

PLANNING APPLICATION FEES

Reg. Ref. 91A/1393

Cert. No. 26459

PROPOSAL Bungalow + garage

LOCATION Rear of 7 St Brigids Cottages, Clonsilla

APPLICANT J. Kenny

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	424	224	—	
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: Grade: Date: 28/8/91

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1393

Date Received : 23rd August 1991

Correspondence : M.J. Kenny,
Name and : 26 Newlands Park,
Address : Clondalkin,
Dublin 22

Development : Bungalow and garage

Location : rear of No. 7 St. Brigid's Cottages, Clondalkin, Dublin
22

Applicant : M.J. Kenny

App. Type : Outline Permission

Zoning :

Floor Area : 1700sq.metres *ft*

(MG/BB)

Report of Dublin Planning officer dated 7th October, 1991.

This is an application for OUTLINE PERMISSION for a bungalow and garage to the rear of 7 St. Brigid's Cottages, Clondalkin for M.J. Kenny.

The proposed site is located in an area zoned 'A' "to protect and improve residential amenity". It forms part of an existing house at St. Brigid's Cottages, a development of 16 semi-detached cottages on large sites immediately north of the Naas Dual Carriageway. The proposed site has a stated area of 0.2 acres (entire site has an area of 0.44 acres). It is a flat site bounded to the east and south by mature hedgerows, the northern boundary comprises mature hedgerows and wire fencing in part.

Existing buildings on site include the aforementioned cottage and a pitch roofed garage/store. A garden area around the existing cottage has been walled off. Vehicular access to the site to the rear is available via an existing gateway to the side.

There have been various planning applications for backland development at St. Brigid's Cottages.

Reg. Ref. No. TA 296 refers to a refusal of outline permission for a workshop to rear of No. 7 St. Brigid's Cottages.

Reg. Ref. No. TA 1438 refers to a refusal of planning permission for a car parking compound to rear of No. 15 St. Brigid's Cottages.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1393

Page No: 0002

Location: rear of No. 7 St. Brigid's Cottages, Clondalkin, Dublin 22

Reg. Ref. No. XA 1151 refers to a refusal of planning permission for a 2 storey apartment block at rear of No. 3 St. Brigid's Cottages.

From site inspection it was noted that a bungalow has been constructed to rear of No. 14. There is no reference on the planning register of permission ever having been sought or granted for such a development (~~in a~~ ^{in a} ~~nominee~~ ^{nominee} site).
in a name of Dempsey 1983.

The current application is for outline permission for a 1200 sq. ft. bungalow and gate. A site location map only has been submitted - there is no information regarding the siting/design of the proposed bungalow etc.

Roads Department report notes that the site fronts onto a lane which has direct access onto the heavily trafficked Naas Dual Carriageway. This access junction is substandard due to a large difference in levels. Report also commences on the substandard condition of the laneway to the north (narrow and one way only for part of its length in a westerly direction). This report notes that these lands could be served by this laneway in the long term if it were improved to Council standards. However, Roads Department recommend refusal at this stage on the basis of (1) prematurity pending determination of road layout for the area (2) affect of the development on laneway to north (3) impact on national primary route.

The proposed development is considered ^{on} acceptable.

I recommend that a decision to REFUSE ^{Outline} PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) Reasons:-

REASONS FOR REFUSAL

- 01 The proposed site fronts onto a lane which has direct access onto the heavily trafficked Naas Dual Carriageway. The access junction is substandard at this location due to a difference in levels. The proposed development both by itself and the precedent ^{a grant of permission} would set ~~and~~ ^{would} endanger public safety by reason of a traffic hazard.
- 02 The proposed site fronts onto a lane which has direct access onto the heavily trafficked Naas Dual Carriageway. The proposed development by itself and by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1393

Page No: 0003

Location: rear of No. 7 St. Brigids cottages, Clondalkin, Dublin 22

Road (N7 - Naas Dual Carriageway) by traffic *turning movements*

03 The proposed site fronts onto a lane which has access to a narrow and substandard laneway to the north. The proposed development would increase traffic flow on this lane to beyond its carrying capacity.

The existing lane fronting the site is inadequate & due to existing physical features is incapable of being improved to a satisfactory standard.

04 The proposed development would be premature pending the determination of the Planning Authority of a roads layout for the area.

05 *The proposed development would represent piecemeal development in this area & would impose severe restrictions on the proper redevelopment of this backland area.*

MS
.....
for Dublin Planning Officer

Sp
.....
-Endorsed:-.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the (5) reasons set out above is hereby made.

Dated : *17th* October 1991

.....
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *16th* October 1991

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1393.
DEVELOPMENT: Bungalow and garage.
LOCATION: Rear of no. 7 St. Brigids Cottages, Clondalkin.
APPLICANT: M.J. Kenny.
DATE LODGED: 23.8.91.

The site fronts onto a lane which has direct access to the heavily trafficked Naas Dual carriageway. This access junction with the Naas Road is substandard due to large difference in level. The lane to the north along the quarry is very substandard and is limited to one-way traffic in a westerly direction. There is insufficient room for 2 cars to pass on the lane. However, in the long term the lands in the area could be served by it if it were improved to Council Standards.

1. Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard, and would create a precedent for similar developments on the lanes.
2. It would also increase traffic flows on the lane to the north beyond its carrying capacity.
3. The proposal would be premature pending the determination by the planning authority of a road layout for the area.
4. The proposed development by the precedent which a grant of permission for it would set for other relevant development would adversely affect the use of a national road by traffic.

TR/BMcC
2.10.91.



SIGNED: Jeremo Rogers
DATE: 2/10/91

ENDORSED: G.P. K
DATE: 2/10/91

26th April, 1978

Senior Administrative Officer,
Housing Construction Dept.,
5, Gardiner Row.

Nominee site at 14, St. Brigid's Cottages,
Clendalkin - Nominee: Peter Dempsey.

Further to your memo of the 4th instant in the above regard, the Planning Officer has reported as follows:-

"There is no objection from a planning point of view to this proposal to build a single house on the above nominee site which is part of the rear garden of an old cottage.

Care should be taken in the design of the new house to ensure that it will harmonise with the existing cottages. It should thus be single storey and roof colour and wall finishes should match the older dwellings insofar as possible. Adequate front and rear gardens should be provided to the proposed house and the existing house. In this regard the proposed site should have a greater road frontage than that proposed."


for PRINCIPAL OFFICER

COMHAIRLE CHONTAE ATHA CLIATH
(DUBLIN COUNTY COUNCIL)

Your Ref. CSA.911 PML/AC
Our Ref. NS.312 // TC/TFC

PLANNING AND BUILDING
CONTROL DEPARTMENT,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.
TELEPHONE 724755

HOUSING

30 MAY 1983

CONSTRUCTION

25th May, 1983.

Mr. P. McLoughlin,
Housing Department.

RE: Nominee Site at 14, St. Brigid's Cottages, Bushelloaf.

I refer to your letter of the 22nd March, 1983 in connection with the above. The Planning Officer for the area has reported as follows:-

"This proposal has previously been reported on by the Planning Department in the following terms "see report in inverted commas on letter dated 26/4/78". A plan of the site to a larger scale has now been provided (no scale is attached to the plan). The proposed house has not been indicated. There is no objection to the proposed development subject to the access being agreed with Roads Department and adequate front and rear gardens being provided. The house should be a single storey structure".


for Principal Officer.

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1393.
 DEVELOPMENT: Bungalow and garage.
 LOCATION: Rear of no. 7 St. Brigids Cottages, Clondalkin.
 APPLICANT: M.J. Kenny.
 DATE LODGED: 23.8.91.

The site fronts onto a lane which has direct access to the heavily trafficked Naas Dual carriageway. This access junction with the Naas Road is substandard due to large difference in level. The lane to the north along the quarry is very substandard and is limited to one-way traffic in a westerly direction. There is insufficient room for 2 cars to pass on the lane. However, in the long term the lands in the area could be served by it if it were improved to Council Standards.

1. Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard, and would create a precedent for similar developments on the lanes.
2. It would also increase traffic flows on the lane to the north beyond its carrying capacity.
3. The proposal would be premature pending the determination by the planning authority of a road layout for the area.
4. The proposed development by the precedent which a grant of permission for it would set for other relevant development would adversely affect the use of a national road by traffic.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT

Date 3.10.91
 Time 9.15

TR/BMcC
 2.10.91.

SIGNED: Terence Pagan
 DATE: 2/10/91

ENDORSED: C. P. L.
 DATE: 2/10/91

DUBLIN COUNTY COUNCIL

Tel 24755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~REFUSAL~~

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

To M. J. Kenny Register Reference No. 91A/1393
26 Newlands Park Planning Control No.
Clondalkin Application Received 23.08.91
Dublin 22 Additional Information Received

Applicant M. J. Kenny

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/ P/4707/91 dated 17.10.91 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~REFUSAL~~

For bungalow and garage at rear of No. 7 St. Brigids Cottages, Clondalkin,
Dublin 22.

for the following reasons:

1. The proposed site fronts onto a lane which has direct access onto the heavily trafficked Naas Dual Carriageway. The access junction is substandard at this location due to a difference in levels. The proposed development both by itself and the precedent a grant of permission would set would endanger public safety by reason of a traffic hazard.
2. The proposed site fronts onto a lane which has direct access onto the heavily trafficked Naas Dual Carriageway. The proposed development by itself and by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National Road (N7 - Naas Dual Carriageway) by traffic turning movements.
3. The proposed site fronts onto a lane which has access to a narrow and substandard laneway to the north. The proposed development would increase traffic flow on this lane to beyond its carrying capacity. The existing lane fronting the site is inadequate and due to existing physical features is incapable of being improved to a satisfactory standard.
4. The proposed development would be premature pending the determination of the Planning Authority of a roads layout for the area.

Over

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 17 October 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.

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/1393

Date : 26th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and garage

LOCATION : rear of No. 7 St. Brigids Cottages, Clondalkin, Dublin
22

APPLICANT : M.J. Kenny

APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 23rd August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

M.J. Kenny,
26 Newlands Park,
Clondalkin,
Dublin 22



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 REAR NO. 7 ST BRIGIDS COTTAGE, CLONDALKIN, DUBLIN 22
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) M. J. KENNY
Address 26 NEWLANDS PARK, DUBLIN 22 Tel. No. 592628

4. Name and address of person or firm responsible for preparation of drawings N/A Tel. No. N47627

5. Name and address to which notifications should be sent M. J. KENNY, 26 NEWLANDS PARK, DUBLIN 22
CLONDALKIN.

6. Brief description of proposed development BUNGALOW & GARAGE.

7. Method of drainage MAINS DRAIN - EXISTING 8. Source of Water Supply MAINS - COUNCIL

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. N/A
(b) Proposed use of each floor N/A

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
29 AUG 1991

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

Irish Press
21/8/91

11. (a) Area of Site 0.2 ACRE Sq. m.
(b) Floor area of proposed development 1200 SQ FEET Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

CO DUBLIN rear No 7 St
Brigids Cottages, Clondalkin,
Dublin 22. Outline permis-
sion sought for bungalow
and garage by M.J. Kenny

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
N/A.

15. List of documents enclosed with application.
SITE LOCATION MAP.

16. Gross floor space of proposed development (See back) 1200 SQ. FT. Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development DWELLING
Fee Payable £ 24 Basis of Calculation 3/4 of standard fee for dwelling
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Michael Kenny Date 21st August '91.

Application Type OUTLINE FOR OFFICE USE ONLY
Register Reference 91A/1393
Amount Received £ 24 1.40
Receipt No
Date

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, 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 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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes:	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

CASH

CHEQUE

M.O.

B.L.

I.T.

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

Issue of this receipt is not an
admission that the fee
tendered is the prescribed application
fee. N 47627

£ 24 00

Received this 23rd day of August 1991

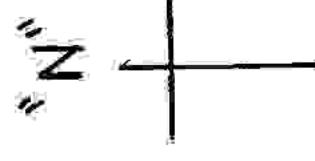
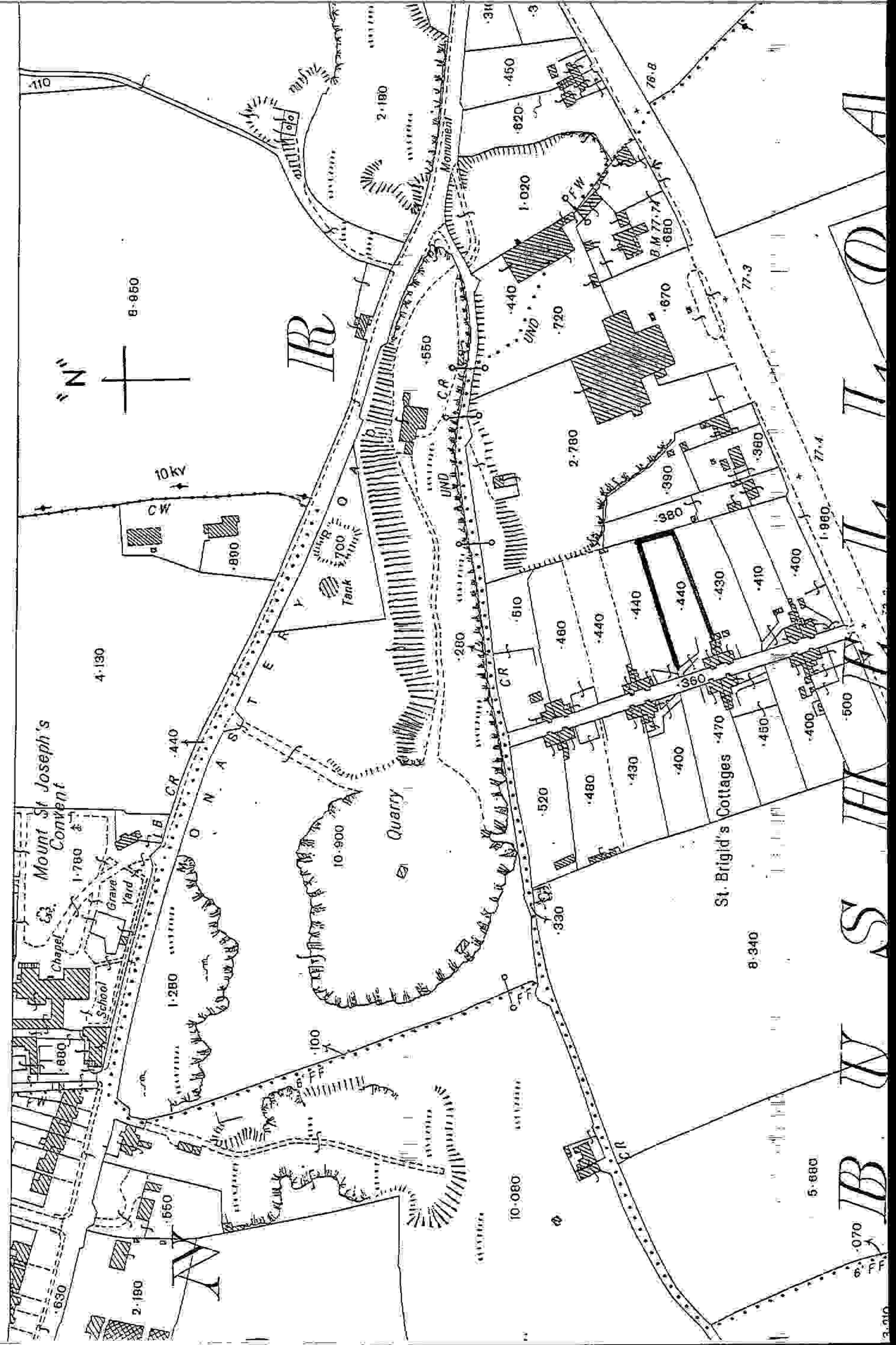
from M. E. Kenny
26 Newlands Park,
D. 22

the sum of twenty four Pounds

Pence, being for
dog application at F. S. Hayes' Gate

Adrian Deane Cashier

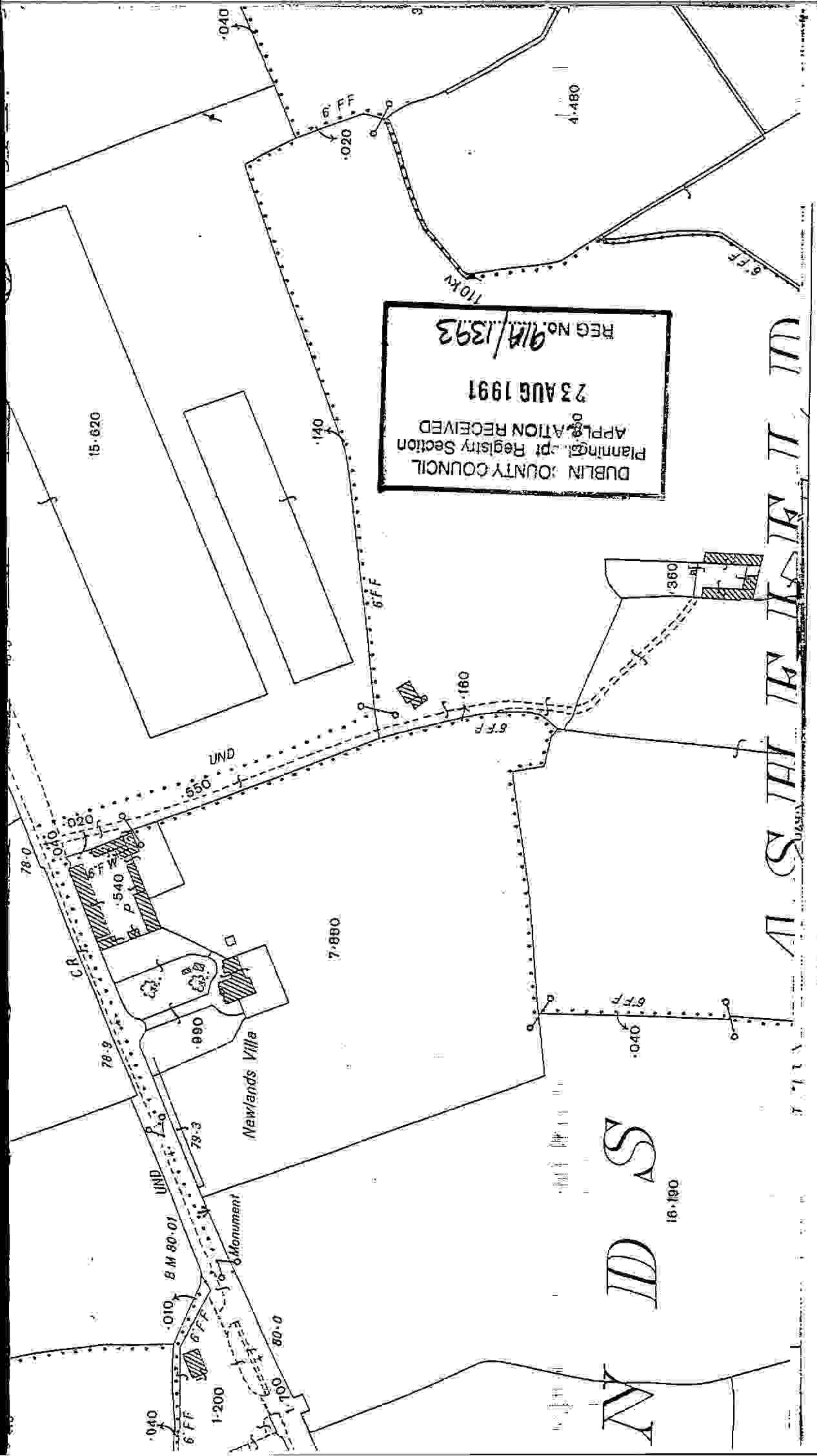
S. CAREY Principal Officer
Class 1st



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Compiled and Printed by the Ordnance Survey and Published by the
 Director at the Ordnance Survey Office, Phoenix Park, Dublin.

Altitudes are given in Metres and are referred to Ordnance Survey Datum, this Datum being 2.505 Metres below Mean Sea Level.
 Altitudes indicated thus (B.M. 54.76) refer to Bench Marks, those marked thus (54.2) to Surface Levels.
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