

BYE LAW APPLICATION FEES

REF. NO.: 91A/1847 CERTIFICATE NO.: 1686

PROPOSAL: Byelaws + garage

LOCATION: Athene North Newcastle

APPLICANT: James Manning

NOV 22/11/91

	1	2	3	4	5	6	7
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	<u>2/55</u>	<u>2/55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70.					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: 5.0 Date: 27/11/91

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

PLANNING APPLICATION FEES

Reg. Ref. 9/A/1847 Cert. No. 27214

PROPOSAL..... Bungalows + Garage

LOCATION..... Aithoe North Newcastle

APPLICANT.... Jones.... J. Fanning

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	7 32	2/32	—	
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: Grade: Date: 27/11/91

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

EASTERN HEALTH BOARD

P.C. _____

Reg. Ref: 91A/1847Proposed: Dormer Bungalow + GarageAt: Athgore North, Newcastle, Co. DublinFor: Patrick C. FanningPlans lodged: AI

Architect: _____

Observations and recommendations of Env. Health Officers and/or
Supervising Env. Health Officer.

- The proposal is acceptable provided that.
- ① The percolation and reserve percolation areas are located a minimum of 20 Metres from the proposed dwelling or any adjoining dwellings.
 - ② The proposed well is located 45 Metres from the proposed percolation areas.
 - ③ Adequate measures are taken to ensure that the catchment area for the well is protected from possible sources of pollution.

Note

The previous file for this proposed dwelling was requested by this section to ascertain if the proposed percolation area is similar to that which was previously approved. The file was not received, I therefore assume that the proposed location of the percolation area has not been altered and that the soil is suitable for the treatment and disposal of septic tank effluent.

for John O'Reilly PE #0 19/5/92

May 1992.

EASTERN HEALTH BOARD

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.

Date 01.07.92
Time P.C. 1.00

Reg. Ref: 91A/1847

Proposed: D/house garage + septic tank.

At: Athgol Neeth, Newcastle.

For: James J. Fanning.

Plans lodged:

Architect:

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

The public analyst's reports on the two samples of water taken from the well, indicate that there is a possibility of pollution of the water source, although both samples were fit for human consumption. The applicant should be advised that continuous monitoring of the water is necessary in order to ensure compliance with the E.C. (Quality of water intended for human consumption) Regs. 1988. (minimum samples are see annex)
The applicant should consider either (a) boring a deeper well or (b) providing a water treatment facility to ensure the water is free from pollution. Also, see previous report dated 19/5/92.

Julie Kelly
25/6/92

Endorsed

For John O'Reilly PGHO

PLANNING DEPT.

DEVELOPMENT CONTROL SEC1 EASTERN HEALTH BOARD

Date 26/5/92

Time 10.00C.

Reg. Ref: 91A/1847

Proposed: Dormer Bungalow + Garage

At: Athgore North, Newcastle, Co Dublin

For: Patrick C. Fanning

Plans lodged: 41

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

The proposal is acceptable provided that.

① The percolation and reserve percolation areas are located a minimum of 20 Metres from the proposed dwelling or any adjoining dwellings.

② The proposed well is located 45 Metres from the proposed percolation areas.

③ Adequate measures are taken to ensure that the catchment area for the well is protected from possible sources of pollution.

Note

The previous file for this proposed dwelling was requested by this section to ascertain if the proposed percolation area is similar to that which was previously approved. The file was not received, I therefore assume that the proposed location of the percolation area has not been altered and that the soil is suitable for the treatment and disposal of septic tank effluent.

for John O'Kelly, PE.#0 19/5/92

P/2424/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

CONTRIBUTION:	
Standard:	ml
Points:	Septic
Wells:	1 well &
Open Space:	well
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

Register Reference : 91A/1847

Date Received : 31st March 1992

Correspondence : James J. Fanning,
Name and : Athgoe,
Address : Newcastle,
Co. Dublin.

Development : D/House, garage and septic tank.

Location : Athgoe North, Newcastle

Applicant : James J. Fanning

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/CM)

Report of the Dublin Planning Officer, dated 26th May, 1992.

This is an application for Permission for a dormer bungalow and garage at Athgoe North, Newcastle, for James J. Fanning.

The proposed site which has a stated area of 1 acre is located near the bottom of Athgoe Hill in an area zoned 'B' - "to protect and provide for the development of agriculture." It has a road frontage of c.80 metres along a narrow and substandard country road. The proposed site forms part of a larger 4.5 acre field at this location. The existing front boundary comprises a high hedgerow/trees.

PLANNING HISTORY

Reg. Ref. No. C.1820 refers to the original grant of permission for a dwelling to the south of the abovementioned 4.5 acre site.

Reg. Ref. No. RA.143 refers to a refusal of planning permission for an additional dwelling house on a 0.5 acre site at Athgoe North, Newcastle for Patrick J. Fanning.

Reg. Ref. No. RA.1987 refers to a subsequent grant of outline permission for a

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1847

Page No: 0002

Location: Athgoe North, Newcastle

house on a larger 4.5 acre site at this location. This application was made by Patrick J. Fanning on behalf of his son, Condition No. 3 of this grant of outline permission stated "that a maximum of 2 houses be located on this 4.5 acre field, i.e. the applicants existing house and the house proposed in this application for the applicants' son."

Reg. Ref. No. ZA.1564 refers to a grant of permission for a house and garage at Athgoe North, Newcastle for James J. Fanning. This was to be located on a 0.75 acre site to the north west of the aforementioned 4.5 acre field. This permission was not utilised and expired in 1990.

The current application provides for the construction of a dormer bungalow and garage on this same site. Drawings submitted are practically identical to those submitted under Reg. Ref. No. ZA.1564 and identify an 'L' shaped dormer bungalow of floor area, 1802sq. ft. set back some 128 feet from the public road.

See previous report on file attached.

ADDITIONAL INFORMATION was requested from the applicant by letter dated 20th January, 1992, regarding the following:-

1. The applicant is requested to submit a revised site layout plan indicating the precise location on site of:-
 - (a) the proposed well,
 - (b) the reserve percolation area.
2. The applicant is requested to submit more recent evidence to indicate that the proposed well has an adequate and potable water supply.
3. The site is located in an area zoned 'B', "to protect and provide for the development of agriculture" in the Development Plan. The applicant is asked to clarify how the proposed development could be considered to be compatible with this zoning objective.
4. An earlier grant of permission for a house on this site required that the remainder of the 4.5 acre field in "Fanning" ownership be left free of housing development. The applicant is asked to clarify whether or not he can provide for the sterilisation of the remainder of this 4.5 acre field. Documentary evidence is required in this regard.

A response to the request for Additional Information was submitted on 31st March, 1992. Further unsolicited additional information was submitted on 7th April, 1992 and again on 15th April, 1992.

A letter submitted as Additional Information by the applicants' Father outlined that the applicant has died and that he is now pursuing the application on behalf of another son James J. Fanning. According to the letter he lives at

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1847

Page No: 0003

Location: Athgoe North, Newcastle

home and wishes to reside in the Athgoe area. The applicant's Father, Patrick J. Fanning owns the 4.5 acre holding and has no intention of applying for any further development. He will accept any condition the Council will impose in this regard.

A revised site plan was also submitted. This indicated the proposed well and reserve percolation area. Further unsolicited additional information included a detailed analysis of water samples to determine potability.

Principal Environmental Health Officers report on Additional Information states no objection subject to requirements, i.e. percolation areas minimum of 26 metres from proposed dwelling, wall to be 45 metres from proposed percolation areas and adequate measures be taken to ensure catchment of well protected from possible sources of pollution.

The proposed site was inspected on 21/5/92. The site notice attached to a tree is visible from the public road. The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following (10) conditions :-

CONDITIONS / REASONS

- 01 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.

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

- 02 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

- 03 ~~That a financial contribution in the sum of £ _____ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.~~

REASON: ~~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.~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1847

Page No: 0004

Location: Athgoe North, Newcastle

- 03 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

- 05 That the septic tank and percolation areas shall accord with the "Recommendations for Septic Tank Drainage Systems for single dwellings, SR6, 1975, ~~as amended from time to time~~".

REASON: In the interest of public health.

- 06 That the proposed access arrangements to the site shall comply with the requirements of the Roads Department, Dublin County Council. In particular, (1) Ditch along the site frontage to be piped with pipes of adequate strength to the satisfaction of the Area Engineer. (2) All stormwater to be disposed of to soakpits and shall not be discharged to public road. (3) Boundary of the site to be set back 3 metres from the centreline of the existing carriageway. This strip between edge of carriageway and boundary to be levelled and grassed. (4) Entrance gates to be recessed 1.5 metres from new boundary with wing walls/fences splayed at 45 degrees. (5) A hardstanding measuring 10m x 3m, surface sealed to the satisfaction of the Area Engineer, Roads Maintenance, shall be provided at the entrance to the site.

REASON: In order to comply with the requirements of the Roads Department.

- 07 Parking for 2 cars with adequate turning area to be provided within the curtilage of the site.

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

- 09 All poles to be relocated at the applicants expense.

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

- 10 That the remainder of the 4.5 acre field in the Fanning ownership be left free of housing development.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0005

Location: Athgoe North, Newcastle

- 10 That the proposed balustrade railings on top of the proposed store/
boiler house be omitted.

REASON: In the interest of visual amenity.

RPendergast
.....
for Dublin Planning Officer

Endorsed: - *[Signature]*
.....
for Principal officer

Order: A decision pursuant to Section 26(1) of the Local Government
(Planning and Development) Acts, 1963-1991 to GRANT PERMISSION
for the above proposal subject to the (10) conditions set out above
is hereby made.

Dated : 29th MAY, 1992.
.....

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin
City and County Manager dated

10th Feb 1992

SS only -

②

Register Reference : 91A/1847

Date : 29th November 1991

Development : Dormer bungalow and garage

LOCATION : Athgoe North, Newcastle

Applicant : James J. Fanning

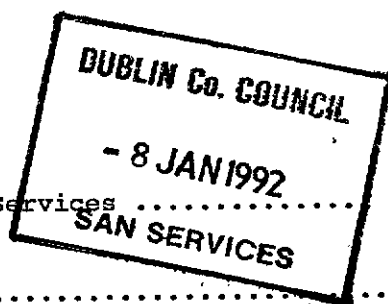
App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 22nd November 1991

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

Yours faithfully,



Date received in sanitary services

.....
for PRINCIPAL OFFICER

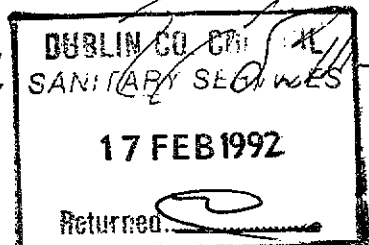
.....
FOUL SEWER

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

.....
SURFACE WATER

Acceptable proposal to be lodged.

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



31/1/92.

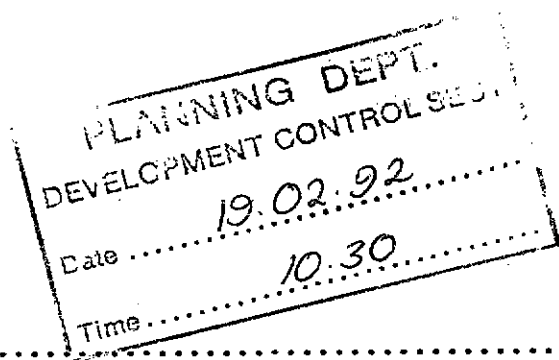
*J.G.
4/2/92*

*Core to CRO only
on 29/11*

*141
23/11*

Register Reference : 91A/1847

Date : 29th November 1991



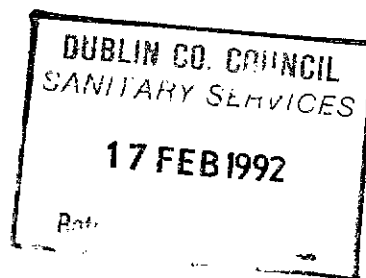
.....
ENDORSED _____ DATE _____

WATER SUPPLY... *No objection. Well supply (private) proposed.*

*L.J. Spai
28/1/92*

*[Signature] Alster
28/1/92*

.....
ENDORSED *[Signature]* DATE *4/2/92*



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for dormer bungalow and garage at Athgoe North, Newcastle for James J. Fanning.

James J. Fanning,
Athgoe,
Newcastle,
Co. Dublin.

Reg. Ref.	91A/1847
App. Recd:	25.11.1991
Floor Area:	167.40 sq. m.
Site Area:	1 acre.
Zoning:	B

Report of the Dublin Planning Officer, dated 20 January 1992

This is an application for PERMISSION for a dormer bungalow and garage at Athgoe North, Newcastle for James J. Fanning.

The proposed site which has a stated area of 1 acre is located near the bottom of Athgoe Hill in an area zoned B "to protect and provide for the development of agriculture". It has a road frontage of c. 80 metres along a narrow and substandard country road. The proposed site forms part of a larger 4.5 acre field at this location. The existing front boundary comprises a high hedgerow/trees.

PLANNING HISTORY

Reg. Ref. No. C 1820 refers to the original grant of permission for a dwelling to the south of the abovementioned 4.5 acre site.

Reg. Ref. No. RA 143 refers to a refusal of planning permission for an additional dwelling house on a 0.5 acre site at Athgoe North, Newcastle for Patrick J. Fanning.

Reg. Ref. No. RA 1987 refers to a subsequent grant of outline permission for a house on a larger 4.5 acre site at this location. This application was made by Patrick J. Fanning on behalf of his son, condition No. 3 of this grant of outline permission stated "that a maximum of 2 houses be located on this 4.5 acre field i.e. the applicants existing house and the house proposed in this application for the applicant's son".

Reg. Ref. No. ZA 1564 refers to a grant of permission for a house and garage at Athgoe North, Newcastle for James J. Fanning. This was to be located on a 0.75 acre site to the north west of the aforementioned 4.5 acre field. This permission was not utilised and expired in 1990.

The current application provides for the construction of a dormer bungalow and garage on this same site. Drawings submitted are practically identical to those submitted under Reg. Ref. No. ZA 1564 and identify an L shaped dormer bungalow of floor area 1802 sq. ft. set back some 128 feet from the public road.

This site was inspected on 9th January, 1992. A site notice attached to a tree is visible from the public road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for dormer bungalow and garage at Athgoe North, Newcastle for James J. Fanning.

The proposed development will give rise to further undesirable ribbon development at Athgoe North. In this regard Reg. Ref. Nos. 91A/134 and 91A/1248 refer to recent refusals of permission by the Council and on an appeal to An Bord Pleanála for bungalow development on nearby sites at Athgoe Hill.

In this instance, the applicant has not indicated precisely how he complies with Council policy for housing in rural areas. However, he has an address at Athgoe North and states in correspondence lodged that the proposed site is on lands owned by his father at this location (the extent of these lands is not mentioned). Given this and the planning history of the site, the principle of bungalow development at this particular site would appear to be established.

A site plan submitted identifies a septic tank/percolation area to the front of the proposed site.

Environmental Health Officer's report states no objection provided:-

1. Evidence of soil suitability having been previously submitted - from planning history it is noted that soil suitability was established under Reg. Ref. No. RA 1987.
2. Location of percolation area remains unchanged.
3. Reserve percolation area and proposed well to be indicated on plan.
4. More recent evidence of potability of water supply to be submitted. Documentation submitted with application indicates significant remote organic pollution.

Roads Department report notes that the proposed development constitutes undesirable ribbon development on a substandard rural road network which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area. Report also notes conditions in the event of permission issuing.

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

1. The applicant is requested to submit a revised site layout plan indicating the precise location on site of:-
 - (a) the proposed well,
 - (b) the reserve percolation area.
2. The applicant is requested to submit more recent evidence to indicate that the proposed well has an adequate and potable water supply.

COMHAIRLE CHONTAE ÁTHA CLIATH

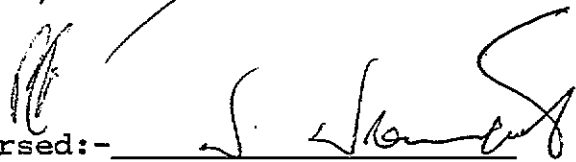
Record of Executive Business and Manager's Orders


Permission for dormer bungalow and garage at Athgoe North, Newcastle for James J. Fanning.

3. The site is located in an area zoned 'B', "to protect and provide for the development of agriculture in the Development Plan. The applicant is asked to clarify how the proposed development could be considered to be compatible with this zoning objective.
4. An earlier grant of permission for a house on this site required that the remainder of the 4.5 acre field in "Fanning" ownership be left free of housing development. The applicant is asked to clarify whether or not he can provide for the sterilisation of the remainder of this 4.5 acre field. Documentary evidence is required in this regard.

(NP/AC)

Endorsed:-

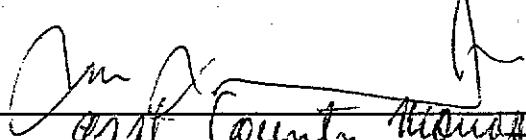

for Principal Officer


For Dublin Planning Officer

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: 26th January, 1992.

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


Dublin City and County Manager
10th December 1991.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1847

Date : 25th November 1991

Development : Dormer bungalow and garage

LOCATION : Athgoe North, Newcastle

Applicant : James J. Fanning

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 22nd November 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 06.01.92
Time 12.30

Yours faithfully,

.....
for PRINCIPAL OFFICER

Note: File requested in previous proposal not received to date.

No objections provided

1) evidence of soil suitability has been submitted for septic tank drainage. If the percolation area indicated is different to that in previous proposal, a further trial hole must be opened to assess soil suitability.

2) The reserve percolation area must be indicated on plan.

3) The exact location of the proposed well must be indicated on plan.

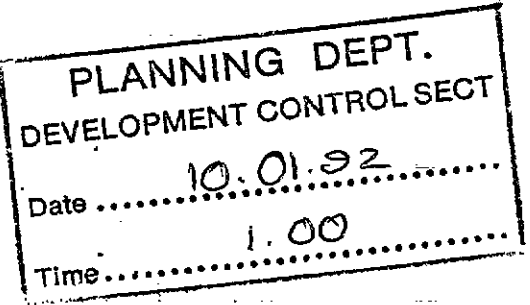
4) More recent evidence of the potability of the water supply must be submitted. (The analysis of the sample taken 22/2/85 indicated significant remote organic pollution)

St. Davina 2/1/92

Jackie Kelly
ENO 3/1/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1847.
DEVELOPMENT: Bungalow and garage.
LOCATION: Athgoe North, Newcastle.
APPLICANT: J. Fanning.
DATE LODGED: 22.11.91.



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

1. Ditch to be piped on site frontage with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance.
2. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
3. The boundary of site shall be set back 3 metres from the centreline of the existing carriageway. The strip between edge of carriageway and boundary to be levelled and grassed to County Council Standards.
4. Entrance gate to be recessed 1.5 metres from the new boundary with wing walls splayed at 45°.
5. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.
6. A hard standing, measuring 10m x 3m, surface sealed to the satisfaction of the Area Engineer, Roads Maintenance shall be provided at the entrance to facilitate visiting vehicles.
7. Parking for two cars to be provided within the curtilage of the site with an adequate turning area.
8. All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

9.

All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.



TR/BMcC
9.1.92.

SIGNED: J. Ryan

DATE: 9/1/92

ENDORSED: C. J. B. k

DATE: 9/1/92



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

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

Decision Order Number : P/ 2424 /92 Date of Decision : 29th May 1992
Register Reference : 91A/1847 Date Received : 31st March 1992
Applicant : James J. Fanning
Development : D/House, garage and septic tank.
Location : Athgoe North, Newcastle
Floor Area : Sq.Metres
Time Extension(s) up to and including :
Additional Information Requested/Received : 200192//310392

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.

10
NUMBER OF CONDITIONS:-ATTACHED.

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

Patrick
~~James~~ J. Fanning,
Athgoe,
Newcastle,
Co. Dublin.

Date:.....*29/5/92*.....

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/1847
Decision Order No. P/ 2424 /92
Page No: 0002



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

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

- 01 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.

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

- 02 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

- 03 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

- 05 That the septic tank and percolation areas shall accord with the "Recommendations for Septic Tank Drainage Systems for single dwellings, SR6, 1975".

REASON: In the interest of public health.

- 06 That the proposed access arrangements to the site shall comply with the requirements of the Roads Department, Dublin County Council. In particular, (1) Ditch along the site frontage to be piped with pipes of adequate strength to the satisfaction of the Area Engineer. (2) All stormwater to be disposed of to soakpits and shall not be discharged to public road. (3) Boundary of the site to be set back 3 metres from the centreline of the existing carriageway. This strip between edge of carriageway and boundary to be levelled and grassed. (4) Entrance gates to be recessed 1.5 metres from new boundary with wing walls/fences splayed at 45 degrees. (5) A hardstanding measuring 10m x 3m, surface sealed to the satisfaction of the Area Engineer, Roads Maintenance, shall be provided at the entrance to the site.

REASON: In order to comply with the requirements of the Roads Department.

- 07 Parking for 2 cars with adequate turning area to be provided within the curtilage of the site.

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

- 08 All poles to be relocated at the applicants expense.

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).

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Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
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Telephone (01) 724755
Fax (01) 724896

Reg.Ref. 91A/1847

Decision Order No. P/ 2424 /92

Page No: 0003

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

09 That the remainder of the 4.5 acre field in the Fanning ownership be left free of housing development.

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

10 That the proposed balustrade railings on top of the proposed store/boiler house be omitted.

REASON: In the interest of visual amenity.

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:—

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

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91N/1847
1.0.0.4
und A.1

Telephone 589373.

Oaklawn,
Athgoe,
Newcastle,
Co Dublin,

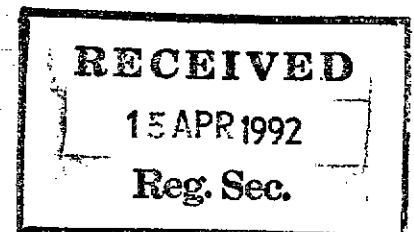
14th April 1992,

Reg Ref No 91A/1847.

ADDITIONAL INFORMATION

re ; Permission for Dormer Bungalow and Garage at
Athgoe North, Newcastle, Co Dublin.
JAMES J FANNING.

The Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey St,
Dublin 1.



A Chara,

With reference to above application additional information was sent to your office on the 30th March inst for the information of Ms Galvin and Mr G Kidney except the report on water from Public Analyst Mr F Hill. Report ^{now} attached in quadruplicate for the information of all concerned. I note that the nitrate level is higher than on previous analysis. This I would attribute to the high application of Nitrogen on the adjoining lands two weeks before this sample was taken.

Yours sincerely,

Patrick J Fanning
Patrick J Fanning.

F. Hill,
Public Analyst
Telephone: 776450

Additional Information
Reg No. 91A/1847

EASTERN HEALTH BOARD,
City Laboratory,
10 Cornmarket,
Dublin 8.
10 April 1992.

REPORT ON ANALYSIS OF A SAMPLE OF WATER

MARKED ...Athgoe, Newcastle, Co. Dublin.

Received on 31/03/92 Date of Sampling 31/03/92

Submitted by P J Fanning Lab. Ref. No. 698|92|116P

Received from:

Mr. Patrick J. Fanning,
Oaklawn,
Athgoe,
Newcastle,
Co. Dublin.

Order No...

Appearance... Clear, some suspended solids

Odour... None

pH 6.8

Turbidity (NTU) 0.7

Colour (Pt-Co) 1

Milligrammes per litre

Free Ammonium (NH_4^+) 0.04

Nitrite (NO_2) <0.01

Nitrate (NO_3) 43.7

Chloride (Cl) 39

Sulphate (SO_4) 14

Fluoride (F)

Free Carbon Dioxide (CO_2)

Permanganate Value (Oxidisability)
(4 hours at 27°C) <0.1

Total Residual Chlorine (Cl_2)

Langelier Index (at 20°C)

Conductivity ($\mu\text{S}/\text{cm}$ at 20°C) 543

Milligrammes per litre

Total Dissolved Solids

Total Solids

Total Alkalinity (as CaCO_3)

Temporary Hardness (as CaCO_3)

Permanent Hardness (as CaCO_3)

Total Hardness (as CaCO_3) 288

Iron in Solution (Fe) <0.02

Aluminium (Al)

Copper (Cu) <0.02

Zinc (Zn) 0.03

Lead (Pb) <0.01

Cadmium (Cd)

Manganese (Mn)

BACTERIOLOGICAL EXAMINATION:

Coliform organisms per 100 millilitres (MPN) 0

E. coli per 100 millilitres (MPN) 0

Judged by the chemical analysis and bacteriological examination

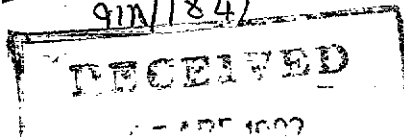
The water is fit for human consumption.

FURTHER OBSERVATIONS

The nitrate level exceeds the EEC Guideline Value of 25 mg/l but is less than the EEC Maximum Admissible Concentration of 50 mg/l.

The presence of nitrate in ground waters is cause for suspicion of past sewage pollution or of excess levels of fertilisers or manure slurries spread on land.

Sample is hard.



Charge for this report & paid

F. Hill, Dublin Region Public Analyst

Any communication concerning this report should be addressed to the Public Analyst. Report issued subject to conditions overleaf

Athgoe,
Newcastle,
Co Dublin,
Telephone 589373.

The Principal Officer,
Planning Dept,
Dublin County Council,
Block 2 Irish Life Centre,
Lower Abbey St, Dublin I.

re ; Additional Information ; Reg Ref 9IA/I847
Dormer Bungalow and garage at Athgoe North, Newcastle,
Co Dublin Mr. Fanning same address.

A Chara,

Further to additional information delivered to your
Office on the 1st April 1992 for the information of Mr
Gerry Kidney and Ms M Galvin. I now attach report from
Public Analyst. When the full Chemical analysis report
is available same will be forwarded.

Yours faithfully,

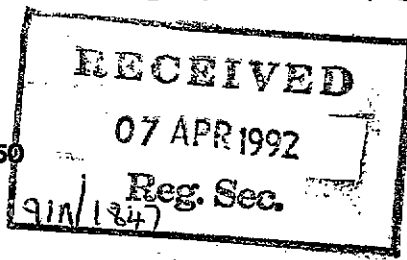
Patrick J Fanning
Patrick J Fanning

9/12/1847

1.0.0.4

und A.I. ~~XXXXXX~~

F. Hill,
Public Analyst
Telephone: 776450



EASTERN HEALTH BOARD,
City Laboratory,
10 Cornmarket,
Dublin 8.
2 April 1992.

REPORT ON BACTERIOLOGICAL EXAMINATION OF SAMPLE OF WATER

MARKED ...Athgoe, Newcastle, Co. Dublin.

Received on 31/03/92 Date of Sampling 31/03/92

Submitted by P J Fanning Lab. Ref. No. 698|92|116P

Received from: Mr. Patrick J. Fanning,
Oaklawn,
Athgoe,
Newcastle,
Co. Dublin.

Order No...

This report is to be read in conjunction with Chemical Analysis Report with above Laboratory Reference Number.

Coliform organisms per 100 millilitres(MPN)	0
<u>E. coli</u> per 100 millilitres(MPN)	0

Judged by the above results :-

The sample is fit for human consumption (hygienically acceptable).

Owners of private water supplies are encouraged to take every measure possible to prevent the access of pollution to the water. Methods, such as the removal of obvious sources of contamination (e.g. effluent from septic tanks, slurry or silage pits or farm yard run off) from the catchment area and attention to the fencing and coping, brick-lining and covering of the source should reduce the coliform content of even a shallow well or spring to less than 10 coliform organisms per 100 ml. Persistent failure to achieve this, especially when E. coli is repeatedly present, should, as a general rule, lead to condemnation of the supply. E. coli organisms are present in human, animal and avian faecal matter.

It should be emphasised that when sanitary inspection shows a water, as distributed, to be obviously subject to pollution, the water should be condemned irrespective of the results of chemical or bacteriological examination. Contamination is often intermittent and may not be revealed by the chemical or bacteriological examination of a single sample. The examination of a single sample can indicate no more than the conditions prevailing at the moment of sampling; a satisfactory result cannot guarantee that the observed conditions will persist in the future.

CHEMICAL ANALYSIS REPORT TO FOLLOW

.....
F. Hill, Dublin Region Public Analyst

Any communication concerning this report should be addressed to the Public Analyst. Report issued subject to conditions overleaf

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/1847

Date : 1st April 1992

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

Dear Sir/Madam,

DEVELOPMENT : D/House, garage and septic tank.

LOCATION : Athgoe North, Newcastle

APPLICANT : James J. Fanning

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 31st March 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James J. Fanning,
Athgoe,
Newcastle,
Co. Dublin.



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/1847

Date : 1st April 1992

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

For the attention of: M.GALVIN

Development : D/House, garage and septic tank.

LOCATION : Athgoe North, Newcastle

Applicant : James J. Fanning

App. Type : Additional Information

With reference to above application received on 31st March 1992, please ensure that the Site Notice submitted with this application is displayed on site, as required by the Local Government (Planning and Development) Regulations 1977.

Yours faithfully,

.....

for PRINCIPAL OFFICER

A.I. 661

91A/1847

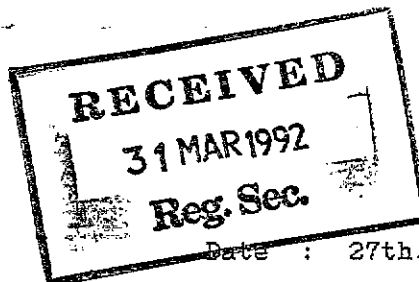
1-4.0

Athgoe,
Newcastle,
Co. Dublin,
Ireland.

Telephone: 01 - 589142

R.I. for BBL

For the attention of :
Mr. Gerry Kidney,
Dublin County Council,
Building Control Section,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Date : 27th. March 1992.

Re : Additional information for BBL Reg. Ref : 91A / 1847.
Dormer Bungalow and garage at Athgoe North, Newcastle, for
Mr. Fanning of same address.

Dear Mr. Kidney

Further to your letter of 24 / 2 / 1992 (Your Ref. PC/CO'B) and to our discussions of the 26th. of March concerning the above, I wish to refer to the items raised in your above letter.

1. Suitability of soil for septic tank drainage:
I'm advised that the County Council's inspector has earlier given her approval for the proposed septic tank and drainage.
2. Reserve percolation area:
I enclose in duplicate a marked up map by Mr. Fanning showing same.
3. Location of proposed well:
The exact location of the proposed deep well is shown on the map.
4. Potability of water supply:
Mr. Fanning (Senior) is now arranging to have a laboratory analysis of a sample made; the report on same will be issued to you as soon as it becomes available.
5. Structural matters relating to the proposed dormer:
The engineer has checked the drawing details and discovered that the ceiling joists are described as being of 4½"X1½" section, these will in fact be of 9"X2" section. The absence of specification notes regarding the jointing and connections of structural members in the drawings is noted but these will be built to a proper standard. The engineer is satisfied that this bungalow will be constructed to the relevant codes of practice and to acceptable standards set for the industry; he has agreed, on being properly alerted, to check the roof during construction and to issue a certificate regarding same.
6. Surface water disposal:
It is proposed to form 2No. soakage pits to meet this requirement ie. one in front and one at the rear on downhill end of the bungalow

I expect that this should meet your requirements.

Yours sincerely

Tadhg Walshe

Tadhg Walshe.

AI Planning

Telephone 589373.
Oaklawn,
Athgoe,
Newcastle,
Co Dublin
30th March 1992,

Reg Ref No 9IA/I847.

Re; Permission for Dormer Bungalow and Garage at Athgoe,
North, Newcastle, Co Dublin for James J Fanning.

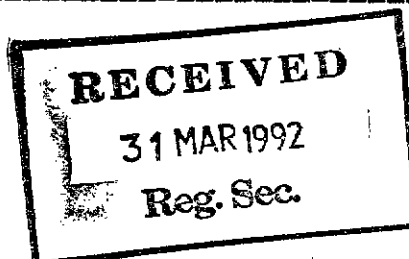
* "ADDITIONAL INFORMATION" *

The Principal Officer,
Planning Dep,
Dublin County Council,
Irish Life Centre
Lower Abbey St, Dublin I.

91A/I847

1.4.0

A.I.



A Chara,

With reference to above I wish to reply to queries I- 4
on communication dated 20th January 1992. I Patrick J
Fanning father of the applicant wish to pursue this applic-
ation for my second son Patrick C Fanning. James J Fanning
R.I.P. died suddenly on the 27th February 1992.

(1) Please find revised layout plan showing ;

(a) The proposed well.

(b) The reserve percolation area.

(2) Please see report from Joseph O'Kelly well boring
contractor. A sample of the water is with the Dublin
Region Public Analyst ~~for analysis~~ for analysis, report
should be available within the next three weeks and will
be forwarded to you on receipt.

(3) I own the 4.5 acres of land since 1968. I have built
a house on the lands and have resided here since 1970.
Patrick C Fanning is my second son. He is twenty four
years of age. He is residing at home. He has a perman-
ent position with McCann Fitzgerald Solicitors, Harbour-
master Quay, Dublin I. It is his intention to continue
to reside in this area which is his native place. He is
anxious to go ahead and build the proposed house for his
use as a private residence. I am giving him the site wh-
ich I had agreed to give to my late son James.

(4) I have no intention to apply for any further development
on the remainder of the land. I will except this condi-
tion in this application in the event of the application
being approved by Dublin County Council.

Yours faithfully,

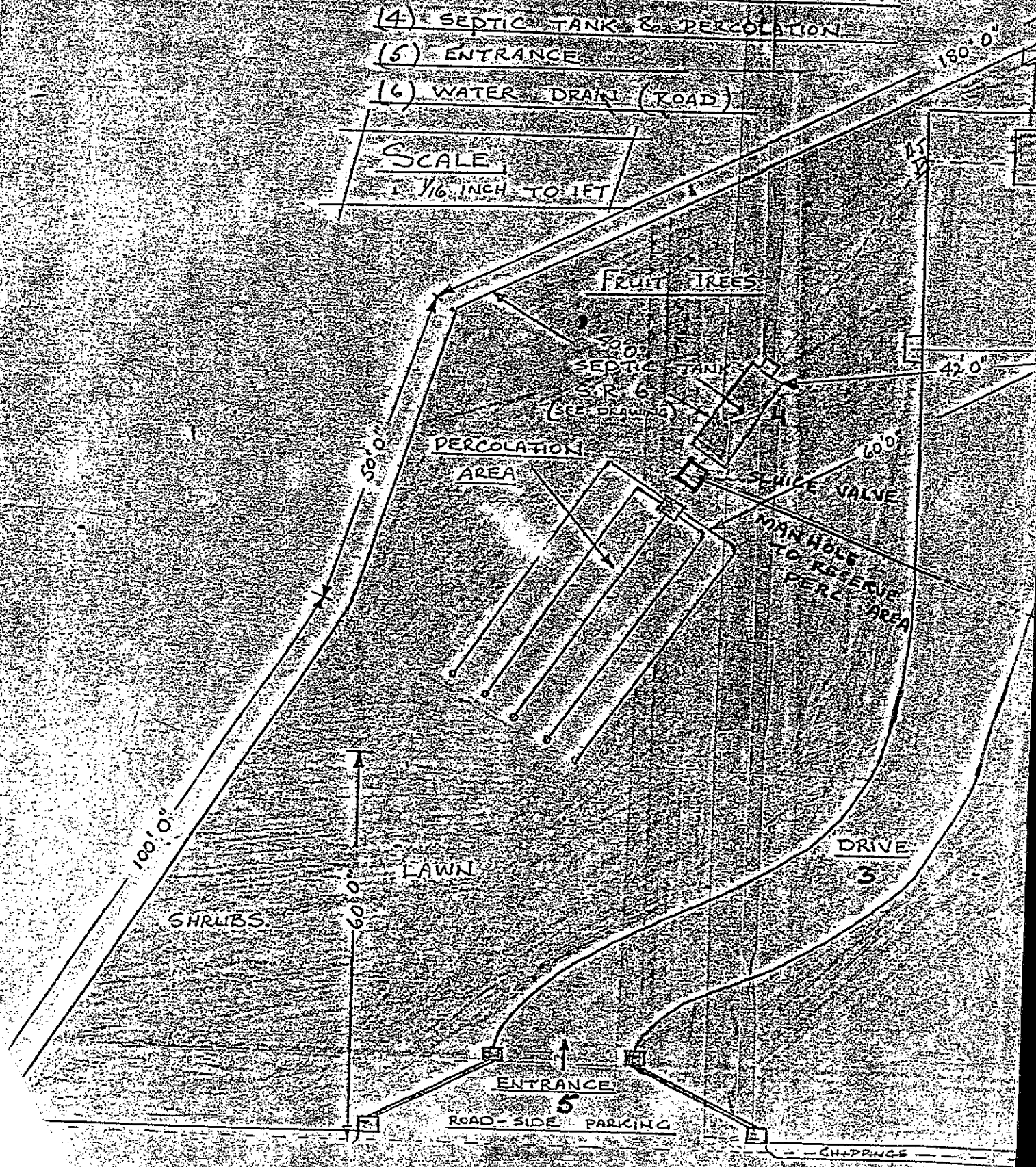
Patrick J Fanning.

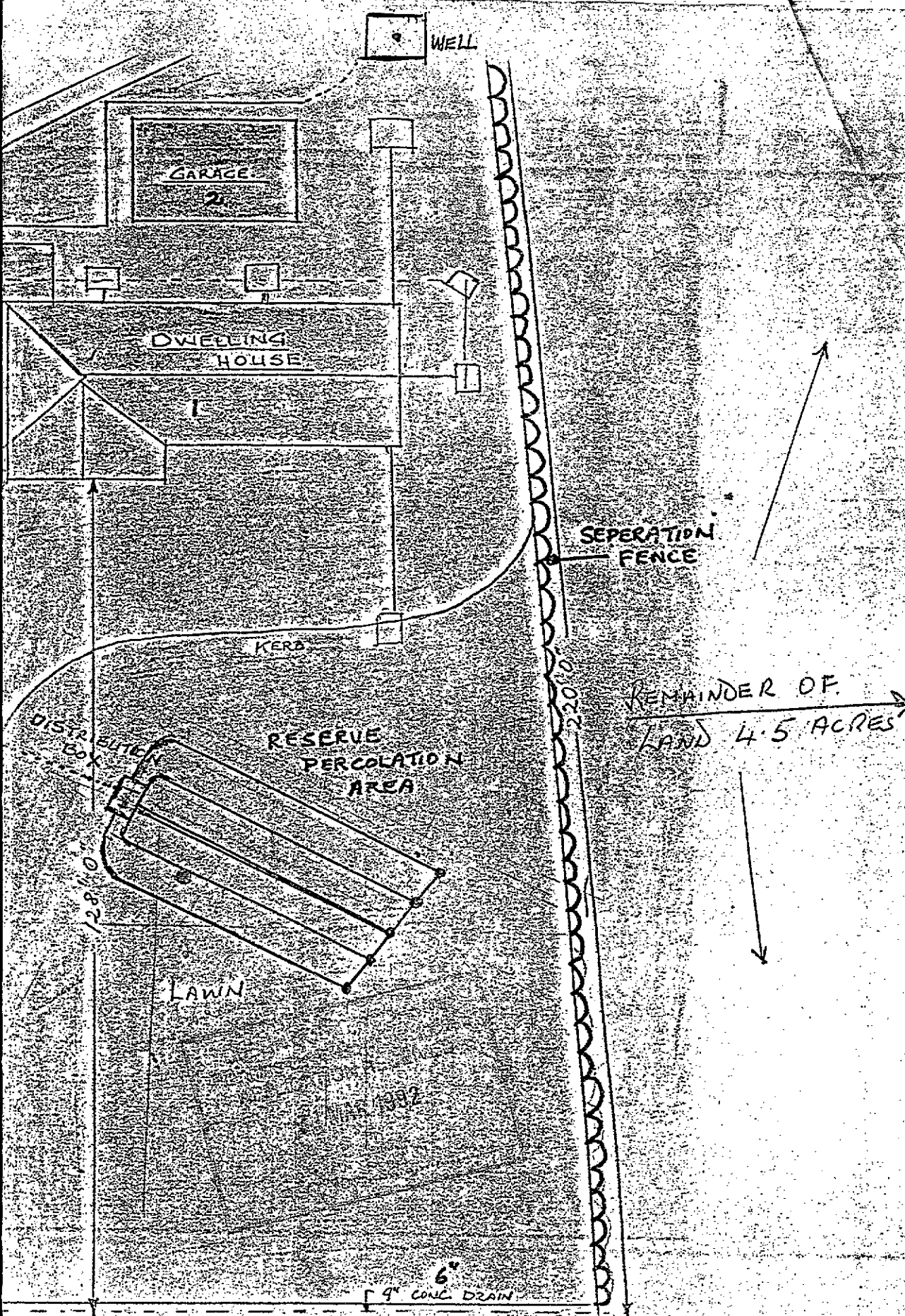
LAY-OUT PLAN SHOWING

- (1) DWELLING, (2) GARAGE, (3) DRIVE-IN,
- (4) SEPTIC TANK & PERCOLATION
- (5) ENTRANCE
- (6) WATER DRAIN (ROAD)

SCALE

1 1/16 INCH TO 1 FT

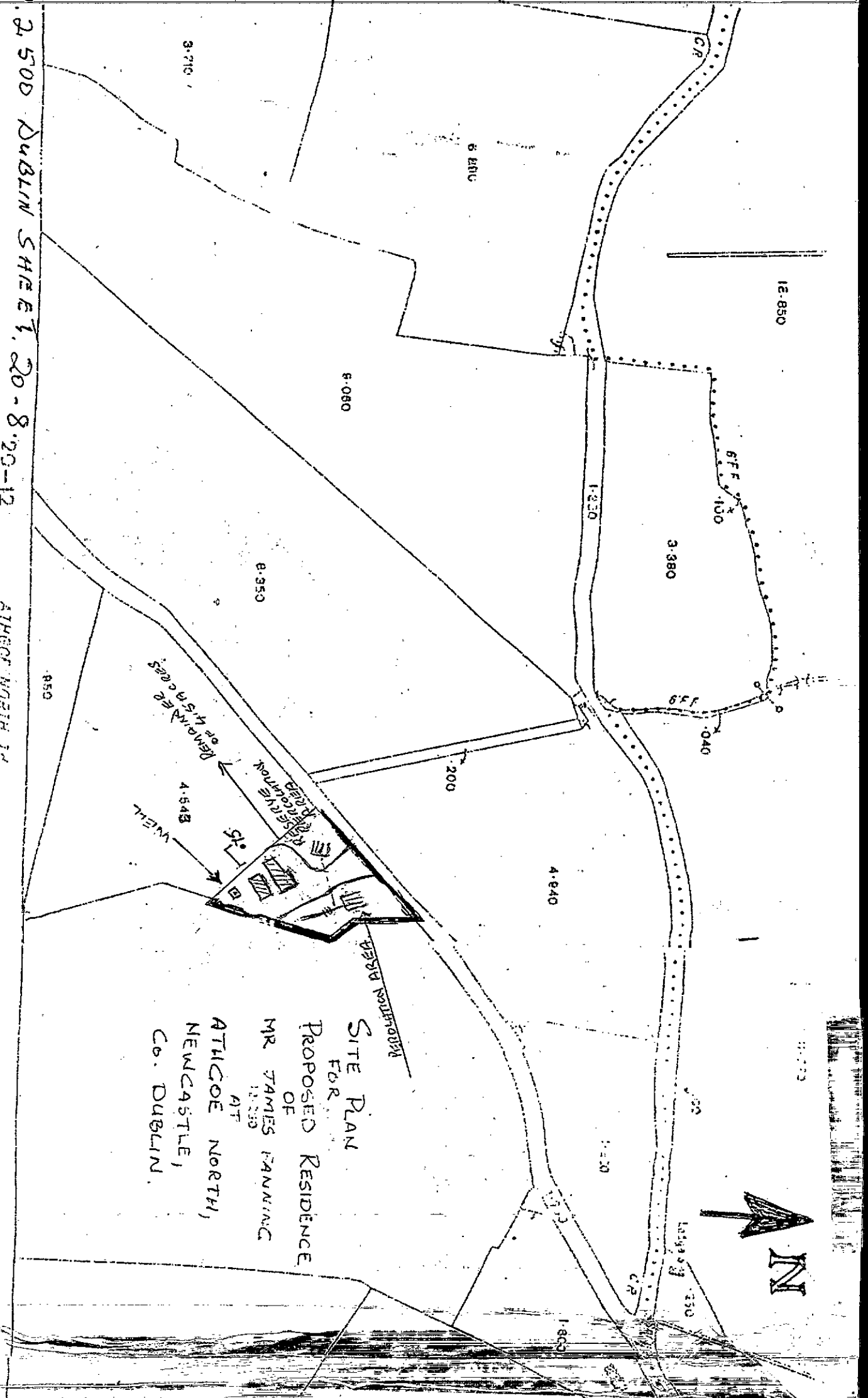




Serial - 101300 Page 1 of 1

ATHEGE WORTH IN

SITE PLAN
FOR
PROPOSED RESIDENCE
OF
MR. JAMES FANNING
11-250
AT
ATLICOE NORTH,
NEWCASTLE,
Co. DUBLIN.



James J. Fanning,
Athgoe,
Newcastle,
Co. Dublin.

Reg. Ref. No. 91A/1847

20 January 1992

Re: Permission for dormer bungalow and garage at Athgoe North,
Newcastle for James J. Fanning.

Dear Sir,

With reference to your planning application, received here on 25 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, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to submit a revised site layout plan indicating the precise location on site of:-
 - (a) the proposed well,
 - (b) the reserve percolation area.
2. The applicant is requested to submit more recent evidence to indicate that the proposed well has an adequate and potable water supply.
3. The site is located in an area zoned 'B', "to protect and provide for the development of agriculture in the Development Plan. The applicant is asked to clarify how the proposed development could be considered to be compatible with this zoning objective.

Over

4. An earlier grant of permission for a house on this site required that the remainder of the 4.5 acre field in "Fanning" ownership be left free of housing development. The applicant is asked to clarify whether or not he can provide for the sterilisation of the remainder of this 4.5 acre field. Documentary evidence is required in this regard.

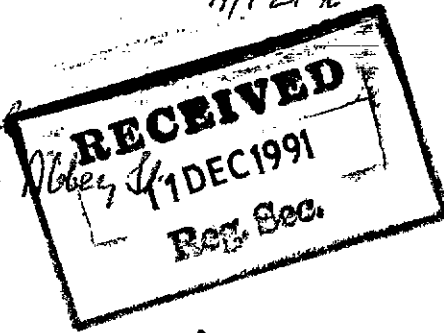
Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.

91A/1847

A 1kgao.
Newcastle
Co Dublin
11/12/91



Planning Officer
Dublin County Council
Leish Life Centre Lower Abbey
Dublin 1

A. Clavin.

Re Planning Application Ref 91A/1847.
Applicant James J. Fanning, A 1kgao, Newcastle
Co Dublin

Please see the attached notice which was
erected on 10 site on 10/12/91.
The original notice did not state
that a septic tank was included
in the application.

Yours sincerely,
James J. Fanning

91A/1847
2-0-0
and A.1.

• APPLICATION TO PLANNING
AUTHORITY DUBLIN COUNTY COUNCIL.
ERECTION OF D/HOUSE, GARAGE,
AND SEPTIC TANK. AT ATHOE
NORTH, NEWCASTLE, CO DUBLIN.
JAMES J. FANNING.

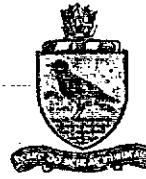
9/10/1991

RECEIVED

11 DEC 1991

Reg. Sec.

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/1847

Date : 25th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Dormer bungalow and garage

LOCATION : Athgoe North, Newcastle

APPLICANT : James J. Fanning

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

James J. Fanning,
Athgoe,
Newcastle,
Co. Dublin.



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/1847

Date : 25th November 1991

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

For the attention of:

Development : Dormer bungalow and garage

LOCATION : Athgoe North, Newcastle

Applicant : James J. Fanning

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above application received on 22nd November 1991, please ensure that the Site Notice submitted with this application is displayed on site, as required by the Local Government (Planning and Development) Regulations 1977.

Yours faithfully,

.....
for PRINCIPAL OFFICER



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 ATHCOE NORTH, NEWCASTLE, Co Dublin
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) JAMES J FANNING
Address ATHCOE, NEWCASTLE, Co DUBLIN Tel. No. 589373

4. Name and address of MR CHRISTOPHER GALLOGHY, M.I.
person or firm responsible for preparation of drawings BALLINAMORE, Co LUTHER Tel. No. 0784409

5. Name and address to which notifications should be sent JAMES J FANNING
ATHCOE, NEWCASTLE, Co Dublin

6. Brief description of proposed development DORMER BUNGALOW AND GARAGE

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

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

(a) Present use of each floor
or use when last used.

(b) Proposed use of each floor

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

11. (a) Area of Site 1.5 STATUTE ACRE 1.5 Sq. m.

(b) Floor area of proposed development 1802 Sq. FT 1.5 167.40 Sq. m.

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

12. State applicant's legal interest or estate in site
(i.e. freehold, leasehold, etc.) FREE HOLD SITE OBTAINED FROM PATE J FANNING (APPLICANT'S FATHER)

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:

15. List of documents enclosed with application. (1) 4 sets of House plans, (2) 4 sets maps, (3) Copy of Notice displayed on site clearly visible from centre of road, (4) Copy of Analysis Sample of Water, (5) 4 Copies of Specification

16. Gross floor space of proposed development (See back) 2064 Sq. Ft 191.74 Sq. m.

No of dwellings proposed (if any) One Class(es) of Development Bungalow & Garage

Fee Payable £..... Basis of Calculation

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

Signature of Applicant (or his Agent) James Fanning Date 22 November 1991

Application Type P/B FOR OFFICE USE ONLY

Register Reference 91N/1847

Amount Received £..... 2,32-4

Receipt No 20-8

Date

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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

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

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

CASH
CHEQUE

M.O.

B.L.

I.T.

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

BYE LAW APPLICATION

REC.NoN 51785

£55.00

Received this 22nd day of November 1991

from James J. Fanning
Althgar, Newcastle

the sum of fifty five Pounds

Pence, being 66

application at above

Michael O'K

Cashier

S. CAREY
Principal Officer

Class A
11/2/92

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY ☒ DUBLIN COUNTY COUNCIL

CASH ☒
CHEQUE

M.O.

B.A.

I.T.

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 51275

£32.00

Received this 22nd day of November 1991

from James J. Fanning,
Altham, Newcastle

the sum of thirty two Pounds

application at above Pence, being 66 pence

Michael O'Hara Cashier



S. CAREY
Principal Officer

Class 1
House

Oaklawn,
Athgoe,
Newcastle,
Co Dublin,
22nd November, 1991,

Planning Officer,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lr Abbey St, Dublin.

re ; attached Planning Application ; James J Fanning,
Athgoe North, Newcastle, Co Dublin. Tel 589373.

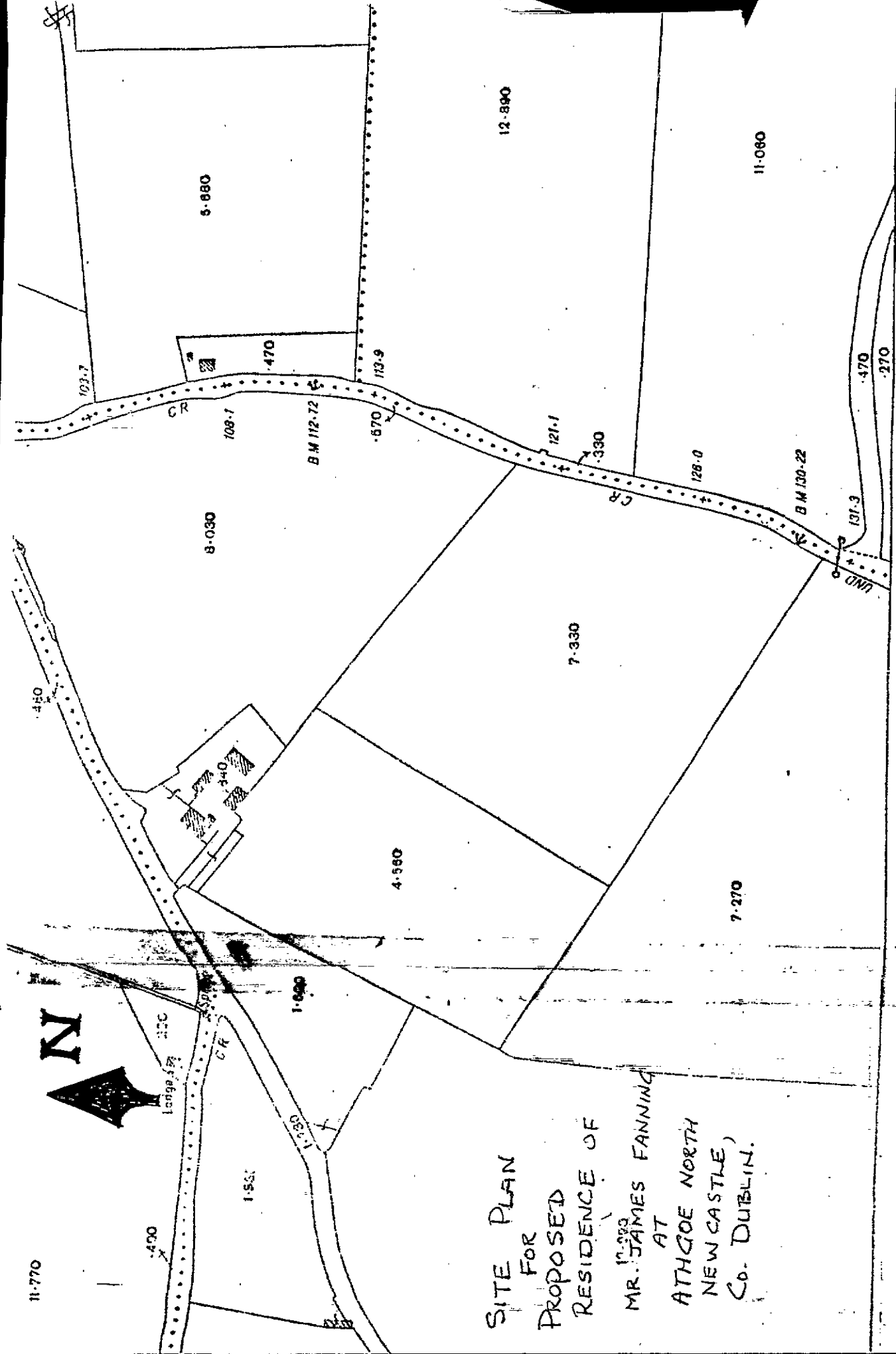
A Chara,

Please find attached planning application in respect of
bungalow and garage at Athgoe North, Newcastle, Co Dublin
together with four sets of plans of proposed development.
Planning permission was granted and bye law approval
in respect of this site. Relevant No P/I379/85 date
25/4/1985. Registered No ZA.II/84. This site is on the
lands of my father Patrick J Fanning, Athgoe, Newcastle,
Co Dublin.

Yours sincerely,


James J Fanning.

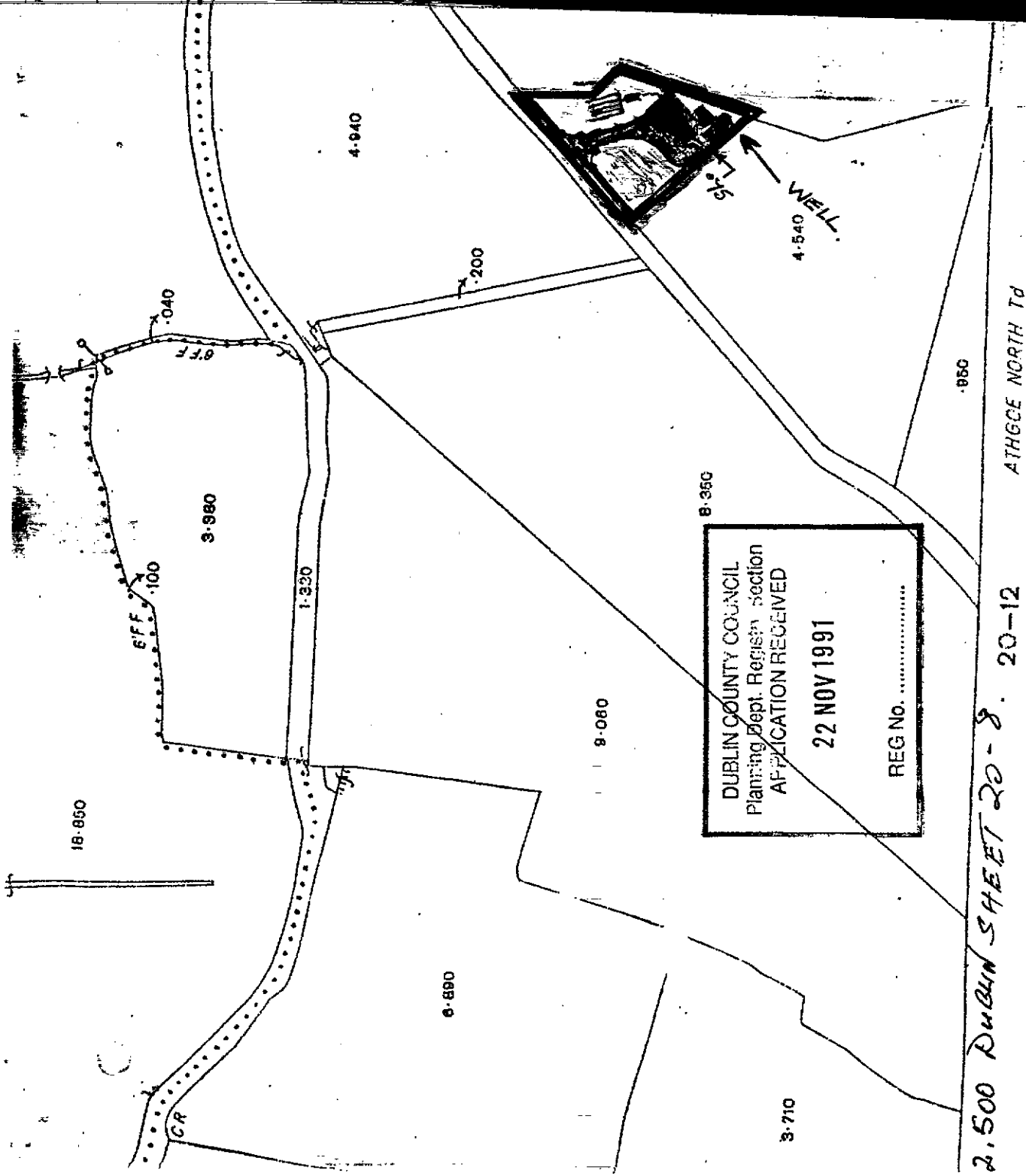




SITE PLAN
FOR
PROPOSED
RESIDENCE OF
MR. JAMES FANNING
AT
ATHGOE NORTH
NEWCASTLE,
CO. DUBLIN.

HIGHDOWNHILL Td
To convert Acres to
Example :- 5.42 Acres

Scale :- 1:2,500 being 25 Metres to One Centimetre or 208.33 Feet to One Inch



2.500 DUBLIN SHEET 20-8. 20-12 ATHGCE NORTH Td

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

and are referred to Ordnance Survey N.O.

COPY OF NOTICE DISPLAYED ON SITE AND 1. E&S & E
FRONT THE ROAD. NOTICE "WEATHERED"

APPLICATION TO PLANNING AUTHORITY:

DUBLIN COUNTY COUNCIL.

PERMISSION SOUGHT FOR THE ERECTION OF
A HOUSE AND GARAGE AT ATHCOE NORTH,
WENCASTLE, CO DUBLIN. -
JAMES J. JENNINGS.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

REG No. 91A/1867

DROPOSED

SCALE



FRONT

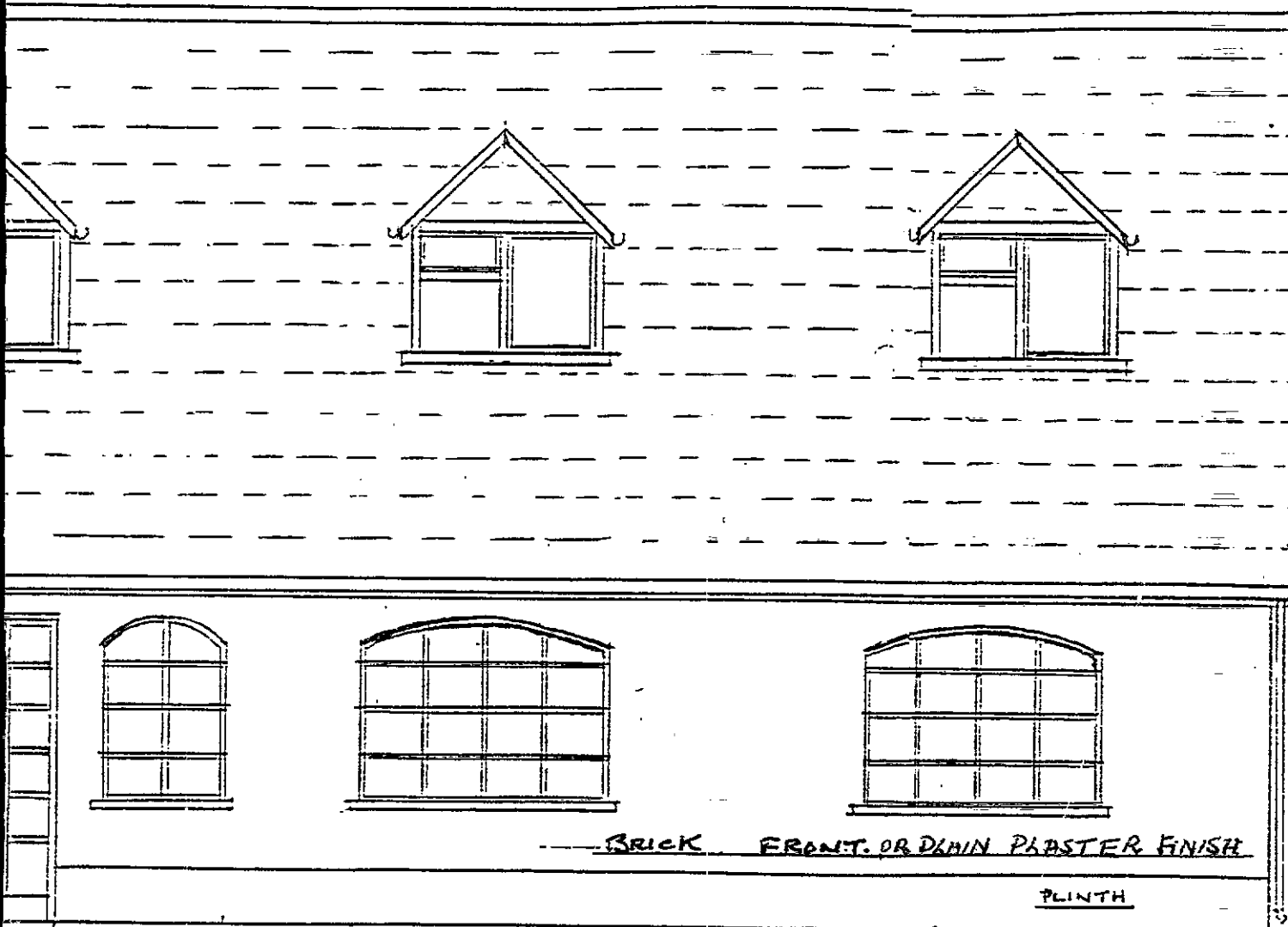
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

REG No. *91A/1847*

DORMER BUNGALOW FOR MR. JAMES FANNING
ATHGOE NORTH,
NEWCASTLE, CO. DUB

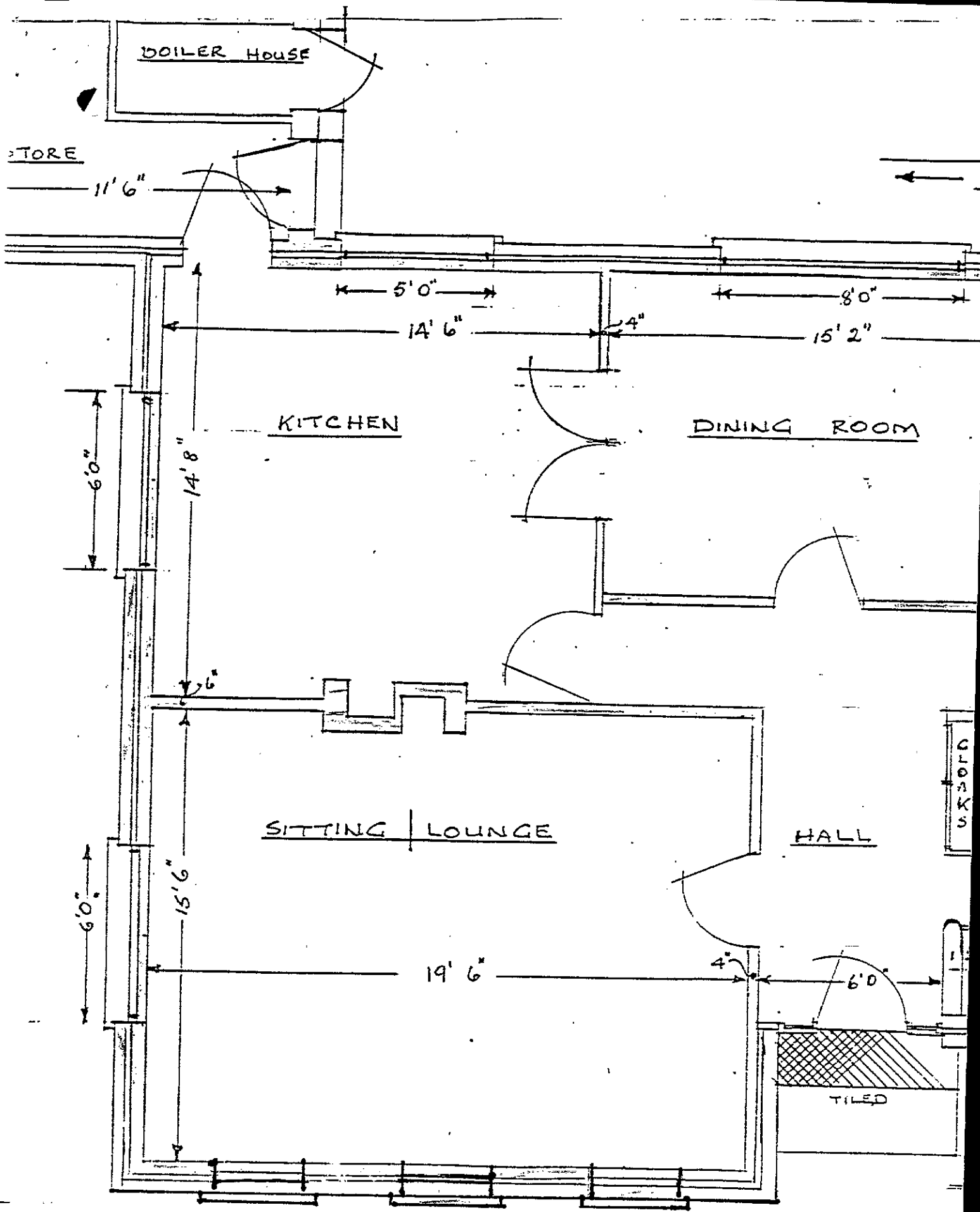
1/4 INCH TO 1 FT.

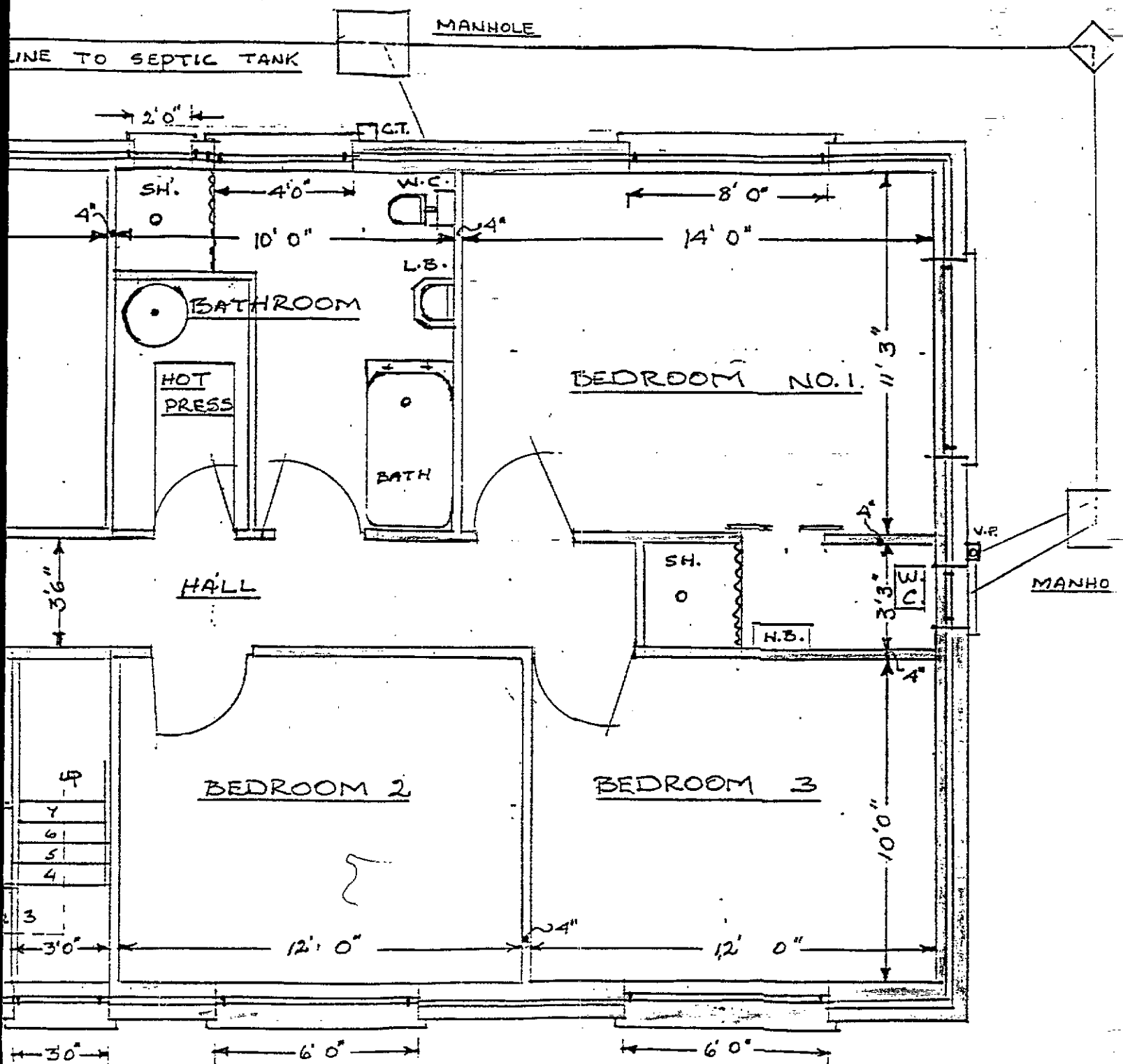


ELEVATION

DRAWN BY.

CHRISTY GALLOGLY.M.I.
ST. BRIGIDS ST.
BALLINAMORE
CO. LEITRIM





GROUND FLOOR PLAN.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
22 NOV 1991
REG No. 91A/1847

FLAT CONC. ROOF
(ASPHALT FINISH)

RAILINGS

4" STUD PARTITIONS
WITH 4" X 3" CORNER POSTS

8'6"

14'0"



WARDROBES.

12'0"

BEDROOM

5

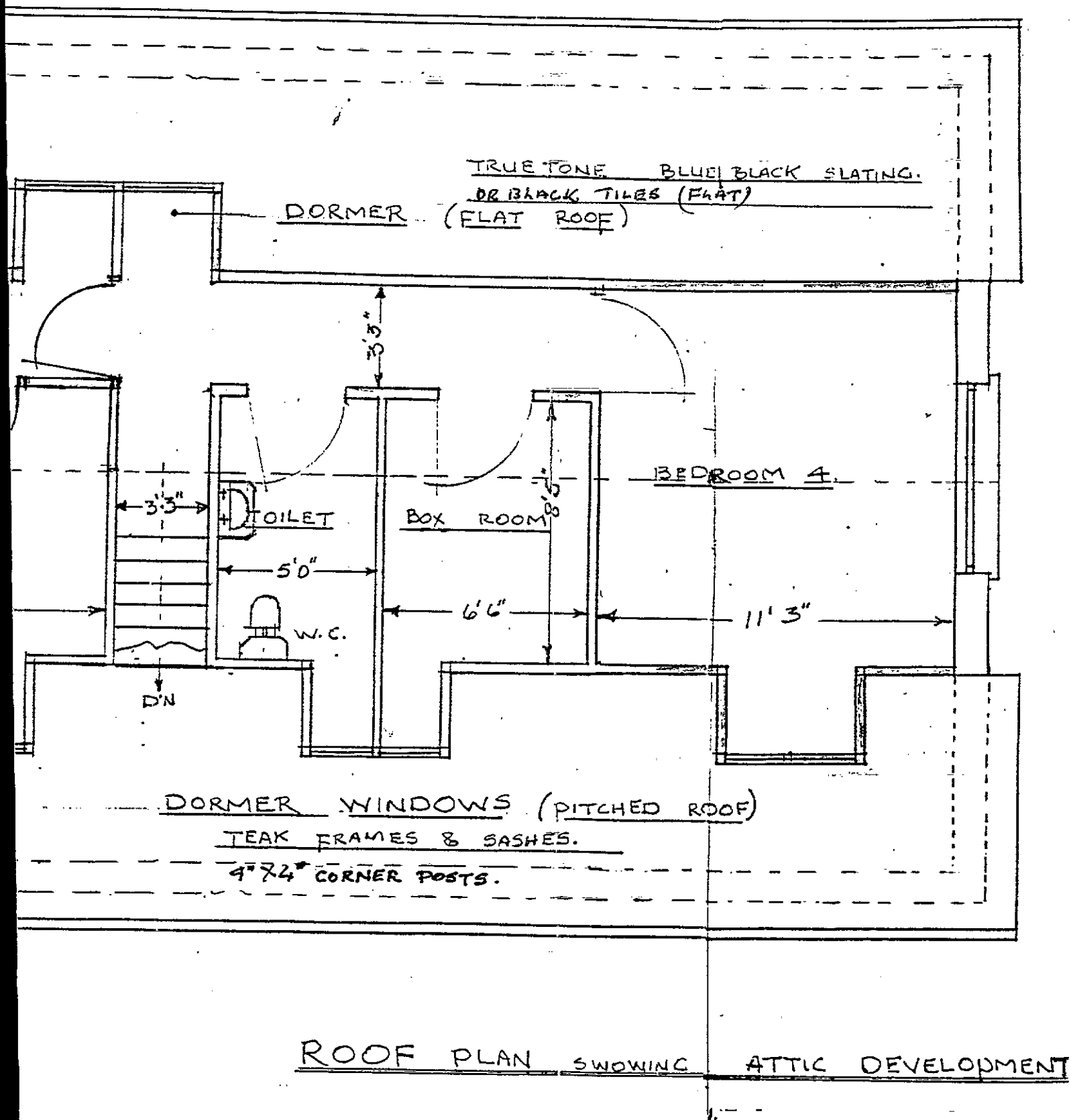
12'9"

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

REG No.

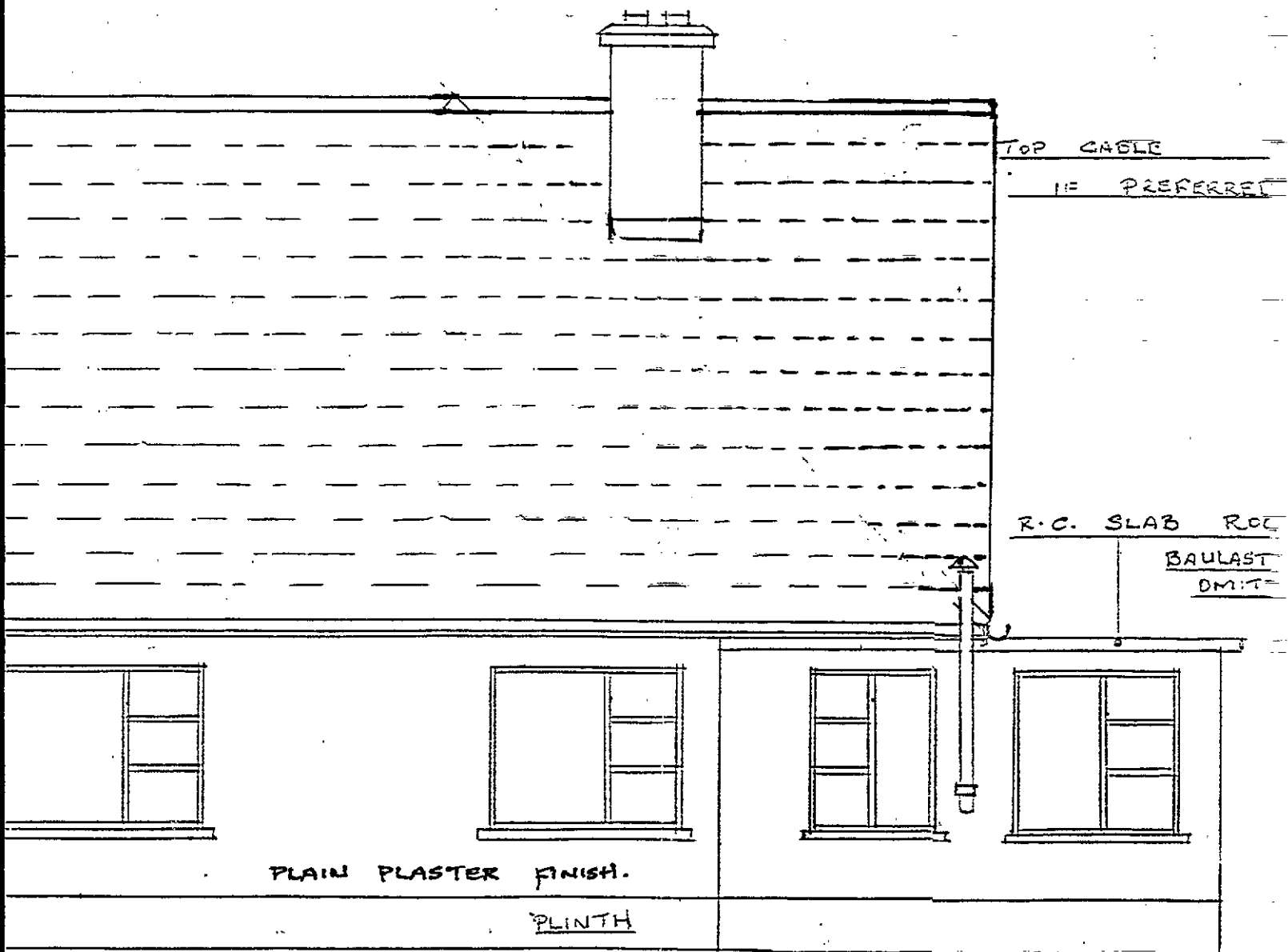
9.12/18/7



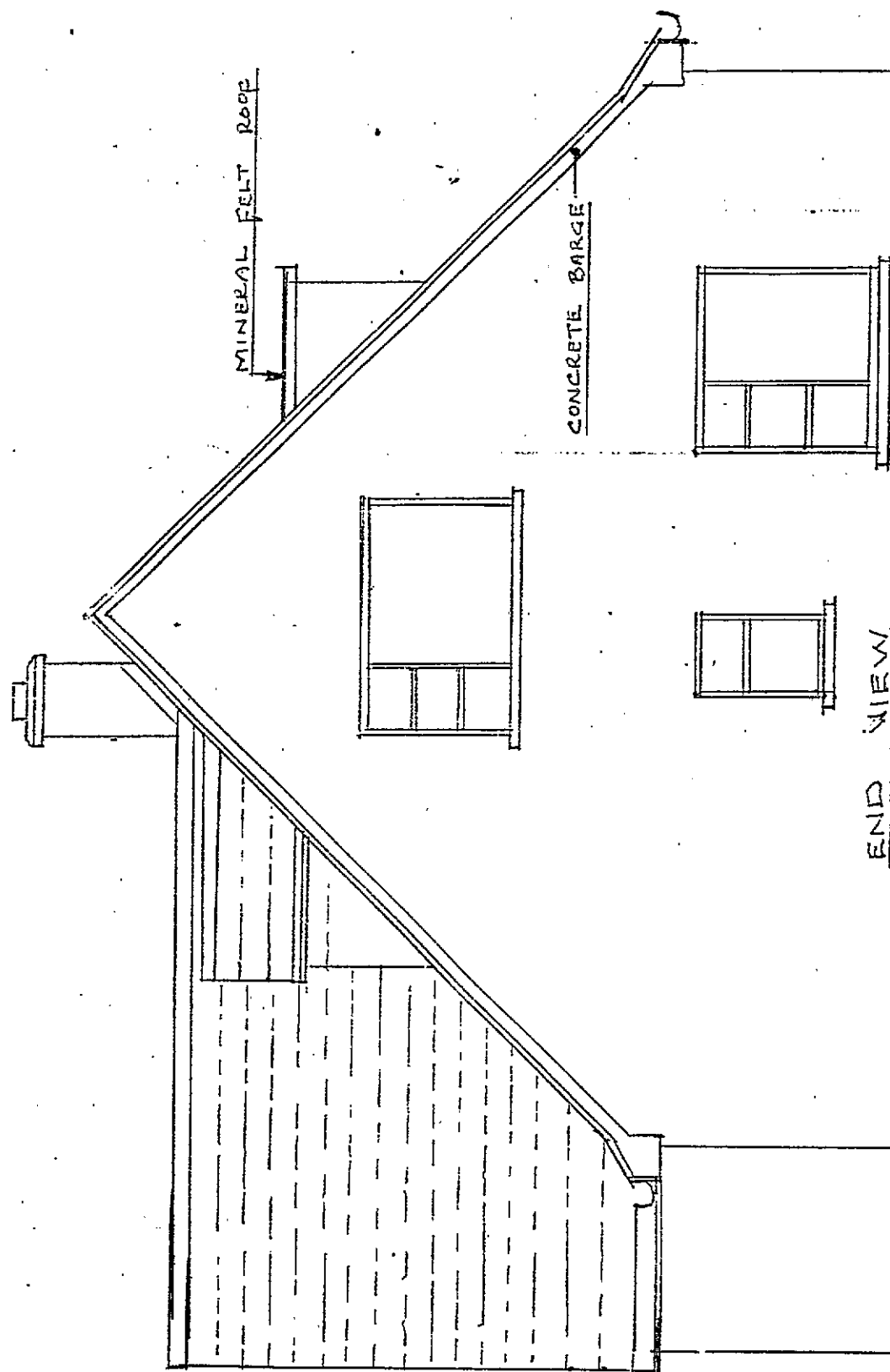


BACK ELEVATION

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
22 NOV 1991
REG No. 91A/1847

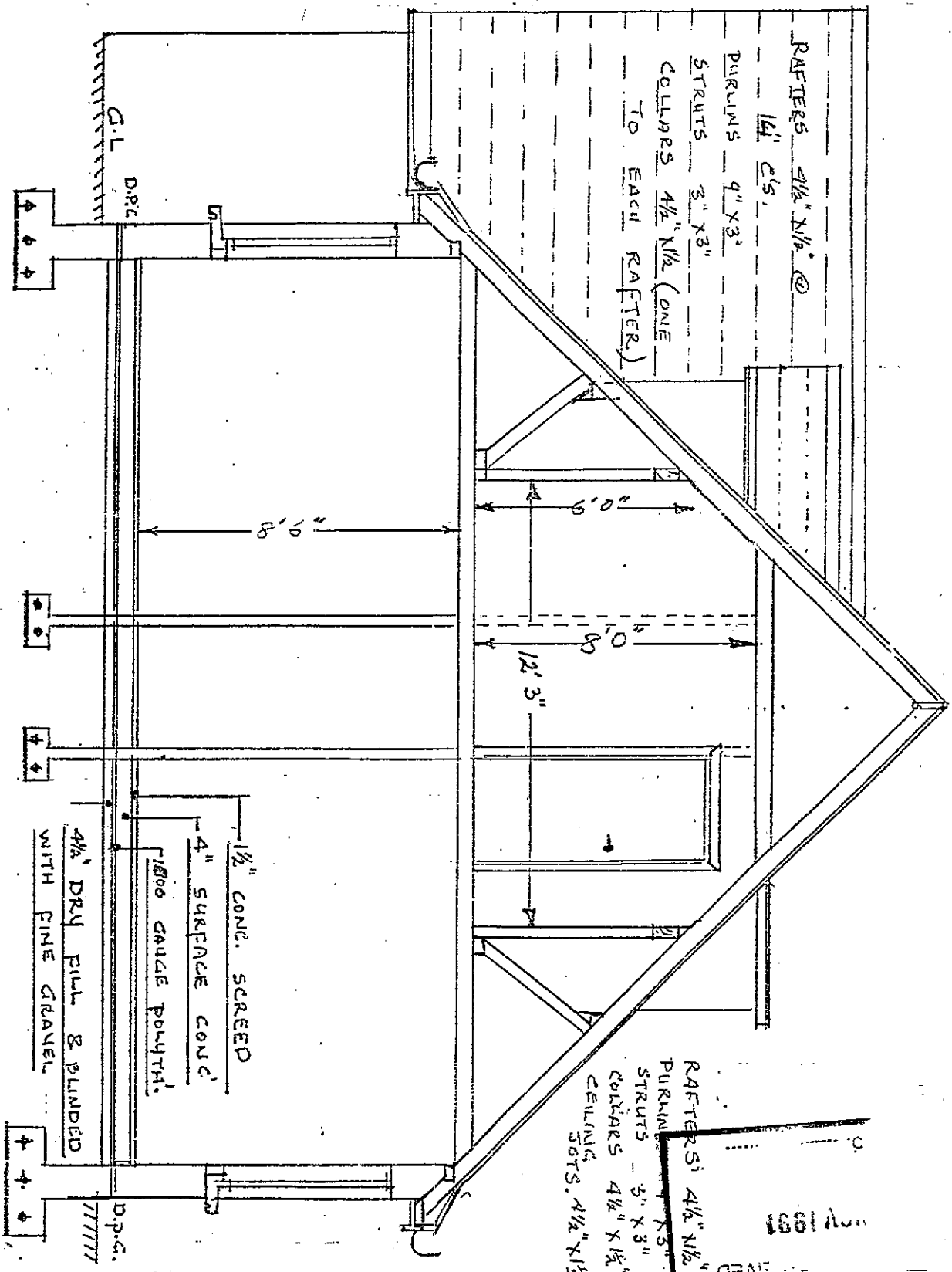


ON



END VIEW

REG. NO. 9118/1987
 22 NOV 1991
 DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED



SECTION A-A

22 NOV 1991
 DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED

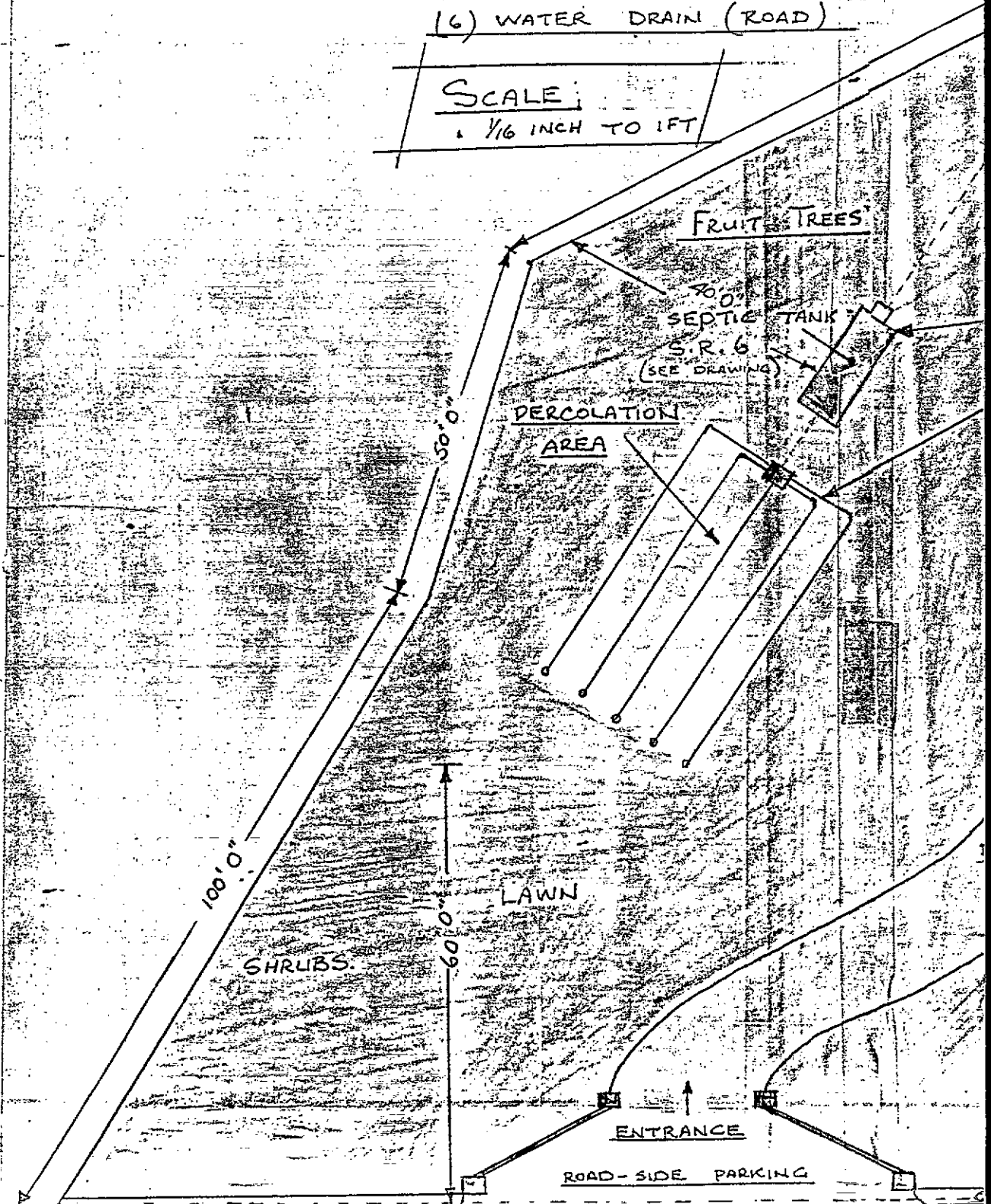
RAFTERS $4\frac{1}{2}" \times 1\frac{1}{2}"$
 PURLINS $4" \times 3"$
 STRUTS $3" \times 3"$
 COLLARS $4\frac{1}{2}" \times 1\frac{1}{2}"$
 CEILING JOISTS $4\frac{1}{2}" \times 1\frac{1}{2}"$

LAY-OUT PLAN SHOW

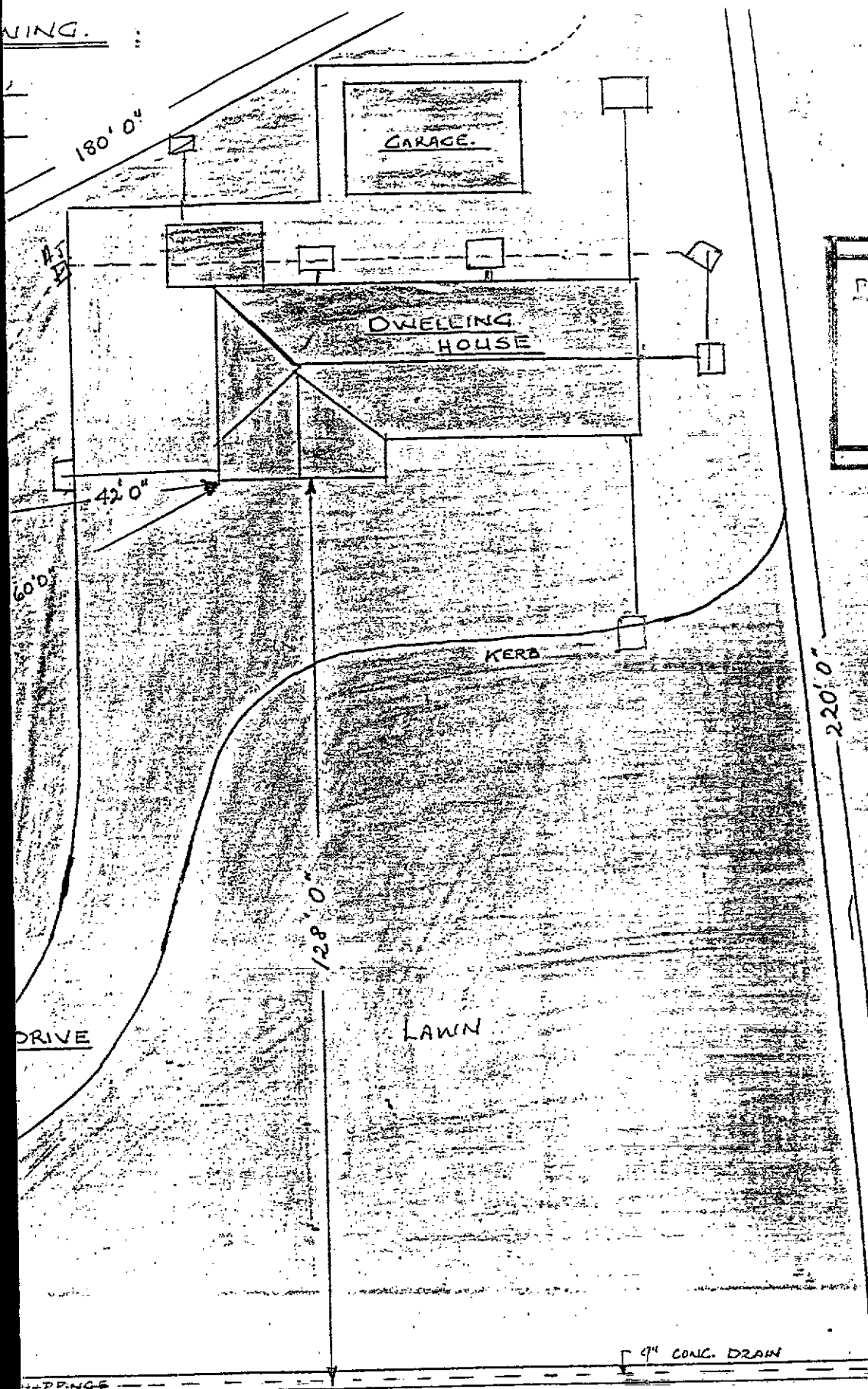
- (1) DWELLING, (2) GARAGE, (3) DRIVE-IN
- (4) SEPTIC TANK & PERCOLATION
- (5) ENTRANCE
- (6) WATER DRAIN (ROAD)

SCALE

1 1/16 INCH TO 1 FT



NING.



DUBLIN COUNTY COUNCIL	PLANNING DEPARTMENT
REGISTRY SECTION	RECEIVED
22 NOV 1991	
REG No.	

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
22 NOV 1991
REG No. 91A/1847

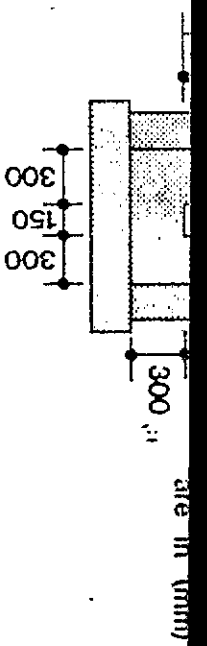


FIG. D.1.

DETAILS OF CONCRETE SEPTIC TANK ~~AND~~ *Block*

Section B-B

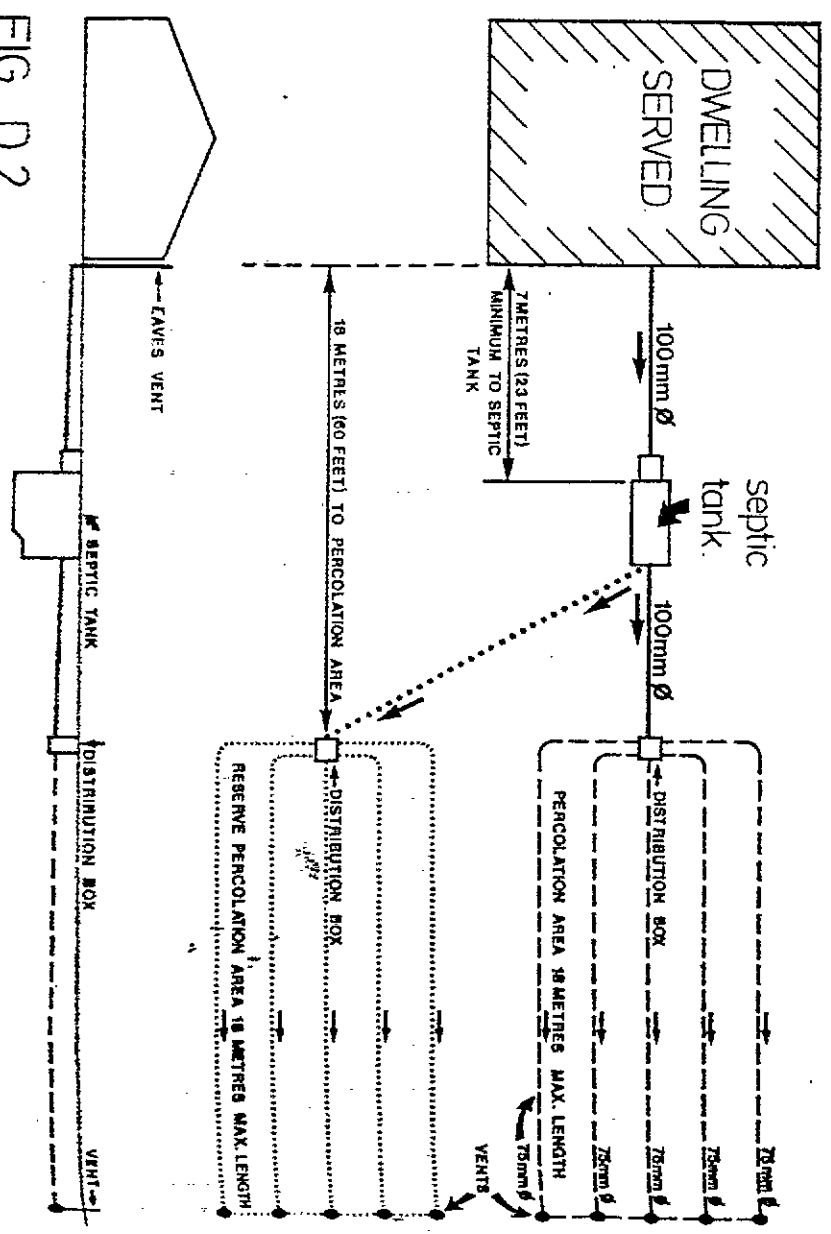


FIG. D.2.

TYPICAL PLAN & SECTION OF SEPTIC TANK, DISTRIBUTION BOX & PERCOLATION AREA

REG No. 91A/1847

All dimensions

F. HILL,

Public Analyst.

Eastern Health Board,

City Laboratory,

10 Cornmarket, Dublin 8

TELEPHONE: DUBLIN 776450

22nd February 1985

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

REG No. 911A/1847

REPORT ON ANALYSIS OF A SAMPLE OF WATER MARKED Athgoe, Newcastle, Co. Dublin 100' wet

Received on the 4/2/ 1985 Date of sampling 4/2/ 1985 Submitted by J. Fanning

Received from

Mr. James Fanning,
Athgoe,
Newcastle,
Co. Dublin.

Lab. Ref. No.

169 85 13 P

ORDER No.

Parts per million (P.P.M.)

Solids in solution	.....	Langgeller Index	.....
Solids in suspension	.....	Colour (Hazen Units)	..... 5
Total solids	.....	Odour	..... none
Albuminoid Ammonia (as N)	.....	General Appearance	..... clear, bright
Free Ammonia (as N)	.....	Reaction (pH)	..... 7.1
Nitrous Nitrogen (N)	.....	P.P.M.	.....
Nitric Nitrogen (N)	.....	Residual Chlorine (Cl)	.....
Chlorides (as 'Cl)	.....	Iron (Fe) in solution	..... 0.04
Sulphates (as 'SO ₄)	.....	Aluminium (Al)	.....
Total Alkalinity as CaCO ₃	.....	Lead	..... <0.01
Temporary (Carbonate) Hardness as CaCO ₃	.....	Manganese (Mn)	.....
Permanent (Non-carbonate) Hardness as CaCO ₃	.....	Copper	..... 0.06
Total Hardness as CaCO ₃	..... 230	Zinc	..... 0.02
Fluoride (F)	.....	Free Carbon dioxide (CO ₂)	.....
	.....	Oxygen absorbed from permanganate solution in 4 hours at 27°C.	..... 0.3

Judged by the above chemical analysis, this sample of water has the characteristics indicated by an [x]

ORGANIC POLLUTION:

Evidence of recent organic pollution:

Absent

[X]

Evidence of remote organic pollution:

Absent

Some

Significant

Considerable

Evidence of vegetable matter contamination: The interpretation of the free ammoniacal nitrogen content is open to ambiguity

Significant []

Evidence of organic matter undergoing active oxidation

Significant []

HARDNESS		METALLIC CONTAMINANTS	
	P.P.M. CALCIUM CARBONATE		
Soft	Less than 50	IRON:	Not significant [X] Slightly excessive [] Excessive may well cause taste difficulties []
Moderately soft	50—100	COPPER:	Not excessive [X] Excessive unfit for drinking []
Slightly hard	101—150	LEAD:	Permissible level [X] Undesirable level []
Moderately hard	151—250		Excessive unfit for drinking []
Hard	251—350	ZINC:	Permissible level [X] Undesirable level []
Excessively hard	Greater than 350		Excessive unfit for drinking []

COLOUR: Unsatisfactory [] Excessive []

Aluminium: Should not exceed 0.15 p.p.m. Manganese: Should not exceed 0.5 p.p.m.

CORROSION: The pH and hardness suggest that the water might be corrosive to metals []

BACTERIOLOGICAL EXAMINATION:

On sample in sterile bottle, if submitted

Most probable number of coliform organisms Zero per 100 ml.

Most probable number of Escherichia Coli Zero per 100 ml.

SUMMARY—Judged by the chemical analysis and bacteriological examination:

The sample is fit for human consumption [X]

The sample is not fit for human consumption without sterilisation []

A bacteriological examination of the water is required to determine if it is fit for human consumption without sterilisation because the sanitary significance of (a) remote pollution, (b) high free ammoniacal nitrogen cannot be ascertained without a bacteriological examination []

The sample may be unfit, even on boiling, for infants because of the high nitric nitrogen content (cyanosis danger) []

FURTHER OBSERVATIONS:

cc. F. HILL,
Dublin Region Public Analyst.

ANY COMMUNICATION CONCERNING THIS REPORT SHOULD BE ADDRESSED TO THE PUBLIC ANALYST. THIS REPORT IS ISSUED SUBJECT TO THE CONDITIONS OVERLEAF.

F. HILL,

Public Analyst.

Eastern Health Board,

City Laboratory,

10 Cornmarket, Dublin 8

TELEPHONE: DUBLIN 776450

22nd February 1985

REPORT ON ANALYSIS OF A SAMPLE OF WATER MARKED Athgoe, Newcastle, Co. Dublin 100' wet

Received on the 4/2/1985 Date of sampling 4/2/1985 Submitted by J. Fanning

Received from

Mr. James Fanning,
Athgoe,
Newcastle,
Co. Dublin.

Lab. Ref. No.

169 85 13 P

ORDER No.

Parts per million (P.P.M.)		Langlier Index	Colour (Hazen Units)	Odour	General Appearance	Reaction (pH)	P.P.M.	Residual Chlorine (Cl)	Iron (Fe) in solution	Aluminium (Al)	Lead	Manganese (Mn)	Copper	Zinc	Free Carbon dioxide (CO ₂)	Oxygen absorbed from permanganate solution in 4 hours at 27°C.
Solids in solution																
Solids in suspension																
Total solids				slight												
Albuminoid Ammonia (as N)						0.02										
Free Ammonia (as N)						0.04										
Nitrous Nitrogen (N)																
Nitric Nitrogen (N)						0.003										
Chlorides (as 'Cl)						6.7										
Sulphates (as 'SO ₄)						20										
Total Alkalinity as CaCO ₃						trace										
Temporary (Carbonate) Hardness as CaCO ₃																
Permanent (Non-carbonate) Hardness as CaCO ₃																
Total Hardness as CaCO ₃						230										
Fluoride (F)																0.3

Judged by the above chemical analysis, this sample of water has the characteristics indicated by an [X]

ORGANIC POLLUTION:

Evidence of recent organic pollution:

Absent
Some

[X]
[]

Evidence of remote organic pollution:

Absent
Some
Significant
Considerable

[]
[]
[X]
[]

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

REG No. 91A/1847

Evidence of vegetable matter contamination: Significant []
Evidence of organic matter undergoing active oxidation: Significant []
The interpretation of the free ammoniacal nitrogen content is open to ambiguity: Significant []

HARDNESS		METALLIC CONTAMINANTS	
p.p.m. CALCIUM CARBONATE			
Soft	Less than 50	IRON:	Not significant [X] Slightly excessive [] Excessive may well cause taste difficulties []
Moderately soft	50—100	COPPER:	Not excessive [X] Excessive unfit for drinking []
Slightly hard	101—150	LEAD:	Permissible level [X] Undesirable level [] Excessive unfit for drinking []
Moderately hard	151—250	ZINC:	Permissible level [X] Undesirable level [] Excessive unfit for drinking []
Hard	251—350		
Excessively hard	Greater than 350		

COLOUR: Unsatisfactory [] Excessive []
Aluminium: Should not exceed 0.15 p.p.m. Manganese: Should not exceed 0.5 p.p.m.
CORROSION: The pH and hardness suggest that the water might be corrosive to metals []

BACTERIOLOGICAL EXAMINATION:

On sample in sterile bottle, if submitted

Most probable number of coliform organisms

Most probable number of Escherichia Coli

Zero per 100 ml.
Zero per 100 ml.

SUMMARY—Judged by the chemical analysis and bacteriological examination:

The sample is fit for human consumption

The sample is not fit for human consumption without sterilisation

A bacteriological examination of the water is required to determine if it is fit for human consumption without sterilisation because the sanitary significance of (a) remote pollution, (b) high free ammoniacal nitrogen cannot be ascertained without a bacteriological examination

The sample may be unfit, even on boiling, for infants because of the high nitric nitrogen content (cyanosis danger)

FURTHER OBSERVATIONS:

[Signature]

F. HILL,
Dublin Region Public Analyst.

CC

ANY COMMUNICATION CONCERNING THIS REPORT SHOULD BE ADDRESSED TO THE PUBLIC ANALYST. THIS REPORT IS ISSUED SUBJECT TO THE CONDITIONS OVERLEAF.

SPECIFICATION FOR NO.1 DORMER BUNGALOW AT ATHGOE, NEWCASTLE CO. DUBLIN

SITE:- Remove all live earth from the house area, and store for garden development. Excavate for strip foundation 2'6" wide by 12" deep. Bottom of strip to be 2'0" below ground level. All internal walls to have strip foundations 2'0" by 12" with 3 ft. wide strip for chimney breast. All strips to have No. 3/2" mild steel bars laid horizontally with intermediate bars at 2'6" centres. All floors on ground are concrete screeding 4 1/2" dry filling suitably "blinded" on top to take 1000 gauge Polythene sheeting with 1" Aeroboard Insulation and cover with 4" Readymix Concrete. Finish floor with 1 1/2" concrete screed. Dress sheet polythene up all walls at screed level. Lay stone drain on back and ends of dwelling for surface water.

WALLS:- All external walls are 4"x3"x4" Cavity. Use standard wall ties for to take 1 1/4" T.&G. Aeroboard Insulation. Fit D.P.C. in all rising walls at least 6" above concrete paths and yard. Internal walls are 4" solid block. Wall with chimney breast to be 6" solid block. Use closing blocks at all door and window opes with D.P.C. at internal leaf. Use 4" x 3" prestressed reinforced lintols with suitable D.P.C. as per drawing. Use prestressed concrete cills with D.P.C. under cill and dress up the cill on the inside and the ends. Fit rag-bolts to secure 4" x 3" wall plates. The rising course can be a block laid on face, or a 9" concrete string course.

ROOF:- Rafters 4 1/2" x 1 1/2" @ 16 inch Centres. Collars & Ceiling joists 4 1/2" x 1 1/2" Purlins 7" x 3" with 3" x 3" struts braced from block walls. Trimmers at dormer windows to be 9" x 3" suitably braced from division walls with 3" x 3" bracing. Ridge board 7" x 1". Slating laths 2" x 1 1/4" laid on Sarken Felt "Trutone" Blue/Black slating 24" x 12" with 4" lap and suitable ridge and hip tiles. The*client may opt for top gables in three sections of the house as shown on drawings. The valley(s) are 5lbs sheet lead. If top gables are used a concrete verge and barge to be fitted. Flash chimney with 5lbs sheet lead.

FLOORS:- All ground floors to be finish in 1 1/2" concrete screed. Rooms in attic to finish in 6" x 1" T. & G Boarding. Ceiling joists in these rooms to be 4 1/2" x 2".

CEILINGS:- All ceilings to be slabbed 8'x4'x3/8" plaster slabs, Dry-lining may be used on ceilings, or the usual Hardwall finish. All rooms on first floor to be studded 3" x 2" with 3" x 3" corner and angle posts. Wall slabbing to be 8' x 4" x 1/2". Finish in Gypweld plastering.

ELECTRICS:- Make connections to fuse box in store wall. All rooms, hallways, etc. to have a Centre-Ceiling light. Kitchen to have 4 power points and wiring for an Electrical Cooker, washing machine and extractor. Sitting room to have 2 wall lights, television point and 3 power points. The same applies to dinning-room except for television point. All bedrooms to have wall light and 2 power points. Bathroom to have wall light. Hot press to have ceiling light and dual immersion points for cylinder. All switches to be flush fittings and hall to have 3 ceiling lights and two power points. Upstairs hall to have 2 hall lights and 1 power point. Fit bulk-head light at back entrance, and also 2 wall lights at entrance door. Underground wiring to bulkhead fittings in piers at roadside entrance.

JOINERY:- All windows as per drawings. They are all Iroko Teak and the same applies to Entrance Door & Screen, and back door. All internal doors are standard 6'8" X 2'8" X 2" Mahogany faced. All internal frames are Red Deal and finished in Gloss Paint. All skirting and Architrave to be standard nosed Parana Pine or Mahogany. Double glazing is advisable but is left to the discession of the client. Stairs to be close-string with mahogany handrail, secured to wall. Modern kitchen units to be fitted in kitchen to choice of*client.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 NOV 1991

Am/18/91

- HEATING:- Oil-fired central heating. Power until 100,000 B.T.U's. Use "Runtal" Radiators in all rooms. Fit thermostat in sitting room. Two pipe system set in floor chasing on ground floor, and connect to first floor rooms. Fit circulating pump to system and also fit circulating pump to domestic system from Back Boiler or Solid Fuel Cooker. Install Boiler, Time Switch etc in Boiler House as per drawing. Insulate all piping for entire system. Copper piping may be used or Gurf-Barrell piping.
- PAINTING:- All Hardwood joinery to have two coats teak-oil, and "Sodolins" finish. Internal doors to be finished in French Polish or Fine Carriage Varnish. All softwoods to be knotted, primed stopped, undercoated and finished in two coats oil paint. Facia to be teak and finished in three coats teak oil. Soffite to be $\frac{3}{8}$ " Sheet Asbestos finished in white gloss or $\frac{1}{2}$ " waterproof plywood. Rain wear to be seamless aluminium.
- SITE:- Lay down entrance as per drawings and finish in 2" tarmacadam on 4" stone. Level all top soil and grade to road. Lay down 6" concrete pipe on road-side and build boundary wall giving a margin of 3 ft. from existing water run. Finish in stone chippings to road side. Remove all rubbish etc. and lay down 4 ft concrete path all around house to finish level at rear of house, as per drawings.
- PLASTERING:- Scud all internal and external walls with 3:1 sand cement ratio. Render internally and externally in an 3:1:1 mix. Finish internally in Hardwall. Finish external walls in $\frac{2}{8}$ " coat 6:2:1. Float finish. Finish front and ends of front wall with quoins.
- PLUMBING:- Connect rising-main to storage tank in roof (100 gallon tank). Make suitable connections from tank to hot-water cylinder, kitchen sink, bathroom, all W.C.'s and hand-basins. Install tap in Garage and also connection to Central Heating Boiler. Storage tank in the roof to be erected on a timbered platform at least 4 ft above ceiling main to cold tap in kitchen sink. Install 20 gallon storage tank in roof for central heating boiler. Connect supply to back-boiler or solid fuel cooker in kitchen and make sure to install expansion pipes from both systems. Connect all waste pipes to main man-holes as per drawings and connect septic tank. Septic tank to be standard construction as per drawing. Make the usual connections using suitable traps. All bath, hand-basin and sink water to discharge over gully traps and thence to separate sump. Same applies to roof water.

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