

BYE LAW APPLICATION FEES

REF. NO.: 91A/482

CERTIFICATE NO.: 16386

PROPOSAL: Bungalow

LOCATION: rear of Mounts Temple News, Main Street, Rathcoole

APPLICANT: E & M. Connolly

	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	£ 55	£ 55	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing 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. Farrell Grade: 3 Date: 26/9

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

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0482

Letter No.: 159

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

Tel: (01) 724755

Fax: (01) 724896

John F. Thornton,  
14 Hillview,  
Rathcoole,  
Co. Dublin.

29 July 1991


RE: Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole for E. & M. Connally.

Date of decision to grant permission 26th July, 1991 subject to 6 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.
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 CHONTAE ATHA CLIATH

Register Reference No.: 91A/0482

Letter No.: 158

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

Tel: (01) 724755

Fax: (01) 724896

Gerry & Sylvia Walsh,  
13 Hillview Estate,  
Rathcoole,  
Co. Dublin.

29 July 1991


RE: Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole for E. & M. Connally.

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Yours faithfully,

  
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for Principal Officer.

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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.

Councillor Charles O'Connor, P.C.  
32 Ashgrove,  
Tallaght,  
Dublin 24.

Our Ref.: 91A/0482

29 July 1991

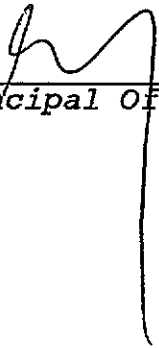
RE: Proposed bungalow on site at the rear of the Shop Equipment  
Centre, Main Street, Rathcoole for E. & M. Connolly.

Dear Councillor O'Connor,

I refer to your recent representations in connection with the  
above planning application.

I now wish to inform you that the Planning Authority made a  
Decision to Grant Permission on 26th July, 1991.

Yours faithfully,

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

Financial  
contribution  
assessment.

(I) Standard  
£750

NO Sanitary Service  
or Road's Dept  
reports on file at  
date of assessment

(II) Parks £1000  
NOT considered in  
outline permission  
submitted now.

4/7/91

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/482

Letter No.: 159

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

John F. Thornton,  
14 Hillview,  
Rathcoole,  
Co. Dublin.

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

24 May 1991

Re: Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole for E. & M. Connally.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that additional information was requested on the proposal on 22nd May, 1991, and particulars of such request have been entered in the Planning Register. The Register 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.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/482

Letter No.: 159

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

Gerry & Sylvia Walsh,  
13 Hillview Estate,  
Rathcoole,  
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Tel.: (01) 724755

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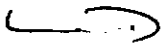
24 May 1991

Re: Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole for E. & M. Connally.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that additional information was requested on the proposal on 22nd May, 1991, and particulars of such request have been entered in the Planning Register. The Register 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.

91A/0482

PK/900

REF No 90A/518

158

13 Hillview Lane,  
Rathcoole  
Co. Dublin  
2-4-91

To: Planning Dept  
Jesuit Centre  
Rower Abbey St  
Dublin 1.

03 APR 91

4/4

Re: Application for Full Planning Permission  
in respect of House to rear of  
Shop Equipment Centre Main St Rathcoole  
E. & H. Connolly. REF. No 90A/518.

Dear Sir

I refer to previous correspondence regarding the above and your letter dated 28/5/90 in which outline permission for the above dwelling was refused on the 24/5/90. I understand that this was appealed to An Bord Teoranta and outline permission was granted on 13/12/90. As full planning permission has now been applied for I again wish to lodge my objections as outlined in original letter to yourselves in which I stated that the erection of any type of dwelling at the above location would greatly interfere with the privacy of myself and my family and would devalue our property to a great extent. We do not want this type of development to the rear of our property.

OB



I understand that there are a number of neighbours residing in the same block of houses as myself who are going to be affected by this development and that some will be lodging similar objections. I trust that you will look at our reasons for lodging these objections as being not at all un-reasonable and that you will reach the right decision by refusing this application.

I remain  
 Yours faithfully  
 Gerry Walsh  
 Sylvia Walsh

Ref.: 90A/518

91A/0482

(159)

14 Hillview,  
Rathcoole,  
Co. Dublin.

PK/gdc

29th March 1991

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

0 3. APR. 91

Handwritten initials and number 4/4

OBJ

Dear Sirs:

Objection to the granting of planning permission  
for a bungalow to the rear of Mr E. Connally's  
premises Main Street, Rathcoole. (Under above ref.)

The residents of Hillview Estate wish to register an objection to the granting of planning permission for a bungalow to the rear of Mr Connally's premises.

The site is less than one-eighth of an acre and its dimensions are such that the positioning of a bungalow would pose great difficulty: it would interfere with the rights to light and privacy for residents close by.

Secondly, the only access to the site is through a single gateway immediately adjoining the gable-end of the shopping unit. In an emergency fire appliances would be seriously hampered in a single lane access situation.

Thirdly, the provision of sewerage infrastructure would be very questionable.

Lastly, since the gradient rises markedly towards the west the building would start with a minimum of three to five feet above the level of the houses sited east of the site. Effectively this would put the building out of the bungalow class relative to existing property.

Yours faithfully,  
John F. Thornton

91A/0482

CERTIFICATE NO:

24751

Bungalow

PROPOSAL: Ho Shop Equipment Centre, Main St Rathcoole

APPLICANT: E. M. Connolly

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	€52	16	16			
	€216					
	€500 per M <sup>2</sup> in excess of 300M <sup>2</sup> Min. €40					
	€1.75 per M <sup>2</sup> of 240					
x .1 hect.	€25 per .1 hect. of 250					
x .1 hect.	€25 per .1 hect. of 240					
x .1 hect	€35 per .1 hect. of 2100					
	€100					
x metres <sup>2</sup>	€10 per M <sup>2</sup> of 240					
x 1,000m <sup>2</sup>	€25 per 1,000m <sup>2</sup> of 240					
x .1 hect.	€35 per .1 hect. of 240					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: *R. O'Connell* Grade: *S.O* Date: *4/4/91*

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

REF. NO.: 91A/0482

CERTIFICATE NO.: 14402B

PROPOSAL: Bengalen

LOCATION: The Shop equipment Centre, Main St Pathcoole

APPLICANT: E. M. Connolly

	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 <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 500 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing 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: [Signature] Grade: S.O Date: 4/4/91

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

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

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RE: the Shop Equipment Centre, Main St, Rathcoole

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REG. REF.: 91A/0482

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)  
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e.  $\frac{1}{2}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 90A/518 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

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Mr. R. Whelan,  
Registry Section.

*No alteration to site layout:  
J.Y.  
5/4/91.*

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A. Hinchy,  
Senior Executive Draughtsman/Technician

Q9235  
 CONTRIBUTION:  
 Standard: 750  
 Space:  
 SECURITY:  
 Bond/C.I.E.:

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole, for E. & M. Connally.

John L. Griffith & Partners,  
Architects,  
28, Merrion Square,  
Dublin 2.

Reg. Ref.	91A/0482
App. Recd:	28/3/91
Floor Area:	987sq. m. approx
Site Area:	150.9sq. m.
Add. Info. Rec'd:	31.05.1991

Report of the Dublin Planning Officer, dated 22nd July, 1991

This is an application for Approval for a bungalow stated to be at the rear of the Shop Equipment Centre, Main Street, Rathcoole, Co. Dublin.

By Decision Order PL6/5/83140, Reg. Ref. 90A/518, An Bord Pleanála granted outline permission for a bungalow to the rear of Shop Equipment Centre, Main Street, Rathcoole, following refusal of outline permission by Dublin County Council for two reasons, (1) relating to lack of sewerage facilities, (2) relating to proximity to the National Primary Route.

By Decision Order P/2107/90, Reg. Ref. 90A/527, planning permission was granted for a ground floor extension to the Shop Equipment Centre.

This site was inspected <sup>em</sup> on the 16th May, 1991. The shop at the Main Street was by then called Mount Temple News. The Shop Equipment Centre had been relocated to the south-side of the Main Street. Accordingly, the information on the advertisement for this application was misleading.

The design of the proposed bungalow was acceptable. However, it appeared that the front elevation was orientated towards the Naas Road. Applicant was requested to clarify if this ~~were~~ <sup>was</sup> the position.

The following Additional Information was requested from the applicant.

1. The advertisement in relation to this application for Approval states that the bungalow is located at the rear of the Shop Equipment Centre, Main Street, Rathcoole. The bungalow in fact is located to the rear of Mount Temple News. The Shop Equipment Centre has been relocated elsewhere along the Main Street. The applicant is requested to submit a revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole, for E. & M. Connally.

(Continued)

- Applicant is requested to clarify if the front elevation and rear elevation as shown on drawings 252/04 are orientated to the north and south as shown, or whether the front elevation in fact faces the Main Street, Rathcoole.

The revised advertisement has now been submitted and applicant has also confirmed the bungalow will face towards Main Street.

There is a line of trees at the northern boundary and Parks Department have asked for more information with regard to planting for the site.

When additional information was requested applicant was advised that drainage might not be available for this development. Applicant points out that An Bord Pleanála's decision required that a financial contribution would be payable. He has also checked with Sanitary Services Department maps for the nearest foul drain and has marked them on his drawing Job No. R 252 Drg. 1.

There <sup>are</sup> objections on file from the adjoining Hillview Estate residents. There is a wall and hedge/shrub boundary at this point and overlooking will not be caused.

The roofline is slightly unusual; I queried this with the Architect, who advises that the design is simply a matter of taste, and no other use is intended.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

GB. (GB/DK) (Conditions attached)

Endorsed:- [Signature]  
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 (7) conditions set out above is hereby made.

Dated: 26 July, 1991.

[Signature]  
Approved Officer Assistant City and County Manager

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole, for E. & M. Connally.

### CONDITIONS

### REASONS FOR CONDITIONS

1. 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.

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

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

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

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

3. To prevent unauthorised development.

4. That all external finishes harmonise in colour and texture with the existing premises.

4. In the interest of visual amenity.

4) 5. That a financial contribution in the sum of £ 750 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.

5. 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.

5) ~~6. That a financial contribution in the sum of £1,000.00 be paid by the proposer to the Dublin County Council towards the cost of provision and development of public open space 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.~~

~~6. 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.~~

6) 7. A scheme of planting/landscaping for the site shall be agreed with the Parks Superintendent prior to the commencement of development.

7. In the interest of the proper planning and development of the area.



**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed bungalow on site at the rear of the Shop Equipment Centre,  
Main Street, Rathcoole, for E. & M. Connally.

CONDITIONS

REASONS FOR CONDITIONS

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

8. In order to comply with the Sanitary Services Acts 1878-1964.

SS

P

Register Reference : 91A/0482

Date : 11th June 1991

Development : Bungalow

LOCATION : rear of the Shop Equipment Centre, Main Street, Rathcoole

Applicant : E & M Connally

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 31st May 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. COUNCIL  
14 JUN 1991  
SAN SERVICES

DUBLIN CO. COUNCIL  
PRINCIPAL OFFICER  
SANITARY SERVICES  
27 AUG 1991  
Returned: *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

*Available on account of the fact that the proposal already has a Board of Health grant of permission.*

Note:

*It should be noted that this development was originally recommended to be refused on account of the fact that the receiving water at Rathcoole treatment plant have not got the capacity to cater for any further development in the area. It is not correct to state that public piped foul sewerage facilities are not available.*

SURFACE WATER

*Acceptable proposal to be lodged.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 27.08.91 .....  
Time ..... 4.30 .....

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

*Paul Galvin 26/8/91.*

*J.R.  
22/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 27-08-91 .....  
Time ..... 4:30 .....

Register Reference : 91A/0482

Date : 11th June 1991

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

WATER SUPPLY. *Avail pipe on main st. Rathcoole*  
*24hour storage to be provided.*

*[Signature]*  
17/6/91

.....  
ENDORSED *[Signature]* DATE 23/8/91

*S. Souly*

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

9.9.91

LOCATION: site at the rear of Mount Temple News, Main Street, Rathcools

REG. REF. 91A/0482

APPLICANT: B. & M. Connally

PROPOSAL: Bungalow

(2) Date referred:

*11/10*

FOUL SEWER

*Plans required for Sanitary Services Dept*  
**REFUSAL RECOMMENDED**

*See previous report dated 9/5/91 (on file)*

DUBLIN Co

(3) Rec'd San. Ser.  
**15 OCT 1991**

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
San. Services

**29 OCT 1991**

Returned *gg*

SURFACE WATER

*Leak pits proposed - refer to B.Z.L. Dept -*

(5) Date to Planning

(6) Date to Planner

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
Date ..... *30.10.91* .....  
Time ..... *1.00* .....

(7) D.P.O. report to be submitted before:

*J. Rice*  
*23/10/1991*

(9) Decision due:

*Ms P. Curry*  
*Att ach copy of Prod Plans & Decision*

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

ENDORSED

DATE

*ALC 10/10/91*

*ALC D 10/10*

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged  
9.8.91

LOCATION: site at the rear of Mount Temple  
News, Main Street, Rathcoole  
APPLICANT: E. & J. Connally  
PROPOSAL: Bungalow

REG. REF. 91A/0462

WATER SUPPLY

Available for zoned use. 24 hour  
storage to be provided. L. J. Spill  
18 Oct 91  
W. Sullivan  
18/10/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 30.10.91 .....  
Time ..... 1.00 .....

ENDORSED: [Signature] DATE 24/10/91

55

Ⓜ

Register Reference : 91A/0482

Date : 11th June 1991

Development : Bungalow

LOCATION : rere of the Shop Equipment Centre, Main Street,  
Rathcoole

Applicant : E & M Connally

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 31st May 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL CLERK

Date... 29.08.91  
Time... 4.50

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

Yours faithfully,

*P. J. Dolan*

DUBLIN Co. COUNCIL

14 JUN 1991

SAN SERVICES

DUBLIN CO. COUNCIL  
PRINCIPAL OFFICER  
SANITARY SERVICES

27 AUG 1991

Returned *P.J.*

Date received in Sanitary Services .....

FOUL SEWER

*Available on account of the fact that the proposal already has a San. Planning grant of permission.*

*Note:*

*It should be noted that this development was originally recommended to be refused on account of the fact that the receiving water at Rathcoole treatment plant have not got the capacity to cater for any further development in the area. It is not correct to state that public piped foul sewerage facilities are not available.*

SURFACE WATER

*Acceptable proposal to be lodged.*

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

*G. Boothman 22/8/91*

*G.R.  
22/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 29.08.91 .....  
Time ..... 4.50 .....

Register Reference : 91A/0482

Date : 11th June 1991

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

WATER SUPPLY. Available on main st. path side  
24 hours a day to be provided.

*J. H. [Signature]*  
17/6/91

.....  
ENDORSED *[Signature]* DATE 23/8/91

*R.C.*

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.

Register Reference : 91A/0482

Date Received *31st May 1991*  
Telephone (01)724755  
Fax (01)724896

Applicant : E & M Connally

Appl.Type : Additional Information

Development : Bungalow

LOCATION : rere of the Shop Equipment Centre, Main Street,  
Rathcoole

PLEASE INDICATE THE DEPARTMENTS/PUBLIC BODIES TO WHICH THIS APPLICATION SHOULD BE REFERRED.

SANITARY SERVICES DEPT.	<input checked="" type="checkbox"/>	<i>straight</i>	WATER	[ ]
			FOUL SEWER	[ ]
			SURFACE WATER	[ ]
ROADS DEPT.	<input type="checkbox"/>		ENVIRONMENTAL HEALTH OFFICER	<input type="checkbox"/>
PARKS DEPT.	<input type="checkbox"/>		DEVELOPMENT PLAN TEAM	<input type="checkbox"/>
FIRE OFFICER	<input type="checkbox"/>		DEVELOPMENT DEPT.	<input type="checkbox"/>
AN TAISCE	<input type="checkbox"/>		BORD FAILTE	<input type="checkbox"/>
AN COMHAIRLE EALAOIN	<input type="checkbox"/>		OFFICE OF PUBLIC WORKS	<input type="checkbox"/>
DEPARTMENT OF DEFENCE	<input type="checkbox"/>		DUBLIN CORP.WATERWORKS DEPT.	<input type="checkbox"/>
FORWARD PLANNING	<input type="checkbox"/>		OTHER [SPECIFY]	<input type="checkbox"/>
ZONING	<input type="checkbox"/>		HISTORY REQUIRED	<input checked="" type="checkbox"/>

REFER TO *G.B.* EXECUTIVE PLANNER. REFER TO .....EXECUTIVE ENGINEER

NOTES.....  
.....  
.....

SIGNED *R.C.* S.E.D.C. SIGNED ..... S.E.E.  
DATE *11.6.91*



Order No. P/2290/91  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed bungalow on site at the rear of the Shop  
Equipment Centre, Main Street, Rathcoole, for E. & M.  
Connally.

John L. Griffith & Partners,  
Architects,  
28, Merrion Square,  
Dublin 2.

Reg. Ref. 91A/0482  
App. Recd: 28/3/91  
Floor Area: 987sq. m. approx  
Site Area: 150.9sq. m.  
Zoning:

---

Report of the Dublin Planning Officer, dated 21 May 1991

This is an application for Approval for a bungalow stated to be at the rear of the Shop Equipment Centre, Main Street, Rathcoole, Co. Dublin.

By Decision Order PL6/5/83140, Reg. Ref. 90A/518, An Bord Pleanála granted outline permission for a bungalow to the rear of Shop Equipment Centre, Main Street, Rathcoole, following refusal of outline permission by Dublin County Council for two reasons, (1) relating to lack of sewerage facilities, (2) relating to proximity to the National Primary Route.

By Decision Order P/2107/90, Reg. Ref. 90A/527, planning permission was granted for a ground floor extension to the Shop Equipment Centre.

I inspected this site on the 16th May, 1991. The shop at the Main Street is now called Mount Temple News. The Shop Equipment Centre has been relocated to the south-side of the Main Street. Accordingly, the information on the advertisement for this application is misleading.

The design of the proposed bungalow is acceptable, however, it appears that the front elevation is orientated towards the Naas Road. Applicant should be requested to clarify if this is the position.

I recommend that Additional Information be requested from the applicant with regard to the following:

1. The advertisement in relation to this application for Approval states that the bungalow is located at the rear of the Shop Equipment Centre, Main Street, Rathcoole. The bungalow in fact is located to the rear of Mount Temple News. The Shop Equipment Centre has been relocated elsewhere along the Main Street. The applicant is requested to submit a revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.

Contd/.....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole, for E. & M. Connally.

- 2. Applicant is requested to clarify if the front elevation and rear elevation as shown on drawings ~~are~~ 252/04 ~~or in~~ ~~or~~ fact orientated to the north and south as shown, or whether the front elevation in fact faces the Main Street, Rathcoole.

MD  
(MD/CM)

Note: Applicant is advised that drainage may not be available to the proposed bungalow.

Endorsed:- [Signature]  
for Principal Officer

Richard Cermine SEP  
For Dublin Planning Officer  
22.5.91

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

Dated: 22 May, 1991.

K.O. Sullivan  
ASSISTANT CITY & COUNTY MANAGER

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

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENTS

Register Reference : 91A/0482

Date Received : 28th March 1991

Applicant : E & M Connally

Appl.Type : APPROVAL/BUILDING BYE

Development : Bungalow

LOCATION : rere of the Shop Equipment Centre, Main Street, Rathcoole

PLEASE INDICATE THE DEPARTMENTS/PUBLIC BODIES TO WHICH THIS APPLICATION SHOULD BE REFERRED.

SANITARY SERVICES DEPT.	<input type="checkbox"/>	WATER [ ]	
		FOUL SEWER [ ]	
		SURFACE WATER [ ]	
ROADS DEPT.	<input type="checkbox"/>	ENVIRONMENTAL HEALTH OFFICER	<input checked="" type="checkbox"/>
PARKS DEPT.	<input type="checkbox"/>	DEVELOPMENT PLAN TEAM	<input type="checkbox"/>
FIRE OFFICER	<input type="checkbox"/>	DEVELOPMENT DEPT.	<input type="checkbox"/>
AN TAI SCE	<input type="checkbox"/>	BORD FAILTE	<input type="checkbox"/>
AN COMHAIRLE EALAOIN	<input type="checkbox"/>	OFFICE OF PUBLIC WORKS	<input type="checkbox"/>
DEPARTMENT OF DEFENCE	<input type="checkbox"/>	DUBLIN CORP.WATERWORKS DEPT.	<input type="checkbox"/>
FORWARD PLANNING	<input type="checkbox"/>	OTHER [SPECIFY]	<input type="checkbox"/>
ZONING	<input type="checkbox"/>	HISTORY REQUIRED	<input checked="" type="checkbox"/>

*RY 12/4*

REFER TO *M.D.* EXECUTIVE PLANNER. REFER TO ..... EXECUTIVE ENGINEER

NOTES.....  
.....  
.....

SIGNED *RC* ..... SIGNED .....  
S.E.D.C. DATE *12.4.91* S.E.E.

05 APR 1991

*Mary Geraldine*

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



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

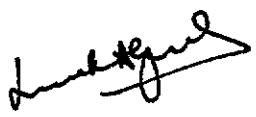
Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

P.P. 328  
Our Ref. Ld31/05/91  
Your Ref.  
Date 16.07.1991

RE: Proposed House at Main Street, Rathcoole.  
Additional Information. Reg. Ref. 91A/482.

In the event of it being decided to grant permission, the following conditions should be included:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.
2. That a scheme of planting for the site be agreed with the Parks Superintendent prior to the commencement of development.

  
-----  
SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC	
Date	18.07.91
Time	3.45

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,  
33 Gardiner Place.

Register Reference : 91A/0482

Date : 2nd April 1991

Development : Bungalow

LOCATION : rear of the Shop Equipment Centre, Main Street,  
Rathcoole

Applicant : E & M Connally

App. Type : APPROVAL/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 28th March 1991

Attached is a copy of the application for the above development. Please ensure that your report is received within 5 weeks from 28th March 1991.

PLANNING DEPT. DEVELOPMENT CONTROL SECT
Date ..... 11.06.91 .....
Time ..... 3.20 .....

Yours faithfully,

.....

PRINCIPAL OFFICER

*I have no objection to this plan,  
provided that*

- 1. The main sewer is available for sewage disposal*
- 2. A water supply from the public main can be provided*
- 3. Permanent air vents are provided in all rooms*

*Hilary Mullen . 7/6/91*

*97a Derine  
for John O'Reilly S.B.H.O  
7/6/91*



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. PP 328

Your Ref.

Date 26/4/1991

MD

RE: Application for 1 No. Bungalow at The Shop Equipment  
Centre, Main Street, Rathcoole  
Reg. Ref. 91A/482

In the event of it being decided to grant planning permission the following should be included;

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should therefore be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.
2. The applicant submit and agree details of boundary wall treatment and screen planting to the north of the site.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 29.4.91 .....  
Time ..... 3.50 .....

B only + cmo.

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,  
Sanitary Services Dept.

Register Reference : 91A/0482

Date : 2nd April 1991

Development : Bungalow

LOCATION : rear of the Shop Equipment Centre, Main Street,  
Rathcoole

Applicant : E & M Connally

App. Type : APPROVAL/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 28th March 1991

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

Date received in Sanitary Services .....

DUBLIN Co. COUNCIL  
11 APR 1991  
SAN SERVICES

PLANNING DEPT.  
DEVELOPMENT CONTROL SE  
Date ..... 17.4.91  
12-30  
DUBLIN Co. COUNCIL  
SANITARY SERVICES  
15 MAY 1991  
Returned *GH*

FOUL SEWER

Refusal recommended.

The stream receiving the effluent from Rathcoole Treatment plant has not got the capacity to cater for any further development. An alternative acceptable proposal must be lodged.

SURFACE WATER

Septic pit proposal - refer to S.O.L. Dept.

*W. Sullivan 2/5/91*

*J. Rice 10/5/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 17-4-91 .....  
Time ..... 12-30 .....

Register Reference : 91A/0482

Date : 2nd April 1991

ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY..... Available for zoned use 24 hours.  
Storage to be provided.

*[Signature]*  
16/4/91

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE 17/4/91 \_\_\_\_\_



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

4th October, 1991

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

LOCATION: site at the rear of Mount Temple News (formerly the Shop Equipment Centre), Main Street, Rathcools

PROPOSED DEVELOPMENT: Bungalow

APPLICANT: E. & M. Connally

PLANNING REG. REF.: 91A/0482

DATE OF RECEIPT OF SUBMISSION: 9th September, 1991

A Chara,

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

**Building Bye-Law Approval**

Mise, le meas

A. Smith

PRINCIPAL OFFICER

John L. Griffith & Partners,

Architects,

28 Merrion Square,

Dublin 2.



# JOHN L GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.Arch., F.R.I.A.I.  
JOHN M. COWAN, B.Arch., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip Arch., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, ADMIN.

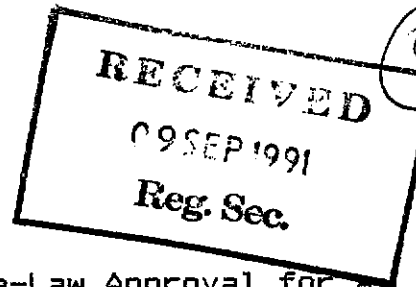
OUR REF: R252/JC

YOUR REF:

5th. September 1991.

Dublin County Council,  
Building Control Section,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

91A/482  
242  
BBL



RE: Re-application for Building Bye-Law Approval for a bungalow on site at the rear of Mount Temple News (formerly the Shop Equipment Centre), Main Street, Rathcoole.

For the attention of: Mr. J. Kearney (Building Bye-Law Officer)

Dear Sir,

**BYE LAW APPLICATION.**

**REG. No. N47242**

Further to our meeting on Thursday morning 15th. August 1991, I wish on behalf of my clients Mr. and Mrs. E and M. Connally to re-apply for Building Bye-Law Approval for their proposed bungalow at the above site. (Previous application Reg. No. is 91A/482, Order No. BBL/1661/91).

**£55.00**

With regard to the application I wish to point out the following,

1. Connection of Foul Drain to existing Main Drains

Main Drains

The fact that the existing main drain is available for connection was determined by An Bord Pleanála in their decision of 13th. December 1990 (Planning Reg. Ref. No. 90A/518). I am enclosing herewith for your information a copy of this Permission. As you can see An Bord Pleanála granted outline permission subject to:-

"The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water supplies and sewerage facilities that have facilitated the proposed development".

The reason given for the condition was that,

"It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of services that have facilitated the proposed development".

Dublin County Council itself reinforces the fact that the existing main drain is available for connection in their Decision to Grant Approval dated 26th. July 1991. (Reg. Ref. No. 91A-0482). I am also enclosing herewith a copy of this Approval. As you can see Condition 4 of the Approval requires:-

"That a financial contribution in the sum of £750.00 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".

The reason given for this condition is:-

"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".

2.

- a) The thickness of concrete floor will be 6".
- b) The drains will be 4" diameter laid to a fall of not less than 1:60 and to a fall of 1:40 wherever practicable.

The sumps will be a minimum 16'6" (or 5.0 metres) distance from the house and there will be an A.J. on each line so they can be rodded.

- c) The garage will be separated from the remainder of the house by 9" solid concrete block walls built up to the underside of the felt.
- d) The boiler house will be separated from the remainder of the house by 9" solid concrete block walls built up to the underside of the felt.
- e) The chimney will be built of 9" solid concrete blocks on all four sides around a 9" flue.
- f) The D.P.C. will be laid a minimum 6" above ground level for the full thickness of all wall leaves, partitions etc. and is to be lapped 6" at all junctions. Stepped and dressed D.P.C's are to be laid under all window sills. Vertical D.P.C's are to be fitted at all vertical junctions between the outer and inner block leaves.

A stepped D.P.C. tray will be used over the ring beam to the front gable section. No.2 D.P.C's will be built into the stack.

- g) A permanent wall vent will be provided to each bathroom and to the garage.
- h) The external foundations will be 3'0" wide by 1'0" deep and the internal foundations 2'3" wide by 1'0" deep. All foundations will be located a minimum 3'0" below ground level.

The R.C. ring beam will be reinforced with 3 3/4 bars in the bottom and 2 in top.

All of the above matters are shown on the attached drawings and specification.

I enclose herewith two copies of the Drawing Nos. R252/1 and R252/04 and of the specification as well as the Bye-Law Charge of £55.00 as is normal.

You will appreciate that my clients are most anxious to commence building their bungalow and accordingly the favour of an early decision in respect of this re-application would be much appreciated.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,



---

John Cowan  
JOHN L.GRIFFITH & PARTNERS

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET

CHEQUE

DUBLIN 1

BYE LAW APPLICATION

M.O.

REC No N 47202

Received this

9th

day of

September

19

from

John E. Gullin

28 Maria Street

DUBLIN 1

the sum of

£11/-

Pounds

Pence being

application at R.M. 1

Rathbrook

Michael D. Ha

Cashier

S. CAREY

Principal Officer

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County Dublin

Planning Register Reference Number: 90A/518

APPEAL by E. and M. Connally care of John L. Griffith and Partners of 28 Merrion Square, Dublin against the decision made on the 24th day of May, 1990, by the Council of the County of Dublin to refuse an outline permission for the erection of a house to the rear of The Shop Equipment Centre, Main Street, Rathcoole, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the erection of the said house in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said condition.

FIRST SCHEDULE

Having regard to the planning history of the site and the infill nature of the proposed development, it is considered that the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the said Council or, in default of agreement, shall be as determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of services that have facilitated the proposed development.

*John Papp*



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

Dated this 13<sup>th</sup> day of December 1990.

# DUBLIN COUNTY COUNCIL

Tel. 755 (ext. 262/264)

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

## Notification of Decision to Grant ~~Permission~~/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **John L. Griffith & Partners,**  
Architects,  
28, Merrion Square,  
Dublin 2.

Decision Order **P/3414/91 - 26.07.1991**  
Number and Date

Register Reference No. **91A-0482**

Planning Control No. ....

Application Received on **28.03.1991**

Applicant **E. and M. Connally.**

**A. I. Rec'd: 31.05.1991**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant ~~Permission~~/Approval for:-

**bungalow on site at rear of the Shop Equipment Centre, Main  
Street, Rathcoole.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £750.00 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.	4. 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.

(Continued)

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

26.07.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. A scheme of planting/landscaping for the site shall be agreed with the Parks Superintendent prior to the commencement of development.

5. In the interest of the proper planning and development of the area.

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

6. In order to comply with the Sanitary Services Acts 1878-1964.

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:— An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

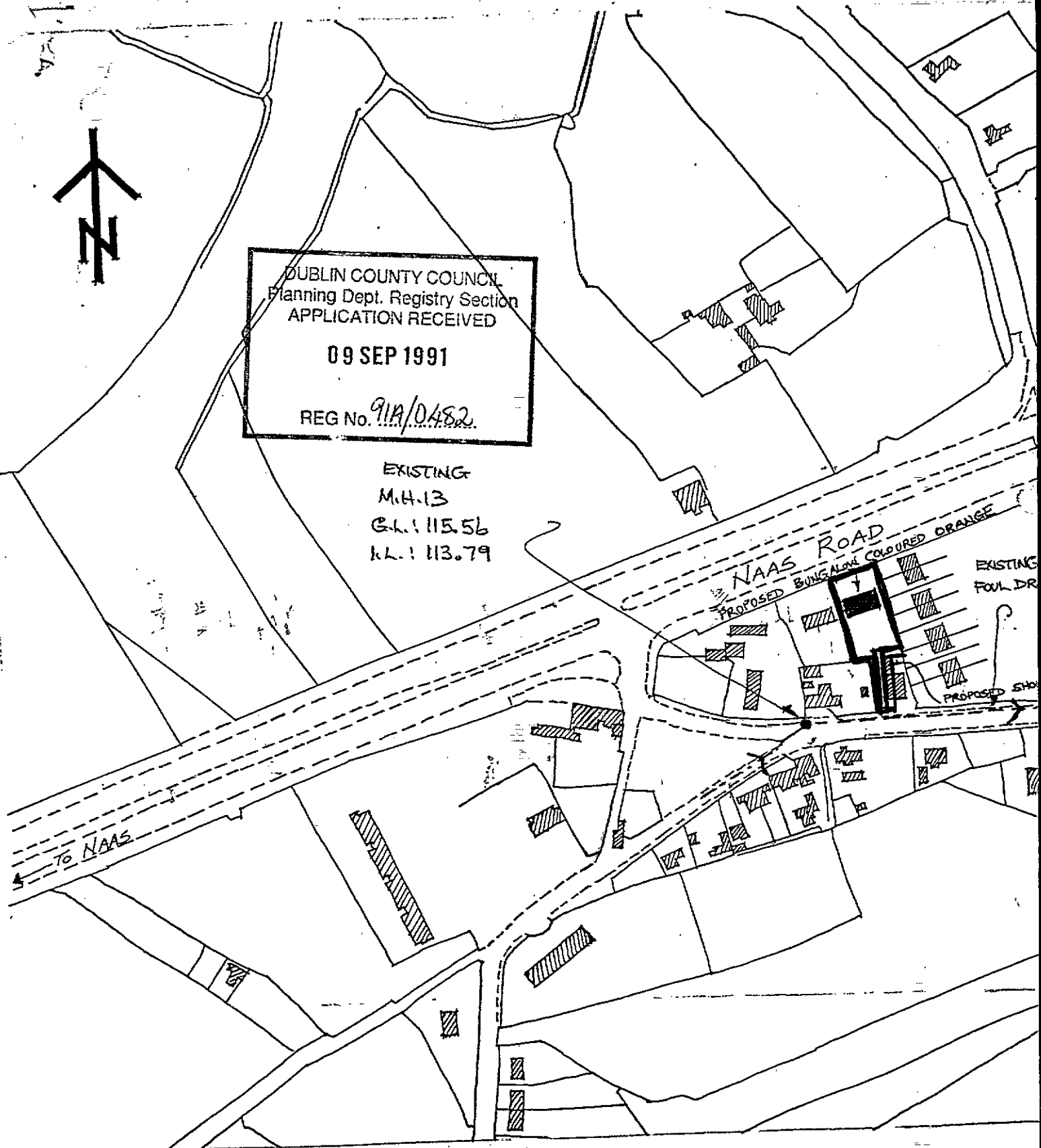
(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.



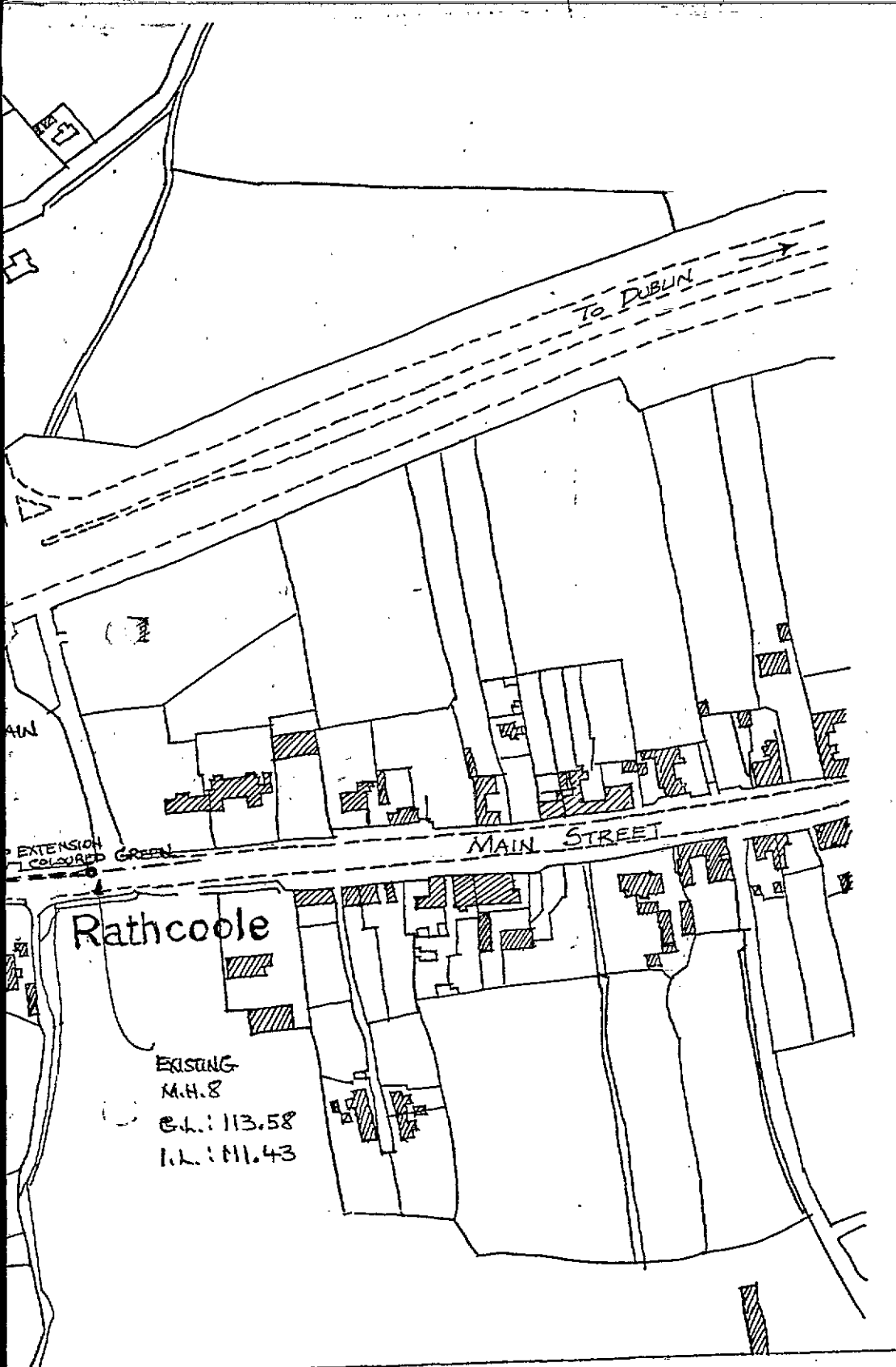
DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
  
09 SEP 1991  
  
REG No. 91A/0482

EXISTING  
M.H. 13  
G.L.: 115.56  
K.L.: 113.79



LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 2

jb



1-9

No. R252 DRG. No. 1 : MARCH 1990

BUNGALOW AT THE REAR OF
PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST, RATHCOOLE for E & M. GINNALLY
JOHN L. GRIFFITH & PARTNERS, ARCHITECTS

S P E C I F I C A T I O N of  
materials to used and work to be  
done in the erection and completion  
of a bungalow on a site at the rear  
of Main Street, Rathcoole for Mr. &  
Mrs E.Connally to the entire  
satisfaction of:

John L.Griffith & Partners,  
Architects  
28 Merrion Square,  
Dublin 2.

25th. March 1991.  
Revised 3rd.September 1991.

1. Extent of Work,

The work comprises the erection and completion of a bungalow including connection to all electrical, water and drainage services together with an entrance driveway and surrounding paths.

2. Form of Agreement

The work will be carried out in accordance with the Articles of Agreement and Conditions of contract issued by the Royal Institute of Chartered Surveyors, dated 1977.

3. Visit Site

Contractors tendering must make a thorough examination of the drawings, specification, the site and all features thereof with all drains, mains or other things affecting the proposed works, to ascertain precisely the nature and extent of same and the conditions under which they will have to be executed and as practical tradesmen satisfy themselves that the work is practical and supplement if necessary, the information given herein so that the prices set down include for all incidental and contingent works which may be necessary to render the several works complete.

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED

09 SEP 1991

REG No. *91A/OA.82*

4. Schedule of Rates

The successful contractor must lodge with the Architect a priced Schedule of Rates. The prices in same should be the basis of all extra and omitted work.

5. Order of Works

The Contractor shall without extra cost carry out the works at such times and in such manner as the Architect or the building owner shall direct. The Contractor shall confine his operations to the immediate vicinity of the new work. He is to place his materials where directed.

6. Contractor Responsible

The Contractor is to take entire charge of the building work from the commencement to the completion and he is to be held responsible for, and make good, all injuries and damages occasioned or rendered necessary by cause over which the contractor shall have control.

7. Protect Site and Building

The Contractor shall provide everything necessary for the protection of the site and the building during the progress of the work and shall prevent any unauthorised persons from trespassing on the site and buildings.

8. Maintenance

The Contractor shall be held responsible for the entire work for a period of twelve calendar months immediately following the handing over, during which time any defects arising out of faulty or defective materials or workmanship should be made good by the Contractor to the satisfaction of the Architect and without any charge to the employer.

9. Remove Rubbish

Clear away all dirt, rubbish and superfluous materials from time to time.

10. Contingencies

Provide the sum of £500.00 to cover contingencies. The whole part of this sum not so expended will be deducted on closing the account.

11. Time for Completion

Contractors are required to state in their form of tender the time they will require for completing the works.

12. Insurances

Provide all necessary insurances, including statutory insurances, third party insurance and employers insurance.

EXCAVATOR

13. Top Soil

Remove top soil over entire area of the house, surrounding paths and driveway and deposit for re-use.

14. Level Site

Level site if and where necessary.

15. Trenches for Foundations

Excavate trenches for foundations to the widths and depths figured on the drawings. Part return fill in and ram.

16. Stone Bed

Lay and level under concrete floor a 6" thick bed of broken stone or bricks laid on a filling as may be necessary.

CONCRETOR

17. Cement

To be of Irish Manufacture and in perfect condition when used, to be adequately protected and stored in a suitable shed.

18. Aggregate

Only clean and suitably graded natural pit run aggregate to be used (unless otherwise directed) free from organic impurities, flat or friable particles and containing not more than 5% clay and silt when shaken with water in a graduated cylinder and left standing for 12 hours.

The grading of stones in aggregate shall be to the sizes specified for the different classes of concrete and an in excess of these sizes shall be discarded.

19. Ordinary Concrete

To be mixed in the proportion of 7 parts of pit run gravel as above to 1 part of cement both measured by volume, maximum size of stones in aggregate to the 1 1/2" all ways.

20. Fine Concrete

To be mixed in the proportion of 6 parts of pit run gravel as above to one part of cement both measured by volume, maximum size of stones in aggregate to be 5/8" all ways.

21. Precast Concrete  
To be composed of fine concrete and made in accurately constructed wrought and oiled timber moulds. Unless otherwise stated, all exposed surfaces to be finished smooth with at least 1/8" thickness of waterproofed Portland Cement and sand.
22. Mixing  
Concrete to be used at once and only mixed in small quantities.
23. Initial Set  
Any concrete with initial set may not be used. Concrete to have water put on through a rose head. An approved mixing machine may be used provided proper supervision is guaranteed.
24. Placement  
Concrete shall be deposited in casings generally in 3'0" layers with constant rodding and tamping so that no voids shall occur. Care to be taken that reinforcement is maintained in correct position during deposition of concrete. No displacers will be allowed in mass concrete work.
25. Foundations  
Lay to level ordinary concrete foundations to minimum 3' depth in previously prepared trenches 12" in thickness and 3'0" wide.  
Note, ensure that base of foundations is supported on soil of adequate load bearing capacity.
26. Concrete Sub-Floor  
Lay and level on 6" stone bed as previously specified a 6" thickness of ordinary concrete to form a sub-floor to all ground floor rooms.  
Note 2" proprietary sub-floor insulation boarding to be laid below the concrete sub-floor.
27. Hearths  
Hearths to be 4" thick ordinary concrete supported on 9" thick fender walls.
28. Ring Beam  
The ring beam to be in reinforced concrete to the size indicated on the drawings and reinforced with No.3 3/4" inch bars in bottom, two 1/2" bars in top tied together with wire binding at 12" centres.
29. Fireplace Opening  
Form fireplace openings to suit 16" wide fireplace in living.

30. Chimney Cap  
To be 2" in thickness in fine concrete. To be finished projecting 1 1/2" beyond the finished faces and 1/2" throated on soffitt and weathered 1/2" and reinforced with wire mesh weighing not less than 3 lbs. per yard supr.
31. Steps  
To be cast in situ in ordinary concrete slightly weathered and finished fine in cement and sand 1:3 with bull nosed nosings.
32. Beam Filling  
Beam fill the full thickness of all external walls and up to the top of rafters in ordinary concrete. Provide short lengths of casings and well pack.
33. Floor  
To be formed with 2" screed on 6" concrete on 2" styro board floor insulation on 1000 grade polythene damp proof membrane on 6" hard-core.
34. Concrete Blocks  
Concrete blocks forming the external walls of the house to be approved factory made, steam cured, hollow concrete blocks the full thickness of the wall of which they form part.
35. Cement Mortar  
To be composed of No.3 parts of clean coarse washed river sand and No.1 part of cement as before described.  
The mortar should not be worked up and used after the initial set has commenced. The cement mortar should be mixed and wetted in small quantities as described.
36. Gauged Mortar  
To be composed of No.3 parts of sand as described and No.1 part of best quality building lime thoroughly mixed scoured and tempered immediately before concrete is required for use. It should be gauged in small batches of Portland Cement to the extent of 10% of the bulk, to be well mixed in and thoroughly incorporated.
37. Rising Walls  
Rising walls from top of foundation to D.P.C. to be built in solid concrete blocks to the required thickness and bonded in cement mortar.

38. External Walls .  
Cavity walls to be composed 4 1/2" block inner leaf 1" styroboard insulation 2" cavity and 4 1/2" brick or block outer leaf as indicated. Cavity ties to be spaced at 3'0" centres horizontally and 1'6" centres vertically. Bricks to be Butterly Bricks with rough surface - samples to be submitted to client for selection.
39. Openings  
From openings for doors and windows, properly bond and form brakes and recesses.
40. Breeze Bricks  
Build into Jambs of openings in walls, breeze concrete fixing bricks of approved sizes to take joinery, Generally 6 per ope or as required and elsewhere as specified.
41. Fire resisting walls to garage and boiler house  
Walls separating the garage and boiler house from the remainder of the bungalow to be 9" solid concrete block walls built up to the underside of the felt.
42. Chimney Stack  
To be built to the sizes indicated on the drawings, built in solid (4") concrete fixing bricks of approved sizes to take joinery, generally 6 per ope or as required and elsewhere a specified.
43. Chimney Pots  
Continue up flue liners 6" above tops of chimney stacks. Bed in cement and sand 1:3 and flaunch around.
44. D.P.C.  
To be pure bituminous canvas backed damp proof course. To be laid the full thickness of all walls, partitions etc., and lapped 6" at all junctions. Similar D.P.C. to be laid under all window sills Vertical D.P.C. at all vertical junctions between outer and inner block leaves. A stepped D.P.C. tray to be installed over the ring beam to the front gable section.
45. Chimney Stack  
D.P.C.'s  
Build in No.2 damp proof courses to every stack.
46. Internal Partitions  
To be 4 1/2" thick concrete blocks to Irish Standard Specification Foundations to internal walls to be carried down to the same levels as those for external walls.



47. Sills, Thresholds,  
Spud Blocks

Precast concrete sills to be weathered and throated, sunk and rebated to receive window frames. Sills to finish 2 1/2" at their outer edges.

Precast concrete thresholds to be 6" wide and of a height to suit the situation.

48. Generally

Provide all labour in connection with concrete block walling including cutting, fitting, forming jambs for door and window openings and special rebated blocks in positions where the necessity for such special blocks arises.

Point all window frames and point around all door frames in cement as necessary.

CARPENTER & JOINER

49. Timber

The whole of the timber to be the best of its respective kind, perfectly sound, thoroughly seasoned and free from sap, shakes, large loose or dead knots, waney edges and all other imperfections all to be sawn die square and finished to the sizes specified and shown.

50. Window Boards

All windows in external walls to have 1 1/2" wrought window boards fixed to splayed blocks cast into walls.

51. Skirting

Moulded decorative timber skirting out of 6" x 1" to be provided in lounge, dining room and hall.

Standard wrought deal skirting out of 3" x 3/4" having rounded top to be provided elsewhere.

52. Roof

Fibre cement or selected concrete roof tiles on 2" x 1" battens at 122 centres on sarking felt on 'twinplate' prefabricated roof trusses at 2'0" centres to Manufacturers design and specification. Materials, design, fabrication and erection of the timber trusses should be in accordance with IS 193:1986 Timber Trussed Rafters for Roofs published by the National Standards Authority of Ireland, Dublin 9.

Note the roof trusses to be braced diagonally and longitudinally in accordance with I.S. 193.

Ex. 8" x 1" timber fascia boards,  
ex. 4" x 1" T & G timber eaves  
boarding on 2" x 2" timber grounds  
with proprietary strip eaves  
ventilation such as Glidevale Type  
SV 604 continuous soffitt  
ventilator.

53. Trimming

Trim around chimney with stacks  
with trimmed timbers spiked  
together.

54. Stud Partitions

Stud partitions where shown to be  
formed with 4" x 2" studs at 14"  
centres and 4" x 2" heads and  
sills with 4" fibreglass sound  
insulation between studs.

55. Internal Doors

Each door to be hung with 1 pair of  
brass butt hinges and furnished  
with selected brass door handles  
and mortice lock. Doors to be  
standard panelled doors 2'8" x  
6'8" and to have painted finish,  
colour white.

56. External Doors

The inner hall door to be hardwood  
teak panelled door with upper  
curved glass panels incorporated in  
door as per drawing complete with  
glazed teak side panels. The  
glazing in the door and the side  
panels to be of the selected amber  
coloured "scooped" glass - samples  
of glass to be submitted to client  
for selection. This door to be  
fitted with a Chubb security lock,  
a mortice dead lock and two stout  
bolts supplied by the contractor.  
Allow also for the fitting only of  
other door brasses, i.e. knocker  
etc. which will be supplied by the  
client.

Garage doors to be hardwood  
panelled side hung outward opening  
garage doors with stout steel  
hinges and a security lock.

Outer porch door and patio door to  
dining room to be aluminium framed  
double glazed sliding doors  
complete with good quality sliding  
gear and each door to have two  
security bolts and aluminium  
handles. Other porch door also to  
have aluminium letterbox  
incorporated in door.

Utility room door to be hardwood panelled door with glazed upper panel and fitted a mortice dead lock, a Chubb security lock, two stout bolts and selected brass door handles.

The external doors to the boiler and external store to be standard vertical timber sheeted outward opening doors with cylinder rim double security locks and also a mortice dead lock.

57. Door Frames

Door frames to be ex. 4" x 2" rebated and moulded frames spoked to jambs, hardwood for external doors, softwood for internal doors. Frames to have 1" x 1/16" x 12" long strap benders, nailed to the back of the frame and built into the concrete block jambs - generally six per ope.

58. Door to Hot Press

To be double doors formed in blockboard 7/8" thick with glued and screwed hardwood margins all around, hung on brass pinned butt hinges and provide with cupboard lock.

59. Architraves

Where door frames are flush with wall plaster, plant a 4" x 1/2" rounded architrave, nailed, mitred sprigged and scribed to skirtings.

60. Saddles

Provide and fix splayed and returned pitch pine saddles to all internal doors.

61. Windows

To be hardwood double glazed 'Centrum' units with opening sections as shown, fitted with 'Centrum' window furniture and also fitted with window key locks for security.

62. Trap Door

Trim ceiling joists with trimming and timber joists as before and form 2'02" x 2'0" opening and provide blockboard with hardwood margins fitted with No.1 pair of approved T hinges and No.1 4" B.M.A. cranked bolt.

63. Shelving in Hot Press

Provide no.3 shelves, formed with 2" x 1" laths spaced 1" apart and supported 2" x 2" bearers firmly fixed to walls. Bottom shelf to be formed with 1" T & G at skirting level.

64. Presses in Kitchen

The presses and worktops in the kitchen and utility room to be supplied and fitted by a selected specialist kitchen supplier.

65. Built in Wardrobes to Bedrooms

The wardrobe are to be formed on framework of 1 1/2" x 1 1/2" timbers. The lower shelf to be formed with 62 x 1" T & G placed at skirting level. Each wardrobe to be provided with pairs of doors, each 1'9" wide x 5'6" high and each pair of doors to be provided with No.2 barrel bolts, No.2 pull handles and a magnetic latch. Provide small doors to space on top similar in width to lower doors and fit with magnetic catch.

PLASTERER

66. Internal Walls

Generally, internal faces of new walls to be scudded and rendered in cement lime and sand in the proportion of 1:1:6 3/4" thick. The rendering coat is to be gauged with an approved water proofing compound. All walls to be skimmed over in hardwall plaster.

67. Ceilings

Ceilings to be covered with approved aluminium foil-backed plasterboard minimum 1/2" thick fixed with galvanised flat headed nails. the joints and intersections to be well taped and the whole surface scrimmed over in hardwall as before.

68. External

Where indicated new external wall surfaces over plinths to be scudded and rendered in cement and sand and lime in proportion of 1:1:6 at least 3/4" thick and finished to match existing.

All external plastering coats to be waterproofed with an approved water repellent compound used in accordance with the manufacturers instructions.

69. The Plinth

The plinth to be as shown. To be scudded, rendered and set in cement and sand 1:3, finished plain face with a wood float 1" thick.

70. The Reveals

All door and window openings to have 1" thick cement and sand reveals projecting slightly beyond the external plaster finish. To match existing reveals if there are such.

STEEL, IRON & P.V.C. WORK

71. Wall Vents  
Provide and fit 9" x 9" galv. cast iron louvered ventilators where shown and bound in cement and sand. Provide on inside face of wall heading each ventilator a baffle board to cover ventilators and to direct ventilating air upwards.
72. Gutters, Downpipes, Soil Pipes, Wastes and Vent Pipes  
All gutters, downpipes, soil pipes, waste pipes to be in P.V.C. as shown and to distribute over G.T.'s and into drains wherever indicated.
73. Lead or Copperwork  
Lead or copper work around chimney stacks to be dressed up so as to avoid damage.  
Provide apron and cover flashings to front, soakers and cover flashings to sides and gutters and cover flashings to rear. Soakers to be carried around 6" at each side. All cover flashings to be carried up 6".
74. Floor Tiling  
Floor of the kitchen, utility room and the bathrooms to be covered with approved selected P.V.C. floor tiling.
75. Wall Tiling  
Supply and fit 3'0" high selected ceramic wall tiling above the entire kitchen worktop area.  
Supply and fit selected ceramic wall tiling to a height of 6'6" in all bathroom and toilet areas.
- SANITARY FITTINGS
76. Baths  
Provide and fit No.1 Acrylic bath complete with taps and 1 1/2" brass traps. Take 1 1/2" plastic waste from bath and deliver into gullied.
77. Basins  
Provide and fit No.2 approved wash hand basins with 1 1/2" chromium plated trap and 1 1/2" waste as before.
78. W.C.'s  
Provide and fit No.2 combination W.C. suites and connect two soil pipes with 4" branches with all necessary brass ferrules.
79. Sinks  
Provide and fit No.1 stainless steel sink with draining board and swivel tap. Provide and fit in utility room No.1 vitreous china rectangular deep bowl sink and drainer with swivel tap.

Erect and provide 1 1/2" waste pipes and deliver into gulleys as before.

80. Shower

Provide and fit No.2 selected shower cabinets complete with shower roses, trays and curtains.

Provide with 1 1/2" plastic wastes and deliver into gulley.

PLUMBER

81. Tank

Erect roof space a 100 gal. iron tank erected on 5" x 2" supports To be sheeted on all sides with T & G on 2" x 2" framing and a space between the tank and the framing to be packed with fibre glass. Tap tank and take 1 1/2" light gauged copper overflow, pass through and deliver into gutter.

82. Supply to Tank

Take 1/2" supply from water mains and rise up to tank. Fit with copper bolt valve with brass arm and valves.

83. Hot Water Service

Provide 20 gal. electric hot water water cylinder complete with dual immersion with 6" insulation jacket. Take 3/8" expansion from cylinder and discharge over tank. Tap expansion to take copper hot supplies to both lav. basins, shower, bath and sinks.

84. Cold Water Service

Take 3/4" draw from tank to cylinder with 3/4" branches to sinks, bath and shower, 1/2" to basins and W.C. Fit brass screw down stop valve in convenient position below fittings.

85. Fittings

The foregoing installations to be executed in the best manner in light gauge copper with cast compression fitting and supported on brass built-in clips. Execute all binding and cutting. Any bends which are crumpled or otherwise distorted will not be permitted.

86. Lagging

All pipes exposed in roof space and in; yard to be covered with hair felt bound canvas and stitched. The whole installation to be tested on completion.

87. Main

Excavate to a minimum depth of 18" below ground level and lay 1/2" plastic piping from existing supply and connect to same -

Contact Local Authority beforehand and ensure that all their requirements with regard to the water connection are complied.

DRAINLAYER

88. Excavation

The excavation for trenches to be sufficient depth and width and the bottoms graded to falls and rammed. Drainage to be as shown on plan. Provide all necessary planking, strutting and unwatering. Trenches to be filled up after pipes are laid and well rammed and consolidated, care being taken not to injure the pipes or their joints.

89. Concrete Bed

Lay under all new drains a 4" thick bed of ordinary concrete laid to falls with fine concrete benching to both sides of pipe. Concrete to be 10" wide under all 4" drains. Drains passing under building to be completely encased in concrete 16" thick.

90. Pipes and Laying

The pipes for all drains to be first quality P.V.C. from a manufacturer approved by the Architect. They are to comply with the latest B.S.S. for plastic pipes and are to be free from cracks and distortion. Pipes shall be of the diameters marked on drawings. The pipes are to be laid to a fall of 1:40 where practical and not less than 1:60.

91. Dishing and Kerbs

Where gullies occur, construct properly deeply dished concrete kerbs smooth finished with 16" x 16" cons. beds under. Pack up solid at walls.

92. Gully Traps

Provide and set 9" x 9" P.V.C. gully traps with P.V.C grids. Connect to drains.

93. Manholes

Excavate for and form manholes where shown on drawings, size 2'0" x 2'0".

Walls to be 9" thick concrete and bottom 6" thick with 6" spread all around, all in Portland Cement concrete 1:6 complete with suitable glazed white channels.

Walls to be finished internally in cement plaster with steel trowel and sloped 45o to edge off channels galv. cast-iron cover of lift-off type to be 24" square to be provided and manhole cover to be set in cartgrease.

94. Sumps

Sumps to be formed as shown of a size and depth not less than 1 yard cube. The pit to be filled in large broken stone, finishing about 4" below ground level and covered over with selected soil filling. Sumps must be minimum 16'6" from house with an A.J. on each line so they can be rodded.

95. Testing

Provide all appliances and test drainage system with both water and smoke tests. Both before and after drains are covered. The whole of the drainage to be complete to the satisfaction of the Local Authority.

96. Planking and Strutting

Provide all necessary planking and strutting as necessary for drainage, excavation and keep trenches free of water.

PAINTER

97. Walls

Walls of all rooms to be primed in preparation for wallpapering and to be papered throughout with wallpaper selected by client.

98. Ceilings

Ceilings of all rooms to be given No.1 coat of sealing compound followed with one undercoat and then two finishing coats of selected emulsion paint.

99. Woodwork

All exposed joinery excluding only shelving in cupboards to be knotted, stopped, primed and in addition, give No.2 coats of undercoating and No. finishing coat of gloss paint. Internal doors to have a stained/varnished finish.

100. Preservatives

All wall plates, ends of rafters and joists etc., and any other timbers built into walls or in contact with same to be given one coat of Solignum.



WINDOWS

101. Windows

All windows to be double glazed hardwood Centrum windows with top and side hung opening vent sections as shown. Glazing to be clear glass except for bathroom areas which are to be selected obscure glass.

ELECTRICAL INSTALLATION

102. Electrical

Provide a suitable P.C. sum for the installation of a standard domestic electrical installation with power points and light point outlets in locations determined by client. Note the entire installation is to comply with the present E.S.B standards and regulations. Note it is proposed to install an eye-level oven and also a counter level hob in the kitchen. (Both these fittings will be supplied by the client).

103. Heating

Supply and install a combined oil fire/solid fuel system central heating system with radiators throughout the entire house of sufficient size to provide adequate heat throughout the year.

Ensure that the dual boiler system complies with all current safety standards and recommendations as presently laid down by the Institute for Industrial Research and Standards

104. Burglar Alarm

Allow the P.C. sum of £1,600.00 for the supply and installation of a burglar alarm system by a specialist firm who will be nominated subcontractors. Allow for profit and attendance.

104. Marble Fireplace

Supply and fit No.2 selected marble fireplace in the lounge.

105. Paths and Driveway

Excavate for and form 3'0" wide concrete path all round house and 12'0" wide tarmac driveway leading to house complete with precast concrete kerbing as indicated on the drawing.

106. Yard

Lay 120 square feet in situ concrete yard area at selected location at the rear of the house.

107. Reseeding, Etc.

Make good all disturbed ground and cover with 6" topsoil and reseed with grass wherever necessary.

108. Footpath

Lay a 1.5 metre wide concrete footpath with a 2 metre wide grass margin along the entire site frontage to suit the requirements of the Local Authority.

109. Garden Walls

Erect 5'0" high concrete block screen boundary dividing front of site from rear of the Shop Equipment Centre. The walls to be 9" wide with 18" square piers at 10'0" centres. There is to be a double pier and expansion joint ever 30'0". The wall to have standard concrete strip foundations, and to be topped with precast concrete copings to be on a D.P.C.

110. Entrance Gates and Piers

The entrance piers are to be 18" brick piers to match the bungalow brickwork with concrete copings on D.P.C. 's. Also supply and fit 1 pair of 10'0" wide metal wrought iron gates to selected design.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant ~~Permission~~/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To John L. Griffith & Partners, Decision Order P/3414/91 - 26.07.1991  
Architects, Number and Date  
28, Merrion Square, Register Reference No. 91A-0482  
Dublin 2. Planning Control No.  
Applicant E. and M. Connally. Application Received on 28.03.1991  
A. I. Rec'd: 31.05.1991

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant ~~Permission~~/Approval for:-

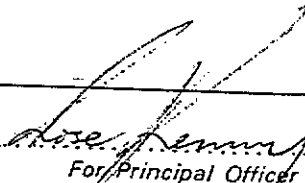
bungalow on site at rear of the Shop Equipment Centre, Main  
Street, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. 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.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £750.00 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. 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.</p>

(Continued)

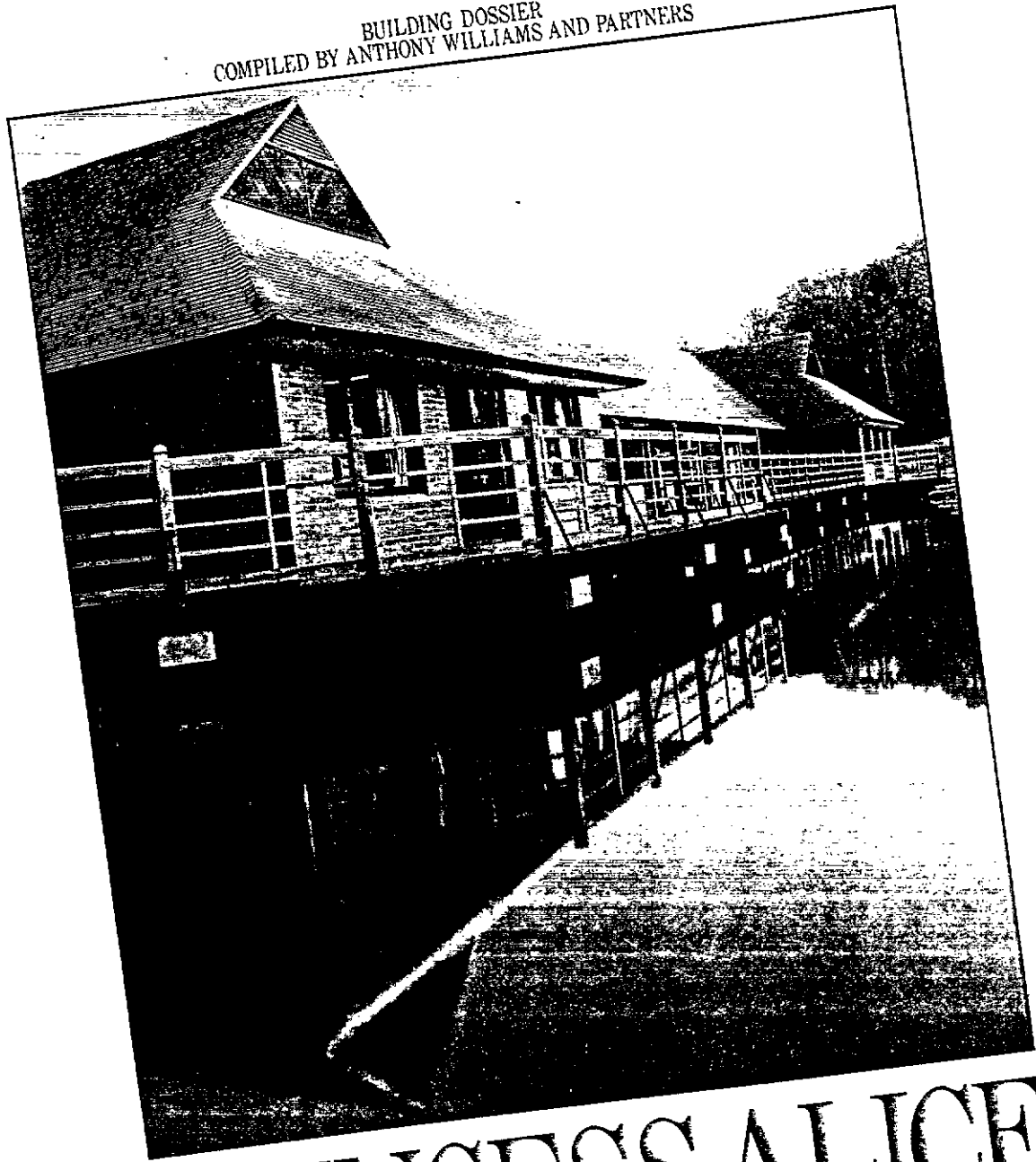
Signed on behalf of the Dublin County Council

  
For Principal Officer

Date 26.07.1991

IMPORTANT: Turn overleaf for further information

BUILDING DOSSIER  
COMPILED BY ANTHONY WILLIAMS AND PARTNERS



N.  
CO

Hexagc

# PRINCESS ALICE HOSPICE

terminally ill, bereavement

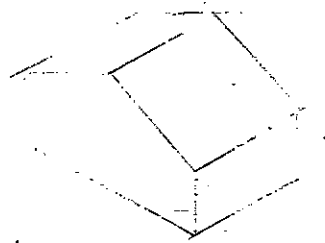
## Introduction

### Roof shapes

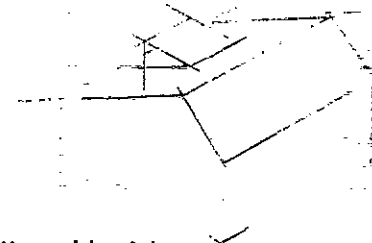
The special qualities of pitched tiled roofs enable an enormous variety of roof shapes and forms to be achieved, contributing to the overall appearance of the building.

### Construction

The majority of common pitched tiled roof types can be constructed using trussed rafters; even very complex shapes, large spans or unusual loading conditions can normally be solved. The main advantages of trussed rafters are the faster erection time and the need for less skilled labour on site. Obviously the more complex shapes will require specially designed trusses and bracing, and necessitate extra care and skill on site. All roofs other than the simplest are likely to require some site carpentry to deal with particular details. Trussed rafters will provide an economical solution on all but the most complex roof shapes.



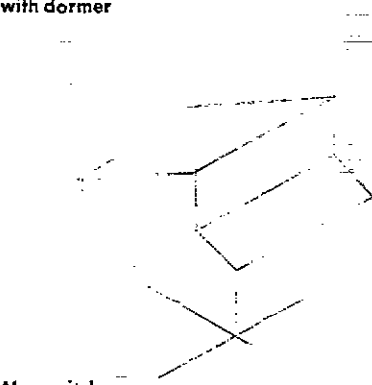
Duopitch



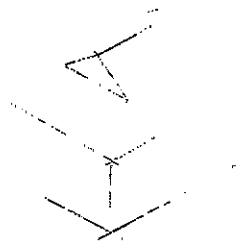
Unequal duopitch with dormer



T plan with equal ridge heights



Monopitch with lean-to



Suppressed gable (louvred hip)



T plan with unequal ridge heights



Square turret



Terrace



# PRINCESS ALICE HOSPICE

This centre of excellence for the care of the terminally ill, bereavement counselling and hospice care training has set medical and architectural standards by which similar developments may be judged. The hospice, sited at West End Lane, Esher, and designed by Hutchison Locke & Monk, was built by Wimpey Construction UK for the Princess Alice Hospital Trust.



*Irish Indr 29/5/91*

# JOHN L. GRIFFITH & PARTNERS ARCHITECTS

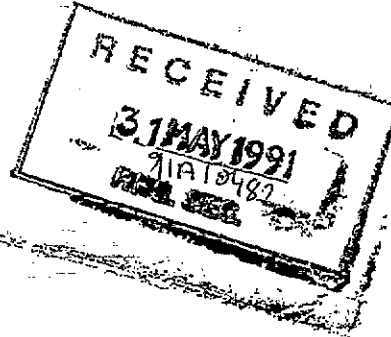
28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.Arch., F.R.I.A.I.  
JOHN M. COWAN, B.Arch., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip Arch., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, Admin.

OUR REF: R252/JC  
YOUR REF:

28th. May 1991.

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



*91A/0482*  
*1.8.0*  
*A.1*

RE: Application for Approval for a bungalow on site at the rear of what was the Shop Equipment Centre (now known as Mount Temple News), Main Street, Rathcoole for E. & M. Connally.



Dear Sir,

I thank you for your letter of 22nd. May 1991 with reference to the above application for Approval.

As requested I enclose herewith the following additional information in quadruplicate:-

1. A revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.
2. I wish to clarify and confirm that the front elevation faces the Main Street Rathcoole and that the front elevation is the south elevation and the rear elevation is the north elevation. (see four copies of amended drawing R252/04 attached.)

With regard to drainage this is an application for Approval - outline Planning Permission was granted on appeal on 13th. December 1990 for the bungalow (P.A. Reg. Ref. 90A/518). On the application for outline permission it was stated that it was proposed to connect to the existing drains and outline permission was granted subject on the sole condition that "the developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water, water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the said Council or, in default of agreement, shall be as determined by An Bord Pleanala."

I have checked with the County Council drainage maps in O'Connell Street and there is a foul drain running along Main Street in front of the site which from the ground levels and invert levels of the nearest existing manholes would appear to be about 6' 0" below ground level where our foul drain will join the main drain. Please find enclosed four copies of Drg. No. R252/1 amended to show the existing main foul drain run at the front of the site.

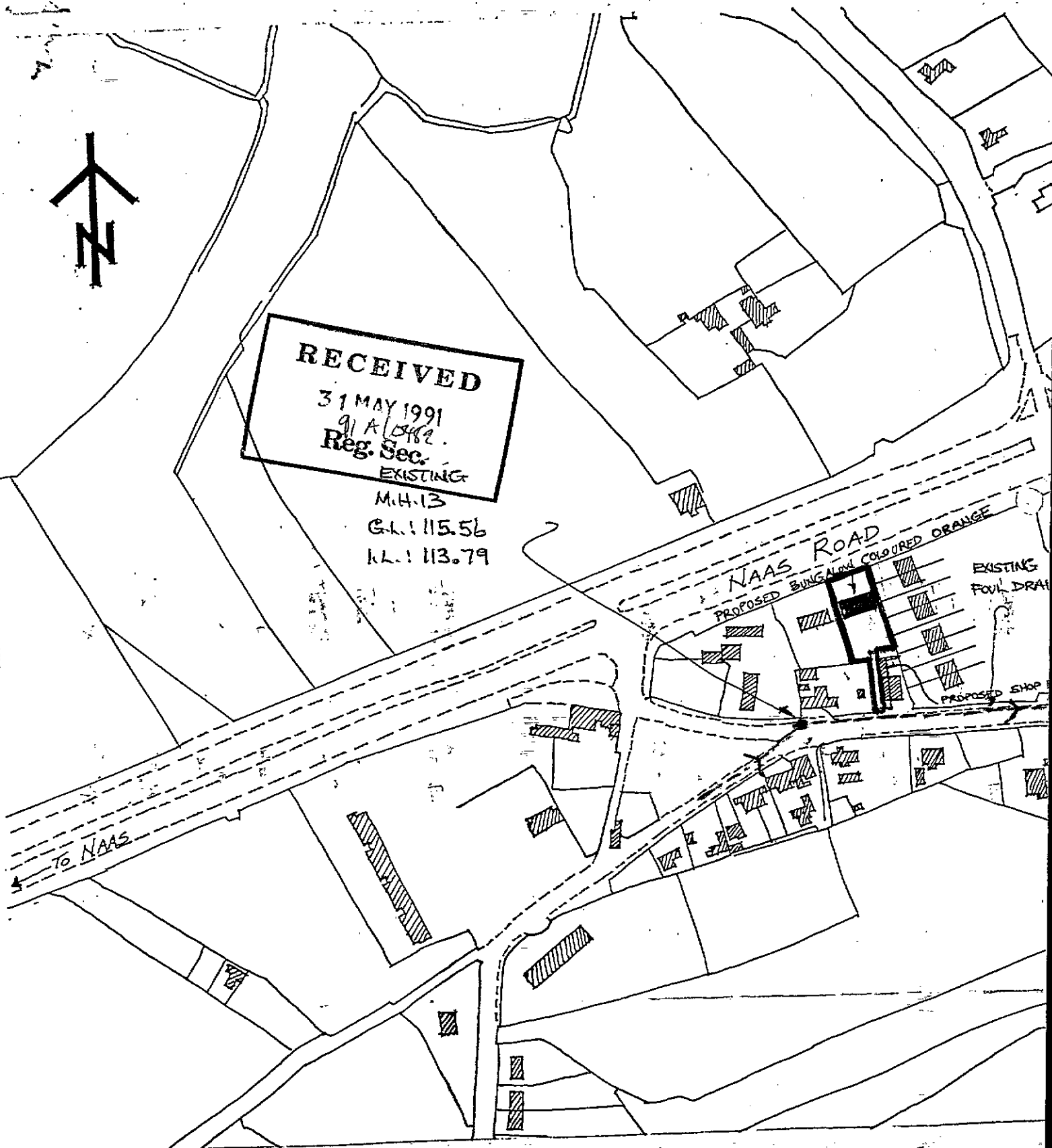
Yours sincerely,

John Cowan  
John Cowan  
JOHN L. GRIFFITH & PARTNERS



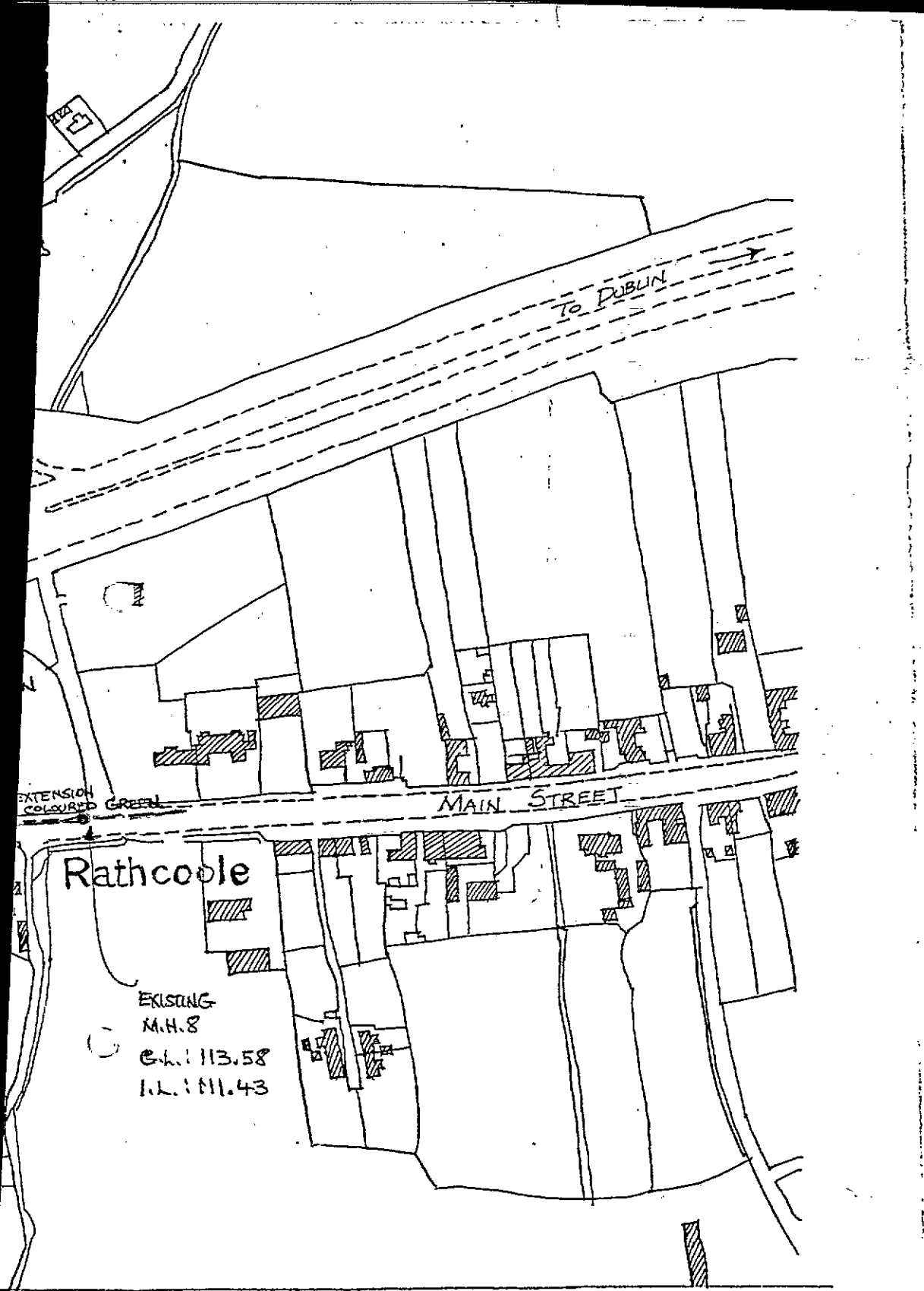
RECEIVED  
31 MAY 1991  
91 A/1982  
Reg. Sec.  
EXISTING

M.H. 13  
G.L. 115.56  
K.L. 113.79



LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 2.

Jbe



1-9

No. R252 DRG. No. 1 : MARCH 1930

BUNGALOW AT THE REAR OF
PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST.,
RATHCOOLE FOR E & M. GONNALLY
JOHN L. GRIFFITH & PARTNERS, ARCHITECTS

John L. Griffith & Partners,  
Architects,  
28, Merrion Square,  
Dublin 2.

91A/0482

22 May 1991

RE: Proposed bungalow on site at the rear of the Shop  
Equipment Centre, Main Street, Rathcoole, for E. & M.  
Connally.

Dear Sir,

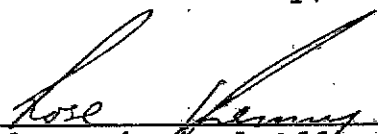
With reference to your planning application, received here on 28th March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The advertisement in relation to this application for Approval states that the bungalow is located at the rear of the Shop Equipment Centre, Main Street, Rathcoole. The bungalow in fact is located to the rear of Mount Temple News. The Shop Equipment Centre has been relocated elsewhere along the Main Street. The applicant is requested to submit a revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.
2. Applicant is requested to clarify if the front elevation and rear elevation as shown on drawings 252/04 are orientated to the north and south as shown, or whether the front elevation in fact faces the Main Street, Rathcoole.

Note: Applicant is advised that drainage may not be available to the proposed bungalow.

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

Yours faithfully,

  
for Principal Officer.





# JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.ARCH., F.R.I.A.I.  
JOHN M. COWAN, B.ARCH., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip ARCH., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, ADMIN.

OUR REF: R252/JC.

YOUR REF:

25th. March 1991.

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

RE: Application for Approval for a bungalow on site at  
the rear of The Shop Equipment Centre, Main Street,  
Rathcoole for E & M Connally.

28 MAR 91

Dear Sir,

I wish on behalf of my clients E & M Connally to apply for Planning Approval and Building Bye-Law Approval for a bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole.

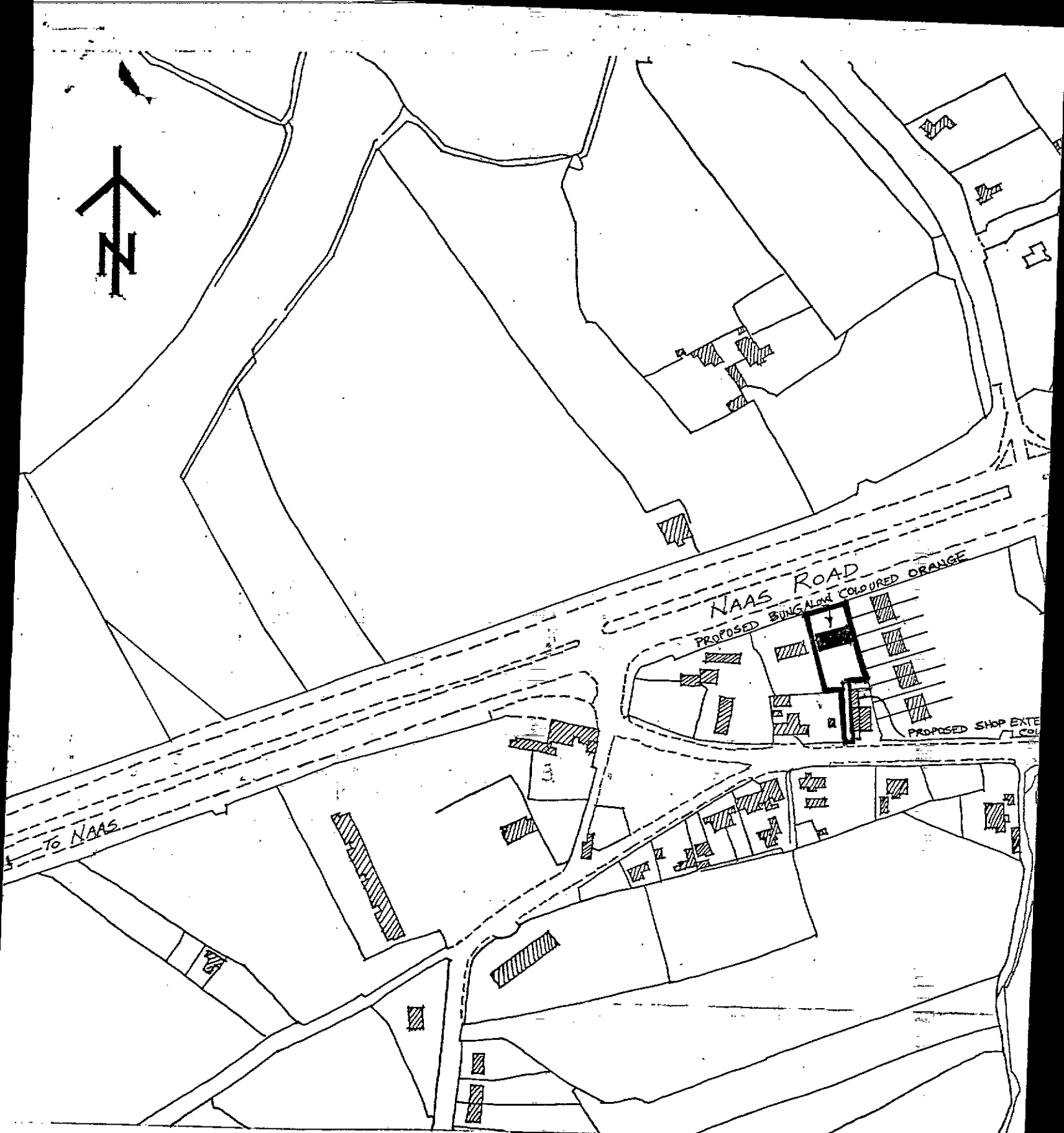
I am enclosing as is customary the required newspaper advertisement, a completed application form, the planning charge cheque, and four copies of the location map, of drawing No. R252/04 showing plans, sections and elevations and four copies of the specification.

Outline Planning Permission was granted on appeal on 13th. December 1990 for the bungalow (P.A. Reg. Ref. 90A/518)

Should you have any queries with regard to this application please do not hesitate to contact me.

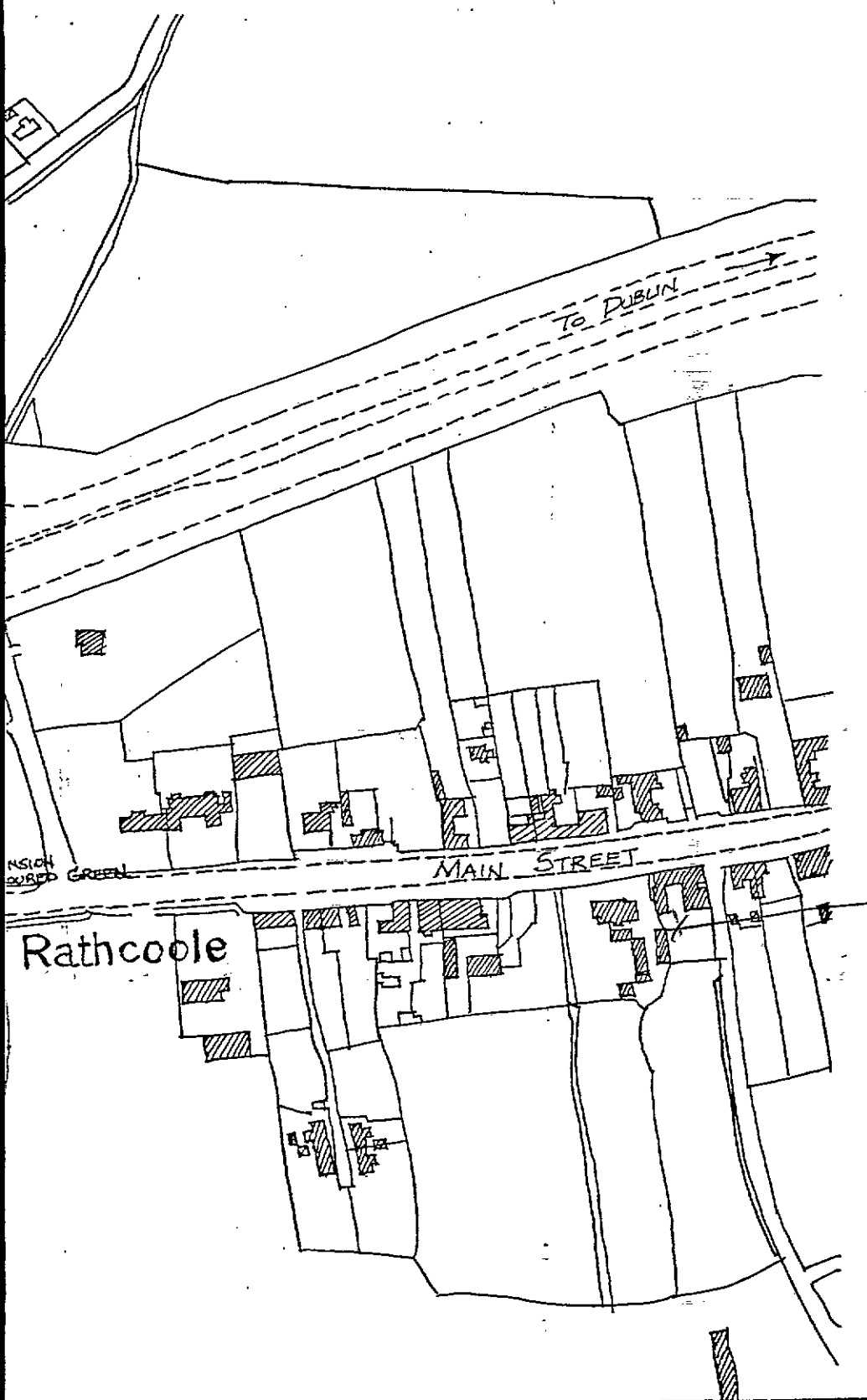
Yours sincerely,

John Cowan  
JOHN L. GRIFFITH & PARTNERS



LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 21-

Job No.



Rathcoole

MAIN STREET

The Equipment Centre

BUNGALOW AT THE REAR OF  
PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST,  
RATHCOOLE FOR E & M. GONNALLY  
JOHN L. GRIFFITH & PARTNERS, ARCHITECTS

R252 DRG. No. 1 : MARCH 1990







# JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.Arch., F.R.I.A.I.  
JOHN M. COWAN, B.Arch., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip Arch., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, Admin.

OUR REF: R252/JC.

YOUR REF:

25th. March 1991.

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

RE: Application for Approval for a bungalow on site at  
the rear of The Shop Equipment Centre, Main Street,  
Rathcoole for E & M Connally.

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Dear Sir,

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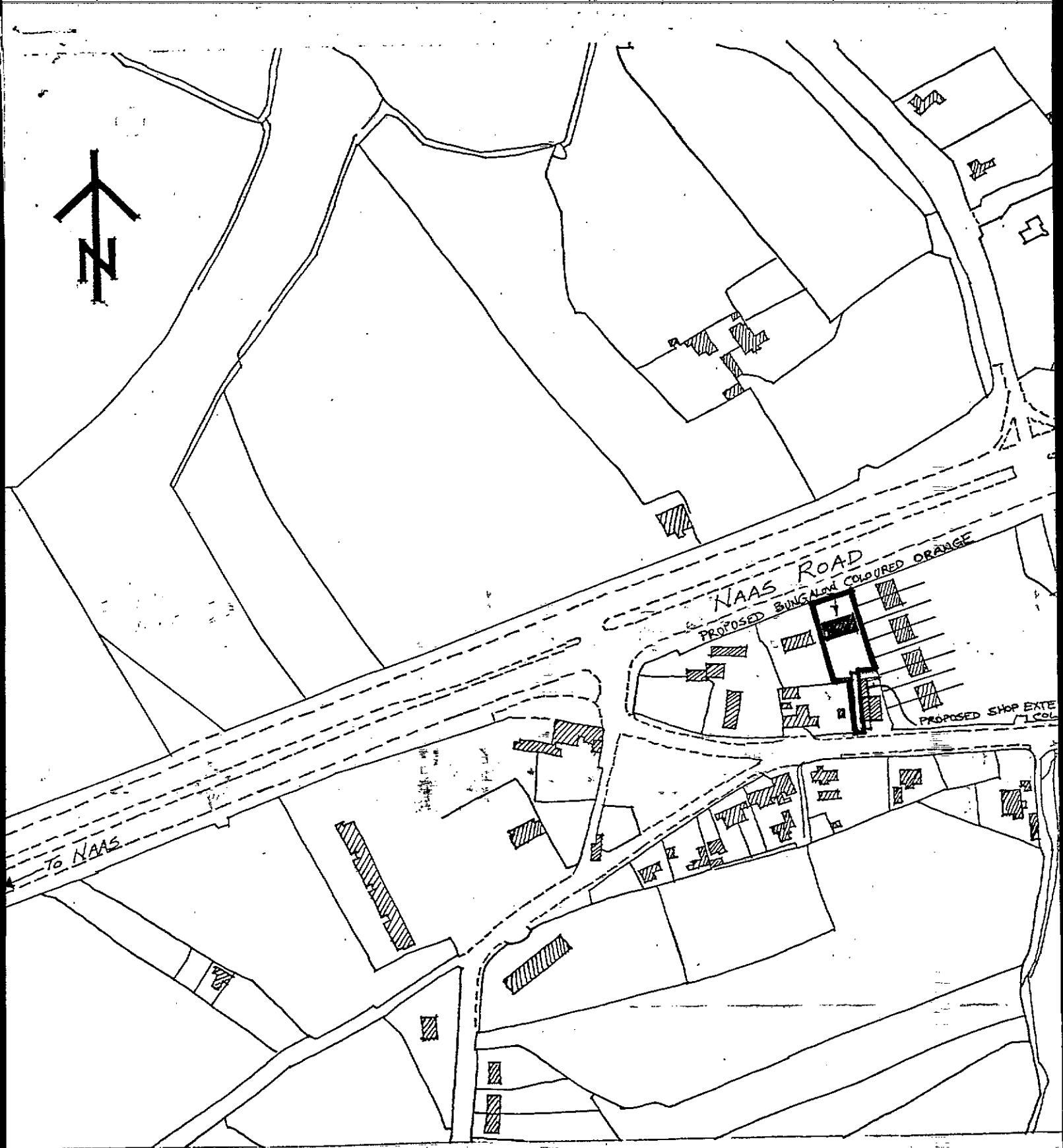
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Outline Planning Permission was granted on appeal on 13th. December 1990 for the bungalow (P.A. Reg. Ref. 90A/518)

Should you have any queries with regard to this application please do not hesitate to contact me.

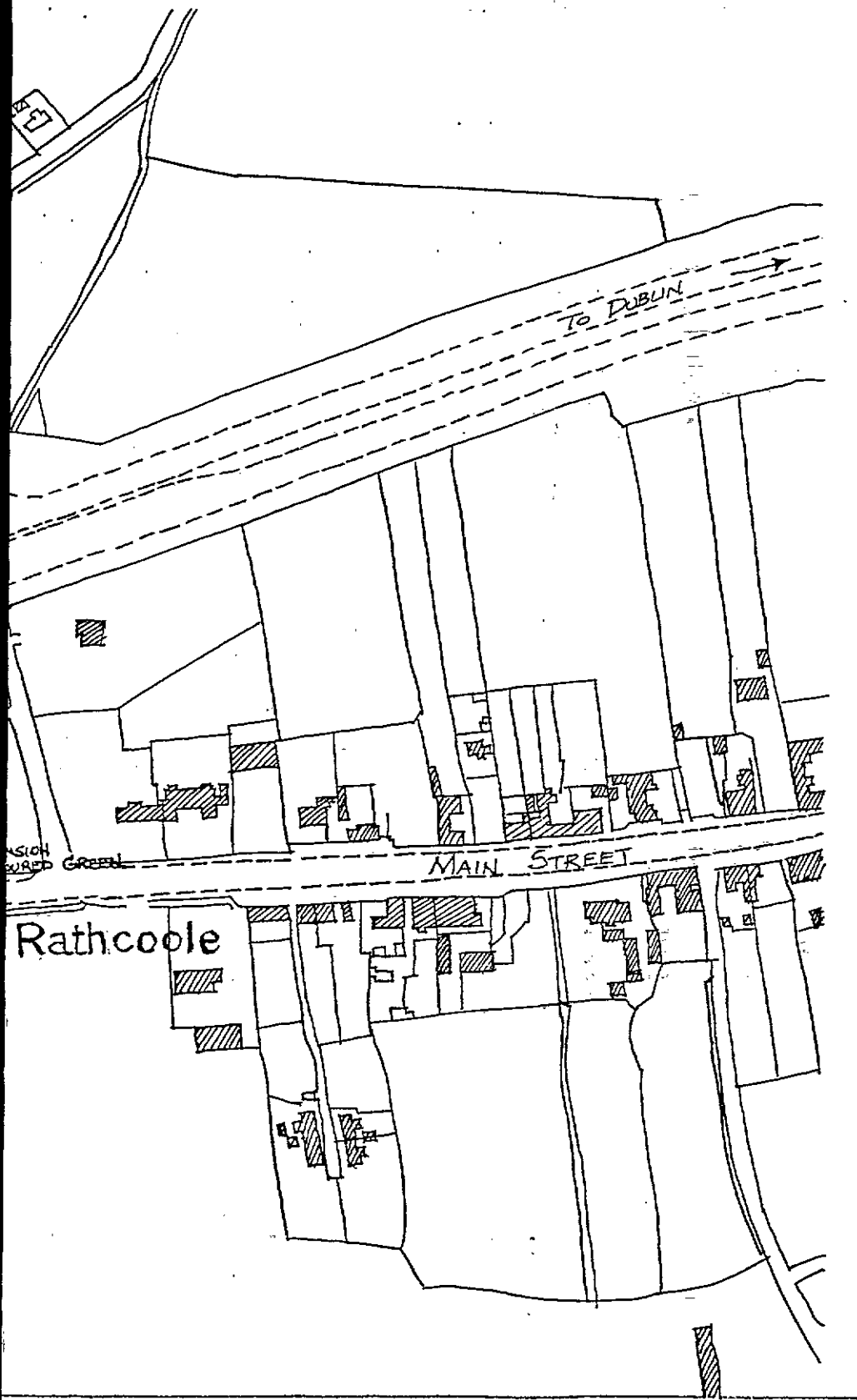
Yours sincerely,

John Cowan  
JOHN L. GRIFFITH & PARTNERS



LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 21-9

Job No. R



252 DRG-No. 1 : MARCH 1990

BUNGALOW AT THE REAR OF
PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST, RATHCOOLE FOR E & M. GINNALLY
JOHN L. GRIFFITH & PARTNERS, ARCHITECTS

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant ~~Permission~~/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **John L. Griffith & Partners,** Decision Order **P/3414/91 - 26.07.1991**  
**Architects,** Number and Date  
**28, Merrion Square,** Register Reference No. **91A-0482**  
**Dublin 2.** Planning Control No.  
Application Received on **28.03.1991**  
Applicant **E. and M. Connally.** A. I. Rec'd: **31.05.1991**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant ~~Permission~~/Approval for:-

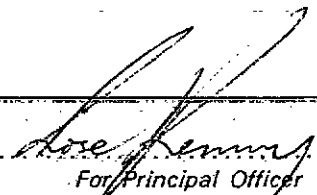
**bungalow on site at rear of the Shop Equipment Centre, Main  
Street, Rathcoole.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £750.00 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.	4. 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.

(Continued)

Signed on behalf of the Dublin County Council

  
For Principal Officer

Date **26.07.1991**

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

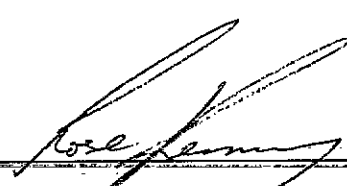
REASONS FOR CONDITIONS

5. A scheme of planting/landscaping for the site shall be agreed with the Parks Superintendent prior to the commencement of development.

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

5. In the interest of the proper planning and development of the area.

6. In order to comply with the Sanitary Services Acts 1878-1964.



**NOTE:**

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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/0482

Date : 6th June 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : rere of the Shop Equipment Centre, Main Street,  
Rathcoole

APPLICANT : E & M Connally

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 31st May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

John L. Griffith & Partners,  
Architects,  
28 Merrion Square,  
Dublin 2.



*Irish Index 29/5/91*

# JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.Arch., F.R.I.A.I.  
JOHN M. COWAN, B.Arch., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip Arch., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, Admin.

OUR REF: R252/JC  
YOUR REF:

28th. May 1991.

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



91A/0482  
1.8.0  
A.1

RE: Application for Approval for a bungalow on site at the rear of what was the Shop Equipment Centre (now known as Mount Temple News), Main Street, Rathcoole for E. & M. Connally.

CO. DUBLIN - Approval sought for a bungalow on site at the rear of the Mount Temple News, Main St., Rathcoole for E. & M. Connally.

Dear Sir,

I thank you for your letter of 22nd. May 1991 with reference to the above application for Approval.

As requested I enclose herewith the following additional information in quadruplicate:-

1. A revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.
2. I wish to clarify and confirm that the front elevation faces the Main Street Rathcoole and that the front elevation is the south elevation and the rear elevation is the north elevation. (see four copies of amended drawing R252/04 attached.)

With regard to drainage this is an application for Approval - outline Planning Permission was granted on appeal on 13th. December 1990 for the bungalow (P.A. Reg. Ref. 90A/518). On the application for outline permission it was stated that it was proposed to connect to the existing drains and outline permission was granted subject on the sole condition that "the developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that has been incurred by the Council in the provision of water, water supplies and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment of the contribution shall be as agreed upon between the developer and the said Council or, in default of agreement, shall be as determined by An Bord Pleanala."

I have checked with the County Council drainage maps in O'Connell Street and there is a foul drain running along Main Street in front of the site which from the ground levels and invert levels of the nearest existing manholes would appear to be about 6' 0" below ground level where our foul drain will join the main drain. Please find enclosed four copies of Drg. No. R252/1 amended to show the existing main foul drain run at the front of the site.

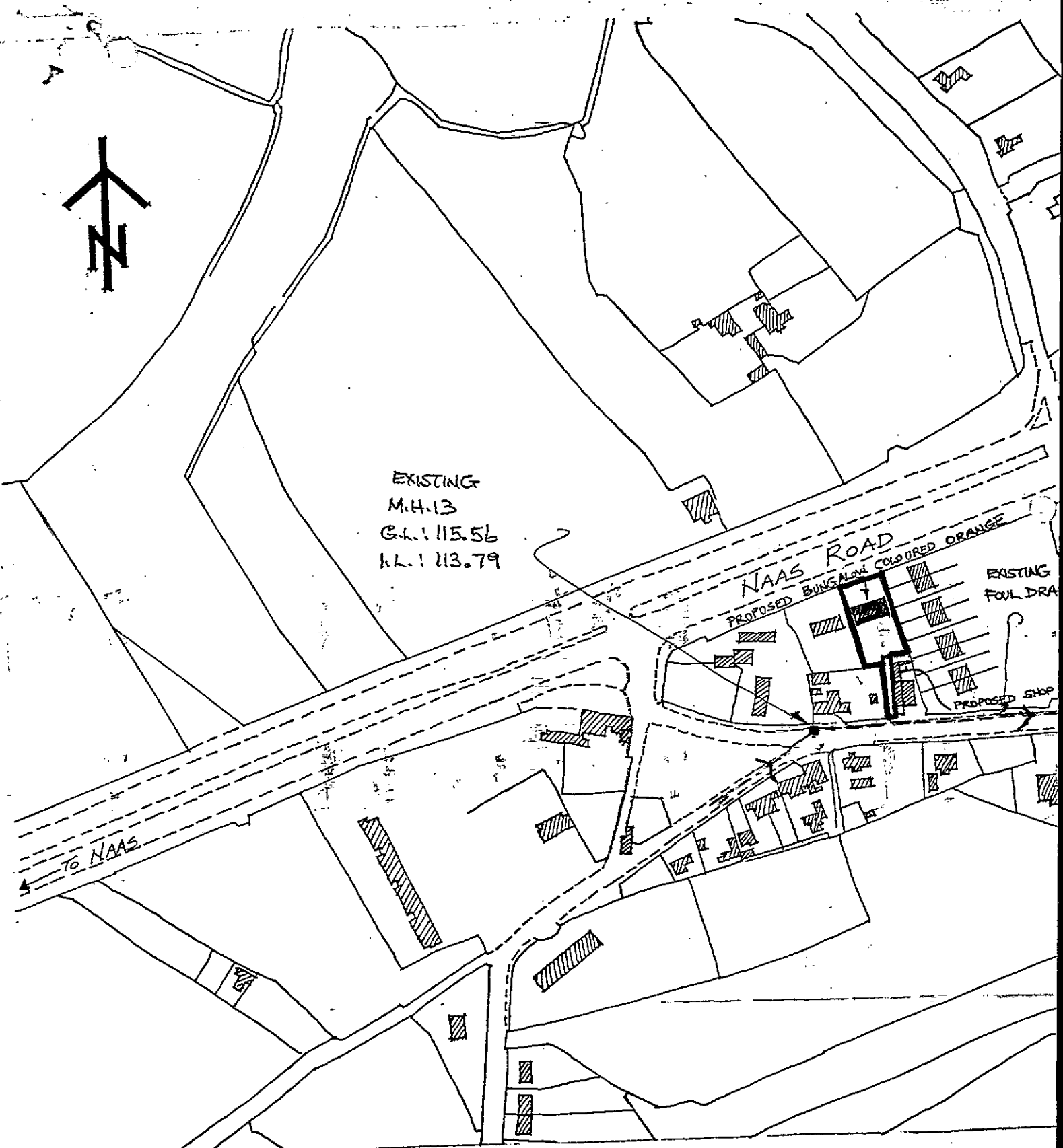
Yours sincerely,

*John Cowan*

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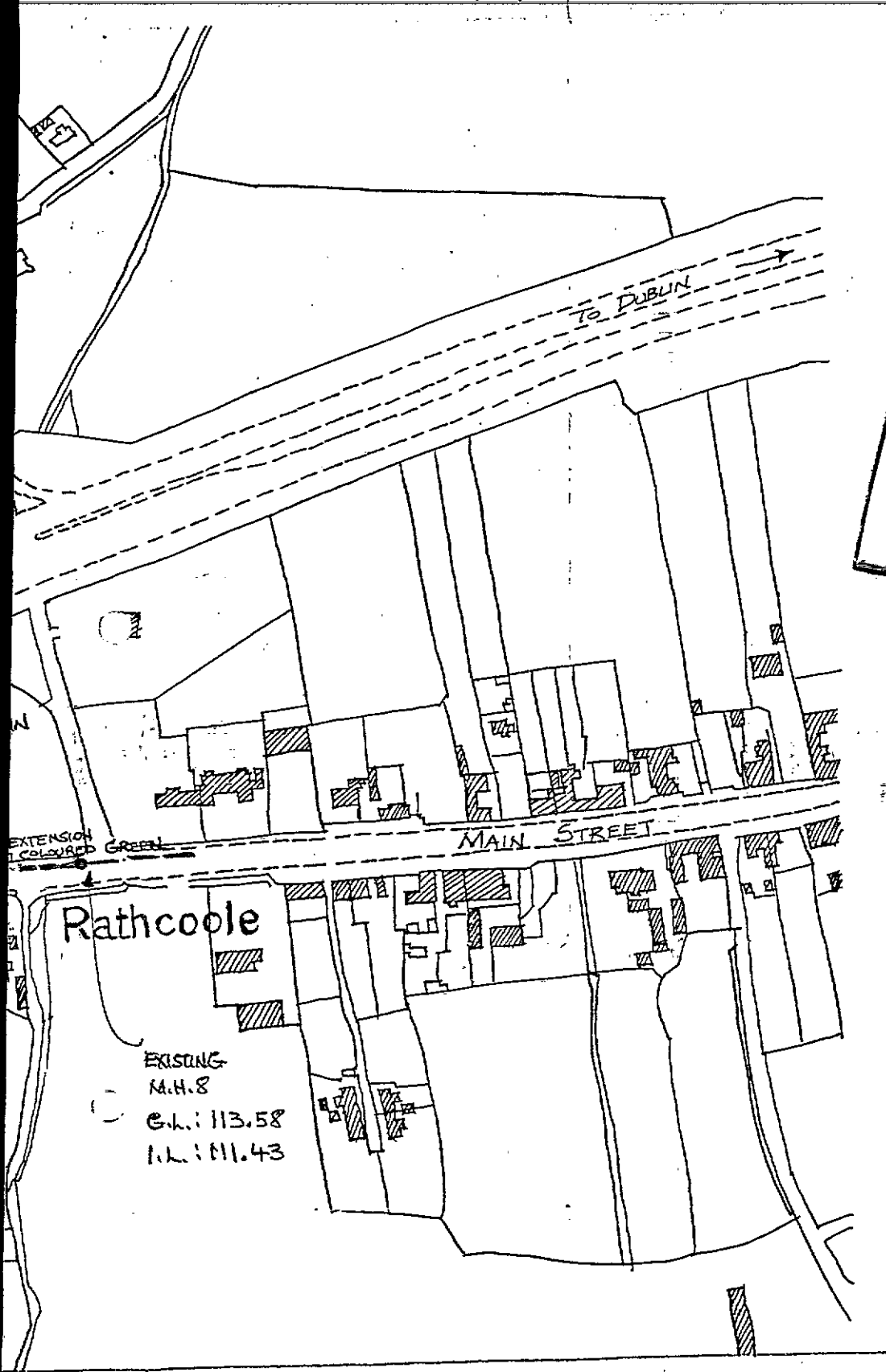
John Cowan  
JOHN L. GRIFFITH & PARTNERS





LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 2

Je



**RECEIVED**  
 31 MAY 1991  
 91A/0482  
 Reg. Sec.

1-9

No. R252 DRG. No. 1 MARCH 1990

BUNGALOW AT THE REAR OF  
 PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST,  
 RATHCOOLE FOR E & M. GINNALLY  
 JOHN L. GRIFFITH & PARTNERS, ARCHITECTS

John L. Griffith & Partners,  
Architects,  
28, Merrion Square,  
Dublin 2.

91A/0482

22 May 1991

RE: Proposed bungalow on site at the rear of the Shop  
Equipment Centre, Main Street, Rathcoole, for E. & M.  
Connally.

Dear Sir,

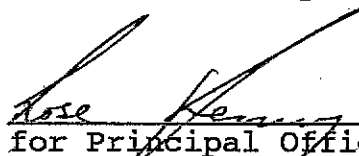
With reference to your planning application, received here on 28th March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The advertisement in relation to this application for Approval states that the bungalow is located at the rear of the Shop Equipment Centre, Main Street, Rathcoole. The bungalow in fact is located to the rear of Mount Temple News. The Shop Equipment Centre has been relocated elsewhere along the Main Street. The applicant is requested to submit a revised advertisement which states accurately the location of the proposed development which is to the rear of the premises called Mount Temple News.
2. Applicant is requested to clarify if the front elevation and rear elevation as shown on drawings 252/04 are orientated to the north and south as shown, or whether the front elevation in fact faces the Main Street, Rathcoole.

Note: Applicant is advised that drainage may not be available to the proposed bungalow.

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

Yours faithfully,

  
for Principal Officer.

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



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

Register Reference : 91A/0482

Date : 2nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : rere of the Shop Equipment Centre, Main Street,  
Rathcoole

APPLICANT : E & M Connally

APP. TYPE : APPROVAL/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received  
on 28th March 1991.

Yours faithfully,

  
.....  
PRINCIPAL OFFICER

John L. Griffith & Partners,  
Architects,  
28 Merrion Square,  
Dublin 2.



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 SHOP EQUIPMENT CENTRE  
 (If none, give description sufficient to identify) MAIN STREET, RATHCOOLE, CO. DUBLIN.

3. Name of applicant (Principal not Agent) E & M CONNALLY  
 Address GLENMALUR ~~HAZEL HATCH ROAD, NEWCASTLE~~ Tel. No. 58 0123

4. Name and address of person or firm responsible for preparation of drawings JOHN L. GRIFFITH & PARTNERS, ARCHITECTS,  
28, MERRION SQUARE, DUBLIN 2 Tel. No. 76 4756

5. Name and address to which notifications should be sent JOHN L. GRIFFITH & PARTNERS, ARCHITECTS,  
28, MERRION SQUARE, DUBLIN 2.

6. Brief description of proposed development THE ERECTION OF A BUNGALOW.

7. Method of drainage TO EXISTING MAIN DRAINS 8. Source of Water Supply FROM EXISTING WATER 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. N/A **BYE LAW APPLICATION**  
 (b) Proposed use of each floor N/A **REC. N 35028** 86/3/91

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

11.(a) Area of Site 987 Sq. m. (APPROX)  
 (b) Floor area of proposed development 150.9 Sq. m.  
 (c) Floor area of buildings proposed to be retained within site \_\_\_\_\_ Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD 2/4

13.Are you now applying also for an approval under the Building Bye Laws?  
 Yes  No  Place  in appropriate box. **N 35028**

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: IT IS THE PRACTISE OF THIS OFFICE TO TAKE ACCOUNT OF THE DRAFT BUILDING REGULATIONS AS ISSUED BY THE MINISTER OF THE ENVIRONMENT FOR THE DESIGN OF BUILDINGS, BUT THIS IS NOT TO BE INTERPRETED AS A GUARANTEE THAT THE PROVISIONS OF THE DRAFT BUILDING REGULATIONS HAVE BEEN IMPLEMENTED IN FULL OR IN ANY PARTICULAR RESPECT IN THIS PROPOSAL.

15.List of documents enclosed with application. NEWSPAPER ADVERTISEMENT, COVERING LETTER, 4 COPIES OF SITE LOCATION MAP R252/1, 4 COPIES OF R252/64 AND 4 COPIES OF SPECIFICATION.

16.Gross floor space of proposed development (See back) N/A Sq. m.  
 No of dwellings proposed (if any) 1 Class(es) of Development 1

Fee Payable £ 71-00 Basis of Calculation PLANNING APPROVAL: £16-00 BYE-LAWS: £55-00.  
 If a reduced fee is tendered details of previous relevant payment should be given £24-00 fee paid for Outline Permission application (Reg Ref: 90A/518)

Signature of Applicant (or his Agent) John L. Griffith & Partners Date 25th/3/1991

Application Type APP/301 FOR OFFICE USE ONLY  
 Register Reference 91A/0482  
 Amount Received £ 21/9 2.84 28/3  
 Receipt No \_\_\_\_\_  
 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 Office, Sun Alliance House, Molesworth Street, Dublin 2.

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

**NB. Applications must be received within 2 weeks from date of publication of the notice.**

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <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)			

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 CEATH

Receipt of this receipt  
acknowledgement  
entered is the receipt  
yes.

RECEIPT CODE

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

DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

N 35028

£30 00

2nd day of April 1951

Received this from John L. Griffiths partner  
28 Maria Square D2

the sum of three Pounds  
Pence being nothing

application at The Shop Equipment Centre, Main St  
Rathinda  
Clonsilla

Michael O'Hare Cashier

S. CAREY  
Principal Officer

# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

[RECEIPT CODE BOX]

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

BYE LAW APPLICATION.

REC. No. N 34718

CASH

CHEQUE

W.O.

B.L.

I.T.

£55.00

Received this

2nd day of April 19...

from

T. L. Gilliam - partners  
28 Nelson Square, D.2

the sum of

111 Pounds

Pence, being

application at The Shop Equipment Centre, Mo. St.

Michael J. Han

Cashier

[Signature]

S. CAREY  
Principal Officer

[Signature]





# JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763  
Fax No.: 610763

JOHN L. GRIFFITH, B.A.R.C.H., F.R.I.A.I.  
JOHN M. COWAN, B.A.R.C.H., M.R.I.A.I.  
DEREK A. ST. J. GRIFFITH, Dip ARCH., M.R.I.A.I.  
COLIN R. ST. J. GRIFFITH, ADMIN.

OUR REF: R252/JC.

YOUR REF:

25th. March 1991.

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

RE: Application for Approval for a bungalow on site at  
the rear of The Shop Equipment Centre, Main Street,  
Rathcoole for E & M Connally.

28 MAR 91

Dear Sir,

I wish on behalf of my clients E & M Connally to apply for Planning Approval and Building Bye-Law Approval for a bungalow on site at the rear of the Shop Equipment Centre, Main Street, Rathcoole.

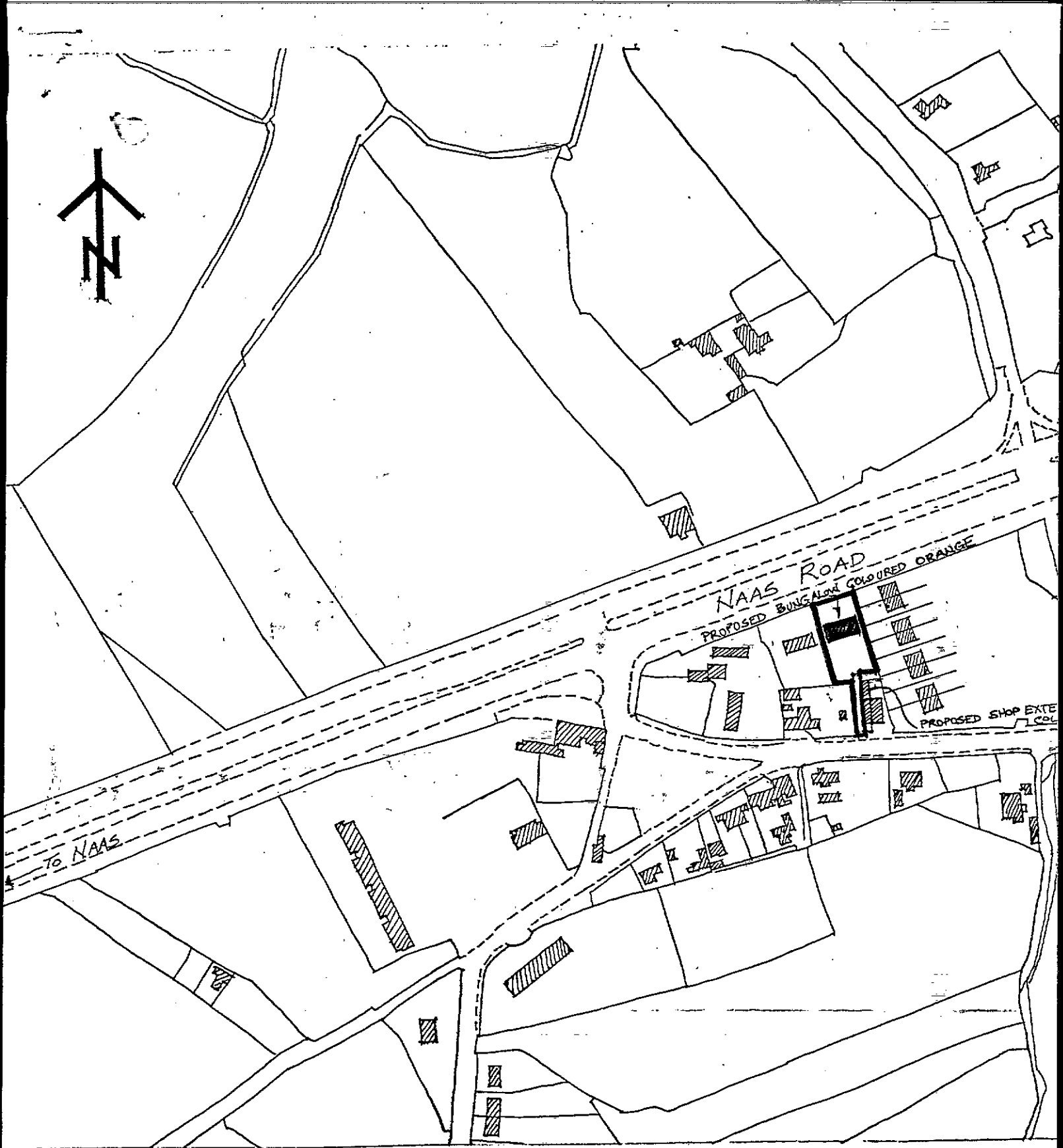
I am enclosing as is customary the required newspaper advertisement, a completed application form, the planning charge cheque, and four copies of the location map, of drawing No. R252/04 showing plans, sections and elevations and four copies of the specification.

Outline Planning Permission was granted on appeal on 13th. December 1990 for the bungalow (P.A. Reg. Ref. 90A/518)

Should you have any queries with regard to this application please do not hesitate to contact me.

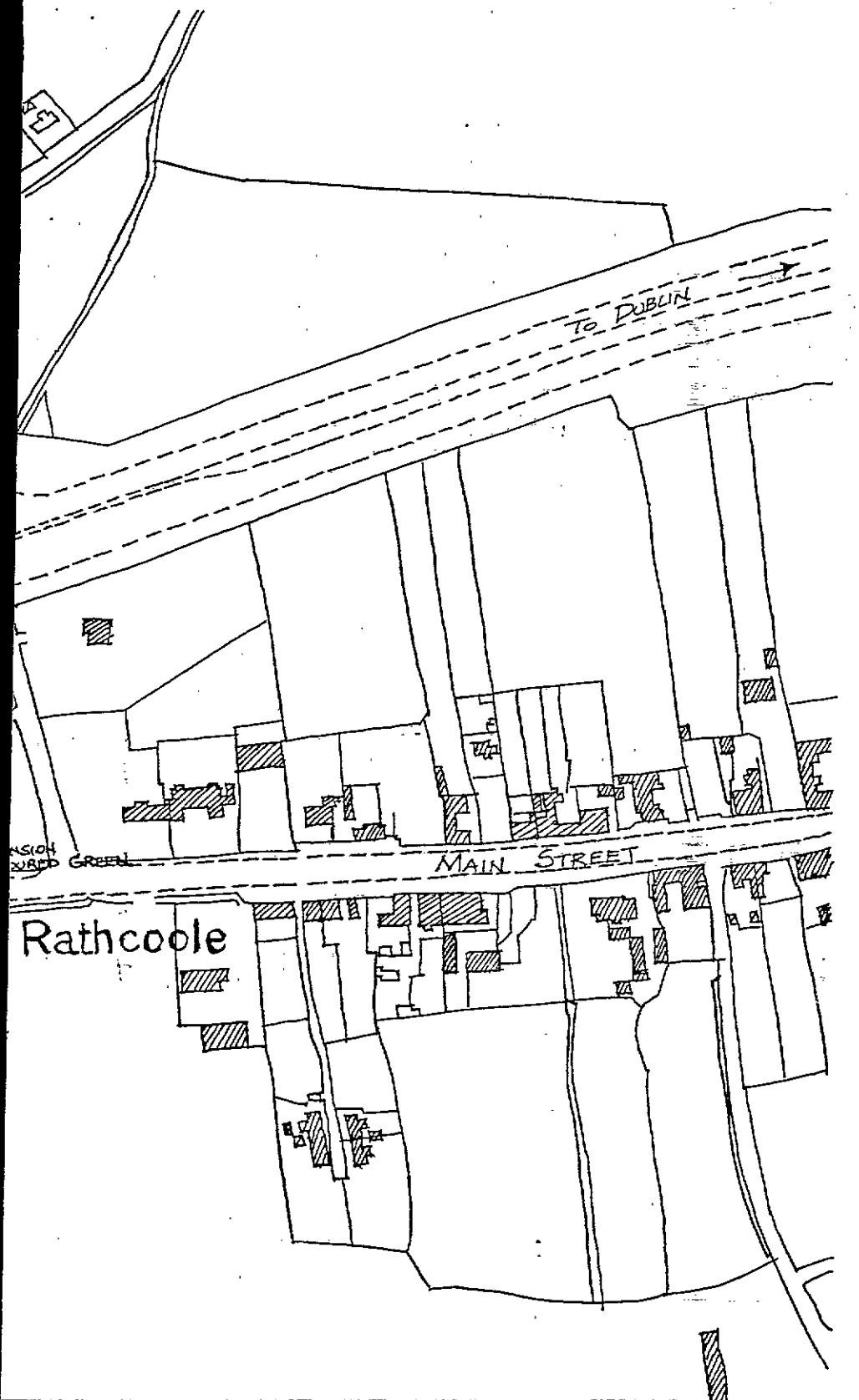
Yours sincerely,

John Cowan  
JOHN L. GRIFFITH & PARTNERS



LOCATION MAP 1:2,500 ORDNANCE SURVEY SHEET 21-9

Job No. 1



252 DRG-NO. 1 : MARCH 1990

BUNGALOW AT THE REAR OF
PROJECT: THE SHOP EQUIPMENT CENTRE, MAIN ST.,
RATHCOOLE FOR E & M. CONNALLY
JOHN L. GRIFFITH & PARTNERS, ARCHITECTS