

9/A-1307

Due to postal dispute I have also telephoned Objector

① MR Todd Radmond - 986806 Hse,
- 788721 work,

left a message to contact me.

~~L. Doyle~~

9/10/91
Mr Radmond contacted me but did not make reps./objts. against this Application.



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/1307

Date : 4th October 1991

Dear Sir/Madam,

Development : Retention of reconstructed dwelling house

LOCATION : 2 The Strand, Templeogue

Applicant : Patrick & Mary O'Toole

App. Type : PERMISSION

With reference to the above, additional information was requested in relation to this application on 03.10.91 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

Todd Redmond,
Woodley Park Residents Ass.,
23 Woodley Park,
Kilmacud, Dublin 14.

Due to Postal Strike

Letter to Todd Redmond

to be issued By Reg.

Post on 9/10/91 (Wed.)

[Signature]

PLANNING APPLICATION FEES

Reg. Ref. 9A/130.7

Cert. No. 76289

PROPOSAL Retention of 6 dwellings house

LOCATION 2 The Strand, Templeogue

APPLICANT Patrick J. M. O'Keefe

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	32	32		
2	Domestic	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	Metres	@£1.75 per m ² 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 m ² 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: [Signature] Grade Date

Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: Grade Date 12/8/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1985 TO 1987

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROGRESS:

ASSESSED BY:

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

OWNER'S CHECKED NO: / /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT (DCA)



Bosca 174
P. O. Box 174
5 Rae Gardinar,
5 Gardiner Row,
Balle Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.
Your Ref.
Date 01.10.1991

RE: Retention of House at The Strand, Templeogue.
Reg. Ref. 91A/1307.

With reference to this application, the Parks Department's comments are;

The dwelling house subject of this application has been reconstructed over the past few months without any grant of permission, and despite the recent lodgement for retention - construction of the dwelling has continued unabated. As outlined in red on the location map, this site extends to the bank of the River Dodder and blocks the extension of the Dodder Valley Linear Parkway at this location. By virtue of this application for retention of a dwelling which has no planning permission at present, the objective of the 1983 County Development Plan for this part of Templeogue will be jeopardised. The proposed planning application is totally unacceptable to the Parks Department, as the matter of the open space alongside the River Dodder has not been considered by this application. In order to ensure that the Dodder Valley Linear Park can be extended at this location, it is essential that the land coloured green on the enclosed drawing is provided as public open space. The septic tank shown on the lodged drawings with its discharge to the River Dodder is not acceptable and as discussed a revised system for disposal of sewage will be required.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 02.10.91
Time 2.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of reconstructed dwelling house at 2 The Strand, Templeogue, Dublin 6W, for Patrick and Mary O'Toole.

Pat O'Toole,
2 The Strand,
Templeogue,
Dublin 6W.

Reg. Ref. 91A/1307
Appl. Rec'd: 7/8/91
Floor Area: 110sq. m.
Site Area:
Zoning: 'G'

Report of the Dublin Planning Officer, dated 3 October 1991

This is an application for PERMISSION for retention of a rebuilt 1-storey bungalow located on the bank of the River Dodder at Spawell. I understand that the applicants lived in the former bungalow for many years and continue to live the rebuilt one.

The site is zoned 'G' - "to protect and improve high amenity areas" with a specific objective to preserve trees and woodlands in the 1983 County Development Plan.

It is an objective of the Council to provide a linear park along the River Dodder and significant portions of this have already been developed.

Planning History

The County Council tried unsuccessfully to acquire this property some years ago, to form part of the Dodder Valley Linear Park.

There is a current application for the replacement of an existing bungalow on an adjoining site (Ref. No. 91A/751).

Departmental Reports

Sanitary Services Department informed me verbally that no information has been submitted, re. the existing septic tank, which appears to be located close to the bank of the River Dodder. Details of this and the percolation area are necessary in order to ensure that it complies with the provisions of the Water Pollution Act in this sensitive location.

Parks Department have prepared a plan (D.P.942, dated September, 1991), showing land they wish to obtain in order to form a link along the River bank between Council-owned lands.

Contd/.....



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of reconstructed dwelling house at 2 The Strand, Templeogue, Dublin 6W, for Patrick and Mary O'Toole.

Planning Comment

This application and 91A/0751
The above files were discussed at the Development Co-ordination Meeting on 19th September, 1991. 91A/0751 is on 'clarification of Additional Information', 91A/1307 is due for decision on 6th October, 1991.

Both this application and the adjoining one (Ref. No. 91A/751) would prejudice the objectives of the Council to provide a linear park walkway along the banks of the Dodder. The reservation of a strip for public use would also involve relocating the existing septic tank, or pumping to the sewer at a higher level on Templeogue Road.

The applicants met with County Council Officials on 2nd October, 1991, to discuss a possible land swap and the best method of Sanitary Services provision.

Before this application can be assessed,

I recommend that Additional Information be requested from the applicant with regard to the following:-

(RC/CM)

Endorsed:-


for Principal Officer



For Dublin Planning Officer

3.10.91

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: 3 October, 1991.

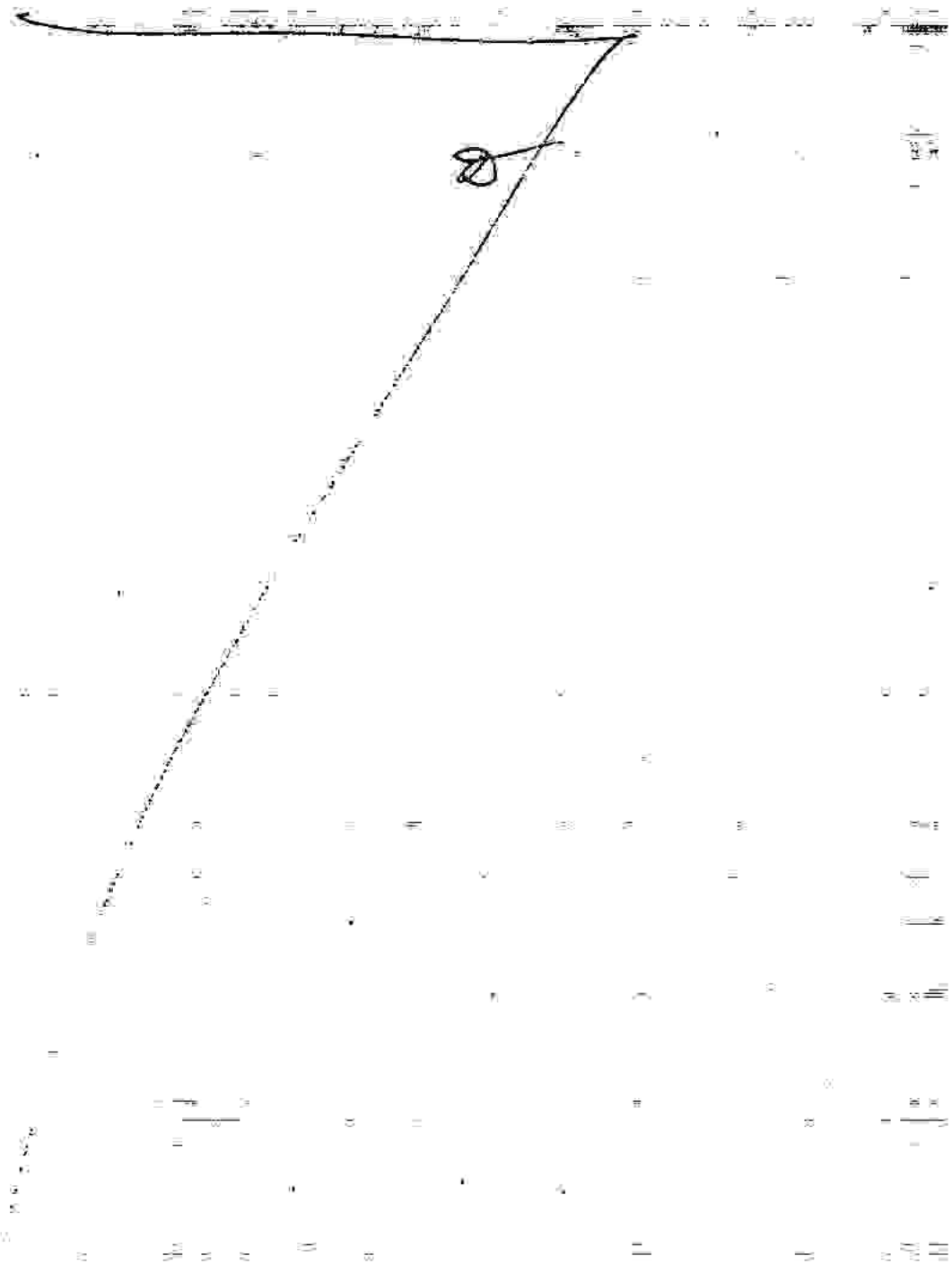

Approved Officer
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 2/10/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of reconstructed dwelling house at 2 The Strand, Templeogue, Dublin 6W, for Patrick and Mary O'Toole.

1. It is an objective of the County Council to develop a linear Park along the River Dodder. A portion of the applicants' site along the river bank would be required in order to help link Council owned land on either side. Applicant is requested to state if he would be prepared to dedicate land to the Council, in order to achieve this objective.
2. Applicant is requested to provide details of the existing septic tank and percolation areas and the relationship of the percolation area to the bank and bed level of the River. As an alternative to septic tank drainage, applicant is requested to indicate if he is prepared to provide an acceptable pumping arrangement.



91A/1307

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE

19th September 1991

29/9 K. Kennedy,
Senior Executive Planner,

RE: 91A/0751 C.A.G. CONSTRUCTION, TALLAGHT ROAD
91A/1307 P. O'TOOLE, THE STRAND, TEMPLEOGUE.


The above files were discussed at the Development Co-ordination Meeting on 19.9.91. 91A/0751 is on 'clarification of A.I.' 91A/1307 is due for decision on 6.10.91.

Both proposals would prejudice the objectives of the Council to provide a linear park walkway along the banks of the Dodder. The reservation of a strip for public use would also involve relocating the existing septic tank and also the proposed septic tank.

The decision of the Development Co-ordination Meeting was that the Planning Department would attempt to secure a strip of appropriate width along the bank for public use in negotiation with the applicants. Parks Department will advise in relation to the width of the strip. The problems of the septic tanks can only be resolved by pumping to the sewer which is at the level of the Templeogue Road. P. Hennigan Deputy Chief Engineer is having this matter examined.

The objective is to secure the strip and the pumped sewer at no cost to the Council. If this proves not to be feasible some arrangements may be proposed which would achieve the objective at minimal cost.

You will see the urgency of the situation. I would be obliged if you would give it your attention.


W. MURRAY,
DEPUTY PLANNING OFFICER,
DUBLIN COUNTY COUNCIL.
cc Doyle,
WM/JO'M.


R.G.
D.D.

2 The Strand.

Templeogue

Dublin G.W. 6-2-91

Dear Sir,

I wish to state that the dwelling in question has been my parents home for the past 59 years and I have lived there for the last 10 yrs and that I intend to have there for the rest of our future. P. G. and that the improvements are not for financial gain.

Yours Respectfully.

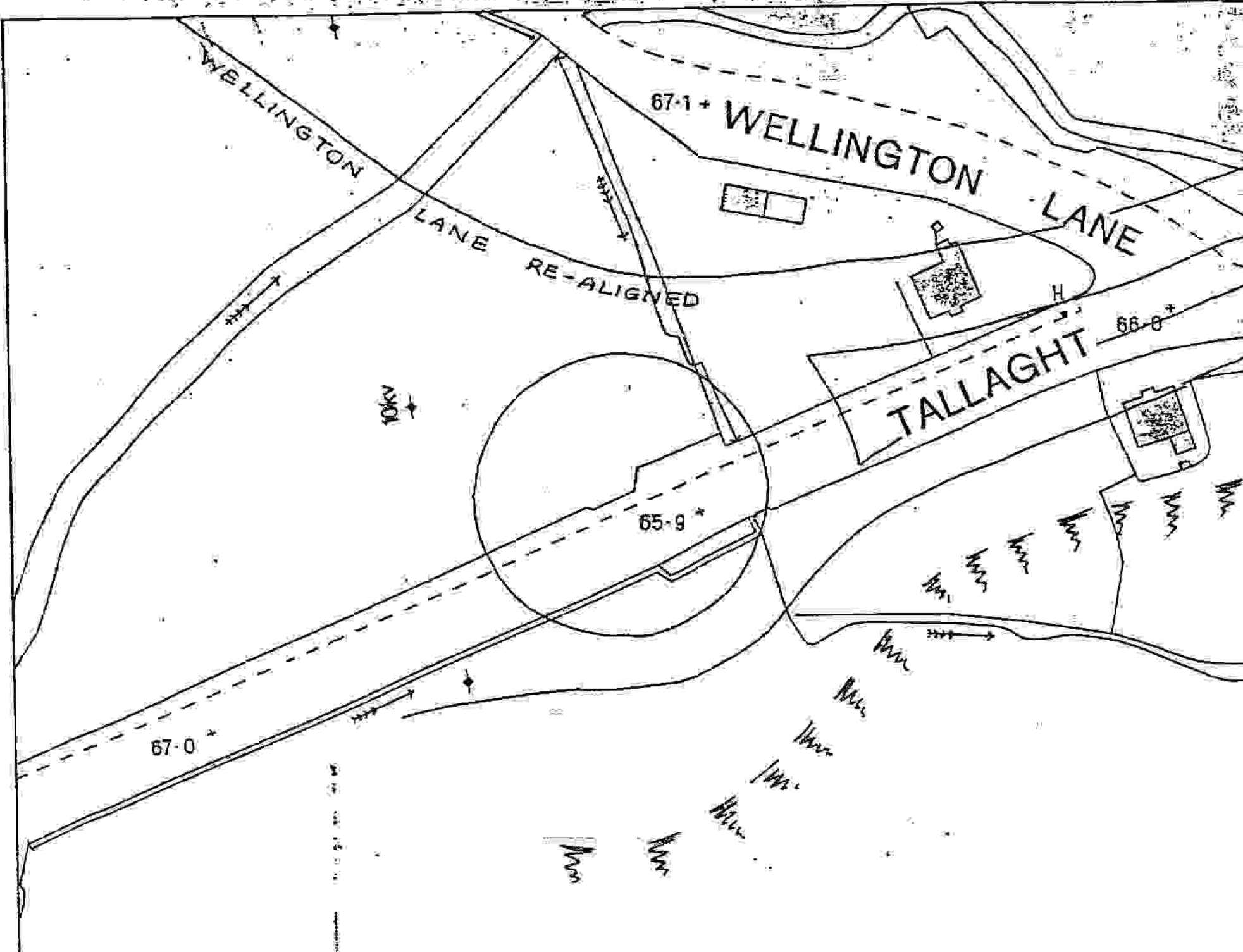
Patrick O Toole.

7 AUG 1991

91A/1307

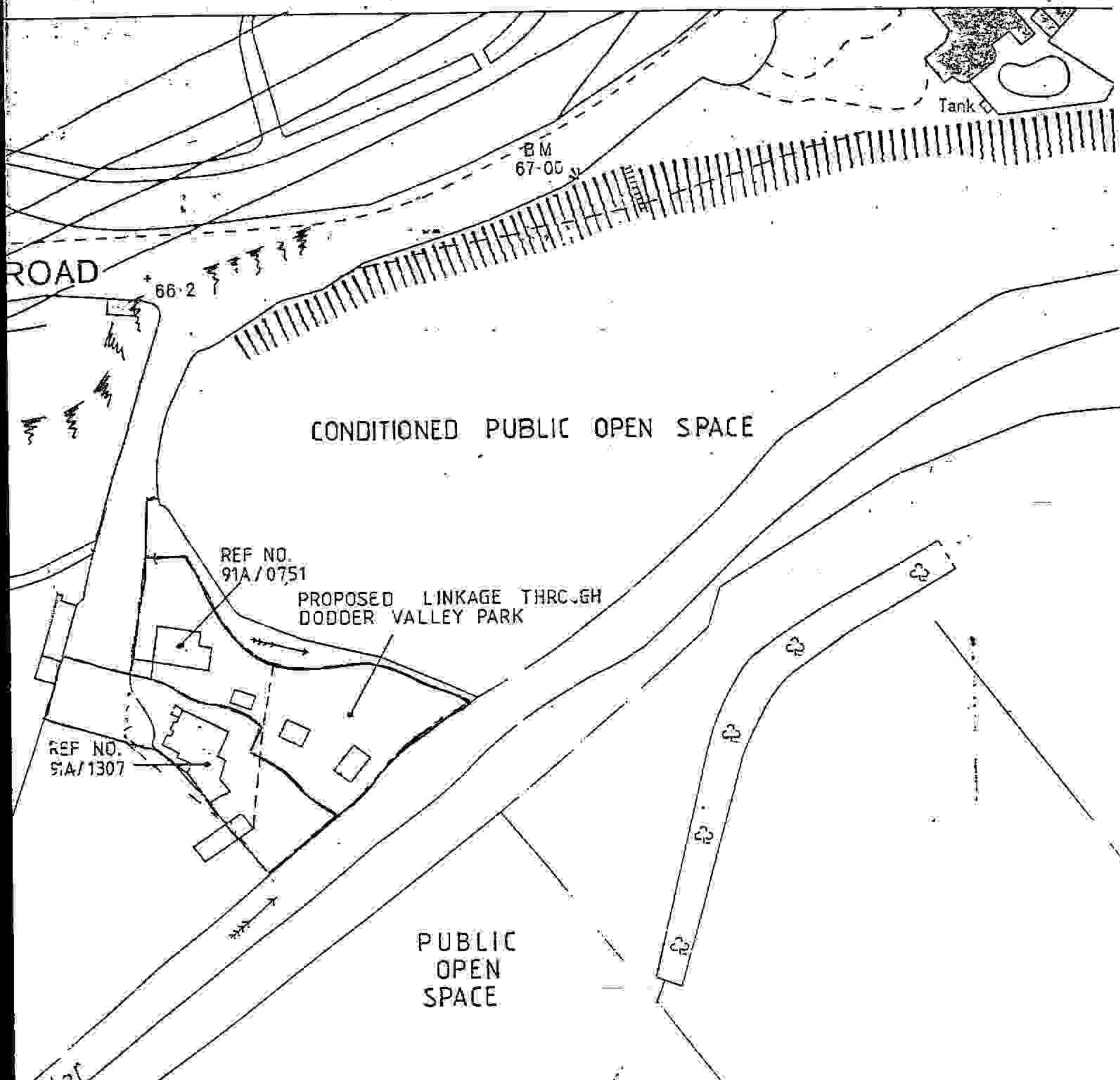
REG No. APPLICATION FOR

84




33

282



REVISION	BY	DATE	DESCRIPTION

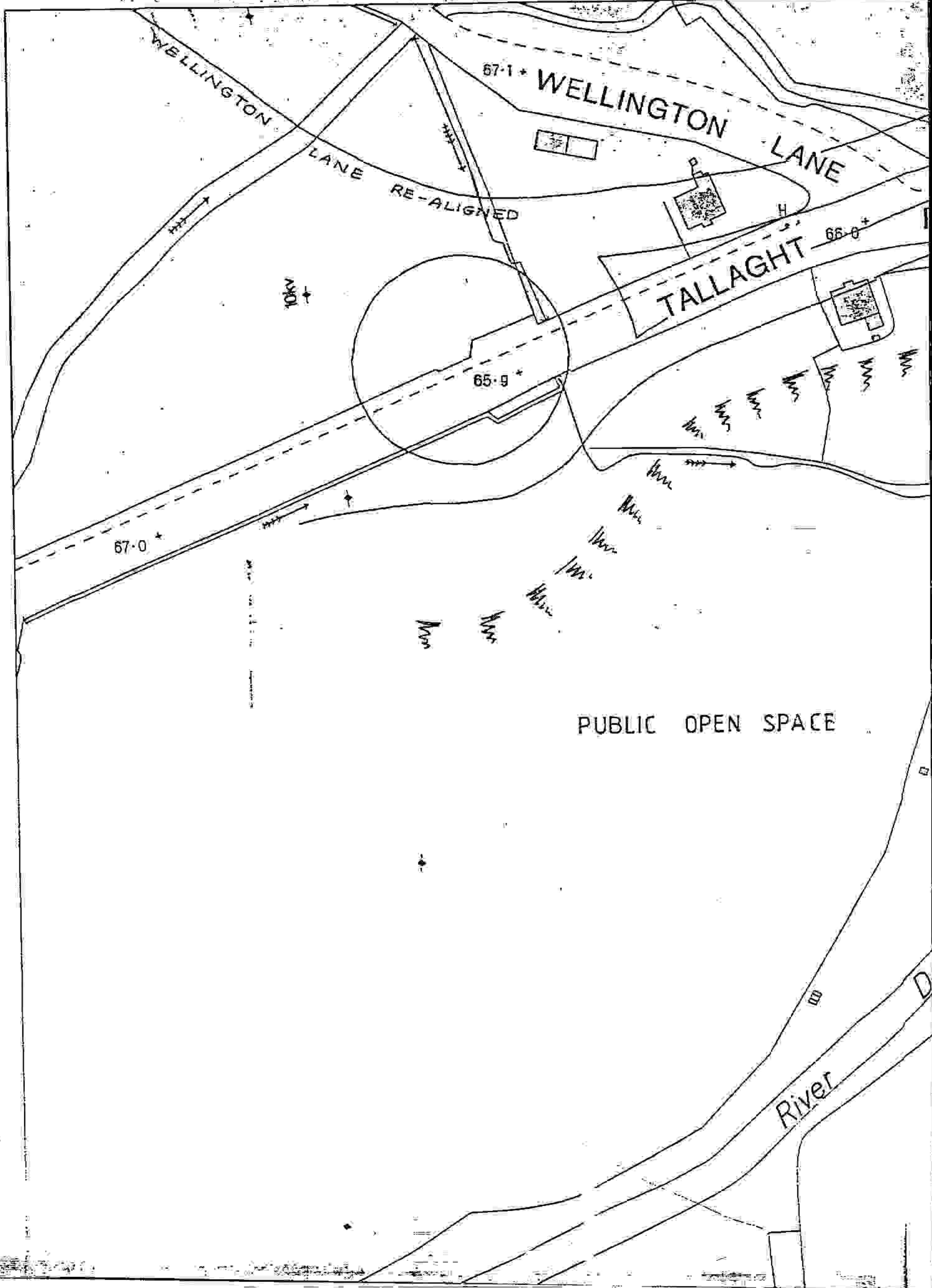
PARKS DEPARTMENT Telephone 727777 DUBLIN COUNTY COUNCIL, 5, GARDINER ROW, DUBLIN 1.



SENIOR PARKS SUPERINTENDENT **Michael A. Lynch**

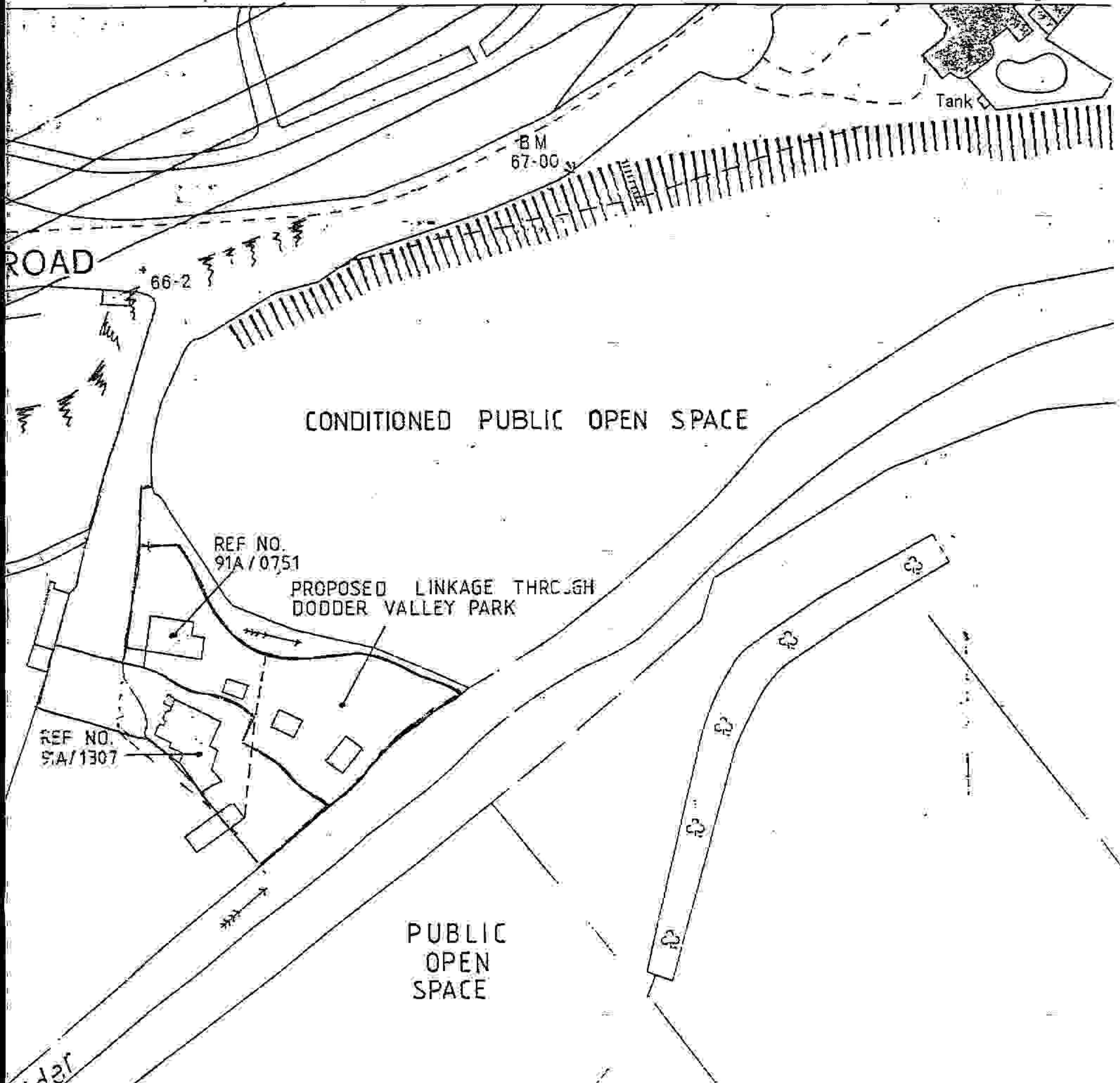
LOCATION	DODDER VALLEY PARK		
TITLE	PROPOSED LINKAGE		
DESIGN	SURVEY P.J.D.	SCALE 1:1000	DRAWING NUMBER DCP 942
DRAWN K.L.	DATE SEPT '91	O.S. SHEET 3391/6	

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REVISION	BY	DATE	DESCRIPTION

PARKS DEPARTMENT Telephone 727777

DUBLIN COUNTY COUNCIL,
5, GARDINER ROW,
DUBLIN 1.



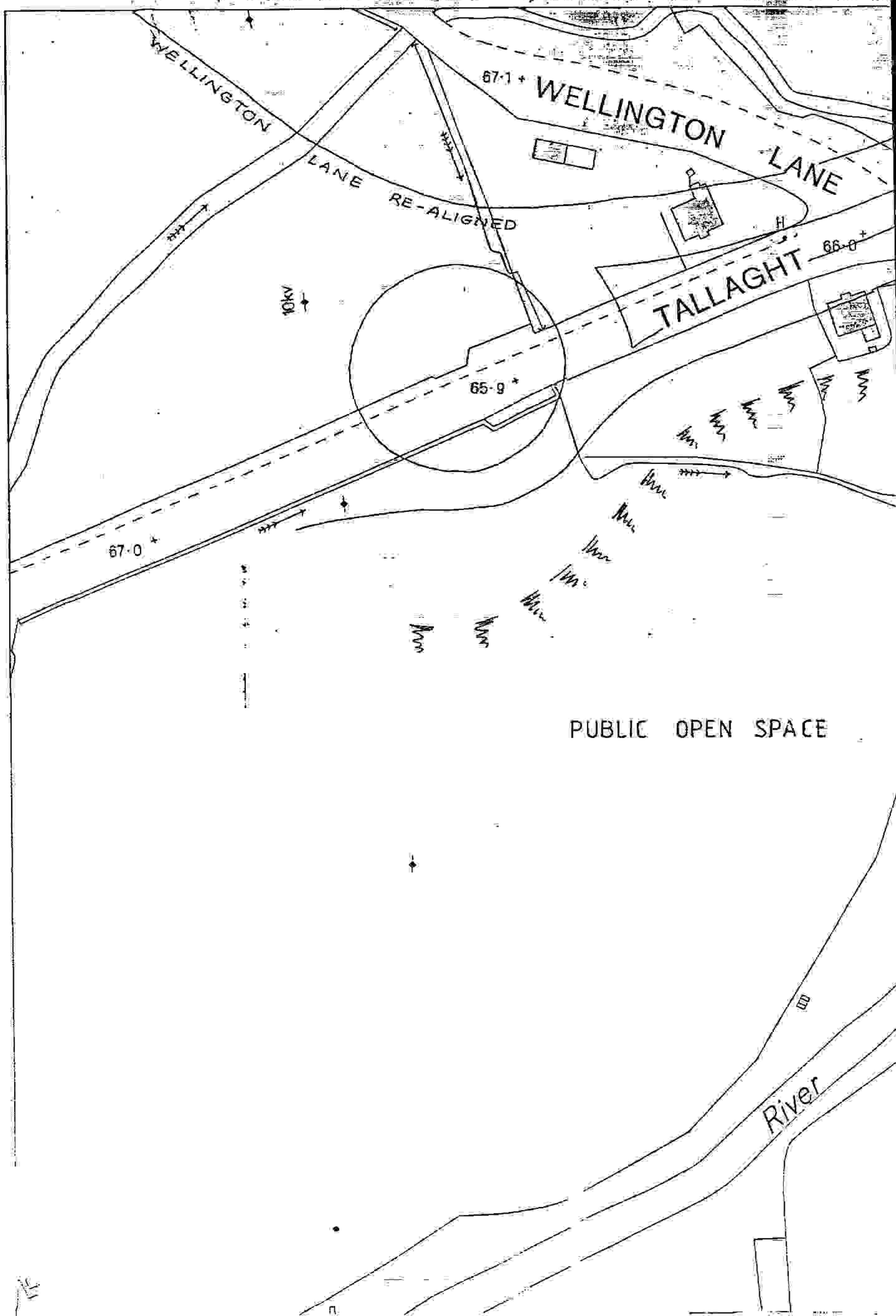
SENIOR PARKS SUPERINTENDENT **Michael A. Lynch**

LOCATION DODDER VALLEY PARK			
TITLE PROPOSED LINKAGE			
DESIGN	SURVEY P.J.D.	SCALE 1:1000	DRAWING NUMBER DCP 942
DRAWN K.L.	DATE SEPT '91	O.S. SHEET 339 1/6	

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ROAD

66-2

BM
67-00

Tank

CONDITIONED PUBLIC OPEN SPACE

REF NO.
91A/0751

PROPOSED LINKAGE THROUGH
DODDER VALLEY PARK

REF NO.
91A/1307

PUBLIC
OPEN
SPACE

Dodder

REVISION	BY	DATE	DESCRIPTION

PARKS DEPARTMENT Telephone 727777

DUBLIN COUNTY COUNCIL,
5, GARDINER ROW,
DUBLIN 1.



SENIOR PARKS SUPERINTENDENT **Michael A. Lynch**

LOCATION DODDER VALLEY PARK			
TITLE PROPOSED LINKAGE			
DESIGN	SURVEY P.J.D.	SCALE 1:1000	DRAWING NUMBER DCP 942
DRAWN K.L.	DATE SEPT '91	O.S. SHEET 3391/6	

Pat O'Toole,
2 The Strand,
Templeogue,
Dublin 6W.

91A/1307

3 October 1991

Re: Proposed retention of reconstructed dwelling house at
2 The Strand, Templeogue, Dublin 6W, for Patrick and
Mary O'Toole.

Dear Sir,

With reference to your planning application, received here on 7th
August, 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. It is an objective of the County Council to develop a
linear Park along the River Dodder. A portion of the
applicant's site along the river bank would be required in
order to help link Council owned land on either side.
Applicant is requested to state if he would be prepared to
dedicate land to the Council, in order to achieve this
objective.

2. Applicant is requested to provide details of the existing
septic tank and percolation areas and the relationship of
the percolation area to the bank and bed level of the
River.

As an alternative to septic tank drainage, applicant is
requested to indicate if he is prepared to provide an
acceptable pumping arrangement.

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

Yours faithfully,

For Principal Officer.

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/1307

Date : 8th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of reconstructed dwelling house

LOCATION : 2 The Strand, Templeogue

APPLICANT : Patrick & Mary O'Toole

APP. TYPE : PERMISSION

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Pat O'Toole,
2 The Strand,
Templeogue,
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 2 THE STRAND, TEMPLEOGUE DUBLIN 6 W.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) PATRICK O TOOLE

Address 2 THE STRAND TEMPLEOGUE Tel. No. 904343

4. Name and address of person or firm responsible for preparation of drawings ALEX O TOOLE, CASTLE PK. TALLAGHT.
Tel. No. 512437

5. Name and address to which notifications should be sent PAT. O TOOLE 2 THE STRAND TEMPLEOGUE DUBLIN 6 W.

6. Brief description of proposed development REPLACEMENT OF EXTERIOR WALLS, NEW ROOF, INTERIOR ALTERS.

7. Method of drainage EXISTING SEPTIC TANK 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor or use when last used 3 BEDS 1 SITTING ROOM 1 KITCHEN TOILET & BATH ROOM.

(b) Proposed use of each floor AS IN ORIGINAL BUILDING (NO EXTRAS)

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? PART DEMOLITION NO CHANGE OF USE.

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

(b) Floor area of proposed development Sq. m.

(c) Floor area of buildings proposed to be retained within site 10 METRS BY 11 METRS. Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD 32 7/8

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. N 47442

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: ACCOUNT HAS BEEN TAKEN OF DRAFT BUILDING REGULATIONS.

15. List of documents enclosed with application 2 COPIES OF PLAN. CHECK. APPLICATION FORM.

DUBLIN CO COUNCIL permission sought for retention of reconstructed dwelling house at 2 The Strand, Templeogue, Dublin 6W for Patrick and Mary O Toole.

NOTE EXPLAINING PURPOSE OF IMPROVEMENTS.

OPY OF PUBLICATION FOR RETENTION.

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

No of dwellings proposed (if any) Class(es) of Development

Fee Payable £ Basis of Calculation

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Patrick O Toole Date 16-7-1991

Application Type P-Ret FOR OFFICE USE ONLY 7/8

Register Reference 91A 11307

Amount Received £ 2.4.0

Receipt No

Date 22/6

E. Press
30/7/91

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 18.

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	£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	Commercial Purposes 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.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

Use of this receipt is not an acknowledgment that the fee tendered is the prescribed application

N 47452

Received of

of

the sum of

the sum of

Pence, being

for

Cashier

S. CAREY
Principal Officer