

Register Reference : 91A/1821

Date : 24th April 1992

Dear Sir/Madam,

Development : Single storey 6 unit stable building

LOCATION : Cruagh, Rockbrook, Rathfarnham

Applicant : Mr T. Keane

App. Type : Permission

I wish to inform you that by order dated 23.04.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

Liam Conroy,  
Kalweni  
Cruagh, Rockbrook,  
Dublin 16.

Register Reference : 91A/1821.

Date : 24th April 1992

Yours faithfully,

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

for PRINCIPAL OFFICER.

REGISTERED POST

HH  
PK.  
"Kalweni",  
Cruagh,  
Rockbrook,  
Rathfarnham,  
Dublin 16.

10th April, 1992.

Attention: The Chief Planning Officer.

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

259

Dear Sir,

re: Planning Approval/Application.

Ref. Nos. 91 A 1821, 91 B 1393, 91 A 937.

I refer to the above planning approval/applications in the name of Keane, in the township of Cruagh in Rathfarnham and specifically to the following:-

- : On the details for which Mr. Keane received approval for the construction of a house, he showed trees and shrubs to the South/South-West of the property.
- : As a condition of the approval, Mr. Keane was to submit a planting proposal.
- : As a condition of the approval, Mr. Keane was to disturb only the existing environment as necessary to construct the house.
- : As a condition of the approval, Mr. Keane was to sterilise the remainder of the property in this area.

In violation of this approval, Mr. Keane has not submitted, to my knowledge, nor discussed with any of your officers, a planting proposal, instead, he has proceeded to construct the access and hardstanding to the stables for which he has not yet received approval.

In violation of the approval, far from minimising the damage to the local environment, he has proceeded to construct embankments, some of which appear to be up to 6 ft. high.

contd.....

13 APR 1992  
16 APR 1992

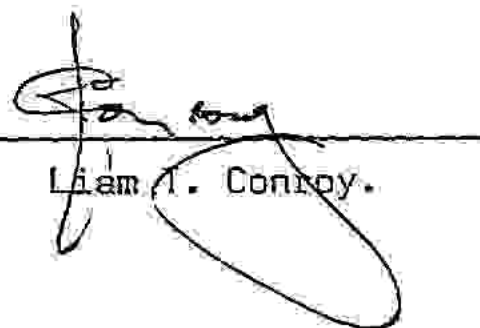
With reference to Mr. Keane's present planning application, might I point out that the location of the proposed development would have a seriously detrimental effect on my property. In view of the fact that Mr. Keane owns in excess of 20 acres of land in the area, and that as a condition of the planning approval, this has to be sterilised, why can the stables not be built elsewhere on his property? I would also like to ask why Mr. Keane is applying for permission to build numbers of stables, to my mind it would appear that he is planning to develop the property as a stud farm.

Whilst I accept that the planning condition insisting that Mr. Keane occupy the property on completion is an attempt by the Council to ensure that this development does not turn out to be a speculative development on the part of Mr. Keane, bearing in mind that Mr. Keane has made no attempt to meet the conditions of the official planning approval, I must now formally object to the present planning application.

I must also insist that your officers make every effort to ensure that the conditions of the original planning approval be strictly adhered to, that the trees and shrubbery planting shown on the original planning application be completed, and that the illegal construction of embankments and roadways be removed. In addition, I feel that Mr. Keane should be specifically instructed to reinstate that area of the property where he has proceeded to commence construction without permission.

I would be obliged if you would confirm by return, that these actions have been undertaken, and I await your reply.

Yours faithfully,

  
Liam J. Conroy.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1821

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 20 / 12 / 91 ==	Noted by Muldoon + Armada		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1821      CERTIFICATE NO.: 16866<sup>B</sup>  
 PROPOSAL: Stable Buedy  
 LOCATION: Cruagh Rockbrook, Rathfaenlam  
 APPLICANT: Tom Keone

10/19/11/91

CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <i>115.33m<sup>2</sup></i>	@ £3.50 per M <sup>2</sup> or £70	<i>£406</i>	<i>£401.66</i>	<i>£4.34</i>	<i>NOT Sought</i>	
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: J. Young Grade: P/TE Date: 26/11/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: RUB Grade: S.O Date: 25/11/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



PLANNING APPLICATION FEES

Reg. Ref. 914/1821 Cert. No. 2172  
 PROPOSAL Stable Building  
 LOCATION Craugh Rock Brook, Rathfarnham  
 APPLICANT Tom Keane

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>115.33m</u>	@£1.75 per m2 or £40	<u>£203</u>	<u>£200.83</u>	<u>£2.17</u>	<u>not paid</u>
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 2,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: J. Young Grade: D/TE Date: 26/11/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Date: 20/5/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 9/A/1821

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1242 FT<sup>2</sup>

MEASURED BY:

J. Y.  
26/11/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

nil  
agri  
use

21/4/92

DEVELOPMENT CONTROL ASSISTANT GRADE





P/1688/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION
Standard: <i>ML</i>
Roads: <input type="checkbox"/>
S. Serv: <input type="checkbox"/>
Open Sp: <input type="checkbox"/>
Other: <input type="checkbox"/>
SECURITY
Ecnd / C.I.F.:
Cash:

Register Reference : 91A/1821

Date Received : 27th February 1992

Correspondence : Albert Noonan Architect,  
Name and : 130 South Circular Road,  
Address : Dublin 8.

Development : Single storey 6 unit stable building

Location : Cruagh, Rockbrook, Rathfarnham

Applicant : Mr T. Keane

App. Type : Permission

Zoning : To protect and improve high amenity areas.

Floor Area : 114 sq.metres

*123*  
(MOS/BB)

Report of Dublin Planning Officer dated 13th April, 1992.

This is an application for PERMISSION. The proposed development consists of a single storey 6 unit stable building at Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

Permission was granted for a proposed bungalow and septic tank and entrance on c. one acre site at Cruagh, Rockbrook, Rathfarnham by decision order P/3404/91 dated 1st August (Reg. Ref. 91A-0937). Condition No. 7 of that permission stated:

"That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the lands outlined in blue on Drawing No. 2091/04 from any future development apart from the construction of agricultural structures which would be considered exempted development. When executed the agreement to be registered by the applicant".

The site of the current application was included within the area required to be sterilized by condition no. 7.

# COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref. 91A-0937 **Record of Executive Business and Manager's Orders**

Page No: 0002

Location: Cruagh, Rockbrook, Rathfarnham

In a covering letter submitted as part of this application, it is stated that the required section 38 agreement will be lodged with the Planning Authority shortly.

The house approved under Reg. Ref. 91A-0937 is presently under construction.

Reg. Ref. 91B-1393 refers to a permission granted on the adjoining site to the north for a single storey garage.

The proposed stables are located to the south of the house approved under Reg. Ref. 91A-0937.

The following Additional Information was requested of the applicant in a letter dated 16th January, 1992:-

1. The applicant is requested to demonstrate that the proposed development complies with the requirements of the Principal Environmental Health Officer. In this regard the applicant is requested to submit the following information:
  2. The proposed method of disposal of manure and run-off from cleaning the stables.
    - ii. Details of proposed surface water proposals in relation to the stables
    - iii. A block plan of the site showing the position of the approved septic tank and percolation areas serving the adjoining house.

NOTE: The applicant is advised to consult with the Principal Environmental Health Officer for the area at 33, Gardiner Place, Dublin 1, tel. 727777, prior to submitting this information.

2. The applicant is requested to confirm that the proposed finished floor level of the stables will not exceed the finished floor level of the house

# COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref. 91A/937  
**Record of Executive Business and Manager's Orders**

Page No: 0003

Location: Cruagh, Rockbrook, Rathfarnham

which is presently under construction on the adjoining site.

3. The applicant is requested to describe the need for six stables on the site and the purpose of these stables.

4. It is noted that house construction has commenced on site in cotravention of condition 7 of Reg. Ref. 91A/937. Applicant is requested to submit the Section 38 Agreement as required by this condition.

In response to item no. 1 drawing no. 2391/03A has been submitted. This drawing shows the position of the approved septic tank and percolation areas serving the adjoining house. Surface water drainage and run off from the stables will go into soakpits. It is proposed to collect and store manure from the stables in a walled compound (1.35 metres high). A gallon p.v.c. holding tank is located beside the compound to store the run off from the compound. Finally, the manure is to be used on the farmland as required.

Responding to item 2 in the request for Additional Information, the applicant states that the proposed finished floor level of the stables will be below the finished floor level of the house.

The applicant states that the stables are required for the purpose of keeping and breeding horses.

Finally, it is stated that a Section 38 Agreement is presently being drawn up and will be submitted shortly to the Planning Authority.

The Health Inspector for the area has confirmed that the proposed development is acceptable (report dated 3.3.92 and phone 8.4.92).

It was noted while on site, that some dumping of soil has occurred on part of the site, to facilitate the development of the stables.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1990, subject to the following (6) conditions :-

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Reg. No. 91A/18/1 Record of Executive Business and Manager's Orders

Page No: 0004

Location: Cruagh, Rockbrook, Rathfarnham

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 27th February 1991 save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the roof finish is to match the approved roof finish on the adjoining house in terms both of colour and texture.

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

04 The applicant is responsible for ensuring that the proposed development does not undermine the embankment to the rear (i.e. to the east) of the proposed stables.

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

05 That additional tree planting is to be carried out to the south of the proposed stables. Details of proposed tree planting in this area are to be agreed with the Planning Authority. These trees are to be planted in the first planting season following the construction of the stables.

REASON: In the interest of visual amenity.

06 That the proposed stables are to be used only for the purposes stated in paragraph C of letter submitted as Additional Information on 27th February, 1992. The stables are not to be open to the public.

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

NOTE: (1) All soil which has been relocated on site to facilitate development on this site is to be removed on completion of development.

(2) The applicant should note that he is responsible for ensuring that the stability of the embankment along the east of this site and along the east of the adjoining lands (i.e. to the north) within his ownership is not in any way undermined as a result of any



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Page No: 0005

Location: Cruagh, Rockbrook, Rathfarnham

development being undertaken on these lands.

*Richard Curran*  
for Dublin Planning Officer  
15/4/92

Endorsed: *[Signature]*  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (6) conditions set out above is hereby made.

Dated: 28<sup>th</sup> APRIL 1992

*[Signature]*  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

12<sup>th</sup> February 1992

# COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P/160/92  
**Record of Executive Business and Manager's Orders**

Proposed single storey 6 unit stable building at Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

Albert Noonan Architect,  
130, South Circular Road,  
Dublin 8.

Reg. Ref. 91A-1821  
Appl. Rec'd: 19.11.1991  
Floor Area: 11,476 sq. m.  
Site Area: 26 acres.  
Zoning: C

Report of the Dublin Planning Officer, dated 14 January 1992

This is an application for PERMISSION. The proposed development consists of a single storey 6 unit stable building at Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

Permission was granted for a proposed bungalow and septic tank and entrance on c. one acre site at Cruagh, Rockbrook, Rathfarnham by decision order P/3404/91 dated 1st August, 1991 (Reg. Ref. 91A-0937). Condition No. 7 of that permission stated:

"That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the lands outlined in blue on Drawing No. 2091/04 from any future development apart from the construction of agricultural structures which would be considered exempted development. When executed the agreement to be registered by the applicant."

The site of the current application was included within the area required to be sterilized by condition no. 7.

In a covering letter submitted as part of this application, it is stated that the required Section 38 agreement will be lodged with the Planning Authority shortly.

The house approved under Reg. Ref. 90A-0937 is presently under construction.

Reg. Ref. 91B-1393 refers to a concurrent application on the adjoining site to the north for which permission is being sought for a single storey garage.

The proposed stables are located to the south of the house approved under Reg. Ref. 91A-0937.

(Continued)



# COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P7160/92

## Record of Executive Business and Manager's Orders

Proposed single storey 6 unit stable building at Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

(Continued)

The report of the Supervising Environmental Health Officer states that the proposal is unacceptable for a number of reasons,

Before a decision is made on this application,

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

1. The applicant is requested to demonstrate that the proposed development complies with the requirements of the Supervising Environmental Health Officer. In this regard the applicant is requested to submit the following information:
  - i. The proposed method of disposal of manure and run-off from cleaning the stables.
  - ii. Details of proposed surface water proposals in relation to the stables.
  - iii. A block plan of the site showing the position of the approved septic tank and percolation areas serving the adjoining house.

NOTE: The applicant is advised to consult with the Supervising Environmental Health Officer for the area at 33, Gardiner Place, Dublin 1, tel. 727777, prior to submitting this information.

2. The applicant is requested to confirm that the proposed finished floor level of the stables will not exceed the finished floor level of the house which is presently under construction on the adjoining site.
3. The applicant is requested to describe the need for six stables on the site and the purpose of these stables.

4. It is noted that house construction has commenced on site in contravention of condition 7 of Reg. Ref. 914/937. Applicant is requested to submit the Section 38 agreement as required by this condition.

MOS  
(MOS/DK)

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

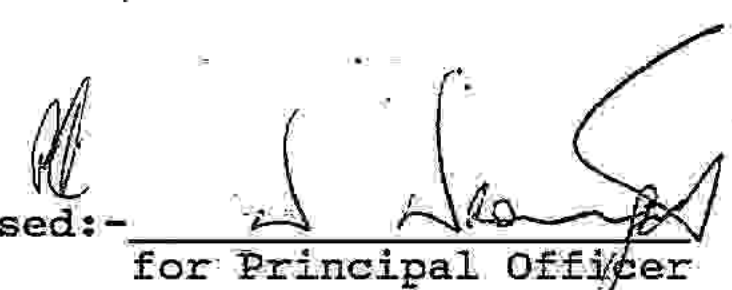
Order No. P7160/92

## Record of Executive Business and Manager's Orders

Proposed single storey 6 unit stable building at Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

(Continued)

Endorsed:-

  
for Principal Officer

  
For Dublin Planning Officer

15.1.92

Order:-

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

Dated:

16<sup>th</sup> January, 1992.

  
Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10<sup>th</sup> December 1992.

Marjorie O'Shea

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,  
33 Gardiner Place.

Register Reference : 91A/1821

Date : 20th November 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC  
Date ..... 11/12/91  
Time ..... 5.30

Development : Single storey 6 unit stable building

LOCATION : Cruagh, Rockbrook, Rathfarnham

Applicant : Mr T. Keane

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 19th November 1991

DUBLIN COUNTY COUNCIL  
3 DEC 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 19th November 1991.

Yours faithfully,

Date of inspection 6/12/91

.....  
for PRINCIPAL OFFICER

This proposal is unacceptable for the following reasons

1. The position of the approved septic tank & percolation areas not shown on plan.

[In relation to the proposed stables, I recall that septic tank & percolation area are located in that area]

2. Details of surface water disposal from stables not shown on plan.

3. Method of disposal of manure & runoff from cleaning stables not indicated on plan.

Dara Cronin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1821.  
DEVELOPMENT: House, & Single storey stable building.  
LOCATION: Cruagh, Rockbrook, Rathfarnham.  
APPLICANT: Tom Keane.  
DATE LODGED: 19.11.91.

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The proposal is for a stable to be used in conjunction with the house granted permission Reg. Ref: 88A/2216 and 91A/937. The applicants own a considerable amount of land fronting the road and has been conditioned to enter a Section 38 agreement.

Construction has commenced on the house and an access has been opened. This access has very substandard vision splays due to the hedgerow. The boundary should be set back to provide 90 metre sight lines. To preserve the rural nature of the lane a new hedge could be planted as a new boundary. The present situation is hazardous. Also the gradient of partially built access driveway would lead to surface water runoff onto the public road and appears to be substandard in gradient.

If permission is being granted it should be subject to Conditions of the previous Roads Report taking account of the above.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	14.12.91
Time .....	3.45

GC/BMcC  
13.12.91.

SIGNED: Garnett Curran  
DATE: 13/12/91

ENDORSED: C. B. ...  
DATE: 16/12/91



# COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

PAID BY  
CASH  
CHEQUE  
N.O.

REC. No. N 51751

£ 401.66

Received this 19th day of November 1991

from T. A. Keane,  
16 Stillorgan Park Ave.

the sum of four hundred and one Pounds

and six Pence, being

eye-law application at Council

*Michael Deane* Cashier

S. CAREY  
Principal Officer *Class*

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N - 51230

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

£ 200.83

Received this 19th day of November 1991

From T. A. Keane  
16 Stillorgan Park Ave.  
Co. Dublin

the sum of two hundred Pounds

eighty three Pence, being full for  
planning application at Crueagh

*[Signature]* Cashier

S. CAREY  
Principal Officer *[Signature]*





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

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 1688 /92 Date of Decision : 23rd April 1992

Register Reference : 91A/1821 Date Received : 27th February 1992

Applicant : Mr T. Keane

Development : Single storey 6 unit stable building

Location : Cruagh, Rockbrook, Rathfarnham

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 160192//270292

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

6  
NUMBER OF CONDITIONS:- .....ATTACHED.

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

Date: 23/4/92

Albert Noonan Architect,  
130 South Circular Road,  
Dublin 8.

## NOTES

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. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION / APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg.Ref. 91A/1821  
Decision Order No. P/ 1688 /91  
Page No: 0002



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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 27th February 1991 save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the roof finish is to match the approved roof finish on the adjoining house in terms both of colour and texture.

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

04 The applicant is responsible for ensuring that the proposed development does not undermine the embankment to the rear (i.e. to the east) of the proposed stables.

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

05 That additional tree planting is to be carried out to the south of the proposed stables. Details of proposed tree planting in this area are to be agreed with the Planning Authority. These trees are to be planted in the first planting season following the construction of the stables.

REASON: In the interest of visual amenity.

06 That the proposed stables are to be used only for the purposes stated in paragraph C of letter submitted as Additional Information on 27th February, 1992. The stables are not to be open to the public.

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

NOTE: (1) All soil which has been relocated on site to facilitate development on this site is to be removed on completion of development.

(2) The applicant should note that he is responsible for ensuring that the stability of the embankment along the east of this site and along the east of the adjoining lands (i.e. to the north) within his ownership is not in any way undermined as a result of any development being undertaken on these lands.

## NOTES

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. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION / APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 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/1821

Date : 28th February 1992

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

---

Dear Sir/Madam,

DEVELOPMENT : Single storey 6 unit stable building

LOCATION : Cruagh, Rockbrook, Rathfarnham

APPLICANT : Mr T. Keane

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 27th February 1992.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Albert Noonan Architect,  
130 South Circular Road,  
Dublin 8.

Albert Noonan Dip. Arch. B. Arch. Sc. MRITAI.



130, south circular road dublin 8 tel. 539134

Architect

24th February 1992

Ms Margery O'Shee  
Dublin County Council  
Planning Department  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

7 FEB 92

Re: Proposed stables at Cruagh, Rockbrook, Rathfarnham, Co. Dublin.  
Ref. 91A 1821. Additional Information.

Dear Ms O'Shee

Further to your letter of the 16th of January last, I wish to confirm the following;

- A. I have enclosed three copies of drawing No. 2391/03A which show the following
1. Details of proposed surface water drainage.
  2. The location of the septic tank and percolation area as approved under BBL Ref. 91A/937, this is not in position as yet but will be laid out in accordance with the approval.
  3. Details of the manure storage area and retention tank.
- B. The proposed finished floor level of the stables will be below the FFL of the house under construction on the adjoining site. There is a natural fall in the land levels from the house toward the stables.
- C. The stables are required for the purpose of keeping and breeding horses. In my client's original application for the house it was stated that the house was to be a nucleus of a farm and that it was intended to keep cattle and horses. My client currently has a number of horses stabled elsewhere and it is intended to house these in the proposed stables when built. Six stables are required to allow for growth if successful when breeding. It is not intended to use the stables for any other purpose other than as stated above.
- D. A draft of the Section 38 agreement has been submitted to the Planning Department and approved the final agreement is now being drawn up and will be submitted in the coming week or so.

I trust that this is in order and should you have any queries please contact me.

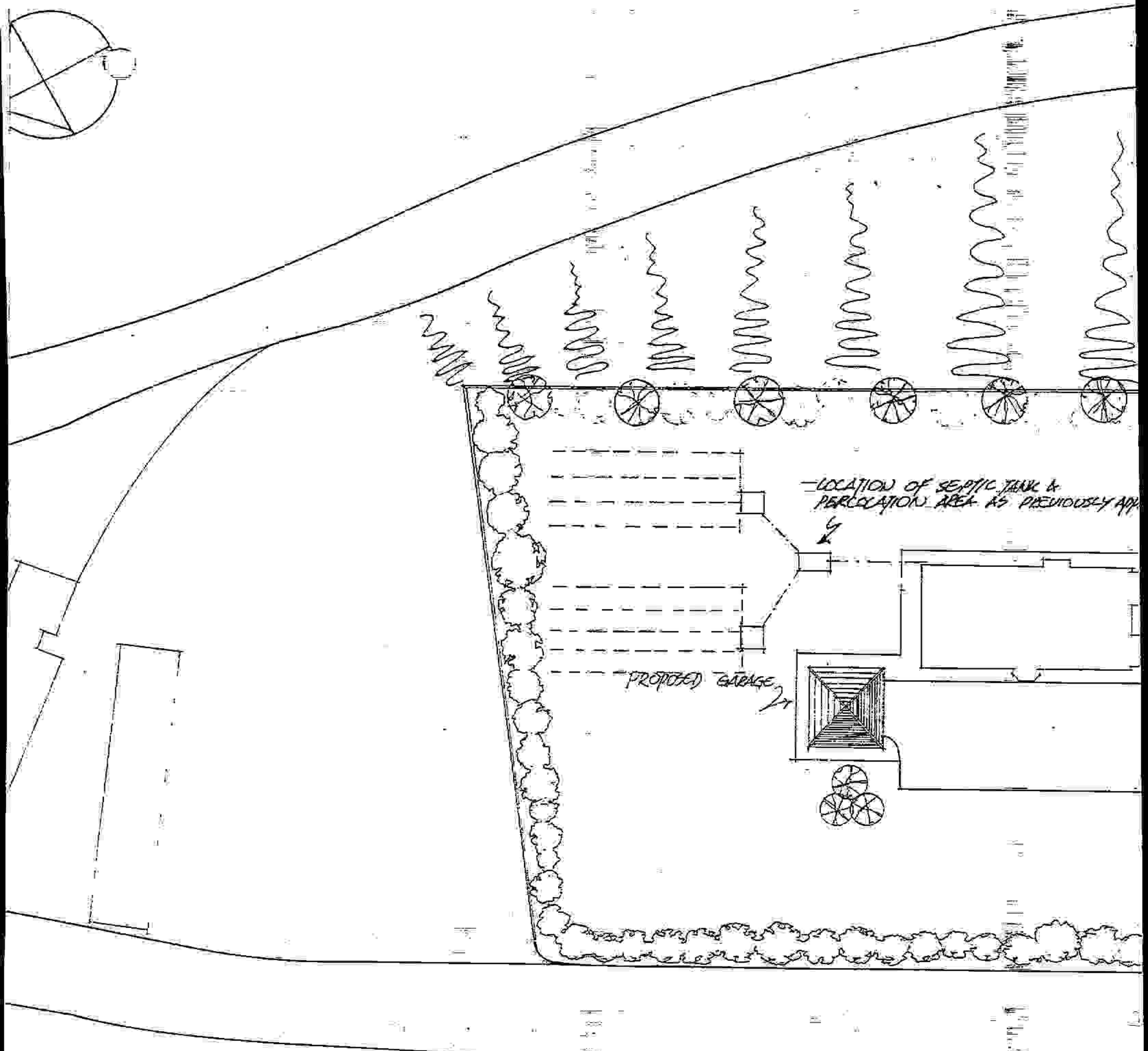
Yours sincerely

ALBERT NOONAN

1- 3.0.  
AI  
91A/1821

cc. DORA CROBIN : ENVIRONMENTAL HEALTH DEPT.





STABLES

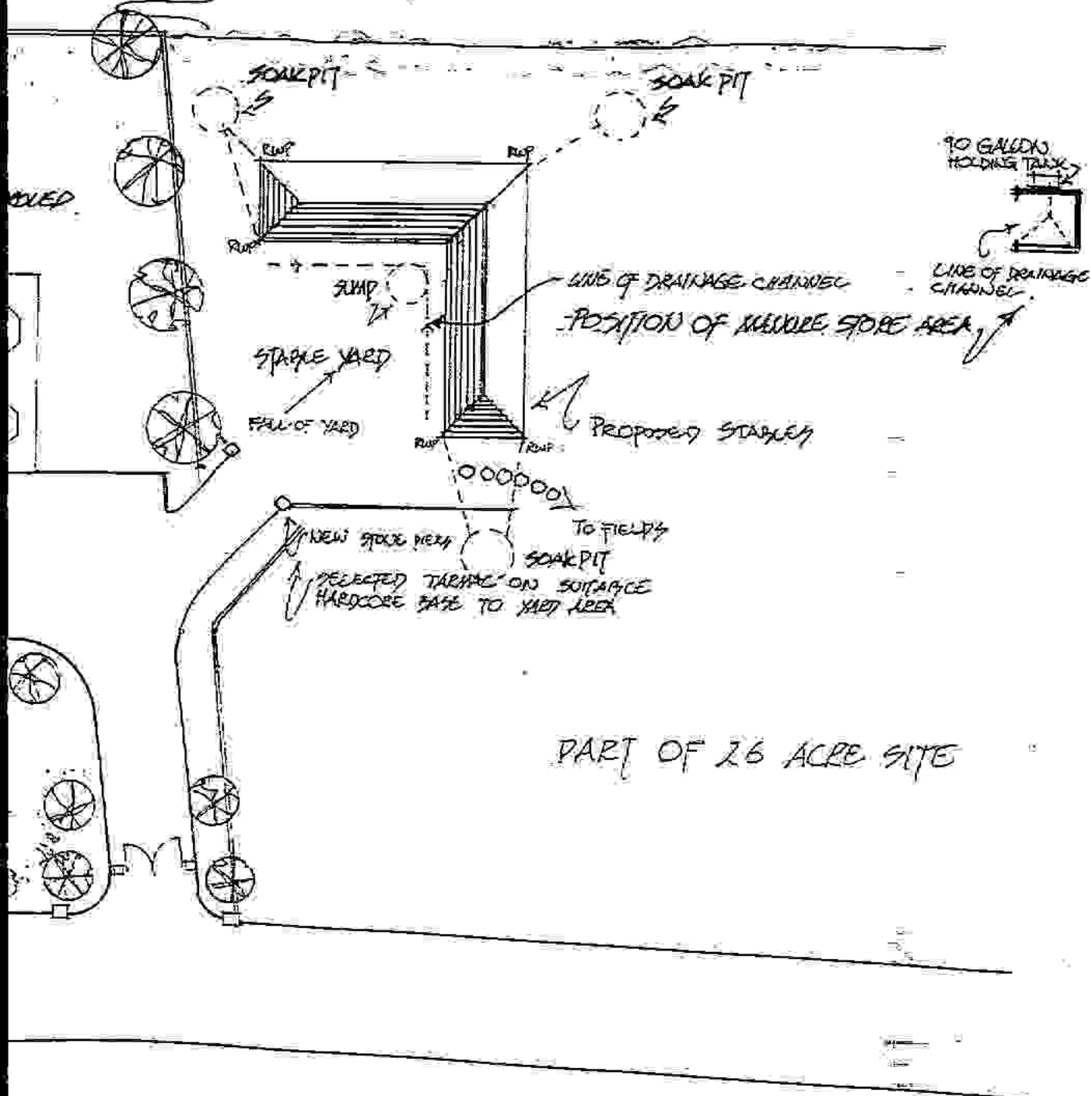
- A. SURFACE WATER:
    - RWP'S AT CORNERS OF BUILDING TO DISCHARGE INTO SOAK PITS AROUND THE SITE.
    - SOAK PIT TO BE MIN 1.5M SQ + 2M DEEP FILLED WITH COARSE RUBBLE.
    - GROUND HAS SHOWN GOOD DRAINAGE WHEN TESTED FOR SEPTIC TANK.
  - B. RUN-OFF FROM STABLES.
    - STABLE YARD TO BE PAVED WITH CORNELLITE OR EQUIV. ON hardcore base CAD TO FALL.
    - DRAINAGE CHANNELS TO BE INCORPORATED INTO DRIVING ALONG AREA IN FRONT OF STABLES. RUN-OFF FROM STABLES + YARD
- TO  
VIA  
SOAK  
AND  
OVER
- C. MAX  
STOK  
30M  
CONC  
150M  
TO  
100M  
22M



Albert Noonan  
Architect

130 south circular road dublin 8  
tel. 539134

DUBLIN COUNTY COUNCIL  
Planning Dept. Registration Section  
APPLICATION RECEIVED  
27 FEB 1992  
REG No. 91A/1821  
APPLICATION TYPE OYPIA/BEL  
NO L D S



PART OF 26 ACRE SITE

PROJECT  
PROPOSED GARAGE / STABLES

LOCATION  
CRUASH ROCKBROOK  
RATHFARNHAM Co. DUBLIN

CLIENT  
MR + MRS T. KEANE

TITLE  
SITE MAP

SCALE 1:500 DRAWN

PURPOSE PP: PPL DATE NOV 91

REVISIONS  
ADD. INFO FEB 92

WATER TO BE COLLECTED & STORED IN A WALLED COMPOUND FROM STABLES.  
COMPOUND TO CONSIST OF A 1.5M CONC RAFT SLAB LAID ON WALLS WITH DRAINAGE CHANNEL LOCATED ON HARDCORE BASE WHICH CONC BLOCK WALLS TO 3 SIDES

1.39M HIGH WITH PC CORR. CAPPING ON DPC  
DRAINAGE CHANNEL TO FLOW INTO 90 GALLON PVC HOLDING TANK FOR RE-USE OF RUN-OFF MANURE TO BE USED ON FARMLAND AS REQUIRED.  
COMPOUND TO BE 4M SQUARE.

2391-1-03A

Albert Noonan Architect,  
130, South Circular Road,  
Dublin 8.

91A-1821

16 January 1992

Re: Proposed single storey 6 unit stable building at  
Cruagh, Rockbrook, Rathfarnham for Mr. T. Keane.

Dear Sir,

With reference to your planning application, received here on 19th November, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to demonstrate that the proposed development complies with the requirements of the Supervising Environmental Health Officer. In this regard the applicant is requested to submit the following information:
  - i. The proposed method of disposal of manure and run-off from cleaning the stables.
  - ii. Details of proposed surface water proposals in relation to the stables.
  - iii. A block plan of the site showing the position of the approved septic tank and percolation areas serving the adjoining house.

NOTE: The applicant is advised to consult with the Supervising Environmental Health Officer for the area at 33, Gardiner Place, Dublin 1, tel. 727777, prior to submitting this information.

2. The applicant is requested to confirm that the proposed finished floor level of the stables will not exceed the finished floor level of the house which is presently under construction on the adjoining site.

(Continued)

(Continued)

3. The applicant is requested to describe the need for six stables on the site and the purpose of these stables.
4. It is noted that house construction has commenced on site in contravention of condition 7 of Reg. Ref. 91A-0937. Applicant is requested to submit the Section 38 agreement as required by this condition.

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

Yours faithfully,

  
for Principal Officer.

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



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

Register Reference : 91A/1821

Date : 20th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Single storey 6 unit stable building

LOCATION : Cruagh, Rockbrook, Rathfarnham

APPLICANT : Mr T. Keane

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 19th November 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Albert Noonan Architect,  
130 South Circular Road,  
Dublin 8.





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 CRUAGH ROCKBROOK RATHFARNHAM CO DUBLIN  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR TOM KEANE  
Address 16 STILLORGAN PARK AVE CO DUBLIN Tel. No.

4. Name and address of person or firm responsible for preparation of drawings ALBERT NOONAN ARCHITECT 130 SOUTH CIRCULAR ROAD DUBLIN 8 Tel. No 539134

5. Name and address to which notifications should be sent AS 4 ABOVE NO. 66

6. Brief description of proposed development SINGLE STOREY STABLE BUILDING N 51751

7. Method of drainage SEPTIC TANK (EXIST) 8. Source of Water Supply PUBLIC

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 NONE

(b) Proposed use of each floor STABLES

*Irish  
Cres  
1/1/91*

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

*f 200.83 19/11/91  
N 51230*

11.(a) Area of Site 26 ACRES Sq. m.

(b) Floor area of proposed development 11476 Sq. m.

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

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

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:  
FULLY AS FAR AS REASONABLY POSSIBLE

15. List of documents enclosed with application 4 COPIES DRAWINGS, SPECIFICATIONS, NEWSPAPER NOTICE



16. Gross floor space of proposed development (See back) 11476 Sq. m.

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

Fee Payable £ 602.49 Basis of Calculation 114.76 x 1.75 + 114.76 x 3.5  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Albert Noonan Date 14-11-91

Application Type P/B FOR OFFICE USE ONLY

Register Reference 91A/1821

Amount Received £ 25-2 212.4

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, Lt. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with L.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 <sup>2</sup> (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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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.

Albert Noonan Dir. Arch. R. Arch. No. 3181A1.



Architect

130 south circular road dublin 8 tel. 539134

5th November 1991.

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

DUBLIN COUNTY COUNCIL  
Planning Dept Registry Section  
APPLICATION RECEIVED

19 NOV 1991

REG No. 91A/1821.....

Re: Proposed stables at Crnagh, Rockbrook, Rathfarnham, Co. Dublin.

Dear Sir,

On behalf of my client Mr. T. Keane, I wish to apply for Planning Permission and Bye-Law Approval for the above Development. Permission has been recently granted Ref. 91A/0937 for a house on a site adjoining the proposed stables. The proposed house is to be occupied by my client, and from which he intends to farm the lands comprising 27 acres approx. It was stated during the Planning Application for the house that my client intended to breed horses and thus requires stabling and ancillary accommodation.

Condition No. 7 of the above Permission refers to a Section 38 Agreement to be drawn up and signed by my client. This is being executed by my client's Solicitor and will be lodged with the Planning Authority shortly.

Enclosed are four copies of the following;

- a) drawing no.s 2491/01,02.
- b) outline specification.
- c) Newspaper notice.
- d) Cheque in the amount of £200.

I trust that this is in order and should you have any queries please contact me.

Yours sincerely,

ALBERT NOONAN





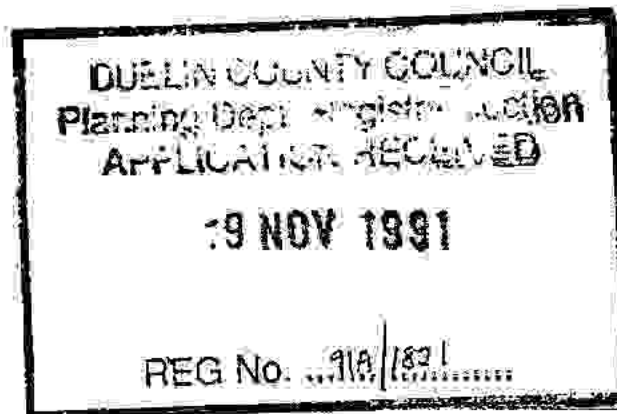


**SPECIFICATION OF WORKS TO BE DONE  
AND MATERIALS TO BE USED FOR PROPOSED STABLES AT  
CRUAGH, ROCKBROOK, COUNTY DUBLIN.**

FOR

MR T. KEANE

**ALBERT NOONAN  
130 SOUTH CIRCULAR ROAD  
DUBLIN 8.**





## PRELIMINARIES

- | 1. |   | NATURE OF WORK   |
|----|---|------------------|
| 2. | The form of contract which the Contractor will be required to sign will be form of Contract recommended by the Royal Institute of Architects of Ireland, with quantities. The drawings and Bill of Quantities shall be deemed to form part of the Contract. | FORM OF CONTRACT |

### EXCAVATION

- |    |   |                          |
|----|---|--------------------------|
| 1. | Excavate for new foundations where necessary. Further excavate to make up level as necessary and lay at least 150 mm of dry consolidated hardcore of broken brick or stone and well ram under area of concrete floors or pavings all to Engineers drawings and specification. | OVERSITE EXCAVATION      |
| 2. | Excavate for forecourt areas and make up levels as necessary and lay hardcore filling to required thickness as directed.  |                          |
| 3. | Excavate for roads and paths and lay filling etc., in accordance with the County Councils Engineers Department.   |                          |
| 4. | Excavate in Trenches for foundations and sizes as shown and through soft ground to depth where solid strata will be found.  | TRENCHES AND FOUNDATIONS |
| 5. | Excavate to correct sizes and ram bottom of trenches to take bed drain pipes.   | TRENCHES FOR DRAINS      |
| 6. | Surplus excavated materials to be removed from site or levelled as may be directed.   | EXCAVATED MATERIALS      |

### CONCRETOR & BRICKWORKER

- |    |   |                    |
|----|---|--------------------|
| 1. | To be fresh Portland cement conforming in all particulars with latest B.S.S.  | CEMENT             |
| 2. | Washed aggregate to be approved and of good quality and sand for mortar and plastering & sand & gravel for concrete to be washed. | SAND AND AGGREGATE |
| 3. | Concrete to be fresh, first class quality mixed to approved consistency with aggregate sand and cement.                           | CONCRETE           |

2).

- |   |                      |
|---|----------------------|
| 4. Form mass concrete foundations in trenches to sizes as shown. Well consolidated and level for reception of rising walls. Form reinforced concrete foundation pads for R.C columns to sizes indicated on Structural Engineers drawings.   | FOUNDATIONS          |
| 5. Form rising walls in solid concrete block to floor level to thickness as shown.  | RISING WALLS         |
| 6. Wall ties to comply with latest specification and are to be at 900mm centres horizontally & 450 mm centres vertically.   | WALL TIES            |
| 7. To be first quality bitumastic felt lapped at least 229 mm at joints.  | DAMP PROOF COURSES   |
| 8. Concrete floor slabs unless otherwise specified to be 150 mm concrete slab laid on d.p.c on hardcore filling well blinded rolled and consolidated.   | CONCRETE FLOOR SLABS |
| DRAIN LAYER   |                      |
| 1. All drainpipes and junctions to be P.V.C & of Irish manufacture. Pipes to comply with latest specification. Pipes to be diameter shown on drawing & laid to falls as indicated connected through manholes to existing drains complying with all regulations of the Sanitary Services Engineer. All pipes to be laid on a concrete bed 300 mm wide and 100 mm deep unless otherwise specified. Pipes where passing under buildings to be encased in concrete. All drainage to be inspected by Local Authority and Architects before filling in. | PIPES AND JUNCTIONS  |
| 2. Soil & Vent pipes to be diameter shown on Engineers drawings. HHCI pipes jointed in tarred gaskin & red lead, pipes to be fixed to walls with stand-out built-in holder bats and fitted with cowls.  | SOIL AND VENT PIPES  |
| CARPENTER & JOINER  |                      |
| 1. Timber for Carpenter work to be best of its kind, well seasoned free from sap, shakes, large & loose knots, waves & other defects & shall be of the dimension & description hereinafter described or figured on the drawings.  | TIMBER FOR CARPENTER |
| 2. Timber for joinery to be selected red deal and shall be free from knots over 12 mm diameter. Timber shall be assumed wrot by machine dressed unless otherwise specified.   | TIMBER FOR JOINERY   |

3).

- |   |               |
|---|---------------|
| 3. All timber to be pressure impregnated against dry rot and decay.   | PRESERVATIVES |
| 4. Internal doors to be flush panel type to Architects details. External doors to be glazed in aluminium by specialists firm. | DOORS         |
| 5. Windows to be aluminium type top hung selected by Architects supplied by a specialist firm.                                | WINDOWS       |

#### PLASTIC & FLOOR COVERINGS

- |   |             |
|---|-------------|
| 1. Skirtings to be 100 mm high P.V.C patent plastic type.                       | SKIRTING    |
| 2. P.V.C floor covering to selected colour to be laid as indicated on drawings. | P.V.C TILES |

#### ROOF, RAINWATER GOODS ETC

- |   |       |
|---|-------|
| 1. Provide all flashings & patent outlets as required to drain new roofs. | ROOFS |
|---|-------|

#### PLUMBER & SANITARY ENGINEERS

- |   |             |
|---|-------------|
| 1. All waste pipes to be copper delivered into gullies waste from sinks to be 50 mm diameter and from W.H.B's 35 mm diameter.   | WASTE PIPES |
| 2. All piping to hot and cold water supplies to be light gauge copper, joint with 'instantor' fittings and secured to walls etc. Pipes to be concealed throughout and to be run under floors and in partition walls. Bends to be properly formed and to be free from flattening and rippling etc. Lag all hot supply pipes to and from cylinders. | WATER PIPES |

#### MECHANICAL SERVICES

- |  |            |
|--|------------|
| 1. Mechanical services will be provided in all buildings. The type of C.H system etc., will be to Mechanical Engineers specification all in accordance with Local Authority. | MECHANICAL |
|--|------------|

#### PAINTER & GLAZER

- |   |                    |
|---|--------------------|
| 1. All paints to be best of their respective kinds and to be obtained from approved firms.  | PAINTING MATERIALS |
| 2. All metal work to be cleaned, primed with one coat of red lead and painted 2 coats to selected colour finished oil gloss (3 coats in all). |                    |

4).

3. All external timber, red deal doors etc., to be knotted, primed filled gloss papered down and 2 coats undercoat and 1 coat oil gloss (4 coats in all).
4. All internal hardwood to be sandpapered, sealed and given 3 coats of emulsion paint.
5. All internal hardwood to be finished with polyurethane.
6. All other woodwork to be knotted, primed stopped 2 coats undercoat and 1 coat gloss finished.
7. Execute any sundry painting work as may be necessary to properly complete buildings.

#### PLASTERER

1. All sand for plastering to be properly washed. SAND
2. External plastering to be rough-cast colour to be selected. EXTERNAL PLASTERING

#### ELECTRICAL

1. Electrical system generally to be subject to the requirements of the E.S.B. ELECTRICAL
2. Wiring to be in thermo-plastic cable for particular loading. Wiring to be concealed throughout. Wiring to sockets and switch points to be run in metal conduit on inside of walls and to be provided with all necessary junction boxes etc.
3. Switches to be sunk socket type pattern with silent operation. Proper metal switch boxes to be provided properly screwed to tubing.
4. Power Plugs to be white flush type three prong. Plugs to be earthed.

#### CLEANING & COMPLETION

1. On completion of the work all rubbish and unwanted material to be removed from site and buildings left clean and in a neat condition.

Albert Noonan Dip. Arch. B. Arch. Sc. MRIBA.

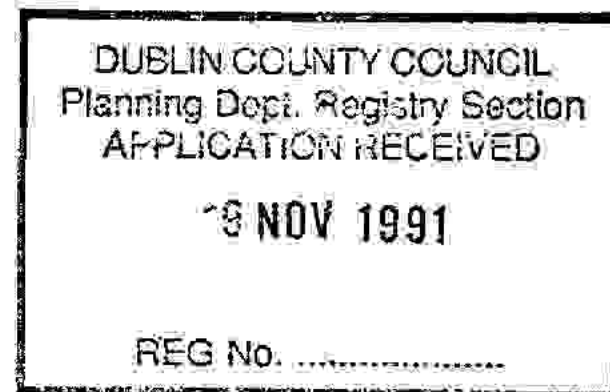


130 south circular road dublin 8 tel. 539134

Architect

5th November 1991.

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



**Re: Proposed stables at Cruagh, Rockbrook, Rathfarnham, Co. Dublin.**

Dear Sir,

On behalf of my client Mr. T. Keane, I wish to apply for Planning Permission and Bye-Law Approval for the above Development. Permission has been recently granted Ref. 91A/0937 for a house on a site adjoining the proposed stables. The proposed house is to be occupied by my client, and from which he intends to farm the lands comprising 27 acres approx. It was stated during the Planning Application for the house that my client intended to breed horses and thus requires stabling and ancillary accommodation.

Condition No. 7 of the above Permission refers to a Section 38 Agreement to be drawn up and signed by my client. This is being executed by my client's Solicitor and will be lodged with the Planning Authority shortly.

Enclosed are four copies of the following:

- a) drawing no.s 2491/01,02.
- b) outline specification.
- c) Newspaper notice.
- d) Cheque in the amount of £200.

I trust that this is in order and should you have any queries please contact me.

Yours sincerely,

  
ALBERT NOONAN