

91A/0960

CERTIFICATE NO

25577

*Dwelling*  
*De Laaf, Filare Road*  
*T. Funnega*

PROPOSAL:  
LOCATION:  
APPLICANT:

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	PAY/RECEIPT
Dwellings	3252	32	32			

Certified: \_\_\_\_\_ Date: \_\_\_\_\_  
Enclosed: \_\_\_\_\_ Date: \_\_\_\_\_  
Copies 2, 3, 4, 5, 6 & 7 Certified Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Copies 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*[Signature]* 13/6/91

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

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 ORDER NO: 8/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRAB

705.

SS only

(2)

Register Reference : 91A/0960

Date : 18th June 1991

Development : Detached dwelling house

LOCATION : adjoining The Leap, Firhouse Road

Applicant : P. Finnegan

App. Type : OUTLINE PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 10th June 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date <b>31.07.91</b>
Time <b>2.15</b>

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*

DUBLIN Co. COUNCIL
27 JUN 1991
SAN SERVICES

PRINCIPAL OFFICER SERVICES
30 JUL 1991
Returned <i>[Signature]</i>

Date received in Sanitary Services .....

FOUL SEWER *See previous report 894/1989.*

*Available subject to levels permitting a gravity connection.*

SURFACE WATER *Refusal recommended.*

*Despite Engineering Services report the applicant has not established whether that this site is suitable for building purposes in relation to the stability of the river bank.*

Notwithstanding the above, since the actual location of the *SS* surface water sewer has not been determined the applicant would have to allow for venting this sewer at his own expense pending site excavation.

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

*John Moran*  
24 7 91

*Not for BSL.*



Register Reference : 91A/0960

Date : 18th June 1991

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

DATE \_\_\_\_\_

WATER SUPPLY

As available for zone one 24 hour storage to be provided. Applicant to ensure that no structure is constructed within 8m of existing 12" watermain on Finhorne Road.

*[Signature]*  
28/6/91

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

*[Signature]*

DATE

25/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 31.07.91 .....  
Time ..... 2.15 .....

M.O.S.

DUBLIN COUNTY COUNCIL

REG. REF: 91A-0960

DEVELOPMENT: Detached dwelling house

LOCATION: adjoining The Leap, Firhouse Road.

APPLICANT: P. Finnegan.

DATE LODGED: 10.6.91.

This application is for outline permission for a detached house adjoining The Leap, Firhouse Road.

The applicant was refused permission for a similar development on this site by Dublin County Council on 21.12.89 (Reg. Ref. 89A/1949). Permission was refused on three grounds, the second of which being that "the proposed development is undesirable as it would lead to additional turning movements on a busy distributor road near the control area of a signalised junction and would endanger public safety by reason of a traffic hazard."

Roads consider the development at this location in such close proximity to the junction to be highly undesirable and recommend refusal. It is also noted that the property is affected by a road reservation for the improvement of the Firhouse Road.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date .. 26.07.91 ..  
 Time .. 4.00 ..

MA/MM  
23.7.91

SIGNED: Michael Arthur

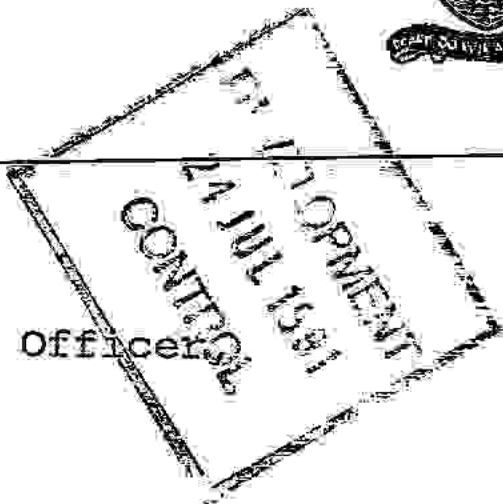
DATE: 24-7-91

ENDORSED: E. J. J. J.

DATE: 25<sup>th</sup> July '91

*PK*

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.

Our Ref. P.P. 597  
Your Ref.  
Date 18.07.1991

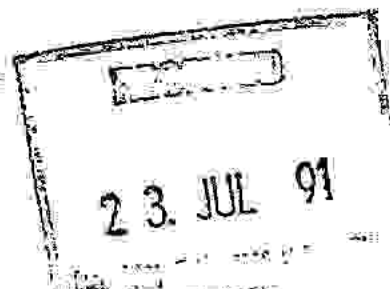
RE/ House at The Leap, Firhouse Road. Reg. Ref. 91A/0960.

The land, subject of this application is zoned "G" in the 1983 County Development Plan, to protect and improve High Amenity areas, and is located in close proximity to the River Dodder.

It is recommended that this application is refused.

*[Handwritten signature]*

SENIOR PARKS SUPERINTENDENT



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0960

Date Received : 10th June 1991

Correspondence : Louis Burke Architect,  
Name and : Mantua Studio,  
Address : Templeogue Bridge,  
Dublin 6W.

Development : Detached dwelling house

Location : adjoining The Leap, Firhouse Road

Applicant : P. Finnegan

App. Type : Outline Permission

Zoning : 'G'

(MOS/CM)

Report of the Dublin Planning Officer, dated 29th July, 1991.

This application is for Outline Planning Permission. The proposed development consists of a detached dwelling house adjoining The Leap, Firhouse Road, for P. Finnegan.

Outline Planning Permission was refused for a detached dwellinghouse adjoining The Leap, by Decision Order P/5619/89, dated 20/12/89, (Reg. Ref. 89A/1949).

The site affected by this application was stated to be 810sq. metres and was smaller than the site affected by the current application (1170sq. metres). Two of the reasons may be summarised as follows:

- (1) The proposed development would constitute substandard development and would seriously reduce the amenities of adjoining property,
- (2) It would endanger public safety by reason of traffic hazard.

The site which is located within the Dodder River Valley is zoned 'G' in the 1983 County Development Plan with the objective "to protect and improve high amenity areas." The Firhouse Road is affected by a specific 5 years road objective.

The site of the current application is the side garden to a house known as "The Leap".

The garden runs down to the bank of the River Dodder and is at two levels. Part of the garden adjoining the River is approximately 3'-5' below the level of the remainder of the garden where it is proposed to locate the two storey house. The southern part of the site contains some mature trees, one of which is likely to be removed as a result of the proposed development. A stone wall forms the front boundary of the site and a row of recently planted fir trees

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0960

Page No: 0002

Location: adjoining The Leap, Firhouse Road

lie inside this wall.

The proposed house is located approximately 10 metres to the south of the existing house "The Leap", and projects c.4 metres in front of the building line established by the adjoining 2-storey houses.

The adjoining house is a substantial two storey house with 5 no. windows in its southern elevation which overlooks this site.

In a covering letter submitted as part of this application, it is stated that the proposed development will leave a substantial site around the existing house.

The Agent for the Applicant further states that the estimated position of a 225mm surface water drain has been indicated on the drawings and a 5 metre setback from this drain is maintained. Finally the Agent for the Applicant states in paragraph four of the covering letter that "the site of the current application includes the area the subject of Land Acquisition Development File CA.55/24 which was to be acquired from a Mrs. Teresa Power, the previous owner of The Leap. From discussions with your Development Department, I understand that they are no longer interested in this land. However, should you still require this area, we would be happy to reserve this in the form of a condition of a favourable decision."

The Roads report dated 25/7/91 states that the Roads Department consider the proposed development at this location in such close proximity to the junction to be highly undesirable and recommend refusal.

The Parks Department in its report dated 18/7/91 recommend refusal, on the basis that it is zoned 'G' for high amenity purposes and is so close to the River Dodder.

The Sanitary Services report dated 25/7/91 has been noted. Water and foul sewer are available. The applicant should reroute the existing surface water sewer at his own expense if rerouting becomes necessary. *It notes that the applicant has not established that this site is suitable for building purposes a decision to be made at the level of the Council.*  
The proposed development is similar to that proposed in the earlier application which was refused by Dublin County Council. The main differences between this and the earlier application are that the site has been increased in size from 810sq. metres to 1170sq. metres and the house has been located at a further distance from "The Leap".

Notwithstanding these modifications the proposed development remains unacceptable from a planning point of view. The site of the proposed development would be seriously overlooked by "The Leap". The proposed



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0960

Page No: 0003

Location: adjoining The Leap, Firhouse Road

development would in turn result in the amenities of "The Leap" being seriously reduced as it would result in the overshadowing of this property. The proposed development which would break the existing established building line would be visually obtrusive when viewed from the Firhouse Road.

The development as proposed would represent substandard development and is unacceptable.

I recommend that Outline Permission be refused under the Local Government (Planning and Development Acts, 1963-1990, for the following (4) reasons:-

### REASONS FOR REFUSAL

01 The proposed development located in the side garden of an existing dwelling, "The Leap", extends approximately 4 metres in front of the building line established by this and the adjoining houses to the north. The proposed development would be directly overlooked by the adjoining dwelling house "The Leap". Its location to the south of the adjoining dwelling would result in the overshadowing of this property. It would be visually obtrusive when viewed from the Firhouse Road on account of its position on the site in front of the established building line. The proposed development would constitute substandard development and would seriously injure the amenities of property in the vicinity of the site.

02 The proposed development is undesirable as it would lead to additional turning movements on a busy distributor road near the control area of a signalised junction, and would endanger public safety by reason of traffic hazard.

03. The applicant has not demonstrated that the site is suitable for building purposes in relation to the stability of the river bank.

04. The proposed ~~development~~ structure would infringe an existing building line established by adjoining properties on Firhouse Road.

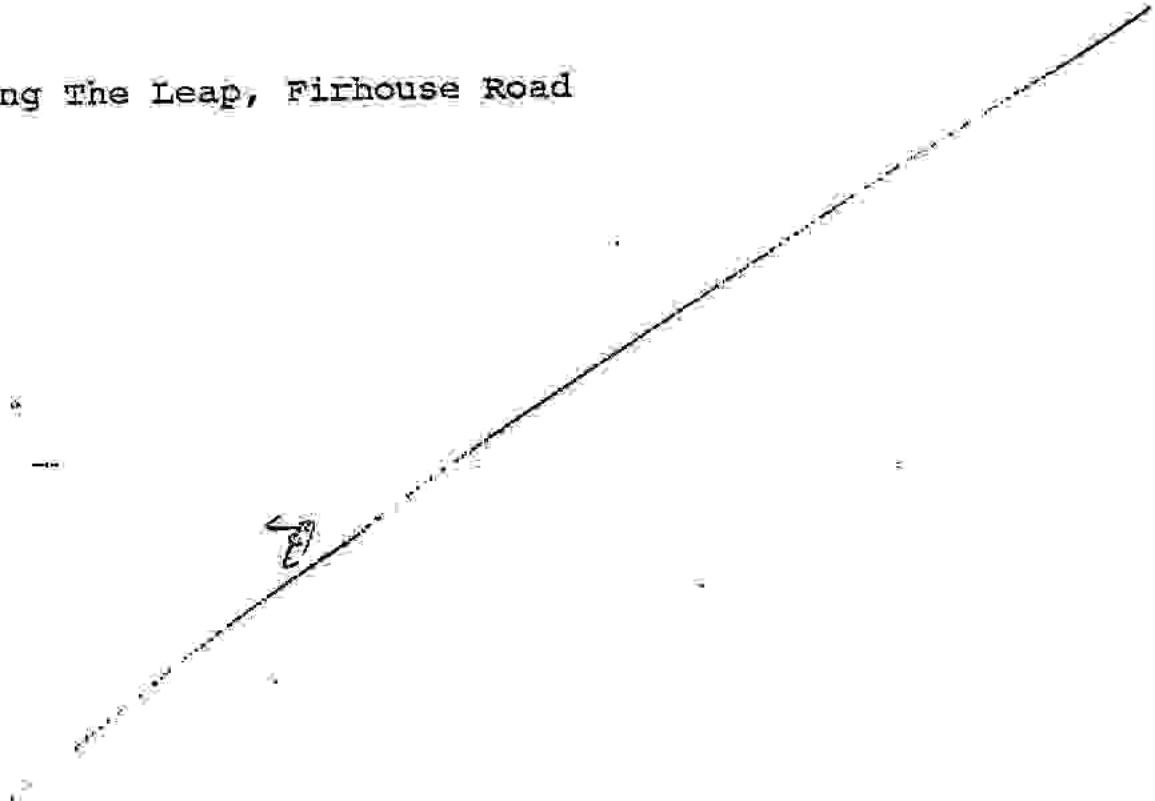
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0960

Page No: 0004

Location: adjoining The Leap, Firhouse Road



*nos*

*Richard Creamer SEP*  
for Dublin Planning officer 6.8.91

Endorsed: *[Signature]*  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated : *8/9/91* .....  
ASSISTANT CITY AND COUNTY MANAGER  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th July, 1991.

# 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:

OUTLINE PERMISSION: [REDACTED]

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

To..... Louis Burke Architect,..... Register Reference No. .... 91A/0960  
..... Mantua Studio,..... Planning Control No. ....  
..... Templeogue Bridge,..... Application Received .... 10/6/91  
..... Dublin 6W,..... Additional Information Received.....  
Applicant..... P.. Finnegan.....

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/ 3572/91 dated 8/8/91 decided to refuse:

### OUTLINE PERMISSION [REDACTED]

For..... Proposed detached dwelling house adjoining The Leap, Firhouse Road.....

for the following reasons:

1. The proposed development located in the side garden of an existing dwelling, "The Leap", extends approximately 4 metres in front of the building line established by this and the adjoining houses to the north. The proposed development would be directly overlooked by the adjoining dwelling house "The Leap". Its location to the south of the adjoining dwelling would result in the overshadowing of this property. It would be visually obtrusive when viewed from the Firhouse Road on account of its position on the site in front of the established building line. The proposed development would constitute substandard development and would seriously injure the amenities of property in the vicinity of the site.
2. The proposed development is undesirable as it would lead to additional turning movements on a busy distributor road near the control area of a signalised junction, and would endanger public safety by reason of traffic hazard.
3. The applicant has not demonstrated that the site is suitable for building purposes in relation to the stability of the river bank.
4. The proposed structure would infringe an existing building line established by adjoining properties on Firhouse Road.

Signed on behalf of the Dublin County Council .....

for PRINCIPAL OFFICER

Date .....

8/8/91

### 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.

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/0960

Date : 11th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Detached dwelling house  
LOCATION : adjoining The Leap, Firhouse Road  
APPLICANT : P. Finnegan  
APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 10th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Louis Burke Architect,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.





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 Sign adjoining the Leap, Firhouse Road,  
(If none, give description Rathfarnham, Dublin 14.  
sufficient to identify)

3. Name of applicant (Principal not Agent) Mr P. Finnegan  
Address The leap, Firhouse Road, Dublin 14. Tel. No. \_\_\_\_\_

4. Name and address of Louis Burke Architect, Mantua Studio, Templeogue  
person or firm responsible Bridge, Dublin 6W. Tel. No. 901832  
for preparation of drawings

5. Name and address to which As per number 4.  
notifications should be sent NIL

6. Brief description of Detached dwelling house  
proposed development

7. Method of drainage County Council sewer B. Source of Water Supply County Council main

8. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor Not applicable  
or use when last used.  
(b) Proposed use of each floor Not applicable

*Int  
Pres*

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

CO. DUBLIN Outline permis-  
sion sought for detached  
dwelling house adjoining  
The Leap, Firhouse Road for  
P. Finnegan.

10 JUN 91  
DUBLIN COUNTY COUNCIL

11.(a) Area of Site 1170 Sq. m. approx  
(b) Floor area of proposed development 140 Sq. m.  
(c) Floor area of buildings proposed to be retained within site Not applicable Sq. m.

12.State applicant's legal interest or estate in site Leasehold owner 133 106  
(i.e. freehold, leasehold, etc.)

13.Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place / in appropriate box. N 4154

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal.  
It is our policy to take into account the draft building regulations when preparing planning applications. This is not taken as a guarantee that this application complies with those building regulations.

15.List of documents enclosed with application.  
Site location map and block plan in quadruplicate  
1 copy of newspaper advertisement, cheque for £32.00

16.Gross floor space of proposed development (See back) \_\_\_\_\_ Sq. m.  
No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development \_\_\_\_\_  
Fee Payable € 32.00 Basis of Calculation Class No. 1  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Louis Burke Date 6th June 1991

Application Type OUTLINE FOR OFFICE USE ONLY  
Register Reference 91A/0960  
Amount Received € \_\_\_\_\_ 2.4.0  
Receipt No 22-6  
Date \_\_\_\_\_

# COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 41154

CASH  
CHEQUE  
M.O.  
B.L.

£ 32.00

10th

day of

June

1991

Received this

from *Louis Burke*  
*Templeogue Bridge*

*D. 6k2*

the sum of

*thirty two*

Pounds

Pence, being

*zero*

*planning application at The Leap,*

*Firhouse Rd.*

*Nollan Road* Cashier

S. CAREY  
Principal Officer

*U.S. 1x1*

LOUIS BURKE dip.arch., b.arch., sc., mrial ARCHITECT

MANTUA STUDIO · TEMPLEOGUE BRIDGE · DUBLIN 6

tel. 90-18-32

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLIC.

REF: LB/mf

5th June 1991

10 JUN 1991

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

REG No. 9.1A/0960  
APPLICATION TYPE O/P/A/H  
NO. D 3

Dear Sirs,

Please find enclosed, in quadruplicate, documents relating to a proposed site adjoining The Leap, Firhouse Road, Dublin 14.

On behalf of my client, Mr Patrick Finnegan, I wish to apply for outline Planning Permission to construct a dwelling house on this site.

Dublin County Council previously refused outline permission on December 21st 1989, Register Reference No. 89A/1949.

In considering this new application, I would be obliged if you would take cognizance of the following points:

1. Should this development proceed, the existing house will remain on a substantial site which, in my opinion, is more than adequate to cater for its amenities.
2. We would not consider that the addition of one further house would constitute a traffic hazard.
3. We have made substantial efforts through your Sanitary Services Department and your Sandyford Depot in an effort to locate the 225mm surface water drain and its estimated position is indicated on the drawings.

Despite efforts by your Local Inspector, we were unable to locate this pipe where it enters into the River Dodder.

Mr Morris of Sanitary Services also requested an Engineers report on the stability of the existing garden bank.

Should a favourable outline decision be made for this development, we would be happy to comply with both points during the course of a full approval application.

4. The site area indicated includes the area the subject of land acquisition development file CA 55/24 which was to be acquired from a Mrs Teresa Power the previous owner of The Leap.

From discussions with your Development Department, I understand that they are no longer interested in this land. However, should you still require this area, we would be happy to reserve this in the form of a condition of a favourable decision.

If you require any further information on this application, please telephone me.

Yours faithfully

*Louis Burke*

LOUIS BURKE

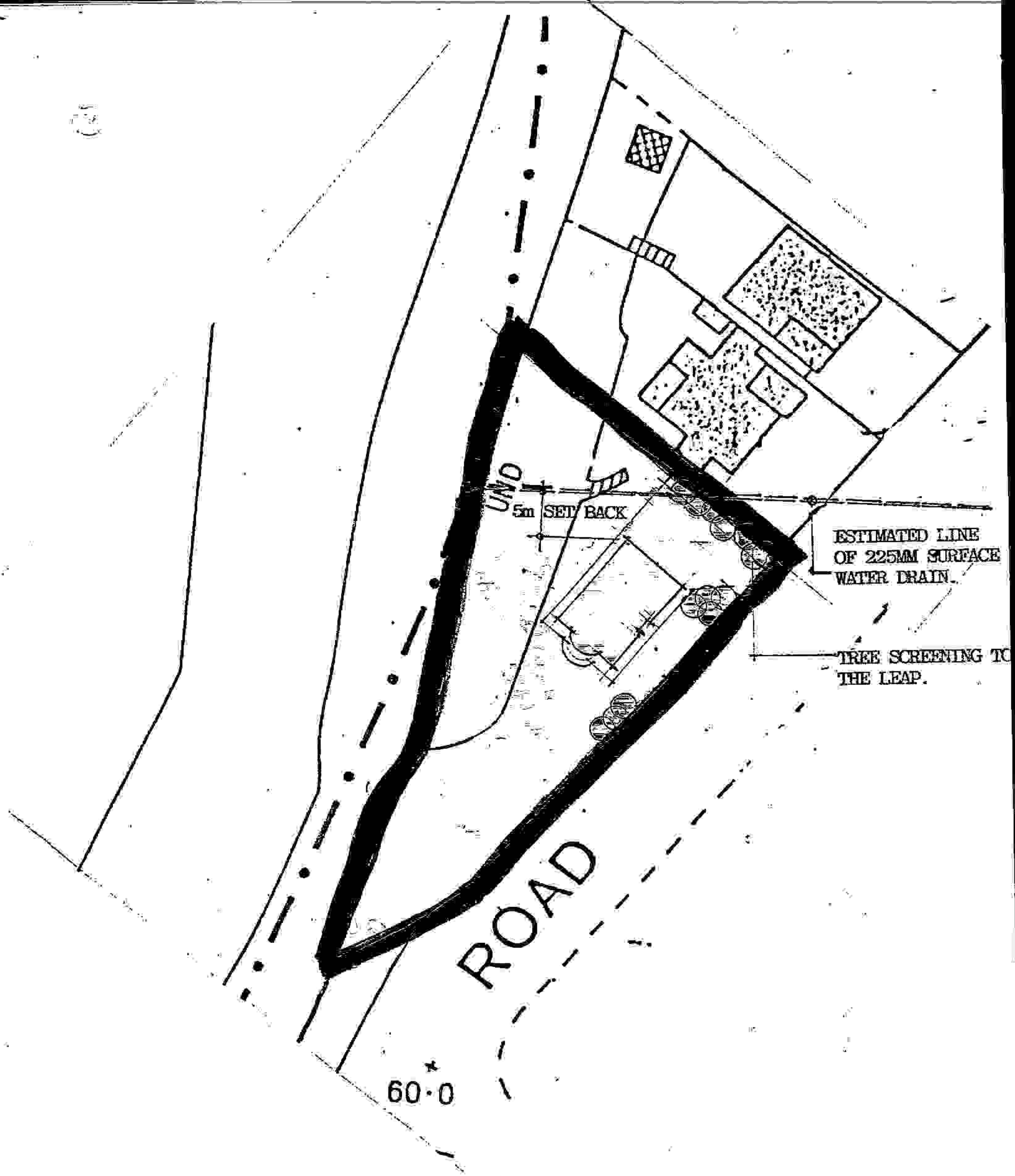
COPY: Mr Pat Finnegan

WEXHAM COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION REC'D

10 JUN 1991

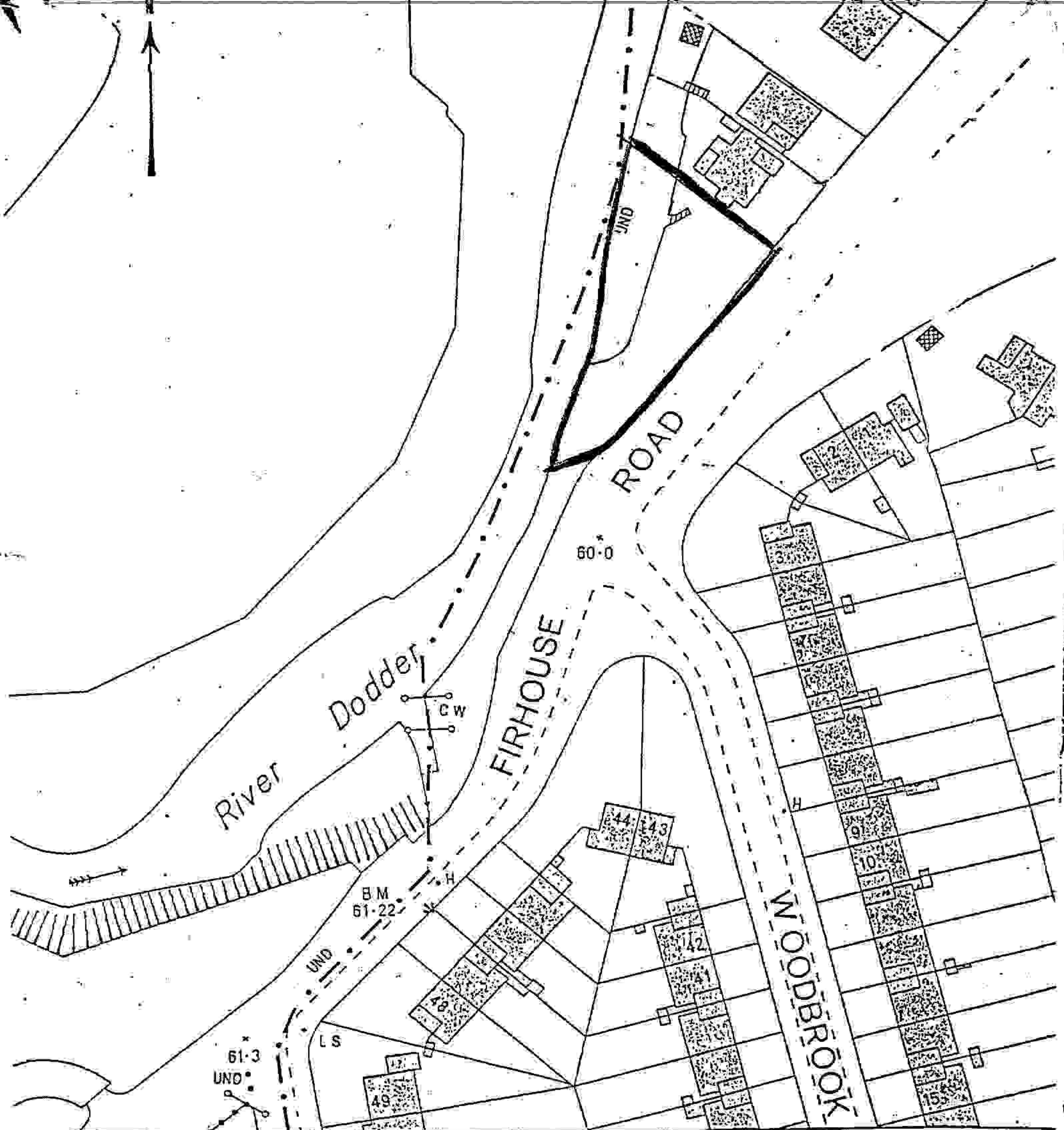
REG No 91A/9960  
APPLICATION  
NO L





SITE BLOCK PLAN

SCALE 1:500



SITE LOCATION MAP

SCALE 1:1000

SEE OS SHEET

OS PLAN 1:6250  
 Planning Dept  
 DUBLIN

NOT TO SCALE

10 JUN 1991

REG No. 91A/0960  
 REGULATION TYPE OF PRACTICE  
 ARCHITECTS

LOUIS BURKE dip.arch. · b.arch.sc. · mr(ia)

MANTUA STUDIO · TEMPLEOGUE BRIDGE · DUBLIN 6  
 tel. 90-18-32 fax. 90-12-71

PROPOSED DWELLING HOUSE ADJOINING THE LEAP, FIRHOUSE ROAD  
 FOR MR P. FINNEGAN.