

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1399

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: T.E.:	✓
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEEKLY LIST (MAY/1987)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO E. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....34
 CONDITIONS:.....63

PLANNING APPLICATION FEES

Reg. Ref. 91A/1399

Cert. No. 26465

PROPOSAL Dwellings

LOCATION Bustyhill Athge Road, Newcastle

APPLICANT T. Carcoran

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: *[Signature]* Grade Date *28/8/91*

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1933 TO 1932

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

PLANT. REG.:

SERVICES INVOLVED: WATER/POUL, SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

TYPE OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S RECEIPT NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Michael P. O'Grady & Associates

ENGINEERS - ARCHITECTS - SURVEYORS - CAD SPECIALIST

EMMET STREET,
TRIM CO. MEATH,
Tel.: 046 - 31191 / 36150
FAX 046- 36719

Mr. Bob Mathews,
Planning Department,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

SOUTH DUBLIN
COUNTY COUNCIL
21 OCT 1994
RECEIVED
PLANNING DEPT.

20th October, 1994.

Re: Site at Athgoe, Newcastle, Co. Dublin.

Dear Mr. Mathews,

Further to our telephone conversation of yesterday I enclose herewith copy of site map at Athgoe, Newcastle. My client Mr. Sean Doyle, is interested in the site marked Lot 2. He is involved in refuse collection in Dublin and Kildare and he would propose to build a shed 100 feet by 60 feet which he can garage his six trucks at night and during the day the six drivers of the trucks would be able to park their cars in the shed.

I would appreciate it if you could give me your opinion regarding the likelihood of Mr. Doyle obtaining planning permission for this development.

Yours sincerely,

Michael P. O'Grady
Michael P. O'Grady B.Sc., Eng M.I.E.I.

*Advised MPO Grady by phone 18/11/94
that a proposal such as that outlined
above would be unlikely to be acceptable.
M. P. O'Grady*

P/2620/92

CW7578 + PT.I

COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION 1/-
AMOUNT 2 100/-
F Paid in full

Record of Executive Business and Manager's Orders

BELGARD

Proposed retention of domestic bungalow at Bustyhill, Athgoe Road for Tom Corcoran. By order P/4820/91 dated 23rd October, 1991 the Council made a decision to refuse permission for this proposal. On Appeal, An Bord Pleanála made the following order on 27th April, 1992:-

PL6/5/87434

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1399

APPEAL by T. Corcoran of Bustyhill, Athgoe Road, Newcastle, County Dublin against the decision made on the 23rd day of October, 1991 by the Council of the County of Dublin to refuse permission for the retention of a dwellinghouse at Bustyhill, Athgoe Road, Newcastle, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said dwellinghouse in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the permission granted for the erection of a house on the original larger holding, and as the house under appeal does not give rise to an increase in residential density within the area related to the previous decision on the larger holding, it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the retention of the dwellinghouse would not be inconsistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The site shall be landscaped in accordance with a scheme which shall be submitted to the planning authority by the applicant within one month of the date of this order and shall be as agreed upon between the planning authority and the applicant. The said scheme shall include, inter alia, a programme for the implementation of the scheme.

Reason: In the interest of orderly development and visual amenities of the area.

2. The provision of a septic tank drainage system shall be in accordance with the standards set out in the document entitled S.R.6:1991 "Septic Tank Systems, Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House", published by Eolas in 1991.

Reason: In the interest of public health.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/87434

SECOND SCHEDULE (CONTD.)

3. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that was incurred by the said Council in the provision of a public water supply that has facilitated the development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of a public water supply that has facilitated the development.

Ann C. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 27th day of April, 1992.

P/2620/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- 3 -

PL6/5/87434

AN BORD PLEANÁLA
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1399

Order Noted: <u>L.D.</u>
Dated: <u>5th JUNE 92</u> <u>[Signature]</u> ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated <u>10th</u> day of <u>FEBRUARY</u> 19 <u>92</u> .

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N. Prendergast,
S.E.D.C.

REG. REF. 91A/1399

RE: Retention of domestic bungalow at Bustyhill, Athgoe Road,
Newcastle for Tom Corcoran.

I attach for your observations memo/letter dated 28th January, 1992 from An Bord Pleanala.

Please reply before: 18th February, 1992

S
for Principal Officer

DATED: 4 February 1992

OBSERVATIONS:

*The appellant has not raised any new grounds
which would require further comment here*

H. P.A.

Signature of person
making observations: _____

Countersigned: _____

[Signature]
(S.E.D.C.)

DATE: _____

DATE: _____

Register Reference : 91A/1399

Date : 30th August 1991

Development : Retention of domestic bungalow

LOCATION : Bustyhill, Athgore Road, Newcastle, Co. Dublin

Applicant : Mr. Tom Corcoran

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 26th August 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 25.10.91
Time 9.30

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Site inspected 17/10/91

"Klargester" septic tank used for disposal of foul effluent.

No objection in principle to proposal, but further information should be sought as follows:

- 1) Plan should indicate site area in total including distances between septic tank and boundaries, percolation area, reserve percolation area, and ditch stream at end of site.
- 2) Surface water disposal system

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

Janet Kelly

EHO 18/10/91

for 91a Donegal
John O'Reilly
21/10/91

SBHO

SS + RHO

P

Register Reference : 91A/1399

Date : 30th August 1991

Development : Retention of domestic bungalow

LOCATION : Bustyhill, Athgoe Road, Newcastle, Co. Dublin

Applicant : Mr. Tom Corcoran

App. Type : PERMISSION

Planning Officer : M. GALVIN

Date Recd. : 26th August 1991

DUBLIN COUNTY COUNCIL
- 8 OCT 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,

DUBLIN Co. COUNCIL
10 SEP 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICERS
- 7 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Septic Tank proposal: refer to E.H.O.

Note: The applicant does not accurately describe the means of effluent disposal, which would be discharged to a sand drain.

SURFACE WATER

The applicant would have to submit an acceptable proposal for the separate disposal of surface water not indicated.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *25.10.91*
Time *9.30*

[Signature]
1.10.91

J.R.
2/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.30

Register Reference : 91A/1399

Date : 30th August 1991

DUBLIN COUNTY COUNCIL
- 8 OCT 1991
ENVIRONMENTAL HEALTH

ENDORSED _____

DATE _____

WATER SUPPLY

Available for 24 hour
storage to be provided

[Signature]
12/9/91
[Signature]
13/9/91

ENDORSED _____

[Signature]

DATE

3/10/91

Register Reference : 91A/1399

Date : 30th August 1991

Development : Retention of domestic bungalow

LOCATION : Bustyhill, Athgoe Road, Newcastle, Co. Dublin

Applicant : Mr. Tom Corcoran

App. Type : PERMISSION

Planning Officer : M. GALVIN

Date Recd. : 26th August 1991

DUBLIN COUNTY
- 8000
ENVIRONMENT

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 21-10-91
Time 5.00

Yours faithfully,

Paul Galvin

for PRINCIPAL OFFICER

Site inspected 17/10/91.

"Klargeste" septic tank used for disposal of foul effluent.

No objection in principle to proposal, but further information should be sought as follows:

1) Plan should indicate site area in total including distances between septic tank and boundaries, percolation area, reserve percolation area, and dnd stream at end of site. 2) Surface water disposal system

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

should be indicated on plan.

Julie Kelly

ENO 18/10/91

for *John O'Reilly* SETHO
21/10/91

Register Reference : 91A/1399

Date : 30th August 1991

Development : Retention of domestic bungalow

LOCATION : Bustyhill, Athgoe Road, Newcastle, Co. Dublin

Applicant : Mr. Tom Corcoran

App. Type : PERMISSION

Planning officer : M.GALVIN

Date Recd. : 26th August 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 24.10.91
 Time 5.00

Yours faithfully,

.....
for PRINCIPAL OFFICER

Site inspected 17/10/91.

"Walgrove" septic tank noted for disposal of foul effluent.

No objection in principle to proposal, but further information should be sought as follows:

1) Plan should indicate site area in total including distances between septic tank and boundaries, percolation area, reserve percolation area, and ditch stream at end of site. 2) Surface water disposal system

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

should be indicated as per

Johnie Kelly
EHO 18/10/91

for Sta Devine
John O'Beilly
21/10/91. JBO/HO

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1399.
DEVELOPMENT: Retention of domestic bungalow.
LOCATION: Bustyhill, Athgoe Road, Newcastle.
APPLICANT: Mr. Tom Corcoran.
DATE LODGED: 26.8.91.

This proposal constitutes undesirable ribbon development on a substandard rural road leading to the N7 Naas Road.

Vision at the existing access looking south is obscured by a front boundary hedge.

Applicant should be requested to show how he can provide adequate vision at the access.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15.10.91
Time 9.50

TR/BMcC
7.10.91.

SIGNED: James Logan
DATE: 7/10/91

ENDORSED: G.P. L
DATE: 7/10/91

Mary Galvin

SS - EHO

P

Register Reference : 91A/1399

Date : 30th August 1991

Development : Retention of domestic bungalow

LOCATION : Bustyhill, Athgoe Road, Newcastle, Co. Dublin

Applicant : Mr. Tom Corcoran

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 26th August 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL
10 SEP 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
For PRINCIPAL OFFICERS
- 7 OCT 1991
Returned *J.R.*

Date received in Sanitary Services

FOUL SEWER

Septic tank proposal - refer to E.H.O.

Note: The applicant does not accurately describe the means of effluent disposal, which could be discharging to a land drain.

SURFACE WATER

The applicant would have to submit an acceptable proposal for the separate disposal of surface water - not indicated.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date .. 8.10.91 ..
3.00

J.R. Brown
1.10.91

J.R.
2/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8/10/91
Time 3:15
.....

Register Reference : 91A/1399

Date : 30th August 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY Available for zone use 24 hours
storage to be provided

[Signature]
12/9/91
[Signature]
13/9/91

ENDORSED *[Signature]* _____ DATE 8/10/91 _____

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1399.

DEVELOPMENT: Retention of domestic bungalow.

LOCATION: Bustyhill, Athgoe Road, Newcastle.

APPLICANT: Mr. Tom Corcoran.

DATE LODGED: 26.8.91.

This proposal constitutes undesirable ribbon development on a substandard rural road leading to the N7 Naas Road.

Vision at the existing access looking south is obscured by a front boundary hedge.

Applicant should be requested to show how he can provide adequate vision at the access.

PLANNING DE.
DEVELOPMENT CONTROL SECT
Date 09.10.91
Time 3.45

TS BMC
7.10.91

SIGNED: [Signature]

DATE: 7/10/91

ENDORSED: [Signature]

DATE: 7/10/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of domestic bungalow at Bustyhill, Athgoe Road, Newcastle, Co. Dublin for Mr. Tom Corcoran.

Mr. T. Corcoran,
Bustyhill,
Athgoe Road,
Newcastle,
Co. Dublin.

Reg. Ref. 91A-1399
Appl. Rec'd: 26.08.1991
Floor Area:
Site Area: 4,411 sq. m.
Zoning:

Report of the Dublin Planning Officer, dated 15 October 1991

This is an application for PERMISSION to retain a bungalow at Bustyhill, Athgoe Road, Newcastle, Co. Dublin for T. Corcoran.

The proposed site forms part of a large landholding for which planning permission was granted for a farmhouse and septic tank under Reg. Ref. No. 86A-0889. Condition No. 7 of this grant of permission stated that:

"That the dwelling when constructed be used for purposes ancillary to the use of the surrounding lands (6.1 acres as indicated in documentation lodged with the application) for agricultural purposes and that the dwelling be first occupied by the applicant and/or members of his immediate family. In this regard one dwelling only to be permitted on this 6.1 acre holding."

This proposed house has not been constructed in accordance with the approved plans.

The house instead has been erected further to the south. This house is oriented towards the north east. The original approved house was oriented towards the south. Enforcement file 7726 refers.

The 6.1 acre landholding has been subdivided into 3 separate divisions apparently in different ownership. The current application provides for the retention of the above mentioned bungalow on a smaller c. 1 acre site.

There have been various planning applications in relation to the balance of the site.

Reg. Ref. No. 89A-0866 refers to a refusal of permission for a bungalow at Athgoe, Newcastle. The proposed site formed part of a site for which permission was granted under Reg. Ref. 86A-0889 mentioned above. The applicant in this instance was Christopher Ward.

Reg. Ref. No. 89A-0116 refers to a grant of planning permission for retention of sheds at Bustyhill, Athgoe, Newcastle for T. Corcoran.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of domestic bungalow at Bustyhill, Athgoe Road, Newcastle, Co. Dublin for Mr. Tom Corcoran.

(Continued)

Reg. Ref. No. 90A-0514 refers to a refusal of permission for a 2 storey house garage and septic tank at Athgoe, Newcastle for C. Ward.

Reg. Ref. No. 90A-1299 refers to a refusal of planning permission for a two storey house, garage and septic tank at Athgoe, Newcastle for C. Ward.

Reg. Ref. No. 90A-2086 refers to a grant of permission for retention of sheds on 1.51 acre portion of the site to the north.

The current proposal is considered to be unacceptable. It directly contravenes a condition of an earlier permission which required that one house only be constructed on this 6.1 acre landholding which was to be used for agricultural purposes. It is noted that this area has been subdivided. The applicant has not indicated whether he now has any control over the remaining lands. It would appear that Mr. Corcoran disposed of the northern portion of the 6 acres to one individual and the southern portion to a second individual and proceeded to construct the house the subject of the current application on the remaining 1 acre of land.

The current application provides for a dwelling house on a c. 1 acre site. The applicant has not indicated how it is intended to comply with current Development Plan policy with regard to housing in rural areas.

Furthermore, it is noted that no first floor plan (dormer) or elevation other than front elevation have been submitted.

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 development provides for the retention of a house on a c. 1 acre site at Bustyhill, Athgoe, Newcastle, Co. Dublin. This site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. It is the policy of the County Council, as set out in Paragraph 2.3.9 to permit housing development in rural areas only "where the applicants can show a need to reside in proximity to their employment and/or in close proximity with the rural community and/or the area in question." The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Council Policy regarding housing in rural areas. The proposed development would, therefore, materially contravene the above mentioned zoning objective *for the retention of the lands for agricultural purposes and* would militate against the preservation of the rural environment and as such would not be in accordance with the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of domestic bungalow at Bustyhill, Athgoe Road, Newcastle, Co. Dublin for Mr. Tom Corcoran.

(Continued)

2. The proposed development would contravene materially condition nos. 1 & 7 of an existing permission i.e. Order No. P/361/87 dated 2nd February, 1987, Reg. Ref. No. 86A-0889 and would not be in accordance with the proper planning and development of the area.
3. Insufficient drawings have been submitted *of the dwelling.*
4. The lodged plans submitted would indicate a two storey house with dormer windows, whereas the newspaper advertisement refers to a bungalow.

(MG/DK)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

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 (4) reasons set out above and PERMISSION is REFUSED accordingly.

Dated: 23rd October, 1991.


to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 23rd October, 1991.

Our Ref: PL 6/5/87434
P.A. Ref: 91A/1399

DUBLIN COUNTY COUNCIL
PLANNING
RECEIVED
2 APR 1992

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

DEVELOPMENT
CONTROL
APR 1992

Date: 27 APR 1992

Appeal re: Retention of a bungalow at Bustyhill,
Athgoe Road, Newcastle, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

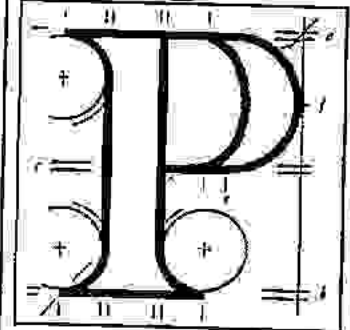

Miriam Baxter.

Encl.

BP 352

304

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1399

APPEAL by T. Corcoran of Bustyhill, Athgoe Road, Newcastle, County Dublin against the decision made on the 23rd day of October, 1991 by the Council of the County of Dublin to refuse permission for the retention of a dwellinghouse at Bustyhill, Athgoe Road, Newcastle, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said dwellinghouse in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the permission granted for the erection of a house on the original larger holding, and as the house under appeal does not give rise to an increase in residential density within the area related to the previous decision on the larger holding, it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the retention of the dwellinghouse would not be inconsistent with the proper planning and development of the area.

SECOND SCHEDULE

1. The site shall be landscaped in accordance with a scheme which shall be submitted to the planning authority by the applicant within one month of the date of this order and shall be as agreed upon between the planning authority and the applicant. The said scheme shall include, inter alia, a programme for the implementation of the scheme.

Reason: In the interest of orderly development and visual amenities of the area.

2. The provision of a septic tank drainage system shall be in accordance with the standards set out in the document entitled S.R.6:1991 "Septic Tank Systems, Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House", published by Eolas in 1991.

Reason: In the interest of public health.

PL 6/5/87434

SECOND SCHEDULE (CONTD.)

3. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure that was incurred by the said Council in the provision of a public water supply that has facilitated the development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that has been incurred by the Council in the provision of a public water supply that has facilitated the development.

Ann Car. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

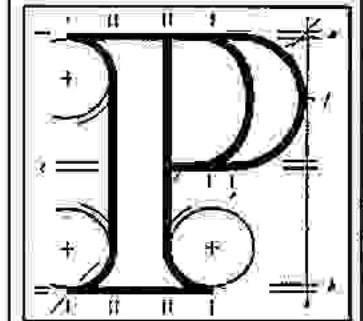
Dated this 27th day of *April*, 1992.

Our Ref: PL 6/5/87434
P.A: Reg. Ref: 91A/1399

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

K
9/2
29 JAN 92

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

Date: 28th January 1992.

Appeal re: Retention of domestic bungalow at Bustyhill,
Athgoe Road, Newcastle, County Dublin.

Dear Sir/Madam,

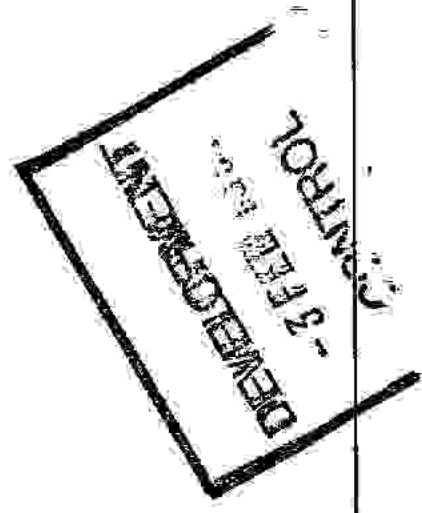
Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A



865

our Ref: P.L. 6/5/87434.

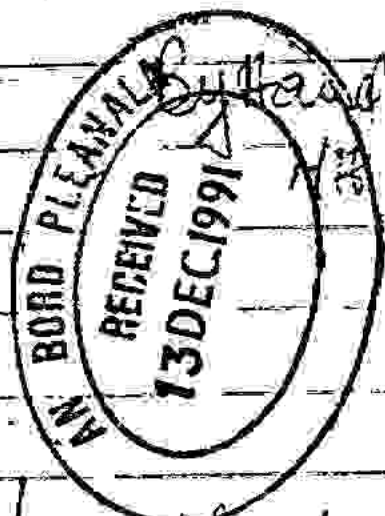
P.A. Reg Ref 91A/1399.

T. GORRAN

Busty hill,
Athgoe Road,
Newcastle

Co Dublin

Date 12 Decem ber. 1991.



Dear Sir / Madam,

In reply to my appeal I would like to state the facts as follows.

firstly

I sold my house in 1988 and in 1989 I started to build my new house at Bustyhill, Athgoe, Newcastle co Dublin. I completed my house in 1990, and moved into my new house with my wife, and five children the same year. Three of my children goes to the national school in Newcastle. Thomas, AUR and Karl. Celine goes to the Holy family Community school in Rathcool. I myself drive a livestock lorry for Matt Murphy. -levery yaer Athgoe Newcastle.

I have inclosed drawings that were missing from my first application. I was in touch with my local planner Mary Galvin and these are the ones she told me to send in. The newspaper advertisement stated bungalow in stead of dormer bungalow. I will re-advertise that ad when ever you wish me to do. If I can give you any more details just ring me at 588117 or I will call in to see you.

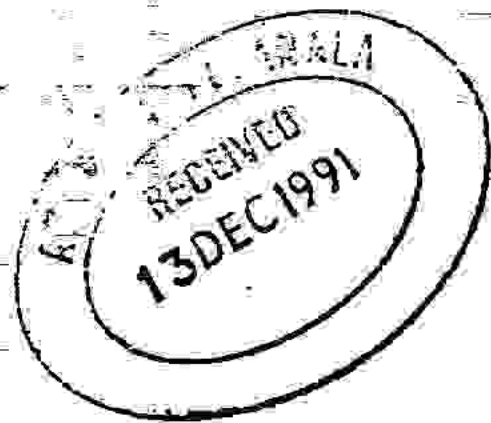
Yours Sincerely
T. GORRAN.

On the 18 June 1991 in Court
all matters in regards to my
house were heard in court.

There were three officers from
the Planning D.P.T. in court.

The judge stated that I must
apply for Retension this was
agreed by all and later on
it was refused.

T. COCORAN,



AN CHUIRT DUITCHE

S U M M O N S

THE DISTRICT COURT



THE COUNTY COUNCIL OF THE COUNTY OF DUBLIN, with Offices at 46/49, Upper O'Connell Street, in the City of Dublin.

Complainant

THOMAS CORCORAN

Defendant

Division of Newcastle,

DUBLIN METROPOLITAN DISTRICT.
* WHEREAS a complaint has been made.
* to me by the Complainant, the
* County Council of the County of
* Dublin, Planning Authority, that
* you the Defendant at lands at
* Bustyhill, Athgoe Road, Newcastle, in the
* Townland of Bustyhill, in the Electoral

County Dublin, in the Planning District of the Complainant and in the District aforesaid, did on the 12th day of December, 1990, and on each day thereafter until the issue of this Summons, fail, within the period specified in the Enforcement Notice dated 7th day of November, 1990, and served on you, to take the steps required by the said Notice, namely:-

"Remove the unauthorised dwellinghouse."

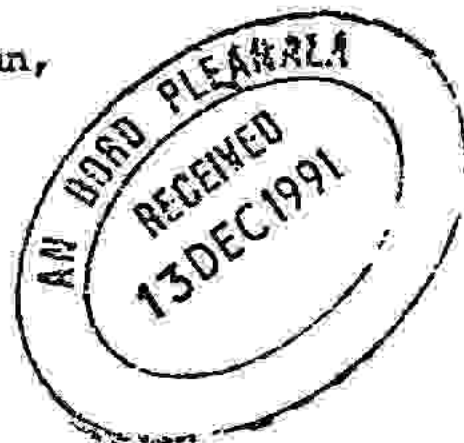
In contravention of the terms of the said Notice and contrary to the Statute in the case made and provided, that is to say, the Local Government (Planning & Development) Act, 1963. THIS IS TO COMMAND YOU TO APPEAR AS DEFENDANT on the hearing of the said complaint at the District Court at Court No. 3, Morgan Place County Dublin, in the said District on the 18th day of June, 1991 at 2.00 o'clock p.m. to answer the said complaint.

Dated this

[Signature] - 1 MAY 1991

One of the Justices of the said District Court assigned to the said District.

TO/ Thomas Corcoran,
OF/ Bustyhill,
Athgoe Road,
Newcastle,
Co. Dublin



Dermot Loftus, Esq.,
County Solicitor,
2/3 Parnell Square,
Dublin 1.

THIS COPY DELETED

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 86A/889
1. LOCATION	Bustyhill, Athgoe Road, Newcastle	
2. PROPOSAL	Farmhouse Dwelling	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	3 June, 1986
	Date Further Particulars	
	(a) Requested	(b) Received
	1. 5 th July, 1986	1. 4/12/86
	2.	2.
4. SUBMITTED BY	Name Patrick C. Collett, Address Main Street, Clane, Co. Kildare	
5. APPLICANT	Name Mr. Tom Corcoran, Address Ballyfermot, Dublin 10	
6. DECISION	O.C.M. No. P/361/87	Notified 2nd Feb., 1987
	Date 2nd Feb., 1987	Effect To grant permission
7. GRANT	O.C.M. No. P/888/87	Notified 18/3/87
	Date 18/3/87	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by	Copy issued by <u>Scha Monnelly</u> Registrar	
Checked by	Date <u>22/11/91</u>	
	Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

P / 8.88 / 87

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

Notification of Grant of Permission/Approval

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

To **Patrick C. Collett,**
.....
Main Street,
.....
Clane,
.....
Co. Kildare,
.....
Applicant **Tom Corcoran**

Decision Order **P/361/87 - 2/2/87**
Number and Date
Register Reference No. **86A-889**
.....
Planning Control No.
.....
Application Received on **3/6/86**
Add. Info. Rec'd: **4/12/86**

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

farmhouse and septic tank on lands at Bustyhill, Athgoe Road, Newcastle

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £375.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public water supply in the area of the proposed development, and which facilitate this development; this contribution to be paid prior to a connection being made to the public water main.	4. 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.
5. That the water supply and drainage arrangements shall be in accordance with the requirements of the Sanitary Authority. In this regard, the applicant shall arrange to connect the dwelling to the existing public water supply.	5. In order to comply with the requirements of the Sanitary Services Department.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **18 MAR 1987**

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

That the septic tank drainage arrangements shall be in accordance with the requirements of the Supervising Environmental Health Officer.

7. That the dwelling when constructed be used for purposes ancillary to the use of the surrounding land (6.1 acres as indicated as documentation lodged with the applicant) for agricultural purposes; and that the dwelling be first occupied by the applicant and/or members of his immediate family. In this regard, a maximum of one dwelling only shall be permitted on the 6.1 acre holding.

6. In the interest of health.

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



16 MAR 1987

Patrick C. Collett,
Main Street,
Clane,
Co. Kildare.

86A-889

31st July, 1986.

RE: Proposed farmhouse and septic tank on lands at Bustyhill,
Athgoe Road, Newcastle, for Mr. Tom Corcoran.

Dear Sir,

With reference to your planning application, received here on 3rd June, 1986, 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. The site of the proposed development is located on a substandard country road adjacent to the Naas Dual Carriageway/National Primary in area zoned 'B' - "to protect and provide for the development of agriculture" in the Development Plan. The applicant is requested to clarify how the proposed development could be considered compatible with this zoning objective.
2. The applicant is requested to clarify the nature and type of agricultural activity to be carried out on site. In this regard, full extent of applicant's landholding in the area to be indicated.
3. Evidence of the suitability of the site for the disposal of septic tank effluent is required to be submitted.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer



File No. 108.

Form 209e
Aras Uí Dhálaigh
Dublin Metropolitan District Court
Inns Quay,
Dublin, 7

DISTRICT COURT OFFICE,
COURTHOUSE,

Rev (9)

NOTICE OF IMPOSITION OF PENALTY

Complainant: Dublin County Council v. You.

This is to inform you, that on the hearing of the complaint made by the said complainant at the District Court on the

a penalty of £100

18/6/91

(INCLUDING costs)

was imposed on you by the Court: you were allowed

90 days

for payment which should be made to this office accompanied by this notice.

Cheques, Money Orders or Postal Orders should be made payable to the District Court Clerk at above address. In default of payment within the time allowed, a warrant will be issued to distrain your goods or for your arrest, or both, as may be applicable.

J. Fone
District Court Clerk.

Thomas Langan,
Bustynhill,
A. H. G. Road,
Newcastle, Co. Dublin.

TEL: 724755
EX: 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/ 87034

Our Ref.: 210/1200

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: Deletion of district boundary

Applicant: T. J. ...

Dear Sir,

With reference to your letter dated 20/11/91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
 - (3) A copy of the public notice given, i.e. T. J. ... 03/11/91
 - (4) The plan(s) received from the applicant on 9/11/91
 - (6) & (7) A certified copy of Manager's Order 2/14/91
- DATED, 22/11/91 together with technical reports in connection with the application.
- (8) Histories to follow

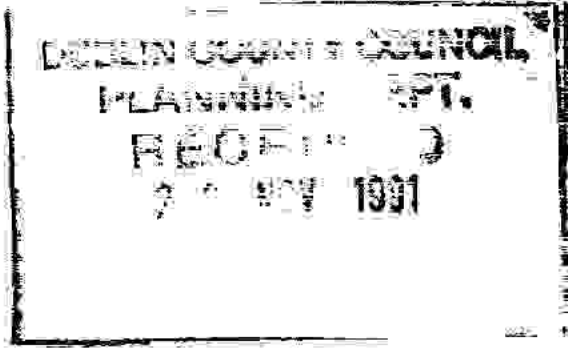
Yours faithfully,

R. J. ...
for Principal Officer.
Encls.

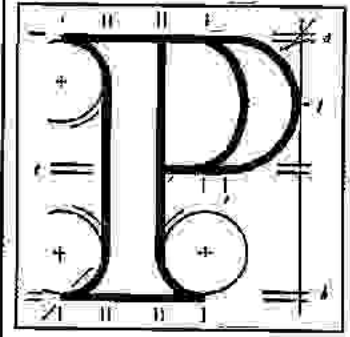
Our Ref: PL 6/5/87434
Your Ref: 91A/1399

Recd
3/12

The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 28th November 1991

Planning authority decision re: Retention of
domestic bungalow at Bustyhill, Athgoe Road,
Newcastle.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.



Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

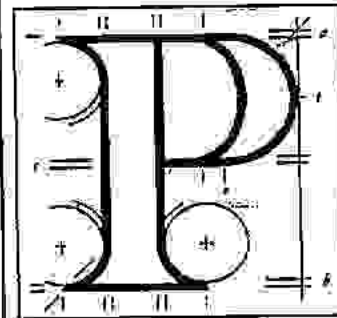
Yours faithfully,

Patricia Tobin
Patricia Tobin

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

I wish to appeal against the
decision of Dublin Co County
Council in Refuse Permission
under Reference No 91/A/1399

attached

The grounds of my appeal will
follow M. Carcoran

By Hand MTC
22/11/91
£50 cash
B25872

M. Carcoran

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:

~~CERTIFICATE~~: PERMISSION: ~~REFUSED~~

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

To: Mr. Tom Corcoran,
Bustyhill,
Athgoe Road, Newcastle,
Co. Dublin.
Applicant: Tom Corcoran.

Register Reference No. 91A/1399
Planning Control No.
Application Received 26.08.1991
Additional Information Received

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/ 4820/91 dated 23.10.1991 decided to refuse:

~~CERTIFICATE~~ PERMISSION ~~REFUSED~~
For retention of domestic bungalow at Bustyhill, Athgoe Road, Newcastle,
Co. Dublin.

for the following reasons:

1. The proposed development provides for the retention of a house on a c. 1 acre site at Bustyhill, Athgoe, Newcastle, Co. Dublin. This site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. It is the policy of the County Council, as set out in Paragraph 2.3.9 to permit housing development in rural areas only "where the applicants can show a need to reside in proximity to their employment and/or in close proximity with the rural community and/or the area in question." The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Council Policy regarding housing in rural areas. The proposed development would, therefore, materially contravene the above mentioned zoning objective, for the use primarily of these lands for agricultural purposes, would militate against the preservation of the rural environment and as such would not be in accordance with the proper planning and development of the area.
2. The proposed development would contravene materially condition nos. 1 & 7 of an existing permission i.e. Order No. P/361/87 dated 2nd February, 1987, Reg. Ref. No. 86A-0889 and would not be in accordance with the proper planning and development of the area.

See Over
Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 23rd 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.

3. Insufficient drawings have been submitted of the dwelling.

4. The lodged plans submitted would indicate a two storey house with dormer windows, whereas the newspaper advertisement refers to a bungalow.

A handwritten signature in black ink, appearing to be 'W. J. ...', written in a cursive style.

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/1399

Date : 27th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of domestic bungalow

LOCATION : Bustyhill, Athgoe Road, Newcastle, Co. Dublin

APPLICANT : Mr. Tom Corcoran

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 26th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Tom Corcoran,
Bustyhill,
Athgoe Road,
Newcastle,
Co. Dublin



RETENTION.

Planning Application Form/
 Bye - Law Application Form

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 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 BUSTY HILL, ATHGORE ROAD
 (If none, give description sufficient to identify) NEW CASTLE, Co. DUBLIN.

3. Name of applicant (Principal not Agent) Mr. Tom Conlon

Address Busty Hill, Athgore Road, Newcastle, Co. Dublin Tel. No. 01 585117

4. Name and address of person or firm responsible for preparation of drawings Gen. Keane, The Glebe, Fay Lane, Roth Coolie, Co. Dublin Tel. No. _____

5. Name and address to which notifications should be sent Tom Conlon, Busty Hill, Athgore Rd. New Castle, Co. Dublin

6. Brief description of proposed development DOMESTIC DWELLING

7. Method of drainage SEPTIC TANK 8. Source of Water Supply WELLS

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. CO. DUBLIN - Planning permission sought for retention of domestic bungalow at Busty Hill, Athgore Road, Newcastle, Co. Dublin for Mr. Tom Corcoran.
 (b) Proposed use of each floor _____

Irish Times
 23/8/91

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 4411 m² Sq. m.

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

(c) Floor area of buildings proposed to be retained within site 32 Sq. m.

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. N/A

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

15. List of documents enclosed with application. 4 copies of plan, Block plan, site plan & location map

16. Gross floor space of proposed development (See back) 172 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development No 1

Fee Payable £ 32.00 Basis of Calculation Class No 1
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Gen. Keane Date 26/8/91

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1399

Amount Received £ _____

Receipt No _____

Date 20-10

RECEIVED
 26 AUG 1991
 REG SEC

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

PAID BY

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

46/49 UPPER O'CONNELL STREET,

CASH

CHEQUE

M.O.

B.L.

I.T.

€32.00

intended is the prescribed application

fee N 47635

Received this

26th

day of

August

1991

from

Tom Corcoran,

Buntyhill,

Althope Rd.

the sum of

Thirty two

Pounds

Pence, being

ten pence

plus application at above address

Nadine Deane

Cashier

S. CAREY

Principal Officer

(Signature)