

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1933 TO 1932

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 CHECKED NO: B/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT (GRADE)

Register Reference : 91A/0875

Date : 4th June 1991

Development : Bungalow

LOCATION : Hazelhatch Road, Newcastle

Applicant : C. Riordan

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 28th May 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	08.07.91
Time	3.30

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

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

- Recommend refusal.
- 1 Dublin Co. Council require 50m road frontage - only 30m - provided here.
 - 2 Other septic tanks and percolation areas in adjoining houses have not been indicated.
 - 3 Evidence of soil suitability has not been shown for septic tank drainage.
 4. The maps are too close to the percolation areas.
 - 5 The percolation area is too far from the dwelling.
 - 6 This application states water supply to come from a bored well although a main supply exists in the area.

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

John Hall
3/6/91

Jackie Kelly
EHO 2/7/91

DUBLIN COUNTY COUNCIL
7 TH
19 JUN 1991
ENVIRONMENTAL HEALTH OFFICERS

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/875

APPEAL by C. Riordan care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 19th day of July, 1991 by the Council of the County of Dublin to refuse permission for development comprising the construction of a bungalow and septic tank at Hazelhatch Road, Newcastle, County Dublin in accordance with plans and particulars lodged with the said Council:

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

FIRST SCHEDULE

Having regard to the size and location of the site and to the appellant's local connection it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be inconsistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The house, when completed, shall be first occupied as a place of permanent residence by the applicant and/or members of her immediate family.

Reason: To secure, in the interest of orderly development, that the house is used to meet the applicant's stated housing need.

2. The provision of a septic tank drainage system shall be in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" as published by the Department of the Environment in November, 1980.

Reason: In the interest of public health.

3. Details of the proposed water supply system shall be submitted to and agreed with the planning authority before the development is commenced.

Reason: To ensure a proper standard of development.

P/5763/91

PL 6/5/86662

SECOND SCHEDULE (CONTD.)

4. The entrance gates to the proposed house shall be set back not less than four metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of 45 degrees and shall not exceed one metre in height.

Reason: In the interest of traffic safety.

5. The roof of the house shall be of blue/black, black, dark brown or dark grey colour, or other such colour as may be agreed the planning authority.

Reason: In the interest of visual amenity.



Daragh A. Murphy

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

Dated this 25th day of November, 1991.

Order Noted: C.D.	<i>[Signature]</i>
Dated: 9 th DEC. 91	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated: 10 th	day of December 1991

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0875

Date Received : 28th May 1991

Correspondence : Mr D. McCarthy & Co.,
Name and : Lynwood House,
Address : Ballinteer Road,
Dublin 16.

Development : Bungalow

Location : Hazelhatch Road, Newcastle

Applicant : C. Riordan

App. Type : Permission

Zoning :

(MG/AC)

Report of the Dublin Planning officer dated 15 May 1991.

This is an application for PERMISSION for a bungalow on a 3540 sq.m. site to the south-west of the Hazelhatch Road, Newcastle, Co. Dublin for C. Riordan.

The proposed site is a long narrow site and forms part of the side garden of an existing single-storey cottage at this location. It is surrounded on all boundaries by existing hedgerows (with the exception of the side boundary with the existing house. The proposed site has a road frontage of 90 ft. i.e. c. 30 metres. There are existing cottages on the adjoining site to the north-west and south-east. The proposed site is located in an area zoned 'B' "to protect and provide for the development of agriculture.

The current application is for a 123.9 sq.m. bungalow with a pitched roof and a gable projection to the front. Correspondence lodged with the application states that the applicant, Christina Riordan, is the daughter of the owner of the adjoining house to the east and notes that the applicant who is a native of the area, wishes to remain in the area and live beside her family.

Reg. Ref. 90A/1244 refers to a decision to refuse outline permission for a bungalow on this site for John Conway.

Sanitary Services report recommend that the multiplicity of septic tanks in the area will give rise to conditions prejudicial to public health.

Supervising Environmental Health Officer report recommends a refusal on the basis that (i) the road frontage is only 30 metres, (ii) location of septic tanks and percolation areas on adjoining sites not identified, (iii) evidence of soil suitability for septic tank drainag not submitted, (iv) the sumps are too close to the percolation area, (v) the percolation areas are too far from the dwelling.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0875

Page No: 0002

Location: Hazelhatch Road, Newcastle

As stated the side frontage is only 30 metres. This is substantially less than the 61 metre frontage generally required under Para. 3.10.4. *Development Plan statement.*

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, for the following (5) reasons:-

REASONS FOR REFUSAL

- 01 The site of the proposed development is located within the rural area and is zoned 'B' - "to protect and provide for the development of agriculture" in the Development Plan. The proposed development would result in the multiplicity of dwellings with septic tank drainage systems on narrow sites with inadequate road frontage and as such would materially contravene (i) the above development objective indicated in the 1983 Development Plan for the use solely or primarily of this area for agricultural purposes and (ii) the policy requirement of the Development Plan with regard to the need to preserve the rural character of areas zoned for agricultural purposes. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 02 Development of the kind proposed on the land would be premature by reference to the following constraints and the period within which the constraints involved may reasonably be expected to cease, (i) the existing deficiency in the provision of water supplies and sewerage facilities in the area of the proposed development.
- 03 Proposed site frontage of 90ft. is totally inadequate having regard to the rural character of the area, Development Plan site frontage provision and the precedent it would set for further similar type development in the area.
- 04 *LM* The development would be prejudicial to public health. ~~The~~ The proposed septic tank drainage involving the provision of an additional septic tank drainage system within an area containing a multiplicity of septic tank drainage systems ~~would result in~~ conditions that would be prejudicial to public health. *will give rise to*
- 05 *LM* The development would contravene materially a development objective indicated in the Development Plan 1983 for the use solely or primarily of this area "to protect and provide for the development of agriculture".

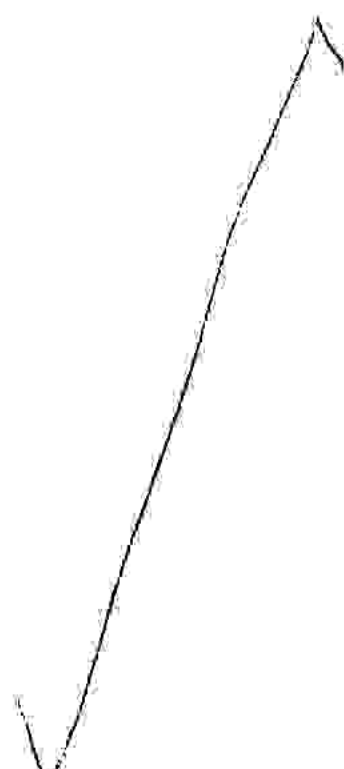
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0875

Page No: 0003

Location: Hazelhatch Road, Newcastle



M. Hendry
.....
for Dublin Planning Officer

[Signature]
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 (5) reasons set out above is hereby made.

Dated : *19 July 1991* *K.O. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8 July 1991.

Register Reference : 91A/0875

Date : 4th June 1991

Development : Bungalow

LOCATION : Hazelhatch Road, Newcastle

Applicant : C. Riordan

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 28th May 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 08.07.91
Time 3.30

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

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

- Recommended refusal. -
- 1 Dublin Co. Council require 50m road frontage - only 30m provided here.
 - 2 Other septic tanks and percolation areas in adjoining houses have not been indicated.
 - 3 Evidence of soil suitability has not been shown for septic tank drainage.
 - 4 The manys are too close to the percolation areas.
 - 5 The percolation area is too far from the dwelling.
 - 6 This application states water supply to come from a bore well although a main supply exists in the area.
- SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

John Hall
3/6/91

Jackie Kelly
EHO 2/7/91

DUBLIN COUNTY COUNCIL
TH
10 JUN 1991
ENVIRONMENTAL HEALTH OFFICERS

SS

Ⓢ

Register Reference : 91A/0875

Date : 4th June 1991

Development : Bungalow

LOCATION : Hazelhatch Road, Newcastle

Applicant : C. Riordan

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 28th May 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL
- 6 JUN 1991...
SAN SERVICES

DUBLIN Co. Co.
SANITARY SERV.
PRINCIPAL OFFICER
- 8 JUL 1991
Returned *gf*

Date received in Sanitary Services

FOUL SEWER

Refusal Recommended

It is the belief of Engineering Services that a multiplicity of septic tanks in the area will give rise to conditions prejudicial to Public Health.

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

SURFACE WATER

Soak pits proposed - refer to S. B. L. Dept.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date... 10.07.91
Time... 12.15

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

J. Rio
3/7/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 10.07.91.....
Time 12.15.....

Register Reference : 91A/0875

Date : 4th June 1991

.....

ENDORSED _____ DATE _____

WATER SUPPLY... *Report to Nibolone to be re water supply*

[Signature]
A/SEE
7/6/91

.....

ENDORSED *[Signature]* _____ DATE *4/7/91* _____

Mary Galvin.

55

2

Register Reference : 91A/0875

Date : 4th June 1991

Development : Bungalow

LOCATION : Hazelhatch Road, Newcastle

Applicant : C. Riordan

App. Type : PERMISSION

Planning officer : M.GALVIN

Date Recd. : 28th May 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL
SAN SERVICES

DUBLIN CO. CO.
SANITARY SER.
PRINCIPAL OFFICER
- 8 JUL 1991
Returned *JG*

Date received in sanitary service

FOUL SEWER

Refusal Recommended

It is the belief of Engineering Services that a multiplicity of septic tanks in the area will give rise to conditions prejudicial to Public Health.

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

SURFACE WATER

Soak pits proposed - refer to S.B.L. Dept.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 11.07.91
Time 9.30

J. Q. 16
3/7/91

Register Reference : 91A/0875

Date : 4th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY... *Report to Nicholas to do re water supply*

[Signature]
A/DEF
7/6/91

.....
ENDORSED *[Signature]* _____ DATE *4/7/91* _____

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *11.04.91*
Time *9.35*

Our Ref: PL 6/5/86662
P.A. Reg. Ref: 91A/875

Secretary,
Dublin County Council,
Planning Section,
Block 2.

Date: 25 NOV 1991

Appeal re: Bungalow at Hazelhatch Road, Newcastle,
Co. Dublin.

Dear Sir/Madam,

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,

J. Cunningham
p.p. G. Egan,
Executive Officer.

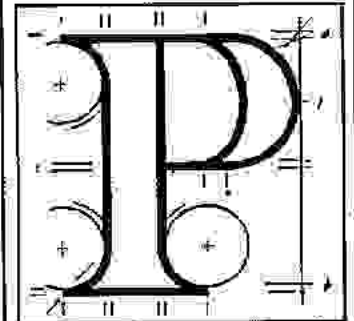
Encl.

BP 352

26 NOV 01

Handwritten initials and date

An Bord Pleanála



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

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/875

APPEAL by C. Riordan care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 19th day of July, 1991 by the Council of the County of Dublin to refuse permission for development comprising the construction of a bungalow and septic tank at Hazelhatch Road, Newcastle, County Dublin in accordance with plans and particulars lodged with the said Council:

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

FIRST SCHEDULE

Having regard to the size and location of the site and to the appellant's local connection it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be inconsistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The house, when completed, shall be first occupied as a place of permanent residence by the applicant and/or members of her immediate family.

Reason: To secure, in the interest of orderly development, that the house is used to meet the applicant's stated housing need.

2. The provision of a septic tank drainage system shall be in accordance with the standards set out in the drawing entitled "Recommendations for Septic Tank Drainage Systems" as published by the Department of the Environment in November, 1980.

Reason: In the interest of public health.

3. Details of the proposed water supply system shall be submitted to and agreed with the planning authority before the development is commenced.

Reason: To ensure a proper standard of development.

PL 6/5/86662

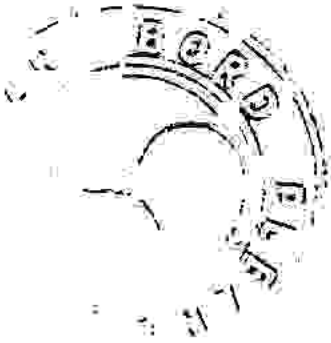
SECOND SCHEDULE (CONTD.)

4. The entrance gates to the proposed house shall be set back not less than four metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of 45 degrees and shall not exceed one metre in height.

Reason: In the interest of traffic safety.

5. The roof of the house shall be of blue/black, black, dark brown or dark grey colour, or other such colour as may be agreed the planning authority.

Reason: In the interest of visual amenity.



Daragh W. D. Murphy

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

Dated this 25th day of November, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/86662
Our Ref.: 91A/0875

12 September 1991

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 at Hazelhatch Road, Newcastle

Applicant: C. Riordan

Dear Sir,

With reference to your letter dated 30th August, 1991 I enclose herewith:-

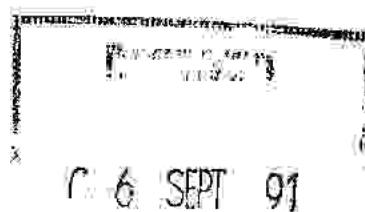
- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 28th May, 1991.
- (4) The plan(s) received from the applicant on 28th May, 1991.
- (6) & (7) A certified copy of Manager's Order P/3300/91, dated 19th July, 1991 together with technical reports in connection with the application.
- (8) *History File enclosed 90A-1244*

Yours faithfully,

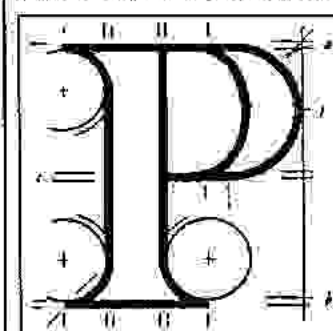
M. Mustagh
for Principal Officer.

Encls.

Our Ref: PL 6/5/86662
Your Ref: 91A/875



DK 219
An Bord Pleanála



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

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

Date: 30th August 1991.

Planning authority decision re: proposed bungalow at
Hazelhatch Road, Newcastle, 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.


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.

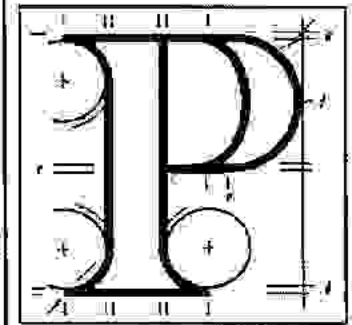
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951778

Lynwood House,
Ballinteer Road,
Dublin 16.

The Secretary,
An Bord Pleanála,
Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.

22th August 1991.

Re: Bungalow at Hazelhatch Road, Newcastle.
for C. Riordan....Reg. Ref. 91A/875.

Dear Sir,

We wish to appeal the above decision to refusal for the following reasons.

1. This proposed bungalow can be considered infill development and it would also preserve the rural character of the area.
2. a) Water can be made available.
b) Sewage facilities can be provided.
3. A site frontage of 90 feet is more than adequate.
4. The location and design of the septic tank and percolation areas will be in accordance with S.R. 6, 1975.
5. Again this development can be considered to be infill.

A more detailed appeal will be submitted on examination of the planning files. Enclosed cheque for £50.00 been fee required.

Yours faithfully,

D. McCarthy
D. McCarthy & Co.

By Hazel H
23/8/91
for chg
£24.579

ACK.
PA

25.8.91

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.



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/ 3300 /91 Date of Decision : 19th July 1991

Register Reference : 91A/0875 Date Received : 28th May 1991

Applicant : C. Riordan

Development : Bungalow

Location : Hazelhatch Road, Newcastle

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ⁵.....ATTACHED.

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

Date: 23/07/91.....

Mr D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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/0875
Decision Order No. P/ 3300 /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 of the proposed development is located within the rural area and is zoned 'B' - "to protect and provide for the development of agriculture" in the Development Plan. The proposed development would result in the multiplicity of dwellings with septic tank drainage systems on narrow sites with inadequate road frontage and as such would materially contravene (i) the above development objective indicated in the 1983 Development Plan for the use solely or primarily of this area for agricultural purposes and (ii) the policy requirement of the Development Plan with regard to the need to preserve the rural character of areas zoned for agricultural purposes. The proposed development would, therefore, be contrary to the proper planning and development of the area.
- 02 Development of the kind proposed on the land would be premature by reference to the following constraints and the period within which the constraints involved may reasonably be expected to cease, (i) the existing deficiency in the provision of water supplies and sewerage facilities in the area of the proposed development.
- 03 Proposed site frontage of 90ft. is totally inadequate having regard to the rural character of the area, Development Plan site frontage provision and the precedent it would set for further similar type development in the area.
- 04 The development would be prejudicial to public health. The proposed septic tank drainage involving the provision of an additional septic tank drainage system within an area containing a multiplicity of septic tank drainage systems will give rise to conditions that would be prejudicial to public health.
- 05 The development would contravene materially a development objective indicated in the Development Plan 1983 for the use solely or primarily of this area "to protect and provide for the development of agriculture."

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.

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Irish Life Centre,
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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.

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/0875

Date : 29th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow
LOCATION : Hazelhatch Road, Newcastle
APPLICANT : C. Riordan
APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER.

Mr D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.



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 SITE AT SIDE OF HOUSE AT HAZELHATCH ROAD, NEWCASTLE.
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Ms. CHRISTINA RIORDAN
 Address HAZELHATCH ROAD, NEWCASTLE Tel. No. 580443

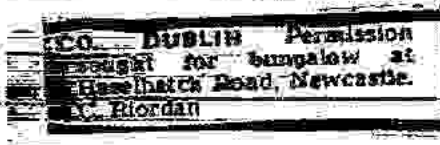
4. Name and address of D. Mc CARTHY & Co CONSULTING ENGINEERS
 person or firm responsible for preparation of drawings LYNWOOD HOUSE, BULLWATER RD, DUBLIN Tel. No. 989244/984147

5. Name and address to which notifications should be sent AS IN # ABOVE **FILE LAW APPLICATION**

6. Brief description of proposed development BUNGALOW EBC No. NIL

7. Method of drainage SEWER / STORMWATER 8. Source of Water Supply BORING WELL

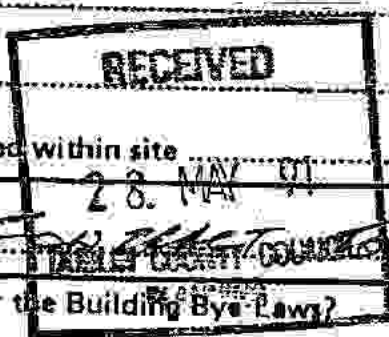
9. In the case of any building or buildings to be retained on site, please state:-
 (a) Present use of each floor or use when last used N/A
 (b) Proposed use of each floor N/A



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

Irish
 Press
 28/5/91

11. (a) Area of Site 3540 Sq. m.
 (b) Floor area of proposed development 123.9 Sq. m.
 (c) Floor area of buildings proposed to be retained within site N/A Sq. m.



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

13. Are you now applying also for an approval under the Building Bye-Laws? Yes No Place / in appropriate box. **FEE PAID 32**

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: WHERE APPLICABLE **IV 37792**

15. List of documents enclosed with application: COPIES OF PLANS, ELEVATION, SECTION, SITE LOCATION AND BLOCK PLAN, SEE COVERING LETTER.

16. Gross floor space of proposed development (See back) 123.9 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1
 Fee Payable £ 32 - Basis of Calculation PLANNING ONLY
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brian O'Hanrahan Date 27/05/91

Application Type P Register Reference 91N/0875 FOR OFFICE USE ONLY

Amount Received £ 20-8 = 2.12.4

Receipt No _____

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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 39792

£32.00

Received this 29th day of May 1991

from D. McCarthy - Co. Ltd.
Lywood House
Ballinteer Rd.

the sum of thirty two Pounds

Pence being 00/- for
planning application at Hazelhatch Rd.

Adrian Deane Cashier

S. CAREY
Principal Officer - 100/1

D. M^cCarthy & Company
Consulting Engineers
Telephone: 984147, 988244
Fax: 951778

Lynwood House,
Ballinkeer Road,
Dublin 16.

27th May 1991.

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

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

29 MAY 1991

REG NO 91A/0875
APPLICATION TYPE O/P/A/BB
No L D S

Re: Planning application for bungalow at Newcastle, Co. Dublin
for Ms. Christina Riordan.

Dear Sir/Madam,

Further to the above application, I would like to make the
following comments.

1. The applicant, Ms. Christina Riordan is daughter of Mr. Chris Riordan who resides in the house adjacent to the east of the proposed house and whose garden he wants to subdivide to provide for the proposed site, with dimensions of approx. 90' wide x 350' in length. Ms. Riordan desires to live beside her family residence so as to maintain the close family relationship which she and her family cherish so much. I would also point out that Ms. Riordan is a native of Newcastle and wishes to remain in the area. Ms. Riordan is currently working as a hairdresser in Saggart.

For the above reasons, I feel that this proposal would be in accordance with the proper planning and development of the area.

2. The foul discharge will be to a septic tank which will be designed in accordance with I.I.R.S. S.R.6. The site is of adequate width and length to cater for a septic tank and its percolation areas and operation of same. The proposed site has road frontage of 90' which is a greater road frontage than the existing dwellings (semi-detached) immediately west of the site. The proposed house has been designed in keeping with the rural character of the area and preserve the visual amenity of the existing dwellings.

continued: _

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

3. All services will be made available at Ms. Riordan's expense as follows.

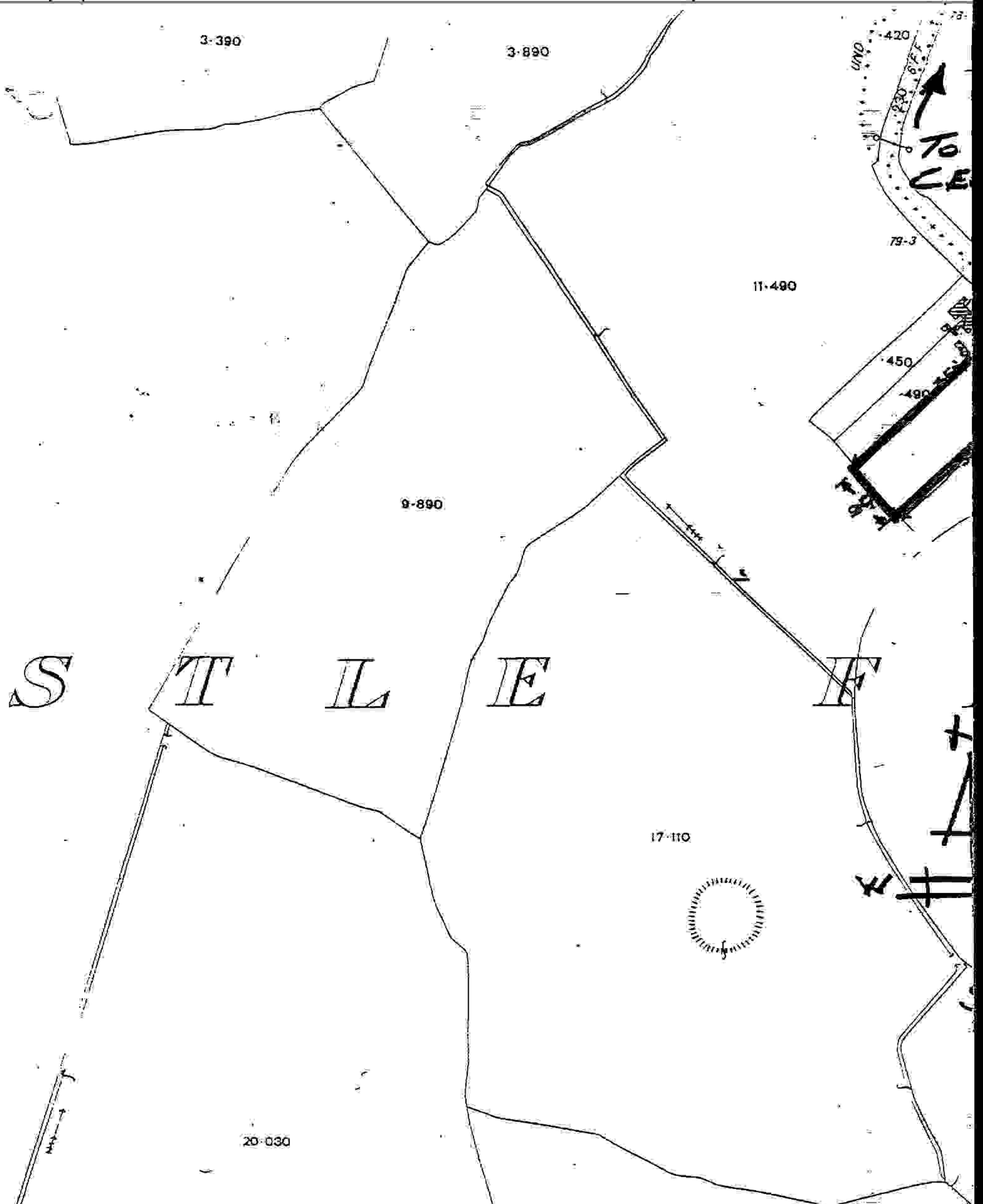
- 1). Foul drainage to septic tank.
- 2) Surface water drainage to soakpits.
- 3) Water supply will be from bored well.
- 4) Electricity is readily available.

As the services can be provided and in these special circumstances, this development would be in keeping with the proper planning and development of the area.

Yours faithfully,


D. McCarthy & Co.

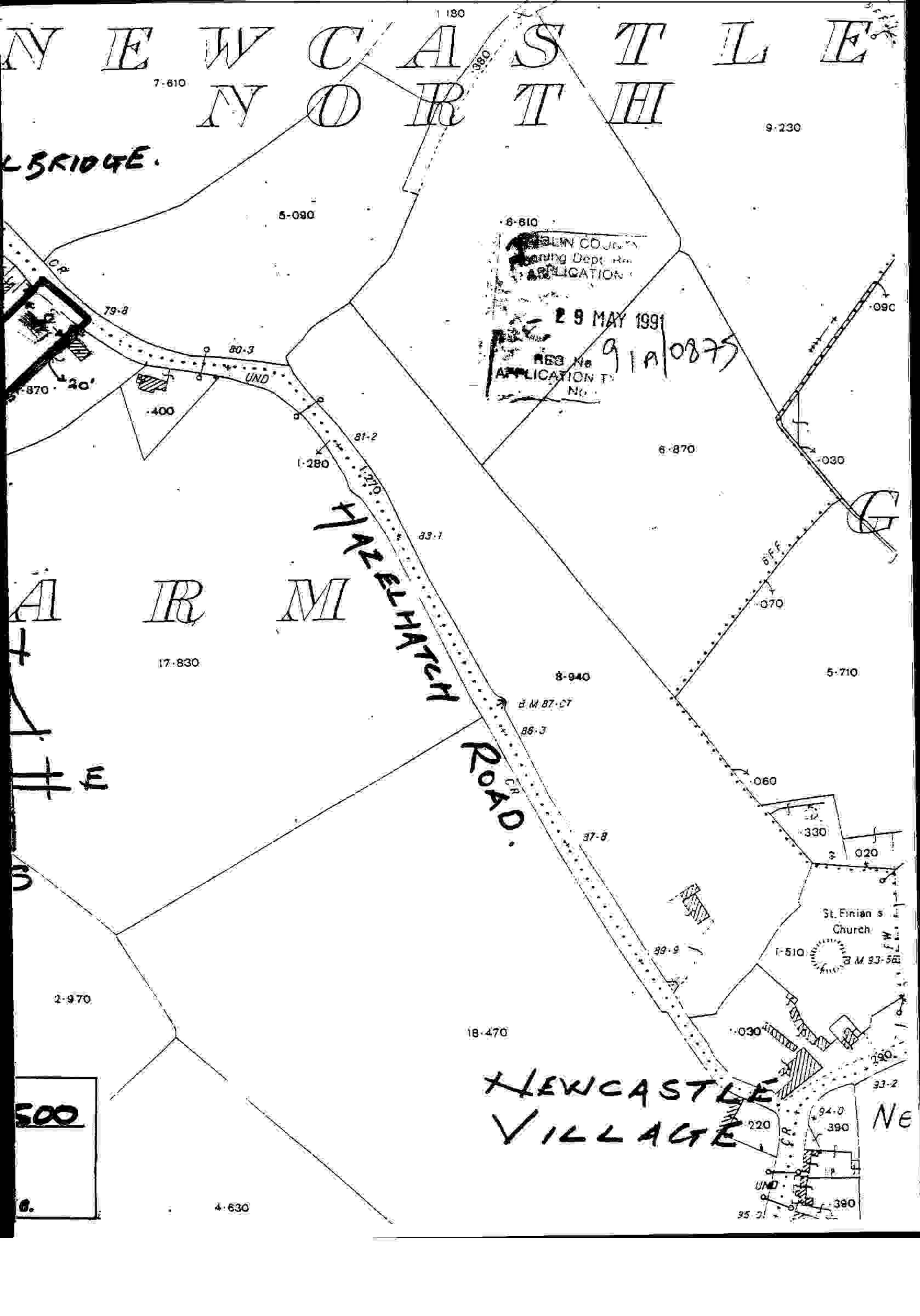
Encl.



O.S. No. 20-8 SCALE 1:25

SITE LOCATION MAP

D. McCarthy & Co. Consulting Engineers, Lynwood House, Ballinacree Road, Dublin



NEWCASTLE
NORTH
180

BRIDGE.

6-810
MUNICIPALITY OF
Planning Dept
APPLICATION
29 MAY 1991
RES No 91A/0875
APPLICATION No.

HAZELHATCH
ROAD

NEWCASTLE
VILLAGE

500
6.

7-810

9-230

5-090

6-810

79-8

80-3

UND

400

81-2

1-280

1-270

83-1

5-870

20'

6-870

030

ARMI

17-830

8-940

5-710

B.M. 87-07

85-3

8FF

070

060

87-8

330

020

St. Finian's
Church

1-510

B.M. 93-56

2-970

18-470

030

030

290

33-2

NEWCASTLE
VILLAGE

220

94-0

390

NE

4-630

35-2

390

D. McCarthy & Company

Consulting Engineers

Telephone: 984147, 988244

Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

DUBLIN COUNTY CL
Planning Dept Regisr
APPLICATION RE
29 MAY 1991
REC 91A/0875
APPLICA

OUTLINE SPECIFICATION
WHERE APPLICABLE.

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

1. Generally.

The construction will be generally in accordance with the requirements of the local authorities. All materials used will generally comply with the latest Irish Standard Specification. All materials will be used in accordance with manufacturer's instructions.

2. Architect.

In this specification the term "Architect" or "Estate Architect" shall mean the architect for the time being retained by the builder, or his nominated substitute. The term "approved" as used in this specification shall mean approved by the said architect.

3. Accommodation.

In general the accommodation provided will be as shown on the plan and will be constructed to the approximate dimensions noted thereon. In any dispute which may arise the architect's decision shall be final and binding.

4. Alternative.

The builder reserves the right at his absolute discretion to substitute alternative materials, or methods of construction of a similar nature as approved by the architect, to those described in the drawings or specification, and to alter the plans or elevations if made necessary by such change of materials or methods or by legislative enactments or in order to conform with Local Authority or Department of Local Government requirements. Dimensions noted in this specification and on the drawings may vary within certain tolerances. In any dispute, the opinions of the architect shall be final and binding.

5. Site

It is not possible to guarantee that the plot selected and as shown on the deed - map will conform absolutely to the shape and dimensions shown on the drawings. However, every effort will be made to ensure that it will be as near as possible in size to the plot shown.

6. Walls.

External walls and internal load bearing walls shall be of concrete block construction on concrete foundations. A bituminous canvas backed or P.V.C. damp proof course shall be provided in all rising walls and under all window cills.

7. External Finish.

External wall finishes will vary according to the house type concerned but will in general will consist of facing bricks, painted nap plaster, roughcast rendering, timber sheeting or such other finishes as may be approved from time to time.

8. Partitions.

Internal partitions shall generally be of timber stud construction formed out of 75mm x 35mm stud at 400mm centers and with 75mm x 35mm heads and cills.

9. Internal finishes.

The internal wall finishes shall generally be gypsum "Dry Lining system".

10. Floors.

Ground floor shall generally consist of concrete laid on hardcore. First floors generally shall consist of tongued and grooved boarding on 175 x 44mm joists at approx. 400mm centers or as indicated on section.

11. Roof.

Generally to consist of interlocking concrete tiles and 1 layer of bituminous roofing felt on pre-fabricated timber trusses, or slates on traditional roof construction.

12. Windows.

Shall be manufactured to Irish Specification in deal, aluminium, or white uP.V.C. and glazed in clear or obscure glass.

13. Doors/Frames.

Main entrance door shall be in hardwood hung on hardwood frame. Rear entrance door shall be in deal hung on red deal frame. Internal flush doors shall be hung on red deal frames. Half or one hour fire doors to be provided where required.

14. Trim and Cabinet work.

Kitchen units to be plastic faced units as approved.

15. Finished Hardware.

Front Entrance.

One pair 100mm brass butt hinges. One cylinder night latch with pull handle.

Rear Entrance.

One pair 100mm steel butts.

16. Painting and Decorating.

All paints to be appropriate quality supplied by approved manufacturers. The interior and exterior colour schemes will be decided upon by the architect, except in specific cases where the client in accordance with the contract may be given an allowance to pick wallpaper of his choice.

17. Exterior/Interior Painting.

All timber to be primed, undercoated, and finished with approved with paint. Ceilings shall be finished with "artex" stipple.

18. Insulation.

Fibreglass or other approved insulation will be provided in the roof space.

19. Plumbing.

The whole of the interior pipework to be in light gauge copper or P.V.C. hydrodare pipe and wastes in plastic.

Provide and fix in roof space 100 gallon (nominal) cold water supply tank. Fit copper cylinder with immersion heater boss. In bathroom and where shown provide and fix bathroom suite with 5' 6" bath, pedestal basin, W. C. suite. Fix chrome taps, wastes and all fittings. In kitchen supply and fit stainless steel sink top and drainer. water services to be P.V.C. hydrodare complete with stop cocks and all fittings.

20. Electrical provision.

The electrical supply will comply in all respects with the requirements of the E.S.B. Electrical points and light fittings will be installed as shown on the plan. One piped television outlet will be provided as shown on the plans.

21. Warranty.

Certain components and fittings used in the house are subject to specific or implied warranties given by the manufacturers or suppliers. In these cases the builder will not accept responsibility for any defects that may occur. Any defects in the following items must be notified before the purchaser takes possession, otherwise the builder accepts no liability.

Baths, wash hand basins, tiled hearths, W.C.'s and W.C. covers, door lock's and handles, light switches, power socket outlets, paintwork, varnishing, wallpaper, glass and casement stays.

22. Drives and paths.

All drives and paths shall be of 100mm thick insitu concrete or rectangular pavements as shown on drawings or as directed by the Architect.

23. Site work and clearing.

The builder shall have the right to deposit surplus materials from excavation on such parts of the land owned or contracted to be sold to the purchaser prior to the completion of sale and shall have the right to alter the natural levels of the site.

24. Public Services.

All houses will be serviced by all available public services. In the interest of amenity all public services will be placed underground.

25. Public lighting.

Street lighting will be provided on all estate roads to the standard laid down by the local authority and the E.S.B.

Note: The developer reserves the right to alter the specification.