

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

91A/406.

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

Standard

CHECKED BY:

£375

METHOD OF ASSESSMENT:

Water only

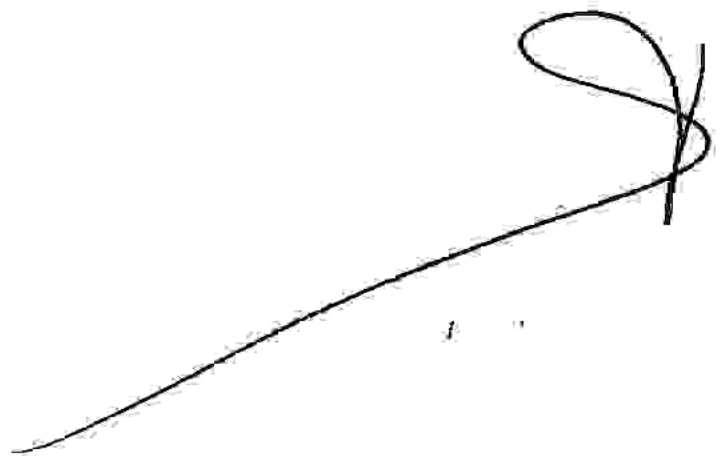
TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

No evidence that
Easley Cottage
connected to
public sewers

DEVELOPMENT CONTROL ASSISTANT GRADE

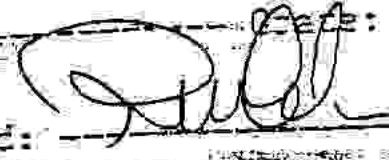
 9/15/81

91A/0406

CERTIFICATE NO: 24669

PROPOSAL: Demolition of Cottage, New house, Sled + 80' T.U. Mast
LOCATION: 16 Cottage Hyndston, Newcastle
APPLICANT: Brandon Falten

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	@232	732	732	-		
	@216					
	@200 per sq ft in excess of 500sq ft min. 240					
x .1 hect.	@21.75 per sq ft of 240					
x .1 hect.	@235 per hect. of 235					
x .1 hect.	@210 per hect. of 210					
x .1 hect.	@235 per hect. of 235					
x .1 hect.	@210 per hect. of 210					
x 1,000sq ft	@235 per 1,000sq ft of 240					
x .1 hect.	@235 per hect. of 240	740	740	-		

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed:  Grade: S-C Date: 26/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

REF. NO.: 91A/0406

CERTIFICATE NO.: 14365 B

PROPOSAL: Demolition of cottage, new house, steel + ss' T.O. mast

LOCATION: The Cottage Lynestown Newcastle

APPLICANT: Brendan Jellen

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	455	455	-		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: R. Jellen Grade: 5.0 Date: 26/3/91

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

(1) Date Lodged

21-3-91

LOCATION:

The Cottage Hyrestown, Newcastle

REG. REF. 91A/406

APPLICANT:

B. O'Fallon
Developer of cottage and construction

PROPOSAL:

1 new dormer house, shed etc.

(2) Date Referred:

SEWER

Septic tank proposed - refer to E.H.B.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 11-10-91

Time 10.00

DUBLIN CO. COUNCIL

20 SEP 1991

DUBLIN DISPATCHED FROM
SANITARY SERVICES

- 8 OCT 1991

Returned *[Signature]*

(5) Date to Planning

RACE WATER

Soak pits indicated on plan - refer to B.P.C. Dept.

(6) Date to Planner

(7) D.P.O. reports to be submitted before

(8) D.P.O. report submitted to S.A.C.

Decision due:

J. Rice
2/10/91

ENDORSED

DATE

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged
21-3-91

LOCATION: The Cottage, Hyneston, Newcastle.

REG. REF. 91A/406

APPLICANT: B. Dallon

PROPOSAL: Demolition of cottage and construction of new dormer house, shed, etc.

WATER SUPPLY

See Previous Report
 L. J. Spain A/Area Eng
 25 Sept 91
 J. H. E. A/SSE
 25/9/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SEC
 Date 11.10.91
 Time 10.00

ENDORSED: [Signature]

DATE 2/10/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0406.
DEVELOPMENT: Demol. of cottage and construct new dormer house.
LOCATION: The Cottage, Hynestown, Newcastle.
DATE LODGED: 30.8.91.
APPLICANT: B. Fallon.

This submission is for compliance. The applicant shows a 4.5 metres setback (with 45° wing walls) from the road boundary.

Condition 7 of permission required only that the gates should be set back 4.5 metres from the carriageway edge (with 45° wing walls). However, Roads have no objections to the additional setback. Therefore, if the works are carried out in accordance with the lodged plans condition 7 should be construed as being complied with.



GC/MCC
11.10.91.

SIGNED: Ganett Curran
DATE: 14/10/91

ENDORSED: 4. J. B. K.
DATE: 14/10/91

1 M.G.

(1) Date Lodged

LOCATION:

The Cottage, Hynestown, Newcastle REG. REF. 91A/406

21-3-91

APPLICANT:

B. Fallon
Demolition of cottage and construction

PROPOSAL:

of new dormer house, shed etc.

(2) Date Referred:

SEWER

Septic tank proposed - refer to E.H.B.

DUBLIN CO. COUNCIL

20 SEP 1991

DISPATCHED FROM SANITARY SERVICES

- 8 OCT 1991

Returned *[Signature]*

(5) Date to Planning

FACE WATER

Leak pits indicated on plan - refer to B.P.L. Dept.

(6) Date to Planner

(7) D.P.C. report to be submitted before

(8) D.P.C. report submitted to

DEVELOPMENT CONTROL SECT

Date 09.10.91

Time 3.45

J. Rice
2/10/91

Decision due:

ENDORSED

DATE

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged
21-3-91

LOCATION: The Cottage, Hyneston, Newcastle. REG. REF. 91A/406
APPLICANT: B. Dallon
PROPOSAL: Demolition of cottage and construction of new dormer house, shed, etc.

WATER SUPPLY

See Previous Report
L. J. Spain A/Area Eng
25 Sept '91
[Signature] A/SSE
25/9/91
PLANNING DEPT.
DEVELOPMENT CONTROL SECT
09.10.91
3.45

ENDORSED: [Signature] DATE 2/10/91

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

MG

Register Reference : 91A/0406

Date : 25th March 1991

Development : Demolition of cottage and construction of new dormer house, shed, 50' tv aerial and new entrance gate

LOCATION : The Cottage, Hynestown, Newcastle

Applicant : B. Fallon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 21st March 1991

Attached is a copy of the application for the above development. Please ensure that your report is received within 5 weeks from 21st March 1991.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.4.91
Time 10.00

Yours faithfully,

.....
PRINCIPAL OFFICER

The proposal is acceptable subject to the septic tank drainage system being installed ^{and maintained} in strict accordance with SR 6-1975.

Note : Previous application for this site ref 90A/115. Percolation tests carried out on 14th/15th May 1990 indicated soil suitability for the disposal of septic tank effluent. (T-value = 13).

Hieran J. Carbery E.H.O.
15/4/91.

for Ita Devine
John O'Keilly S. E.H.O.
15/4/91

Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin ~~le~~ ^{air} seo:-
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01/~~308288~~ 771881 Ext. 2485

17 May, 1991.

Dear Sir,

Re: Planning Application which might affect the use of
Casement Aerodrome, Baldonnel.

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

91A/406 - B. Fallon, Hynestown, Newcastle.

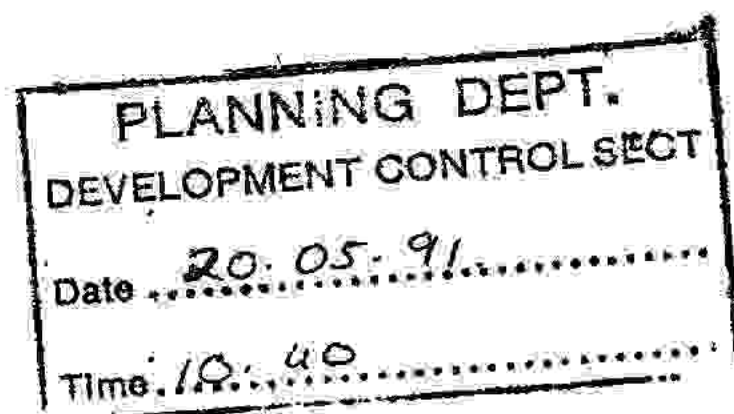
No objection is seen to this proposed development provided it does not exceed 11M in height above ground level. In the case of the T.V. aerial, ground level at the site is 250 ft. approx. which is 72 ft. below aerodrome level and accordingly no objection is seen to the ground mounted aerial either.

Yours sincerely,

JOHN E. MORAN
EXECUTIVE OFFICER

20 MAY 91

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



SS only.

Register Reference : 91A/0406

Date : 3rd April 1991

Development : Demolition of cottage and construction of new dormer house, shed, 50' tv aerial and new entrance gate

LOCATION : The Cottage, Hynestown, Newcastle

Applicant : B. Fallon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 21st March 1991

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

Yours faithfully,

Paul Galvin

DUBLIN Co. COU.
29 APR 1991
SAN SERVICES

PRINCIPAL OFFICER
10 MAY 1991
Returned *GF*

Date received in sanitary services

FOUL SEWER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *14.4.91*
Time

SURFACE WATER

Leachpit proposal - refer to B.S.L. Rept.

W. Sullivan 6/5/91

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

J. Rice 8/5/91

Circ

Register Reference : 91A/0406

Date : 3rd April 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

*Available for produce 24 hours
storage to be provided*

*J. Hunt
30/4/91*

.....
ENDORSED _____

DATE _____

J. Hunt

2/5/91

P/2066/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0406

Date Received : 21st March 1991

Correspondence : Desmond Gribben,
Name and : 120 Fairhill,
Address : Killarney Road,
Bray,
Co. Wicklow

Development : Demolition of cottage and construction of new dormer
house, shed, 50' tv aerial and new entrance gate

Location : The Cottage, Hynestown, Newcastle

Applicant : B. Fallon

App. Type : Permission

Zoning :

Standard	£375
Part	
Other	
Other	
SECURITY	
SO. A/C. F.S.	
Cash:	

(NP/DK)

This is an application for permission for the demolition of existing cottage and the erection of a new dormer house, shed, television mast and formation of new entrance at the above address.

The site is located in an area zoned 'B' - "to protect and provide for the development of agriculture" in the 1983 Dublin County Development Plan.

In view of the fact that there is an existing cottage on the site the proposed development is considered not to be inconsistent with the provisions of the Development Plan.

Roads Engineer reports no serious objections.

Supervising Environmental Health Officer reports no objections.

Reg. Ref. 90A-115. refers to an application for permission for a bungalow on the site relative to which additional information was requested but not received.

The site is in the sub area 'B' relative to Casement Aerodrome. This area precludes any obstruction over 35 ft. in height.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following conditions:-

CONDITIONS / REASONS

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0406

Page No: 0002

Location: The Cottage, Bynestown, Newcastle

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That a financial contribution in the sum of £ 375 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975", available from EOLAS.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

07 New gates to be set back 4.5 m. from edge of carriageway and provided with wing walls ^{at} 45 degrees.

07 REASON: In the interest of the proper planning and development of the area.

08 That the proposed television mast be omitted from the development.

REASON: This site is located within Sub Area B relative to Casement Aerodrome. In this area any obstruction over 35 ft. in height would interfere with air traffic using Casement Aerodrome.

9 - That the proposed shed be used solely for storage purposes and shall not be used to the use of the site for vegetable growing and shall not be used for the carrying on of any other trade or business.
Reason: In the interest of the proper planning & development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0406

Page No: 0003

Location: The Cottage, Hynestown, Newcastle

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

[Signature]
.....
for Dublin Planning Officer

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

Dated : *14 May 1991* *K.O. Sullivan*
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.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

W/C

Register Reference : 91A/0406

Date : 25th March 1991

Development : Demolition of cottage and construction of new dormer house, shed, 50' tv aerial and new entrance gate

LOCATION : The Cottage, Hynestown, Newcastle

Applicant : B. Fallon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL



Planning Officer :

Date Recd. : 21st March 1991

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 21st March 1991.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	23 4 91
Time	10 00

Yours faithfully,

.....
PRINCIPAL OFFICER

The proposal is acceptable subject to the septic tank drainage system being installed ^{and maintained} in strict accordance with SR 6-1975.

Note : Previous application for this site ref 90A/115. Percolation tests carried out on 14th/15th May 1990 indicated soil suitability for the disposal of septic tank effluent. (T-value = 13).

Therese J. Carberry BHO
15/4/91

for Ita Davine
John O'Keilly S. BHO
15/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/406.
LOCATION: The Cottage, Hynesstown, Newcastle.
APPLICANT: B. Fallon.
PROPOSAL: Construction of dormer house, shed.
DATE LODGED: 21.3.91.

No Roads objection subject to:-

1. New gates to be set back 4.5m from edge of carriageway with wing walls set at 45°.
2. Parking for 2 cars to be provided on site.
3. All poles to be relocated to a safe place by applicant at his own expense.

TR/BMcC
23.4.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	30/4/91
Time	3 pm

SIGNED: J. Fallon
DATE: 24/4/91

ENDORSED: L. Bank
DATE: 24/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/406.
 LOCATION: The Cottages, Hynestown, Newcastle.
 APPLICANT: B. Fallon.
 PROPOSAL: Construction of dormer house, shed.
 DATE LODGED: 21.3.91.

MB

No P.D. objection subject to:-

- 1. New gates to be set back 4.5m from edge of carriageway with wing walls set at
 - 2. Parking for 2 cars to be provided on site.
- ... to be relocated to a safe place by applicant at his own expense.

TRASHED

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 24/4/91
 Time 3.30

SIGNED: J. Fallon
 DATE: 24/4/91

ENDORSED: [Signature]
 DATE: 24/4/91

[Handwritten marks]

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

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

Telephone: 773066

Telephone: 724755
-Extension: 231/234

12 September 1991

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

LOCATION: The Cottage, Hynestown, Newcastle
PROPOSED DEVELOPMENT: Demol. of cottage & constr. of new dormer house, shed, 50' tv aerial & New entrance gate
APPLICANT: B. Fallon
PLANNING REG. REF.: 91A/0406
DATE OF RECEIPT OF SUBMISSION: 30 August 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions.

Mise, le meas:

A. Smith

PRINCIPAL OFFICER

Desmond Gribben,

120 Fairy Hill,

Killarney Road,

Bray,

Co. Wicklow.

VH
120 Farry Hill,
Kilmaney Road,
Bray,
Co. Wicklow
29-8-91

Miss M. Galvin,
Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin



Dear Miss Galvin

Further to the grant of
planning permission, grant order P/3034/91, Reg. Ref. 91A/0406,
Decision Order P/2066/91, I am sending you, for your information,
two copies of the revised site plan for The Cottage, Hynestown,
Newcastle showing the new cottage and entrance gate
required under the conditions of the planning permission.

Yours Sincerely,

Diamond Gibben

P.S. If required I can be contacted during working hours
at 613111 extension 2331.

91A/0406
1.2.0
Comp

Mr. Desmond Gribben,
120, Fairyhill,
Killarney Road,
Bray,
Co. Wicklow.

Reg. Ref. 91A-0406

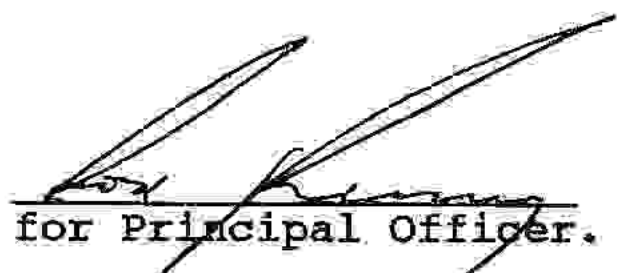
27 August 1991

Re: Re: Demolition of cottage and construction of new dormer house,
shed, 50' tv aerial and new entrance gates at The Cottage, Hynestown,
Newcastle, for B. Fallon.

Dear Sir,

I enclose herewith, Notification of Decision to Grant Permission,
dated 15th May, 1991, in connection with the above, which was sent to
Mr. B. Fallon, 43, Hillcrest Walk, Lucan, Co. Dublin on 15th May,
1991, and which was returned by the Postal Authority marked "NOT KNOWN
AT THIS ADDRESS".

Yours faithfully,


for Principal Officer.

Enc.



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

Decision Order Number : P/ 2066 /91 Date of Decision : 14th May 1991

Register Reference : 91A/0406 Date Received : 21st March 1991

Applicant : B. Fallon

Development : Demolition of cottage and construction of new dormer
house, shed, 50' tv aerial and new entrance gate

Location : The Cottage, Hynestown, Newcastle

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
GRANT PERMISSION in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:-⁹.....ATTACHED.

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

Date:..1.5/5/91.....

Desmond Gribben,
120 Fairghill,
Killarney Road,
Bray,
Co. Wicklow

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

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

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

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

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

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

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

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

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

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

RETURN TO
SENDER



Return to sender
Not known Mr. B. Falls
at this address - 43 ~~Arrest Walk,~~

~~SMC 2/25/41~~
~~2/15/41~~

~~Ru~~
to Dublin

Dublin County Council

Block 2

Irish Life Centre

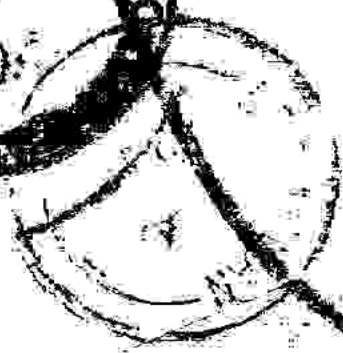
Ln Abbey St

Dr 1

R.L.S. 54.

Office and Photoist

Post Office



POSTAGE
100



Reg.Ref. 91A/0406
Decision Order No. P/ 2066 /91
Page No: 0002



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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That a financial contribution in the sum of £375. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975", available from EOLAS.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

07 New gates to be set back 4.5 m. from edge of carriageway and provided with wing walls set at 45 degrees.

07 REASON: In the interest of the proper planning and development of the area.

08 That the proposed television mast be omitted from the development.

REASON: This site is located within Sub Area B relative to Casement Aerodrome. In this area any obstruction over 35 ft. in height would interfere with air traffic using Casement Aerodrome.

09 That the proposed shed be used solely for storage purposes ancillary to the use of the site for vegetable growing and shall not be used for the

NOTES

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

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

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

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

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

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

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

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

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

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

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



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

Reg.Ref. 91A/0406

Decision order No. P/ 2066 /91

Page No: 0003

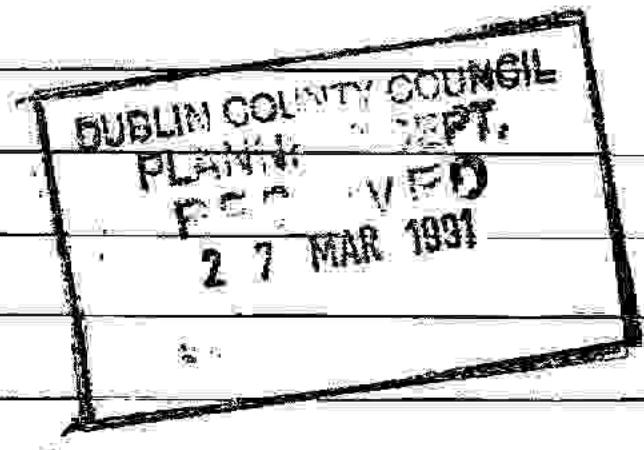
carrying on of any other trade or business.

09 REASON: In the interest of the proper planning and development of the
area.

120 Fairy Hill,
Killarney Road,
Bray
Co. Wicklow

91A/0406

Miss M. Galvin,
Planning Officer,
Dublin County Council,
Block 1
Irish Life Centre
Dublin 1.



Re:- Proposed New House and Demolition of Existing
Cottage at Hegnestown, Newcastle, Co. Dublin

Dear Miss Galvin,

Further to our meeting prior to
my submission of Planning application for the above, I am
sending you a letter from the owners of the property, stating
their interest in the property.

Yours Sincerely
Desmond Gibber

49 Hillcrest Walk
Lucan
Co. Dublin
22. 3. 91

The Planning Officer,
Dublin Co. Co.,

Dear Madam,

We purchased the
property in Aynestown as
we have established there is
a growing demand for
organic grown vegetables
It is our
intention to acquire or
rent land for this purpose
And we saw the Newcastle
Area as a most suitable

location and close to
the Dublin markets.

We require to live
in Hyrestown because we
require ancillary storage
areas for produce and
machinery. Also due to
the incidence of theft
and vandalism in the
Dublin area we require
to supervise our operations
which we could not
do living in a housing
estate.

Yours faithfully

Brendan Fallon.

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/0406

Date : 22nd March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of cottage and construction of new dormer house, shed, 50' tv aerial and new entrance gate

LOCATION : The Cottage, Hynestown, Newcastle

APPLICANT : B. Fallon

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 21st March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Desmond Gribben,
120 Fairhill,
Killarney Road,
Bray,
Co. Wicklow

21-7



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 THE COTTAGE, HYNESTOWN, NEWCASTLE, CO. DUBLIN
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR. BRENDAN FALLON

Address 43, HILLCREST WALK, LUCAN, CO. DUBLIN Tel. No. 6241405

4. Name and address of person or firm responsible for preparation of drawings DESMOND GRIBBEN A.R.I.B.A.
120 FAIRYHILL, KILLARNEY RD., BRAY, CO. WICKLOW Tel. No. 828233

5. Name and address to which notifications should be sent DESMOND GRIBBEN
120 FAIRYHILL, KILLARNEY ROAD, BRAY, CO. WICKLOW.

6. Brief description of proposed development DEMOLITION OF COTTAGE AND ERECTION OF NEW DORMER HOUSE, SHED
AND TELEVISION MAST & FORMATION OF NEW ENTRANCE GATE

7. Method of drainage SEPTIC TANK 8. Source of Water Supply PUBLIC WATER BOARD.

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 NOT APPLICABLE
(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 - EXISTING SUB STANDARD COTTAGE

11. (a) Area of Site TO CENTRE LINE OF ROAD 2382 Sq. m.

(b) Floor area of proposed development HOUSE 197.25 SQ.M. SHED 75.6 SQ.M. = 272.85 Sq. m.

(c) Floor area of buildings proposed to be retained within site 272.85 Sq. m.

Demster
Leade
7/3/91

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.

Co. Dublin. Permission sought from Dublin County Council for demolition of cottage and construction of new dormer house, shed, 50' tv aerial and new entrance gate at The Cottage, Hynestown, Newcastle B. Fallon.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SO FAR AS THEY APPLY

15. List of documents enclosed with application. NEWSPAPER NOTICE
4 COPIES OF DRAWINGS NO 1, 2, 3 AND 4
4 COPIES OF T.V. MAST DETAIL SHEET.

16. Gross floor space of proposed development (See back) 272.85 Sq. m.

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

Fee Payable £127.00 Basis of Calculation FEE
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Desmond Gribben Date 21/3/91

Application Type P1882 FOR OFFICE USE ONLY

Register Reference 91A/0406

Amount Received 1.12.0

Receipt No

Date

RECEIVED
21 MAR 1991

SS N 34604

272.85
132
N 34300

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 18.

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET,

CHEQUE

DUBLIN 1.

M.O.

B.L.

I.T.

DYE LAW APPLICATION.

REC. No. N 34604

£ 24 00

Received this

24

day of

March

1991

from

D. F. Cribbin
100 Curryhills

Militerney Rd, Bray

the sum of

£ 24 00

Pounds

Pence, being

00

dye law application at the cottages Hyndstoda
Militerney

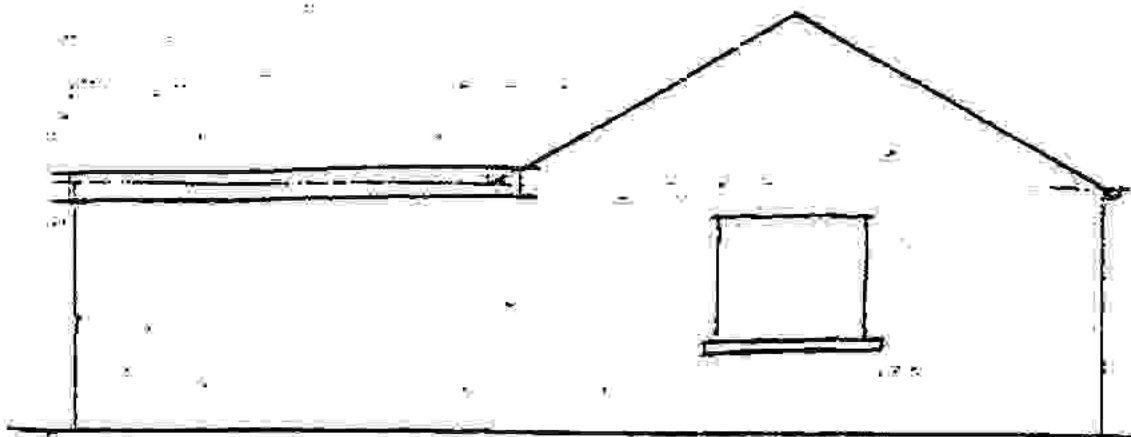
Shelley Grant

Cashier

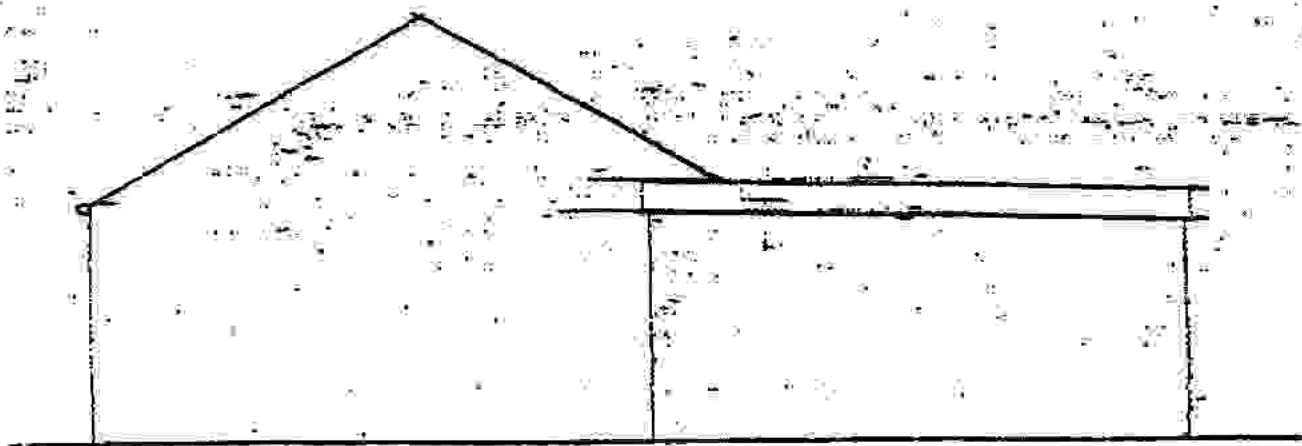
S. CAREY

Principal Officer

NEWAX



SOUTH ELEVATION

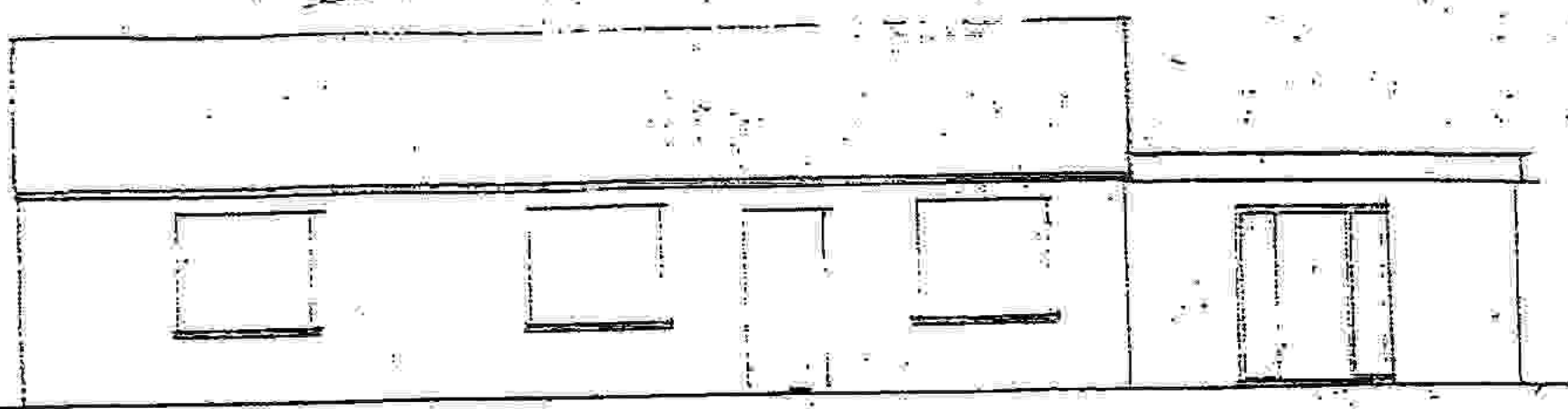


NORTH ELEVATION

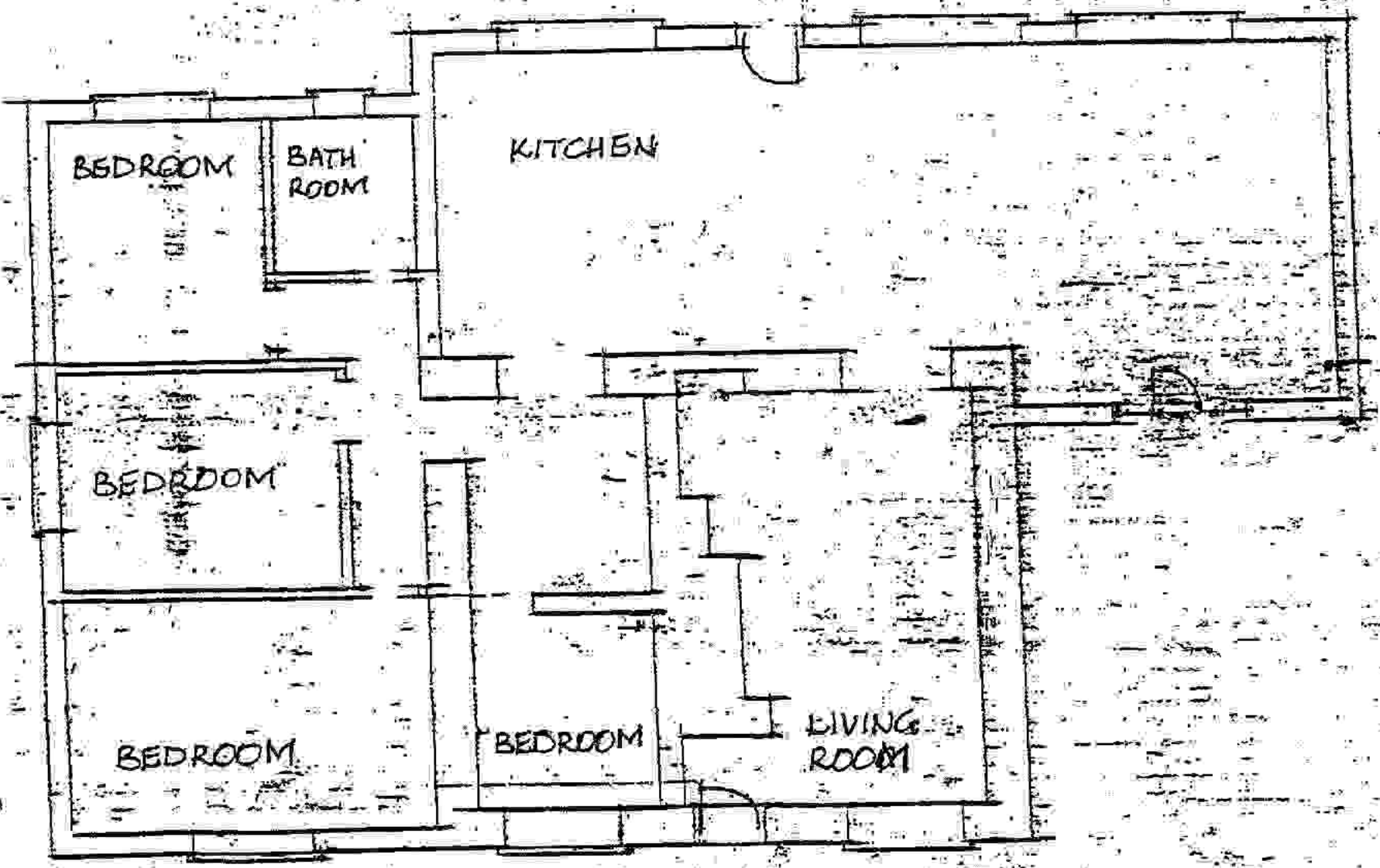
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

21 MAR 1991

REG. NO. 91A/0406
APPLICATION TYPE
N.T.L.D.S.



FRONT EAST ELEVATION



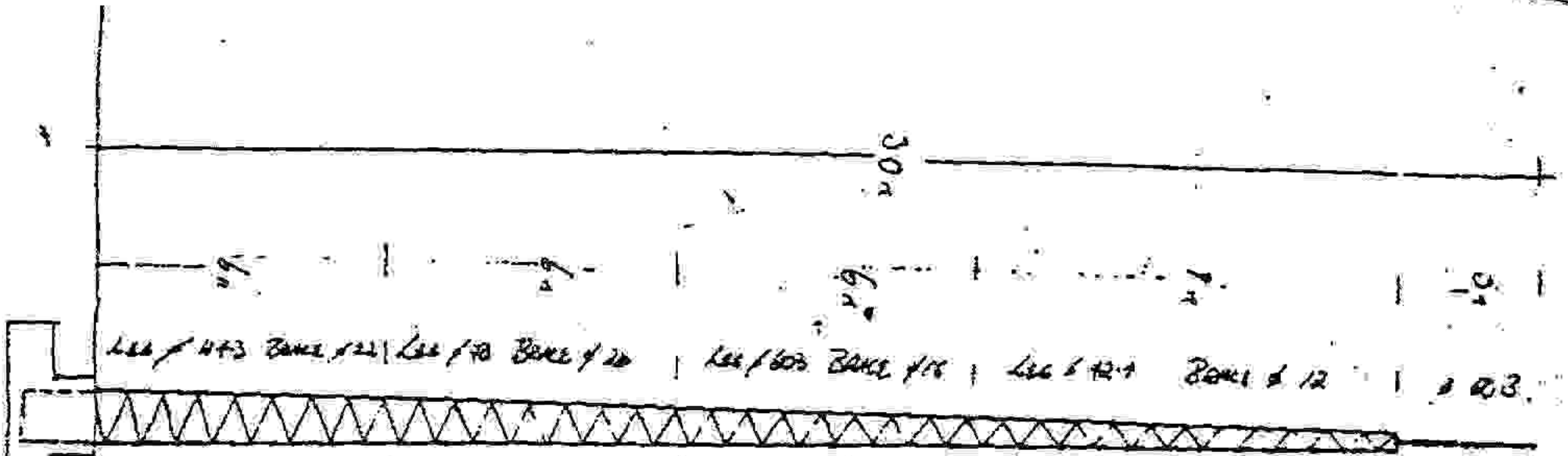
EXISTING PLAN OF COTTAGE

EXISTING COTTAGE ON SITE OF THE COTTAGE, HYNESTOWN, NEWCASTLE,
CO. DUBLIN — MR. BRENDAN FALLON

DRG No 4

SCALE 1 TO 100

DESMOND GRIBBEN A.R.I.B.A., 120 FAIRYHILL, KILLARNEY ROAD, BRAY, CO. WICKLOW

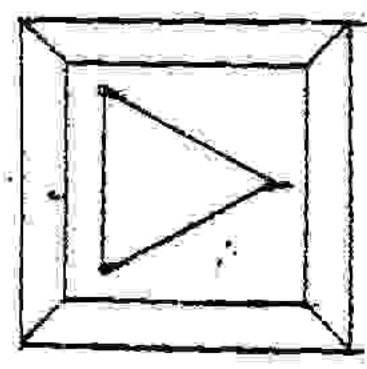
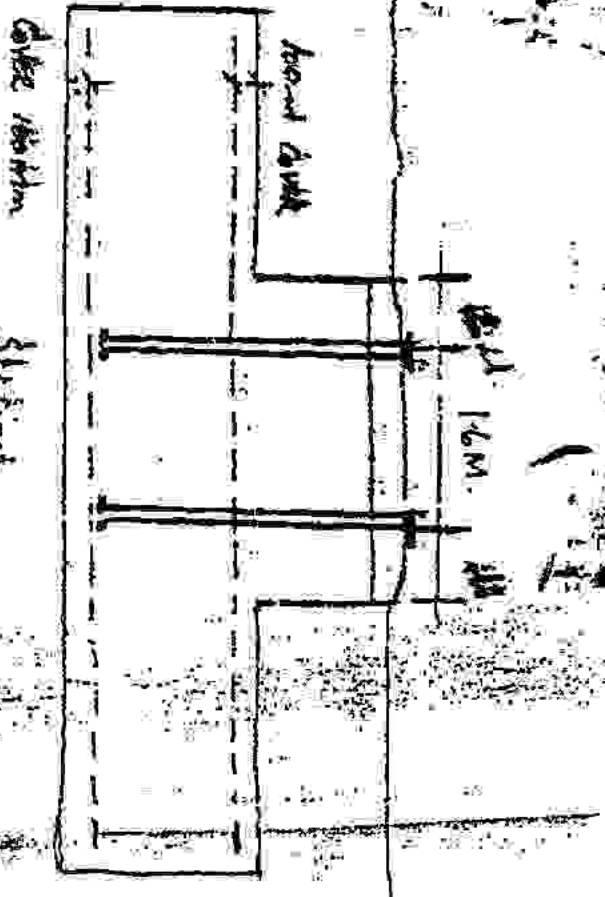


THIS 50' SECTION IS PROPOSED FOR TELEVISION MAST TO BE SET IN CONCRETE BASE DETAILED BELOW. TO GIVE A 50'0" HEIGHT ABOVE GROUND.

1. Foundations in Good Soil.
2. Allowable Soil Bearing Pressure 50 Tons/Sq. Yd.
3. Soil to be covered with 12" of concrete and 4" of reinforcement.
4. High tensile steel reinforcement bars to be used. Cover 100mm. Max. dia. 40mm.
5. All reinforcement bars to be lap jointed in 1/3rd.
6. Surveys or bore conditions to be carried out prior to excavation.
7. Base section to be 1500mm x 1500mm.
8. Each foundation to be 1500mm x 1500mm.
9. Concrete reinforcement to be 40mm dia.

REG. NO. 91R/0406
 APPLICATION TYPE D/P/A/B/L
 No. L.D.S.

21 MAR 1991



PROPOSED TELEVISION MAST AT THE COTTAGE
 HYNSTOWN, NEWCASTLE, CO. DUBLIN FOR
 MR. BRENDAN FALLON

Base as d. in sketch

Collins S Jacks

B