

91A10968

CERTIFICATE NO: 25586

House Selfie Tank + ancillary works

Penang Green, Brattas

S. Treacy

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	TAXES/ REMARKS
Dwellings	2252	32	32	—		
	2275					
	2280					
	2285					
	2290					
	2295					
	2300					
	2305					
	2310					
	2315					
	2320					
	2325					
	2330					
	2335					
	2340					
	2345					
	2350					
	2355					
	2360					
	2365					
	2370					
	2375					
	2380					
	2385					
	2390					
	2395					
	2400					
	2405					
	2410					
	2415					
	2420					
	2425					
	2430					
	2435					
	2440					
	2445					
	2450					
	2455					
	2460					
	2465					
	2470					
	2475					
	2480					
	2485					
	2490					
	2495					
	2500					
	2505					
	2510					
	2515					
	2520					
	2525					
	2530					
	2535					
	2540					
	2545					
	2550					
	2555					
	2560					
	2565					
	2570					
	2575					
	2580					
	2585					
	2590					
	2595					
	2600					
	2605					
	2610					
	2615					
	2620					
	2625					
	2630					
	2635					
	2640					
	2645					
	2650					
	2655					
	2660					
	2665					
	2670					
	2675					
	2680					
	2685					
	2690					
	2695					
	2700					
	2705					
	2710					
	2715					
	2720					
	2725					
	2730					
	2735					
	2740					
	2745					
	2750					
	2755					
	2760					
	2765					
	2770					
	2775					
	2780					
	2785					
	2790					
	2795					
	2800					
	2805					
	2810					
	2815					
	2820					
	2825					
	2830					
	2835					
	2840					
	2845					
	2850					
	2855					
	2860					
	2865					
	2870					
	2875					
	2880					
	2885					
	2890					
	2895					
	2900					
	2905					
	2910					
	2915					
	2920					
	2925					
	2930					
	2935					
	2940					
	2945					
	2950					
	2955					
	2960					
	2965					
	2970					
	2975					
	2980					
	2985					
	2990					
	2995					
	3000					

Certified: _____
 Enclosed: _____
 Units 2, 3, 4, 5, 6 & 7 Certified Signed: _____
 Units 2, 3, 4, 5, 6 & 7 Enclosed Signed: _____

[Signature] [Signature] 14/6/91

THIS INDENTURE made the 28th day of JUNE
One Thousand Nine Hundred and Ninety Three BETWEEN
SIMON TREACY of Raheen, Brittas, in the County of
Dublin (hereinafter called "the Owner") of the One
Part and THE COUNTY COUNCIL OF THE COUNTY OF DUBLIN
with offices at 46/49 Upper O'Connell Street in the
City of Dublin (hereinafter called "the Council") of
the Other Part.

WHEREAS:-

1. The Owner holds the lands outlined in red on the Map hereunto annexed in Fee Simple.
2. As a condition of giving him permission under the Local Government (Planning & Development) Acts 1963-1990 for the building of a house on the lands coloured green the Council has requested the owners to undertake that the lands coloured yellow will not be further developed by building thereon.

NOW THIS INDENTURE WITNESSETH that in consideration for the said Permission and of the premises the Owner doth hereby for himself his heirs and executors administrators and assigns covenant with the Council and its successors as Planning Authority under the said Acts or any extension amendment or replacement thereof that he, his heirs, executors administrators and assigns will not at any time hereafter in respect of the said lands coloured yellow on the said map without the prior written consent of the Council or its successors or such Planning Authority use or permit to be used the said lands coloured yellow on the map being part of the lands of Glenaraneen in the Electoral Division of Saggart, Barony of Newcastle and County of Dublin comprising approximately 3.619 hectares and situate at Raheen, Brittas in the County of Dublin for the erection of any further or additional dwellinghouse or other building whatsoever and further that he, his heirs, executors, administrators and assigns will bring sofar as is practicable this covenant to the notice of all persons acquiring any interest in the said lands from him, his heirs, executors, administrators and assigns AND the owner HEREBY ASSENTS to the registration of this Agreement as a Burden on the Folio concerned and undertakes to effect such registration and the Owner HEREBY CONSENTS to the use of the relevant Land Certificate for the purpose of registration of this Agreement.

IN WITNESS whereof the Owner has hereunto set his hand and seal and the Council has caused its common seal to be hereunto affixed the day and year first herein written.

SIGNED SEALED AND DELIVERED by the said SIMON TREACY in the presence of:-



DUBLIN 12

PRESENT when the COMMON SEAL of the Council, the County Council of the County of Dublin was hereunto affixed:-

CATHAOIRLEACH/
BALL AINMNITHE

BAINISTEOIR CUNTA

DATED THE DAY OF 1993

BETWEEN:-

SIMON TREACY

ONE PART

-AND-

THE COUNTY COUNCIL OF THE
COUNTY OF DUBLIN

OTHER PART

DEED OF COVENANT

Gill Traynor
Solicitors
39/41 Sundrive Road
Dublin 12.

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 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 ORDERED NO: BY /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Register Reference : 91A/0968

Date : 18th June 1991

Development : House, Septic Tank and ancillary works

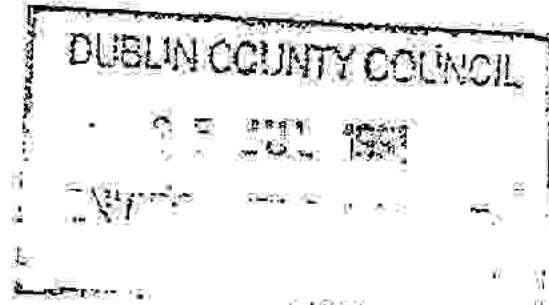
LOCATION : Glenaraneen, Brittas

Applicant : S. Treacy

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 11th June 1991



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

NOTE: 90A/612 previous report found this proposal unacceptable.

Yours faithfully,

Paul Gahan

PRINCIPAL OFFICER

THIS proposal is unacceptable for the following reasons.

1. Evidence of soil suitability for septic tank drainage not available.
2. Detail plans of septic tank not submitted.
3. Evidence of a potable and adequate water supply not available.
4. Road frontage inadequate.
5. Details of septic tank, percolation area ^{and} reserve percolation area ~~and well~~ not supplied.
6. Details of septic tanks, percolation area and reserve percolation areas and wells in adjoining sites not indicated.

for *John O'Reilly*
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

25/7/91



Peter Whelan

SS + EMO

Register Reference : 91A/0968

Date : 18th June 1991

Development : House, Septic Tank and ancillary works

LOCATION : Glenaraneen, Brittas

Applicant : S. Treacy

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 11th 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 O'Connell
 DUBLIN CO. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER
 20 JUN 1991
 SAN SERVICES
 24 JUL 1991
 Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Septic Tank proposed - refer to E. H. D.

SURFACE WATER

Leak pits proposed - refer to B. B. L. Dept.

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

J. L. Rice
 PLANNING DEPT.
 DEVELOPMENT CONTROL SECTION
 Date 25.07.91
 Time 9.30

18/7/91

Register Reference : 91A/0968

Date : 18th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. No to to water main in this area
- well proposed.

[Signature]
28/6/91

.....
ENDORSED *[Signature]* DATE 29/7/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.07.91
Time 9.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

UNION:
Guard: <i>Nil</i>
Roads: <i>No Sewer</i>
S. Sers: <i>Required</i>
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Proposed house, septic tank and ancillary works at
Glenaraneen, Brittas for S. Treacy.

David Pym & Associates
Friary House, *Friary Rd,*
Naas,
Co. Kildare.

Reg. Ref.	91A/0968
App. Recd:	11.06.91
Floor Area:	199.58 sq.m.
Site Area:	3.619 ha.
Zoning:	'G'

Report of the Dublin Planning Officer, dated 1 August 1991

This is an application for PERMISSION for a bungalow, septic tank and ancillary works at Glenaraneen, Brittas for S. Treacy.

The site is located in an area zoned "to protect and improve high amenity areas" in the 1983 Development Plan.

PREVIOUS HISTORY

Permission was granted on 29.08.80 for a house for P. McNaughton on a site of 15.88 acres which included the site of the current application (Reg. Ref. TA.1280). This house which was to be located in the same position has not been built. The permission was subject to a condition that the 15 acres of land be sterilised. Since then a house and stables has been built on a portion of the lands which were to be subject to a sterilisation agreement.

Permission was granted on ^{18.10.} ~~22.08.85~~ for a house and septic tank on a site of 15.1 acres which included the site of the current application for S. Tracey. This permission was subject to a condition that the applicant enter into an agreement sterilising the remainder of the 15.1 acres from further development. (*85A/1124*)

Under Reg. Ref. 90A/0612 permission was granted on 21.09.90 for a bungalow of the same design and in the same location as that approved under Reg. Ref. 85A/1124 for S. Treacy. The site area shown in application 90A/0612 differed from that approved under 85A/1124 being on approximately 8.9 acres as against 15 acres in the previous application. However the ^{15.1}house of landholding was not fully clarified by the applicant and while permission was issued Condition No. 4 contained a reference to freezing the 15 acres referred to in application 85A/1124.

The current application Reg. Ref. 91A/0968 is identical to the previous applications with the total site area restated as comprising 8.93 st. acres (3.619 ha.). In support of this claim a letter and copy deed map was received on 1 August, 1991 from the applicant's solicitors outlining the landholding which was purchased by Mr. Treacy in 1982 and confirming that the applicant has not sold or otherwise disposed of any of the lands purchased by him in 1982.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed house, septic tank and ancillary works at Glenaraneen, Brittas for S. Treacy.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) conditions:-

(SEE CONDITIONS OVER)

(RO'D/AC)

Endorsed:- [Signature]
for Principal Officer

[Signature]
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (10) conditions set out above is hereby made.

Dated: July, 1991.

7 August

[Signature]
ASSISTANT CITY & COUNTY MANAGER

Approved Office

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

6th August

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed house, septic tank and ancillary works at Glenaraneen, Brittas for S. Treacy.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

2. In order to comply with the Sanitary Services Acts, 1878-1964.

3. That the proposed house be used as a single dwelling unit.

3. To prevent unauthorised development.

4. That before development commences, the owner of the two parcels of land shown outlined in red on the revised site location map 4/90 of 11.06.91 and having an area of 8.93 st. acres (3.619 ha.) approximately, shall have ~~covenanted or otherwise legally bound himself, his heirs, administrators and assigns, with the Council and its successors, not to construct any other houses on the said parcels of land pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963. When executed, this agreement to be registered.~~

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

enter into a legal agreement

5. That the septic tank drainage system and associated percolation areas be in accordance with the requirements of the County Council.

5. In the interest of health.

6. That satisfactory evidence of an adequate and potable water supply be submitted to and agreed with the Planning Authority prior to the commencement of development.

6. In the interest of health.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed house, septic tank and ancillary works at Glenaraneen, Brittas for S. Treacy.

CONDITIONS

REASONS FOR CONDITIONS

7. That satisfactory proposals for providing adequate vision splays at the vehicular entrance be submitted to and agreed with the Planning Authority prior to the commencement of development. The applicant is advised to consult with the Council's Roads Department (Tel. 727777) concerning these matters before submitting these proposals.

7. In the interest of safety and the avoidance of a traffic hazard.

8. That the proposed brick finish be omitted and a plaster finish used instead. The house to be painted a uniform off-white colour and the roof to be finished in blue/black slates.

8. In the interest of visual amenity.

9. That the house when completed be first occupied by the applicant and/or members of his immediate family.

9. To prevent unauthorised development.

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

10. In the interest of reducing air pollution.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 872 4755
Fax (01) 872 4896

Register Reference : 91A/0968/C1

Date : 5th July 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : House, septic tank and ancillary works

LOCATION : Glenaraneen, Brittas

APPLICANT : S. Treacy

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 1st July 1993.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'J. S. Treacy', followed by a dotted line indicating the signature is for the Principal Officer.

for PRINCIPAL OFFICER

Gill Traynor Solicitors,
39-41 Sundrive Road,
Dublin 12

GILL TRAYNOR

SOLICITORS
COMMISSIONERS FOR OATHS

39-41 SUNDRIVE ROAD, DUBLIN 12.
Telephone: 921222 (3 Lines) Fax: 921323

Our Ref: GG/PK/T/154

Your Ref:

Date: 28 June 1993

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

Recd
1/7/93
1-1-01
91A/968.

RE: OUR CLIENT - MR. SIMON TREACY
LANDS AT GLENARANEEN, BRITTAS, COUNTY DUBLIN.
PLANNING REFERENCE NUMBER 91A 0986

Dear Sirs,

We act for Mr. Treacy of the above, and we enclose herewith Deed of Covenant with Map annexed thereto in compliance with our client's obligations under the above Planning Reference.

We would be grateful if you would acknowledge receipt and confirm that the relevant condition in his Planning Permission in this regard has been complied with.

Yours faithfully,


George J. Gill
GILL TRAYNOR.

MC 1/2/93

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To David Pym & Associates,
Eriary House,
Eriary Road, Naas,
Co. Kildare.

Decision Order P/3647/91 07.08.91
Number and Date

Register Reference No. 91A/0968

Planning Control No.

Application Received on 11.06.91

Applicant S. Treacy.

Floor Area: 199.58 sq.m.

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 grant Permission/A for:-

house, septic tank and ancillary works at Glenaraneen, Brittas.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

3. That the proposed house be used as a single dwelling unit.

4. That before development commences, the owner of the two parcels of land shown outlined in red on the revised site location map 4/90 of 11.06.91 and having an area of 8.93 st. acres (3.619 ha.) approximately, shall enter into a legal agreement with the Council sterilising from further development the said parcels of land pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963. When executed, this agreement to be registered.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. In order to comply with the Sanitary Services Acts, 1878-1964.

3. To prevent unauthorised development.

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

Over

Signed on behalf of the Dublin County Council

J. de Bantred
For Principal Officer

Date 7 August 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That the septic tank drainage system and associated percolation areas be in accordance with the requirements of the County Council.

5. In the interest of health.

6. That satisfactory evidence of an adequate and potable water supply be submitted to and agreed with the Planning Authority prior to the commencement of development.

6. In the interest of health.

7. That satisfactory proposals for providing adequate vision splays at the vehicular entrance be submitted to and agreed with the Planning Authority prior to the commencement of development. The applicant is advised to consult with the Council's Roads Department (Tel. 727777) concerning these matters before submitting these proposals.

7. In the interest of safety and the avoidance of a traffic hazard.

8. That the proposed brick finish be omitted and a plaster finish used instead. The house to be painted a uniform off-white colour and the roof to be finished in blue/black slates.

8. In the interest of visual amenity.

9. That the house when completed be first occupied by the applicant and/or members of his immediate family.

9. To prevent unauthorised development.

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

10. In the interest of reducing air pollution.

JCB

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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/0968

Date : 12th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : House, Septic Tank and ancillary works

LOCATION : Glenaraneen, Brittas

APPLICANT : S. Treacy

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 11th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

David Pym and Associates,
Friary House,
Friary Road,
Naas,
Co. Kildare.

Gill Traynor & Company

SOLICITORS
Commissioners for Oaths

George J. Gill, B.C.L.
Michael H. Traynor, B.C.L.

39/41 SUNDRIVE ROAD,
DUBLIN 12.
Phone: 962111, 962345, 975700.
Fax: 962323.

Our Ref: GG/PK/T/154

Your Ref:

Date: 31st July 1991

Dublin County Council
Planning Office
Irish Life Centre
Dublin 1.
ATT: MS. RITA O'DONNELL.

RE: OUR CLIENT - MR. SIMON TREACY
LANDS AT GLENARANEEN, BRITTAS, COUNTY DUBLIN
PLANNING REFERENCE NUMBER 91A ~~0986~~. 0968

Dear Sirs,

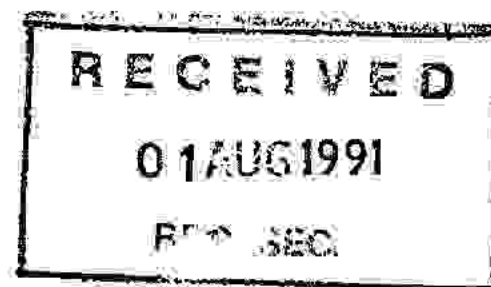
We act for Mr. Simon Treacy the owner of the above lands and premises which he purchased in 1982.

We enclose herewith a copy of our client's Deed Map on which the lands and premises are shown outlined in black and which consist of approximately 8.5 acres.

We confirm that our client has not sold or otherwise disposed of any of the said lands since the purchase of the same in 1982, and we trust that this information is of assistance to you.

Yours faithfully,


GILL TRAYNOR & CO.,



91A/~~0986~~ 0968

L.L.O

Mark A.L.



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 GLENARANEEN, BRITTAS,
(If none, give description CO DUBLIN
sufficient to identify).

3. Name of applicant (Principal not Agent) SIMON TREACY
Address GLENARANEEN, BRITTAS, CO DUBLIN Tel. No. 58 2386

4. Name and address of DAVID PYM AND ASSOCIATES, FRIARY HOUSE
person or firm responsible FRIARY ROAD, NAAS, CO KILDARE Tel. No. 045-759 33
for preparation of drawings

5. Name and address to which FRIARY APPLICATION
notifications should be sent as at 4 above Ref. No. NIL

6. Brief description of HOUSE, SEPTIC TANK AND ANCILLARY WORKS
proposed development

7. Method of drainage SEPTIC TANK 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 N/A
or use when last used.

(b) Proposed use of each floor

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

11.(a) Area of Site 3.619 HA Sq. m.

(b) Floor area of proposed development 199.58 m² 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 freehold owner A41180
(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.

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

15.List of documents enclosed with PLANS, LAYOUT, SITE PLAN,
application SOLICITORS LETTER, ADVERTISEMENT
PAGE, CHEQUE, LETTER OF APPLICATION

16.Gross floor space of proposed development (See back) 199 m² Sq. m.

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

Signature of Applicant (or his Agent) [Signature] Date 2A.5.91

Application Type P FOR OFFICE USE ONLY 11/6
Register Reference 91A/0968

Amount Received £ 24/6 2 54.8.0

Receipt No 24/6
Date



Ev Herald 5/6/91

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

AIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

of this receipt is not an
acknowledgement that the
tendered is the No. 41180

M.O.
D.L.

Received this

day of

19

from

the sum of

Pounds

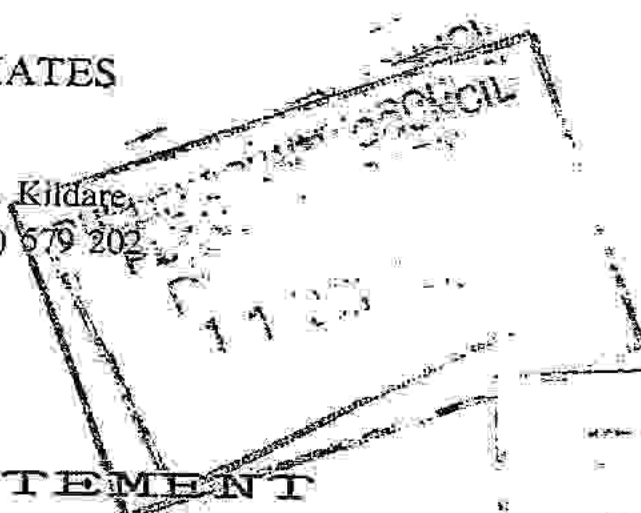
Pence, being

Cashier

S. CAREY
Principal Officer

DAVID PYM AND ASSOCIATES
ARCHITECTS

Friary House, Friary Road, Naas, Co. Kildare.
Telephone: (045) 759 33 Mobile (088) 579 202



May 1991

SUBMISSION STATEMENT

11 JUN 91

PROPOSAL: House at Glenanareen, Brittas, County Dublin.

This application is for a house, septic tank and ancillary works on a site at the above address.

It is, in every respect, identical with the applications :
85A/1124 and 90A/612
except for the amount of land comprised in the site in
85A/1124 as set out below.

Both of these applications were granted full Planning Permission.

The reason for this application is as follows:

In 85A/1124, the amount of land owned by the applicant was stated as 15.109 acres. This was information supplied to the Architects by way of a map which later proved to be incorrect.

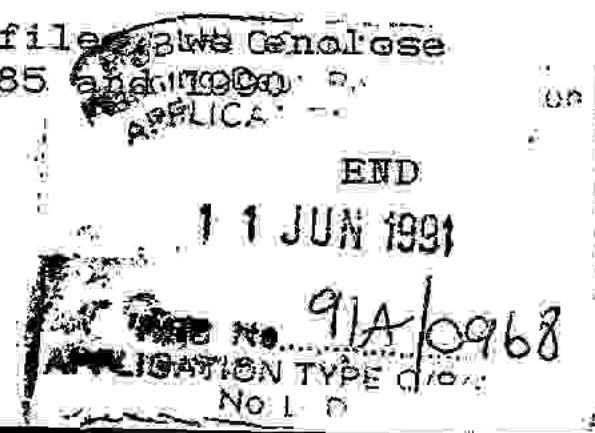
The error was some time in coming to light and nothing was done to correct it.

A new application was lodged in 1990, ref: 90A/612. In this, the land area was stated correctly as 8.93 st ac (3.619 HA). Further information was sought relating to (1) a section 38 agreement relating to freezing of land as per condition 6 of 85A/1124 and (2) a matter relating to brick finishes. In our reply of June 8th 1990, either our wording was not tight enough or was misread; Nor was reference made to the area of land. Permission duly issued (90A/612) but contained a condition incorporating a reference to freezing 15 acres (condition no:4).

We enclose a letter from the applicant's Solicitors which clearly states that the applicant has never disposed of any part of land relating to this matter.

Correspondence has taken place between the Architects and the Council regarding the regularising the situation. It seems that the only way in which a proper permission can issue is by a new application.

While all the correspondence is on your file, we enclose some documents in connection with the 1985 and 1990 applications for your convenience.



Gill Traynor & Company

SOLICITORS
Commissioners for Oaths

George J. Gill, B.C.L.
Michael H. Traynor, B.C.L.

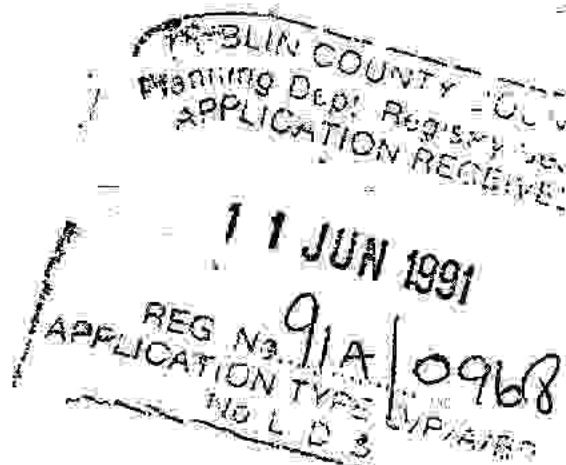
39/41 SUNDRIVE ROAD,
DUBLIN 12.
Phone: 962111, 962345, 975700.
Fax: 962323.

Our Ref: GG/PK/T/154

Your Ref:

Date: 31st October 1990

David Pym & Associates
Architects
Mantua Studio
Templeogue Bridge
Dublin 6.



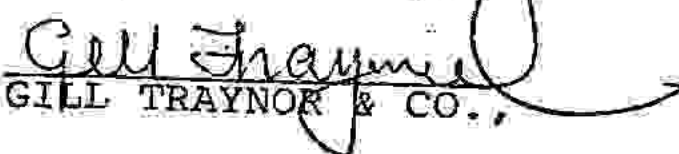
RE: OUR CLIENT - SIMON TREACY
LANDS AND PREMISES AT GLENARANEEN, BRITTAS, CO. DUBLIN.

Dear Sirs,

We enclose herewith copy Deed Map showing our client's lands above which were purchased by him in 1982, and we confirm that our client has not sold or otherwise disposed of any of the above lands since his purchase of same.

We trust that this information is of assistance to you.

Yours faithfully,


GILL TRAYNOR & CO.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/4368/90

Notification of Grant of Permission/Approval

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

To: **David Pym & Associates,** Decision Order **P/3637/90 9.8.90**
Mantua Studio, Number and Date
Templeogue Bridge, Register Reference No. **X90A/612**
Dublin 6W. Planning Control No. **11.4.90**
S. Treacy. Application Received on
A.I. Recd. 13.6.90 Floor Area: 199.58 sq.m.
 Applicant

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
bangalow, septic tank and ancillary works at Glenaraneen, Brittas.

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information lodged on 13.6.90 save as may be required by the other conditions attached hereto.
2. That before development commences approval, under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the proposed house be used as a single dwelling unit.
4. That before development commences, the owner of the two parcels of land shown outlined in red on the plans lodged with the application under Reg. Ref. 85A/1124, and having an area of 15 acres approximately, shall have covenanted or otherwise legally bound himself, his heirs, administrators and assigns, with the Council and its successors, not to construct any other houses on the said parcels of land pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963. When executed, this agreement to be registered.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. In the interest of the proper planning and development of the area.

11 JUN 1991
 REG NO 91A/0968
 APPLICATION

CONDITIONS CONTINUED OVER

Signed on behalf of the Dublin County Council

L. Doyle
 For Principal Officer

Date **21 SEP 1990**

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

P/4368/90

5. That the septic tank drainage system and associated percolation areas be in accordance with the requirements of the County Council.

6. That satisfactory evidence of an adequate and potable water supply be submitted to and agreed with the Planning Authority prior to the commencement of development.

7. That satisfactory proposals for providing adequate vision splays at the vehicular entrance be submitted to and agreed with the Planning Authority prior to the commencement of development. The applicant is advised to consult with the Council's Roads Department (Tel. 727777) concerning these matters before submitting these proposals.

8. That the proposed brick finish be omitted and a plaster finish used instead. The house to be painted a uniform off-white colour and the roof to be finished in blue/black slates.

9. That the house when completed be first occupied by the applicant and/or members of his immediate family.

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

5. In the interest of health.

6. In the interest of health.

7. In the interest of safety and the avoidance of a traffic hazard.

8. In the interest of visual amenity.

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

10. In the interest of reducing air pollution.

L. Doyle
21 SEP 1990

DAVID PYM AND ASSOCIATES
ARCHITECTS
MANTUA STUDIO, TEMPLEOGUE BRIDGE, DUBLIN 6.
TELEPHONE (01) 90 41 21

Rathmore, Naas, Co. Kildare.
045-62111

REF: DP/mf

8th June 1990

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

RECEIVED
PLANNING DEPARTMENT
APPLICATION
11 JUN 1991
REG No. 91A/0968
APPLICATION TYPE OVERLAY
NO L D S

Your Ref: 90A/612

RE: Additional Information -- Reg. Ref:- 85A/1124

Dear Sirs,

In reply to your letter of the 7th inst in connection with the above, we reply as follows:-

1. The applicant is prepared to enter into a covenant with the County Council to restrict future development along the lines suggested in the paragraph cited in your letter pertaining to the condition in the Grant of Permission Ref 85A/1124 except that, should the area be considered development land in a future decision of the Council, the restriction would become null and void.
2. The applicant is prepared to omit the brick as suggested.

Yours faithfully



DAVID A. PYM
FOR
DAVID PYM & ASSOCIATES.



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

David Pym & Associates,
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

Our Ref. 90A/612
Your Ref.
Date June 7, 1990

Re: Proposed bungalow, septic tank and ancillary works at Glenaraneen,
Brittas for S. Treacy.

Dear Sir/Madam,

With reference to your planning application, received here on 11 April 1990, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant is requested to indicate how it is proposed to comply with the terms of permission granted under Reg. Ref. 85A/1124. In particular Condition No. 6 which required as follows:

"Before the development is commenced, the owner of the two parcels of land shown outlined in red on the lodged plans and having an area of 15 acres approximately, shall have covenanted or otherwise legally bound himself, his heirs, administrators and assigns, with the Council and its successors not to construct any other houses on the said parcels of land pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963."

2. The applicant is to indicate his willingness to omit the brick finishes proposed and to replace them with a plaster finish.

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

Yours faithfully,


for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 24755 (ext. 262/264)

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To **David Pym & Assocs.,** Decision Order
Number and Date **P/3708/85, 18/10/'85**
"Mantua Studio", Register Reference No. **X 85A/1124**
Templeogue Bridge, Planning Control No.
Dublin 6, Application Received on **22/8/'85**
Applicant **S. Treacy**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed house and septic tank at Glenaraneen, Brittas.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the roof be of a black or blue/black slate or tile and that the colour of external brickwork to be of a dull rose, beige or a light straw colour.	4. In the interest of visual amenity.
5. That the vision splays and setback of the proposed vehicular entrance are agreed with the Council's Roads Department prior to commencement of development.	5. In the interest of amenity.
6. Before the development is commenced, the owner of the two parcels of land shown outlined in red on the lodged plans and having an area of 15 acres approximately, shall have covenanted or otherwise legally bound himself, his heirs, administrators and assigns, with the Council and its successors not to construct any other houses on the said parcels of land pursuant to Section 38 of the Local Government (Planning and Development) Act, 1963.	6. To regulate the density of development in an area which has not yet been provided with the basic services required to accommodate intensive development.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **27 NOV 1985**

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

7. That the house, when completed, be first occupied by the applicant and/or members of his immediate family.

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

A. Kenney

REF: 85A/1124

COMHAIRLE CHONTAE ÁTHA CLIATH
(DUBLIN COUNTY COUNCIL)

DUBLIN PLANNING OFFICE
BLOCK 2
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1
Telephone 724755

PLANNING APPLICATION FORM

1. Location of proposed development
Postal address of Site or Building (if none, give description sufficient to identify and quote ordnance sheet reference).
GLENFRANEEN
BRITIAS, CO. DUBLIN
SEE O.S. SHEET DUBLIN (UPPERCROSS NEWCASTLE) 29-6.
2. Name of applicant SIMON TREACY Tel. No. _____
Address of applicant GLENFRANEEN BRITIAS CO. DUBLIN
3. State applicant's interest in site (i.e. freehold, leasehold etc.) FREEMOLD OWNER.
4. Name and address of person responsible for preparation of plans. DAVID RYAN ASSOCIATES Tel. No. 909121
"MANUAL STUDIO", TEMPLEogue BRIDGE, DUBLIN 6.
5. Address to which notifications should be sent. AS PER NO. 4.
6. Brief description of proposed development including the purpose for which the lands (and/or buildings) are to be used. If for more than one purpose give details. HOUSE + ANCILLARY WORKS.
7. Method of Drainage SEPTIC TANK + SURFACE WATER TO SIMPS.
8. Source of water supply NEW.
9. (a) Floor area of proposed development 199.58 sq. ^{M.} (gross) (b) Area of site 15.109 acres.
247.5 sq. ~~M.~~ F.
10. Does the proposal involve:—
(a) Demolition or partial demolition of any habitable house NO.
(b) Use otherwise than for human habitation of any habitable house NO.
11. If application is in respect of a material change of use, state:—
(a) Present use(s) or use(s) when last used NOT APPLICABLE.
(b) Proposed use(s) _____
12. List of documents enclosed with application. 4 COPIES OF DRAWINGS + SPECIFICATION + SEPTIC TANK DETAILS.
1 COPY OF NEWSPAPER ADVERT.
13. Other relevant details FULL PERMISSION GRANTED SEPT. 1980 SEE TH 1280
14. Signature of applicant (or his agent) DAVID RYAN FOR DAVID H. RYAN ASSOC. Date AUG. 16th. 1985

FOR OFFICE USE ONLY

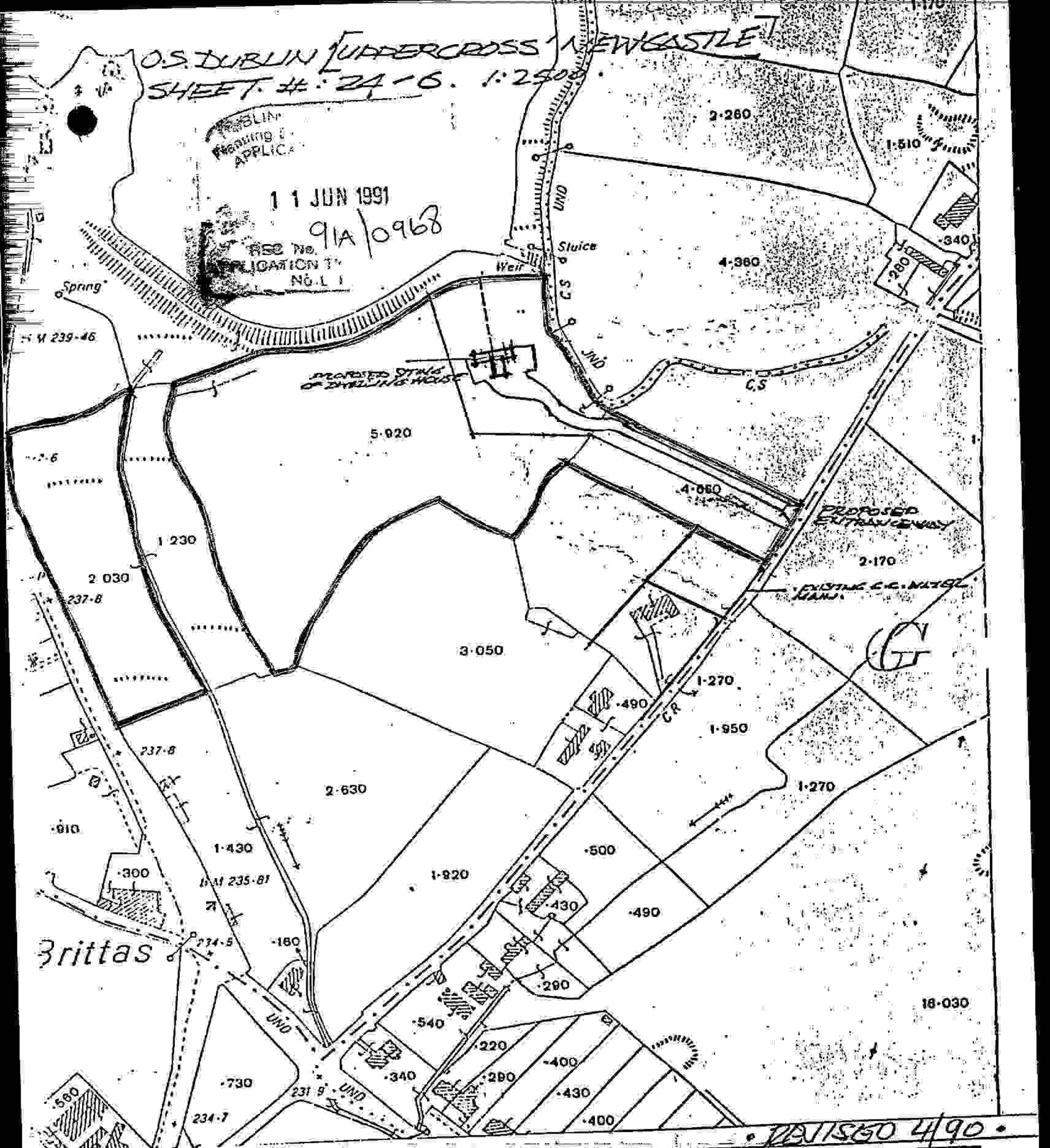
Application type.....
Date acknowledged.....
Register Reference.....

O.S. DUBLIN UPPER CROSS NEWCASTLE
SHEET # 24-6. 1:2500

BLIND
Planning
APPLICA

11 JUN 1991
91A/0968

RSE No.
APPLICATION T
NO. 1



Brittas

REVISED 4/90

PROPOSED HOUSE AT BRITTAS FOR MR. + MRS. TREACY

DAVID PYM AND ASSOCIATES
ARCHITECTS

MANTUA STUDIO, TEMPLEOGUE BRIDGE, DUBLIN 6.

TELEPHONE (01) 9041 21

SITE LOCATION MAP 1:2500.
LAND AREA ALLOCATED
TO HOUSE ONLY: 0.65 HA.
TOTAL HOLDING
C. 3.619 HA.