



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/0866

Date : 5th November 1991

Dear Sir/Madam,

Development : Two semi-detached houses replacing temporary dwelling

LOCATION : Edmondston Road, Ballyboden

Applicant : Noel Kearns

App. Type : Additional Information

I wish to inform you that by Order dated 01.11.91 it was decided to GRANT OUTLINE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Occupant,
35 Moyville,
Dublin 16.

Yours faithfully,

.....
.....

for PRINCIPAL OFFICER

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0866

Letter No.: 561

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

Tel: (01) 724755

Fax: (01) 724896

Moyville,
Edmondstown Green, Edwards
Court & Beechview (M.E.E.B.)
Residents Association,
35 Moyville,
Dublin 16.

26 July 1991

Re: Outline permission for proposed two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that additional information was requested on the proposal on 24th July, 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.

MOYVILLE, Edmondstown Green,
Edwards Court & Beechview (M.E.E.B.)
RESIDENTS ASSOCIATION



Your Ref: Reg. 91A/0866

Our Ref: RF

Date: 10/7/91

All correspondence to the
Honorary Secretary at:
35 Moyville,
Dublin 16.

Planning Department,
Dublin County Council,
Lr. Abbey St.,
Dublin 1.

91A/0866
561



RE: Proposed construction of
two semi-detached houses
by Mr. John Kearns at
Edmondstown Road.

OBJ

Dear Sirs,

This Association has not had the opportunity to inspect the file on the above (it was not available when our representative called to the Council's offices on 8th July) but we have the following comments;

The site is a prominent one and lies on a main route to the Dublin mountains. We are therefore anxious that any houses which the Council may permit here should be of a high design standard and compatible with the houses in the vicinity, including the proposed development on the Springvale site across the river. If permission is granted, the Council should apply appropriate detailed conditions to ensure that this is achieved.

The Council will already be aware of our interest in improving the general appearance of Edmondstown Road between the Postal District office and the entrance to our estate. Sensitive treatment of this application offers an excellent opportunity to begin this work.

Yours sincerely,

Hon. Secretary.

11 JUL 91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/866

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE: 0.47 AC

FLOOR AREA OF PROPOSAL:

MEASURED BY: [Signature] 3/10/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: E/ /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

026959

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard To be determined	
Leads	800
Site	1300
Expense	2000
Equipment	1000
Other	
PLANNING	
L.V. & S.I.F.	

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

D.F. Costello,
1 Leicester Avenue,
Rathgar,
Dublin 6.

Reg. Ref.	91A/0866.
Appl. Rec'd:	28/5/91
Floor Area:	222sq. m.
Site Area:	1932sq. m.
Zoning:	A
Add. Info. rec.	5/9/91

Report of the Dublin Planning Officer, dated 24 October 1991

This is an application for **OUTLINE PERMISSION**. The proposed development consists of two semi-detached houses replacing temporary dwelling at Edmondstown Road, Ballyboden. The applicant is Noel Kearns who is stated to have a freehold interest in the site.

Under Reg. Ref. 89A/878, permission was granted by Dublin County Council for the retention of a mobile home on this site. (Decision Order P/2920/89, dated 14/7/89). Condition No. 3 of that permission stated:-

"That the structure shall be removed from the site on or before the 31st July, 1992, unless before that date, permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal."

The applicant was John Kearns.

Permission was refused by An Bord Pleanala on appeal for a Petrol Filling Station with canopy and ancillary shop, workshop on an adjoining site to the south under Reg. Ref. 89A/2312.

The site is zoned 'A1' in the 1983 County Development Plan with the objective "to provide for new residential communities in accordance with approved action area plans." The Edmondstown Road is affected by a specific long term road proposal. The site is zoned 'A' "to protect and/or improve residential amenity" in the 1991 Draft County Development Plan.

The site which is stated to be 1932sq. metres (0.47 acres) presently accommodates a mobile home, which is occupied.

There is a caravan parked on the site to the rear of the mobile home.

A sharp escarpment forms the eastern boundary of the site. Evergreen trees have been planted along the northern boundary and part of the roadside boundary of the site. A grassed area has been provided to the north of the mobile home.

Contd/....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

There is a caravan on the adjoining site to the north, as well as a sign advertising Edmondstown Kennels. A wire fence forms the southern boundary of the site.

In this application, outline planning permission is being sought for 2 no. semi-detached houses. In a covering letter submitted as part of this application, it is stated that the houses are required for the applicant's own family and for his Mother, Father and Sister.

The configuration of the site is such that private open space in the form of rear gardens can not be provided. Private open space can only be provided to the side of the pair of semi-detached dwellings.

The Roads report dated 4th July, 1991, states that a continuous white line runs along the centre of the road in front of the site. It states that adequate sight distances are available to the north and south. Roads Department have no objection to the proposed development subject to certain conditions, one of which relates to setting back the front boundary to the road reservation line, another relating to the levying of a financial contribution (£1,600⁰⁰ towards road improvement and traffic management proposals in the area. Both conditions are considered reasonable.

The Sanitary Services report dated 18th July, 1991, states that a connection is only available for one house, until the necessary improvement works have taken place to the Ballyboden Road sewer system. It states that the applicant must demonstrate the safety and stability of the escarpment which bounds the eastern boundary of the site for its full height and extent. A water supply is available.

The report of the Senior Parks Superintendent dated 3rd July, 1991, notes that the lands subject of this application included a very steep escarpment at the rear of the site which is in a dangerous condition as well as some mature trees to which the applicant has made no reference. It recommends that Additional Information be requested from the applicant.

The following Additional Information was requested from the applicant in a letter dated 24th July, 1991:-

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

1. The eastern and part of the southern boundaries of the site are formed by a sharp escarpment. The applicant is requested to demonstrate the safety and stability of this escarpment for its full height and extent. In this regard, the applicant is requested to submit evidence from a certified Structural Engineer stating how it is proposed to ensure the safety and stability of this escarpment, so that it will not pose a danger to the proposed development. Details of any required works which will have to be undertaken including information with regard to the height and extent of any proposed retaining wall should be submitted in this regard.
2. The applicant is requested to submit a survey of all mature trees on the site. (Information submitted should include the location, species and height of these trees). The applicant is requested to indicate how the proposed development will affect any trees on the site.
3. The applicant is requested to indicate if he is willing to erect not more than one house on the site, and if he is so willing, to submit a revised drawing showing this. (The applicant should note that there is a deficiency in the present capacity of the Ballyboden Road Sewer System and that the development of two houses on this site is premature until improvement works have been carried out in this system).

The applicant submitted the Additional Information of 5th September, 1991.

Responding to Item 1, a drawing has been submitted showing the position, height and width of the proposed retaining wall.

The proposed retaining wall varies in height between 5 metres and 1.3 metres.

In response to Item 2, it is stated that there are no mature trees present on the site.

Finally responding to Item 3, it is stated that ideally two houses are required to accommodate the applicant and his extended family. Otherwise the applicant would require a larger house to accommodate his own and his parents' families, who are currently living in a caravan and mobile home on the site.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

The Sanitary Services Department has reported (dated 14/10/91), that any subsequent approval will incur extra levies of £300 per house, (i.e. for upsizing of sewer on Ballyboden Road) and £2,000 per acre, (i.e. towards cost of existing Rockbrook Sewer).

The design of the retaining walls outlined would have to be certified by a Chartered Structural Engineer.

The development of a single dwelling house on this site is preferable to the development of a pair of semi-detached houses from a planning point of view. Due to configuration of the site, and the fact that a large part of it is affected by an escarpment, adequate private open space is only available for one dwelling. The contents of a letter received on behalf of a local Residents Association have been noted.

I recommend that a decision to Grant Outline Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following ~~not~~ conditions:-

for one house only

MEK
(MOS/CM)

(11)

3

Endorsed:- *[Signature]*
for Principal Officer

Richard Cernino SEP
For Dublin Planning Officer

30.10.91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT OUTLINE PERMISSION for the above proposal subject to the ~~(11)~~ conditions set out above is hereby made.

Dated: ~~October~~ *November*, 1991.

[Signature]
Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated *23rd* October, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

CONDITIONS

REASONS FOR CONDITIONS

1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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.

3. That one detached house only, be constructed on this site.

4. That the caravan be removed from the site on the completion of the house.

5. The applicant is to submit evidence certified by a Chartered Structural Engineer, demonstrating how it is proposed to ensure the stability and safety of the existing escarpment on the site, to the Planning Authority, at Approval stage. Any proposed retaining walls are to have a stone facing where they are visible from the public road.

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

2. 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.

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

CONDITIONS

REASONS FOR CONDITIONS

6. The applicant is to set back the front boundary of the site to the road reservation line. The area of land between the existing road and the new boundary of the site is to be levelled and grassed to the satisfaction of the Planning Authority. The road reservation line is to be agreed on site with the Roads Department prior to construction on this site.

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

7. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of road improvements and traffic management schemes 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.

7. 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.

8. That prior to commencement of development, the applicants pay a further contribution in an amount to be determined at approval stage, towards the cost of upsizing of foul sewers in the area which facilitates this development.

8. 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.

9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Sanitary Services Department.

9. In order to comply with the requirements of the Sanitary Services Department.

10. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

10. In the interest of reducing air pollution.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

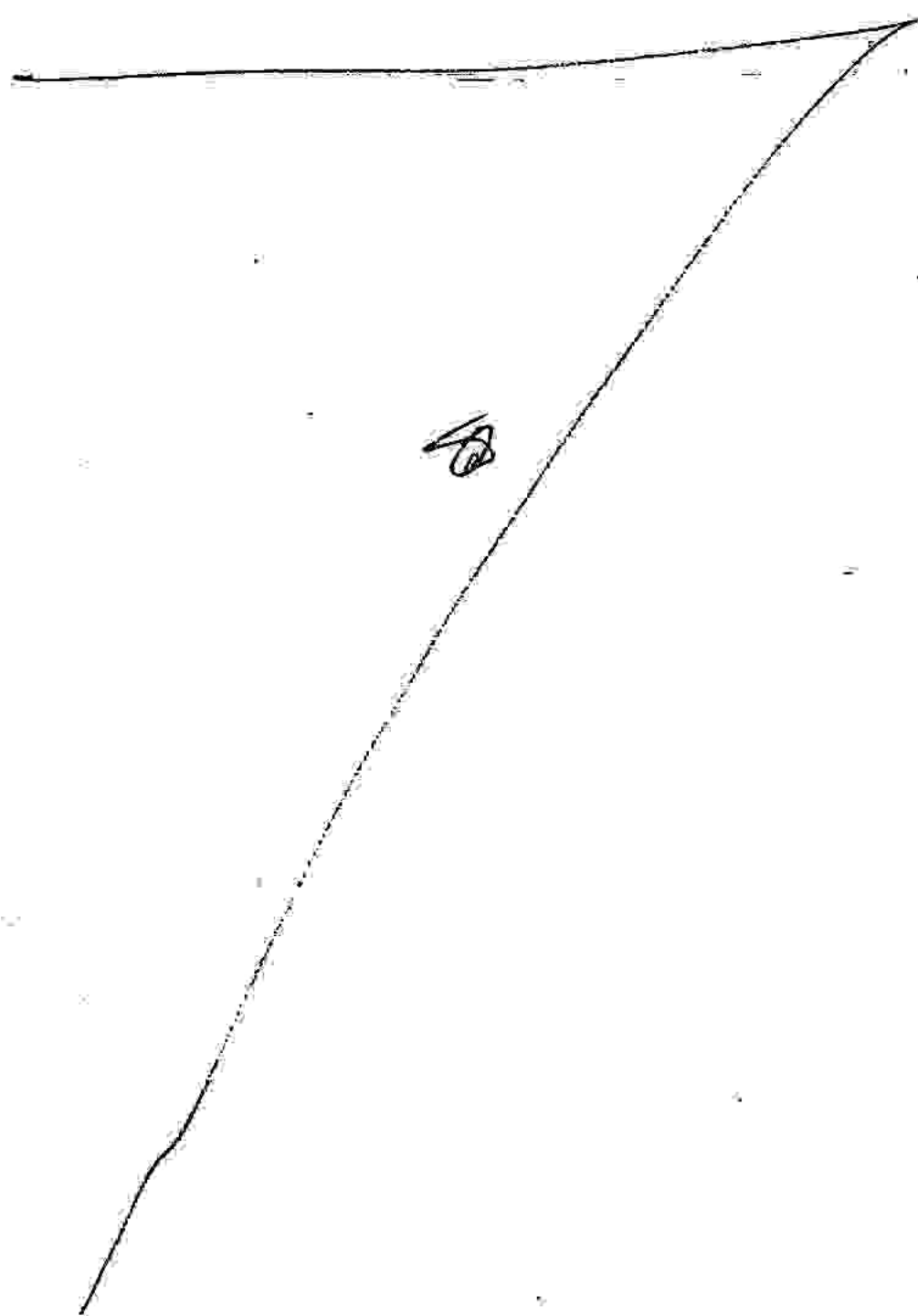
Outline Permission for two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

CONDITIONS

REASONS FOR CONDITIONS

11. That a satisfactory scheme for landscaping to include details of trees to be retained, to be submitted at approval stage, and approved by the Council before any development commences.

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



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

P.P. 7

23.10.1991

RE: Housing at Edmondstown Road, Ballyboden.
Reg. Ref. 91A/0866.

With reference to this Additional Information, the Parks
Department's comments are:

- 1) Contrary to the statement of the applicants, there are a significant number of Ash trees on site especially along the top of the escarpment, along the boundary with Moyville Estate. The vegetation at this location is very important as it contributes to the stabilisation of the cliff face, and it is essential that it is retained in any development which may take place.
- 2) In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per site to be provided towards open space development in the surrounding area.

PLANNING DEPT.
DEVELOPMENT CONTROL

Date .. 30.10.91

Time .. 4.30

SENIOR PARKS SUPERINTENDENT

Marjorie O'Shea SS only

(P)

Register Reference : 91A/0866

Date : 24th September 1991

Development : Two semi-detached houses replacing temporary dwelling

LOCATION : Edmondston Road, Ballyboden

Applicant : Noel Kearns

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 5th September 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL
- 10 OCT 1991
SAN SERVICES

DUBLIN CO. CO.
SANITARY SERVICES
FOR PRINCIPAL OFFICER
18 OCT 1991
Returned *[Signature]*

Date received in sanitary services

FOUL SEWER ~~is~~ Available, (See previous report dated 18/7/91 copy attached)

Note Any subsequent approval will incur extra charges of
① £300 per house (for upgrading of sewer in Ballyboden Road.
② £2000 per house for the sewer passing ~~through~~ Rockbrook

SURFACE WATER

Available to stream

Note The design of the retaining walls outlined would have to be accompanied by a certificate from a Chartered Civil Engineer.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.10.91
Time 9.00

J.R.
14/10/91

DFBB

1) Date Lodged

28-5-91

LOCATION:

Edmonstown Road, Rathfarnham

REG. REF. 91A/0266

APPLICANT:

Noel Keenan

PROPOSAL:

2 semi-detached houses

(2) Date Referred:

SEWER

Available, subject to the following:

- ① Removal of the Mobile Home prior to either house being occupied
 - ② Occupancy of one of the houses may not take place until the necessary improvement works have been carried out on the Ballyboden Road sewer system.
 - ③ Payment of any special levies pertaining.
- (It is noted that the existing mobile home has a connection to the sewer presently - hence, one of the houses can be occupied upon completion)

(3) Rec'd San. Sec.

11/7/91

RECEIVED
SANITARY SERVICES
24 JUL 1991
Returned: J. Rice

(5) Date to Planner

RIVER

Available to the river, subject to the following:

- ① The applicant would have to identify existing streams running across the site & establish the status of do i.e. whether piped or otherwise diverted.
- ② In order to comply with the Sanitary Services Act of 1962, the applicant would have to demonstrate the safety & stability of the escarpment which bounds the Eastern boundary of the site including its full height & extent.

(6) Date to Planner

(7) C.R.C. report to be submitted before

(8) C.R.C. report submitted by

Register due:

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.10.91
Time 9.00

J. Rice
13/7/91

ENDORSED

DATE

Register Reference : 91A/0866

Date : 24th September 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

*See previous report
V. Sullivan
4/10/91*

.....
ENDORSED _____

79 60/57

DATE _____

5/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.10.91
Time 9.00

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for proposed two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

D. F. Costello,
1 Leicester Avenue,
Rathgar,
Dublin 6.

Reg. Ref.	91A/0866
Appl. Rec'd:	28/5/91
Floor Area:	222sq. m.
Site Area:	1932sq. m.
Zoning:	

Report of the Dublin Planning Officer, dated 23 July 1991

This is an application for **OUTLINE PERMISSION**. The proposed development consists of two semi-detached houses replacing temporary dwelling at Edmondstown Road, Ballyboden. The applicant is Noel Kearns who is stated to have a freehold interest in the site.

Under Reg. Ref. 89A/878, permission was granted by Dublin County Council for the retention of a mobile home on this site. (Decision Order P/2920/89, dated 14/7/89). Condition No. 3 of that permission stated:-

"That the structure shall be removed from the site on or before the 31st July, 1992, unless before that date, permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal."

The applicant was John Kearns.

Permission was refused by An Bord Pleanala on appeal for a Petrol Filling Station with canopy and ancillary shop, workshop on an adjoining site to the south under Reg. Ref. 89A/2312.

The site is zoned 'A1' in the 1983 County Development Plan with the objective "to provide for new residential communities in accordance with approved action area plans." The Edmondstown Road is affected by a specific long term road proposal.

The site which is stated to be 1932sq. metres (0.47 acres) presently accommodates a mobile home, which is occupied.

There is a caravan parked on the site to the rear of the mobile home.

A sharp escarpment forms the eastern boundary of the site. Evergreen trees have been planted along the northern boundary and part of the roadside boundary of the site. A grassed area has been provided to the north of the mobile home.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for proposed two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

There is a caravan on the adjoining site to the north, as well as a sign advertising Edmondstown Kennels. A wire fence forms the southern boundary of the site.

In this application outline planning permission is being sought for 2 no. semi-detached houses. In a covering letter submitted as part of this application, it is stated that the houses are required for the applicants own family and for his Mother, Father and Sister.

The configuration of the site is such that private open space in the form of rear gardens can not be provided. Private open space can only be provided to the side of the pair of semi-detached dwellings.

The Roads Report dated 4th July, 1991 states that a continuous white line runs along the centre of the road in front of the site. It states that adequate sight distances are available to the north and south. Roads Department have no objection to the proposed development subject to certain conditions, one of which relates to setting back the front boundary to the road reservation line, another relating to the levying of a financial contribution (£1,600) towards road improvement and traffic management proposals in the area. Both conditions are considered reasonable.

The Sanitary Services report dated 18th July, 1991 states that a connection is only available for one house, until the necessary improvement works have taken place to the Ballyboden Road sewer system. It states that the applicant must demonstrate the safety and stability of the escarpment which bounds the eastern boundary of the site for its full height and extent. A water supply is available.

The report of the Senior Parks Superintendent dated 3rd July, 1991, notes that the lands subject of this application included a very steep escarpment at the rear of the site which is in a dangerous condition as well as some mature trees to which the applicant has made no reference. It recommends that Additional Information be requested from the applicant.

The contents of a letter received from a local Residents' Association have been noted.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for proposed two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

Before a decision is made on this application,


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

1. The eastern and part of the southern boundaries of the site are formed by a sharp escarpment. The applicant is requested to demonstrate the safety and stability of this escarpment for its full height and extent. In this regard, the applicant is requested to submit evidence from a certified Structural Engineer stating how it is proposed to ensure the safety and stability of this escarpment, so that it will not pose a danger to the proposed development. Details of any required works which will have to be undertaken including information with regard to the height and extent of any proposed retaining wall should be submitted in this regard.
2. The applicant is requested to submit a survey of all mature trees on the site. (Information submitted should include the location, species and height of these trees). The applicant is requested to indicate how the proposed development will effect any trees on the site.
3. The applicant is requested to indicate if he is willing to erect not more than one house on the site, and if he is so willing, to submit a revised drawing showing this. (The applicant should note that there is a deficiency in the present capacity of the Ballyboden Road Sewer System and that the development of two houses on this site is premature until improvement works have been carried out in this system.)

MOS
(MOS/CM)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

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: 24 July, 1991.


Assistant City & County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991. 24/7/91

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0866.
DEVELOPMENT: 2 Semi-detached houses.
LOCATION: Edmondstown Road, Ballyboden.
APPLICANT: Noel Kearns.
DATE LODGED: 28.5.91.

This application is for outline permission for 2 semi-detached houses at Edmondstown Road, Ballyboden.

The site for the proposed development is approximately 400m from Ballyboden Bridge. A continuous white centre line extends beyond site frontage in both directions. Adequate sight distances are available in both directions. The present mobile home was granted retention on 14.7.89 under 89A/878.

Roads have no objection subject to:-

- 1) The applicant set back boundary to Roads reservation line and grass the created space. (Road line to be agreed with Roads Department prior to construction.)
- 2) All works to be carried out prior to the house being occupied.
- 3) All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
- 4) A financial contribution, in the sum of money equivalent to the value of £1600.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/BMCC
2.7.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	09.07.91.....
Time	12.20.....

SIGNED: Michael Arthur

ENDORSED: E. Madden

DATE: 4.7.91

DATE: 5th July '91

May 2001

PR

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.

10 JUL 91

Our Ref.
Your Ref.
Date 03.07.1991

RE: Housing at Edmondston Road. Reg. Ref. 91A/0866.

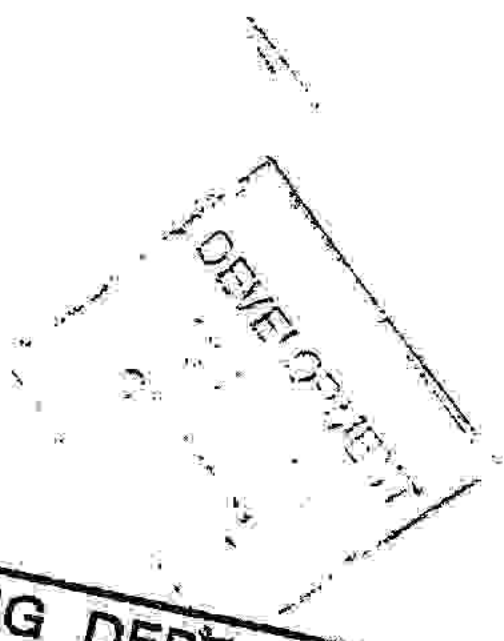
With reference to this application, the Parks Department's comments are:-

The lands subject of this application include a very steep escarpment at the rear of the site which forms the boundary with Moyville Estate; this escarpment is in a dangerous condition and concern must be expressed that the applicant has omitted any reference to its stabilisation. Furthermore, there are a number of mature trees on the lands subject of this application and a detailed tree and vegetation survey is required. In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per house should be sought towards open space acquisition and development in the surrounding area.

It is recommended that Additional Information is sought.

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT



PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 14.07.91
Time 9.30

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged

LOCATION:

Edmonstown Road, Rathfarnham

REG. REF. 91A/0266

APPLICANT:

Noel Kearns

PROPOSAL:

2 semi-detached houses

SEWER

Available, subject to the following:

- ① Removal of the Mobile Home prior to either house being occupied
 - ② Occupancy of one of the houses may not take place until the necessary improvement works have been carried out on the Ballyboden Road sewer system.
 - ③ Payment of any special levies pertaining
- (It is noted that the existing mobile home has a connection to the sewer presently - hence, one of the houses can be occupied upon completion)

(2) Date Referred:

(3) Rec'd San. Serv.

11/7/91

(4) Dispatched from San. Services.

(5) Date to Planning

FACE WATER

Available to the river, subject to the following:

- ① The applicant would have to identify existing streams running across the site & establish the status of do. i.e. whether piped or otherwise diverted.
- ② In order to comply with the Sanitary Services Acts of 1962, the applicant would have to demonstrate the safety & stability of the escarpment which bounds the Eastern boundary of the site including its fall height & extent.

(6) Date to Planner

(7) S.P.O. report to be submitted before

(8) S.P.O. report submitted to S.P.O.

Decision due:

J. Rice
18/7/91

ENDORSED

DATE

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged
28/5/91

LOCATION: Edmonstoun Road, Rathfriland 911/806
APPLICANT: Neil Channon
PROPOSAL: 2 semi-detached houses

WATER SUPPLY

Available for provision 24 hour
storage to be provided.
note each house to have its own
independent water supply.

[Signature]
17/7/91

ENDORSED: *[Signature]* DATE 18/7/91

DUBLIN COUNTY COUNCIL

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

tel. 724755 (ext. 262/264)

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

To <u>D.F. Costello,</u>	Decision Order <u>p/5017/91,</u>	<u>1/11/91</u>
<u>1 Leicester Avenue,</u>	Number and Date	
<u>Rathgar,</u>	Register Reference No. <u>91A/0866</u>	
<u>Dublin 6.</u>	Planning Control No.	
Applicant <u>Noel Kearns.</u>	Application Received on <u>28/5/91</u>	
	Additional Information received <u>5/9/91</u>	

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for Two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.</p> <p>2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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>3. That one detached house only, be constructed on this site.</p>	<p>1. In the interest of the proper planning and development of the area.</p> <p>2. 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> <p>3. In the interest of the proper planning and development of the areal</p>

Contd/.....

Signed on behalf of the Dublin County Council

Rose Ferris
For Principal Officer
1/11/91

Date.....

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>4. That the caravan be removed from the site on the completion of the house.</p> <p>5. The applicant is to submit evidence certified by a Chartered Structural Engineer, demonstrating how it is proposed to ensure the stability and safety of the existing escarpment on the site, to the Planning Authority, at Approval stage. Any proposed retaining walls are to have a stone facing where they are visible from the public road.</p> <p>6. The applicant is to set back the front boundary of the site to the road reservation line. The area of land between the existing road and the new boundary of the site is to be levelled and grassed to the satisfaction of the Planning Authority. The road reservation line is to be agreed on site with the Roads Department prior to construction on this site.</p> <p>7. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County Council towards the cost of road improvements and traffic management schemes 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>Contd/.....</p>	<p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. In the interest of the proper planning and development of the area.</p> <p>7. 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> <p style="text-align: right;"><i>Rose Kennedy</i></p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision **OUTLINE PERMISSION** will be granted by the Council as soon as may be after the expiration of the period for taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant **OUTLINE PERMISSION** 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

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Outline Permission

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

To D.F. Costello, Decision Order P/5017/91, 1/11/91
1 Leicester Avenue, Number and Date
Rathgar, Register Reference No. 91A/0866
Dublin 6, Planning Control No.
Applicant Noel Kearns. Application Received on 28/5/91
Additional Information received 5/9/91

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for

Two semi-detached houses replacing temporary dwelling on site at
Edmondstown Road, Ballyboden.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
8. That prior to commencement of development, the applicants pay a further contribution in an amount to be determined at approval stage, towards the cost of upsizing of foul sewers in the area which facilitates this development.	8. 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.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Sanitary Services Department.	9. In order to comply with the requirements of the Sanitary Services Department.
10. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.	10. In the interest of reducing air pollution.
11. That a satisfactory scheme for landscaping to include details of trees to be retained, to be submitted at approval stage, and approved by the Council before any development commences.	11. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council


For Principal Officer

1/11/91

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

If there is no appeal to An Bord Pleanála against this decision **OUTLINE PERMISSION** will be granted by the Council as soon as may be after the expiration of the period for taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant **OUTLINE PERMISSION** after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. **ANY OTHER PERSON** may appeal within twenty-one days beginning on the date of 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 Pleanála, 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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála 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/0866

Date : 9th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Two semi-detached houses replacing temporary dwelling

LOCATION : Edmondston Road, Ballyboden

APPLICANT : Noel Kearns

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 5th September 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

D.F. Costello,
1 Leicester Ave,
Rathgar,
Dublin 6.

Denis F. Costello B.E.C.Eng., M.I.E.I.
Telephone: 973680 973680

~~XXXXXXXXXXXXXX~~
~~XXXXXXXXXX~~
1, Leicester Ave.,
Rathgar, Dublin 6



4th September, 1991

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

Re: Outline Planning Permission for Noel Kearns
at Edmonstown Road, Ballyboden, Reg. Ref. 91A/0866

ADDITIONAL INFORMATION

- 1) Attached hereto, drawing showing position of proposed retaining wall, height and width. It is proposed to import clay-sand mixture and top soil as shown. The angle of repose of this material would be 35° approximately and this is shown to give a maximum height of 5 metres. Block dwarf walls 18" thick would cater for low wing walls as shown. The slope would be landscaped and details of this, together with reinforced steel design, will be submitted with Application for Planning and Approval.
- 2) There are no mature trees at present on the site, only small bushes, etc.
- 3) Copy of letter from Mr. Noel Kearns

Yours faithfully,


DENIS F. COSTELLO

91A/0866
1.2.0
A.1

Edmundstown Road
Ballyboden
Co. Dublin.

Dear Sir,

With regard to accommodation, as I intimated previously, my father and mother need accommodation together with my sisters and brother. I also need accommodation for my wife and family, and it is obvious that the ideal situation would be two houses - otherwise we would require a larger house with similar accommodation. The mobile home and caravan are definitely inadequate and are not suitable for small children.

Yours faithfully,
Wolfe Keenan.

D. F. Costello,
1 Leicester Avenue,
Rathgar,
Dublin 6.

91A/0866

24 July 1991

RE: Outline Permission for proposed two semi-detached houses replacing temporary dwelling on site at Edmondstown Road, Ballyboden, for Noel Kearns.

Dear Sir,

With reference to your outline planning application, received here on 28th May, 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 eastern and part of the southern boundaries of the site are formed by a sharp escarpment. The applicant is requested to demonstrate the safety and stability of this escarpment for its full height and extent. In this regard, the applicant is requested to submit evidence from a certified Structural Engineer stating how it is proposed to ensure the safety and stability of this escarpment, so that it will not pose a danger to the proposed development. Details of any required works which will have to be undertaken including information with regard to the height and extent of any proposed retaining wall should be submitted in this regard.
2. The applicant is requested to submit a survey of all mature trees on the site. (Information submitted should include the location, species and height of these trees). The applicant is requested to indicate how the proposed development will effect any trees on the site.

Contd/.....

3. The applicant is requested to indicate if he is willing to erect not more than one house on the site, and if he is so willing, to submit a revised drawing showing this. (The applicant should note that there is a deficiency in the present capacity of the Ballyboden Road Sewer System and that the development of two houses on this site is premature until improvement works have been carried out in this system).

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

Yours faithfully,

J. de Bactural
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/0866

Date : 29th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Two semi-detached houses replacing temporary dwelling

LOCATION : Edmondston Road, Ballyboden

APPLICANT : Noel Kearns

APP. TYPE : OUTLINE PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

D.F. Costello,
1 Leicester Ave,
Rathgar,
Dublin 6.



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 EDMONDSTOWN ROAD
(If none, give description sufficient to identify) BALLYBODEN ROTH JUNCTION CO. DUBLIN.

3. Name of applicant (Principal not Agent) NOEL KEARNS

Address EDMONDSTOWN ROAD BALLYBODEN Tel. No.

4. Name and address of person or firm responsible for preparation of drawings D. F. COSTELLO
..... 1 LEICESTER AVE RATHGAD D6 Tel. No. 973680

5. Name and address to which notifications should be sent 1 LEICESTER AVE 48 28/5
..... N 39 376

8. Brief description of proposed development REPLACE MOBILE HOMES WITH ~~2~~ Semi Detached Houses.

7. Method of drainage Public 8. Source of Water Supply Public

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

CO. DUBLIN Outline permission sought for two semi detached houses replacing temporary dwelling on my site at Edmondston Road, Ballyboden, Noel Kearns.

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

11. (a) Area of Site 222 1932 Sq. m.
(b) Floor area of proposed development 222 Sq. m.
(c) Floor area of buildings proposed to be retained within site 222 Sq. m.

Evik
ben
24/5/91

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
.....

15. List of documents enclosed with application.
..... 1 SITE LOCATION SCALE 1/1000. 3 No
..... 2 LAY-OUT SCALE 1/500. 3 No
..... 3 Copy LEISURE PLAN
..... 4 CHEDULE F 48 NK

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

No of dwellings proposed (if any) Class(es) of Development
Fee Payable £ 48 Basis of Calculation 2 Houses x 24 48
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Denis J Costello Date 24/5/91

Application Type OUTLINE
Register Reference 91A/0866
Amount Received £ 22-10
Receipt No
Date

FOR OFFICE USE ONLY
28/5
28 MAY 1991
REC. DEC.

2.6.0

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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 (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (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 ² 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 ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed contribution fee

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

N 39776

CASH

CHEQUE

M.O.

B.L.

I.T.

€ 48.00

Received this

25th

day of

May

19 91

from

P. E. Costello

1 Leicester Ave,

Rathgar

the sum of

forty eight

Pounds

Pence being

100

planning application at Edmondstown Rd.

Moore - Deane

Cashier

S. CAREY

Principal Officer

16 MAY 1991

APPLICATION IN RECORD

28 MAY 1991

RES NO. 91A/0860

APPLICATION TYPE C/P/A/B/E

NO L D S

Edmondstown Road
 Ballyboden
 Rathfarnham
 Co. DUB 21
 25/5/91

Outline Permission

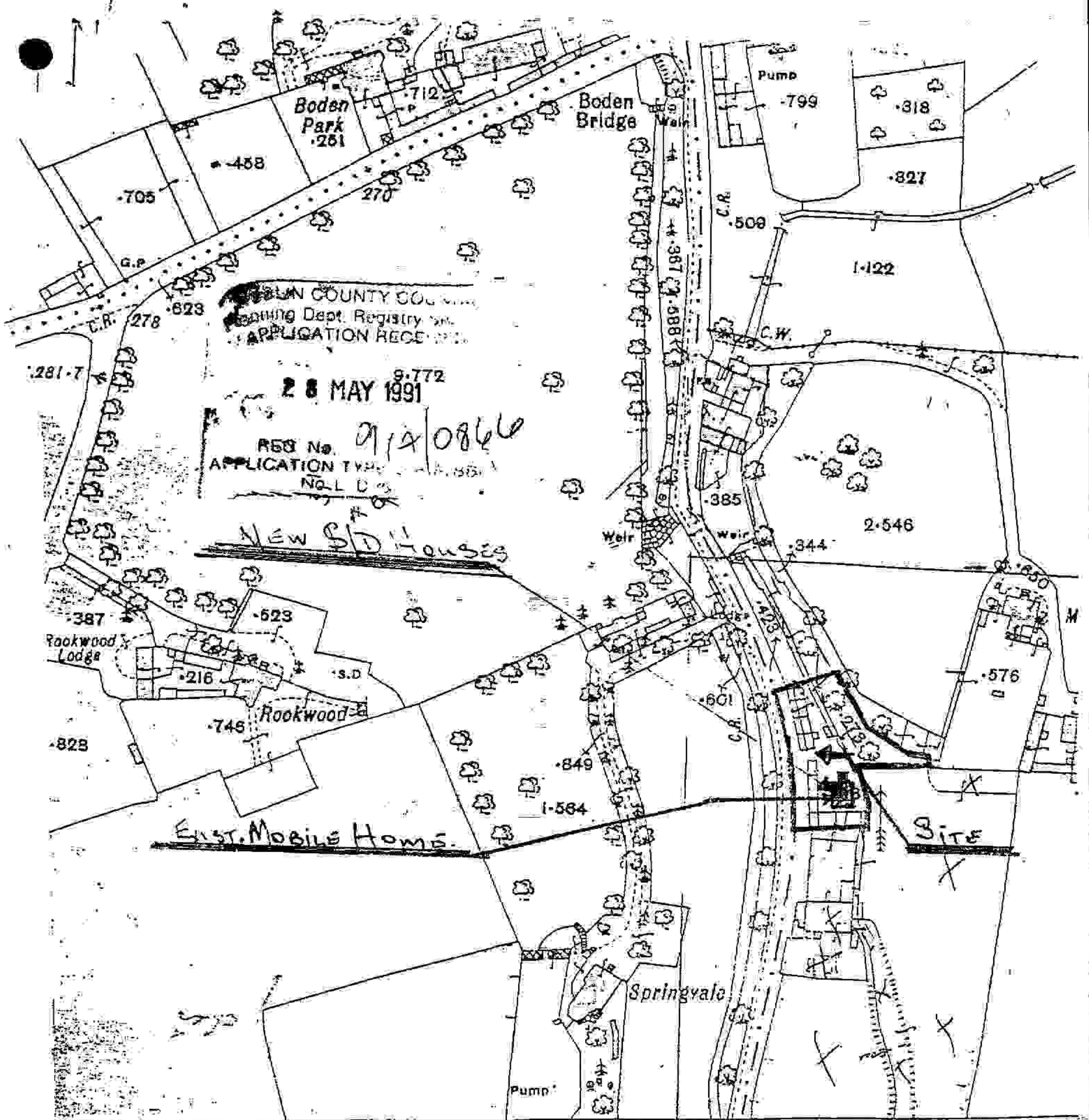
Proposed Semi Detached House
AT EDMONDSTOWN ROAD BALLYBODEN
RATHFARNHAM CO. DUB.

Dear Sir,

I am applying for outline permission to replace Messrs Home On My Site at Edmondstown Rd. House No 1. would be for myself my wife & family. & House No 2. would be for my sister & father's Mother.

I trust this application will receive favourable consideration as we are living in over crowded conditions at present.

Yours faithfully
 Noel Keenan



SALIN COUNTY CO. Planning Dept. Registry
 APPLICATION RECEIVED

28 MAY 1991

REG No. 914/0866
 APPLICATION TYPE NQ-L D

NEW S/D Houses

EAST MOBILE HOMES

SITE

SITE LOCATION O.S. DUBOIS SHEET 22-X 1/2500

Scale 1:1



the