

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 837

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.: Appeal Decision: <i>R.P.</i> Appeal Date: <i>12/3/42</i>	✓ ✓ ✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	✓
7	TO L. DOYLE FOR NOTING	✓

CHANGE STATUS IN PLANAPS:

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- WITHDRAWN:.....54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

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0837

Date Received : 23rd May 1991

Applicant : Tom Neasy

Appl.Type : PERMISSION

Development : Bungalow and riding stables

LOCATION : Kilmashogue Lane, Rathfarnham, Dublin 16

O.S.REFS.

25-3			
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AREA REFERENCE

S	R	0	1	0	3
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HISTORY

90/1067	-			

FEE CERTIFICATE NO. _____

FEE CLASS

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MEASUREMENT FOR FEES

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SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

91A 1051



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/0837

Date : 27th May 1991

Dear Sir/Madam,

Development : Bungalow and riding stables

LOCATION : Kilmashogue Lane, Rathfarnham, Dublin 16

Applicant : Tom Neasy

App. Type : PERMISSION

Date Recd : 23rd May 1991

Your application in relation to the above was submitted with a fee of £32.00 .

On examination of the plans submitted it would appear that the appropriate amount should be £72.00 .

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

Yours faithfully,

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

PRINCIPAL OFFICER

Patrick Delany, RTPI,
6 Beechfield House,
Shankill,
Co. Dublin

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: E/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT, GRADE

PL 6/5/86434

R.
P/1715/92
AN BORD PLEANÁLA

2/6

FINANCIAL CONTRIBUTION:
AMOUNT € Nil
F/ Refusal

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

County Dublin

Planning Register Reference Number: 91A/837

APPEAL by Tom Neasy care of Patrick M. Delaney of 6 Beechfield Haven, Shankill, County Dublin against the decision made on the 9th day of July, 1991 by the Council of the County of Dublin to refuse permission for development comprising the construction of a bungalow and riding stables at Kilmashogue Lane, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area for which the zoning objective, as set out in the current development plan for County Dublin, is "to protect and provide for the development of agriculture". This objective is considered to be reasonable. The proposed development would be in conflict with the objective because it would not comply with the policies relating to residential development in areas so zoned which are set out in the said plan and are also considered reasonable. It is considered, accordingly, that the proposed development would be contrary to the proper planning and development of the area.
2. Access to and egress from the proposed site, together with the additional traffic generated on this narrow, substandard road, which has no verges, steep gradients and blind bends, would endanger public safety by reason of traffic hazard.
3. Development on the proposed site, because of its elevated location, would be visually obtrusive and would be injurious to the scenic amenities of the Kilmashogue Hill area.


Dorothy A. Murphy

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

Dated this 12th day of March. 1992.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/837

Order Noted: L.D.
Dated: 14 TH APR 1992 <i>[Signature]</i> ASSISTANT COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated 10 TH day of FEBRUARY 19 92



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

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/0837

Your Ref.: PL6/5/86434

13 February 1992

Re: Proposed bungalow and riding stables at Kilmashogue Lane,
Rathfarnham, Dublin 16 for Tom Neasy.

Dear Sir/Madam,

I refer to your letter dated 19th September, 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

~~Nothing further to add to Dublin Planning Officer's report dated 9th July, 1991, except to reiterate that the Council's policy in relation to housing in rural areas is clearly stated in para. 2.3.9 of the Written Statement of the Development Plan. The proposed development does not conform with the Council's policy as stated. It would constitute further ribbon development and would be prejudicial to road safety. It is requested that An Bord Pleanála uphold the reason to refuse permission in this instance for the reasons stated in decision Order P/3102/91.~~

A grant of planning permission would set a most undesirable precedent for further one-off housing in this rural area, which is under serious pressure for further housing development.

Yours faithfully,

for Principal Officer.

M. O'Shea

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Date Received : 23rd May 1991

Register Reference : 91A/0837

Applicant : Tom Neasy

Development : Bungalow and riding stables

LOCATION : Kilmashogue Lane, Rathfarnham, Dublin 16

DECISION : REFUSE PERMISSION .

DATE OF DECISION : 09.07.91.

APPEAL TYPE : AGAINST DECISION .

APPELLANT TYPE : FIRST PARTY

I attach for your observations memo/letter dated 19/9/91 from An Bord Pleanála

Please reply before 16th OCTOBER '91

S. M. Mullen
for Principal Officer

2/10/91
Date

OBSERVATIONS

nothing further to add to
P.P.O report dated 2/7/91
except to reiterate that the
Council's policy in relation to housing
in rural areas is clearly stated in
para. 2.3.9 of the written State develop. plan. The prop. develop. does not
conform with the Council's policy as
stated. It would constitute further
rural development & would be
prejudicial to road safety. It is
requested that A.B.P. uphold the

M. O'Shea 4/10/91
PLANNING OFFICER

Decision to
S.E.D.C. DATE

refuse per in this
instance as the reasons stated

A grant of planning permission would set a most undesirable precedent for further loss of housing in this rural area, which is

P/3102/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0837

Date Received : 23rd May 1991

Correspondence : Patrick Delany, RTPI,
Name and : 6 Beechfield House, Haven
Address : Shankill,
Co. Dublin

Development : Bungalow and riding stables

Location : Kilmashogue Lane, Rathfarnham, Dublin 16

Applicant : Tom Neasy

App. Type : Permission

Zoning : B

(MOS/DK)

Report of the Dublin Planning Officer dated 2nd July, 1991.

This application is for PERMISSION. The proposed development consists of a bungalow and riding stables at Kilmashogue Lane, Rathfarnham, Dublin 16 for Tom Neasy.

The applicant states that he has an agreement to purchase the freehold interest in the site.

Under Reg. Ref. 90A-2067, permission was refused by Dublin County Council for a residence with associated site development works on this site (Decision order P/148/91 dated 14th January, 1991). The applicant was Mr. T. Neasy. Four reasons for refusal were quoted (zoning, traffic hazard, public health hazard and visual obtrusiveness). *An adjoining 3 acres were proposed to be stalled*

The area of the site is stated to be 2 acres. *(The applicant form states that* available, *if required).* The site is part of a field which was being used last winter for grazing purposes. The site is elevated and visible from Tibbradden Road. A hedgerow forms the roadside boundary, while stone walls define the boundary to the south. Kilmashogue Lane is a narrow windy rural road, the *metalled* part of which is approx. 4.0 metres wide.

The site is zoned 'B' in the 1983 County Development Plan with the objective "to protect and provide for the development of agriculture".

The floor area of the proposed house is stated to be 344 sq. m. It is single storey. It is more modest in scale and would be less obtrusive on the visual amenities of the area than the house refused under Reg. Ref. 90A-2067.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0837

Page No: 0002

Location: Kilmashogue Lane, Rathfarnham, Dublin 16

The applicant has submitted a report from Consulting Civil Engineers, which states that the ground is suitable for the disposal of septic tank effluent.

REPORTS

The Roads Report (dated 24th June, 1991) recommends refusal on the grounds that any additional turning movements on this narrow substandard road would endanger public safety by reason of a traffic hazard.

The Parks Department report dated 19th June, 1991, states that the proposed development is not compatible with the zoning objective for the area and notes conditions which should be attached in the event of permission being considered.

The proposal is unacceptable to the Supervising Environmental Health Officer (report received 26th June, 1991). *However, I understand from the E.H.O. that an acceptable scheme for septic tank might be achieved.*

E.C. In support of the application a covering letter has been submitted stating that Mr. and Mrs. Neasy have had a long history of involvement in the horse business. It is proposed to keep horses at Kilmashogue for family benefit. It is maintained that the applicant conforms with paragraph 2.3.7 of the written statement of the development plan on the grounds that the applicant and his wife "... both qualify as persons to be employed in rural areas whose housing demand is "a locational necessity".

PLANNING ASSESSMENT

Paragraph 2.3.9 of the written statement of the Development Plan states the Councils policy with regard to houses in rural areas. It stated, inter alia, that "... dwellings may be permitted on suitable sites in rural areas where applicants can indicate either a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the area in question."

According to Planning application form
1 states the applicant lives at 30 Dingle Valley, Marlay Heights
Accompanying letter from agent
He or his wife are not employed in agriculture. The horses which it is proposed to keep are for the use of the family. *The applicant owns a trade farm in Co. Wick near the family farm of 100 acres*
The applicant has not demonstrated that his need for a house in the area conforms with the Councils policy with regard to housing in rural areas. The proposed development, in my opinion, constitutes a material contravention of the development plan. The proposed development is unacceptable on zoning and traffic safety grounds.

I recommend that a decision to REFUSE PERMISSION be made under the Local

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0837

Page No: 0003

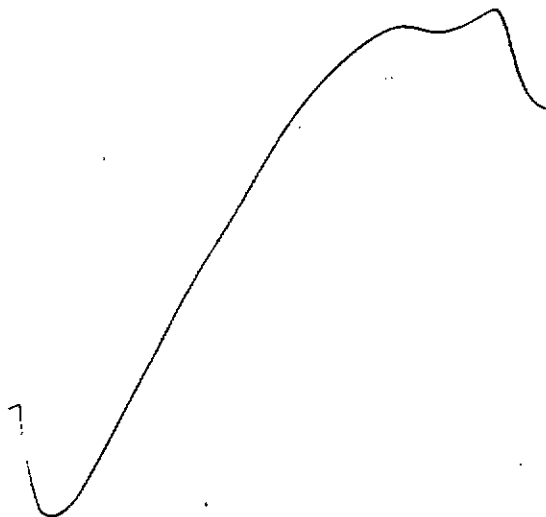
Location: Kilmashogue Lane, Rathfarnham, Dublin 16

Government (Planning and Development) Acts, 1963-1990 for the following (2) reasons:-

REASONS FOR REFUSAL

- 01 The site is located in an area zoned 'B' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and provide for the development of agriculture". The applicants need for a house in this area does not conform with the Council's policy for housing in rural areas as stated in paragraph 2.3.9 of the Development Plan. The proposed development would contravene materially a development objective indicated in the ^{Dublin Planning} Dublin Planning for the use primarily of this area for agricultural purposes and would, thus, not be in accordance with the proper planning and development of the area.

- 02 The site is located on a narrow rural substandard road which has no verges, has steep gradients and blind bends. Sight distances provided at the proposed entrance are substandard and are not in accordance with the requirements of the Roads Department. The proposed development would generate additional turning movements on this road and would thereby endanger public safety by reason of traffic hazard.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0837

Page No: 0004

Location: Kilmashogue Lane, Rathfarnham, Dublin 16

Richard Cremiva SEP
for Dublin Planning Officer
M. 4-7-91

PK
Endorsed:-----
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : *9 July 1991*

K.O. Sullivan
APPROVED OFFICER *Dist. City & Co. Manager*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~19 June 1991~~.

8th July 1991.

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL
4 JUN 1991
ENVIRONMENTAL HEALTH
OFFICERS

Register Reference : 91A/0837

Date : 27th May 1991

Development : Bungalow and riding stables

LOCATION : Kilmashogue Lane, Rathfarnham, Dublin 16

Applicant : Tom Neasy

App. Type : PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 23rd May 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.06.91
Time 4.35

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

Yours faithfully,

PRINCIPAL OFFICER

Date of Inspection 14th June '91

The above proposal is unacceptable for the following reasons:

1. The proposal to locate the percolation area such a distance from the proposed dwelling will incorporate 40m of drainage pipes and will result in deep invert levels.
2. No details of Percolation design and specification of septic tank and drainage in accordance with IRES S86/1. There was no distribution box in the percolation area and there was no reserve percolation area.
3. No evidence of potability of water supply from proposed well

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Note: Trial hole, reported on the 14th June 91 indicate soil suitability for the disposal of septic tank effluent.

Sta Devine
for John O'Reilly SBH10
NFBBC

Gregory Bauer

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0837.
 DEVELOPMENT: Bungalow and riding stables.
 LOCATION: Kilmashogue Lane, Rathfarnham.
 APPLICANT: Tom Neasy.
 DATE LODGED: 23.5.91.

This application is for full permission for bungalow and riding stables at Kilmashogue Lane, Rathfarnham.

The applicant was refused permission for a residence with associated site development works by Dublin County Council on 14.1.91 (90A/2067). Roads objected to the development since access was intended to a very narrow substandard road with inadequate sight distances along it. Indeed steep gradients, blind bends and the narrow carriageway width would make any further additional turning on this road a danger to public safety by reason of a traffic hazard.

Roads recommend refusal on the afore mentioned grounds.

MA/BMcC
21.6.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 24.06.91
 Time 3.30

SIGNED: Michael Arthur

ENDORSED: E w/adden

DATE: 24-6-91

DATE: 24th June '91

Mayors



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

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

Our Ref.
Your Ref.
Date 19.06.1991

RE: Application for bungalow at Kilmashogue Lane, Rathfarnham,
Dublin 16. Reg. Ref. 91A/837.

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

The applicant is applying for planning permission to develop a private dwelling on land zoned 'B' in the 1983 County Development Plan. Zone 'B' is to protect and provide for the development of Agriculture. The proposed development is, therefore, not considered compatible with the objectives of the County Development Plan.

However, 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. A scheme of planting to reduce the impact of the house as viewed from the road should be submitted and agreed with Parks Department prior to the commencement of development.

Handwritten signature

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION
Date 24.06.91
Time 9.20

Our Ref: PL 6/5/86434
P.A. Ref: 91A/837

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



Date: 12 MAR 1992

Appeal Re: Bungalow and riding stables at
Kilmashogue Lane, Rathfarnham, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

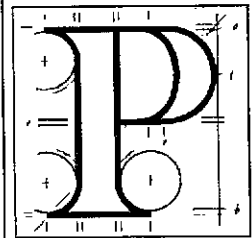

Miriam Baxter.

Encl.

BP 352



An Bord Pleanála



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


AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/837

APPEAL by Tom Neasy care of Patrick M. Delaney of 6 Beechfield Haven, Shankill, County Dublin against the decision made on the 9th day of July, 1991 by the Council of the County of Dublin to refuse permission for development comprising the construction of a bungalow and riding stables at Kilmashogue Lane, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area for which the zoning objective, as set out in the current development plan for County Dublin, is "to protect and provide for the development of agriculture". This objective is considered to be reasonable. The proposed development would be in conflict with the objective because it would not comply with the policies relating to residential development in areas so zoned which are set out in the said plan and are also considered reasonable. It is considered, accordingly, that the proposed development would be contrary to the proper planning and development of the area.
2. Access to and egress from the proposed site, together with the additional traffic generated on this narrow, substandard road, which has no verges, steep gradients and blind bends, would endanger public safety by reason of traffic hazard.
3. Development on the proposed site, because of its elevated location, would be visually obtrusive and would be injurious to the scenic amenities of the Kilmashogue Hill area.



Donagh A. Murphy

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

Dated this 12th day of March, 1992.

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/0837

Your Ref.: PL6/5/86434

13 February 1992

Re: Proposed bungalow and riding stables at Kilmashogue Lane,
Rathfarnham, Dublin 16 for Tom Neasy.

Dear Sir/Madam,

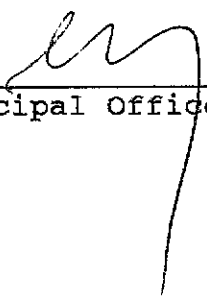
I refer to your letter dated 19th September, 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

The Council's policy in relation to housing in rural areas is stated in para. 2.3.9 of the Written Statement of the Development Plan. The proposed development does not conform with the Council's policy as stated. It would constitute further ribbon development and would be prejudicial to road safety. It is requested that An Bord Pleanála uphold the reason to refuse permission in this instance for the reasons stated in decision Order P/3102/91.

A grant of planning permission would set a most undesirable precedent for further one-off housing in this rural area, which is under serious pressure for further housing development.

Yours faithfully,



for Principal Officer.

Our Ref: PL 6/5/86434
P.A. Reg. Ref: 91A/837

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

Date: 19th September 1991.

Appeal re: Proposed bungalow and riding stables at
Kilmashogue Lane, Rathfarnham, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

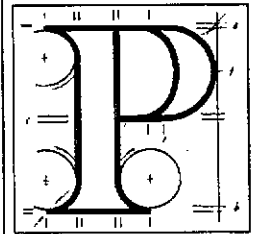
Encl.

BP 555

R-24/9

M

An Bord Pleanála



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

9 SEP 91

OBS

PATRICK M. DELANY B.Arch., FRIAI, RTPI, I.P.I.
6, BEECHFIELD HAVEN,
SHANKILL, CO. DUBLIN.

PLANNING CONSULTANT
Tel. No. (01)2820201

The Secretary,
An Bord Pleanála,
Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



PMD/MM

13th September 1991

Proposed Bungalow and Riding Stables at Killmashogue Lane,
Rathfarnham, Dublin 16. for Tom Neasy, . DCC reg. ref. 91A/0837.
PL.6/5/86434. Date of Decision 9th July 1991.

Dear Sir,

I refer to my Appeal letter of 31.7.91 and to my sight of interdepartmental reports which gave rise to this decision to refuse, and which I have examined and transcribed in accordance with your Board's recent authority to view. On these reports (transcription attached), I would comment as follows:

The general tone of the reports displays, in a number of specific instances, a lamentable failure to look at the facts on the ground, and to deal fairly with the case. I list below specific breaches of fairness, or of cavalier dismissal of facts easily verifiable by proper and careful site inspection. In particular, the report of the planning officer on whose recommendation the application was refused misrepresents or omits reference to the following items:

- a) "The site is.....visible from Tibbradden Road". The site is not in any real sense visible from Tibbradden Road". Photo 'R' enclosed shows a view of the site taken from that road. The picture was taken (with winter foliage) from a point standing on a rock on the north side of Tibbradden Road. There is no other point along this road from which the site - and therefore the proposed bungalow - could be glimpsed at all.
- b) In such a broad sweep of landscape, does it matter ?
- c) If it did, the two-storey house nearer the camera is clearly more obtrusive. I realise that this latter "slipped through", past the watchful eye of the planning authority; but that is no reason why my client should suffer for resultant official pique, however understandable.

/more

- d) A self-contradictory "storm in a tea-cup" has been generated in regard to the suitability or otherwise of the site subsoil for septic tank effluent. On the one hand, the report of 26.6.91 from the Environmental Health Officer is quoted, saying that "the proposal is not acceptable to the supervising EHO". On the other hand, the planning officer states that "I understand from EHO that an acceptable scheme for a septic tank might be achieved".

I submit that:

- 1) such a satisfactory scheme has already been achieved in consultation with civil engineers Kavanagh and Mansfield, and
- ii) even were this not so, I further submit that such matters under Public Health legislation are not matters proper to this stage of a planning application. (The attention of your Board is directed to Art. 5.29(i) of the DOE Memorandum of Advice and Guidelines, Oct. 1982 - the "Yellow Book").
- e) "He (the applicant) and his wife are not employed in agriculture." In support of this contention, the planning report quotes the Application Form as evidence that "the Applicant lives at 6, St. Mary's Lane, Dublin 7." As should have been clear from inspection, the form does not claim that the applicant lives at no. 6, St. Mary's Lane; the latter was the then address of Mr. Neasy's professional office (since moved to Arran Square) from which he runs an architectural consultancy practice, T. G. Neasy and Associates. It is neither correct nor sensible to deduce from an urban office address that "the applicant is not employed in agriculture". The same applies to the applicant's home address, also urban.
- f) The most distressing aspect of the planning authority's attitude is this failure to accept that a citizen and his wife may desire to change their status from urban to rural dweller. The Development Plan does indeed by inference provide for such a change, and it is submitted that the applicants clearly fall within the provisions of Art. 2.3.9 of the Written Statement. To refuse recognition for this is perverse and inhuman, and is in no demonstrable way consonant with the proper planning and development of the area.
- g) What is meant by the harping by the planning officer on the proposition that "the horses which it is proposed to keep are for the use of the family"? This cannot be seen as an inhibiting factor - rather the reverse.
- h) One must ask, what is the planning authority trying to achieve? It is submitted that:
- i) riding stables are not listed in the uses which will be permitted in the Agricultural 'B' Zone; the closest analogous use is 'Boarding Kennels', a comparable if somewhat less attractive neighbour than stables;

RECEIVED
16 SEP 1991

/more

- ii) There are very few land uses which sit comfortably into a zone whose objective is the 'preservation and protection of agriculture'. It is clear that on grounds of low density, care of animals, 'green' orientation, small traffic generation and other related grounds, the present proposal represents a most suitable use, and is in fact an agricultural one.
- iii) I submit that the stables proposed are a use lying clearly within the four walls of the envisaged zoning. If the contention of the planning officer, that this constitutes a Material Contravention of the Plan, I would respectfully remind your Board that it is not bound by the terms of that Plan, more especially if the terms thereof are being given an unduly narrow and restrictive interpretation. I submit that the planning officer is plainly wrong in the interpretation expressed in his report of 4.7.91. I ask your Board to set aside that interpretation, and to grant the Permission sought.
- j) The same applies to the report of the Parks Department. It is none of the business of the Senior Parks Superintendent to state that "to grant this application would involve a Material Contravention of the Development Plan". Furthermore, his suggestion that public open space should be provided pro rata in connection with a single large private dwelling on a five-acre site strains credulity and common sense. Agreed landscaping works, up to a cost of £400 or £500, carried out in lieu of a cash contribution, might be acceptable to my client; but the suggested imposition of £1000 is past all reason.
- k) Finally, I refer to the Roads report of 24.6.91. I would direct the attention of your Board and inspector to my appeal letter of 31.7.91, especially para. 2 thereof. As there stated:
- i) Kilmashogue Lane had only 6 no. established dwellings when O.S. sheet 25.3 was revised in 1968-69;
 - ii) since that date, a further 18 no. dwellings has been erected;
 - iii) all but one of these has been erected with planning permission, either by DCC itself or by your Board on appeal. (see set of photographs lodged with my planning application, which indicate the small concern for visual amenity displayed in these seventeen earlier decisions).
 - iv) Kilmashogue Lane thus gives access to at least 24 no. existing dwellings, without any recorded accident.
 - v) I refer also to the traffic-counts set out a para 2.d) of my letter of 31.7.91
 - vi) as already indicated, ample space exists ~~for any modification~~ of the entrance to the site, including any lay-by or sight-lines required by Roads Dept. - an offer already made by ~~applicant~~ applicant, and which Roads has chosen to ignore.

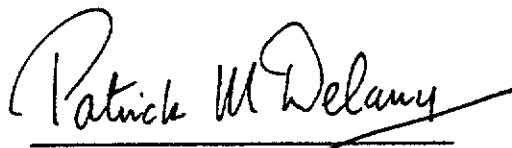
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16 SEP 1991

I add one further complaint. The report of the Environmental Health Officer implies that the site is not acceptable because there is "no evidence of potability of proposed water supply from bored well". This report also flouts DoE Guide-lines - Art. 5.29(i) as above. The matter could be dealt with by way of a Condition; it is quite inequitable, to put my client to unnecessary trouble and expense on a matter of public health detail in advance of having the planning issue decided, especially in an area where bored wells have achieved EHO standards, the nearest example being not more than 100 metres away to the south.

Your Board is asked to overturn the decision of the planning authority and to grant the Permission sought.

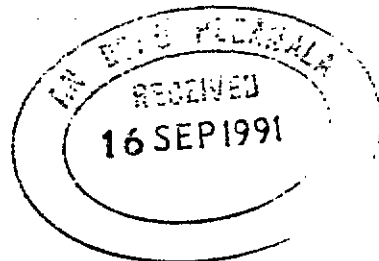
Yours faithfully,



PATRICK M. DELANY

Planning Consultant

2 encl.



Record of Executive Business and Manager's Order. TRANSCRIPT 20.8.91.

Reg.ref. 91A/0837

Correspondence - P.M.Delany, 6,Beechfield, Shankill.

Development - Bungalow and riding stables - Location, Kilmshogue Lane, Rathf. 16.

Applicant - Tom Neasy. Type - PERMISSION Zoning (blank)

MOS/DK.

Report of Dublin Planning Officer dated 2.7.91.

This application is for Permission.

Proposed development consists of a bungalow and riding-stables at Kilmashogue Lane, Rathfarnham, Dublin,16, for Tom Neasy.

The applicant states that he has an agreement to purchase the freehold interest in the site.

Under reg. ref. 90A/2067, Permission was refused by DCC for a residence and assoc. siteworks on this site. Applicant was Mr. T.Neasy. Decision Order P.143/91(4.1.91.) Four reasons for refusal were quoted - zoning, traffic hazard, public health hazard, and visual obtrusiveness. An adjoining three acres was proposed to be sterilised. The area of the site is stated to be 2 acres; the application states that a further 3 acres are available (i.e. as per 90/2067) if required.

The site is part of a field which was being used last winter for grazing purposes. The site is elevated, and visible from Tipbradden Road. A hedgerow forms the road-side boundary. A stone wall defines the boundary to the south. Kilmashogue Lane is a narrow windy rural road, the metalled part of which is approx. 4 metres wide. The site is zoned 'B' in the 1983 Development Plan, with the objective to protect and provide for the development of agriculture.

The floor area of the proposed house is stated to be 344 sq. metres. It is single storey. It is more modest in scale and would be less obtrusive on the visual amenities of the area than the house refused under reg.ref. 90A/2067. The applicant has submitted a report from consulting civil engineers which states that the ground is suitable for the disposal of septic tank effluent.

Reports. The Roads Report dated 24.6.91 recommends refusal on the grounds that any additional turning movements on this narrow substandard road would endanger public safety by reason of a traffic hazard.

(19.6.91)

Parks Dept. Report states that the proposed development is not compatible with the zoning objective for the area, and notes conditions which should be attached in the event of Permission being considered.

E.H.O. The proposal is not acceptable to the supervising Environmental Health Officer (report received 26.6.91. However, I understand from the EHO that a an acceptable scheme for a septic tank might be achieved.

In support of the application, a covering letter has been submitted, stating that Mr. and Mrs. Neasy have a long history of involvement in the horse business. It is proposed to keep horses at Kilmashogue for family benefit. It is maintained that the applicant conforms with para. 2.3.7. of the written statement of the Development Plan, on the grounds that the applicant and his wife both qualify as "persons to be employed in rural areas. . . . whose housing demand may be termed a locational necessity".

16 SEP 1991

Planning Assessment.

Para. 2.3.9. of the Written Statement states council policy with regard to houses in rural areas. It states inter alia that "dwellings may be permitted on suitable sites in rural areas where applicants can indicate a need to reside in close proximity to their employment and/or a close relationship with the rural community and/or the area in question". According to the application form, the applicant lives at 6, St. Mary's Lane, Dublin 7. Accompanying letter from Agent states that the applicant lives at 36, Dargle Valley, Marlay Grange. He and his wife are not employed in agriculture. The horses which it is proposed to keep are for the use of the family. The applicant owns a small farm in Co. Louth, near the family farm of 100 ac

more/

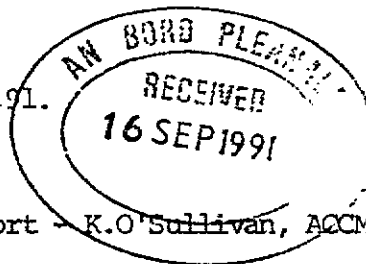
The applicant has not demonstrated that his need for a house in the area conforms with council policy in regard to housing in rural areas. The proposed development constitutes in my opinion a Material Contravention of the Development Plan. The proposed development is not acceptable on zoning and traffic safety grounds. I recommend that a decision to refuse Permission be made, under Local Govt. (P. & D.) Acts 1963/90, for the following two reasons:

1. The site is located in an area zoned 'B' in the 1983 Co. Development Plan, where it is an objective of the planning authority to protect and provide for the development of agriculture. The applicant's need for a house in this area does not conform with the council's policy for housing in rural areas, as stated in para. 2.3.9. of Development Plan. The proposed development would contravene materially the objective indicated in the Devt. Plan - for the use primarily of this area for agricultural purposes, and would thus not be in accordance with the proper planning and development of the area.
2. The site is located on a narrow rural sub-standard road which has no verges, has steep gradients and blind bends. The sight-distances provided at the proposed entrance are sub-standard and are not in accordance with requirements of the Roads Dept. The proposed development would generate additional turning movements on this road and would thereby endanger public safety by means of a traffic hazard.

Signed - Richard Cremins, S.E.P., for D.P.O. 4.7.91.

Endorsed - P. Kenny for Principal Officer.

Order of Refusal made in accordance with above Report - K.O'Sullivan, AQCM., 9.7.91.



/Senior

to: Environmental Health Officer
33, Gardiner Place. 1.

(all refs. as preceding)

Date of inspection - 14.6.91.

I enclose copy of planning application (refs.). Your obs. within 28 days, please.

27.5.91 M. O'Shee or O'Shea.

from: SEHO to M'OS - The above proposal is unacceptable for the following reasons:

1. Proposal to locate percolation area at such a distance from proposed dwelling will involve 40m. of drainage pipes and result in deep invert levels;
2. No details of design of septic tank and drainage in accordance with S.R.6.
3. No distribution box in percolation area.
4. No reserve percolation area.
5. No evidence of potability of proposed water supply from bored well.

NOTE: A trial hole inspected on 14.6.91 indicates soil suitability for septic tank effluent.

Signed - Rosemary Bower.

more/

Kilmashque (Neasy) contd.

(all refs. as above) Date lodged 23.5.91.

Report from Margery O'Shea - This application is for full Permission for a bungalow and riding stables at Kilmashogue Lane, 16. Applicant was refused permission for a residence and associated site works by DCC on 14.1.91(ref.90A/2067). Roads Dept. objected to the development, since access was intended to a very narrow substandard road with inadequate sight-distances along it - indeed steep gradients, blind bends and the narrow carriageway width would make any further additional turning movements on the road a danger to public safety by reason of a traffic hazard. Roads Dept. recommend refusal on the aforementioned ground.

Signed - Michael Arthur, 21.6.91. Endorsed Owen Madden, 24.6.91.

Letter - Parks Dept to D.Drumgoole, SAO, Planning. (all refs.)

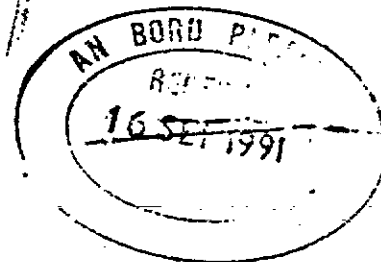
With regard to this application, Parks Dept. comments are: Applicant is applying for permission to develop a private dwelling on lands zoned 'B' in the 1983 Co. Devt. Plan. Zone 'B' is to protect and provide for the development of Agriculture. The proposed development is therefore not considered to be compatible with the objectives of the Development Plan. However, in the event of its being decided to grant permission, the following should be included :-

1. Applicant has not provided any public open space in accordance with 1983 Development Plan standards. Applicant should therefore be requested to supply further information as to how it is proposed to meet those requirements. Alternatively, applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of public open spaces in the area.
2. A scheme of planting to reduce the impact of the house as viewed from the road should be submitted and agreed with the Parks Dept. prior to the commencement of development.

Signed - Michael Lynch, Sen. Parks Supt. 19.6.91.

(Here ends the confidential Appeal File. Page 4 (herewith) gives Transcript of General Public File, available at counter.

/more



Kilmashogue (Neasy) contd.

(Transcript runs in reverse order - i.e. earliest documents come first).

- a) PMD Planning Application. 12 no.(4 x 3 no.) photos of existing houses.
- b) Site Plan (Byrne, Architect) - 1:500 scale, un-numbered.
- c) 1:2500 Site Map - coloured red and blue.
- d) Byrne's general drawings - 1:100 scale dated 7.3.91.
- e) Letter from T.A.Regan, Stables, Curragh. "Horses in training".
- f) " " Corbally Stud, Celbridge. " 2 horses at the Stud".
- g) " " Kavanagh Mansfield, Consulting Engineers, describing tests of septic tank drainage in accordance with I.S.12. Satisfied that location of septic tank is satisfactory. "Under S.I.12, test hole 2.8m. deep dug on 1.5.91 at percolation area. No water percolated into hole - still dry at 5.5.91. 78m. of piping required for percolation area"

Signed T. Kavanagh for Kavanagh Mansfield.

Four copies each of:

- i) PMD letter of application dated 1.5.91.
- ii) Completed application form;
- iii) 1:500 scale site plan (coloured, undated);
- iv) 1:100 scale general drawings, dated 7.3.91.
- v) One no. cheque for £32.00. (Receipt no.39716).
- vi) Whole page of "Irish Press" dated 18.5.91.

Supplementary letter from PMD enclosing extra £40.00 cheque (DCC request).

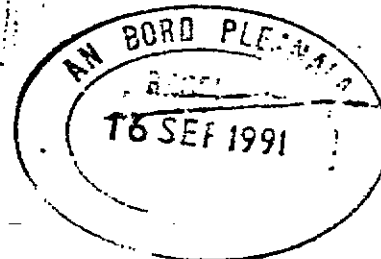
Letter from Byrne, Architect (per Paul Gilmore) enclosing, by way of unsolicited Further Information, further copies of 1:500 scale site layout plan showing amendments to drainage as recommended by Ms. R.Bower of EHB.

Refusal Notice of 9.7.91, signed Rose Kenny.

PMD letter of appeal dated 31.7.91.

Murtagh, DCC, forwarding documents to An Bord Pleanala, on requisition.

End of Transcript - PMD - 21.8.91.





R

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL615/86434

14.08.91

Our Ref.: 91A-834

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

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

Proposal: Bungalow and riding stables
at Kilmashogue Lane, Rathfarnham,
Dublin 16.

Applicant: TOM NEASY

Dear Sir,

With reference to your letter dated 6th Aug. '91 I enclose herewith:-

(1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.

(3) A copy of the public notice given, i.e

IRISH PRESS 17.05.91.

(4) The plan(s) received from the applicant on 23.05.91.

(6) & (7) A certified copy of Manager's Order P/3102/91,

DATED, 09.07.91 together with technical reports in connection with the application.

(8) FOR 90A-2064 See 6/5/84954

Yours faithfully,

M. Mustach
for Principal Officer.
Encls.

Our Ref: PL 6/5/86434
Your Ref: 91A/837

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

Date: 6th August 1991.

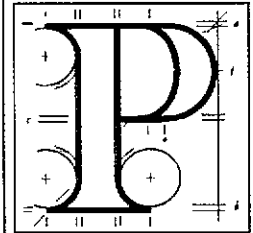
Planning authority decision re: Proposed bungalow
and riding stables at Kilmashogue Lane, Rathfarnham,
County Dublin.

Dear Sir/Madam,

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

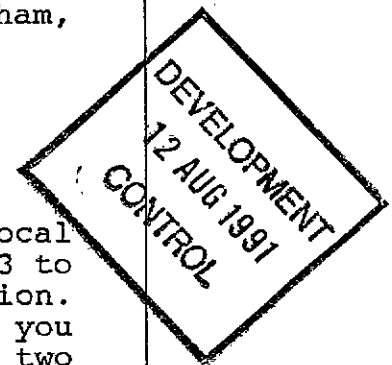
- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the
land or structure, as supplied to the planning
authority.
- (3) A copy of the public notice, whether published
in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information,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

216
PC
An Bord Pleanála



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

08 AUG 91



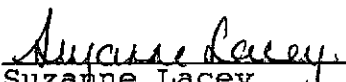
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the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

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

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

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

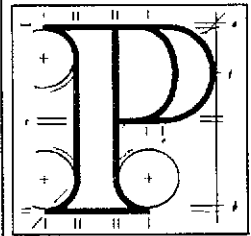
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála

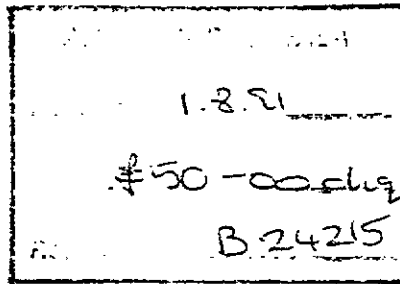


Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

PATRICK M. DELANY B.Arch., F.R.I.A.I., R.T.P.I., I.P.I.
6, BEECHFIELD HAVEN,
SHANKILL, CO. DUBLIN.

PLANNING CONSULTANT
Tel. No. (01)2820201

The Secretary,
An Bord Pleanála,
Floor 3,
Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



PMD/MM

31st July 1991

Proposed Bungalow and Riding Stables at Kilmashogue Lane,
Rathfarnham, Dublin 16, for Tom Neasy.
DCC reg. ref. 91A/0837. Date of decision - 9th July 1991.

Dear Sir,

I am instructed by my client, Mr. Tom Neasy, of 36, Dargle Valley, Dublin 16, and hereby appeal against the intention of Dublin County Council to refuse Planning Permission for the above proposed development (refs. as indicated). A copy of the Notice is enclosed, as also my cheque for £50.00 statutory Appeal Fee. My client's grounds of appeal are as follows:

The planning authority recites two reasons for refusal, viz.

- 1) Conflict with zoning provisions of Development Plan, and
- 2) generation of traffic hazard.

I deal first with the second of these reasons.

2. Traffic Hazard

- a) the site is located on a mountain lane - a cul-de-sac - on which there are already 25 dwellings, 6 established, 19 recently permitted;
- b) the entire of the lands to which this cul-de-sac gives access is zoned 'B' - "to protect and provide for the development of agriculture".
- c) clearly the volume and movement of traffic on the lane generated by the established and permitted uses are not such as to constitute a traffic hazard, and no accidents are recorded.
- d) this contention is confirmed by traffic-counts carried out by the undersigned, as follows:

evening of Thursday 18.7.91, 5.10 p.m. to 6.10 p.m. uphill p.c.u.s. - 11
downhill p.c.u.s. - 11
morning of Friday 19.7.91, 7.50 a.m. to 8.50 a.m. uphill p.c.u.s. - 2
downhill p.c.u.s. - 12

/more

It is respectfully suggested that the extra traffic generated by my client's instant proposal - domestic vehicles from a single household, plus the occasional horse-trailer or loose-box - will contribute no further hazard to the present situation. It is in fact contended that my client will generate less traffic, in both frequency and axle-load, than any alternative farm use acceptable under the 'B' - zoning. Please note further that, at Art. 2.7.1., the Written Statement notes "trends in the application of industrial techniques in agriculture". The comparatively low profile and low density use-pressure generated by the breeding of horses is "quieter" than most forms of modern agriculture. The Proposal involves no heavy machinery, and indeed is an ideal land-use in the context of an area of scenic mountain amenity.

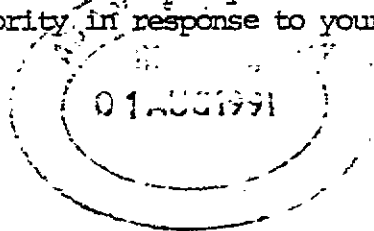
- e) The site is located downhill of the "steep gradients and blind bends" referred to by the planning authority; in fact the road past the site and downhill therefrom is almost dead straight and is nowhere less than 4.5 metres wide. The Roads Department need to be reminded that Dublin County does not require, or justify, the blind application of rigorous urban standards to all of its roads, however minor; Kilmashogue Lane is not substandard bearing in mind the modest function it serves.
- f) the design of the entrance to the site, including sight-distances to be provided, were shown to Roads Department prior to lodgement, and were declared by them to be acceptable. Space exists, however, to give extra width, increased sight-lines and a possible lay-by for service vehicles, if needed to meet the suddenly-increased standards of Roads Department.

Zoning (Reason 1. for refusal).

The planning authority recites, as its first reason for refusal, an alleged breach of the requirements of Art. 2.3.9 of Development Plan. A careful reading of this Article reveals that my client and his wife qualify precisely under under the definition of "locational necessity", and this point was developed at some length by me in my letter of application dated 22.5.91. In that application, it was made quite clear that

- i) both Mr. and Mrs. Neasy have an absolute need to reside next to their proposed stables, in order to care for their horses on a round-the-clock basis;
- ii) needs of this nature are fully and sensibly recognised in the provisions of Art. 2.3.9, and
- iii) my clients' bona fides in this regard were supported with copy-correspondence describing the present whereabouts of houses which the Neasys own.

(NOTE - Copies of the letters here referred to, as also of that from Kavanagh and Mansfield, Consulting Engineers, were not kept by me. The originals will be forwarded by the planning authority in response to your Board's requisition of documents.)



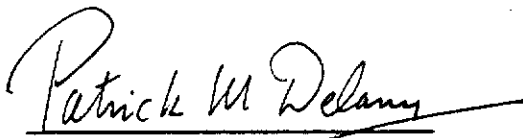
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Reference is made in the same and following Articles 2.3.9 and 2.3.10 to other matters to which my clients have had regard:

- iv) headings under which the planning authority need fear no extra demands for council services, i.e.
- sewage disposal: a trial hole has already been dug on site and found acceptable by Ms. Bowler of EHB (see confirmatory letter from Kavanagh and Mansfield, Consulting Engineers);
 - surface water disposal: ample capacity within even the smaller (2 acre) site proposed: a fortiori within larger (5 acre) plot offered for sterilisation under Sect. 38;
 - water-supply will be by private borehole. It is anticipated that the potability of this supply will at least equal that of the neighbour's well immediately to the south, which is acceptable.

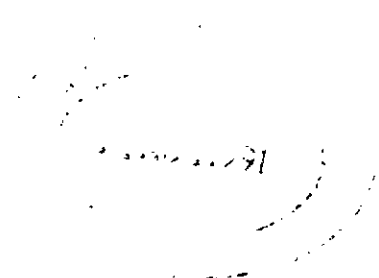
In all the above circumstances, it is submitted that the attitude of the planning authority in deciding to refuse permission for this proposal has been unduly narrow and doctrinaire. The development proposed by Mr. Neasy, far from injuring in any way the amenities of the area, will enhance and contribute to the proper planning and development of the area. This situation is confirmed by my client's willingness to sign an agreement under S.38 of the Principal Act, sterilising from further building a total of 5 acres (2 ac. site plus 3 ac. additional), thereby contributing substantially to the prized agricultural character of the area, without the feared generation of additional traffic. I ask your Board to set aside the decision of DCC and to grant the Permission sought.

Yours faithfully,



PATRICK M. DELANY

Planning Consultant



MAP REFERRED TO

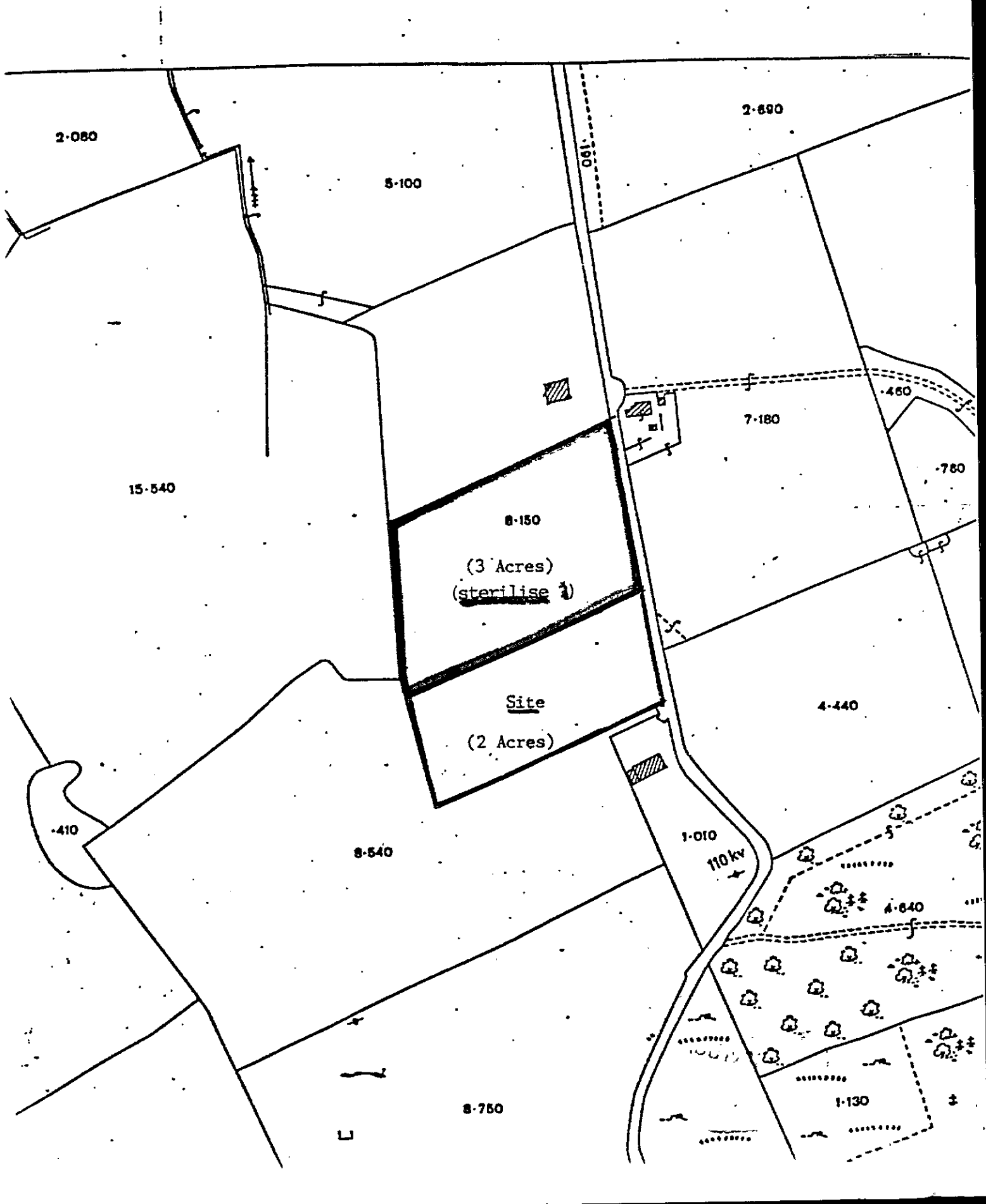
TOWNLAND OF KILLMASHOGUE

COUNTY OF DUBLIN

SITE PLAN.

DUBLIN O.S. No 25.3

SCALE : 1:2500





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

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

Decision Order Number : P/ 3102 /91 Date of Decision : 9th July 1991

Register Reference : 91A/0837 Date Received : 23rd May 1991

Applicant : Tom Neasy

Development : Bungalow and riding stables

Location : Kilmashogue Lane, Rathfarnham, Dublin 16

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...²... ATTACHED.

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

Date: 10/7/91.....

Patrick Delany, RTPI,
6 Beechfield ^{HAVENS}
Shankill,
Co. Dublin

NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0837
Decision Order No. P/ 3102 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The site is located in an area zoned 'B' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and provide for the development of agriculture". The applicants need for a house in this area does not conform with the Council's policy for housing in rural areas as stated in paragraph 2.3.9 of the Development Plan. The proposed development would contravene materially a development objective indicated in the County Development Plan for the use primarily of this area for agricultural purposes and would, thus, not be in accordance with the proper planning and development of the area.

- 02 The site is located on a narrow rural substandard road which has no verges, has steep gradients and blind bends. Sight distances provided at the proposed entrance are substandard and are not in accordance with the requirements of the Roads Department. The proposed development would generate additional turning movements on this road and would thereby endanger public safety by reason of traffic hazard.

NOTES

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

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

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

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

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

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

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

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

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

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

Mr Brian Byrne
Architect M.R.I.A.I.
73 Templeogue Wood
Tempogue
Co Dublin

Chief Planning Officer
Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin

5th July 1991

Re: New House at Kilmashogue Lane, Rathfarnham, Dublin 14.

Reg No: 91A/0837.

Dear Sir/Madam

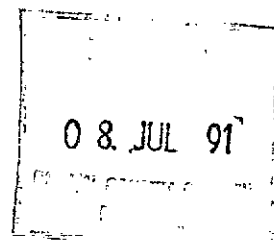
Further to a meeting with Ms R Bower, Environmental Health Officer re, the above, I have revised the drainage layout as per her advise.

I submit 4 copies of same as unsolicited further information, for your attention.

Yours faithfully

Paul E. Gilmore.

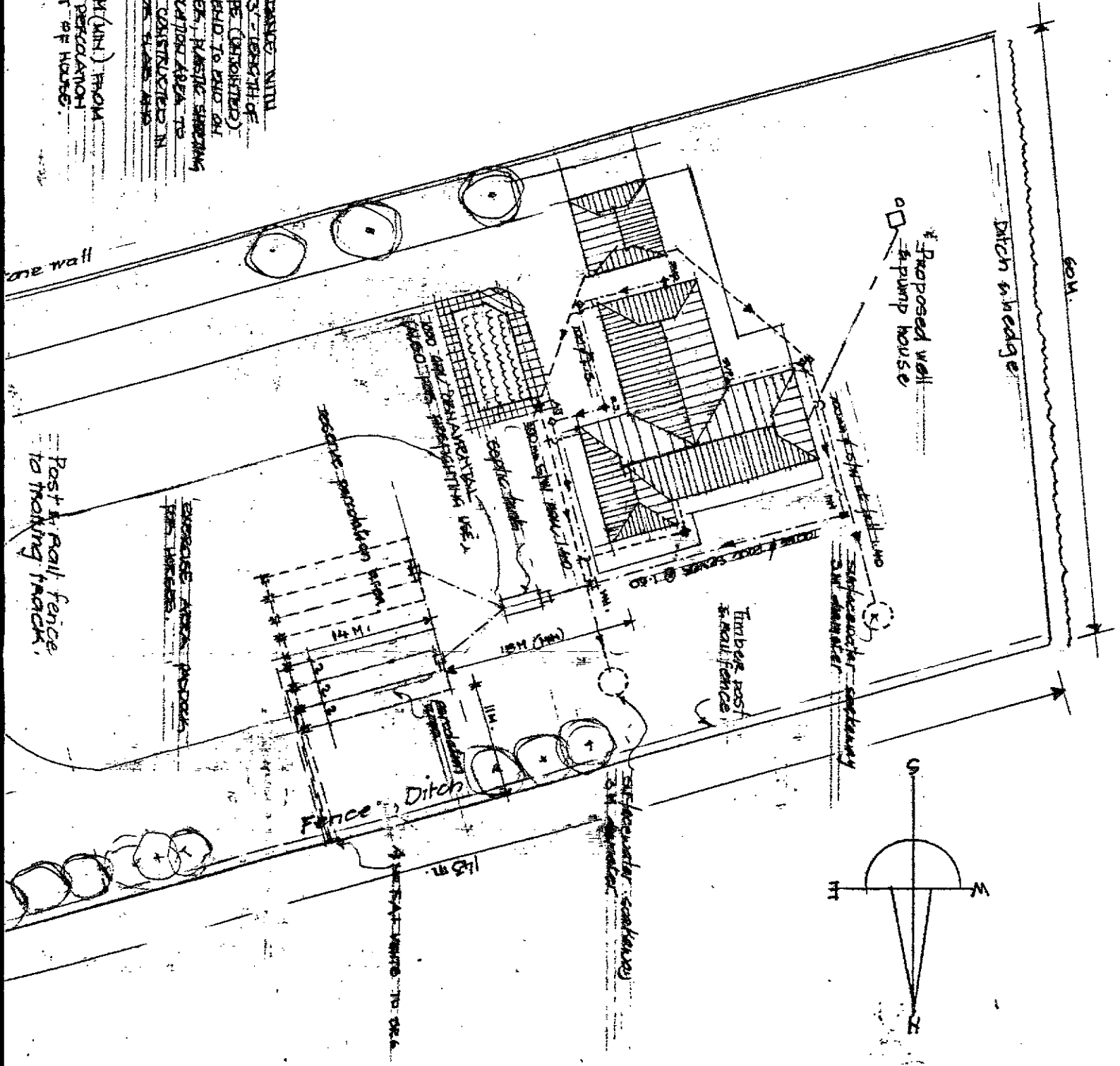
Brian Byrne

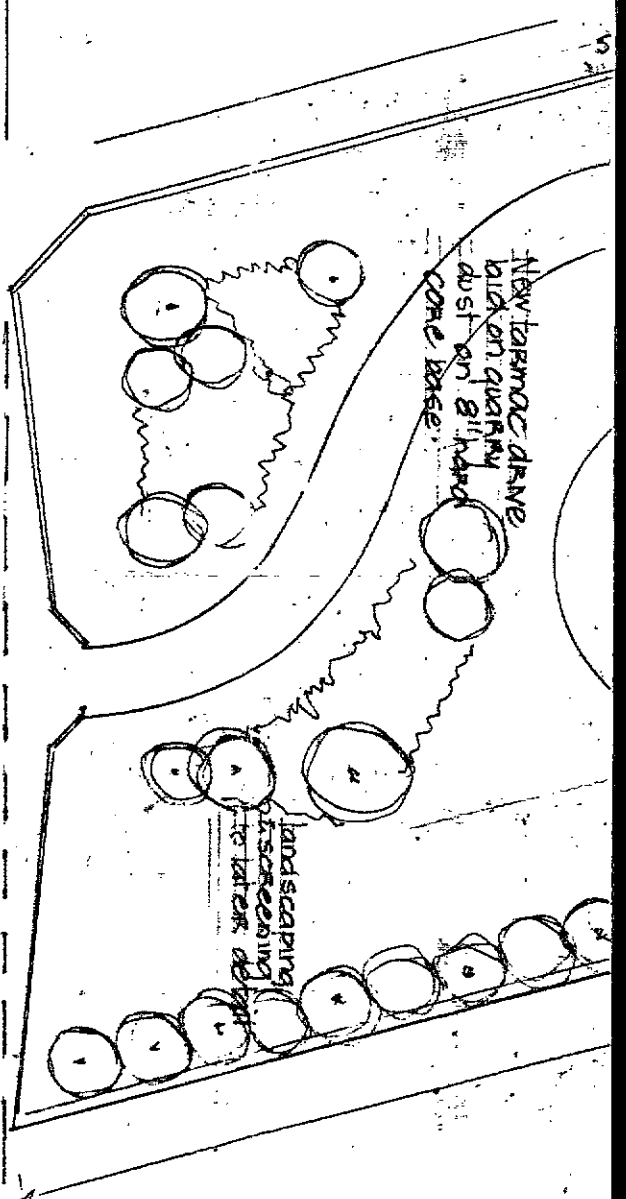


Encl

91A/837
1.4.0
Mund A.!

TO BE PARTITIONED IN (MIN) FROM
 EAST OF HOUSE AND PERMANENT
 FROM NEAREST POINT OF HOUSE.





KILLMASHOGUE LANE

SITE PLAN
1:1500 scale

REVISED JUNE 91

DUBLIN COUNTY COUNCIL
 Planning Department
 Applications Section
 8 JUL 1991
 REG No 91A 0837
 APPLICATION TYPE D/P/A/B/B
 NO L.D.S.

E. BYRNE ARCHT. MR. J. A. J.
 25 TEMPLEogue WOOD
 TEMPLEogue CO. DUBLIN
 J.H. Delf

TEL. 902944

PROPOSED NEW RESIDENCE AT
 KILLMASHOGUE LANE CO. DUBLIN
 FOR MR. TOM. NEASY

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

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

N 41013

Balance

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

£ 40.00

Received this 30th day of May 1991

from P.M. Delany
6 Beechfield House,
Shankill

The sum of forty Pounds

Pence, being Balance

of fee on 91A/837

Walter O'Leary

Cashier

S. CAREY
Principal Officer

Class 71

29/5/91

With Compliments

Dear Sir. Your letter of 27th inst., reg. ref 91A/0837, refers.

As requested, I enclose my cheque for £40.00, being shortfall on Neasy planning application at Kilmashogue Lane, 16.

Please receipt.

PATRICK M. DELANY B.Arch., F.R.I.A.I., F.T.P.I.
6, BEECHFIELD HAVEN,
SHANKILL, CO. DUBLIN.



P M Delany

PLANNING CONSULTANT
Tel. No. (01)2820201

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/0837

Date : 23rd May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and riding stables

LOCATION : Kilmashogue Lane, Rathfarnham, Dublin 16

APPLICANT : Tom Neasy

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 23rd May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Patrick Delany, RTPI,
6 Beechfield House,
Shankill,
Co. Dublin



B

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 Kilmachogue Lane, Rathfarnham, Dublin 16.
(If none, give description sufficient to identify) (see enclosed site plan, 1:2500 scale).

3. Name of applicant (Principal not Agent) Tom Neasy
Address 6, St. Mary's Lane, Dublin 7. Tel. No. 732988

4. Name and address of person or firm responsible for preparation of drawings B. Byrne, MRIBA, Architect, 73, Templeogue Wood, Templeogue, Co. Dublin. Tel. No. 902944

5. Name and address to which notifications should be sent Patrick Delany, RTPI, 6, Beechfield Haven, Shankill, Co. Dublin.

6. Brief description of proposed development Bungalow and Riding Stables.

7. Method of drainage Septic Tank. 8. Source of Water Supply Bored Well.

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

BYE LAW APPLICATION
RBC No. NTC

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

EEF PAID 32 DATE 23/5
N 39716

11. (a) Area of Site 2 acres (plus 3 ac. if required).
(b) Floor area of proposed development 344 M²
(c) Floor area of buildings proposed to be retained within site n/a

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

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

CO DUBLIN permission being sought from Dublin County Council for a bungalow and riding stables at Kilmachogue Lane, Rathfarnham, Dublin 16. For Tom Neasy.

14. Please state the extent to which the Draft Building Regulations have been taken in account in n/a

15. List of documents enclosed with application. Four copies each of: a) This Application Form & application letter; b) Plan, Sections + Elevations of Bungalow (1:100 scale); c) Site Plan (1:2500 scale); d) Page of "Irish Press" dated 17.5.91 with advert.

16. Gross floor space of proposed development (See back) 344 M² Sq. m.

No of dwellings proposed (if any) one Class(es) of Development Class One
Fee Payable £ 32.00 Basis of Calculation one dwelling - planning permission only
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Patrick M. Delany Date 16th May, 1991

Application Type P FOR OFFICE USE ONLY 23/5
Register Reference 919/0937
Amount Received £ n/a
Receipt No 25-3 5.12.0 + 2 Hts
Date

Irish Press 17/5/91

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

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	(improvement/alteration)		£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 39716

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

£ 32.00

Received this 23rd day of May 1991

from Thomas Neasy
6 St. Mary's Lane
D.7

the sum of Thirty two Pounds

Pence being 00 for

planning application at Kilmarhogue Lane

Modest Deane

Cashier

S. CAREY
Principal Officer

Class 1x1

PATRICK M. DELANY B.Arch., FRIAI, RTPI, I.P.I.
6, BEECHFIELD HAVEN,
SHANKILL, CO. DUBLIN.

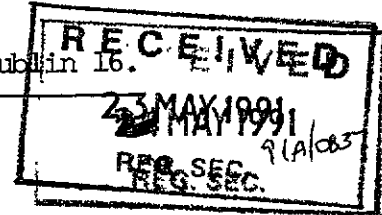
PLANNING CONSULTANT
Tel. No. (01)2820201

Dublin Planning Officer,
Floor 3,
Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

PMD/MM

1st May 1991.

Site at Kilmashogue Lane, Rathfarnham, Dublin 16.



Dear Sir,

I am instructed by Mr. Thomas Neasy of 36, Dargle Valley, Marlay Grange Rathfarnham, Dublin 16, and hereby apply for Permission for the erection of a single bungalow-residence and attendant riding stables on a site at Kilmashogue Lane, Rathfarnham, 16 in accordance with plans and particulars prepared by his Architect, Mr. B. Byrne, MRIAI, and lodged herewith.

I refer to a previous application made in respect of this identical site on 16.11.90 under Reg. Ref. 90A/2067. This was refused on 14.1.91 for four reasons. My client has instructed me to address those reasons, rather than at once resorting to an appeal via An Bord Pleanala, since he feels that his original application did not fully address the requirements of the Development Plan, and that consequently your council felt obliged to refuse permission.

1. Contravention of 'B' Zoning.

This proposal, as is plain from the lodged plans, is not for a residence simpliciter; the residential component is subservient to the keeping and breeding of horses, and the following personal histories of Mr. and Mrs. Neasy suffice to indicate their long and continuing involvement with the horse business:

Thomas Neasy was born into his family's farm in Co. Louth. That farm, of approx. 100 acres, was worked by the family and is still in family ownership. While he no longer retains a direct interest in the family farm, Thomas Neasy has since acquired a smaller (12 acre) holding nearby, where he grasses a few horses.

In addition to the above, Mr. Neasy has a) mares in foal with Corbally Stud, Celbridge, and b) a horse training with T. A. Regan, at the Curragh. Written confirmation of the bona fides of these claims is attached. The horses referred to, or others, would be retained at Kilmashogue for family benefit, and looked after by the family.

/more

Mrs. Ann Neasy who will be involved in caring for these animals, was born at Summonstown Stud, where her father was stud manager up until his death in 1987. Her knowledge and expertise in the rearing, caring for and training of horses was nurtured during childhood and adolescence, and remains with her still.

Mr. and Mrs. Neasy, therefore, both qualify as persons to be employed in rural areas whose housing demand is "a locational necessity" (Art. 2.3.7). "It is Council policy to treat them on this basis".

23 MAY 1991
91A/0837
REG SEC.

Two further points may be made in regard to Zoning:

- i) at p. 120 of Written Statement, breeding stables are not listed under any of these categories, but a clearly cognate use - Boarding Kennels - is listed as "Permitted";
 - ii) at p. 57, Art. 2.7.1., notice is taken of the "trends in the application of industrial techniques in agriculture". It is clear that the comparatively low-profile and low-density use-pressure generated by the breeding and training of horses is "quieter" than than most forms of agriculture. The permitting of the present proposal will generate far less attack on rural amenity than most contemporary forms of farming. This is particularly so in regard to traffic demands on the narrow rural roads of the area. The proposal involves no heavy machinery.
2. Substandard road. (see also 1. above). The proposed entrance is not substandard as of now, but room for further enlargement exists if required. The entrance as planned was discussed with Roads Department prior to lodgement, and they expressed themselves satisfied; but reasonable further modification - including the provision of a service layby - can be made, if required.
3. Excessive Size, Scale and Obtrusiveness of House.
- a) The present house has been considerably reduced in size, including dropping to a single storey;
 - b) a most careful and detailed survey of the area has turned up only a single point on a public road from which the site of the proposed dwelling can be seen at all. Photograph P. shows this view-point. That picture could only be taken from the top of a large rock; otherwise the road boundary-wall obscured the view.
 - c) note that photo P. was taken with winter foliage. In summer, the intervening trees screen the site completely.
 - d) Photo. Q., looking northwards from the entrance to the site, shows that the proposed new dwelling will be screened completely from distant view along its western and northward boundary, in both winter and summer conditions.
 - e) The attached photos 1 - 12 inclusive show a selection of developments from the Kilmashogue valley, already permitted, by comparison with which my client's proposal is truly unobtrusive.

/more

4. Unsuitability for Septic Tank Drainage.

I refer to the report dated 7th May 1991 and copied herewith from Mr. Terence Kirwan of Kavanagh Mansfield and Partners, Consulting Civil Engineers. This describes the professional tests carried out on site by Mr. Kirwan, and indicates that the ground in the proposed septic-tank location is eminently suitable for its purpose. I would also direct your Council's attention to the pond shown on the lodged plans. This pond is not merely for ornament, but is intended to provide storage for 1,000 gallons of static water to provide emergency fire-fighting facilities.

The site measures 2 acres. A further 3 acres can be offered for sterilization in accordance with S. 38 if required or conditioned (see site layout to 1:2500 scale).

My clients' proposal is a seemly one, creating no possible hazard or injury to amenity. It is fully in accordance with the proper planning and development of the area, and in my submission should be permitted.

I enclose my clients' cheque for £32.00, being application fee for planning permission.

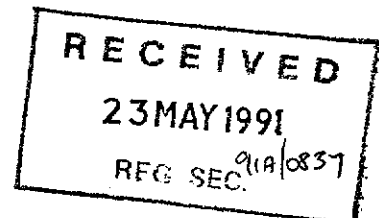
Yours faithfully,

Patrick M Delany

PATRICK M. DELANY

Planning Consultant

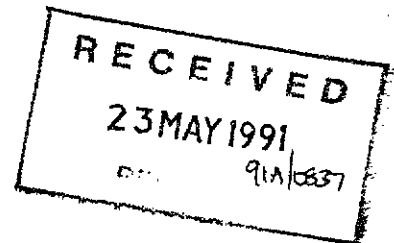
Encl. (see list).



Tom Neasy's Planning Application.
Kilmashogue Lane Dublin 16

LIST OF ENCLOSURES

1. Four copies each of Letter of Application.
2. " " of completed application form.
3. " " of Site Plan, 1:2500 Scale.
(red and blue boundaries). Drawing No:
4. Four copies of Site Plan. 1:500 Scale. Drawing No:
5. " " of General Working Drawings. 1:100 Scale. Drawing No:
6. 1 no. cheque for £32.00 being Planning Application Fee.
7. 1 no, page from Irish Press of 18/5/91 containing statutory advertisement.



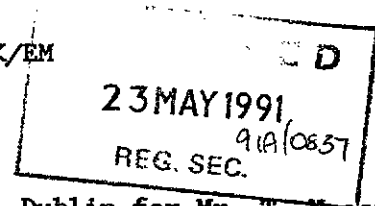
**KAVANAGH
MANSFIELD
& PARTNERS**

**CONSULTING
STRUCTURAL
AND CIVIL
ENGINEERS**

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

7th May 1991

Ref : TK/EM



Re: Proposed New Residence at Kilmashogue Lane, Co. Dublin for Mr. T. Neasy

Dear Sirs,

We confirm that between 1st and 5th May 1991 we observed tests carried out in accordance with the recommendations for septic tank drainage systems to I.S. 12 and were satisfied that the tests indicate that the ground in the proposed location for the septic tank is suitable.

On 1st May a water table test hole was dug to a depth of 2.8 metres below ground level in the vicinity of the proposed percolation area and no water was found to percolate into the hole. The hole was again observed on 5th May and the hole was still found to be dry.

A percolation test hole was also carried out in this area and it was found that water completely discharged from the hole in 25 minutes. In accordance with Table 1 of the Standard 78 metres of distribution piping will be required in the percolation area.

Yours faithfully,

for
KAVANAGH MANSFIELD & PARTNERS
Consulting Engineers

76 MERRION ROAD BALLSBRIDGE DUBLIN 4 TEL 606966 FAX 606758

Directors John A. Kavanagh BE, M Eng Sc, C Eng, FIEI, FI Struct E, MICE, M Cons EI Terence J. Kirwan T Eng, AIEI James G. Mansfield BE, C Eng, MIEI, MI Struct E, M Cons EI Stephen F. Bowe (Secretary) B Sc.(Mngl) FCCA MMII Associate; William M. Murphy ACIOB Tech IEl. Piconsult Ltd. Trading as Kavanagh Mansfield & Partners. Registered number: 136271. Registered office: 76 Merrion Road Ballsbridge Dublin 4.

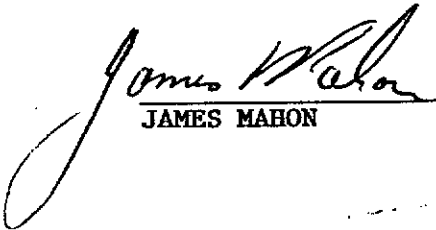
CORBALLY STUD
CELBRIDGE,
CO. KILDARE.
Tel. (01) 6288081/2-6288240
Fax: (01) 6273166

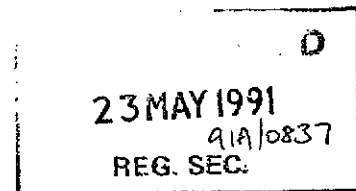
20th March, 1991

TO WHOM IT MAY CONCERN

Mr. Tom Neasy, 36 Dargle Valley, Rathfarnham, Dublin has 2
animals boarding at Corbally Stud, Celbridge, Co. Kildare.

Yours sincerely,


JAMES MAHON



T. A. Regan

*Moorebridge Stables,
Curragh,
Co. Kildare*

*Telephone
(045) 21673*

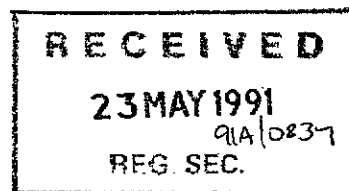
20th March, 1991

TO WHOM IT MAY CONCERN

Mr Thomas Neasy, 36 Dargle Valley, Rathfarnham,
has been a client of mine for some years with horses in
training with me.

T. A. Regan

T. A. Regan



91/A 1112 Pantoban

91A / 0837 Nesny

Hold

for

inspection

on

7/4/93

MAP REFERRED TO

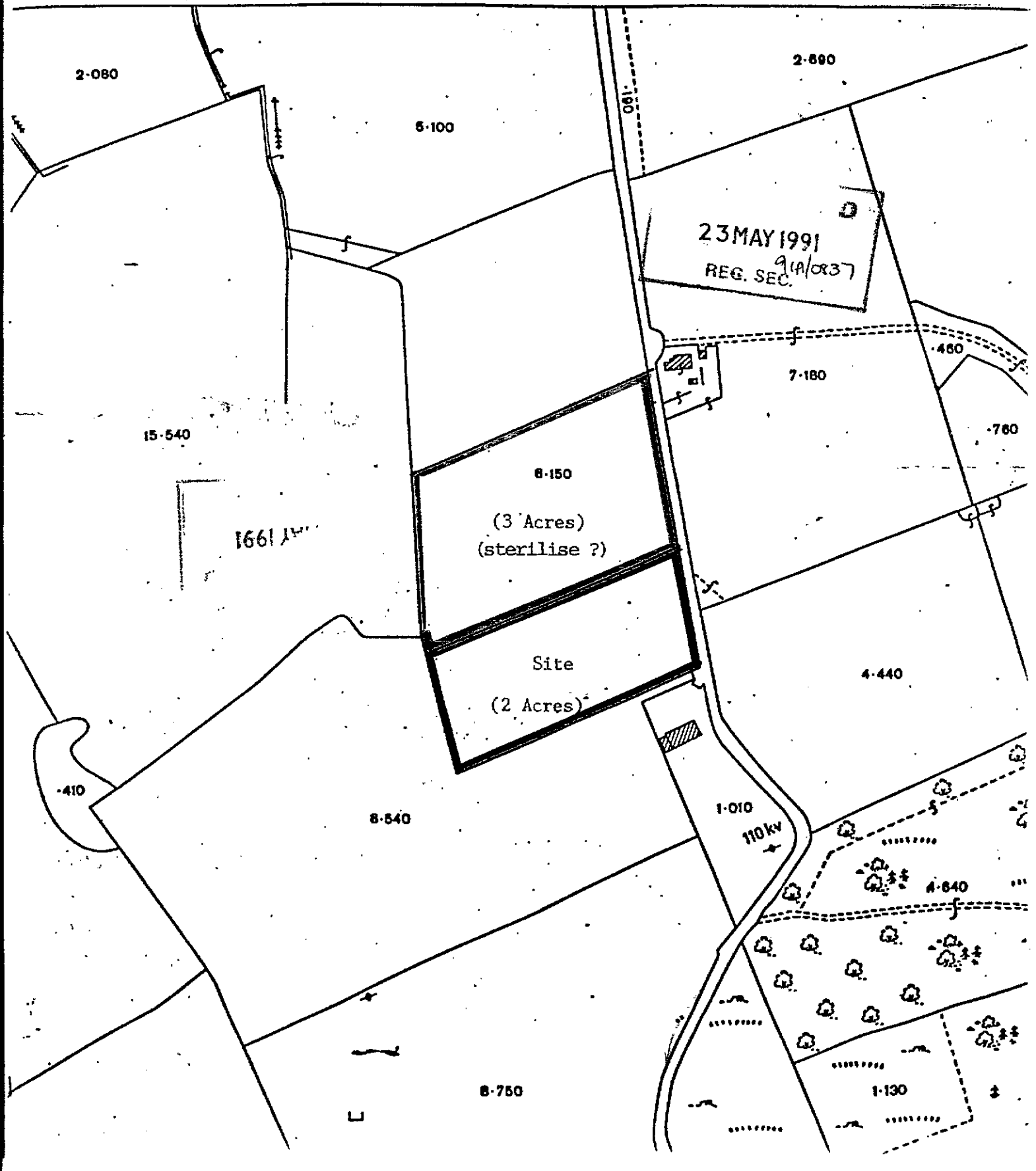
TOWNLAND OF KILMASHOGUE

COUNTY OF DUBLIN

SITE PLAN.

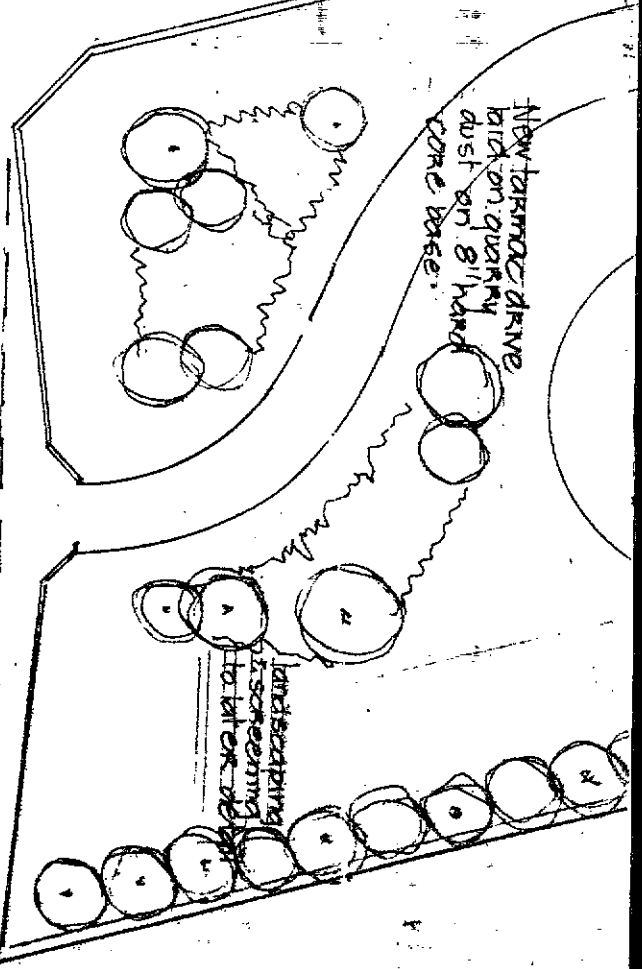
DUBLIN O.S. No 25.3

SCALE : 1:2500



RECEIVED
23 MAY 1991
REF: 91A/0237

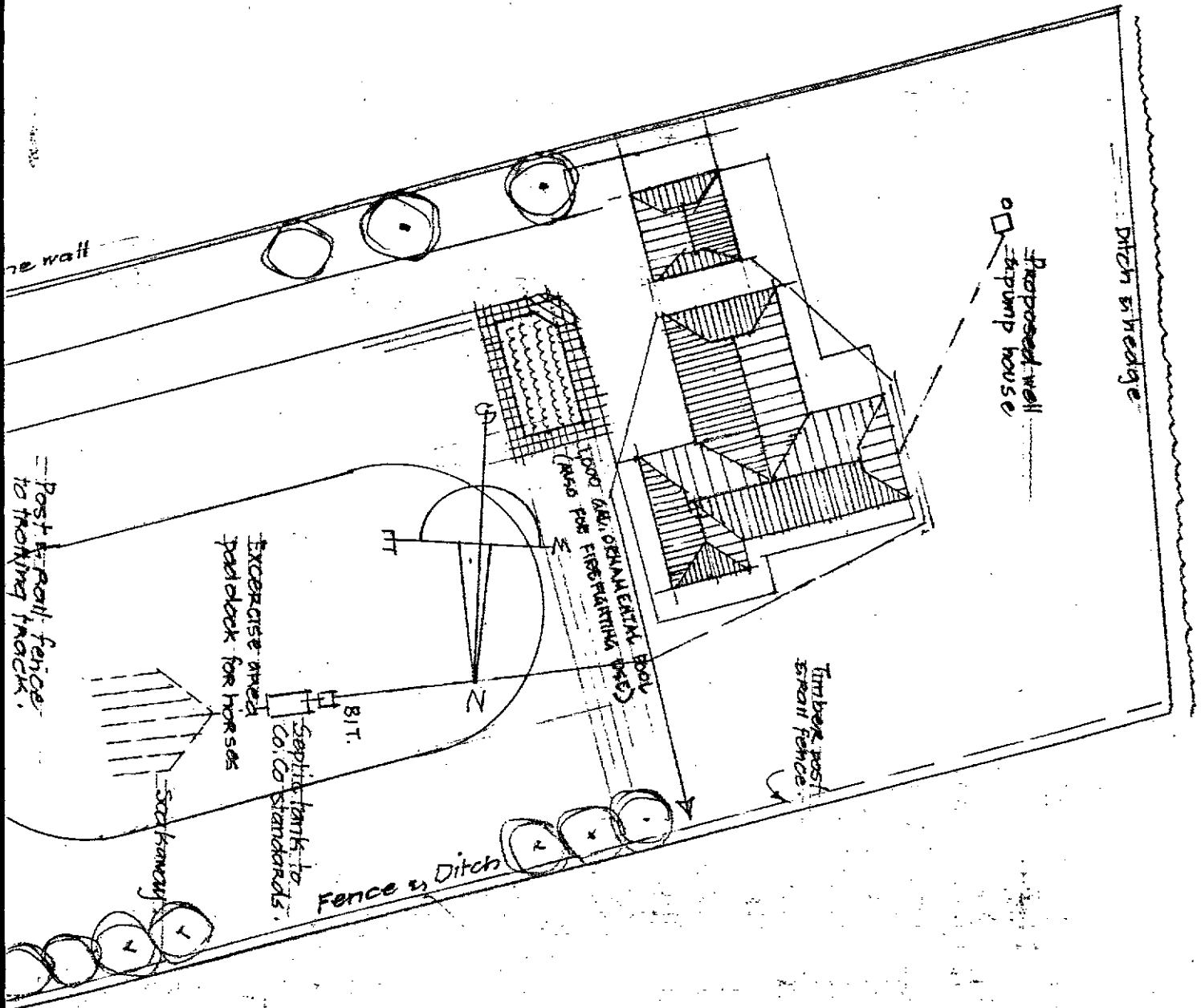
KILMASHOGUE LANE



SITE PLAN
1:500 scale

B. BYRNE ARCHT. MRIA.I.
73 TEMPLEogue wood
TEMPLEogue Co DUBLIN TEL. 002944
J.H. Delf

PROPOSED NEW RESIDENCE AT
KILMASHOGUE LANE Co DUBLIN
FOR MR TOM NEASY



Proposed well & pump house

Ditch bridge

Timber post span fence

Fence & Ditch

Excavate area pad deck for horses

Septic tanks to Co. Co standards

B.I.T.

Sod canopy

Post & rail fence to trucking track

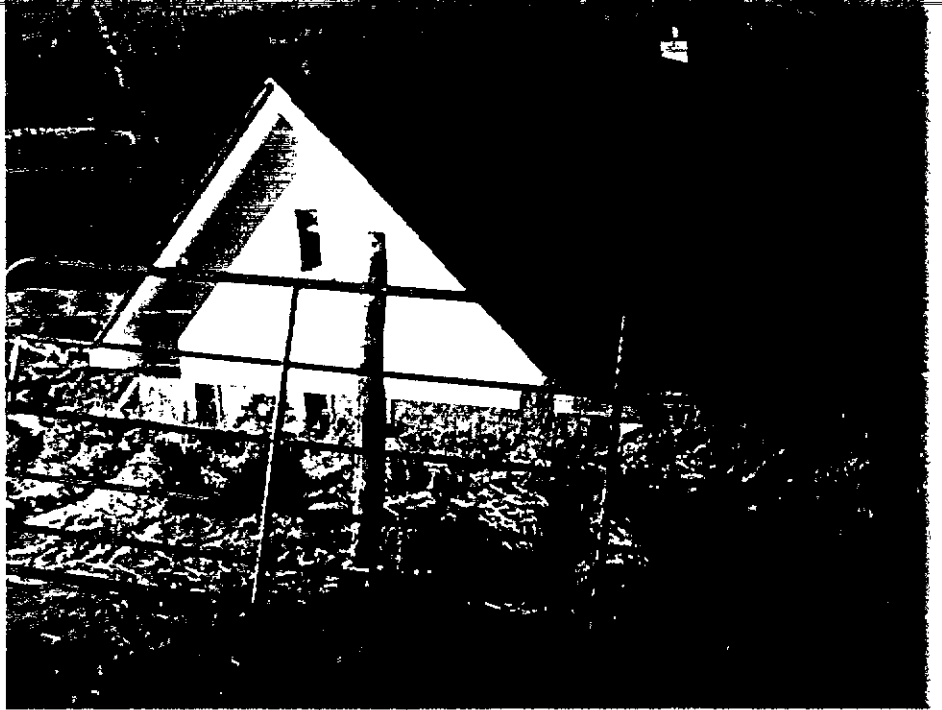
1 foot dia. ORNAMENTAL BOULDER (also for ELECTRICAL BASE)

N
S

new wall

KILMASHOGUE:

● adside development.



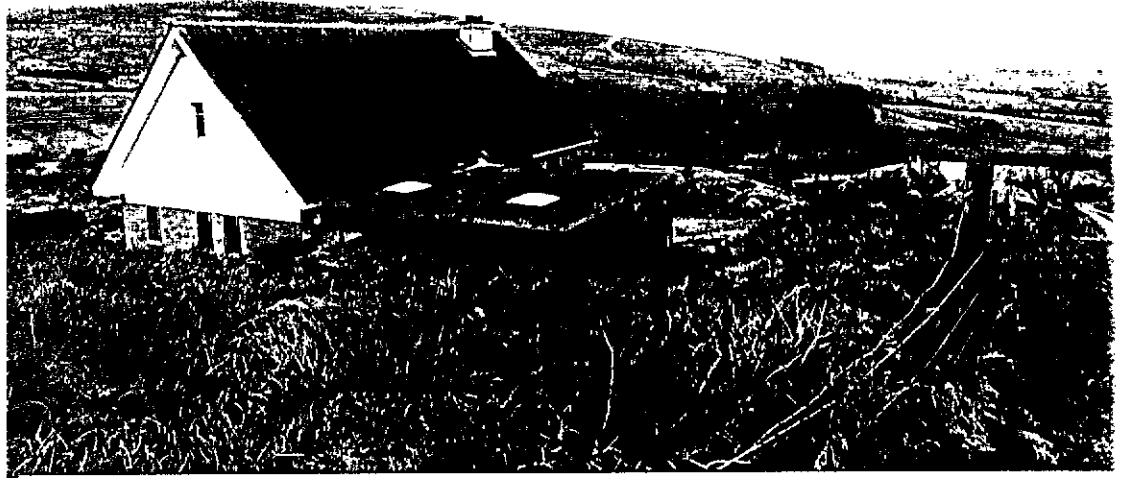
RECEIVED
23 MAY 1991
91A/0937



KILMASHOGUE:

● adside development.

4.



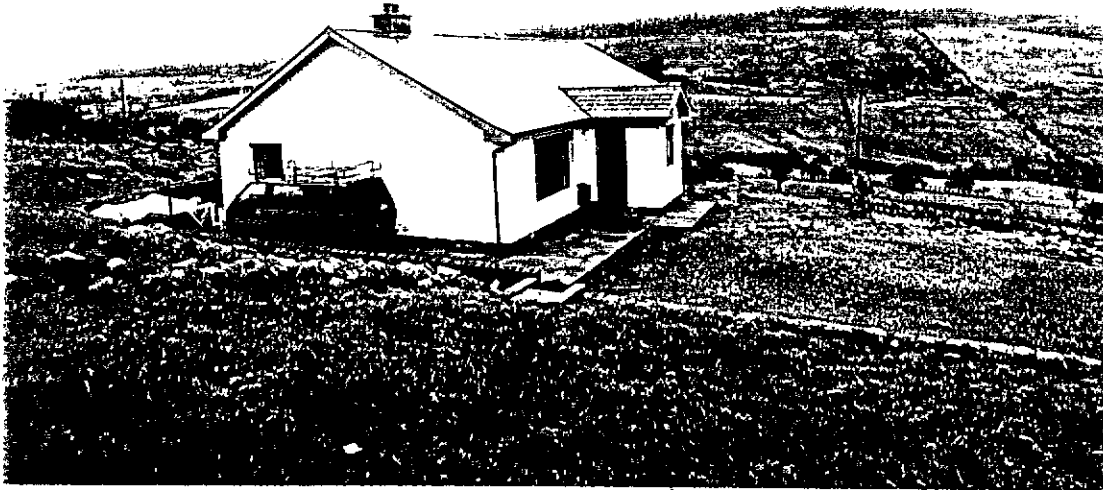
5.



6.



KILMASHOGUE:
Roadside
development.



7
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Two-storey house.



8.

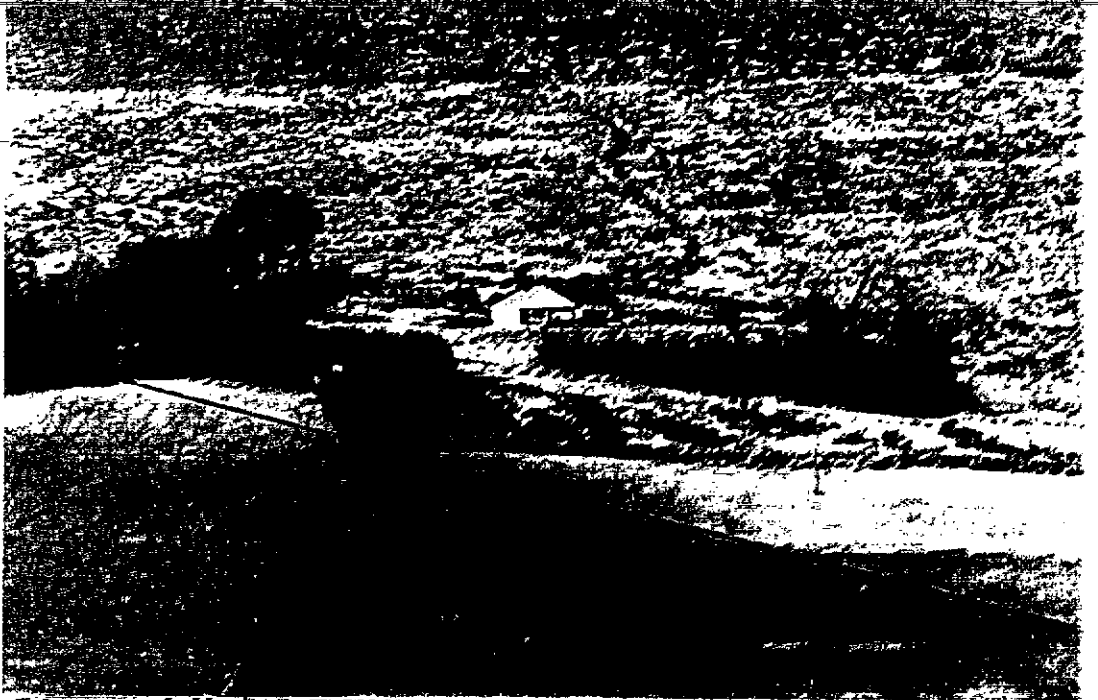


9.

KILMASHOGUE:

Development in open land, viewed across Kelly's Glen.

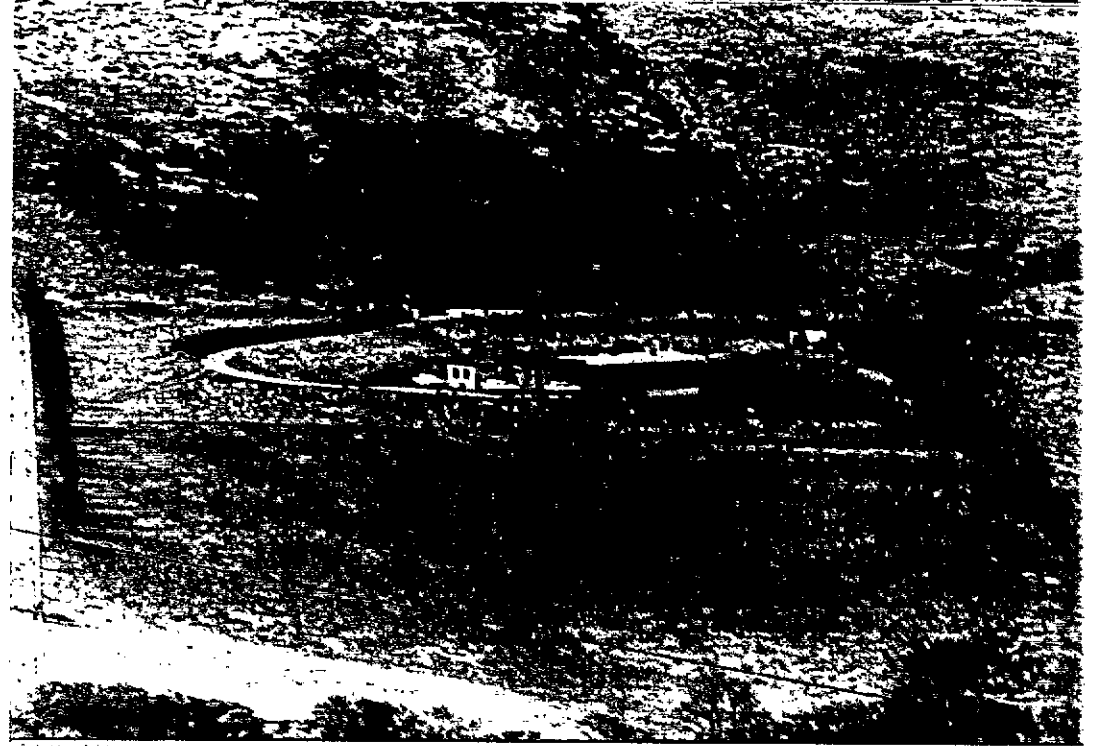
10.



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11.



12.

