

REF. NO.: 91A/0948 CERTIFICATE NO.: 15289B.  
 PROPOSAL: Dwelling + Septic Tank  
 LOCATION: Springhill Road, Rothcoole  
 APPLICANT: P. Rodford

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF PED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: [Signature] Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 13/6/01  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

919/0948

CERTIFICATE NO: 25566

Dwelling + Septic Tank  
Springhill Rodgas Rathcoole  
P. Rochford

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	NO. OF FEES REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings	2532	32	32	—		
	2518					
	2500					
	2482					
	2464					
	2446					
	2428					
	2410					
	2392					
	2374					
	2356					
	2338					
	2320					
	2302					
	2284					
	2266					
	2248					
	2230					
	2212					
	2194					
	2176					
	2158					
	2140					
	2122					
	2104					
	2086					
	2068					
	2050					
	2032					
	2014					
	1996					
	1978					
	1960					
	1942					
	1924					
	1906					
	1888					
	1870					
	1852					
	1834					
	1816					
	1798					
	1780					
	1762					
	1744					
	1726					
	1708					
	1690					
	1672					
	1654					
	1636					
	1618					
	1600					
	1582					
	1564					
	1546					
	1528					
	1510					
	1492					
	1474					
	1456					
	1438					
	1420					
	1402					
	1384					
	1366					
	1348					
	1330					
	1312					
	1294					
	1276					
	1258					
	1240					
	1222					
	1204					
	1186					
	1168					
	1150					
	1132					
	1114					
	1096					
	1078					
	1060					
	1042					
	1024					
	1006					
	988					
	970					
	952					
	934					
	916					
	898					
	880					
	862					
	844					
	826					
	808					
	790					
	772					
	754					
	736					
	718					
	700					
	682					
	664					
	646					
	628					
	610					
	592					
	574					
	556					
	538					
	520					
	502					
	484					
	466					
	448					
	430					
	412					
	394					
	376					
	358					
	340					
	322					
	304					
	286					
	268					
	250					
	232					
	214					
	196					
	178					
	160					
	142					
	124					
	106					
	88					
	70					
	52					
	34					
	16					

Enclosed: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Grade: \_\_\_\_\_  
 Date: 13/6/91  
 Enclosed: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Grade: \_\_\_\_\_  
 Date: \_\_\_\_\_

*Gertrude B.*

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/948

Proposed: House and Septic Tank

At: Redcap Rathcree

For: P.J. and Esther Rochford

Plans lodged: Additional Information - New layout

Architect: Dempsey, Creen, Claregalway  
Co. Galway

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

The above proposal is acceptable  
subject to,

- (1) evidence of an adequate and potable water supply to be submitted.
- (2) A detailed plan of the septic tank to be submitted.

NOTES:

I inspected two trial holes opened in the revised locations. 6'6" deep - dry soil appeared suitable for the treatment of septic tank effluent.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT

Date ..... 24.09.91  
Time ..... 2.40

Previous Reports  
25/7/91  
9/9/91

Peter Whelan  
16/9/91

for Sta Devine  
John O'Kelly S6110, 16/9/91

Geraldine Boothman

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/948

Proposed: HOUSE AND SEPTIC TANK

At: REDCAP PATRICKS

For: P.J AND ESTHER ROCHFORD

Plans lodged: ADDITIONAL INFORMATION - New layout

Architect: DEMPSEY, CLOEN, CLAREGALWAY

C. GALWAY

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

THE ABOVE PROPOSAL IS ACCEPTABLE  
subject to,

- (1) evidence of an adequate and potable water supply to be submitted.
- (2) A detailed plan of the septic tank to be submitted

NOTE:  
I inspected the tank notes  
opened in the revised location.  
6" deep 1" day  
soil appeared suitable for the  
treatment of septic tank effluent.

Previous Reports  
25/7/91  
9/9/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 2.10.91  
Time ..... 10.00

Peter Whelan  
16/9/91

for John O'Kelly S.E.H.O. 16/9/91  
Endorsed by G.A. Devine  
for John O'Kelly 26/9/91

EASTERN HEALTH BOARD

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 18.09.91  
Time 4.40

Reg. Ref: 91A/948

Proposed: HOUSE AND SEPTIC TANK

At: REDCAP PATRICKS COVE

For: P.J AND ESTHER ROCKFORD

Plans lodged: ADDITIONAL INFORMATION - New layout

Architect: DEMPSEY, CLON CLAREGATWAY

G. GAWAY

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

THE ABOVE PROPOSAL IS ACCEPTABLE  
Subject to,

- (1) Evidence of an adequate and potable water supply to be submitted.
- (2) A detailed plan of the septic tank to be submitted.

NOTES:  
I inspected two test holes opened in the revised locations. 6'6" deep - DRY soil appeared suitable for the treatment of septic tank effluent.

Previous Reports  
25/7/91  
9/9/91

Peter Conlan  
16/9/91

for John O'Kelly S.E.H.O. 16/9/91

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

GB

Senior Environmental Health Officer,  
33 Gardiner Place.

Register Reference : 91A/0948

Date : 10th June 1991

Development : Bungalow and septic tank  
LOCATION : Redgap, Rathcoole, Co. Dublin  
Applicant : Patrick Rochford  
App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC	
Date .....	8/8/91
Time .....	4:10

Planning Officer :

Date Recd. : 7th June 1991

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 7th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

ADDITIONAL INFORMATION REQUIRED RE:

1. DETAILED PLAN OF THE PROPOSED SEPTIC TANK.
2. Details of the proposed percolation area, reserve percolation area, septic tank and ~~septic~~ proposed water supply
3. As this is a sloping site, site levels are required.
4. Details of any existing septic tanks, percolation areas reserve percolation areas and wells in adjoining sites.
5. TRIP HOLE INSPECTED ON 12/7/91 INDICATING POOR SOIL SUITABILITY. PERCOLATION TESTS REQUIRED.
6. Details of an adequate and potable water supply reqd.

John Devine  
for John O'Kelly SEHO  
26/7/91

Peter Whelan  
25/7/91

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 11.09.91 .....  
 Time ..... 3.30 .....

Register Reference : 91A/0948

Date : 18th June 1991

Development : Bungalow and septic tank  
 LOCATION : Redgap, Rathcoole, Co. Dublin  
 Applicant : Patrick Rochford  
 App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL  
 Planning Officer : G. BOOTHMAN

DUBLIN COUNTY COUNCIL  
 22 JUN 1991  
 E...

Date Recd. : 7th June 1991

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

Yours faithfully,

*Paul Tobin*

PRINCIPAL OFFICER

Endorsed  
 for Devine  
 for John O' Kelly setto  
 10/9/91.

THE ABOVE PROPOSAL IS UNACCEPTABLE FOR THE FOLLOWING REASONS

- (1) There is no reserve percolation area indicated on the plan.
- (2) Evidence of an adequate and reliable water supply has not been submitted.
- (3) A detailed plan of the septic tank was not provided.
- (4) The location of septic tanks, percolation areas, reserve percolations and wells in adjoining sites not submitted.
- (5) Two TRIAL HOLES were inspected on the 22/8/91. 6'6" Deep Dry. A lot of stone and shingle, not suitable for the treatment of septic tank effluent.

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

NOTE : A FURTHER TRIAL HOLE WAS INSPECTED ON 3/9/91. 6'6" DEEP - DRY SOIL SUITABLE. NEW PLANS TO BE SUBMITTED.

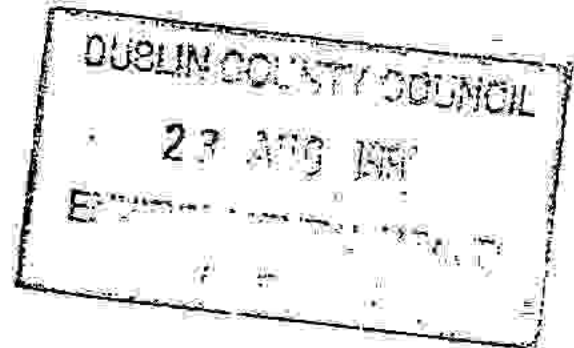
*Peter Whelan*  
 9/9/91

PLANNING DEPARTMENT  
 DEVELOPMENT CONTROL  
 Date 13.09.91  
 Time 9.30

Register Reference : 91A/0948

Date : 18th June 1991

Development : Bungalow and septic tank  
 LOCATION : Redgap, Rathcoole, Co. Dublin  
 Applicant : Patrick Rochford  
 App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL  
 Planning Officer : G. BOOTHMAN  
 Date Recd. : 7th June 1991



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

Yours faithfully,

*Paul Tobin*

PRINCIPAL OFFICER

Endorsed  
 for John O'Kelly  
 10/9/91

THE ABOVE PROPOSAL IS UNACCEPTABLE FOR THE FOLLOWING REASONS

- (1) There is no reserve percolation area indicated on the plan.
- (2) Evidence of an adequate and reliable water supply has not been submitted.
- (3) A detailed plan of the septic tank was not provided.
- (4) The location of septic tanks, percolation areas, reserve percolations and wells in adjoining sites is not submitted.
- (5) Two TRAP HOLES were inspected on the 22/8/91 6'6" Deep Dry. A lot of stone and shingle, not suitable for the treatment of septic tank effluent.

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

NOTE : A FURTHER TRAP HOLE WAS INSPECTED ON 3/9/91. 6'6" DEEP - DRY SOIL SUITABLE. NEW PLANS TO BE SUBMITTED.

*Peter Whelan*  
 9/9/91



SS + EMO

Ⓟ

Register Reference : 91A/0948

Date : 18th June 1991

Development : Bungalow and septic tank

LOCATION : Redgap, Rathcoole, Co. Dublin

Applicant : Patrick Rochford

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTHMAN

Date Recd. : 7th June 1991

DUBLIN COUNTY COUNCIL  
23 JUN 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
13.09.91  
9.30  
Time

yours faithfully,

PRINCIPAL OFFICER

DUBLIN Co. Council  
19 JUL 1991  
SANITARY SERVICES

Date received in sanit:

FOUL SEWER

*Septic Tank Proposed - refer to E.H.B.*

NOTE: ① No details of percolation area provided  
② No Reserve Percolation area indicated.

SURFACE WATER

Insufficient Information

*The application does not appear to contain a proposal for the disposal of surface water.*

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

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
22 AUG 1991  
Returned 11

*J. Rice,*  
*13/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 13.09.91 .....  
Time ..... 9.30 .....

Register Reference : 91A/0948

Date : 18th June 1991

DUBLIN COUNTY COUNCIL  
27 JUN 1991  
ELECTORAL HEALTH  
OFFICES

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

WATER SUPPLY. As to water mains in the area  
will be proposed.

*[Signature]*  
22/7/91

.....  
ENDORSED *[Signature]* DATE 16/8/91

DUBLIN CO. COUNCIL  
CIVIL SERVICES  
22 AUG 1991  
Returned *[initials]*

EASTERN HEALTH BOARD

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT

Date 22.08.91

Time 10.00

P.C. \_\_\_\_\_ Reg. Ref: 91A/0948

Proposed: Bungalow and septic tank

At: Pedgog Rathcoole

For: Patrick Pochard

Plans lodged: \_\_\_\_\_

Architect: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

The trial holes were opened on the above site (at the steeply sloped part of the site in line with the entrance gate)

trial hole (1) - nearest gate was 5' x 6 1/2' x 5' 6" deep. It was dug on inspection.

trial hole (2) was 5' x 6 1/2' x 6' deep. It was dug on inspection.

There were considerable amounts of stone in the sub soil.

The holes were not covered. I am not aware of how big the holes have been dug.

I have not seen the plans for the site & they were not previously submitted to this office.

The site may be suitable to septic tank drainage.

Dorothy Dolan  
for John O'Kelly & Co  
14/8/91

PLANNING DEPT.  
 DEVELOPMENT CONTROL DEPT.  
 Date 20.08.91  
 Time 4.00

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0948  
 Proposed: Bungalows on septic tanks  
 At: Redeggs, Rathcoole  
 For: Patrick Rodford  
 Plans lodged: \_\_\_\_\_  
 Architect: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Two trial holes were opened on the above site (at the steeply sloped part of the site in line with the entrance gate).  
 Trial hole (1) - nearest gate was 5' x 6 1/2' x 5' 6" deep. It was dug on inspection.  
 Trial hole (2) was 5' x 6 1/2' x 6' deep. It was dug on inspection.  
 There were considerable amounts of stone in the sub soil.  
 The holes were not covered. I am not aware of how big the holes have been dug.  
 I have not seen the plans for the site & they were not previously submitted to this office.  
 The site may be suitable to septic tanks.  
 drainage

Dorothy O'Brien  
 for John O'Reilly S.H.O.  
 14/8/91.

SS + EMO

(P)

Register Reference : 91A/0948

Date : 18th June 1991

Development : Bungalow and septic tank  
 LOCATION : Redgap, Rathcoole, Co. Dublin  
 Applicant : Patrick Rochford  
 App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL  
 Planning Officer : G. BOOTHMAN  
 Date Recd. : 7th June 1991

PLANNING DEPT.  
 DEVELOPMENT CONTROL SEC.  
 Date ..... 22.08.91  
 Time ..... 2.30

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

Yours faithfully,

*Paul Nolan*

PRINCIPAL OFFICER

DUBLIN CO. COUNCIL  
 19 JUL 1991  
 SAN SERVICES

Date received in Sanitary Services .....

FOUL SEWER

*Septic Tank Proposed - refer to E.A.B.*

NOTE: ① No details of percolation area provided  
 ② No Reserve Percolation area indicated.

SURFACE WATER

Insufficient Information

*The application does not appear to contain a proposal for the disposal of Surface Water.*

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

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 22 AUG 1991  
 Returned 11

*J. Rice,*  
 13/8/91

Register Reference : 91A/0948

Date : 18th June 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	22.08.91
Time .....	2.30

.....

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

WATER SUPPLY. *As to water mains in the area*  
*will be proposed.*

*[Signature]*  
22/7/91

.....

ENDORSED *Mcnam* DATE *16/8/91*

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
22 AUG 1991  
Returned *[Signature]*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Redgap,  
Rathcoole, Co. Dublin, for Patrick Rochford.

*and ESTHER*  
P.J. Rochford,  
Springhill,  
Redgap,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0948  
Appl. Rec'd: 7/6/91  
Floor Area: 1603sq. ft.  
Site Area: 1.25 acres  
Zoning:

Report of the Dublin Planning Officer, dated 29 July 1991

This is an application for PERMISSION for a bungalow and septic tank at Redgap, Rathcoole.

The area in which the site is located is zoned with the objective "To protect and provide for the development of agriculture" in the County Development Plan.

The history of the site is as follows:-

90A/872 - Permission refused for a house and septic tank for 4 reasons. The site shown then included the triangular section to the west.

The site is a wide field used for grazing with hedge boundaries on 3 sides. A post and wire fence has been constructed on the eastern boundary, where the adjoining plot has recently been sold. The plot was also the subject of an earlier application, 90A/430 (withdrawn).

There is a considerable amount of undesirable ribbon development in this area.

The address of the site given on the application form is Springhill, Redgap, Rathcoole. That is also the address of the applicants. However, no indication of need for a house in this rural area is given.

I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (3) reasons:-

1. The applicant has not demonstrated a reason, as required by Paragraph 2.3.9 of the 1983 County Development Plan, for requiring a house in lands zoned with the objective "to protect and provide for the development of agriculture." The development would contravene materially the development objective of the County Development Plan for the use solely or primarily of the site for agricultural purposes.

Contd/.....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Redgap, Rathcoole, Co. Dublin, for Patrick Rochford.

2. The proposed development would constitute further undesirable ribbon development on the substandard road network and would be contrary to the proper planning and development of the area.
3. No evidence has been submitted to show that the site can be drained by means of septic tank. The proposal would therefore be prejudicial to public health.

(GB/CM)

Endorsed:-

  
for Principal Officer

  
For Dublin Planning Officer

Order:-

Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the (3) reasons set out above and PERMISSION is REFUSED accordingly.

Dated:

30 July, 1991.

  
Assistant City & County Manager.

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





Spring hill  
Reel gap  
Rathcoole  
Co Dublin

Dear Mr Smith

I am forwarding information requested by you at our recent meeting, regarding our connections with Rathcoole. I myself work for Dual Way Coaches in Rathcoole village. My wife Esther is a native of Rathcoole and her four sisters and three brothers all married with families live within one mile of Rathcoole village. Our two children are at present going to school in the village.

Regarding the cottage,

This cottage was first inhabited by the Mansfield family in the late sixteen hundreds and is of local interest to the people of Rathcoole as it is the last of its kind in this area.

I am now giving an undertaking to the Co Council that the cottage will not be habitable under any circumstances

I am also given an undertaking to the Co Council to clean up the general appearance of the cottage & stable yard.

Regarding the position of the new house

It is positioned in such a way  
that no other house can be  
built between the three boundaries  
Walls of Reg no - 91A/948.

At present we are  
living in a mobile Home on  
the site at Redgah. I enclose a  
copy of Bye Law approval received.

30/10/91

Yours faithfully

P.P. & Esther Rochford

# DUBLIN COUNTY COUNCIL

Personal Callers/  
Enquiries to:  
Liffey House  
24/28 Tara Street  
Dublin 2  
Telephone: 773066

BUILDING BYE LAWS

## APPROVAL NOTICE

Address for  
Correspondence:  
Building Control Section  
Planning Dept.  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

Application received: 7/6/91 & Time Ext. to 8/9/91 & 11/10/91 & Log 16/9/91  
Applicant: Patrick Rochford  
Submitted by: Gerry Dempsey, Croon, Claregalway, Co. Galway  
Reg. No.: 91A/948  
Order No.: BBL/3182/91  
Proposal: Bungalow & Septic tank  
Location: Redgap, Rathcoole, Co. Dublin

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- (2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

*Note A* The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

*Note B* The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) That all works be carried out in accordance with the requirements of Dublin County Council's Building Bye Laws.
- (4) Drainage and construction works throughout to be carried out in accordance with Dublin County Council's Building Bye Laws.
- (5) That the chimney, hearth and flue design and construction comply with BBL's 34 to 52 and 57.
- (6) That the precast lintol construction and installation comply with the requirements of I.S. 240 1980 and be supplied by an approved manufacturer. The installation should comply with any additional requirements specified by the manufacturers.
- (7) That prior to commencement of construction the following be submitted to this Dept:
  - (a) Evidence of the availability of an adequate potable water supply.
  - (b) Drainage showing the following:-
    - (i) Adequate roof structure (in compliance with SR11)
    - (ii) Adequate wall & DPC tray details.
    - (iii) Adequate drain laying specification in accordance with the Building Bye Laws.

- Important** (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained. P.T.O.
- (2) At least two clear days notice in writing must be given to the Building Control Section,
    - (a) of the date on which execution of the work will be commenced.
    - (b) before proceeding with the covering up of any drain or the filling in any foundation.
  - (3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date:

25 OCT 1991

  
J. CARSON  
Senior Administrative Officer

**N.B.** Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the stage set out in the relevant forms, not less than 2 clear days before the inspection is to be made. Where appropriate, Architects should pass inspection forms to Builders.



Reel Jah  
Rathcoole  
Co Dublin

Dear Mr Smith

15.9.91

Just to let you  
know that Peter Wheeler  
put the site for the septic  
tank & am leaving you in  
a revised set of plans hope  
every thing is in order

sg Peter Rodford

Q1A/0948

2.1.0

A.L for BR

DUBLIN  
Planning Dept  
Applications Section  
16 SEP 1991  
Rathcoole  
Co Dublin  
REG. NO. 91A/B968

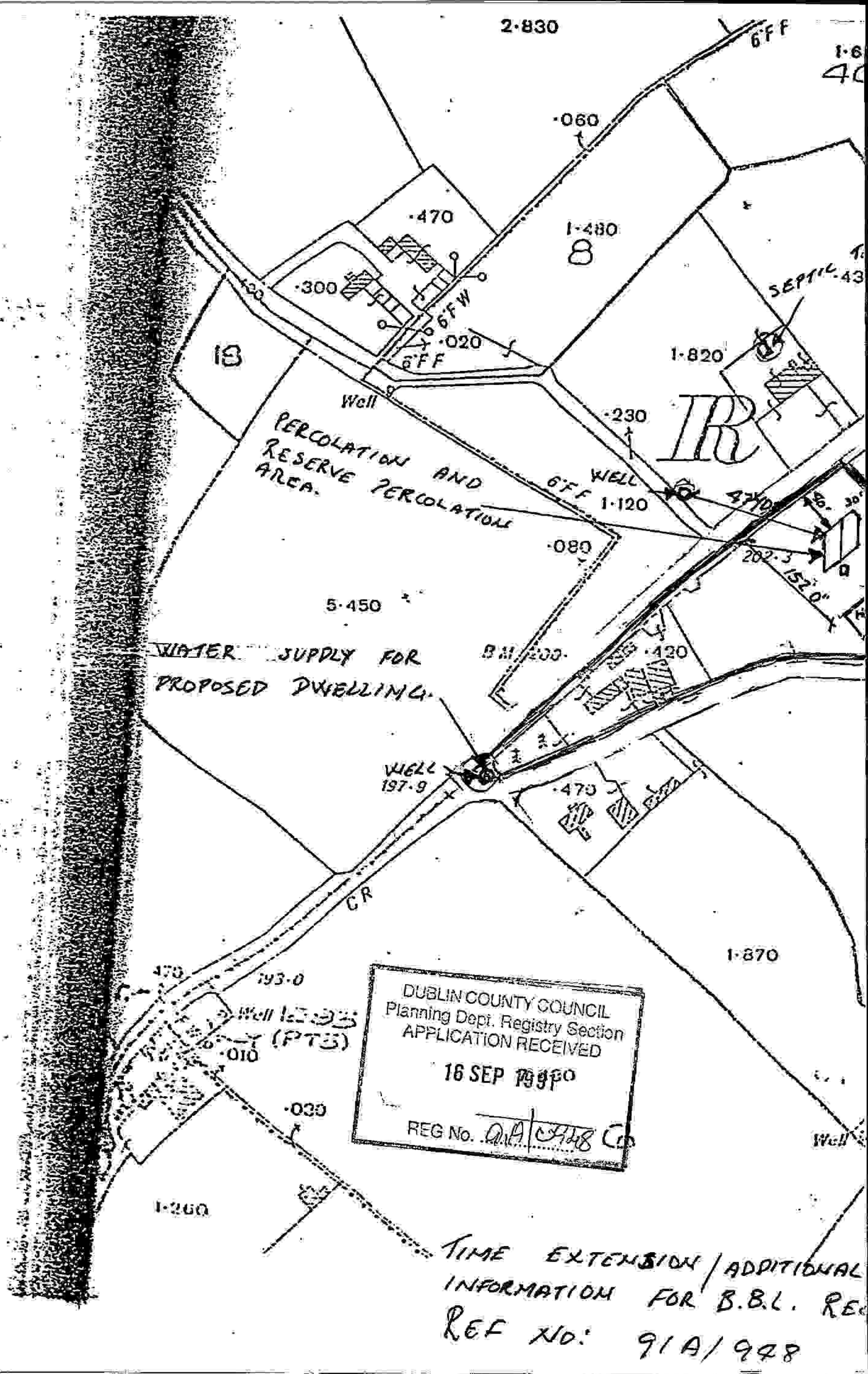
Dear Mr. [unclear]

I am forwarding information requested by you at our recent meeting.

Regarding our connections with Rathcoole, I myself work with Dual Way coaches in Rathcoole village, my wife Esther is a native of Rathcoole and her four sisters & three brothers live within one mile of Rathcoole village. Our children are at present going to school in Rathcoole.

Regarding the general appearance of the stables and old cottage I am now giving an undertaking to the county council to restore the old cottage from its unsightly state and also that the cottage will not be lived in under any circumstances.

Regarding the position of the new house, it is positioned in such a way that no other house could be built between the three boundary walls of plot no 10  
to Patrick Footner.



2.830

6'FF

1.6  
40

.060

.470

1.480  
8

SEPTIC. 43

.300

6'FW

.020  
6'FF

1.820

13

Well

.230

IR

PERCOLATION AND  
RESERVE PERCOLATION  
AREA.

WELL 1-120  
6'FF

470

.080

5.450

WATER SUPPLY FOR  
PROPOSED DWELLING.

B.M. 200

.420

WELL 197.9

.470

CR

1.870

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
16 SEP 1990  
REG No. *91A/948* Co

.470

193.0

Well 193.0  
(PTS)

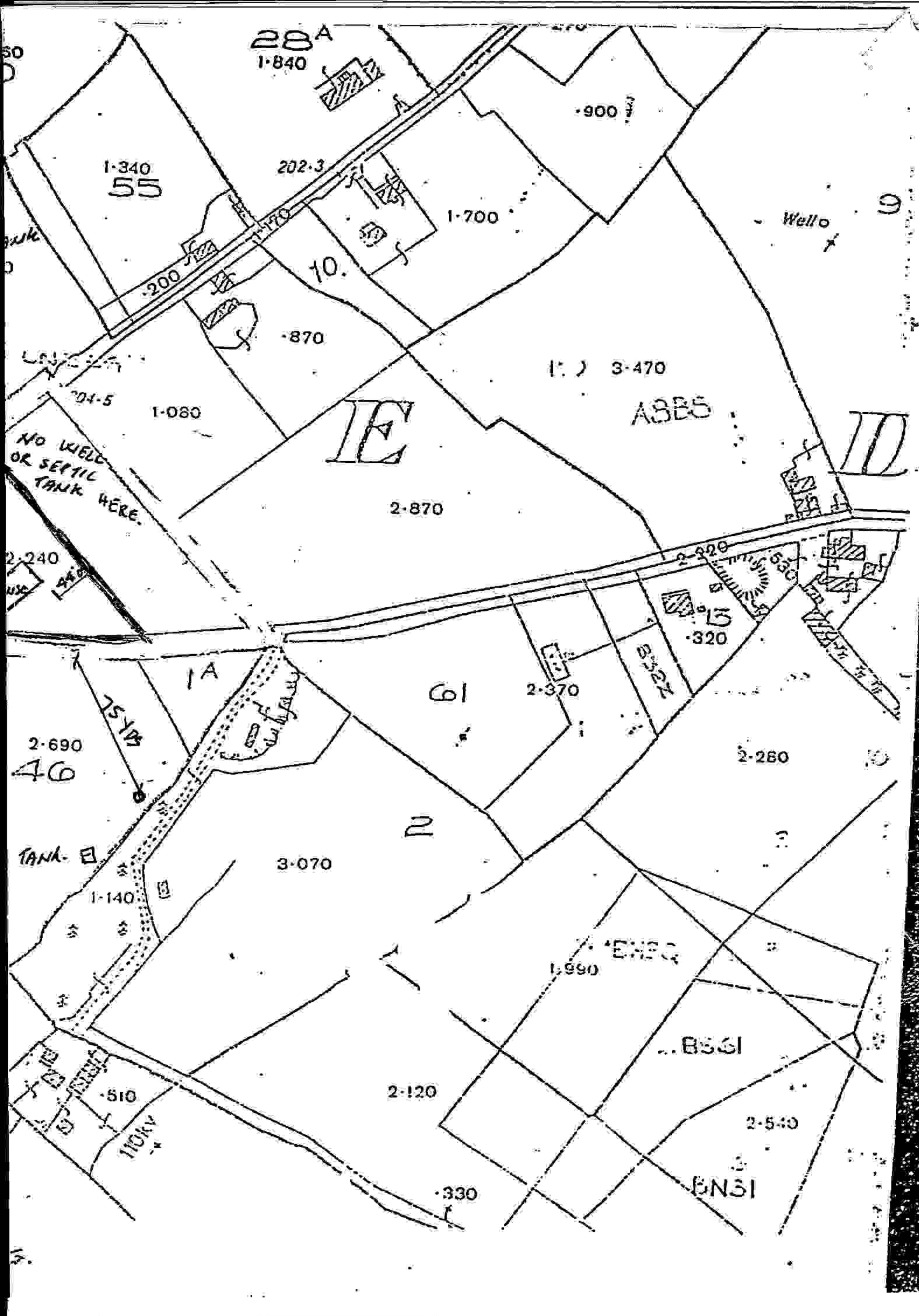
.010

.030

1.260

TIME EXTENSION / ADDITIONAL  
INFORMATION FOR B.B.L. REC  
REF NO: 91A/948





28A  
1-840

1-340  
55

202.3

900

1-700

Wello

200

10.

870

3-470

ASB5

1-080

E

2-870

NO WELD  
OR SEPTIC  
TANK HERE.

2-240

320

61

2-370

2-280

2-690

40

754W

IA

N

3-070

TANK- E

1-140

1-990

ENBQ

BSGI

2-120

510

2-540

HOBY

330

BNSI

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

██████████: PERMISSION: ██████████

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

To P.J. & Esther Rochford, Register Reference No. 91A/0948  
Springhill, Planning Control No. \_\_\_\_\_  
Redgap, Rathcoole, Application Received 7/6/91  
Co. Dublin. Additional Information Received \_\_\_\_\_  
Applicant Patrick Rochford, Floor Area 1603sq. ft.

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, P/ 3562/91, dated 30/7/91 decided to refuse:

██████████ PERMISSION ██████████

For Proposed bungalow and septic tank at Redgap, Rathcoole, Co. Dublin.

for the following reasons:

1. The applicant has not demonstrated a reason, as required by Paragraph 2.3.9 of the 1983 County Development Plan, for requiring a house in lands zoned with the objective "to protect and provide for the development of agriculture." The development would contravene materially the development objective of the County Development Plan for the use solely or primarily of the site for agricultural purposes.
2. The proposed development would constitute further undesirable ribbon development on the substandard road network and would be contrary to the proper planning and development of the area.
3. No evidence has been submitted to show that the site can be drained by means of septic tank. The proposal would therefore be prejudicial to public health.

Signed on behalf of the Dublin County Council

  
for PRINCIPAL OFFICER

Date

30/7/91

### IMPORTANT:

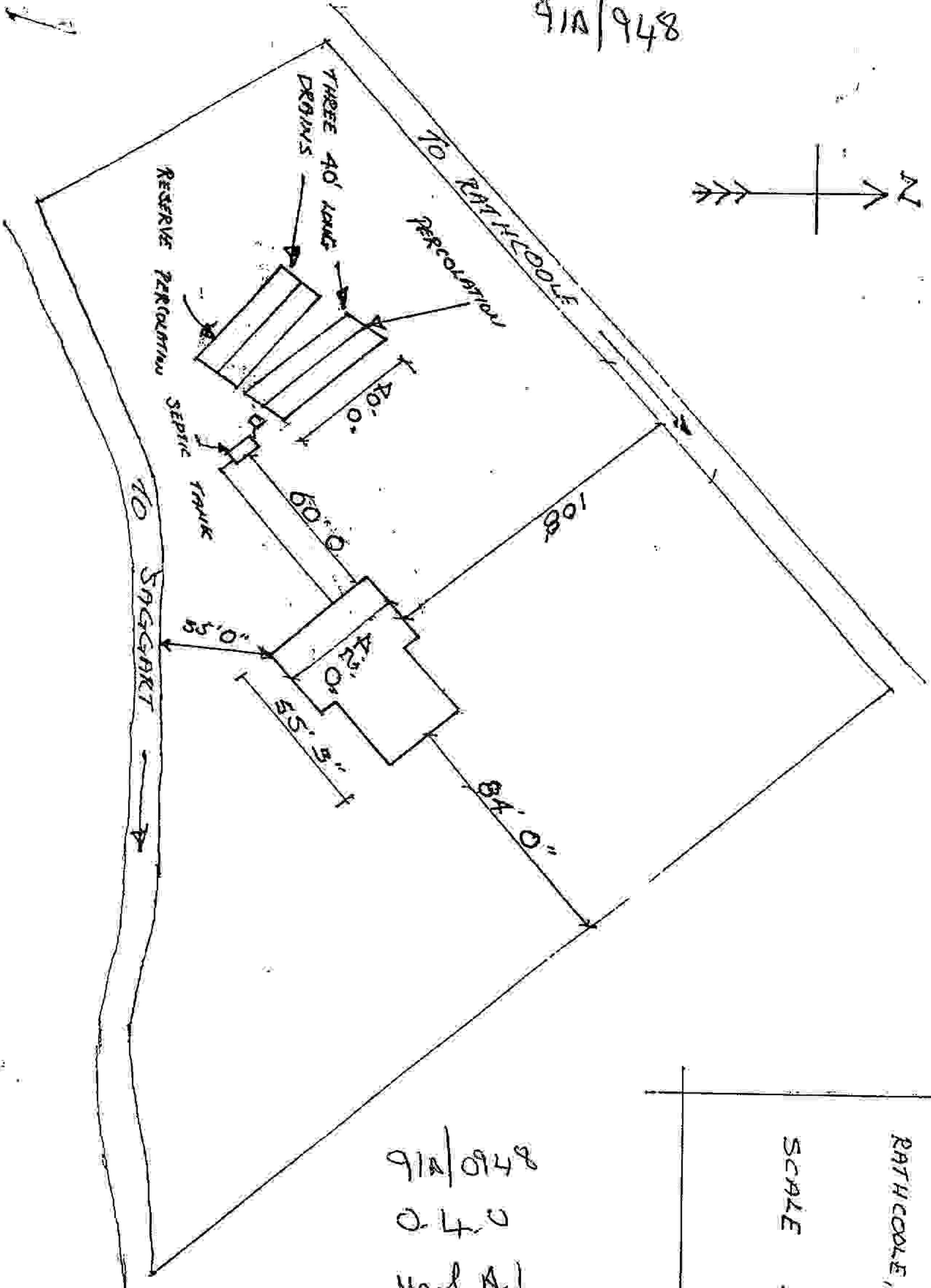
NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

29 JUL 91

91A/948



AMENDED



SITE LAYOUT MAP FOR  
 P. J AND ESTHER ROCKFORD  
 AT SPRINGHILL, RED GAP,  
 RATHCOOLE, CO. DUBLIN.  
 SCALE 1" TO 48' FT.

91A/948  
 0.40  
 Noel A. I.

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/0948

Date : 10th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Redgap, Rathcoole, Co. Dublin

APPLICANT : Patrick Rochford

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 7th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

P.J. & Esther Rochford,  
Springhill,  
Redgap,  
Rathcoole,  
Co. Dublin



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 SPRINGHILL, REDGAP, RATHCOOLE,  
(If none, give description sufficient to identify) CO. DUBLIN EYE LAY ASS N 41489

3. Name of applicant (Principal not Agent) P. J AND ESTHER ROCHFORD  
Address SPRINGHILL, REDGAP, RATHCOOLE Tel. No. ....

4. Name and address of GERRY DEMPSEY, CLOON CLAREGALWAY  
person or firm responsible for preparation of drawings CO. GALWAY Tel. No. 091/98361

5. Name and address to which SPRINGHILL REDGAP, RATHCOOLE CO DUBLIN  
notifications should be sent

6. Brief description of proposed development DWELLING HOUSE, SEPTIC TANK & PERCOLATION

7. Method of drainage LAND DRAINAGE SYSTEM 8. Source of Water Supply 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. /  
(b) Proposed use of each floor

FEE PAID 32 DATE 7/6  
RECEIPT No N 41117

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

Print  
Name  
25/5/91

11. (a) Area of Site 1.25 ACRES (APPROX.) 5085.00 Sq. m.  
(b) Floor area of proposed development 1603 SQ. FT. 144.25 Sq. m.  
(c) Floor area of buildings proposed to be retained within site / Sq. m.

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

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:  
FULL CONSIDERATION.

15. List of documents enclosed with SCALED DRAWINGS OF PROPOSED DWELLING ALONG WITH SITE LAYOUT AND SITE LOCATION MAPS

DUBLIN CO. COUNCIL full planning permission for bungalow and septic tank at Redgap, Rathcoole, Co Dublin, Patrick Rochford.

16. Gross floor space of proposed development (See back) 5085.00 Sq. m.  
No of dwellings proposed (if any) ONE Class(es) of Development BUNGALOW  
Fee Payable £ 32.00 Basis of Calculation .....  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Patrick Rochford Date 7 June 1991

Application Type P/B  
Register Reference 918/0949  
Amount Received £ .....  
Receipt No .....  
Date .....

FOR OFFICE USE ONLY  
**RECEIVED**  
07 JUN 1991  
REG. SEC. 7 6  
113.0

COMHAIRLE CHONTAE ÁTHA CLIATH

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

[RECEIPT CODE]

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

BYE LAW APPLICATION.

REC. No. N 41499

£55.00

Received this 74 day of June 1991

from P.E. R. Ford  
Springhill, Redap, Rathcoole

the sum of fifty five Pounds  
Pence being 60 for 60

application at above

Michael O'Hara Cashier

[Signature]

S. CAREY  
Principal Officer  
Class A  
1405e

COMHAIRLE CHONTAE ÁTHA CLIAITH

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

This receipt is not an  
acknowledgement that the sum  
tendered is the prescribed application  
fee

RAID  
CASH  
CHECK  
M.O.  
B.L.  
IT

N 41117

£32.00

Received this 7th day of June 1991

from P. E. Rochford  
Springhill, Redgap, Rathcoole

the sum of thirty two Pounds

Pence, being the application fee

application of the

Michael O'Han

Cashier

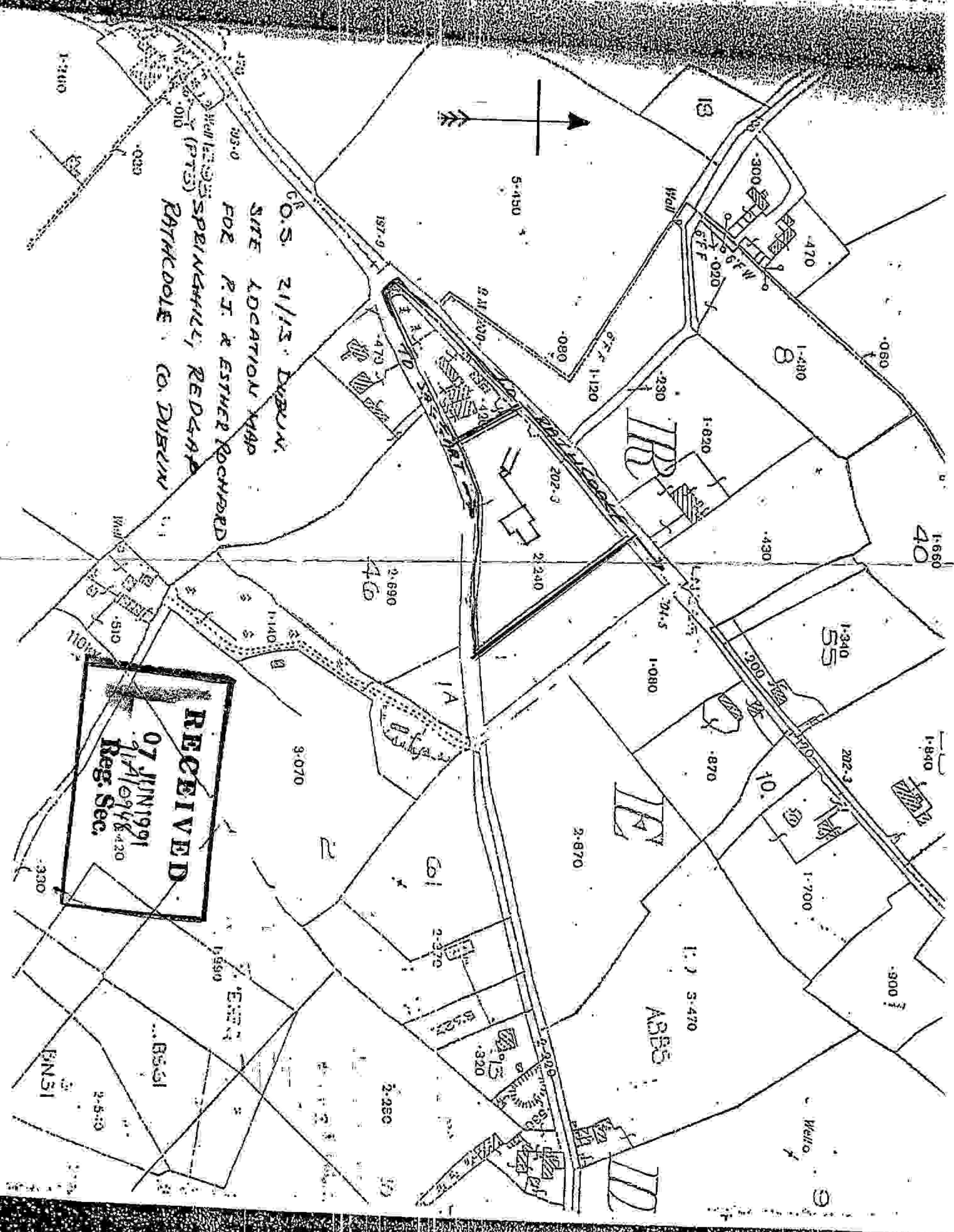
S. CAREY  
Principal Officer

Class 1  
License

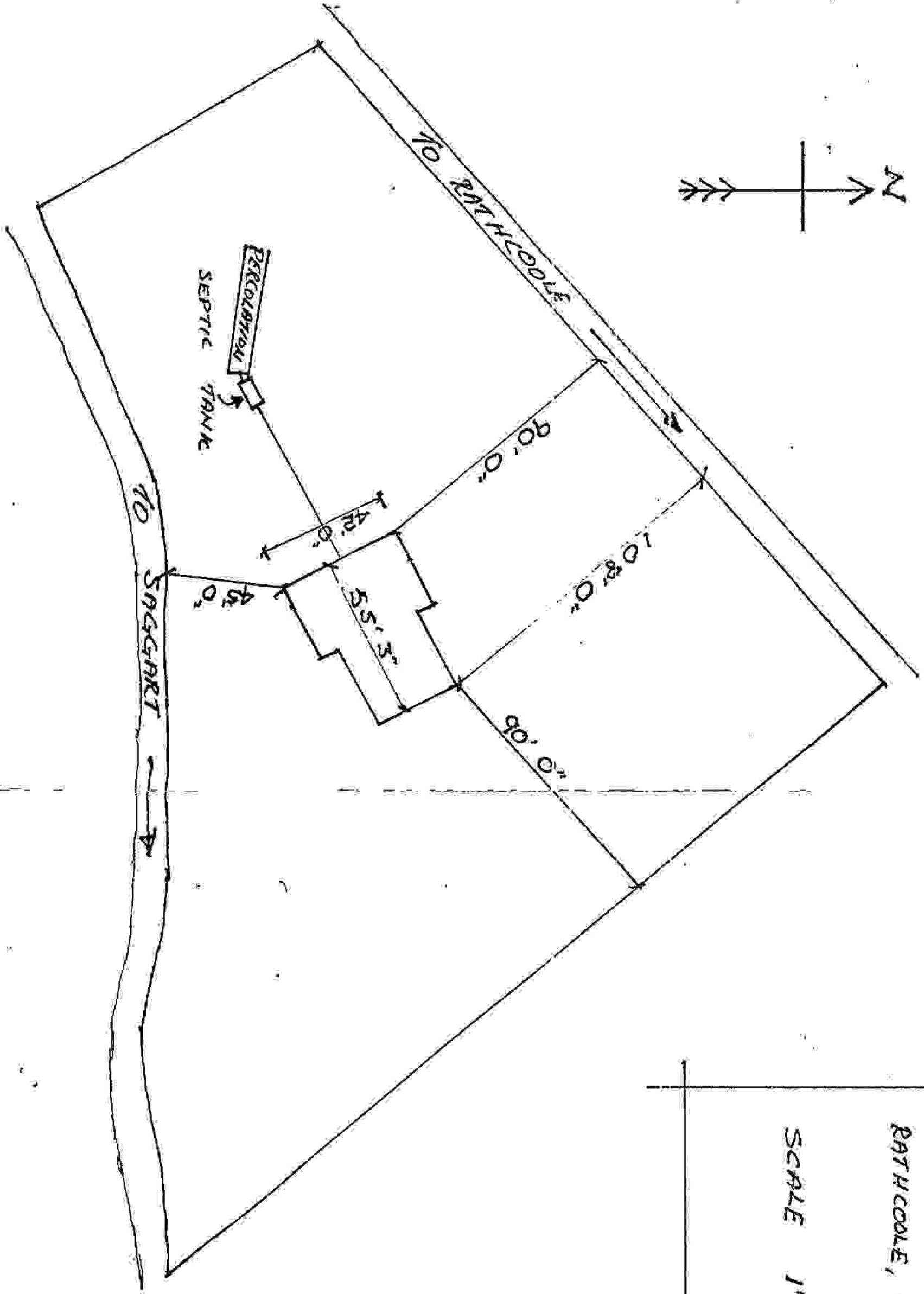


C.O.S. 21/15 DUBLIN.  
 SITE LOCATION MAP  
 FOR P.T. & ESTHER ROCHARD  
 SPAINVILLE, REDDARD  
 BATHCLOLE CO. DUBLIN

**RECEIVED**  
 07 JUN 1991  
 11/10/94  
 Reg. Sec.







SITE LAYOUT MAP FOR  
P.J AND ESTHER ROCKFORD  
AT SPRINGHILL, RED ZAP,  
RATHCOOLE, CO. DUBLIN.  
SCALE 1" TO 48' FT.