



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/1970

Date : 7th February 1992

Dear Sir/Madam,

Development : Bungalow & Septic Tank

LOCATION : Bohernabreena

Applicant : J. Grimes

App. Type : OUTLINE PERMISSION

I wish to inform you that by Order dated 06.02.92 it was decided to REFUSE OUTLINE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

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

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

John P. Free,
South Cottage,
Ballyogan Rd, Carrickmines,
Dublin 18.

Yours faithfully,


.....
for PRINCIPAL OFFICER

954325:
When checking recommendations
= on 9/12/1970 today, I noted this
letter which does not relate to
9/12/1970. Having checked with
forward planning it appears to relate
to a ~~request~~ ^{request} for zoning by James
Grimes no 647.
Original given to B/V.
I believe today the
4/2/92 9/12/1970

South Cottage
Ballyogan Rd
Carrickmines
Dublin - 18
2/12/91

To whom it may concern,

Re planning permission sought by Mr James Grimes
for his property Brookfield, Ballyogan Rd.
I wish to lodge an objection to these proposals
on the grounds that the houses would
destroy environment for both humans and most
importantly the abundant wild life in the
area, if the use of the lane way to Brookfield
is changed the loss of privacy to myself and
my family would be insurmountable.

If this planning proposal is successful the
developed would have to build a boundary
wall on my property of a minimum of 2 1/2 metres
and all mature trees in the area protected.

Yours Sincerely
John P. Fee

LOCALITY GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S CHECKED NO: 7
DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



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/1970

Date : 18th December 1991

Dear Sir/Madam,

Development : Bungalow & Septic Tank

LOCATION : Bohernabreena

Applicant : J. Grimes

App. Type : OUTLINE PERMISSION

Date Recd : 12th December 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 24.00 .

I should be obliged if you would submit the balance of 8.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'RW', written over a dotted line.

for PRINCIPAL OFFICER

Vincent Cronin,
Logatrina,
Dunlavin,
Co. Wicklow

PLANNING APPLICATION FEES

Reg. Ref. 91A/1970 Cert. No. 27409
 PROPOSAL Outline Permission for Bungalow
 LOCATION Boleencarrig, Tullagh
 APPLICANT James Greaves

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>£84</u>	<u>£16</u>	<u>£68</u>	<u>£8 paid 29/1 N 54699</u>
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				<u>I Reg Mrs J. Greaves on 16/1/92 see 15 ending in 8000 of</u>
4	Metres	@£1.75 per m2 or £40				<u>£8</u>
5	x .1 hect.	@£25 per .1 hect. or £250				<u>MR 16/1/92</u>
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O. Date 18/12/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

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

| B E L G A R D |

Register Reference : 91A/1970

Date Received : 12th December 1991

Correspondence : Vincent Cronin,
 Name and : Logatrina,
 Address : Dunlavin,
 Co. Wicklow

Development : Bungalow & Septic Tank

Location : Bohernabreena

Applicant : J. Grimes

App. Type : Outline Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : Sq.metres

(MOS/AC)

Report of the Dublin Planning Officer dated 27 January, 1992.

This is an application for OUTLINE PERMISSION for a bungalow and septic tank at Bohernabreena, For J. Grimes.

There is no record of any previous planning applications on this site.

The site is located in an area which is zoned 'B' in the 1983 County Development Plan where it is the objective "to protect and provide for the development of agriculture".

Access to the site is by means of McMahons Lane, which is off Bohernabreena Hill, south of Bohernabreena Cemetery. This laneway serves approx. 6 no. dwellings.

The site of this application is located at the end of a mud track approx. 500m. to the east of the last house on McMahon's Lane.

The area of the site is approx. 19.8 acres. The site slopes down in a northerly direction.

The proposed house is located approx. at the 420 contour line at the foothills of the Dublin Mountains. The site is visible from adjoining roads (eg.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Bohernabreena

Bohernabreena Road and park and Old Court Road). Para. 2.3.9 of the written statement of the 1983 County Development Plan states the Council's policy with regard to housing in rural areas. It states, inter alia, that "..... dwellings will be permitted, on suitable sites, in rural areas where applicants can indicate a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the area in question."

While the applicant's address is given as "Gate Lodge, Bohernabreena Waterworks", no evidence has been submitted demonstrating that the applicant complies with the Council's policy with regard to housing in rural areas.

REPORTS

The Roads Department report dated 17.01.92 states that if permission is granted for the proposed development it may set a precedent for the development of further houses along this unsurfaced laneway which is not in charge.

The report of the Supervising Environmental Health Officer dated 15.01.92 states that trial holes inspected on site indicate the suitability of the soil for septic tank development.

The development of a house on this elevated site at the foothills of the Dublin Mountains would seriously injure the visual amenities of the area. The proposed development is unacceptable.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (4) reasons:-

REASONS FOR REFUSAL

- 01 The development of a house on this elevated site (c. 420 contour line) in the foothills of the Dublin Mountains would seriously injure the visual amenities of this scenic area. The proposed development would be visible from several roads in the area (e.g. Oldcourt Road, Oldcourt Cottages, Bohernabreena Road and Bohernabreena Park) and would be visually obtrusive when viewed from these roads. The proposed development would be contrary to the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Bohernabreena

- 02 The site is located in an area that is zoned 'B' in the 1983 County Development Plan with the objective "to protect and provide for the development of agriculture". The applicant has not demonstrated that his need for a house in this area conforms with the Council's policy for housing in rural areas as stated in Para. 2.3.9 of the written statement. The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes.
- 03 There is no public water supply scheme or sewerage facilities to serve this site. The proposed development would be premature by reference to an existing deficiency in the provision of water supplies and sewerage facilities and the period within which these constraints may reasonably be expected to cease.
- 04 Access to the proposed site is via McMahons Lane which ~~recently~~ serves approximately 6 houses. Vehicles travelling to the site would have to traverse a dirt track at the end of the laneway approx. 500 metres in length, to reach the site. This track is deficient in width, alignment and surface condition to serve the proposed development. The proposed development would set an undesirable precedent for the development of other houses fronting onto this substandard track in this elevated and highly scenic area. The proposed development would be contrary to the proper planning and development of the area.
- 5

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Bohernabreena

Richard Collins SEP
for Dublin Planning Officer 1/2/92

[Signature]
Endorsed:
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated :
6th FEBRUARY
JANUARY 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

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

11. 0 SITE 21/192

Re BUNGALOW

AT BOMERNA BRANA

AREA OF SITE 19.8 ACS

[Handwritten signature]

Room 114

DUBLIN COUNTY COUNCIL
6 JAN 1992
ENVIRONMENTAL HEALTH OFFICERS

Register Reference : 91A/1970

Date : 19th December 1991

Development : Bungalow & Septic Tank

LOCATION : Bohernabreena

Applicant : J. Grimes

App. Type : OUTLINE PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 12th December 1991

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

Two trial holes were inspected in this site on Tuesday 14.1.92. Both were open to a depth of 6 1/2 ft and had a clearance above water table level of 4 1/2 ft. The soil appeared suitable for the treatment & disposal of septic tank effluent.

Yours faithfully,

.....
for PRINCIPAL OFFICER

These proposals are acceptable to this section subject to

1. Area of site being provided.
2. Contours of site being shown.
3. Adequacy and suitability of water supply being provided
4. A reserve percolation area being provided.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.01.92
Time 9.45

John O'Leary EMO
18.1.92

John O'Leary
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.
15/1/92.

Filed

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1970.

DEVELOPMENT: Bungalow.

LOCATION: Bohernabreena, Tallaght.

APPLICANT: J. Grimes.

DATE LODGED: 12.12.91.

This proposal is for outline permission for a grant size bungalow on applicant's land at the above.

The junction of the laneway, which will provide access, with Bohernabreena Road is satisfactory and provides adequate vision in both directions.

It should be noted that only the first 110m approximately of the lane back from its junction with Bohernabreena Road is in charge. Public lighting is provided along this section. The remaining 270m approximately is nothing more than a dirt track and may very well be privately owned.

If permission is being granted it may set a precedent for further houses along the section of lane which is not in charge and will involve considerable expense at some stage in bringing the laneway up to standard.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.01.92
Time 3.30

AMcS/BMcC
17.1.92.

SIGNED: A. McStay.
DATE: 17/1/92.

ENDORSED: G.P. [Signature]
DATE: 17/1/92