

Springlaw at Coolmine, Rathcoole 91A/187

Mr Featherstone returned from U.K. in 1970.

1970 - 1974 they lived in Forest Hills, Rathcoole.

Mr. & Mrs. Featherstone bought present

site c. 1972.

They bought site of house A in
c. 1974 and built House A.

Mr. Featherstone renovated House B
and sold it c. 7-8 years ago.

Mr. Featherstone left Mrs F. c. 1

year ago and "the Banks" sold

House A, i.e. the Featherstone family

home in March 1991. Since then

Mrs. Featherstone rents a

house in Leixlip & occupies it

with her 11 children, only 2 of

whom have jobs (ages 14, 16, 18,

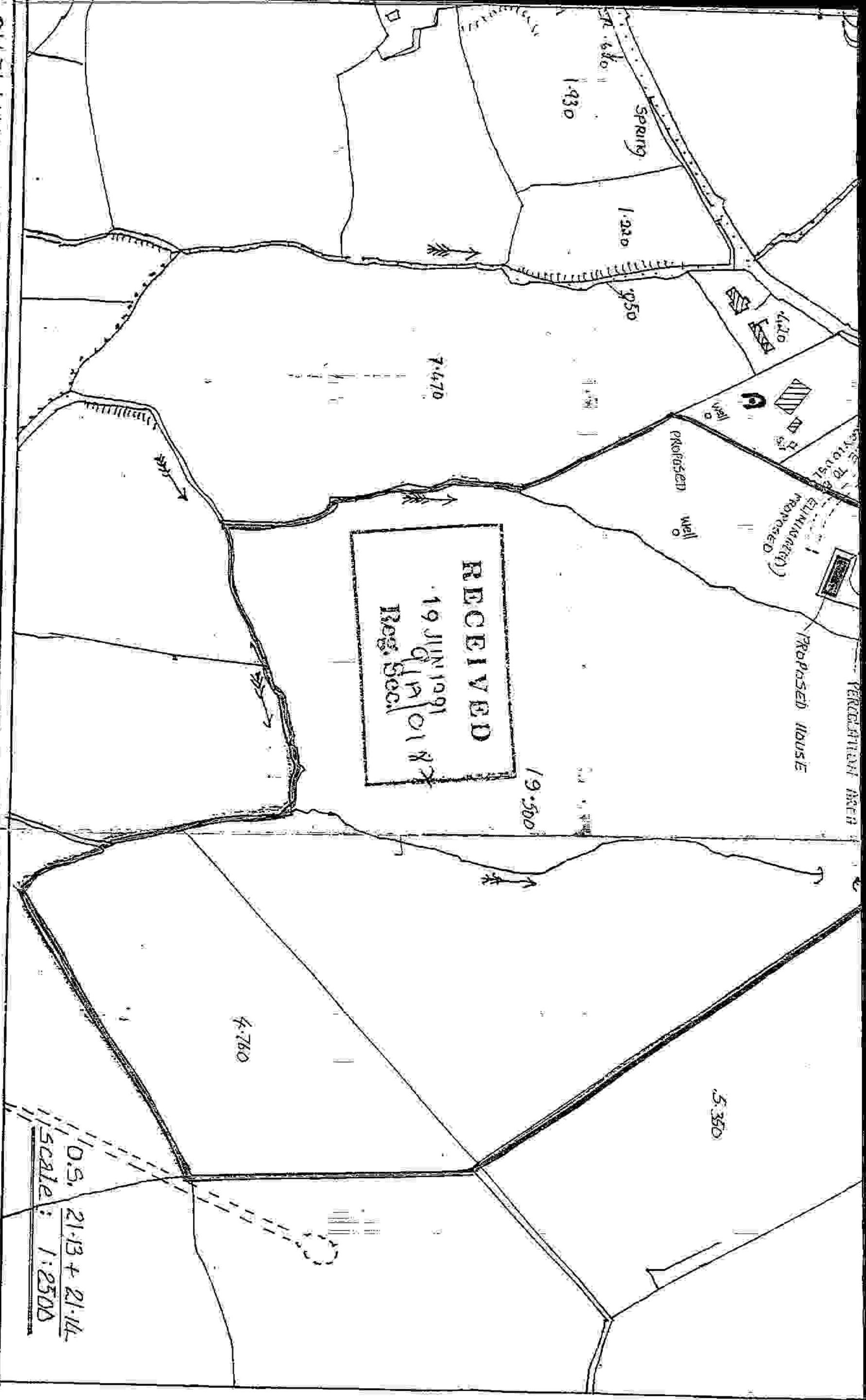
20 → 29).

Above details taken in meeting

with Mrs. Featherstone & her sister

Mrs. McLaughlin (6238492) on 28.8.91

R. Gemmings SEP.



RECEIVED
 19 JUN 1991
 9/19/01 R
 Reg. Sec.

OUTLINE APPLICATION FOR NEW BUNGALOW AND SEPTIC TANK,
 AT COOLMINE, RATHCOOLE, FOR MRS. ROSÉ FEATHERSTON.

Scale: 1:2500

date: 15.2.91

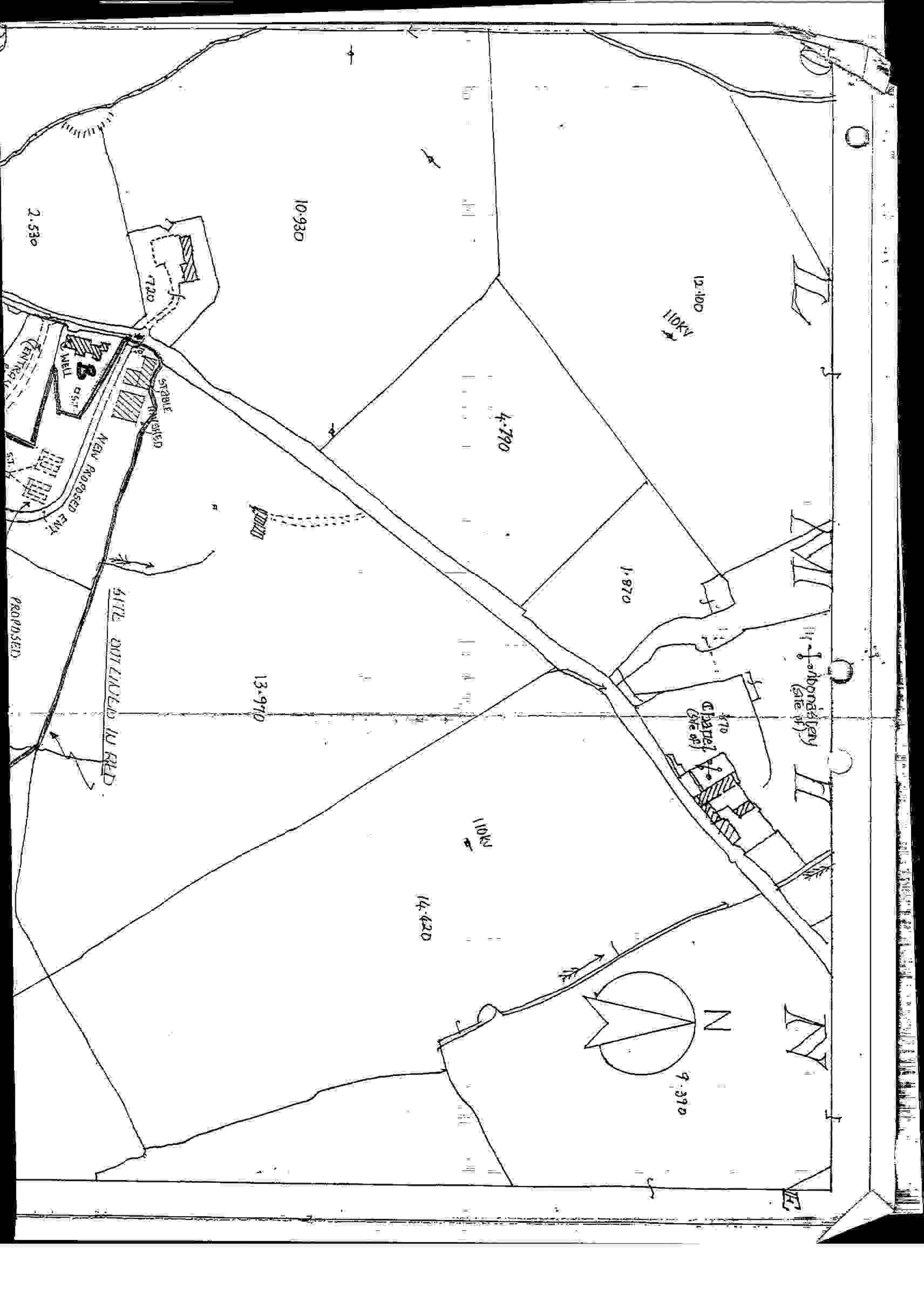
drn: MWC

lev'd: 18.6.91

O.S. 21-13 + 21-14
 Scale: 1:2500

Architect: Noel T. Carroll Dipl. Arch. 17 Wellington Rd. Ballsbridge, Dublin 4. Ph. 01-684511

DRG N°
 E/155/1



2.530

10.930

12.100
110KV

4.790

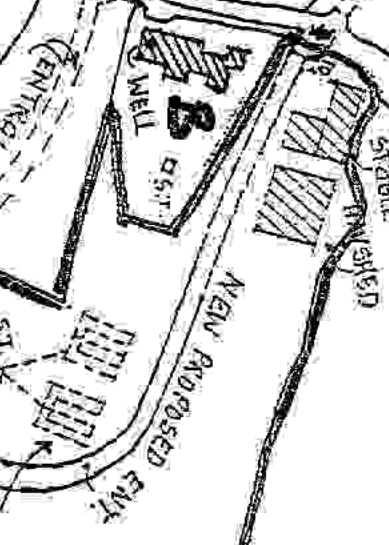
1.870

13.970

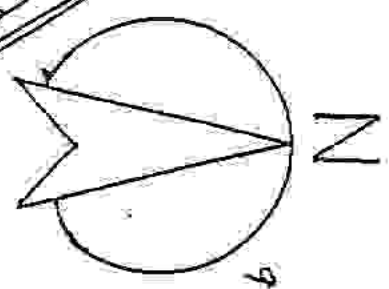
110KV

14.420

9.390



J. J. Johnson & Son
(Site of)



LITTLE DOT LINED IN RED


AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/187

APPEAL by Rose Fetherston care of Noel T O'Carroll of 17 Wellington Road, Dublin against the decision made on the 15th day of August, 1991 by the Council of the County of Dublin to refuse an outline permission for development comprising the construction of a bungalow and septic tank at Coolmine, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, outline 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 with the zoning objective 'B' "to protect and provide for the development of agriculture". It is the planning authority's development objective, as expressed in the current Dublin County Development Plan, to restrict development in rural areas to serve the needs of those engaged in agriculture and in other rural activities. This objective is considered to be reasonable. The proposed development would contravene materially this objective and would, therefore, be contrary to the proper planning and development of the area.
2. The access to the site is located at a bend 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.


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


Dated this 28th day of February 1992.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/187

Order Noted: <i>Sineam</i>	
Dated: <i>30th March '92</i>	
to whom the appropriate powers have been delegated by order of the Dublin County Council and County Manager.	
Date: <i>10</i> day of <i>Feb</i> 19 <i>92</i>	

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A-187

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	Appeal Decision: RO	✓
	Appeal Date: 28/2/92	✓
5	COPY OF DECISION FOR WEBSITE LIST	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO E. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL: 55
 GRANT: 62
 WITHDRAWN: 54
 CONDITIONS: 53

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed OUTLINE PERMISSION for new bungalow and septic tank at Coolmine, Rathcoole for Mrs. R. Fetherston.

Noel T. O'Carroll, Dip.Arch.,
17, Wellington Road,
Ballsbridge,
Dublin 4.

Reg. Ref. 91A/0187
Appl. Rec'd: 18.02.1991
Floor Area:
Site Area:
Zoning: B
A.I. Recd. 19.06.91

Report of the Dublin Planning Officer, dated 15 August 1991.

This is an application for OUTLINE PERMISSION for new bungalow and septic tank on a site of 26.835 acres at Coolmine, Rathcoole for R. Fetherston.

The site is located in an area which is zoned with the objective 'B' in the 1983 County Development Plan, 'to protect and provide for the development of agriculture'. In support of the application the agent for the applicant stated that the applicant has to move from her family home with her eleven children. They will have to move to rented accommodation.

The site is in an elevated location at Coolmine, in an area where numerous dwellings have been constructed in recent years, all on septic tank systems. The site itself is open, rising from the road. On early maps there is evidence that it was of valley formation, so it may now be filled.

HISTORY:

A history search was carried out when the application was assessed in April 1991. It indicates the following:

Reg. Ref. TA 1229. Permission was granted for an extension to the existing house at Coolmine.

Reg. Ref. WA 1106. Permission refused by County Council for a house on a 3.5 acre site at Coolmine. That decision was appealed, but the grounds of appeal were never submitted. Technically the application is still on appeal.

Reg. Ref. XA 352. Planning permission was refused for a house at Coolmine on the site of the previous application.

The site of the current proposal includes the site of these previous applications *which were refused*.

These files have not been available to me at the date of writing this report.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed OUTLINE PERMISSION for new bungalow and septic tank at Coolmine, Rathcoole for Mrs. R. Fetherston.

In April, 1991, additional information was sought from the applicant. She was requested to submit satisfactory evidence regarding the suitability of the soil for the disposal of effluent from the septic tank.

Additional information was submitted on 19 June 1991. This includes additional information which was not requested in that it shows buildings previously unindicated; it also shows a revised access; it refers to water supply, and states that trial holes have been inspected and passed by the Department of Health.

1. ACCESS: This has been moved northwards, between the existing small dwelling (occupied by a different family) and some farm buildings. Roads Department advise that this is a dangerous location for access.
2. WATER SUPPLY: A letter from a Water Well Drilling Contractor has been included, indicated that a position has been located where it is expected to find an adequate water supply. They indicate that they have found wells on other sites in the area. This is not acceptable to the Supervising Environmental Health Officer.
3. SEPTIC TANK: The Supervising Environmental Health Officer indicates that the fall of the pipes from the septic tank to the percolation area appears excessive.
4. ROAD FRONTAGE: The road frontage shown is still inadequate and does not comply with the requirements of the Supervising Environmental Health Officer.

Taking all of the above into consideration, I would recommend that permission for this proposed dwelling be refused.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (6) Reasons:-

1. The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this area for agricultural purposes and so would be contrary to the proper planning and development of the area.
2. Public piped sewerage facilities are not available to serve the proposal and the proposed development would be premature by reason of the said deficiency in the provision of public piped services and the period within which such deficiency may reasonably be expected to be made good.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed OUTLINE PERMISSION for new bungalow and septic tank at Coolmine, Rathcoole for Mrs. R. Fetherston.

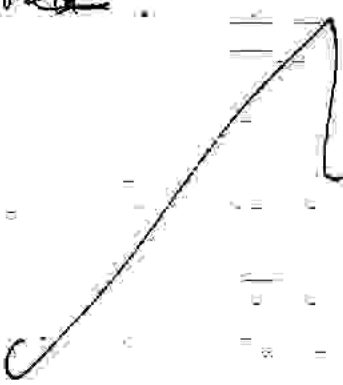
- 3. The proposed development would endanger public safety by reason of a traffic hazard due to the generation of traffic turning movements onto the substandard road system serving this site.
- 4. The proposal represents an intensification of ribbon development on this rural, sub-standard road, and as such would be contrary to the proper planning and development of the area.
- 5. There is no evidence that a potable water supply would be available on the site.
- 6. The road frontage indicated is insufficient to comply with the requirements of the ~~Supervising Environmental Health Officer~~ of the Development Plan.

of

4.
7.

GB

(GB/AC)



Endorsed:-

PK
for Principal Officer

Richard Cunniff
For Dublin Planning Officer

15.8.91

Order:-

Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (6) reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated:

15 August, 1991.

APPROVED OFFICER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6 August, 1991.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref. 91A 0187

Proposed: New bungalow & septic tank

At: Colmille, Rathcoole

For: Mrs. R. Feltenston

Plans lodged: 12 February 1991

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Notification by phone of trial hole opening

I inspected a trial hole on 7/6/91 on this site.

It was 7' deep and free of water. The soil content appeared ^{suitable} favourable for septic tank drainage.

However, this trial hole was located in a different part of ~~the~~ the site from the ~~of~~ original trial hole referred to by Ms A.O Donohue 23/4/91.

All other objections in previous report still stand.

Hiley Moller 13/6/91

It a derivative
for John O. Reilly SE110
14/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date... 17.06.91
Time... 3.45

SS + CMS

(R)

Register Reference : 91A/0187

Date : 26th February 1991

Development : New bungalow and septic tank

LOCATION : Coolmine, Rathcoole

Applicant : Mrs R. Fetherston,

App. Type : OUTLINE PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 18th February 1991

MD

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.

Date 17/4/91
Time 5.20

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

Yours faithfully,

DUBLIN Co. COUNCIL
- 6 MAR 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY
PRINCIPAL OFFICER
17 APR 1991
Returned *GF*

Date received in sanitary services

FOUL SEWER

Septic Tank Proposed - 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
11/4/91*

Register Reference : 91A/0187

Date : 26th February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY

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

[Signature]
7/3/91

.....
ENDORSED _____

DATE _____

[Signature]
[Signature]

8/3/91

12/4/91



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. P.P. 328
Your Ref.
Date 08.03.1991

MD

RE: Outline Application for 1 No. House at Coolmine,
Rathcoole. Reg. Ref. 91A/187.

With regard to this application, the Parks Department's comments are;

The applicant is applying for planning permission to develop a private dwelling on land zoned 'B' in the 1983 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.

PLANNING DEPT.
DEVELOPMENT CONTROL UNIT
Date ... 12/3/91 ...
Time ... 9.30 ...

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

son fhreagra chun
(Reply to)

AN RÚNAÍ
(The 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 01/308888 771881 Ext. 2485

22 March, 1991.

5 MAR 91

91A/0187

Dear Sir,

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

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

91A/0182 - Northstar Ltd., Unit 3 Crag Terrace, Clondalkin Industrial Estate,
Dublin 22. PB

91A/0187 - Mrs. R. Fetherston, Coolmine, Rathcoole. MD

91A/0189 - Maria Byrne, Peamount Road, Newcastle. MG

91A/0198 - D. O'Sullivan, Newcastle, Co. Dublin. MG

91A/0208 - D. Buggy, 10 Old Bawn Road, Tallaght. MD

91A/0231 - Liam Hinch, Slade, Saggart. MD

91A/0233 - Marks Celtic Y.F.C., Site adjacent to Fortunestown Shopping Centre,
Maplewood Road, Springfield, Tallaght. MD

91B/0132 - S. Harding, 40 Kingswood View, Belgard Road, Tallaght. SMD

91B/0140 - Mr. & Mrs. J. Ward, 51 Ashwood Road, Bawnogue. MG S

No objection is seen to these developments provided they do not exceed 11M in height
above ground level.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28/3/91
Time 12:30

Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The 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 01/30888 771881 Ext. 2485

22 March, 1991.

26 MAR 91
91A/0182

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/0182 - Northstar Ltd., Unit 3 Crag Terrace, Clondalkin Industrial Estate,
Dublin 22. PB

91A/0187 - Mrs. R. Fetherston, Coolmine, Rathcoole. MD

91A/0189 - Maria Byrne, Peamount Road, Newcastle. MG

91A/0198 - D. O'Sullivan, Newcastle, Co. Dublin. MG

91A/0208 - D. Buggy, 10 Old Bawn Road, Tallaght. MD

91A/0231 - Liam Hinch, Slade, Saggart. MD

91A/0233 - Marks Celtic Y.F.C., Site adjacent to Fortunestown Shopping Centre,
Maplewood Road, Springfield, Tallaght. MD

91B/0132 - S. Harding, 40 Kingswood View, Belgard Road, Tallaght. MD

91B/0140 - Mr. & Mrs. J. Ward, 51 Ashwood Road, Bawnogue. MG

No objection is seen to these developments provided they do not exceed ILM in height
above ground level.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28/3/91
Time 12:30

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.

Date 26.4.91
 Time 2 pm
 Date : 26th February 1991

M.D.

Register Reference : 91A/0187

Development : New bungalow and septic tank

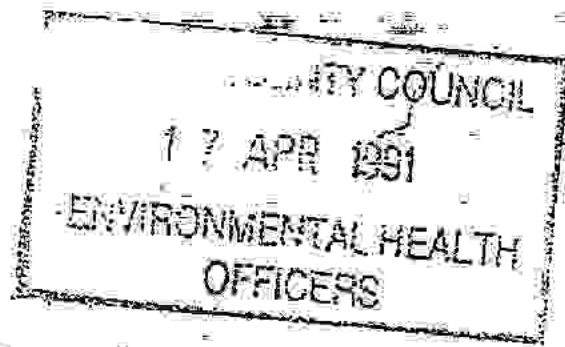
LOCATION : Coolmine, Rathcoole

Applicant : Mrs R. Fetherston,

App. Type : OUTLINE PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 18th 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

Proposal unacceptable due to insufficient information regarding the following:

1. Road frontage of proposed site unclear as plan map enclosed since all adjoining houses and farm yard are not indicated on map.
2. Location of septic tanks, percolation areas and reserve percolation areas and wells for adjoining sites not indicated.
3. Well located too close to perc. areas.
4. Contours of site req'd - perc. areas will be required to be laid in parallel with contours.
5. Evidence of potable and adequate water supply being available - not provided.
6. Risk Hols inspected 22.4.91 indicated that percolation tests will be required prior to ^{further} planning application. (Minimal amt. of soil between stone).

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

24/4/91

Ann O'Toole
 23.4.91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed OUTLINE PERMISSION for new bungalow and septic tank at Coolmine, Rathcoole for Mrs. R. Fetherston.

Noel T. O'Carroll, Dip.Arch.,
17, Wellington Road,
Ballsbridge,
Dublin 4.

Reg. Ref. 91A-0187
Appl. Rec'd: 18.02.1991
Floor Area:
Site Area:
Zoning: B

Report of the Dublin Planning Officer, dated 15 April 1991

This is an application for OUTLINE PERMISSION for new bungalow and septic tank on a site of 26.835 acres at Coolmine, Rathcoole for R. Fetherston.

The site is located in an area which is zoned with the objective 'B' in the 1983 County Development Plan, 'to protect and provide for the development of agriculture'. In support of the application the agent for the applicant stated that the applicant has to move from her family home with her eleven children. They will have to move to rented accommodation.

By decision order no. PA/1754/80, Reg. Ref. TA 1229, permission was granted for an extension to the existing house at Coolmine. Reg. Ref. WA 1106 is an application which is currently on appeal for a house on a 3.5 acre site at Coolmine (PL 6/5/55978). Permission was refused for this house by Dublin County Council, by order PA/1685/81. By decision order PA/972/83, Reg. Ref. XA 352 planning permission was refused for a house at Coolmine on the site of the previous application for four reasons. The site of the current proposal includes the site of these previous applications.

No report has been received from the Sanitary Services Department.

No report has been received from the Supervising Environmental Health Officer.

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

1. The applicant is requested to submit satisfactory evidence regarding the suitability of the soil for the disposal of effluent from the septic tank.

(MD/DK)

(Continued)




COMHAIRLE CHONTAE ÁTHA CLIATH


Record of Executive Business and Manager's Orders

Proposed OUTLINE PERMISSION for new bungalow and septic tank at Coolmine, Rathcoole for Mrs. R. Fetherston.

(Continued)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

Order:-

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

Dated:

16 April, 1991.


Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th April, 1991.



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. 328

Your Ref.

Date 08.03.1991

MD

RE: Outline Application for 1 No. House at Coolmine,
Rathcoole. Reg. Ref. 91A/187.

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

The applicant is applying for planning permission to develop a
private dwelling on land zoned 'B' in the 1983 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.

PLANNING DEPT.	
DEVELOPMENT CONTROL UNIT	
Date	12/3/91
Time	9.30

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0187

Date Received : 18th February 1991

Applicant : Mrs R. Fetherston,

Appl.Type : OUTLINE PERMISSIO

Development : New bungalow and septic tank

LOCATION : Coolmine, Rathcoole

O.S.REFS.

21/13

21/14

AREA REFERENCE

WR0205

HISTORY

WA 1106

KA 352

87A/187

WA 2504

FEE CERTIFICATE NO.

FEE CLASS

MEASUREMENT FOR FEES

SIGNED

SENIOR EXECUTIVE DRAUGHTSMAN

DATE

FEE PAID

FEE ASSESSED

BALANCE DUE

CERTIFIED

GRADE

DATE

91A/0187

CERTIFICATE NO: 24294

Outline Permissin for Bergdown

Colmore Rathcoole

Rose Fekkeston

PROPOSAL:

LOCATION:

APPLICANT:

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	EE32	\$24	13	18	OVERPAYMENT	
	EE16					
	EE05 087					
	EE05 088					
	EE05 089					
	EE05 090					
	EE05 091					
	EE05 092					
	EE05 093					
	EE05 094					
	EE05 095					
	EE05 096					
	EE05 097					
	EE05 098					
	EE05 099					
	EE05 100					
	EE05 101					
	EE05 102					
	EE05 103					
	EE05 104					
	EE05 105					
	EE05 106					
	EE05 107					
	EE05 108					
	EE05 109					
	EE05 110					
	EE05 111					
	EE05 112					
	EE05 113					
	EE05 114					
	EE05 115					
	EE05 116					
	EE05 117					
	EE05 118					
	EE05 119					
	EE05 120					

Column 1 Certified: _____

Column 1 Endorsed: _____ Signed: *[Signature]* Grade: _____ Date: 21/2/91

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

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

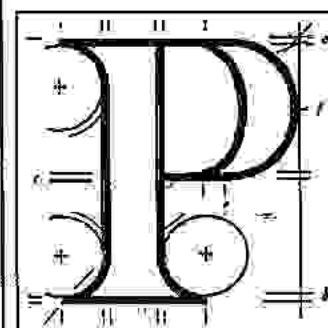
Our Ref: PL 6/5/86812
P.A. Ref: 91A/187

EOT
copy to V. Wood
Encl.

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



An Bord Pleanála



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

Date: 28 FEB 1992

Appeal Re: Construction of a bungalow and septic tank at Coolmine, Rathcoole, 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

7 MAR 92

AN BORD PLEANÁLA

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

County Dublin

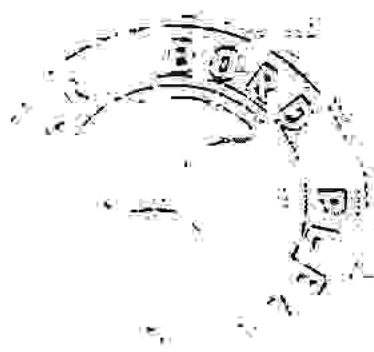
Planning Register Reference Number: 91A/187


APPEAL by Rose Fetherston care of Noel T O'Carroll of 17 Wellington Road, Dublin against the decision made on the 15th day of August, 1991 by the Council of the County of Dublin to refuse an outline permission for development comprising the construction of a bungalow and septic tank at Coolmine, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, outline 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 with the zoning objective 'B' "to protect and provide for the development of agriculture". It is the planning authority's development objective, as expressed in the current Dublin County Development Plan, to restrict development in rural areas to serve the needs of those engaged in agriculture and in other rural activities. This objective is considered to be reasonable. The proposed development would contravene materially this objective and would, therefore, be contrary to the proper planning and development of the area.
2. The access to the site is located at a bend 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.




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

Dated this 28th day of February 1992.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/86812

26.09.91

Our Ref.: 91A-184

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

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

Proposal: outline permission for new bungalow
and septic tank at Coolmine,
Rathcoole Co. Dublin

Applicant: Mrs. R. Fetherston

Dear Sir,

With reference to your letter dated 18.09.91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e.
IRISH PRESS 15.02.91.
- (4) The plan(s) received from the applicant on 18.02.91.
- (6) & (7) A certified copy of Manager's Order p/3872/91,
DATED, 15.08.91 together with technical reports in connection with the application.

(8)

Yours faithfully,

M. Murtagh
for Principal Officer.
Encls.

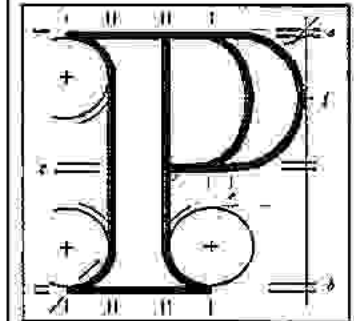
Our Ref: PL 6/5/86812
Your Ref: 91A/187

220

mu

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

An Bord Pleanála



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

20 SEPT 91
24/9

Date: 18th September 1991.

Planning authority decision re: House and septic tank at Coolmine, Rathcoole, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

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

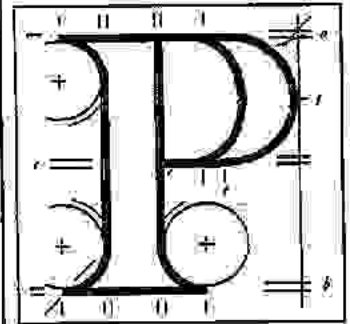
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

NOEL T O'CARROLL
(DIPL. ARCH.)

ARCHITECT



No. 17 WELLINGTON RD.,
BALLSBRIDGE 4.

Phone: Dublin 684511

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



12th. Sept. 1991

Appeal/ Re: Refusal Decision Order No. P/3872/91 by Dublin County Council against Outline Application to construct a New Bungalow and Septic Tank at Coolmine, Rathcoole, by Mrs. Rose Fetherston on her own land.
Register Ref.No. 91A/O187
Application submitted: 18/2/91
Additional information: 19/6/91.

Dear Sir,

I wish to appeal against the decision of the Dublin County Council to refuse an outline application for a new bungalow and septic tank, by Mrs. Rose Fetherston, on her own land, at Coolmine, Rathcoole.

Please find enclosed copy of Planning Refusal, Letter from Water Drilling Contractor Mr. Joseph O'Kelly and also a letter from Mrs. Fetherston stating her circumstances, and the urgency of her need to construct a new family home.

My grounds for appeal are as follows:

1. We are willing to sterilize the 28 acres of land if required, to obtain Planning Permission for a bungalow. Also, the land is not agriculturally viable and not capable of earning a living from it. (Condit, No.1)
2. Sewage facilities were passed by the Health Authority after tests and trial holes were dug in connection with suitability of installing a septic tank. (Condit.No.2)
3. The new proposed entrance (on drg.No.E/155/I, revised date 18/6/91) in our application is the original farm entrance to the property (pre 1963). We are willing to set it back by 20 feet. (Condit No.3)
4. See enclosed letter from Joseph O'Kelly, 'Water Well Drilling Contractor' for the Coolmine area. I do not envisage a problem with Potable water supply. (Condit. No.5)

AN BORD PLEANALA	We propose to set back the entire frontage approximately 20 feet, and construct a 1' 0" wall with railings on top to give a clear vision at entrance.
Received 13/9/91	
Fee: £50.00	
Receipt No. 621837	

Cont/

Our proposed entrance is the existing entrance to the land and has been in use with comings and goings to the farm yard, and the extra traffic that our proposed new house would generate would be nominal. (Condit. No.6.)

6 Also, see letter enclosed from My client. As you can see she is heartbroken at having to uproot her family from where they were all reared, particularly as the site is large.

As you can see, due to unfortunate circumstances, the 'Family Home' literally went from under her. She is willing to comply with any conditions which you would recommend in order to construct a home on the site.

Please contact me if you require and further details.

Yours faithfully,

Noel T. O'Carroll
Noel T. O'Carroll. Dipl. Arch.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~: ~~REFUSE~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To..... Noel T. O'Carroll, Dip. Arch.,
..... 17, Wellington Road,
..... Ballsbridge,
..... Dublin 4.
Applicant..... Mrs. R. Fetherston.

Register Reference No..... 91A/0187
Planning Control No.....
Application Received..... 18.02.1991
Additional Information Received..... 19.06.1991

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, P/..... 3872/91..... dated..... 15.08.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~REFUSE~~

For..... new bungalow and septic tank at Coolmine, Rathcoole.

for the following reasons:

1. The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this area for agricultural purposes and so would be contrary to the proper planning and development of the area.
2. Public piped sewerage facilities are not available to serve the proposal and the proposed development would be premature by reason of the said deficiency in the provision of public piped services and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed development would endanger public safety by reason of a traffic hazard due to the generation of traffic turning movements onto the substandard road system serving this site.
4. The proposal represents an intensification of ribbon development on this rural, sub-standard road, and as such would be contrary to the proper planning and development of the area.
5. There is no evidence that a potable water supply would be available on the site.

Signed on behalf of the Dublin County Council.....


for PRINCIPAL OFFICER

15th August, 1991.

Date.....

IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine application for permission as if it had been made to them in the first instance.

FORM G - FUTURE PRINT LTD

Coolmine

Saggart

Co Dublin.

Planning Ref. 91A-187

Notification of Refusal 15.8.1991

To whom it may concern,

I am writing in connection with the above Planning Reference in which I was refused planning permission to build a family home on my land at Coolmine Saggart Co Dublin. My husband Mr Thomas Fetherston purchased this land in 1973 on which there was an existing planning to build a bungalow. This permission was granted to a Mr Boucher who originally owned the land. Mr Thomas Fetherston built this bungalow for use by himself and I Mrs Rosaleen Fetherston and his eleven children. Mr Fetherston was running a building business at this time and for some time afterwards. Mr Fetherston then sought planning permission to renovate an existing old cottage on this land. He achieved this planning permission and a short time afterwards got into financial difficulties. Mr Fetherston sold this cottage with, I might add, no permission or authority from me, his wife or family as it was my sincere wish that my eldest son Paul might have this as his home, as he had a child, but unfortunately my insistence took no bearing on the situation.

At this point my marriage was at the point of breaking up, even though I had put all my efforts into trying to make it a success for the sake of my family and I also sought the help of counselling but unfortunately he would not co-operate with me and he was getting deeper and deeper into debt.

Mr Fetherston, then unknown to me put a personal guarantee up to a number of banks for loans to try to rescue his business. Unfortunately his business failed and the banks proceeded in taking the family home and left me in financial ruin with not one penny to support me or my family. Mr Fetherston then left the Lechliffe area and I have now a legal separation.

The banks went to the High Court to take my home and I attended alone for I could not afford a legal representative so I represented myself. The banks took my home. I now live in a rented house in 303 Ryevale having Lechliffe. The rent is £276.00 per month. I am on deserted wives allowance. The only other income is from my eldest son Paul and I still have four children attending school.

We have never before sought or achieved planning permission on this land except for that of the renovations to the cottage. I desperately need a family home for my children, six living with me, the youngest as a result of this drastic move is attending a doctor. We as a family unit would dearly love to go back to our roots to live.

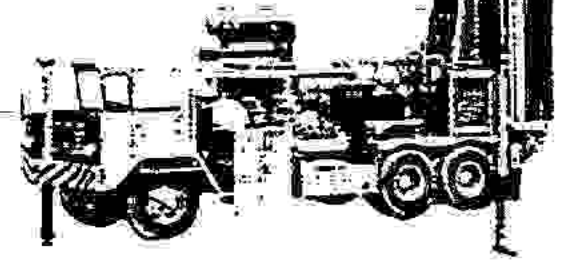
I would like to point out that I am willing to adhere to and carry out any requirements outlined by you in the hope of getting this permission and you can use the letter as a guarantee if so wished. If you require any further information or documentation to substantiate what I have outlined in the letter please let me know.

Thanking you in anticipation
Yours faithfully

JOSEPH O'KELLY

WATER WELL DRILLING CONTRACTOR

Coolmine,
Saggart,
Co. Dublin.
Phone:
01-589963



14 th June, 1991.

Mrs. Rose Fetherston,
303 Ryville Lawns,
Leixlip,
Co. Dublin.

Dear Mrs. Fetherston,

Re: Well on site at Coolmine, Saggart, Co. Dublin.

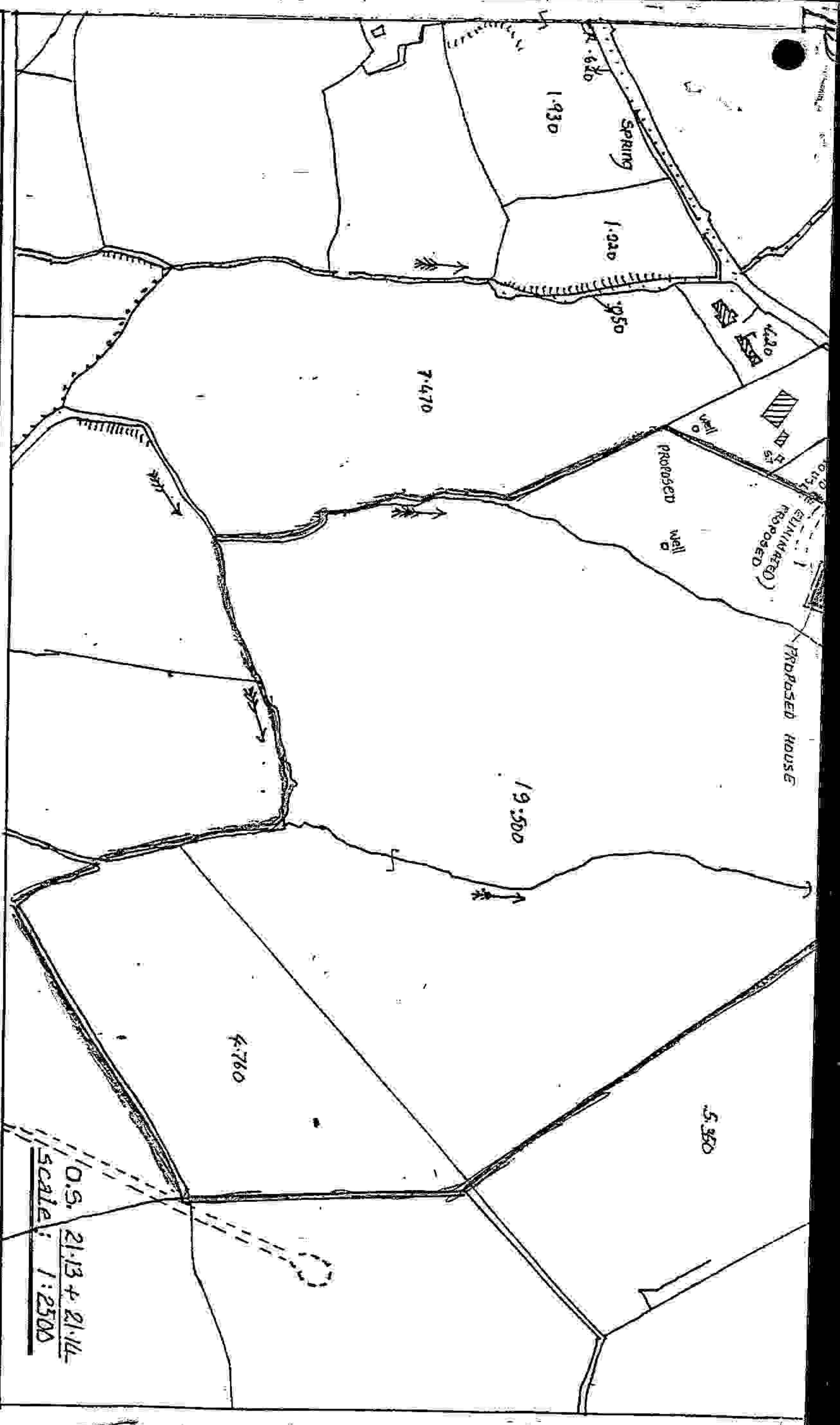
The above site at Coolmine, Saggart, Co. Dublin has been examined and divined and a position located where it is expected a suitable, adequate water supply will be found.

We have drilled a large number of wells in the Saggart and Rathcoole area and confirm that adequate water supplies have been located for all clients.

Yours faithfully,

Joe Kelly

Joe Kelly.



OUTLINE APPLICATION FOR NEW BUNGALOW AND SEPTIC TANK,
 AT COOLMINE, RATHCOOLE, FOR MRS. ROSÉ FEATHERSTON.

Scale: 1:2500

date: 15.2.91

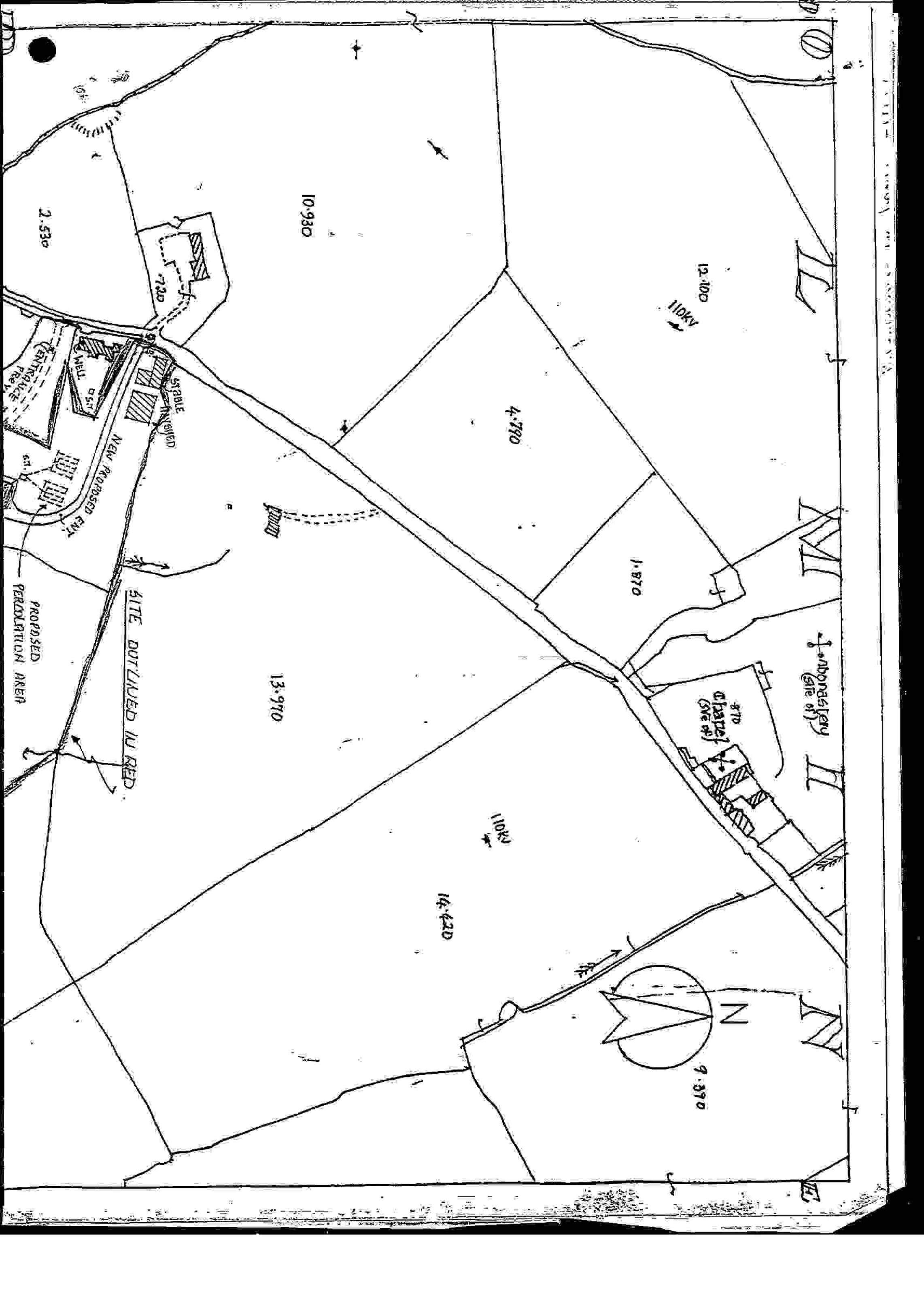
drn: MW

rev'd: 18.6.91

Architect: Noel T. O'Carroll. Dipl. Arch. 17 Wellington Rd. Ballsbridge, Dublin 4. Ph. 01.684511

DRG N^o
 E/155/1

O.S. 21.13 + 21.14
 Scale: 1:2500



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~: ~~REFUSAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Noel T. O'Carroll, Dip. Arch.,
17, Wellington Road,
Ballsbridge,
Dublin 4.

Register Reference No. 91A/0187
Planning Control No.
Application Received 18.02.1991
Additional Information Received 19.06.1991

Applicant Mrs. R. Fetherston.

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, P/ 3872/91 dated 15.08.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~REFUSAL~~

For new bungalow and septic tank at Coolmine, Rathcoole.

for the following reasons:

1. The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this area for agricultural purposes and so would be contrary to the proper planning and development of the area.
2. Public piped sewerage facilities are not available to serve the proposal and the proposed development would be premature by reason of the said deficiency in the provision of public piped services and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed development would endanger public safety by reason of a traffic hazard due to the generation of traffic turning movements onto the substandard road system serving this site.
4. The proposal represents an intensification of ribbon development on this rural, sub-standard road, and as such would be contrary to the proper planning and development of the area.
5. There is no evidence that a potable water supply would be available on the site.

Continued
Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date 15th August, 1991.

IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

NOEL T O'CARROLL
(DIPL. ARCHT.)

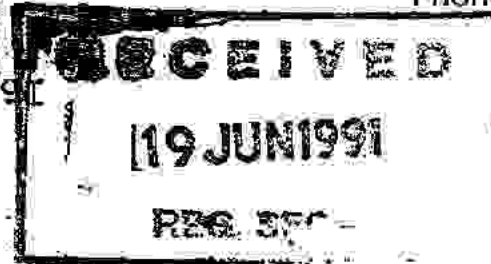
ARCHITECT



No. 17 WELLINGTON RD.,
BALLSBRIDGE 4.

Phone: Dublin 6684511

Your Ref: Reg.Ref. 91a-0187. 16/4/91



Dublin County Council,
Planning Dept.,
Block 2, Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

June 18th. 1991

Re: PROPOSED OUTLINE PERMISSION FOR NEW BUNGALOW AND SEPTIC TANK
AT COOLMINE, RATHCOOLE FOR MRS. R. FETHERSTON.

ADDITIONAL INFORMATION

Dear Sir,

Further to your request for Additional Information on April 16th. 1991, in reply to my Outline Planning Application for the above, the following is my reply:

1. Enclosed is new revised map (E/155/I, 18/6/91) showing farmyard buildings and existing house. We now propose to use existing farmyard entrance as the entrance to our house. This existing entrance is 10 ft. wide and set back 10 Ft. from road frontage. The previous proposed entrance as shown in dotted line on the map, is to be eliminated.
2. See location of all septic tanks and wells in area, on enclosed map.
3. See new position of proposed new well. Also, copy of letter enclosed from Mr. Joseph O'Kelly, Water Drilling Contractor.
4. Re. contours of site: There is a fall of 2ft. in 20ft with the house in the high point, down to percolation area.
5. See enclosed letter from Mr. Joseph O'Kelly, re evidence of potable water supply.
6. Trial holes have been inspected and passed by the Department of Health.

Hoping the foregoing is as required. Please contact me immediately if further clarification is required on any item.

Yours faithfully,

P.P. Mary O'Carroll
Noel T. O'Carroll. Dipl. Arch.

91A/0187

2.4.0

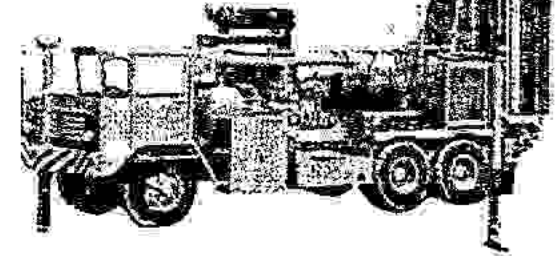
A.1

g/c

JOSEPH O'KELLY

WATER WELL DRILLING CONTRACTOR

Coolmine,
Saggart,
Co. Dublin.
Phone:
01-589963



RECEIVED
19 JUN 1991
91A/0187
Reg. Sec.

14 th June, 1991.

Mrs. Rose Fetherston,
303 Ryville Lawns,
Leixlip,
Co. Dublin.

Dear Mrs. Fetherston,

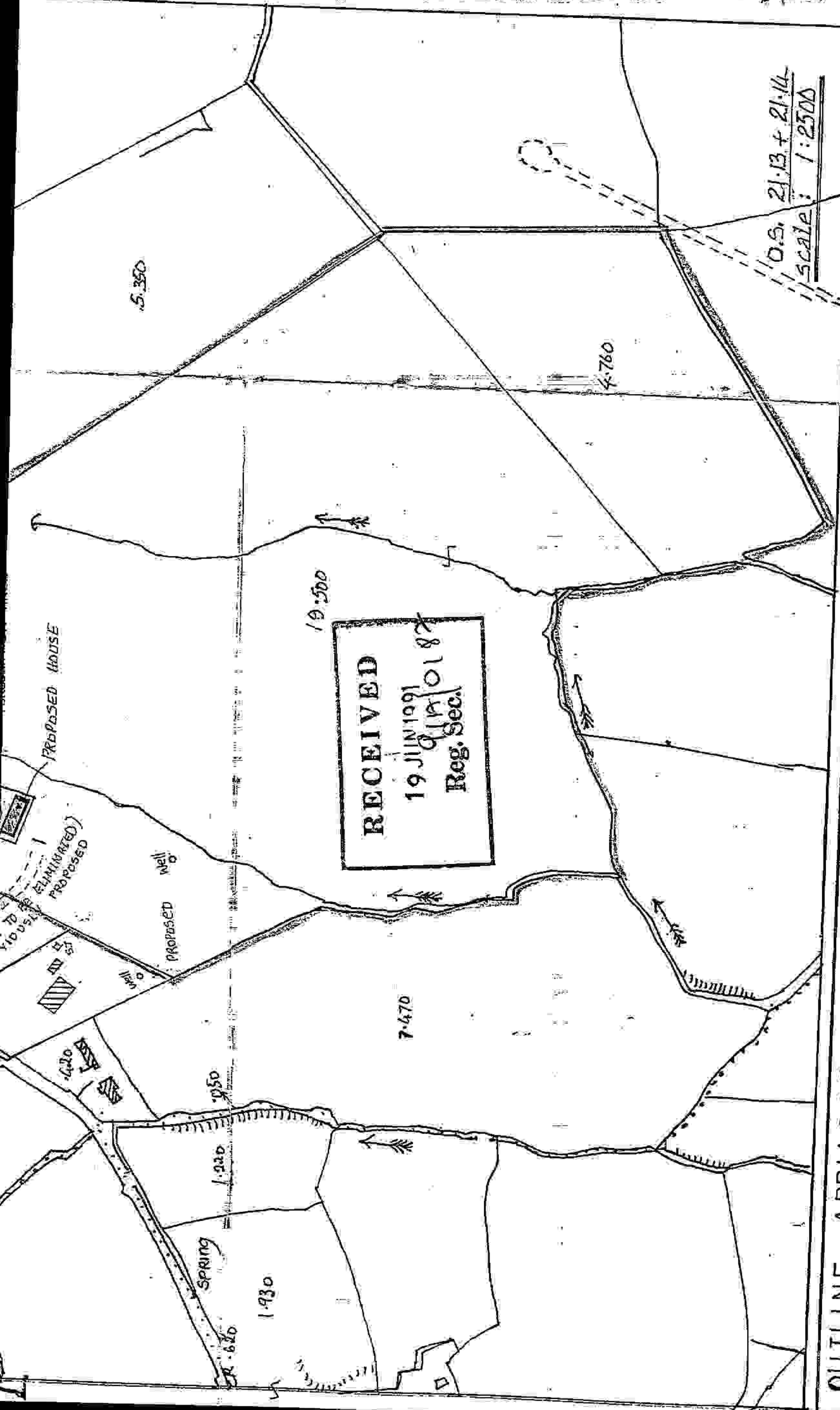
Re: Well on site at Coolmine, Saggart, Co. Dublin.

The above site at Coolmine, Saggart, Co. Dublin has been examined and divined and a position located where it is expected a suitable, adequate water supply will be found.

We have drilled a large number of wells in the Saggart and Rathcoole area and confirm that adequate water supplies have been located for all clients.

Yours faithfully,

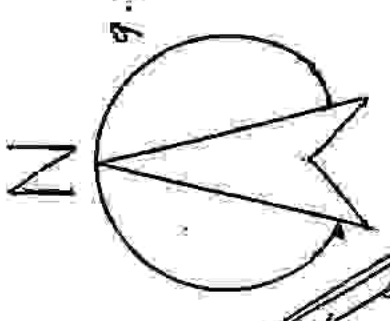
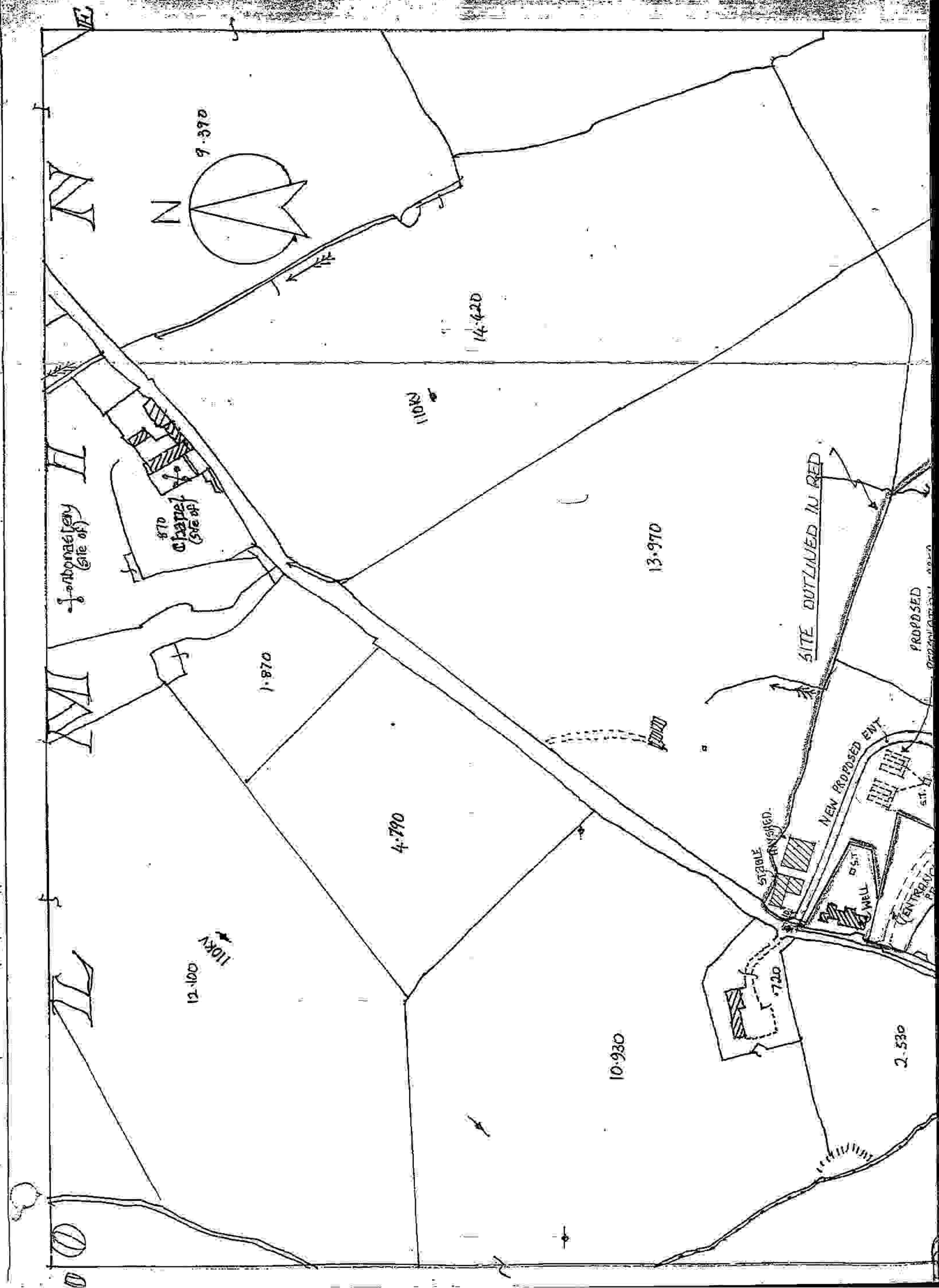
Joe Kelly
Joe Kelly.



OUTLINE APPLICATION FOR NEW BUNGALOW AND SEPTIC TANK,
 AT COOLMINE, RATHCOOLE, FOR MRS. ROSÉ FETHERSTON.

scale: 1:2500	date: 15.2.91	drn: MWC	rev: 18.6.91
architect: Noel T. O'Carroll. Dipl. Arch. 17 Wellington Rd. Ballsbridge, Dublin 4. Ph. 01-684511			
			DRG N ^o E/155/1

100' N - 100' W - 100' E - 100' S



9.390

14.620

110' N

Abandoned
(Site of)

870
Chapel
(Site of)

1.870

4.790

13.970

SITE OUTLINED IN RED

PROPOSED

12.100
110' N

STABLE
REMOVED

NEW PROPOSED ENT

POST

WELL

7.20

10.930

2.530

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

Register Reference : 91A/0187

Date : 21st June 1991

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

Dear Sir/Madam,

DEVELOPMENT : New bungalow and septic tank

LOCATION : Coolmine, Rathcoole

APPLICANT : Mrs R. Fetherston,

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 19th June 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Noel T. O'Carroll, Dip., Arch.,
17 Wellington Road,
Ballsbridge,
Dublin 4

Noel T. O'Carroll, Dip. Arch.,
17, Wellington Road,
Ballsbridge,
Dublin 4.

Reg. Ref. 91a-0187

16 April 1991

Re: Proposed outline permission for new bungalow and
septic tank at Coolmine, Rathcoole for
Mrs. R. Fetherston.

Dear Sir,

With reference to your outline planning application, received here on 18th February, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to submit satisfactory evidence regarding the suitability of the soil for the disposal of effluent from the septic tank.

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

Yours faithfully,

J. de Bantock
for Principal Officer.

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/0187

Date : 20th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : New bungalow and septic tank

LOCATION : Coolmine, Rathcoole

APPLICANT : Mrs R. Fetherston,

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 18th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Noel T. O'Carroll, Dip., Arch.,
17 Wellington Road,
Ballsbridge,
Dublin 4



21/13,14

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 Coolmine, Rathcoole, Co. Dublin.
 (If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... Mrs. Rose Fetherston
 Address..... Coolmine, Rathcoole, Co. Dublin. Tel. No.

4. Name and address of person or firm responsible for preparation of drawings Noel T. O'Carroll, Dipl. Arch.
 I7 Wellington Road, Ballsbridge, Dublin 4. Tel. No. 01: 684511

5. Name and address to which notifications should be sent Noel T. O'Carroll, Dipl. Arch.
 I7 Wellington Road, Ballsbridge Dublin 4.

6. Brief description of proposed development Outline application for New Bungalow and 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
 (b) Proposed use of each floor
 BYE LAW APPLICATION.
 REG. NO.

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 26.835 acres apx. Sq. m.
 (b) Floor area of proposed development
 (c) Floor area of buildings proposed to be retained within site
 1/32 18/2
 N 31305

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

13.Are you now applying also for an approval under the Building Bye Laws?
 Yes No Place in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
 Draft Building Regulations will be taken into account to the full extent

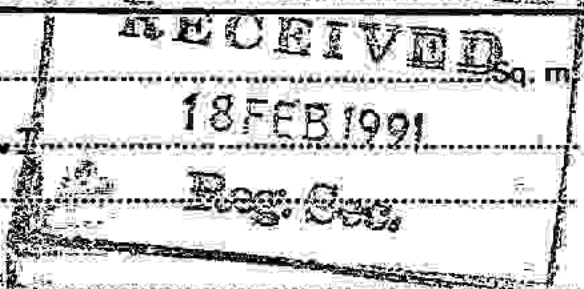
15.List of documents enclosed with application Four copies of Location map (scale 1/2500)
 " Details of Septic tank
 Copy of Notice in Irish Press 14/2/91, 15/2/91
 Fee and cover letter

16.Gross floor space of proposed development (See back)
 No of dwellings proposed (if any) One Class(es) of Development No. 1
 Fee Payable £ 32 Basis of Calculation
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Date Feb. 13th. 1991

Application Type OUTLINE FOR OFFICE USE ONLY
 Register Reference 91/0187
 Amount Received £ 3.4.0
 Receipt No
 Date

Irish Press
 15/2/91



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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications 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 CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee

N 31305

£ 32.00

Received this

18th

day of

February

1991

from

N. T. O'Carroll

17 Wellington Rd.
Ballsbridge

the sum of

thirty two

Pounds

Pence, being

see for

planning application at Coolmine Rathcoole

Stephen O'Carroll

Cashier

S. CAREY
Principal Officer

Class 1x1

NOEL T O'CARROLL
(DIPL. ARCH.)

ARCHITECT



No. 17 WELLINGTON RD.,
BALLSBRIDGE 4.

Phone: Dublin 664511

Dublin Co. Council,
Planning Dept.
Irish Life Centre
Lr. Abbey St.
Dublin 1.

Feb. 13th. 1991

Re: Outline Planning Application for New Bungalow and Septic Tank
at Coolmine, Rathcoole, Co. Dublin, for Mrs. Rose Fetherston.

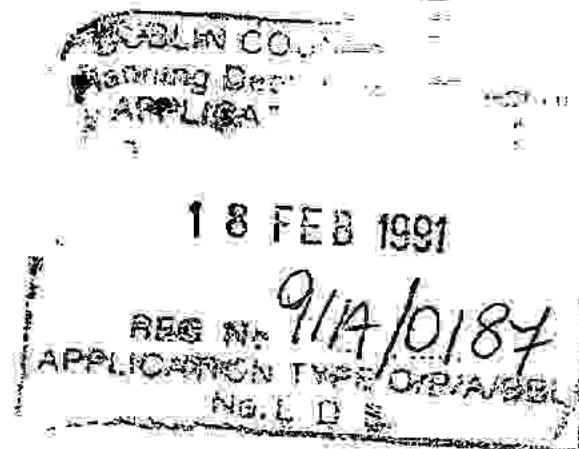
Dear Sir,

Re the above Planning Application, I am enclosing a letter from Gallagher Shatter, Solicitors, to verify it is an urgent necessity that Mrs. Fetherston be granted Permission to build a family home on the remainder of her land.

Mrs. Fetherston is estranged from her husband and she has a family of eleven children, 6 girls and 5 boys. At present she has eleven of her family with her at home. As they will have to move into rented accommodation I will appreciate an early decision on this application.

Yours faithfully,

Noel T. O'Carroll. Dipl. Arch.



Gallagher Shatter

Solicitors

4 Upper Ely Place,
Dublin 2.

Tel:610317 Fax:611685

Your ref.

Our ref.
TOS/MD

8th February 1991

Mr. Noel T. O'Carroll,
Architect,
17 Wellington Road,
Ballsbridge,
Dublin 4.

Re : Our Client : Rosalind Fetherston

Dear Sirs,

Further to our recent telephone discussion we write to confirm that due to the registration of six judgement mortgages and proceedings pending from a further lending institution, it has been necessary to effect a sale of the family home at Coolmine, Saggart, Co. Dublin, to settle with all of the various creditors herein.

Please note that it is envisaged that Mrs. Fetherston will endeavour to obtain Planning Permission to build an alternative family home on the adjoining land.

If we can be of further assistance to you in explaining the background herein please feel free to telephone this writer.

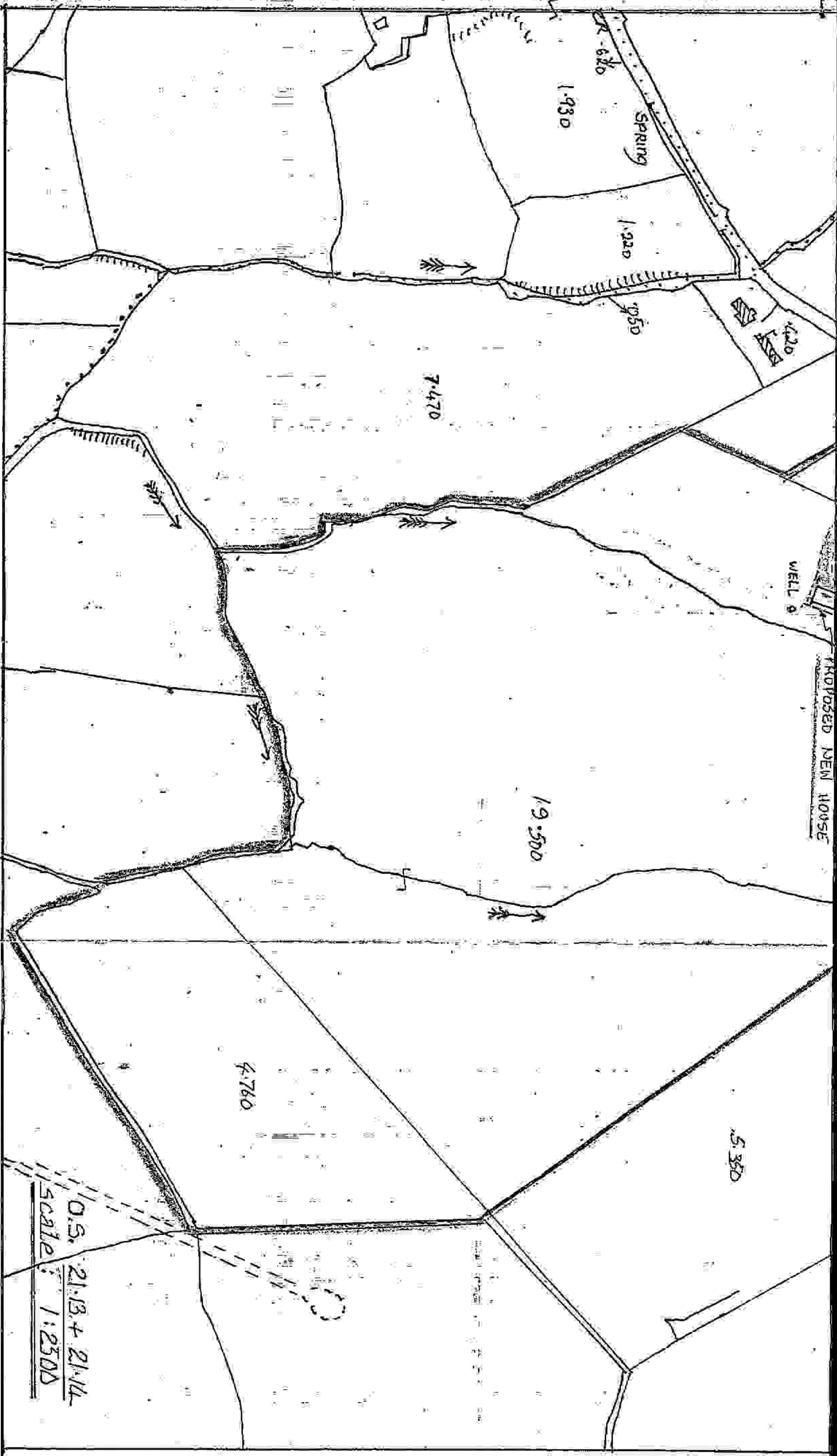
Yours truly,



GALLAGHER SHATTER,
Tim O' Sullivan.

● Brian M. Gallagher, B.C.L. ● Alan J. Shatter, B.A. Mod. Dip. E.I., T.D., M.C.C.
Commissioners for Oaths

● Aidan M. Reynolds, B.C.L. ● Tim O'Sullivan, B.C.L. ● Anne O'Neill M.A.
V.A.T. Registration No. F4611039T.



OUTLINE APPLICATION FOR NEW BUNGALOW AND SEPTIC TANK,
 AT COOLMINE, RATHCOOLE, FOR MRS. ROSÉ FEATHERSTON.

scale: 1:2500

date: 15.2.91

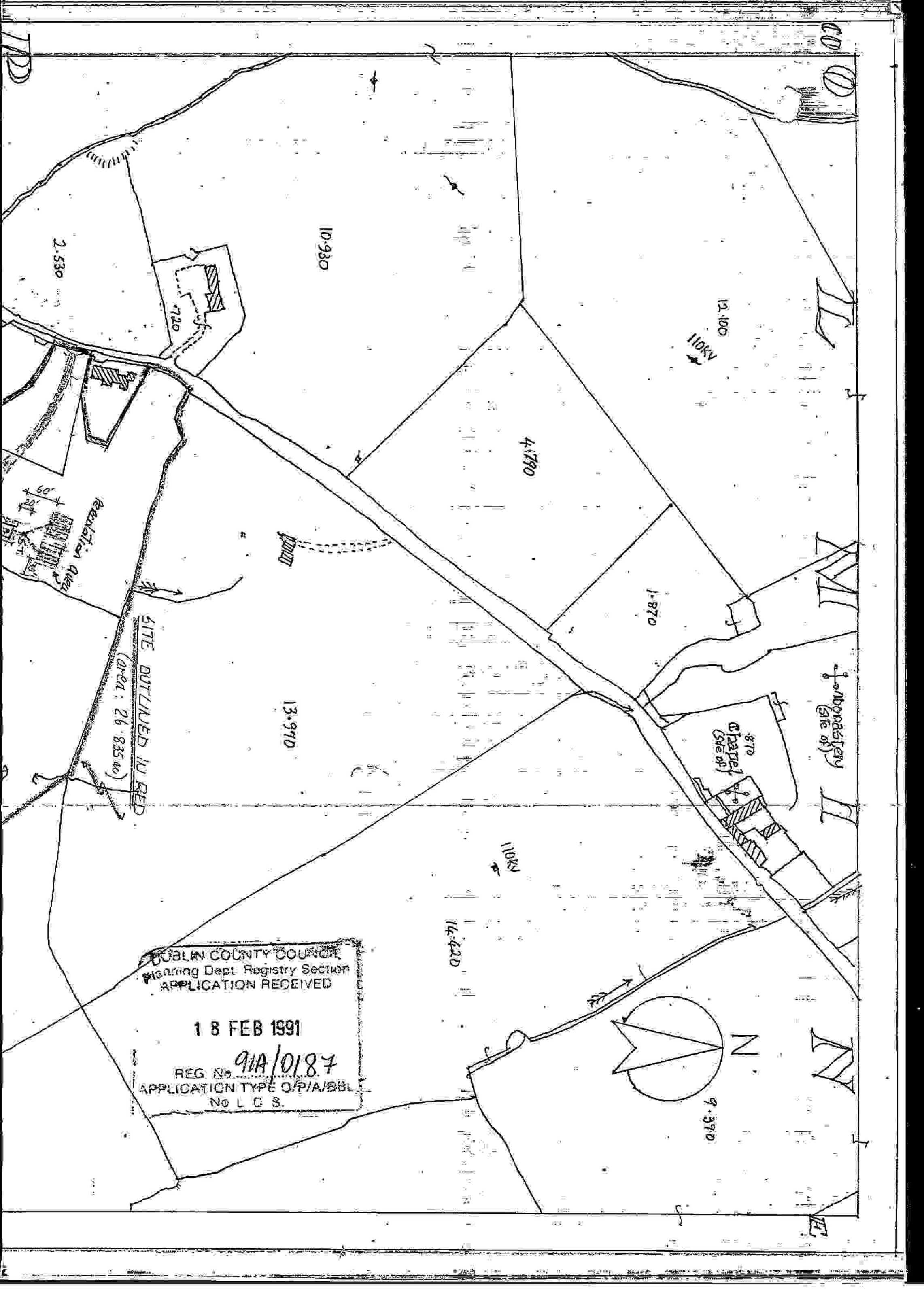
drn: MWC

rev: 1

architect: Noel T. Carroll, Dipl. Arch. 17 Wellington Rd. Ballsbridge, Dublin 4. Ph. 01-684511

O.S. 2113 + 2114
 scale 1:2500

DRG N^o
 E/155/1



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

18 FEB 1991

REG. No. 91A/0187
APPLICATION TYPE O/P/A/SBL
NO L.D.S.