

COMHAIRLE CHONTAE AETHA CLIATH

Register Reference No.: 91A/362

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Letter No.: 145

Joan Flynn,  
11 Willbrook Grove,  
Rathfarnham,  
Dublin 14.

Tel.: (01) 724755  
Fax.: (01) 724896

Demolition of cottage replacement with 2 no. 2 bedroom semi-detached houses at Willbrook Street, Rathfarnham for Bellcross Co. Ltd.

13 May 1991


Re: 8th May, 1991

Date of decision to refuse permission 2 subject to reasons.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

**NOTE:** An appeal against this decision by an aggrieved person must be made within/the period of twenty one days beginning on the date of the decision to refuse permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
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 £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

COMHAIRLE CHONTAR ATHA CLIATH

Register Reference No.: 91A/362

Letter No.: 145

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Residents of Willbrook Grove,  
% Mrs. Dowling,  
17 Willbrook Grove,  
Rathfarnham,  
Dublin 14.

Tel.: (01) 724755  
Fax.: (01) 724896

13 May 1991

Re: Proposed demolition of cottage replacement with 2 no. 2 bedroom semi-detached houses at Willbrook Street, Rathfarnham for Bellcross Co. Ltd.

Date of decision to refuse permission 8th May, 1991 subject to 2 reasons.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

  
for Principal Officer.

**NOTE:** An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to refuse permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

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4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 362

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>23/4/91</u>	M. Muldon + A Ormonde Rec permission be granted.  If height is OK relative to existing houses and if Density is OK		

91A/0362  
145

Ms Doulton  
17 Willbrook Grove

1. Residents of Willbrook Grove  
Rathfarnham. Dublin 14.

7th April 1981

Dear Sir/Madam,

With reference to the application by Bellcross and Co. to build two semi-detached houses on the site of "The Bungalow", Willbrook St. Rathfarnham, Dublin 14. REGISTRATION NUMBER 0362.

We, the undersigned object to the application, as the proposed buildings would closely overlook our houses, intruding on our privacy, and blocking light, while casting an extended shadow over the gardens and rears of our houses for much of the day.

Yours sincerely,

Sean Lynch (No 11)

Tom Tobin (No. 15)

John Tobin (No 15).

Sharon F. Tollemache N° 13.

Margaret Brady No 12

Gerard Boff NO 10

Alan Quinn (No 14)

CHRISTINE QUINN N° 14.

Don H. No 16.

Seamus Finlay NO 9

Florence Doulton  
Charles Doulton

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 362

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 26<sup>TH</sup> MAR 1991</p> <hr/> <hr/> <hr/>	<p>No 60 g all around</p>		

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: F/ = /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

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

Our Ref.  
Your Ref.  
Date 17.04.1991

*M.S.*

RE: Housing at Willbrook Street, Rathfarnham. Reg. Ref. 91A/0362.

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per site is to be provided towards open space development in the surrounding area. This contribution is to be provided towards the further development of recreational facilities at Rathfarnham Castle.

*[Handwritten signature]*

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 18/4/91 .....  
Time ..... 4:15 .....

Register Reference: 91A/362

Date: 4/4/91

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY

The nearest <sup>sewerage</sup> public watermain is approx 30m from site. There is an existing private main fronting the site. Connections from this main cannot be given without the written permission of the owner.

V. Sullivan

17/4/91

J. M. J. 17/4/91

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_



13 MAY 1991  
DUBLIN COUNTY COUNCIL



REG. REF: 91/A/362  
LOCATION: Willbrook Street, Rathfarnham  
APPLICANT: Bellcross Co. Ltd.  
PROPOSAL: Demolition of cottage replacement with 2 no. 2 bedroom semi-detached houses.  
DATE LODGED: 15th March, 1991.

This application is for full permission for demolition of cottage, replacement with 2 no. 2 bedroom semi-detached houses at Willbrook Street, Rathfarnham.

Willbrook Street is a small 'loop' road off Willbrook Road serving houses and a new estate on Willbrook Grove.

The proposed development is intended on the southern corner of Willbrook Grove and Street. The street is approx. 5.5m. wide with a footpath extending the entire length on the western side (opposite the site) and from Willbrook Grove northwards to the intersection with Willbrook Road.

The road is lightly trafficked and, subject to conditions, Roads would, in principle, have no objection.

However, the plans submitted do not demonstrate that the applicant can provide 4 on-site car spaces. Further on-street parking would not be acceptable in this location due to the narrow width of the roadway. However, if further consideration is given to the application it should be subject to:-

1. Primarily that the applicant provide at least 2 on-site car spaces. Failing this, Roads recommend refusal.
2. Footpath to be constructed along site frontage as detailed. Footpath and kerb to be dished to satisfaction of the Area Engineer.
3. Any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.
4. The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
5. The wing walls and fences not to exceed 1 metre in height.
6. All works to be carried out prior to the house being occupied.
7. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
8. A financial contribution, in the sum of money equivalent to the value of £800 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/MM 3/5/91

SIGNED: E. Madala  
DATE: 6th May '91

ENDORSED: [Signature]  
DATE: 6/5/91

SS only

M. O'Shea

10

Register Reference : 91A/362

Date : 4/4/91

Development : Demolition of cottage replacement with 2 no. 2 bedroom s/d hses.

LOCATION : Willbrook St., Rathfarnham

Applicant : Bellcross Co. Ltd.

App. Type : P/BBL

Planning officer :

Date Recd. : 15/3/91

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  
 9 APR 1991  
 SAN SERVICES

DUBLIN Co. Council  
 SANITARY SERVICES  
 PRINCIPAL OFFICER  
 15 MAY 1991  
 Returned *gg*

Date received in Sanitary Services

FOUL SEWER

Available.

Refs to S.B.C. Dept. re. no. of connections in single cabled drain.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT

Date : 17.4.91

Time : 12.30

SURFACE WATER

As per seal:

*T. O'Shea 10/5/91*

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

*J. Rice 10/5/91*

Registrar Reference: 91A/356

Date: 8/4/91

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

DATE \_\_\_\_\_

WATER SUPPLY.....

- Water available off existing supply.
- 24 hour storage required
- Ex-supply to be metered at applicants price expense.

.....  
T. Kipfalter

10/6/91

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

BMK

12/4/91

P/1882/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0362

Date Received : 15th March 1991

Correspondence : F. L. Bent,  
Name and : 18 Terenure Road North,  
Address Terenure,  
Dublin 6W.

Development : Demolition of cottage replacement with 2 no. 2 bedroom  
semi-detached houses

Location : Willbrook Street, Rathfarnham

Applicant : Bellcross Co. Ltd.

App. Type : Permission

Zoning :

(MOS/DK)

Report of the Dublin Planning Officer dated 26th April, 1991.

This application is for PERMISSION. The proposed development consists of the demolition of cottage and replacement with 2 no. 2 bedroom semi-detached houses at Willbrook Street, Rathfarnham. The applicant is Bellcross Co. Ltd. which is stated to have a leasehold interest in the site.

The site is zoned 'A' in the 1983 County Development Plan where it is the objective of the Planning Authority to protect and improve residential amenity. There is an existing cottage on the site which appears to be in reasonable condition.

There is also a garage and shed on the site. Willbrooke Grove, a small cul desac development comprising 17 no. terraced houses adjoins the site to the east. The front and rear garden of no. 17, Willbrooke Grove, immediately adjoins the site to the north and east. There is a two storey house fronting onto Willbrooke Street on the adjoining site to the south.

The proposed two houses are located only 1 metre away from the eastern boundary of the site. The houses are set back 4 metres from Willbrooke Street.

Development Plan standards with regard to space about dwellings have not been met. Inadequate private open space has been provided for. Inadequate provision has been made for off street parking.

There <sup>is</sup> ~~are~~ no reports available from the ~~Roads~~ or Sanitary Services Department at the time of writing. A letter of objection has been received from adjoining property owners and this has been noted. *Roofs report is noted*

The proposed development of 2 no. two storey houses on this site, would

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0362

Page No: 0002

Location: Willbrook Street, Rathfarnham

seriously reduce the amenities of adjoining properties. It would result in overlooking and overshadowing of adjoining properties, as well as being visually most obtrusive.

The proposed development is unacceptable.

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

### REASONS FOR REFUSAL

01. The proposed development of 2 no. two storey houses on this site, would result in overshadowing and overlooking of adjoining gardens to the east and south of the site. It would be visually obtrusive when viewed from the adjoining properties to the east. The proposed development would seriously injure the amenities of property in the vicinity of the site.
02. The proposed development would contravene the zoning objective for the area which is "to protect and/or improve residential amenity" and would, therefore, be contrary to the proper planning and development of the area.

.....  
for Dublin Planning Officer

Endorsed: .....  
for Principal Officer

Order: A decision pursuant to Section 25(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : .....  
.....

.....  
ASSISTANT CITY AND COUNTY MANAGER

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



Bosca 174  
P. O. Box 174  
5 Rae Gardiner r,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

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

Our Ref.  
Your Ref.  
Date 17.04.1991

*M.S.*

RE: Housing at Willbrook Street, Rathfarnham. Reg. Ref. 91A/0362.

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per site is to be provided towards open space development in the surrounding area. This contribution is to be provided towards the further development of recreational facilities at Rathfarnham Castle.

*[Handwritten signature]*

SENIOR PARKS SUPERINTENDENT



109

DUBLIN COUNTY COUNCIL

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date ... 07/05/91 .....
Time ... 9:30 A.M. ....

REG. REF: 91/A, 2

LOCATION: Willbrook Street, Rathfarnham

APPLICANT: Bellcross Co. Ltd.

PROPOSAL: Demolition of cottage replacement with 2 no. 2 bedroom semi-detached houses.

DATE LODGED: 15th March, 1991.

This application is for full permission for demolition of cottage, replacement with 2 no. 2 bedroom semi-detached houses at Willbrook Street, Rathfarnham.

Willbrook Street is a small 'loop' road off Willbrook Road serving as and a new estate on Willbrook Grove.

The proposed development is intended on the southern corner of Willbrook Street and Willbrook Grove. The street is approx. 5.5m. wide with a footpath extending the entire length on the western side (opposite the site) and from Willbrook Grove northwards to the intersection with Willbrook Road.

The road is lightly trafficked and, subject to conditions, could, in principle, have no objection.

However, the plans submitted do not demonstrate that the applicant can provide 4 on-site car spaces. Further on-street parking would not be acceptable in this location due to the narrow width of the roadway. However, if further consideration is given to the application it should be subject to:-

1. Primarily that the applicant provide at least 2 on-site car spaces. Failing this, roads recommend refusal.
2. Footpath to be constructed along site frontage as detailed. Footpath and kerb to be dished to satisfaction of the Area Engineer.
3. Any roadside drains interfered with shall be fully re-instated. Where necessary be culverted with pipes of adequate size and strength.
4. The gradient of the access shall not exceed 2.5% over the length of approach to the public road.
5. The wing walls and fences not to exceed 1 metre in height.
6. All works to be carried out prior to the house being occupied.
7. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
8. A financial contribution, in the sum of money equivalent to the value of £800 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/MM 3/5/91

SIGNED: E. J. O'Connell

DATE: 17th May '91

ENDORSED: [Signature]

DATE: 6/5/91

NO.: 91A/0362

CERTIFICATE NO.: 14273B

POSAL: Domestic Cottage + Balcony with 2 houses

LOCATION: Woolbrook Street, Farnham

APPLICANT: Bellcross Co Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	£ 553	£ 110	£ 110	-		
B	Domestic Ext. (Improvement/Aits.)	£ 330					
C	Building for office or other comm. purpose	£ 23.50 per M <sup>2</sup> or 270					
D	Building or other structure for purposes of agriculture	£ 21.00 per M <sup>2</sup> in excess of 100 M <sup>2</sup> Min. 270					
E	Fuel Filling Station	£ 2300					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 23 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 21/3/91

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



91A/0362

CERTIFICATE NO: 24586

DEAL: Demolish Cottage + replace with 2 houses  
 LOCATION: Willbrook Street Rathfaentham  
 APPLICANT: Bellcross Co Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	£332	464	464	—		
	£316					
	£300					
	£280					
	£260					
	£240					
	£220					
	£200					
	£180					
	£160					
	£140					
	£120					
	£100					
	£80					
	£60					
	£40					
	£20					
	£0					
	£40	NIL	40			

£40 9/4/91  
 N35139

Item 1 Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Item 1 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Items 2,3,4,5,6 & 7 Certified Signed: \_\_\_\_\_ Graded: CO Date: 21/3/91  
 Items 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Graded: \_\_\_\_\_ Date: \_\_\_\_\_



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1882 /91      Date of Decision : 8th May 1991

Register Reference : 91A/0362                      Date Received : 15th March 1991

Applicant : Bellcross Co. Ltd

Development : Demolition of cottage replacement with 2 no. 2 bedroom  
semi-detached houses

Location : Willbrook Street, Rathfarnham

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin  
County Council, being the Planning Authority for the County Health  
District of Dublin, did by Order dated as above make a decision to  
REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- <sup>2</sup>.....ATTACHED.

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

Date: 10.5.91.....

F. L. Bent,  
18 Terenure Road North,  
Terenure,  
Dublin 6W.

## NOTES

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0362  
Decision Order No. P/ 1882 /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 proposed development of 2 no. two storey houses on this site, would result in overshadowing and overlooking of adjoining gardens to the east and south of the site. It would also be visually obtrusive when viewed from the adjoining properties to the east. The proposed development would, therefore, seriously injure the amenities of property in the vicinity of the site.
- 02 The proposed development would contravene the zoning objective for the area which is "to protect and/or improve residential amenity" and would, therefore, be contrary to the proper planning and development of the area.

## NOTES

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL  
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.

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

N. 35139  
Ltd.

£ 40.00  
9th

day of April 19 91

Received this  
from Provan Devs. Ltd.

the sum of forty Pounds  
Pence, being

of application 91A/367

*[Signature]*  
Cashier

S. CAREY  
Principal Officer  
*[Signature]*



Blac 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0362

Date : 25th March 1991

Dear Sir/Madam,

Development : Demolition of cottage replacement with 2 no. 2 bedroom  
semi-detached houses

LOCATION : Willbrook Street, Rathfarnham

Applicant : Bellcross Co. Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 15th March 1991

Your application in relation to the above was submitted with a fee of  
£64.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £104.00 .

I should be obliged if you would submit the balance of £40.00  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Richard [unclear]', written over a dotted line.

PRINCIPAL OFFICER

F. L. Bent,  
18 Terenure Road North,  
Terenure,  
Dublin 6W.



Bloc 2, Ionad Bheatha na hÉireann,  
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/0362

Date : 25th March 1991

Dear Sir/Madam,

Development : Demolition of cottage replacement with 2 no. 2 bedroom  
semi-detached houses

LOCATION : Willbrook Street, Rathfarnham

Applicant : Bellcross Co. Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 15th March 1991

Your application in relation to the above was submitted with a fee of  
£64.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £104.00 .

I should be obliged if you would submit the balance of £40.00  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'M. J. ...', written over a dotted line.

PRINCIPAL OFFICER

F. L. Bent,  
18 Terenure Road North,  
Terenure,  
Dublin 6W.



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/0362

Date : 15th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of cottage replacement with 2 no. 2 bedroom  
semi-detached houses

LOCATION : Willbrook Street, Rathfarnham

APPLICANT : Bellcross Co. Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received  
on 15th March 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

F. L. Bent,  
18 Terenure Road North,  
Terenure,  
Dublin 6W.



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 Willbrook Street, Rathfarnham, Co Dublin  
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Bellinas Co Ltd  
 Address 59, Fitzwilliam Square, Dublin 2 Tel. No. 760531

4. Name and address of person or firm responsible for preparation of drawings F.L. Bent (A.P.E.D.S) 18, Terenure Road North, Terenure, Dublin 6W Tel. No. 908851

5. Name and address to which notifications should be sent F.L. Bent (A.P.E.D.S) 18, Terenure Road North, Terenure, Dublin 6W

6. Brief description of proposed development Demolition of Cottage, Erect 2 Houses

7. Method of drainage Main sewer 8. Source of Water Supply Mains

9. In the case of any building or buildings to be retained on site, please state:  
 (a) Present use of each floor or use when last used.

(b) Proposed use of each floor

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? Yes

11.(a) Area of Site 15/3 231 Sq. m.

(b) Floor area of proposed development 164 Sq. m.

(c) Floor area of buildings proposed to be retained within site 131224 Sq. m.

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

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:  
Insofar as they coincide with DCC Building Bye Laws

15. List of documents enclosed with application.  
Location & Block Layout Plans, House Plans, Advert, Lee

16. Gross floor space of proposed development (See back) 15 Sq. m.

No of dwellings proposed (if any) 2 Class(es) of Development one  
 Fee Payable E. 174-00 Basis of Calculation PL (222 x 2) BBL (255 x 2)  
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) F. Bent (agent) Date 14th March 1991

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 9/18/0362

Amount Received E. 1.12.0

Receipt No. 15/3

Date

Irish  
 Res  
 14/3/91

DUBLIN Application for demolition of cottage replace with 2 no. 2 bedroom semi detached houses at Willbrook Street, Rathfarnham for Bellinas Co Ltd

RECEIVED  
 15 MARCH 1991  
 REG. 3/91

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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling - House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Terms of this receipt is as per  
rendered is the prescribed application  
No. ~~34224~~ N 34224

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

£6400

Received this 15th day of March 1981  
from Pravan developments Ltd

the sum of sixty four Pounds

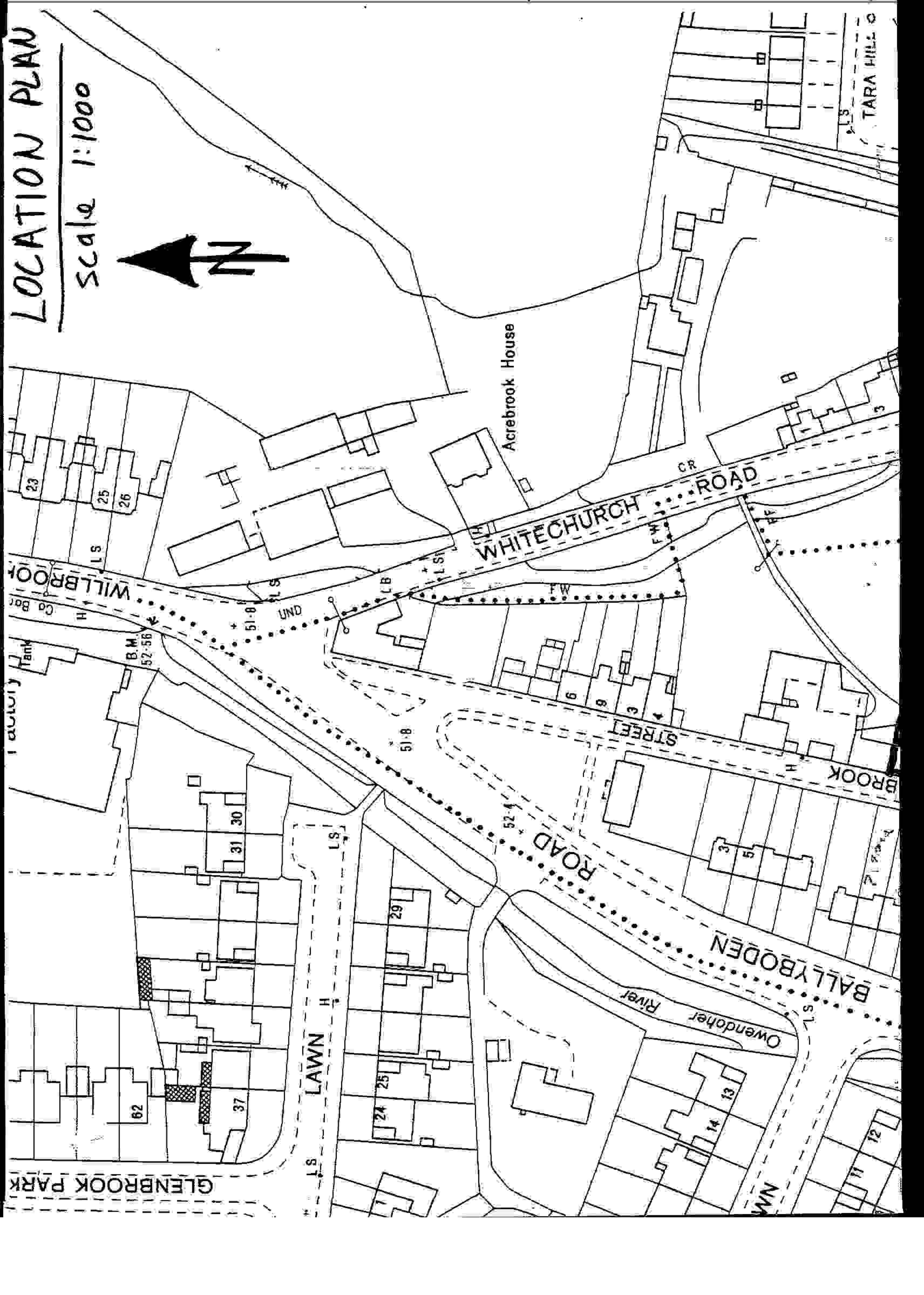
application at Willbrook Street, Rathbarney  
Pence, being 60 6/10 pence

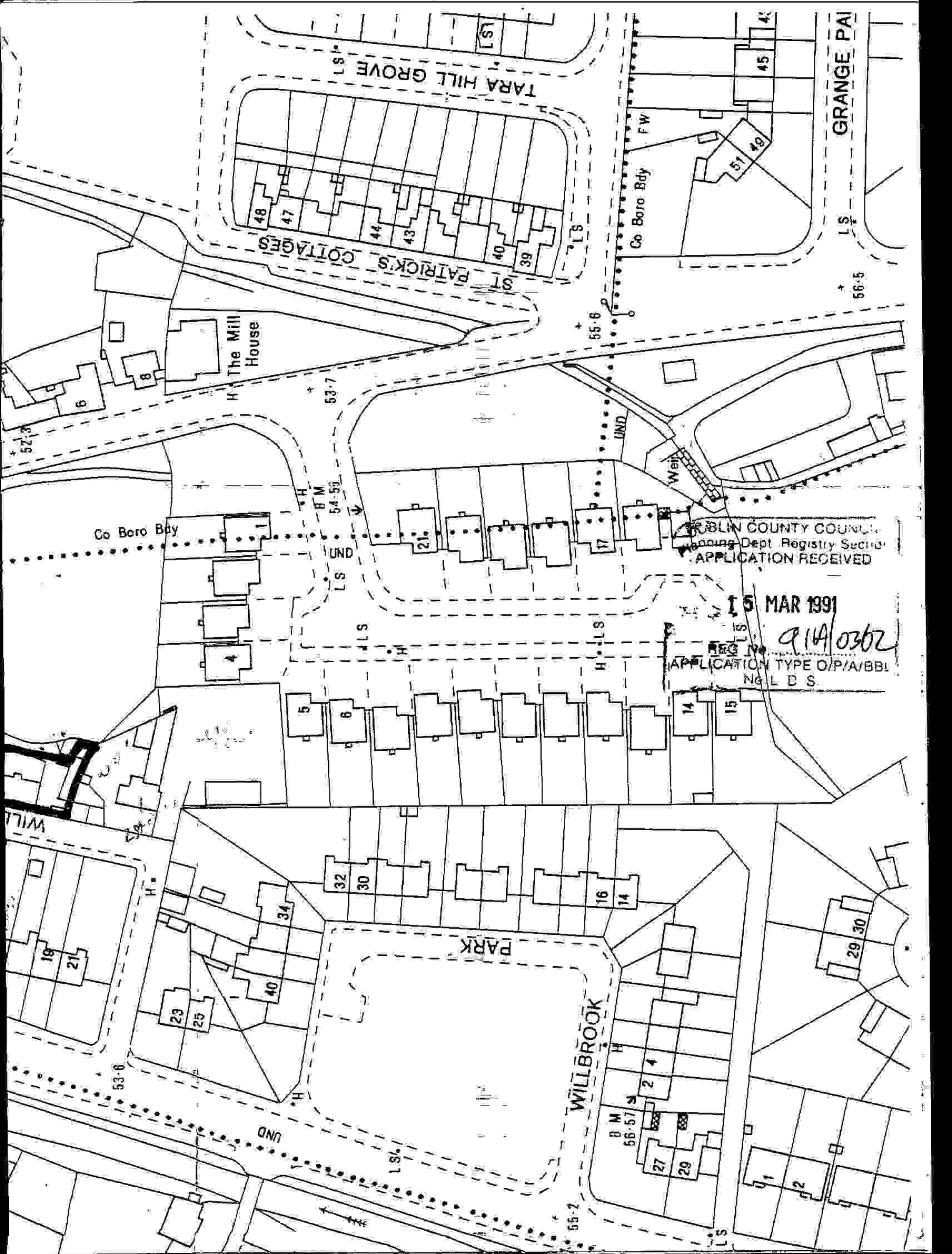
Michael O'Hara Cashier

S. CAREY Principal Officer  
Class 1  
2/2/81

# LOCATION PLAN

Scale 1:1000





DUBLIN COUNTY COUNCIL  
 Planning Dept Registry Section  
 APPLICATION RECEIVED

15 MAR 1991

9114/0362

REG No  
 APPLICATION TYPE O/P/A/BBU  
 No L D S