required by the development plan.

The road fronting the site is straight and the site lines in both directions are achievable.

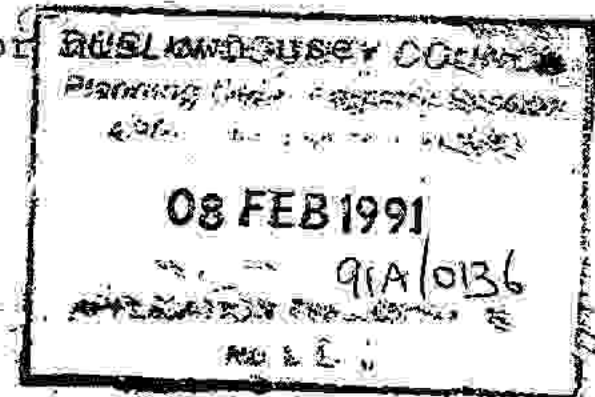
The siting of the house and general landscaping can be discussed with your Planning Officer at approval stage.

The applicant intends to use the house for

Yours faithfully,


Paul C. Mealy Dip. Arch. MRTAI

Encl.





18-110

8-500

3-020

Pump

400

430

370

360

370

220

77-8

73-0

B M 73-75

8-120

08 FEB 1991

91A/0136

Well

070

500

TO HAZELHATCH

74-3

3-100

060

14-760

010

010

030

450

2-410

040

080

030

500

2-060

230

230

020

75-1

030

№	Date	Revisions

1. Copyright Reserved
2. Builder to check all levels and dimensions
3. Work to figured dimensions only
4. Refer to consultant's drawings where appropriate
5. Check size of all proprietary items with manufacturer and fix in accordance with their instructions
6. Refer all discrepancies to architect for direction

Job: DWELLING + SEPTIC TANK
NEWCASTLE CO. DUBLIN

Client: MR GREGORY ALLEN

Dwg title: SITE LOCATION

Scale: 1:2500
Date: FEB 1991
Drg Ref: 625/001

Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect,
Main Street, Celbridge, Co. Kildare.
Telephone: 01-6271219 Fax: 01-6271695

UND

UND

UND

2-190

77-0

CF

UND

UND

UND

UND

UND

1-770

050

0870

UND

UND

UND

UND

UND

NEWCASTLE

77-8

g.3