



Bloc 2, Ionad Bheatha na hEire
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/1849

Date : 27th November 1991

Dear Sir/Madam,

Development : Retention of widened entrances to private laneway

LOCATION : Raheen, Brittas

Applicant : John O'Neill

App. Type : PERMISSION

Date Recd : 22nd November 1991

Your application in relation to the above was submitted with a fee of 16.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 40.00 .

I should be obliged if you would submit the balance of 24.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

PC
.....
for PRINCIPAL OFFICER

Alan Brunton,
3 St. Margarets Ave,
N.C.R.,
Dublin 1.

PLANNING APPLICATION FEES

Reg. Ref. 91A/1849 Cert. No. 24216
 PROPOSAL Retention of widened access
 LOCATION Rokeem Britas
 APPLICANT John O'Neill

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	@£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	£16 £40	£16	Nil see letter from applicant dated	

Column 1 Certified: Signed: Grade: Date: 29/11/91 EW
 Column 1 Endorsed: Signed: Grade: Date: 16/12/91
 Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: [Signature] Grade: S.O. Date: 27/11/91
 Columns 2, 3, 4, 5, 6 & 7 Endorsed: Signed: Grade: Date:

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders****CONTRIBUTION:**

Standard: *ml*
 Road: *no add*
 S.E. *Sewer*
 Open: *2.25*
 Other: *TF*
SECURITY:
 Cond./C.I.F.: *---*

Proposed retention of widened entrances to private laneway at Raheen, Brittas, Co. Dublin for John O'Neill.

Alan Brunton,
 3 St. Margaret's Avenue,
 North Circular Road,
 Dublin 1.

Reg. Ref. 91A/1849
 App. Recd: 22.11.91
 Floor Area:
 Site Area:
 Zoning: 'G'

Report of the Dublin Planning Officer, dated 15 January 1992

This is an application for PERMISSION for the retention of widened entrances at Raheen, Brittas.

The area in which the site is located is zoned with the objective "to protect and improve high amenity areas" (G).

The planning history to this site is as follows:

SA.880. Permission refused for house on subject site.

SA.1396. Permission granted for house. Access to the house was shown from the lane to the south of the dwelling. Condition No. 4 of the permission (granted by Order No. PA/3372/79) stated that "adequate and safe access to the existing public road be provided". A revised drawing was submitted for compliance, showing an additional access to the house. The laneway remained; it seems to have led to ruins of an older house, and outbuildings.

A report from the Dublin Planning Officer on file indicates that the submission complied with the conditions but there is no indication that a letter was issued to the applicant to this effect.

In the current application permission is sought to retain the accesses which have been altered, i.e. widened.

The laneway to the south now seems to be used for heavy trucks/machinery, and these, plus oil storage tanks, are stored in the site at the end of the lane. There appears to be no more than two or three vehicles at a time.

Enforcement File 8377 refers, as this matter came to the attention of the Planning Authority in early September 1991. The site has also been inspected by the Planning Inspector, with whom the application has been discussed.

Over

3.7 for note

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of widened entrances to private laneway at Raheen, Brittas, Co. Dublin for John O'Neill.

Under the 1977 Local Government (Planning and Development) Regulations the widening of the access to the laneway would constitute exempt development. (See Section 11.(1) (ii). The road at this point is less than 4 metres in width.

With regard to the use of the site for storage of²⁻³ trucks, it is unlikely that this would constitute commercial development, according to recent case law.

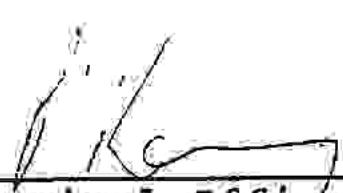
In the circumstances, therefore, I would recommend that permission be granted.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (3) conditions:-

(SEE CONDITIONS OVER)

(GB/AC)

Endorsed:-


for Principal Officer


For Dublin Planning 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 (3) conditions set out above is hereby made.

Dated:

17 January, 1992.


ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 5th December 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of widened entrances to private laneway at Raheen, Brittas, Co. Dublin for John O'Neill.

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

2. That the site to the south of the dwelling-house, to which the laneway gives access, shall not be used for commercial purposes.

3. That an acceptable landscaping scheme shall be implemented at the site forthwith. This should include a mixture of trees and shrubbery native to the area and should be designed to reduce the visual impact of both the dwelling-house and the storage area.

REASONS FOR CONDITIONS

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

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

3. In the interest of visual amenity.

48.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1849.

DEVELOPMENT: Widened Access.

LOCATION: Raheen, Brittas.

APPLICANT: J. Kenny.

DATE LODGED: 22.11.91.

The proposal is for retention of a widened access to a bungalow which was originally granted permission on Reg. Ref: SA/1896.

Condition No. 4 of the original permission required adequate and safe access to the existing public road including any necessary vision splays and a properly recessed gateway to be provided. Vision north/eastwards is restricted at the access by existing trees. Therefore, while the Roads Department have no objections to the proposal it should not be construed that Condition No. 4 of the original permission has been complied with.



GC/BMcC
19.12.91.

SIGNED: Garrett Curran
DATE: 19/12/91

ENDORSED: J.P. Kirk
DATE: 19/12/91

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **Alan Brunton,**
3 St. Margaret's Avenue,
North Circular Road,
Dublin 1.

Decision Order **P/185/92 17.01.92**
Number and Date
Register Reference No. **91A/1849**
Planning Control No. **22.11.91**
Application Received on

Applicant **John O'Neill**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/A for:-

**retention of widened entrances to private laneway at Raheen,
Brittas, Co. Dublin.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That the site to the south of the dwelling-house, to which the laneway gives access, shall not be used for commercial purposes.	2. In the interest of the proper planning and development of the area.
3. That an acceptable landscaping scheme shall be implemented at the site forthwith. This should include a mixture of trees and shrubbery native to the area and should be designed to reduce the visual impact of both the dwelling-house and the storage area.	3. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

17 January 1992

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained 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.

ALAN BRUNTON Dip.Const.Tech, M.B.I.A.T, Dip.Const.Econ
B Sc(Surv), Dip Proj Mangt

3 St Margarets Ave, N .C .R , Dublin, 1.
Telephone 365126

pk

To: Dublin Co Council
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin, 1.
Attn: Mr Richard Whelan

Re: Retention of widened entrance to private laneway
at Raheen, Brittas, Co Dublin
Register Reference: 91A/1849

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
- 3 DEC 1991

Date: 29,11,91

Dear Sir/Madame

In Response to your letter dated 27,11,91 regarding the appropriate
planning fee for the above application.

Please be advised that the entrance in question is to serve 1 number
existing dwelling only. In view of this we would consider that the
previously enclosed fee of 16.00 pounds is correct.

Yours Faithfully

Alan Brunton

Alan Brunton

DEVELOPMENT
- 4 DEC 1991
CONTROL

c.c Mr John O'Neill

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/1849

Date : 25th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of widened entrances to private laneway

LOCATION : Raheen, Brittas

APPLICANT : John O'Neill

APP. TYPE : PERMISSION

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Alan Brunton,
3 St. Margarets Ave,
N.C.R.,
Dublin 1.



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 RAHEEN, BRITTAS, CO DUBLIN
(If none, give description sufficient to identify)
3. Name of applicant (Principal not Agent) MR JOHN O NEILL
Address RAHEEN, BRITTAS, CO DUBLIN. Tel. No. 582746
4. Name and address of ALAN BRUNTON, 3 ST MARGARETS AVE, N.C.R., DUBLIN, 1.
person or firm responsible for preparation of drawings Tel. No. 365126
5. Name and address to which ABOVE
notifications should be sent
6. Brief description of proposed development RETENTION OF WIDENED ACCESS TO EXISTING PRIVATE LANE
7. Method of drainage NA B. Source of Water Supply NA
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. NA
(b) Proposed use of each floor NA
- 10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof?
- 11.(a) Area of Site NA Sq. m.
(b) Floor area of proposed development NA Sq. m.
(c) Floor area of buildings proposed to be retained within site NA Sq. m.
- 12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD
- 13.Are you now applying also for an approval under the Building Bye Laws?
Yes ☐ No ☒ Place / in appropriate box.
- 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.
CO. DUBLIN - Permission sought for retention of widened entrances to private laneway at Raheen, Brittas, Co. Dublin for John O'Neill.
(IN QUADRUPLES)
DRAWING NUMBER 27/1, PUBLIC NOTICE AND CHEQUE FOR £16.00
- 16.Gross floor space of proposed development (See back) NA Sq. m.
No of dwellings proposed (if any) NA Class(es) of Development 2
Fee Payable £ 16.00 Basis of Calculation CLASS 2, IMPROVEMENT
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Alan Brunton Date 29.10.91

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1849

Amount Received £ 1.40

Receipt No 24-6

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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

RECEIPT CODE

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 51282

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

£16.00

22nd day of November 1991

Received this

from John O'Neill
Raheny, Ballyas

the sum of sixteen Pounds

Pence, being 60 for planning

application at above

Michael O'Han

Cashier



S. CAREY
Principal Officer

Class 2