

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A ~~166~~
462

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>23/4/91</u> <u> </u>	Noted by CWS Osmund		

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A-462
Letter No.: 179 + 281

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

MR KEVIN O'DONOHUE,
14, ORCHARDSTOWN DRIVE,
TEMPLEOGUE,
DUBLIN 14

Tel.: (01) 724755

Fax: (01) 724896


Re: RETENTION OF SCREEN GARDEN FENCE AT 46 ORCHARDSTOWN
DRIVE, RATHFARNHAM, DUBLIN 14, FOR MRS NORA HALLIGAN

Date of decision to grant permission/~~outline permission~~/approval 17.05.91
subject to ONE conditions

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 grant 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.

91A/462 PK/MH 14, Orchardstown Drive

(281)

Templeogue,

Ref 91A/0462. Dublin 14

10 MAY 91 8/5/91

OBJECTOR

Achara, I have written previously
 objecting to the fence erected
 in the front garden of 46,
 Orchardstown Drive. I now wish
 to lodge a formal complaint
 to the rejection of this fence.
 It is in breach of planning laws
 as it exceeds the height permitted.
 It is an eyesore and adversely
 affects the general appearance
 of Orchardstown Drive and the
 resale of any house therein.
 The local Council is obliged to
 have this nuisance removed.
 Reference your letter 2nd 7/96.
 Yours sincerely,
 Kevin O'Donoghue

91A/0462

CERTIFICATE NO: 24131

PROPOSAL:
LOCATION:
APPLICANT:

Front garden Tumble screen fence + new doghouse (well)
46 Orchardstown Drive, Rathfaeham B14
N. Halligan

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	€552					
	€516	416	416	-		
	€500 PER M ² IN EXCESS OF 300M ² MIN. 250					
	€21.75 PER M ² OF 250					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					
x .1 feet	€125 PER FOOT. OF 2500					

Column 1 Certified: Signed: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Date: 1/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: BY /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/1977/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0462

Date Received : 27th March 1991

Correspondence : Joe Fallon
Name and : 255D Orwell Pk.
Address : Templeogue
Dublin 6W.

Development : Retention of screen garden fence
Location : 46 Orchardstown Drive, Rathfarnham
Applicant : N. Halligan
App. Type : Permission
Zoning :

CONTRIBUTION	
Standard	<i>W</i>
Reasons	<i>No addn</i>
S : 73	<i>Review</i>
Comp. (p. 200)	
Other	
SECURITY	
BOND / C.A.P.	
Cash	

(MOS/DK)

Report of the Dublin Planning Officer dated 1st May, 1991.

This application is for permission. The proposed development consists of the retention of a screen garden fence at 46, Orchardstown Drive, Rathfarnham for N. Halligan.

The screen fence is 2 metres in height and of timber construction.

a letter of
~~No~~ objections to the proposed development ^{has} been received ~~at the time of~~ ^{+ to contents noted} writing this report.

The proposed development is ^{considered} acceptable ~~from~~ ^{a planning point of view}.

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

01 ~~that~~ the development to be ~~carried out~~ in its entirety in accordance with the plans, particulars and specification lodged with the application.

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

NOTE: This permission does not imply any consent or approval for the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0462

Page No: 0002

Location: 46 Orchardstown Drive, Rathfarnham

structural stability and/or habitability of the works carried out.

ms

Endorsed: *A. Henry*
for Principal Officer

Richard Collins
for Dublin Planning Officer

SEP
14.5.91

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 (1) conditions set out above is hereby made.

Dated : *17 May 1991*

[Signature]
ASSISTANT CITY AND COUNTY MANAGER *Approved*

Officer

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



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/ 1977 /91 Date of Decision : 17th May 1991

Register Reference : 91A/0462 Date Received : 27th March 1991

Applicant : N.Halligan

Development : Retention of screen garden fence

Location : 46 Orchardstown Drive, 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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...1...ATTACHED.

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

Date: ...21/5/91.....

Joe Fallon
255D Orwell Pk.
Templeogue
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).

(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.

Reg.Ref. 91A/0462
Decision Order No. P/ 1977 /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

C O N D I T I O N S / R E A S O N S

01 The development to be in its entirety in accordance with the plans, particulars and specification lodged with the application.

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

NOTE: This permission does not imply any consent or approval for the structural stability of the works carried out.

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.

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/0462

Date : 28th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of screen garden fence
LOCATION : 46 Orchardstown Drive, Rathfarnham
APPLICANT : N. Halligan
APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 27th March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Joe Fallon
255D Orwell Pk.
Templeogue
Dublin 6W.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

- 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. RETENTION (Your Ref: ENF 776)
- Postal address of site or building 46 ORCHARDSTOWN DRIVE, RATHFARHAM, DUBLIN 14.
(If none, give description sufficient to identify) DUBLIN 14. **EYE LAW APPLICATION**
- Name of applicant (Principal not Agent) MRS NORA HALLIGAN IBC No NIL
Address 46 ORCHARDSTOWN DRIVE, DUBLIN 14 Tel. No. ---
- Name and address of JOE FALLON, 255D ORWELL PK, TEMPLEOGUE, DUBLIN CO.W.
person or firm responsible for preparation of drawings DUBLIN CO.W. Tel. No. 505471
- Name and address to which 255D ORWELL PK, TEMPLEOGUE, DUBLIN CO.W.
notifications should be sent
- Brief description of REST RETENTION FOR 2 M HIGH FRONT GARDEN
proposed development TIMBER SCREEN FENCE + DOORWAY BROKEN THROUGH WALL
- Method of drainage --- 8. Source of Water Supply ---
- 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. --- 416 28/3 J. Piers 21/3/91
(b) Proposed use of each floor --- N 34395
- Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? DOOR OPS IN BACK GARDEN WALL
- (a) Area of Site --- Sq. m.
(b) Floor area of proposed development --- 7 MAR 91 Sq. m.
(c) Floor area of buildings proposed to be retained within site --- Sq. m.
- State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD
- Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box.
- Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
FULLY
- List of documents enclosed with DUBLIN 14 Permission sought for retention of screen garden fence at 46 Orchardstown Drive, Rathfarham, Dublin 14 for Mrs Nora Halligan
4 No. LOCATION MAPS 1:2500
4 No. BLOCK PLAN'S 1:100 NEWSPAPER
- Gross floor space of proposed development (See back) --- Sq. m.
No of dwellings proposed (if any) --- Class(es) of Development ---
Fee Payable £ 16.00 Basis of Calculation DOMESTIC EXTENSION
If a reduced fee is tendered details of previous relevant payment should be given
- Signature of Applicant (or his Agent) Joe Fallon Date 20th MAR 91
- Application Type P. FOR OFFICE USE ONLY
Register Reference 91A/0462 1-8-0
Amount Received £ ---
Receipt No 22/6
Date ---

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 number of employees, (male and female). Details of trade effluents, if any, should be stated.

Applicants to comply in full with the requirements of the Local Government (Water) Act 1988 in particular the licencing provisions of Sections 4 and 16.

New Charges Effective 15/2/88

PLANNING APPLICATIONS			BUILDING BYE-LAW APPL		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70)
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) (max. £300)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200
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 min.)
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)			

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.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N° 34395

£ 16 00

Received this

20th

day of

March

19

91

from

Anna Drifby

the sum of

£ 16 00

Pounds

Pence, being

for fee

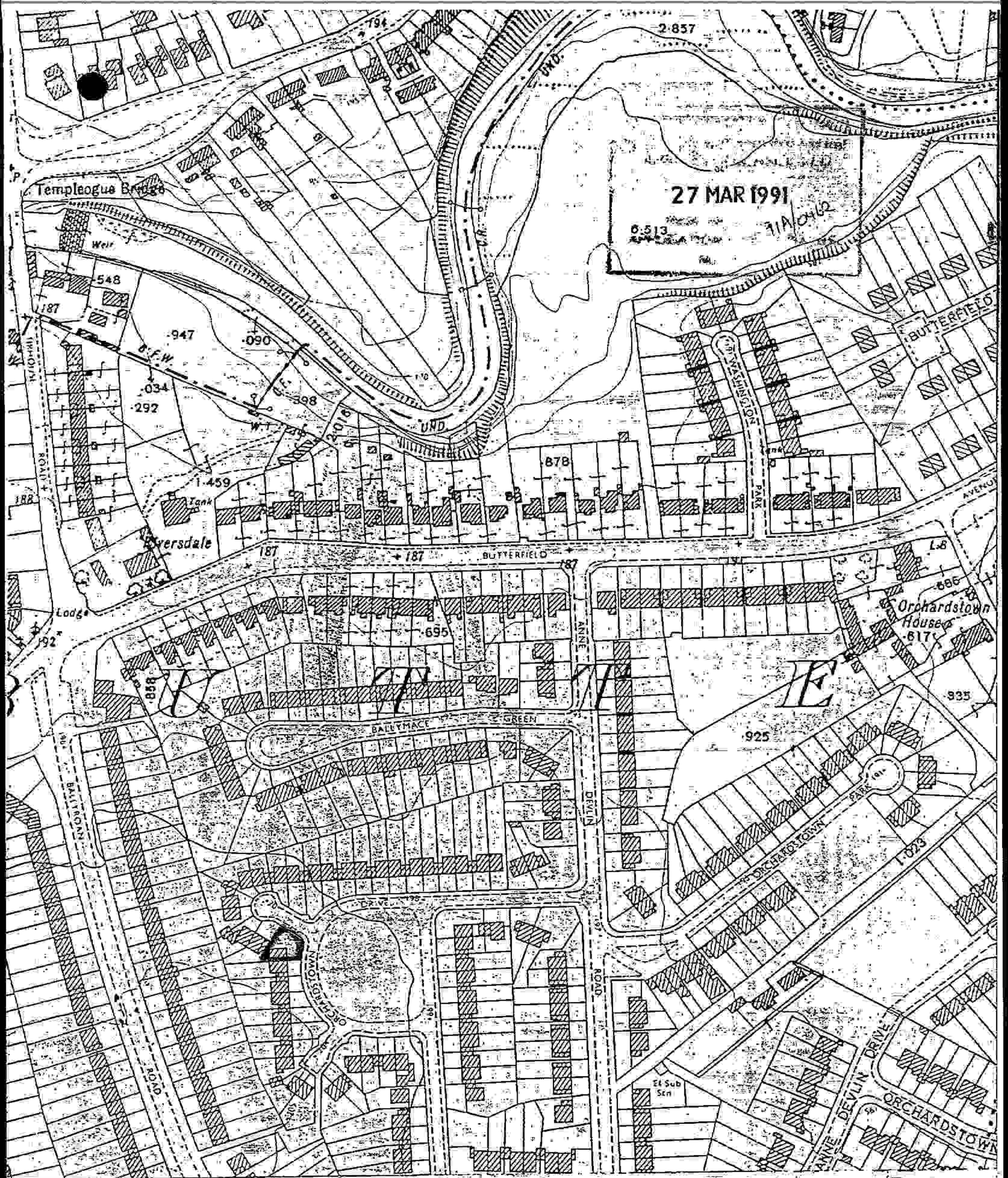
planning application at 46 Orchardston Drive

Anna Doane

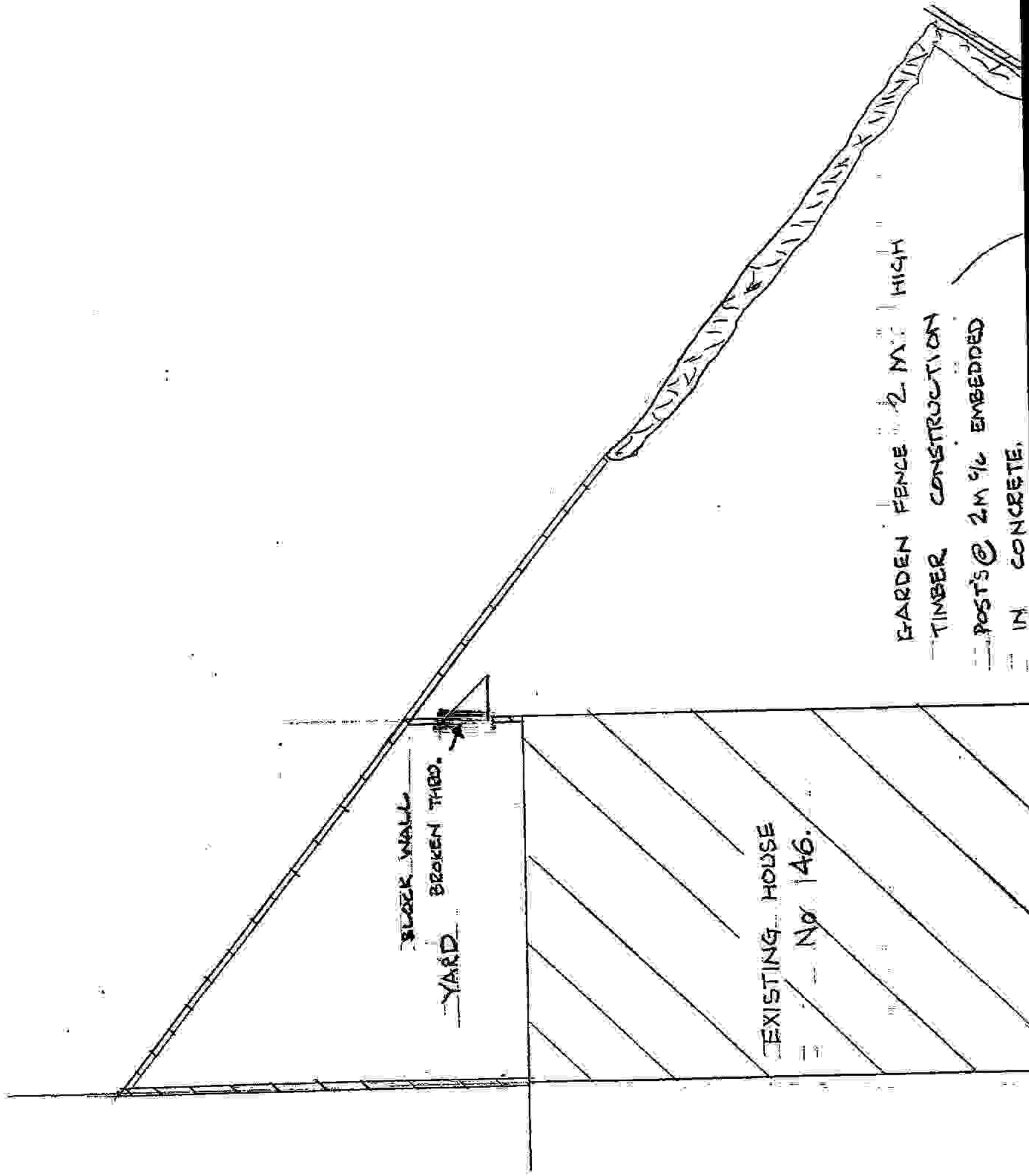
Cashier

S. CAREY
Principal Officer

16/3/91



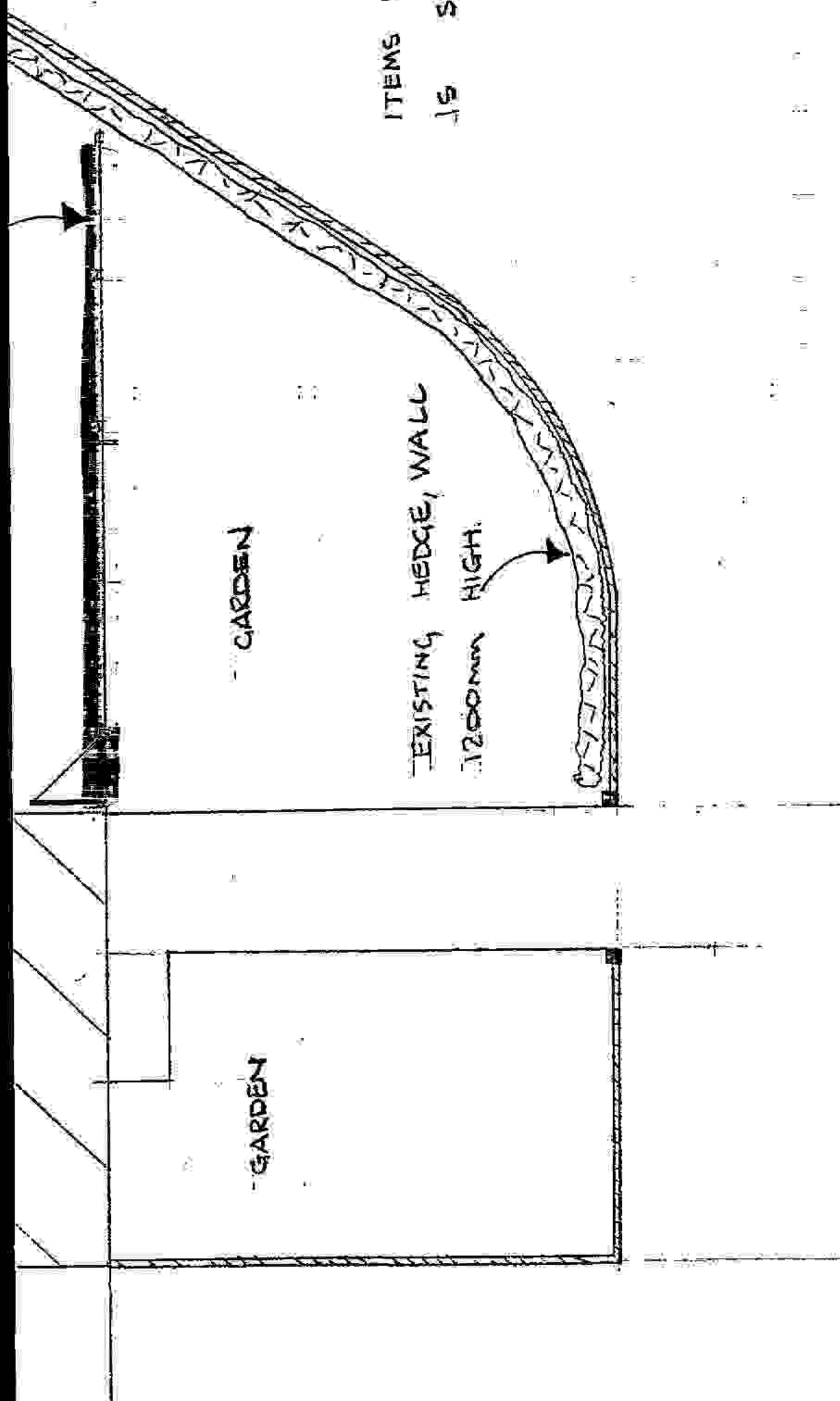
SITE LOCATION



BLOCK WALL
BROKEN THRO.
YARD

EXISTING HOUSE
No 146.

GARDEN FENCE 2 M HIGH
TINBER CONSTRUCTION
POSTS @ 2M 9/16 EMBEDDED
IN CONCRETE.



ITEMS FOR WHICH RETENTION
IS SOUGHT

CLIENT: MRS NORA HALLIGAN
46 ORCHARDSTOWN DRIVE
RATHFARHAM, DUBLIN 14.

DRAWN BY: JOE FAILON.
255D ORWELL PK, TEMPLEOGUE, DUBLIN 6.W.
DATE: 19-3-91 SCALE 1:100
PH.505471

DUBLIN COUNTY COUNCIL
PLANNING AND REGISTRY SECTION
27 MAR 1991
91A/0462