

BYE LAW APPLICATION FEES

REF. NO.: 91A/1139      CERTIFICATE NO.: 15680B  
 PROPOSAL: Bungalow + Septic Tank  
 LOCATION: Beldynara Lane, Kallincherai  
 APPLICANT: R P S. Chero

|       | 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 RED. FEE |
| A     | Dwelling (Houses/Flats)                                     | @ £55   | <u>£55</u> / <u>£55</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: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 11/7/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING APPLICATION FEES

Reg. Ref... 91A/1139

Cert. No... 2591

PROPOSAL... Bungalow + septic tank

LOCATION... Ballynana Lane, Killiney

APPLICANT... R & S. Clarke

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE                                     | AMT. OF FEE REC. | AMOUNT LODGED | BALANCE DUE | BALANCE PAID |
|-------|-------------------------------|--|------------------|---------------|-------------|--------------|
| 1     | Dwellings                     | @£32                                     | 132              | 132           | —           |              |
| 2     | Domestic                      | @£16                                     |                  |               |             |              |
| 3     | Agriculture                   | @50p per m2 in excess of 300m2. Min. £40 |                  |               |             |              |
| 4     | Metres                        | @£1.75 per m2 or £40                     |                  |               |             |              |
| 5     | x .1 hect.                    | @£25 per .1 hect. or £250                |                  |               |             |              |
| 6     | x .1 hect.                    | @£25 per .1 hect. or £40                 |                  |               |             |              |
| 7     | x .1 hect.                    | @£25 per .1 hect. or £100                |                  |               |             |              |
| 8     |                               | @£100                                    |                  |               |             |              |
| 9     | x metres                      | @£10 per m2 or £40                       |                  |               |             |              |
| 10    | x 1,000m                      | @£25 per £1000m or £40                   |                  |               |             |              |
| 11    | x .1 hect.                    | @£5 per .1 hect. or £40                  |                  |               |             |              |

Column 1 Certified: Signed: ..... Grade ..... Date .....

Column 1 Endorsed: Signed: ..... Grade ..... Date .....

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O. Date 11/7/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade ..... Date .....

P/5448/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1139

Date Received : 18th October 1991

Correspondence : F.L. Bent (A.P.&D.S),  
Name and : 18 Terenure Road North,  
Address Terenure,  
Dublin 6W.

Development : Bungalow

Location : Ballymana Lane, Dublin 24.

Applicant : Robert & Sharon (nee Moore) *Clarke*

App. Type : Permission

Zoning : 'B'

Floor Area : 147 Sq.metres

|                |               |
|----------------|---------------|
| CONTRIBUTION:  |               |
| Standard:      | <i>Nil</i>    |
| Roads:         | <i>Well</i>   |
| S. Servs:      | <i>Septic</i> |
| Open Space:    | <i>Land</i>   |
| Other:         |               |
| SECURITY:      |               |
| Bond / C.I.F.: |               |
| Cash:          |               |

(GB/AC)

Report of the Dublin Planning Officer dated 25 November 1991.

This is an application for PERMISSION for a bungalow at Ballymana Lane, Kiltipper Road, Tallaght. The applicants are Mr. & Mrs. Robert Clarke. Mrs. Clarkes family (the Moore family) own the land on which the bungalow is proposed.

The area in which the site is located is zoned with the objective "to protect and provide for the development of agriculture". The site is stated to be 7,040 sq.m. and the floor area of the house is 147 sq.m.

This office has been contacted on numerous occasions regarding this application by Mr. Clarke, Senior, and Mr. Bent, Architect. We have been advised that 'Mr. Clarke' has a registered herd. It is not clear whether this refers to the applicant or his father.

It is also stated that Mrs. Clarke's father needs help on the adjoining farm.

Ballymana Lane is a very narrow, sub-standard roadway, on a steep gradient from Kiltipper Road. The driveway of the existing farm is equally steep and so would that of the proposed house.

The site in question is rural, rising steeply from the road, with hedge boundaries.

A septic tank system is proposed. A report from the Supervising Environmental Health Officer indicates that the proposal is acceptable subject to conditions. Water supply would be from a well.

A history search indicates that a planning permission was issued to a Ms.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1139

Page No: 0002

Location: Ballymana Lane, Dublin 24.

Miriam Moore in 1988 on a site to the south-west of the existing land. Access is taken from the farm laneway, and not directly onto the road. See Reg. Ref. 88A/1545.

A report on file from Roads Department dated 02.08.91 describes Ballymana Lane as a long cul-de-sac with steep gradients and is substandard in width and alignment at its junction with Kiltipper Road. The proposed access is badly located on the site frontage and no setback of boundary is shown. Roads Department recommended refusal, because of danger to public safety by reason of traffic hazard.

This application is obviously genuine, from an applicant whose family has a working farm. When permission was previously granted in 1988, for the house on the south-west of the farm, our Roads Department indicated that further development at Ballymana Lane was undesirable. In recognition of the bona fide case, the Planning Authority granted permission.

During the course of the earlier application the applicant was asked whether the land could be sterilised from future development. The family appeared unwilling to do so.

In the normal course of events the Planning Authority would not recommend permissions on this laneway; there is a distinct danger of traffic hazard. In this case however, the family concerned own a considerable amount of land with road frontage. If they were to agree to sterilise this land, permission for this one house might be considered. Future permissions along this road would be highly undesirable. If permission were to be granted in this case it would only be with a view to preventing other development, while allowing one house for genuine need.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. Applicant is requested to show the entire family land-holding in the area in whom it is registered and to indicate whether in the event of it being decided to grant permission, the landowner would be willing to enter into an agreement with the Dublin County Council under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilising from any further development the remainder of this land-holding.

2. Applicant to indicate whether the access to the proposed dwelling can be changed to overcome the problems of traffic hazard on Ballymana Lane. In this regard, applicants are advised to consult directly with the Roads Department.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1139

Page No: 0003

Location: Ballymana Lane, Dublin 24.

Additional information was submitted on 18.10.91 and the owner, Mr. Moore, is stated to be willing to sterilise from further development the land outlined in red on Land Registry Folio Map 18569.

An access point has also been agreed with Roads Engineers; this was confirmed with Roads Department on 22.11.91. The access would be 10 metres to the west from the existing gateway. *by phone*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (9) conditions:-

### CONDITIONS / REASONS

- 01 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 received on 18.10.91 save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That all external finishes harmonise in colour and texture with the existing premises.  
REASON: In the interest of visual amenity.
- 04 That the proposed house be used as a single dwelling unit.  
REASON: To prevent unauthorised development.
- 05 That details of access, including effects on existing banking, to be agreed with the Roads Department, <sup>in accordance with</sup> ~~Dublin County Council~~, <sup>planning authority</sup> prior to the commencement of development on site. ~~A copy of final details to be submitted to the Planning Authority.~~
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 Prior to commencement of development, a legally binding agreement under

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1139

Page No: 0004

Location: Ballymana Lane, Dublin 24.

Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined red on Land Registry Map No. 18569 from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered. *submitted on 18 Oct. 1991*

REASON: In the interest of the proper planning and development of the area. &&

07 The boundaries of the site shall be planted with suitable hedging.  
REASON: In the interest of visual amenity.

*Paul*  
~~08 That a financial contribution in the sum of £ \_\_\_\_\_ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.~~

~~REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.~~

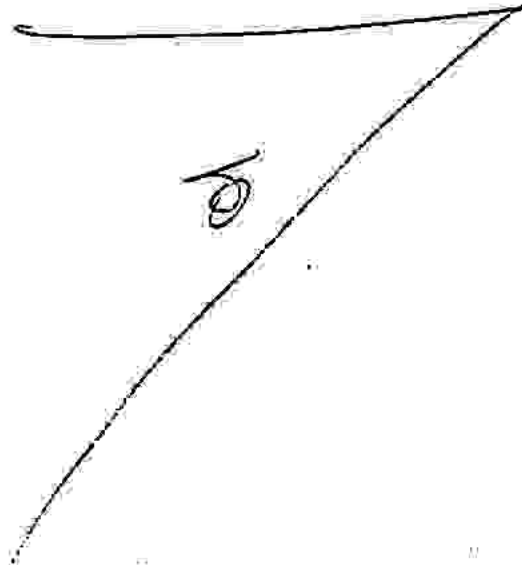
~~09 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.~~

~~REASON: In the interest of reducing air pollution.~~

*9.10. The proposed dwelling, <sup>when completed</sup> to be first occupied by the applicants and for members of their immediate family.*

*R.C.*

*In the interests of the proper planning and development of the area.*



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1139

Page No: 0005

Location: Ballymana Lane, Dublin 24.

*Jhs*

*R*

*J. Stamp*

*Richard Conina*  
for Dublin Planning Officer

*SEP*  
*10/12/91*

Endorsed:.....  
for Principal 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 (4) conditions set out above is hereby made.

*11/11* *December*  
~~NOVEMBER~~ 1991

Dated : .....

*[Signature]*  
.....  
~~ASSISTANT COUNTY MANAGER/APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *6th November* 1991.

*10th December*



DUBLIN COUNTY COUNCIL

REG. REF: 91A/1139.  
DEVELOPMENT: Bungalow.  
LOCATION: Ballymana Lane, Killinarden Td.  
APPLICANT: Robert and Sharon Clarke.  
DATE LODGED: 18.10.91.

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This submission is additional information. The applicant was requested to indicate whether the access to the proposed dwelling can be changed to overcome the problems of traffic hazard on Ballymana Lane, and advised to consult with the Roads Department.

The revised access location improves vision splays locally at the site. However, no boundary set back is shown, the gradient of the driveway is not indicated and the driveway surface water runoff would discharge onto the public road.

As stated in the previous Roads Report the traffic hazard which would result from the development would be due to increased turning at the junction of Ballymana Lane and Kiltipper road. This junction is remote from the site and the applicant does not appear to have any control over its improvement. Therefore, permission should be refused by reason of traffic hazard as stated in the original report. It is also noted that a grant of permission would set a very undesirable precedent for an increase in traffic using the junction with Kiltipper Road.

GC/BMcC  
22.11.91.

|                          |          |
|--------------------------|----------|
| PLANNING DEPT.           |          |
| DEVELOPMENT CONTROL SECT |          |
| Date .....               | 26.11.91 |
| Time .....               | 4:00     |

SIGNED: Garrett Conn  
DATE: 22/11/91

ENDORSED: E. Madden  
DATE: 22<sup>nd</sup> Nov 91



## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

Proposed bungalow at Ballymana Lane for Robert and Sharon (nee Moore) Clarke.

F. L. Bent,  
18, Terenure Road North,  
Terenure,  
Dublin 6W.

|              |              |
|--------------|--------------|
| Reg. Ref.    | 91A-1139     |
| Appl. Rec'd: | 09.07.1991   |
| Floor Area:  | 147 sq. m.   |
| Site Area:   | 7.040 sq. m. |
| Zoning:      | B            |

Report of the Dublin Planning Officer, dated 4 September 1991

This is an application for PERMISSION for a bungalow at Ballymana Lane, Kiltipper Road, Tallaght. The applicants are Mr. and Mrs. Robert Clarke. Mrs. Clarkes family (the Moore family) own the land on which the bungalow is proposed.

The area in which the site is located is zoned with the objective "to protect and provide for the development of agriculture". The site is stated to be 7,040 sq. m. and the floor area of the house is 147 sq. m.

This office has been contacted on numerous occasions regarding this application by Mr. Clarke, Senior, and Mr. Bent, Architect. We have been advised that 'Mr. Clarke' has a registered herd. It is not clear whether this refers to the applicant or his father.

It is also stated that Mrs. Clarkes father needs help on the adjoining farm.

Ballymana Lane is a very narrow, sub standard roadway, on a steep gradient from Kiltipper Road. The driveway of the existing farm is equally steep and so would that of the proposed house.

The site in question is rural, rising steeply from the road, with hedge boundaries.

A septic tank system is proposed. A report from the Supervising Environmental Health Officer indicates that the proposal is acceptable subject to conditions.

A history search indicates that a planning permission was issued to a Ms. Miriam Moore in 1988 on a site to the south-west of the existing land. Access is taken from the farm laneway, and not directly onto the road. See Reg. Ref. 88A-1545.

A report on file from Roads Department describes Ballymana Lane as a long cul-de-sac with steep gradients and is substandard in width and alignment at its junction with Kiltipper Road. The proposed access is badly located on the site frontage and no setback of boundary is shown. For these reasons they recommend refusal.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow at Ballymana Lane for Robert and Sharon (nee Moore) Clarke.

(Continued)

Roads Department recommend that permission should be refused because of danger to public safety by reason of traffic hazard.

This application is obviously genuine, from an applicant whose family has a working farm. When permission was previously granted in 1988, for the house on the south west of the farm, our Roads Department indicated that further development at Ballymana Lane was undesirable. In recognition of the bona fide case, the Planning Authority granted permission.

At that time <sup>Q1</sup> application was asked whether the land could be sterilized from future development. The family appeared unwilling to do so.

In the normal course of events the Planning Authority would not recommend permissions on this laneway; there is a distinct danger of traffic hazard.

In this case however, the family concerned own a considerable amount of land with road frontage.

If they were to agree to sterilize this land, permission for this one house might be considered. Future permission along this road would be highly undesirable. If permission were to be granted in this case it would only be with a view to preventing other development, while allowing one house for genuine need.

In the circumstances,

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

1. Applicant <sup>is requested</sup> to show the entire family land holding in the area and to indicate whether in the event of it being decided to grant permission, the landowner would be willing to enter into an agreement with the Dublin County Council under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing from any further development the remainder of this land holding. <sup>in which it is required</sup>
2. Applicant to indicate whether the access to the proposed dwelling can be changed to overcome the problems of traffic hazard on Ballymana Lane.

In this regard, applicants are advised to consult directly with the Roads Department.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow at Ballymana Lane for Robert and Sharon (nee Moore) Clarke.

(Continued)

480 (GB/DK)

Endorsed:- [Signature]  
for Principal Officer

[Signature]  
For Dublin Planning Officer  
5991

Order:- I direct that ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 5 September, 1991.

[Signature]  
Assistant City and County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1139  
DEVELOPMENT: Bungalow  
LOCATION: Ballymana Lane, Dublin 24  
APPLICANT: Robert & Sharon (nee Moore)  
DATE LODGED: 9/7/91

---

The proposal is for a bungalow with access onto Ballymana Lane, which is a long cul-de-sac with steep gradients and is substandard in width, alignment and its junction with Kiltipper Road. The proposed access is badly located on the site frontage and no setback of boundary is shown.

Permission should be refused as:

1. Additional turning movements which would result from the development onto Ballymana Lane and onto Kiltipper Road at the junction would endanger public safety by reason of a traffic hazard.
2. Additional traffic which would result from the development on Ballymana Lane which is substandard in width and alignment would endanger public safety by reason of a traffic hazard.
3. The proposed access would be poorly located on the site frontage and no boundary treatment is proposed.

GC/AW  
2/8/91

SIGNED: Garrett Curran  
DATE: 2/8/91

ENDORSED: John Haney  
DATE: 2/8/91



Register Reference : 91A/1139

15th July 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT.  
Date... 29.08.91  
Time... 12.20

Development : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

Applicant : Robert & Sharon (nee Moore)

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTEMAN

Date Recd. : 9th July 1991

21 AUG 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.

Yours faithfully,

*Paul Tobin*

FOR PRINCIPAL OFFICER

NOTE:  
TRIAL HOLE REFERRED  
ON THE 20/8/91 P. CONLAN.  
9 ft. deep - dry  
Soil suitable.

THE ABOVE PROPOSAL IS ACCEPTABLE SUBJECT TO:

- 1/ The percolation area must commence at a distance of 18m from the proposed dwelling.
- 2/ Evidence of adequate and potable water supply to be submitted.
- 3/ The ~~base~~ surface water sump to be located as far away from the percolation area as possible.
- 4/ ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH I.R.S. S.R. 6 1975.
- 5/ Proposed well to be located a minimum of 4.5M from the proposed percolation area.

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

*Peter Conlan*

26/8/91

*John O'Keilly*  
26/8/91

Register Reference : 91A/1139

Date : 15th July 1991

Development : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

Applicant : Robert & Sharon (nee Moore)

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTHMAN

Date Recd. : 9th July 1991

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  
 Date .. 22.08.91 ..  
 Time .. 10.00 ..

Yours faithfully,

*Paul Tobin*

for PRINCIPAL OFFICER

DUBLIN CO. COUNCIL  
 - 7 AUG 1991  
 SAN SERVICES

Date received in Sanitary Services ..

FOUL SEWER

*Septic tank proposal - refer to E.H.S.*

SURFACE WATER

*Soakpit proposal - refer to S.S.S.*

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 20 AUG 1991  
 Returned. *Wine*

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

*C. J. Hill 15/8/91*

*J.R.  
16/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 22.08.91 .....  
Time ..... 10.00 .....

Register Reference : 91A/1139

Date : 15th July 1991

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

.....  
WATER SUPPLY.....

Well supply proposed  
No water main in vicinity  
V/Seller  
5/8/91

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

*Moore* 16/8/91

COUNCIL  
SERVICES  
20 AUG 1991  
Returned *Wheeler*

GB

L

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1139  
DEVELOPMENT: Bungalow  
LOCATION: Ballymana Lane, Dublin 24  
APPLICANT: Robert & Sharon (nee Moore)  
DATE LODGED: 9/7/91

The proposal is for a bungalow with access onto Ballymana Lane, which is a long cul-de-sac with steep gradients and is substandard in width, alignment and its junction with Kiltipper Road. The proposed access is badly located on the site frontage and no setback of boundary is shown.

Permission should be refused as:

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2. Additional traffic which would result from the development on Ballymana Lane which is substandard in width and alignment would endanger public safety by reason of a traffic hazard.
3. The proposed access would be poorly located on the site frontage and no boundary treatment is proposed.

GC/AW  
2/8/91

SIGNED: Garrett Curran  
DATE: 2/8/91

ENDORSED: John Haney  
DATE: 2/8/91



*Geraldine  
Boothman*

SS-1- (1000)

(2)

Register Reference : 91A/1139

Date : 15th July 1991

Development : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

Applicant : Robert & Sharon (nee Moore)

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTHMAN

Date Recd. : 9th July 1991

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 |
| Date .. 22.08.91 ..      |
| Time .. 10.00 ..         |

Yours faithfully,

|                    |
|--------------------|
| DUBLIN Co. COUNCIL |
| - 7 AUG 1991       |
| SAN SERVICES       |

.....  
for PRINCIPAL OFFICER

Date received in Sanitary Services .....

.....  
FOUL SEWER

*Septic tank proposal - refer to E.H.S.*

.....  
SURFACE WATER

*Soakpit proposal - refer to D.C.L. Dept.*

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

|                             |
|-----------------------------|
| 20 AUG 1991                 |
| Returned. <i>WMC</i>        |
| <i>C. Sullivan 17/8/91.</i> |

*J.R.  
16/5/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 22.08.91 .....  
Time ..... 10.00 .....

Register Reference : 91A/1139

Date : 15th July 1991

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

WATER SUPPLY.....  
*well supply for [unclear]  
no water main [unclear]*

.....  
ENDORSED *Alan* DATE *16/8/91*

*[Handwritten signature]*  
[Faint stamp]

G15

Register Reference : 91A/1139

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT.  
Date... 29.08.91  
Time... 12.20

15th July 1991

Development : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

Applicant : Robert & Sharon (nee Moore)

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTEMAN

Date Recd. : 9th July 1991

AUG 13 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.

Yours faithfully,

for PRINCIPAL OFFICER

NOTE:  
TRIAL HOLE REFERRED  
ON THE 20/8/91 2. 3. 4. 5.  
9 ft. deep - dry  
Soil suitable.

THE ABOVE PROPOSAL IS ACCEPTABLE SUBJECT  
TO:

- 1/ The percolation area must commence at a distance of 18m from the proposed dwelling.
- 2/ Evidence of adequate and potable water supply to be submitted.
- 3/ The ~~best~~ surface water sump to be located as far away from the percolation area as possible.
- 4/ ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH I.R.E. S.R. 6 1975.
- 5/ Proposed well to be located a minimum of 4.5m from the proposed percolation area.

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

Peter Whelan

26/8/91

John O'Keilly SEHO  
26/8/91

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/1139

Date : 18th October 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

APPLICANT : Robert & Sharon (nee Moore)

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 18th October 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

F.L. Bent (A.P.&D.S),  
18 Terenure Road North,  
Terenure,  
Dublin 6W.





Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5448 /91      Date of Decision : 11th December 1991

Register Reference : 91A/1139                      Date Received : 18th October 1991

Applicant : Robert & Sharon (nee Moore)

Development : Bungalow

Location : Ballymana Lane, Dublin 24.

Floor Area :                      Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 050991//181091

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 in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...<sup>9</sup>... ATTACHED.

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

Date: 12/12/91

F.L. Bent (A.P.&D.S),  
18 Terenure Road North,  
Terenure,  
Dublin 6W.

Reg. Ref. 91A/1139  
 Decision Order No. P/ 5448 /91  
 Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
 Block 2, Irish Life Centre,  
 Sraid na Mainistreach Iacht,  
 Lower Abbey Street,  
 Baile Atha Cliath 1,  
 Dublin 1.  
 Telephone. (01)724755  
 Fax. (01)724896

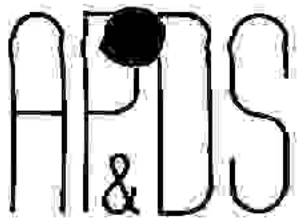
C O N D I T I O N S / R E A S O N S

- 01 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 received on 18.10.91 save as may be required by the other conditions attached hereto.  
 REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That all external finishes harmonise in colour and texture with the existing premises.  
 REASON: In the interest of visual amenity.
- 04 That the proposed house be used as a single dwelling unit.  
 REASON: To prevent unauthorised development.
- 05 That details of access, including effects on existing banking, to be agreed in writing with the Planning Authority *prior to the commencement of development on site*.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined red on copy of Land Registry Map No. 18569 submitted on 18th October, 1991 from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 The boundaries of the site shall be planted with suitable hedging.  
 REASON: In the interest of visual amenity.
- 08 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.  
 REASON: In the interest of reducing air pollution.
- 09 The proposed dwelling when completed to be first occupied by the applicants and/or members of their immediate family.
- 09 REASON: In the interest of the proper planning and development of the



Bloc 2, Ionad Bheatha na hÉireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Reg.Ref. 91A/1139  
Decision Order No. P/ 5448 /91  
Page No: 0003  
area.



ARCHITECTURAL PLANNING AND DESIGN SERVICES

18, TERENURE ROAD NORTH, TERENURE, DUBLIN 6w.  
TELEPHONE & AUTOMATIC FAX 908651 CELLULAR TELEPHONE 088 557288

91A/1139

1.8.0

A.I.

14th October 1991.

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



ADDITIONAL INFORMATION - Reg. Ref. No. - 91A/1139

RE: Proposed Bungalow at Ballymana Lane, Killinardan Td., Dublin 24,  
for Robert and Sharon Clarke.

Dear Sirs,

As requested in your letter of "Additional information" dated 5th September I herewith enclose quadruplicate copies of Land Registry map indicating the extent of the entire family lands (note excluded area sold off) registered in the name of Thomas Moore. I confirm that Mr Moore, father of Sharon Clarke (nee Moore) is prepared to sterilize from further development the land in his ownership, in order to facilitate the granting of Planning Permission for this dwelling.

I confirm that discussions have taken place with Mr Owen Madden of Dublin County Council Roads Department, when it was agreed that the proposed vehicular access be positioned ten metres uphill of the existing gateway with suitable vision splays provided in order to prevent a traffic hazard on Ballymana Lane. A revised Block Plan in quadruplicate is enclosed indicating this revision.

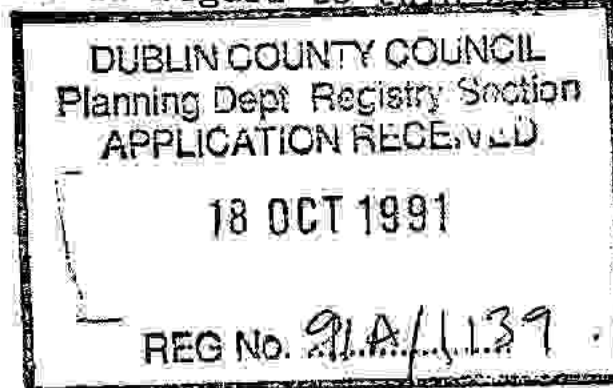
Also as shown on the enclosed plan the aspect of the dwelling has been revised slightly in order to maintain a view over the access and to screen the rear from public view.

I trust that a favourable decision will issue in regard to this application.

Yours Faithfully

F. L. Bent.

ARCHITECTURAL PLANNING AND DESIGN SERVICES.





F. L. Bent,  
18, Terenure Road North,  
Terenure,  
Dublin 6W.

Reg. Ref. 91A-1139

5 September 1991

Re: Proposed bungalow at Ballymana Lane for Robert and Sharon (nee Moore) Clarke.

Dear Sir/Madam,

With reference to your planning application, received here on 9th July, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant is requested to show the entire family land holding in the area in whom it is registered and to indicate whether in the event of it being decided to grant permission, the landowner would be willing to enter into an agreement with the Dublin County Council under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing from any further development the remainder of this land holding.
2. Applicant to indicate whether the access to the proposed dwelling can be changed to overcome the problems of traffic hazard on Ballymana Lane.

In this regard, applicants are advised to consult directly with the Roads Department.

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

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

To Vincent Healy  
Grand Floor.

To go into 91A 1139.

CB

10/9.

Not to be regarded as a reply to request  
for A.I. for J. Bookman

WA 16/9/97

22/8/91

MS

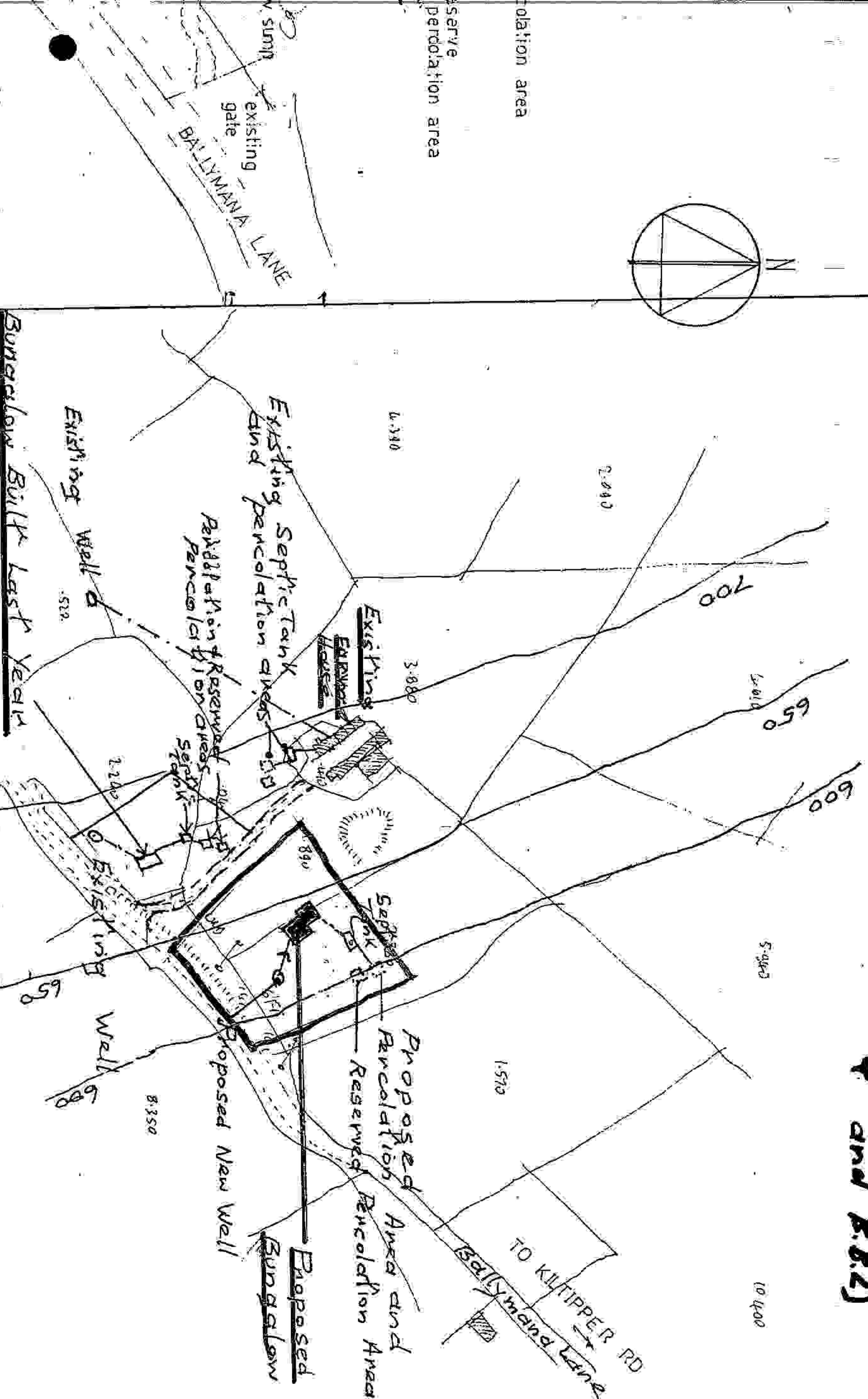
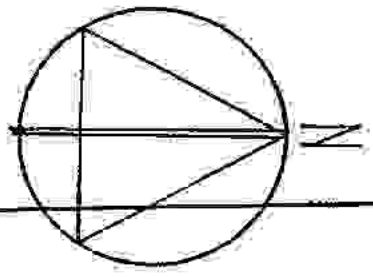
Geraldine Bestman

From

Yldunha

Phone 989798

A. IWE 91A/1139 Lodged 9/7/91 (Collyer & E.H.B. and R.B.L.)



Bungalow Built last Year  
Proposed Bungalow at Ballymana Lane for Robert Clarke  
LOCATION PLAN scale: 1:2500

# SEPTIC TANK DETAIL

To comply with Health Inspector requirements.

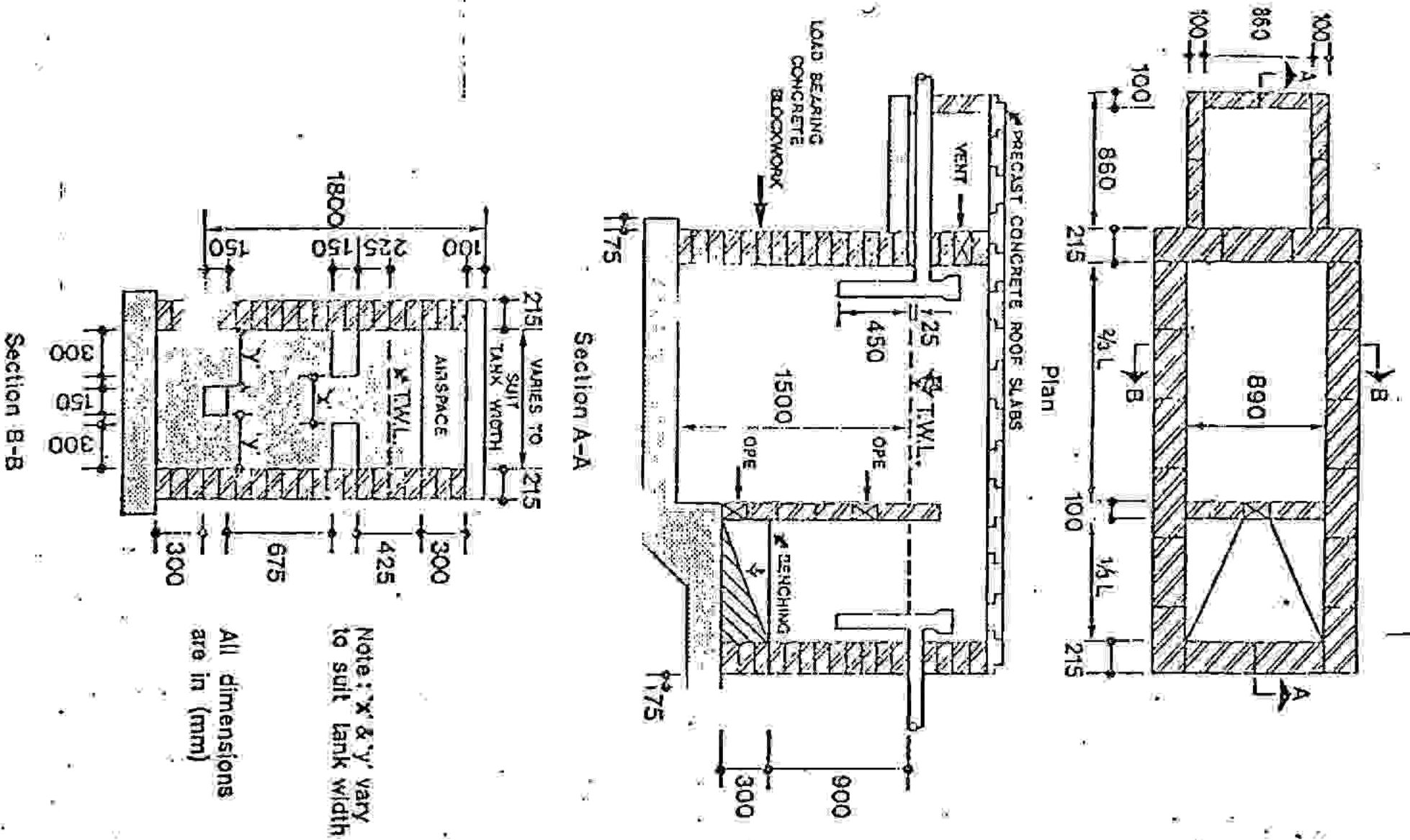


FIG. 6. DETAILS OF CONCRETE BLOCK SEPTIC TANK

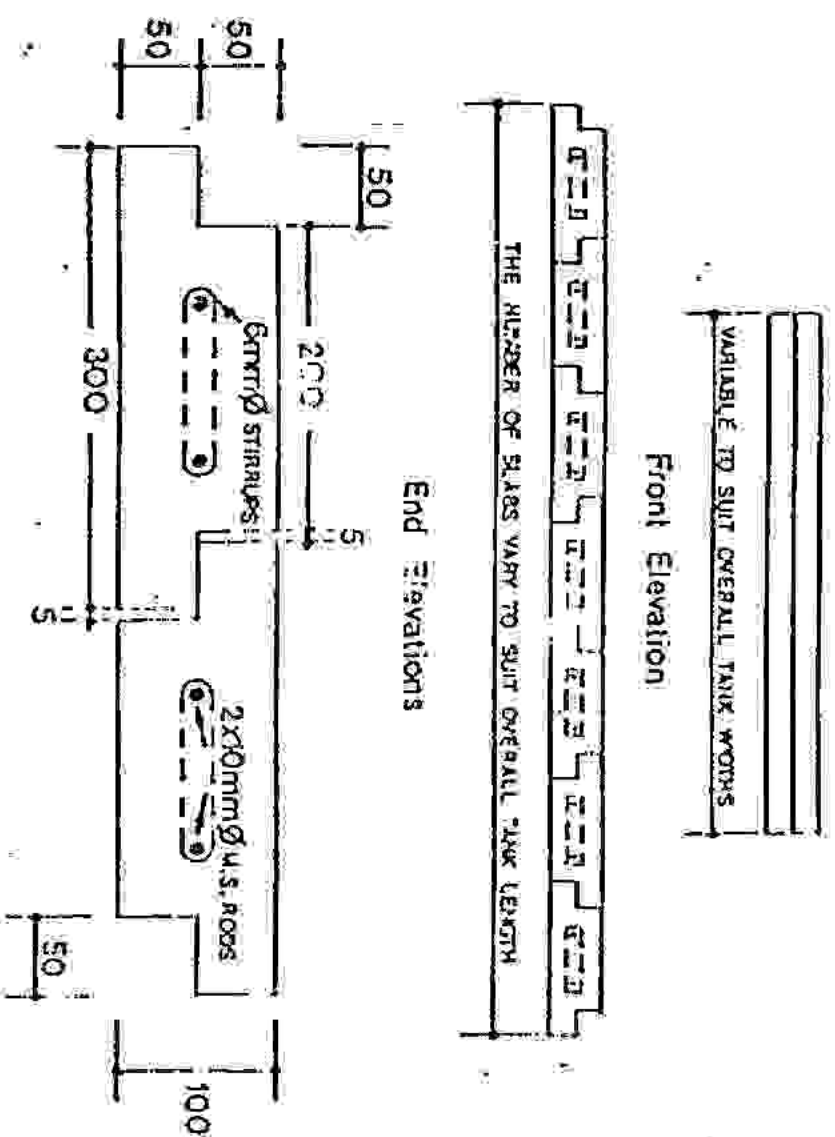


FIG. 7. DETAILS OF REINFORCED CONCRETE ROOF SLABS

Reinforced Concrete Roof Slabs as shown are intended only for Pedestrian Traffic. If heavier Traffic or longer Spans are likely these Units should be redesigned. Dimensions are in (mm).



Architectural Planning  
and Design Services  
18 Terenure Road. Nt  
Dublin 6 w.

23/8/91

To: Eastern Health Board  
33 Gardiner Place  
Dublin 1.

ATTENTION : Mr Peter Whelan, Inspector.

Re: Bungalow for Robert Clarke at Ballymana Lane, Killinarden.  
Reg Ref 91 A/1139 lodged 9/7/91.

Dear Mr Whelan,

I refer to your site meeting with Mr Clarke on 20 inst, and submit herewith, additional information as requested.

1. Map showing location of proposed well to serve new house together with location of wells, Septic Tanks, and Percolation Areas relative to the two adjoining houses.
2. Details of the Septic Tank - all work which will be carried out in accordance with I.I.R.S. S.R.6 1975.

Three copies of each map are enclosed.

Yours Sincerely,



F. BENT

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hÉireann,  
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/1139

Date : 10th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Ballymana Lane, Dublin 24.

APPLICANT : Robert & Sharon (nee Moore)

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 9th July 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

F.L. Bent (A.P.&D.S),  
18 Terenure Road North,  
Terenure,  
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 Ballymena Lane, Kilmorden rd  
(If none, give description sufficient to identify) Dublin 24.

3. Name of applicant (Principal not Agent) Robert & Sharon Clarke  
Address 20, Calhoun's Font, Tallaght Tel. No. -

4. Name and address of F L Bent (A P & S) 18, Terenure Road North,  
person or firm responsible Terenure, Dublin 6W Tel. No. 908651  
for preparation of drawings

5. Name and address to which F L Bent (A P & S) 18, Terenure Road North,  
notifications should be sent Terenure, Dublin 6W.

6. Brief description of proposed development Erection of Bungalow & Septic tank

7. Method of drainage Septic tank B. Source of Water Supply well

8. 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. OVER 2 SS  
(b) Proposed use of each floor PL

DUBLIN 24 planning permission required from Dublin County Council for bungalow at Ballymena Lane, for Robert and Sharon (nee Moore) Clarke

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

11. (a) Area of Site 7040 Sq. m.  
(b) Floor area of proposed development 147 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 132 Sq. m.

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

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 into account in your proposal:  
Insofar as they coincide with DCC Building Bye Laws.

15. List of documents enclosed with application.  
Location Plan, Block Plan, Detail Plans, Advertisment Fee, etc.

16. Gross floor space of proposed development (See back) 147 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development one  
Fee Payable E. 17.00 Basis of Calculation PL E31 NRC 755  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) F L Bent (agent) Date 9th July 1991

Application Type P/B FOR OFFICE USE ONLY  
Register Reference 91A/1139  
Amount Received E. 21-16  
Receipt No 917  
Date



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, Lt. 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.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

| <u>CLASS NO.</u> | <u>DESCRIPTION</u>   | <u>FEE</u>                         |
|------------------|--|------------------------------------|
| 1.               | Provision of dwelling - House/Flat.  | £32.00 each.                       |
| 2.               | Domestic extensions/other improvements.                                    | £16.00 each.                       |
| 3.               | Provision of agricultural buildings (See Regs.)                            | £40.00 minimum.                    |
| 4.               | Other buildings (i.e. office, commercial, etc.)                            | £ 1.75 per sq.metre (Min. £40.00). |
| 5.               | Use of land (Mining, deposit or waste).                                    | £25.00 per 0.1 ha. (Min. £250.00). |
| 6.               | Use of land (Camping, parking, storage).                                   | £25.00 per 0.1 ha. (Min. £40.00).  |
| 7.               | Provision of plant/machinery/tank or other structure for storage purposes. | £25.00 per 0.1 ha. (Min. £100.00). |
| 8.               | Petrol filling station.  | £100.00.                           |
| 9.               | Advertising structures.  | £ 10.00 per sq. m. (Min. £40.00).  |
| 10.              | Electricity transmission lines.  | £ 25.00 per 1,000m. (Min. £40.00). |
| 11.              | Any other development.   | £ 5.00 per 0.1ha. ( Min. £40.00).  |

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee

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

£32 00

Received this 9th day of July 1991

from Robert Clarke  
70 Colberts Fort  
Farraght

the sum of thirty two Pounds

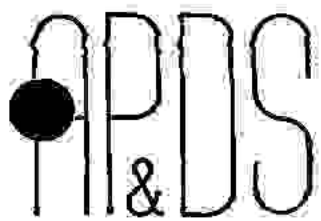
Pence, being Nil

planning application at Ballyman  
lane, Killinarden  
Mooleen Deane

Cashier

S. CAREY  
Principal Officer UCS 1x1





ARCHITECTURAL PLANNING AND DESIGN SERVICES

18, TERENURE ROAD NORTH, TERENURE, DUBLIN 6w.  
TELEPHONE & AUTOMATIC FAX 908651 CELLULAR TELEPHONE 088 557288

9th July 1991.

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

RECEIVED  
09 JUL 1991  
R&D SEC.

RE: Proposed Bungalow at Ballymana Lane, Killinardan Td., Dublin 24,  
for Robert and Sharon Clarke.

Dear Sirs,

I herewith enclose copies of documents forming a detailed planning application for a bungalow at the above. I refer to separate discussions by myself with Geraldine Bootheman, and that of Mr Gerry Clarke with both Geraldine Bootheman and Mary Darley of the Planning Department recently.

The family holding comprises approximately 28 hectares and is a working farm. My clients are recently married and the family require assistance on the farm as Mr Thomas Moore is in ill health. Mr Clarke has a herd No. F 119130/2.

I trust that a favourable decision will issue in regard to this application.

Yours Faithfully

F. L. Bent.  
ARCHITECTURAL PLANNING AND DESIGN SERVICES.

