

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1391

Date : 23rd August 1991

Development : Dormer bungalow and septic tank

LOCATION : Saggart Hill, Saggart

Applicant : Patrick & Aine O'Neill

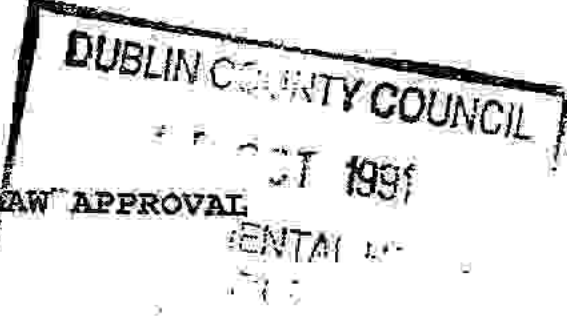
App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 22nd August 1991

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 22nd August 1991.

Yours faithfully,



Proposal is not acceptable for following reasons

.....
FOR PRINCIPAL OFFICER.

1. Evidence of soil suitability for septic tank drainage not available
2. Evidence of potability and adequacy of water supply not available
3. Layout of percolation area not in accordance with SRb. - pipes to run parallel with contours. Contours of site required. Cascade manholes may also be required.

Aine O'Donohue
21.10.91



Aa Devine
for John O'Leilly SBHO
22/10/91.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1391.
DEVELOPMENT: Dormer bungalow and septic tank.
LOCATION: Saggart Hill, Saggart.
APPLICANT: Patrick & Aine O'Neill.
DATE LODGED: 22.8.91.

This application is for full permission for dormer bungalow and septic tank at Saggart.

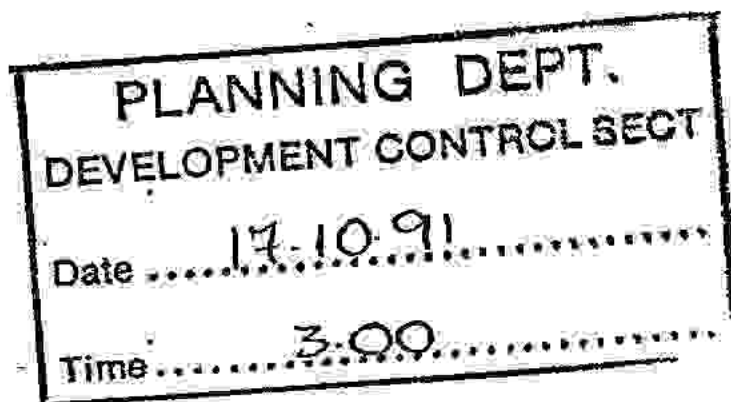
This proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

Vision in both directions is limited due to bad vertical and horizontal alignment. The carriageway is approximately 3m wide and cannot adequately cater for two way traffic.

Roads would recommend that permission be refused as:-

1. The proposal is served by an inadequate road network and has substandard access to that network. The generation of additional turning movements onto a substandard road with substandard access onto a National Secondary Route would endanger public safety by reason of traffic hazard.

MA/BMcC
15.10.91.



SIGNED: Michael Arthur

ENDORSED: E. Madden

DATE: 15-10-91

DATE: 15th Oct 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Saggart Hill, Saggart for Patrick and Aine O'Neill.

D. J. Halpin Associates,
'Beechfield House',
Cromwellsfort Road,
Dublin 12.

Reg. Ref.	91A-1391
Appl. Rec'd:	22.08.1991
Floor Area:	375 sq. m.
Site Area:	3.850 acres.
Zoning:	

Report of the Dublin Planning Officer, dated 16 October 1991

This is an application for PERMISSION for a dormer bungalow with brick finish to front of 375 sq. m. stated floor area on a site of 3.85 acres (stated), and septic tank and ^{double}garage at Meegan's Lane, Saggart Hill for Patrick and Aine O'Neill.

DEVELOPMENT PLAN

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

Applicants' address is at Saggart Hill, however, they have not given evidence that they are engaged directly in agriculture, mountain or hill farming. *Letter received 7/10/91 gives the applicants address as 60 Clummock*

PK Ballymount, Randalstown. In this letter applicant claims he is a native of the area, but his father was born and raised in Killinaboy and his mother in Saggart.

SITE DESCRIPTION

This is a sensitive site (which has road frontage to the east and south) and slopes steeply down to the east.

The siting of this large dormer bungalow with ^{double}garage to side, uphill from the 900 ft. contour line, would give panoramic views of Tallaght to Dublin Bay and northwards. The proposed development would also be visible from some considerable distance and would thereby be visually obtrusive in a high amenity area.

HISTORY

There is a lengthy planning history for an adjoining site to west. Most recently permission was refused on appeal for retention of alternative house type (Reg. Ref. 89A-1756). From examining the history relating to the site of 89A-1756, I note that a condition of outline permission for one house granted in 1978 (Reg. Ref. RA 925) sterilized from further residential building development, lands of 29 acres including the site of current application. The house to which the outline permission relates has been built (Copy of report to Dublin County Council meeting of 11th February, 1985, ^{which refers} is attached).

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Saggart Hill, Saggart for Patrick and Aine O'Neill.

(Continued)

REPORTS

Supervising Environmental Health Officer report unavailable.

Sanitary Services notes that the layout of percolation area does not appear to be compatible with site contours.

Department of Defence has no objection provided house does not exceed 11 m. in height above ground level.

I recommend that a decision to **REFUSE PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (4) Reasons:-

1. - The proposed house design on this sensitive and elevated site which is zoned high amenity, would be seriously injurious to the visual amenities of the area and as such would not be in accordance with the proper planning and development of the area.

2. The site of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that development not related directly to the Areas amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. The applicant has not demonstrated that they are engaged directly in these activities, and it is considered that the proposed development would materially contravene this objective, and ^{for the use of the site for the proposed development} ~~not~~ be in accordance with the proper planning and development of the area.

3. The proposed development constitutes undesirable ribbon development in an area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and as such would not be in accordance with the proper planning and development of the area.

4. ~~The development would contravene materially a development objective indicated in the Development Plan 1983 for the use primarily of the land "to protect and improve high amenity areas."~~

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders


Proposed dormer bungalow and septic tank at Saggart Hill, Saggart for Patrick and Aine O'Neill.

(Continued)

5. The proposed construction of a house on this site ^{could materially} contravenes condition no. 5 of ~~order no. P/2948/78~~ ^{existing planning} (Reg. Ref. RA 925, Saggart Hill for S. Meegan). This condition required that a legally binding undertaking for the purpose of sterilizing from further residential building development, lands including the site of this application.

5. The applicant has not provided evidence of the suitability of the site for septic tank drainage. The proposal would thus be prejudicial to public health.

(CNIÉ/DK)

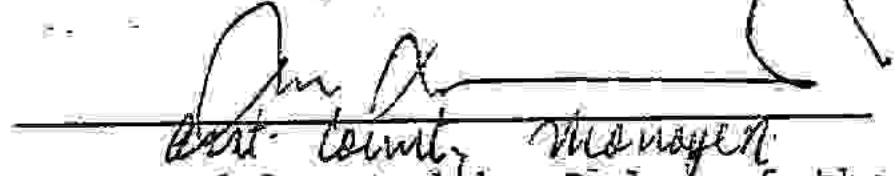
Endorsed: 
for Principal Officer


For Dublin Planning Officer

16.10.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the ~~(2)~~ reasons set out above and PERMISSION is REFUSED accordingly.

Dated: 17th October, 1991.


Dublin County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated ~~10th~~ 16th October, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

MEETING OF THE COUNTY COUNCIL - 11TH FEBRUARY, 1985.

ITEM NO. 8

Proposed resolution pursuant to Section 4 of the City and County Management (Amendment) Act, 1955 submitted by Councillors S. Walsh, P. Hickey, D. Murray and T. Boland:-

"We the Members of Dublin County Council pursuant to Section 4 of the City and County Management (Amendment) Act, 1955 hereby require and direct the Dublin City and County Manager or any Assistant Manager, having delegated powers, to make a decision to grant planning permission Register Reference No. ZA.1454 to J. Meegan for bungalow at Saggart Hill, Saggart, Co. Dublin."

REPORT:

Register Reference No. ZA.1454 is an application for permission for a bungalow and septic tank at Saggart Hill, Saggart, submitted by Mr. James Meegan.

The site, which is stated to be 3.9 acres, is part of a larger holding of 29 acres which is understood to be in the ownership of the applicant's brother.

There is a lengthy history of planning applications relating to these lands. In 1977 outline permission for 4 houses was refused. Later the same year a further application for outline permission for 2 houses was also refused.

In 1978 an outline permission (Reg. Ref. RA.925) was granted for a house on a site of approximately 1 acre, subject to conditions that a second house on an immediately adjoining site be omitted and that an area of ²3.9 acres in the applicant's ownership be sterilized from further development. A site of about 1.83 acres was excluded from the sterilized area as it was represented that this would be required for a replacement dwellinghouse. The site on which outline permission was granted by this permission was subsequently sold for the stated purpose of financing the construction of the replacement house.

Continued/.....

1980 permission was granted for a house on the 1.83 acre site referred above. This house has been built and is occupied.

In 1981 outline permission was refused for a house on the site which was to be omitted under RA.925. This decision was upheld by An Bord Pleanala.

In 1982 two further applications were made, one of which was withdrawn and one refused.

Finally in 1983 the Council decided to grant permission for a house to Mr. James Meegan. The decision was appealed by the current owner of the site for which permission was granted (RA.925) and permission was refused by An Bord Pleanala.

This current application is in respect of a different site on the 29 acre holding already sterilized. It is stated that it is required by the applicant who currently resides with his married brother.

The Roads Department recommend that permission be refused for reasons of traffic hazard as the site is located on an extremely substandard road which has a bad junction with the N81.

The Health Inspector has commented that there is insufficient evidence of soil suitability for septic tank effluent.

Having regard to the history of this site and the many applications thereon it cannot be recommended that the motion be passed.

(See pp 9883) -

TELEPHONE: Dublin (01) 771881 Ext. 2485

TELEX: 31444 DFFHEI

FAX NO: 385953

TAGHAIRT:

Reference



AN ROINN COSANTA
(Department of Defence)

TEACH NA PAIRCE
(Park House)

BAILÉ ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

23 September, 1991.

Dear Sir,

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

I am directed by the Minister for Defence to refer to applications: *(Geraldine S)*
91A/1359 - B. Murphy, Redgap, Rathcoole

No objection is seen to this development provided it is not of exceptional height.

91A/1391 - P. & A. O'Neill, Saggart Hill, Saggart

No objection is seen to this proposal provided it does not exceed 11M in height above ground level.

Yours sincerely,

J.P. Moran

JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	23.09.91
Time	2.30

REF. NO.: 91A/1391 CERTIFICATE NO.: 16141
 PROPOSAL: Baylowt garage
 LOCATION: Saggart Hill, Saggart
 APPLICANT: P.A. O'Neill

lodged 22/8/91

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMP. OF FEE REQUIRED	AMP. LODGED	BALANCE DUE	RED. FEE APPL.	AMP. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<i>1/55</i>	<i>1/55</i>	<i>—</i>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² 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: *R. O'Neil* Grade: *S.O* Date: *22/8/91*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1391

Cert. No. 26454

PROPOSAL Bengalow + garage

LOCATION Saggart Hill, Saggart

APPLICANT P. A. O'Neill

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 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: *R. W. O.* Grade *S. O.* Date *24/8/91*

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

EST. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

DESIGNED BY:

DRAWN BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S CHECKED NO:

DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Geraldine Boothman - SS + CWS

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1391

Date : 23rd August 1991

Development : Dormer bungalow and septic tank

LOCATION : Saggart Hill, Saggart

Applicant : Patrick & Aine O'Neill

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 22nd August 1991

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

DUBLIN CO. COUNCIL
SANITARY SERVICES
- 8 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services

DUBLIN CO. COUNCIL

- 5 SEP 1991

FOUL SEWER

Additional SAN SERVICES Information Required

Septic Tank proposed - refer to E.A.B.

Note: The layout of the percolation area does not appear to be compatible with the site contours - applicant should be requested to submit a contour survey over the percolation areas indicating compatibility

SURFACE WATER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 09.10.91
Time 3.30

J. Rice
2/10/91

Register Reference : 91A/1391

Date : 23rd August 1991

ENDORSED _____ DATE _____

WATER SUPPLY..... *No Co to water mains in this area - well proposed*

Al Hart
10/9/91
J. Powell
1991

ENDORSED *79 CVJ* DATE *2/10/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *09.10.91*
Time *3.30*

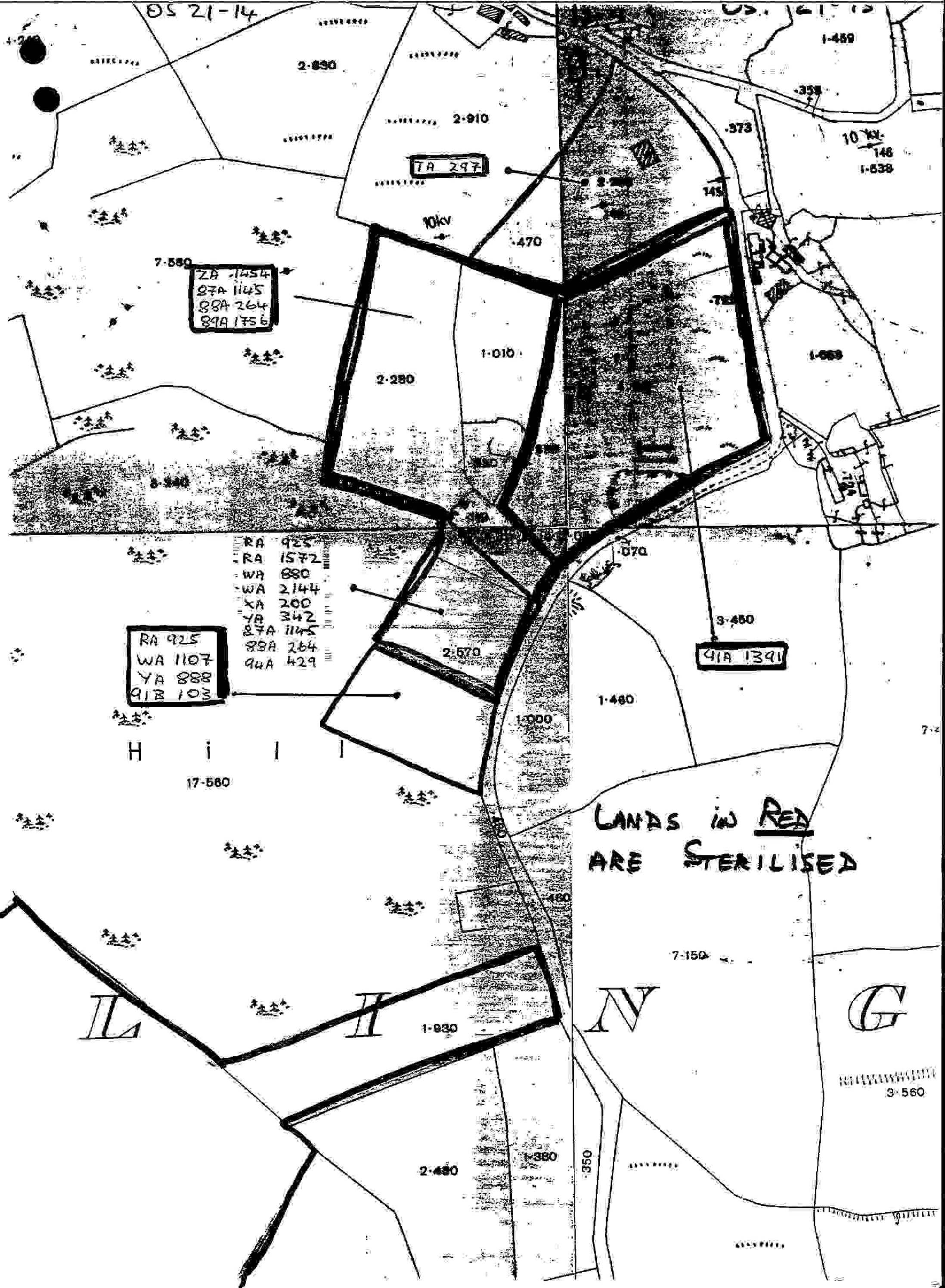
Site History:-

- M/1338 - Refusal of outline planning permission for 4 houses dated 26/07/77.
- M/2155 - Refusal of outline planning permission for 2 houses dated 12/10/77.
- RA/925 - Outline planning permission for 2 houses sought. Outline planning permission for 1 house granted. This site was subsequently sold. Sterilization agreement sought on 29 acres in ownership of Mr. Meegan as per condition 5 of this permission granted on 28/07/78. Legal formalities completed 30/10/80.
- RA/1572 - Refusal of outline planning permission for one house on second site of RA/925. Refused 21/11/78. On appeal to An Bord Pleanala refused 11/04/79.
- TA/297 - Permission granted for one house on 1.83 acre site to Sean Meegan. House built and occupied. (These lands were excluded from sterilized area required under RA925). (OUTLINED IN GREEN ON ATTACHED MAP).
- WA/880 - Refusal of outline planning permission for one house on second site of RA/925 dated 25/06/81.
- WA/1107 - Refusal of permission for two-storey house on site for which outline planning permission granted RA/925 dated 31/07/81. Appealed to An Bord Pleanala and refused on 05/02/82.
- WA/2144 - Application for outline planning permission for J. Meegan on second site of RA/925. Withdrawn 28/01/82.
- XA/200 - Refusal of outline planning permission for J. Meegan on second site of RA/925 dated 21/12/82.
- YA/342 - Outline planning permission granted for one house on second site of RA/925 on 22/07/83. Appealed by neighbour and decision overturned by An Bord Pleanala dated 09/10/84.
- YA/888 - Approval granted for bungalow to Alan O'Meara on site for which outline planning permission was granted RA/925. Decision dated 09/08/83. House built.

- ZA/1454 - Full permission sought for house for J. Meegan (brother of landowner) on 3.9 acre site (the subject of a sterilization agreement related to RA/925). Permission was granted on 21/02/85 on foot of a Section 4 motion. House was built but not in compliance with permission. Deed of 'partial discharge' of lands from sterilization agreement entered into on 30/10/80 was approved by the Council on 18/03/87 (on a total of 3.9 acres).
- 87A/1145 - Full planning permission sought by M. O'Broin on site for which permission already granted to J. Meegan ref. ZA/1454 including in the site area YA/342. Permission refused 28/01/88. Appealed to An Bord Pleanala. Upheld refusal in decision dated 16/08/88.
- 88A/0264 - Full planning permission sought by M. O'Broin on same site as above. Application withdrawn.
- 89A/1756 - Retention sought for house constructed on foot of ZA/1454 for James Meegan but differing materially. Permission refused 24/11/89. Appealed. Refusal upheld by An Bord Pleanala in a decision dated 27/08/90. House as it exists at present is unauthorised.
- 91A/1391 - Permission sought by P. & A. O'Neill for dormer bungalow on part of lands sterilized on foot of RA/925. Permission refused on 17/10/91 for 5 reasons one of which (no. 4) referred to sterilized land.
- 91B/0103 - Permission granted to extend house constructed under permission YA/888. Decision dated 25/03/91. Extension completed.
- 94A/0429 - Outline planning permission sought for house and sterilization on lands which are subject to sterilization under RA/925. Applicant, Frank Ryan, was requested to re-advertise public notice in a letter dated 13/09/94.

Michael Diller 28/10/94

OS 21-14



7-580
 ZA 1454
 27A 1145
 88A 264
 89A 1756

7A 297

RA 925
 WA 1107
 YA 888
 91B 103

RA 925
 RA 1572
 WA 880
 WA 2144
 XA 200
 YA 342
 27A 1145
 88A 264
 94A 429

41A 1391

LANDS IN RED
 ARE STERILISED

H I I I

II

II

IV

G

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To D. J. Halpin Associates, Register Reference No. 91A-1391
"Beechfield House", Planning Control No.
Cromwellsfort Road, Application Received 22.08.1991
Dublin 12. Additional Information Received

Applicant Patrick and Aine O'Neill,

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4853/91 dated 17.10.1991 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~


For dormer bungalow and septic tank at Saggart Hill, Saggart.

for the following reasons:

1. The proposed house design on this sensitive and elevated site which is zoned high amenity, would be seriously injurious to the visual amenities of the area and as such would not be in accordance with the proper planning and development of the area.
2. The site of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that development not related directly to the Areas amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. The applicants have not demonstrated that they are engaged directly in these activities. The proposed development would materially contravene the objective for the use primarily of these lands to cater for high amenity purposes as indicated in the County Dublin Development Plan, 1983 and would, therefore, not be in accordance with the proper planning and development of the area.

(Continued)

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER
Date 17.10.1991

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

(Continued)

3. The proposed development constitutes undesirable ribbon development in an area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and as such would not be in accordance with the proper planning and development of the area.
4. The proposed construction of a house on this site would materially contravene condition no. 5 of existing permissions (Reg. Ref. RA 925, Saggart Hill for S. Meegan). This condition required that a legally binding undertaking for the purpose of sterilizing from further residential building development, lands including the site of this application.
5. The applicant has not provided evidence of the suitability of the site for septic tank drainage. The proposal would thus be prejudicial to public health.

60, Dunmore Park,
Ballymount,
Clondalkin,
Dublin. 22.

9th August, 1991.

Planning Officer,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin. 1.

91A/1391
1-0-0
Mud A.!

Reg. Ref. No: 91A/1391

Site: Saggart Hill, Saggart, Co. Dublin.

Dear Sir,

In making my application for Planning Permission for the above, I wish you would take into consideration that I am a native of the area.

My Father was born and raised in Killinarden and my Mother in Saggart and we were raised also in the area. It would be my intention to raise my own family in this neighbourhood. I am 45 years of age and have a family of six children.

Should you wish any further information regarding my application I may be contacted at the above address or telephone 510746.

Yours faithfully,



Patrick J. O'Neill.

07 OCT 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/1391

Date : 23rd August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Dormer bungalow and septic tank
LOCATION : Saggart Hill, Saggart
APPLICANT : Patrick & Aine O'Neill
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 22nd August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

D.J. Halpin Associates,
"Beechfield House",
Cromwellsfort Road,
Dublin 12



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 Saggart Hill
(If none, give description sufficient to identify) Saggart Co. Dubhlin

3. Name of applicant (Principal not Agent) Patrick & Aine O'Neill
Address Saggart Hill, Saggart, Co. Dubhlin Tel. No.

4. Name and address of person or firm responsible for preparation of drawings D.J. Mahon Assoc. 'Beechfield House'
Commellsfort Rd. D.12 Tel. No. 501098

5. Name and address to which notifications should be sent D.J. Mahon Assoc.
'Beechfield House' Commellsfort Rd. D.12

6. Brief description of proposed development Proposed new domed bungalow & garage

7. Method of drainage Septic tanks 8. Source of Water Supply well

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used Agriculture
(b) Proposed use of each floor Domestic use

DUBLIN COUNTY COUNCIL - Planning permission sought for former bungalow and septic tank at Saggart Hill, Saggart, for Patrick and Aine O'Neill.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? N/A

11.(a) Area of Site 13.850 acres Sq. m.
(b) Floor area of proposed development 375 SQ. M. Sq. m.
(c) Floor area of buildings proposed to be retained on site 375 SQ. M. Sq. m.

E. Healy
8/8/91

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
27 AUG 1991

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Freehold 32 23/8

13.Are you now applying also for an approval under the Building Bye-Laws? Yes No Place / in appropriate box. N 42625

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
The draft Building Regulations have been taken into account in this proposal

15.List of documents enclosed with application. 4 copies of drawings no. 08.01 08.02 08.03 08.04 08.05. Planning fee's. BYE LAW APPL. N 42625

16.Gross floor space of proposed development (See back) 375 SQ. M. Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 132 Planning, 155 Building Reg-Law
Fee Payable E. 87.00 Basis of Calculation 132 Planning, 155 Building Reg-Law
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) D.J. Mahon Date 22 Aug 91

Application Type P.1332 FOR OFFICE USE ONLY
Register Reference 911/1391

Amount Received E.
Receipt No.

Date

1.16.0

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.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

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

BYE LAW APPLICATION.

REC. No. **N 47129**

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

£ 55.00

Received this 23rd day of August 1991

from P. O'Neill,
Jaggart Hill,
Jaggart

the sum of fifty five Pounds

Pence being see for
bye-law application at above address

Noel Deane Cashier

S. CAREY
Principal Officer Class A x 1

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

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

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

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

N 47625

Received this

from P. O'Neill 23rd day of August 1991

the sum of

Twenty two

Pounds

planning application at a time when Pence being the

Cashier

S. CAREY
Principal Officer

Class 1x1