


F.: 9/18/0161 CERTIFICATE NO: 24249
 PROPOSAL: Buildings & Placement ducting
 LOCATION: Clarkstown Road, Rathcoole
 APPLICANT: G. B. Junior

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REC'D	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2252	24	24	-		
	2212					
	2200					
	2217					
	2225					
	2225					
	2238					
	2210					
	2215					
	2210					

Column 1 Certified: Signed: _____ Date: _____
 Column 1 Endorsed: Signed:  Date: 14/2/97
 Columns 2,3,4,5,6 & 7 Certified: Signed: _____ Grade: S.O Date: _____
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ - /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0161 Date Received : 13th February 1991

Correspondence : Architectural Associates,
Name and : 74 Grove Park Avenue,
Address : Dublin 11.

Development : replacement dwelling
Location : Crockaunadreenagh, Rathcoole
Applicant : Gerald Brennan Junior,
App. Type : Outline Permission
Zoning :

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

This is an application for OUTLINE PERMISSION for a dormer bungalow as a replacement dwelling at Crockaunadreenagh, Rathcoole for G. Brennan.

The site is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is an objective of the Development Plan to preserve the views and prospects along the road on which the site is located.

It is the Council's Policy in high amenity areas that development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming, will be prohibited.

The applicant has not satisfactorily demonstrated that he is engaged directly in these activities and has a genuine need to live in this area. The proposed development would thus contravene the zoning objective for the area and as such would not be in accordance with the proper planning and development of the area.

There is an existing derelict house on the site of the proposed development. The house is in very poor order and unfit for human habitation. The rear portion of the house is currently being used to store old car and machinery parts.

There is a panoramic view to the west from the road on which the site of the proposed development is located. It is considered that the proposed development would interfere with this view of high amenity value.

Outline permission was refused on an adjoining site for a dormer bungalow on 27/3/90. The Council's decision was upheld by An Bord Pleanála in an order dated 11/12/90. (Reg. Ref. 90A/129). Roads Department were opposed to the proposed development on the adjoining site on the grounds that the proposal

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0161

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Location: Crockaunadreenagh, Rathcoole

constitutes undesirable ribbon development.

A written report from the Environmental Health Officer has not yet been received in respect of this application.

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

REASONS FOR REFUSAL

01 The site of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that development not related directly to the Areas' amenity potential or its' use for agriculture, mountain or hill farming shall be prohibited. The applicant has not satisfactorily demonstrated that he is engaged directly in these activities, and it is considered that the proposed development would ^{interfer} contravene this objective and not be in accordance with the proper planning and development of the area.

02 The proposed development would ^{interfer} conflict with the necessity of preserving ^{Special} these views of high amenity value, ^{which it is necessary to preserve} and as such would not be in accordance with the proper planning and development of the area.

03 The proposed development constitutes undesirable ribbon development in an 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 as such would not be in accordance with the proper planning and development of the area.

04 The development would contravene materially a development objective indicated in the Development Plan 1983 for the use primarily of the land "to protect and improve high amenity areas"

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders
Reg. Ref: 91A/0161

Page No: 0003

Location: Crockaunadreenagh, Rathcoole

Richard Aernins JP

for Dublin Planning Officer

20/3/91

Endorsed:-

[Signature]

for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated : 22/3/91

[Signature]

ASSISTANT CITY AND COUNTY MANAGER *Approved Officer*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~ 15/3/91

PLANNING DEPARTMENT

SECTION

Date

Full Note

Memo to

Re

Mr Brennan Senior long to day

in relation to this application. He stated he had previously discussed this appl. with Mr Oakley prior to lodgement and his son

was now in dire financial circumstances because of the rental. He is to consider appealing decision and making a further application. I advised him to discuss any future applications with Planner for once prior to lodgement.

M
26/3/91



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

Decision Order Number : P/ 1243 /91 Date of Decision : 22nd March 1991
Register Reference : 91A/0161 Date Received : 13th February 1991
Applicant : Gerald Brennan Junior,
Development : replacement dwelling
Location : Crockaunadreenagh, Rathcoole

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 OUTLINE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 4 ATTACHED.

Signed on behalf of the Dublin County Council..... *J. de Bauried*.....
for Principal Officer

Date: 25/3/91.....

Architectural Associates,
74 Grove Park Avenue,
Dublin 11.

NOTES

1. An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0161
Decision Order No. P/ 1243 /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 of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that development not related directly to the Areas' amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. The applicant has not satisfactorily demonstrated that he is engaged directly in these activities, and it is considered that the proposed development would materially contravene this objective and not be in accordance with the proper planning and development of the area.
- 02 The proposed development would interfere with a view of special amenity value which it is necessary to preserve and as such would not be in accordance with the proper planning and development of the area.
- 03 The proposed development constitutes undesirable ribbon development in an 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 as such would not be in accordance with the proper planning and development of the area.
- 04 The development would contravene materially a development objective indicated in the Development Plan 1983 for the use primarily of the land "to protect and improve high amenity areas".

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/0161

Date : 14th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : replacement dwelling

LOCATION : Crockaunadreenagh, Rathcoole

APPLICANT : Gerald Brennan Junior,

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 13th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Architectural Associates,
74 Grove Park Avenue,
Dublin 11.



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 CROCKAUNADREENAGH, RATHCOONE, Co. DUBLIN
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) GERALD BRENNAN JUNIOR

Address 10 GERALD BRENNAN, CROCKAUNADREENAGH, RATHCOONE

4. Name and address of ARCHITECTURAL ASSOCIATES
person or firm responsible for preparation of drawings 11 GROVE PARK AVE, DUBLIN 11
Tel. No. [REDACTED]

5. Name and address to which notifications should be sent AS 4 ABOVE

6. Brief description of proposed development DOMER BUNGALOW AS REPLACEMENT DWELLING

7. Method of drainage SEPTIC TANK 8. Source of Water Supply BORED 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. N/A
(b) Proposed use of each floor N/A

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

Irish Press 1/2/91

11.(a) Area of Site 0.75 ACRES Sq. m.

(b) Floor area of proposed development 233 Sq. MTS Sq. m.

(c) Floor area of buildings proposed to be retained within site Sq. m.

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

CO. DUBLIN outline permission is sought for a replacement dwelling at Crockaunadreenagh, Rathcoone, for Gerald Brennan Junior

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:
N/A (OUTLINE APPLICATION)

15. List of documents enclosed with application. 4 COPIES SITE LAYOUT, SITE LOCATION MAP, ADVERTISEMENT IN IRISH PRESS 1/2/90

16.Gross floor space of proposed development (See back) 233 Sq. MTS Sq. m.

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

Fee Payable £ 22.00 Basis of Calculation Class I x 132.00

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

Signature of Applicant (or his Agent) [Signature] Date 1/2/91

Application Type OUTLINE

Register Reference 918/0161

Amount Received £

Receipt No

Date

FOR OFFICE USE ONLY

2.4.0

RECEIVED
13 FEB 1991
REG. SEC.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT: The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.
For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

CASH **46/49 UPPER O'CONNELL STREET**

CHEQUE **DUBLIN 1**

M.O.

B.L.

L.T.

None of this receipt is not an acknowledgment that the fee tendered is for application

£24.00

Received this 13th day of February 1991

from Cornald Breanon
Croickannadreenagh
Rathcoole

the sum of twenty four Pounds

Pence being 00 for plg application at Croickannadreenagh

Aileen Deane Cashier

S. CAREY Principal Officer

Architectural Associates

Architects
Planning Consultants

74 Grove Park Ave;
Dublin 11.

Our Ref: _____

TELEPHONE 347074

Your Ref: _____

DATE: 11/2/91

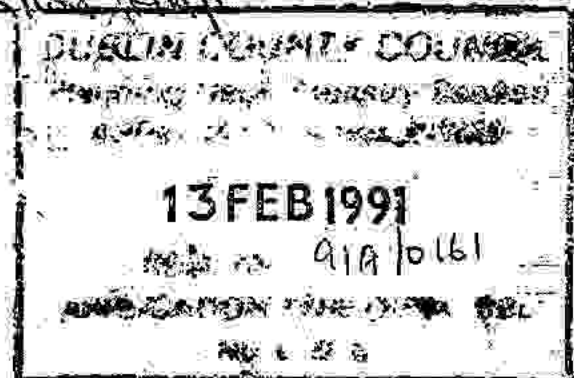
RE: HOUSE at Ceekinnadreenagh, Rathcoole, Co. Dublin.

DEAR SIRs.

On behalf of our client Mr Gerard
Bennan Junior, we wish to make application for
Outline Permission for a replacement dwelling on the
ABOVE site.

We enclose the following information.

1. 4 copies of site layout, and location map
2. Advertisement Irish Press dated 1/2/91.
3. Completed Planning application form.
4. Planning fee - £32.00.



Two existing hedge rows and an avenue of mature and
semi mature trees will be retained on site.
Our client who is one of two sons, lives near-
by with his parents and who is about to marry
in the coming year, is anxious to reside in the
area and would appreciate a favourable outcome

of this application

Yours sincerely