

PLANNING APPLICATION FEES

Reg. Ref. 91A/1999 Cert. No. 27465

PROPOSAL Dwellings + Septic Tank

LOCATION Rodger, Rathcoole

APPLICANT F. Mc Carthy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	24	24	—	
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: *W. Mc Carthy* Grade S. Date 2/1/92

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

EASTERN HEALTH BOARD

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date: 20.5.92

Time: 10.30 P.M.

Reg. Ref: 91A/1989

Proposed: Dwelling and Septic Tank.

At: RED GAP, RATHCOOLE

For: F. Mc CREARY.

Plans lodged: _____

Architect: _____

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

THE ABOVE PROPOSAL IS NOT ACCEPTABLE FOR THE FOLLOWING REASONS,

- 1/ SEE PREVIOUS REPORT RE: TRIN. HOUSE INSPECTION, ON 19/3/92.
- 2/ EVIDENCE OF POTABLE AND ADEQUATE WATER SUPPLY NOT PROVIDED.
- 3/ SEPTIC TANK AND PERCOLATION AREA LOCATED TOO CLOSE TO THE PROPOSED DWELLING.
- 4/ ROAD FRONTAGE INADEQUATE.
- 5/ PRECISE LOCATION OF WELLS, PERCOLATION AREAS, RESERVE PERCOLATION AREAS AND SEPTIC TANKS IN ADJOINING SITES NOT INDICATED — IN PARTICULAR THE OTHER EXISTING HOUSE TO THE NORTH OF THE SITE.
- 6/ RESERVE PERCOLATION AREA NOT INDICATED.
- 7/ THE PROPOSED WELL IS LOCATED TOO CLOSE TO ^{THE} PERCOLATION AREA.

Endorsed
for John O'Keilly PETHO
22/5/92

SEE PREVIOUS REPORT ANN O' DONOVAN 20/1/91
Peter O'Connell 22/5/92

General Bookings

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.03.92
P.C. 1.30
Time

EASTERN HEALTH BOARD

Reg. Ref: 91A/1999

Proposed: DWELLING AND SEPTIC TANK

At: RED GAP, RATHMORE

For: F. Mc CARTHY

Plans lodged: OUTLINE PERMISSIVE

Architect:

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

I inspected two trial holes on ~~the~~ THIS SITE ON 19/3/92.

TRIAL HOLE 1 — 5'9" DEEP, DRY, CONSISTED OF SHALE AND ROCK.

TRIAL HOLE 2 — 6'6" DEEP — DRY, FULL OF SHALE AND ROCK

IN MY OPINION, THE SOIL DOES NOT SEEM TO BE SUITABLE FOR THE DRAINAGE OF SEPTIC TANK EFFLUENT.

SEE PREVIOUS REPORT
ANN'D DONOHUE 20/1/92

Peter Donohue
19/3/92

for A. Devine
for John O'Leary Principal E.H.O
20/3/92



**EASTERN
HEALTH
BOARD**

BORD
SLAINTE
AN OIRTHIR

**ENVIRONMENTAL HEALTH OFFICERS'
SERVICE**

33 Gardiner Place
Dublin 1
Tel 727777

OUR FAX NO: 74 76 77

PAGE _____ OF _____

*dev C
Informed
10/25
J*

DATE: 1st OCTOBER 1992 TIME: 10.00 A.M.

FROM: Peter Whelan
ENVIRONMENTAL HEALTH OFFICER

TO: G. BOEHMANN

MESSAGE: TWO PAGES.

SIGNED: Peter Whelan

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1999
 Proposed: Drainage AND SEPTIC TANK.
 At: REDGAP, RATHCOVE CO. DUBLIN.
 For: F. MC CARTHY
 Plans lodged: ADDITIONAL INFORMATION.
 Architect: _____

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

THE ABOVE PROPOSAL IS NOT ACCEPTABLE FOR THE
 FOLLOWING REASONS:

✓ SEE PREVIOUS REPORTS 20/1/92, 19/3/92, 22/5/92.

I INSPECTED ANOTHER TWO TRIAL HOLES ON THE 20/8/92.

① 5' DEEP - DRY SOIL DID NOT APPEAR TO BE SUITABLE FOR
 THE TREATMENT OF SEPTIC TANK EFFLUENT.

② 6'6" DEEP - DRY SOIL DID NOT APPEAR TO BE SUITABLE
 FOR THE TREATMENT OF SEPTIC TANK EFFLUENT.

Endorsed

Ma Devine

for
 John O'Killy P.E.H.O.
 30/9/92.

Peter Whelan.
 30/9/92.



**EASTERN
HEALTH
BOARD**

BORD
SLAINTE
AN GATHR.

ENVIRONMENTAL HEALTH OFFICERS'

SERVICE

33 Gardiner Place

Dublin 1

Tel 727777

OUR FAX NO: 74 76 77

PAGE _____ OF _____

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FROM: Peter Whelan
ENVIRONMENTAL HEALTH OFFICER

TO: G. BOETHMAN

MESSAGE: TWO PAGES.

SIGNED: Peter Whelan

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A / 1999
 Proposed: DWELLING AND SEPTIC TANK.
 At: RED GAP, RATHCOOLE, CO. DUBLIN.
 For: F. MC CARTHY
 Plans lodged: ADDITIONAL INFORMATION.
 Architect: _____

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

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 FOLLOWING REASONS:

✓ SEE PREVIOUS REPORTS 20/1/92, 19/3/92, 22/5/92.

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② 6'6" DEEP - DRY SOIL DID NOT APPEAR TO BE SUITABLE
 FOR THE TREATMENT OF SEPTIC TANK EFFLUENT.

Endorsed

Ma Denise

for
 John O'Killy P. & H.O.
 30/9/92.

Peter Whelan
 30/9/92.

P/4154/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH DUBLIN

Register Reference : 91A/1999 Date Received : 9th April 1991

Correspondence : O'Neill & Associates,
Name and : Harbour Road,
Address : Howth,
 Co. Dublin.

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Outline Permission

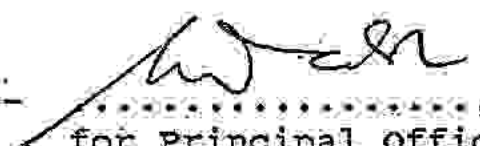
Zoning : To protect and/or improve residential amenity.

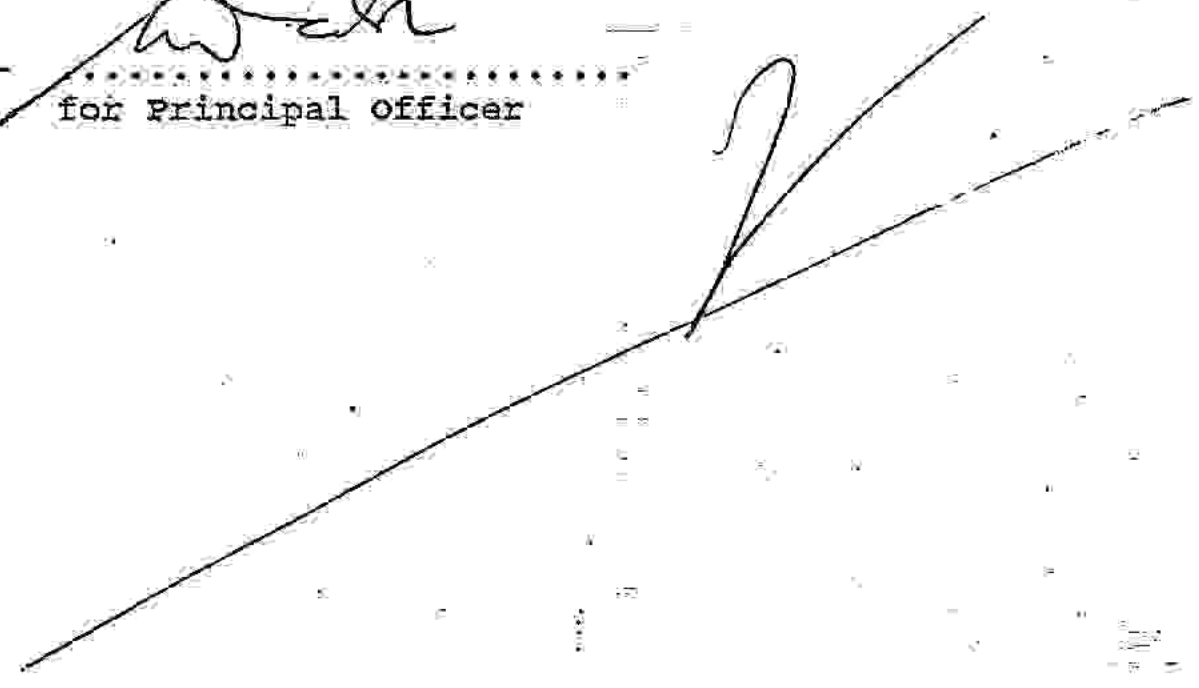
Floor Area : Sq.metres

In accordance with Section 26(4a) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4a) of section 26, up to and including the 05.10.92.

I recommend that the period be extended accordingly.

Reason: To facilitate full consideration of the application.

Endorsed:- 
for Principal Officer



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Order: A decision pursuant to Section 26(4A) of the Local Government (Planning and Development) Act, 1963 to extend the period for considering the application as recommended is hereby made.

Dated : 31/8/92

Angela Hawley
.....
~~ASSISTANT COUNTY MANAGER~~ *Approved officer*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 17/8/92 (CM.4123)

NOTE: I have checked that the necessary entry has been made recording details of the period as extended and that the statutory expiry date on the Detail Screen has been updated.

[Signature]
.....
Senior Staff Officer.

P/2604/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

Register Reference : 91A/1999

Date Received : 9th April 1991

Correspondence : O'Neill & Associates,
Name and : Harbour Road,
Address : Howth,
Co. Dublin.

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Outline Permission


Zoning : To protect and/or improve residential amenity.

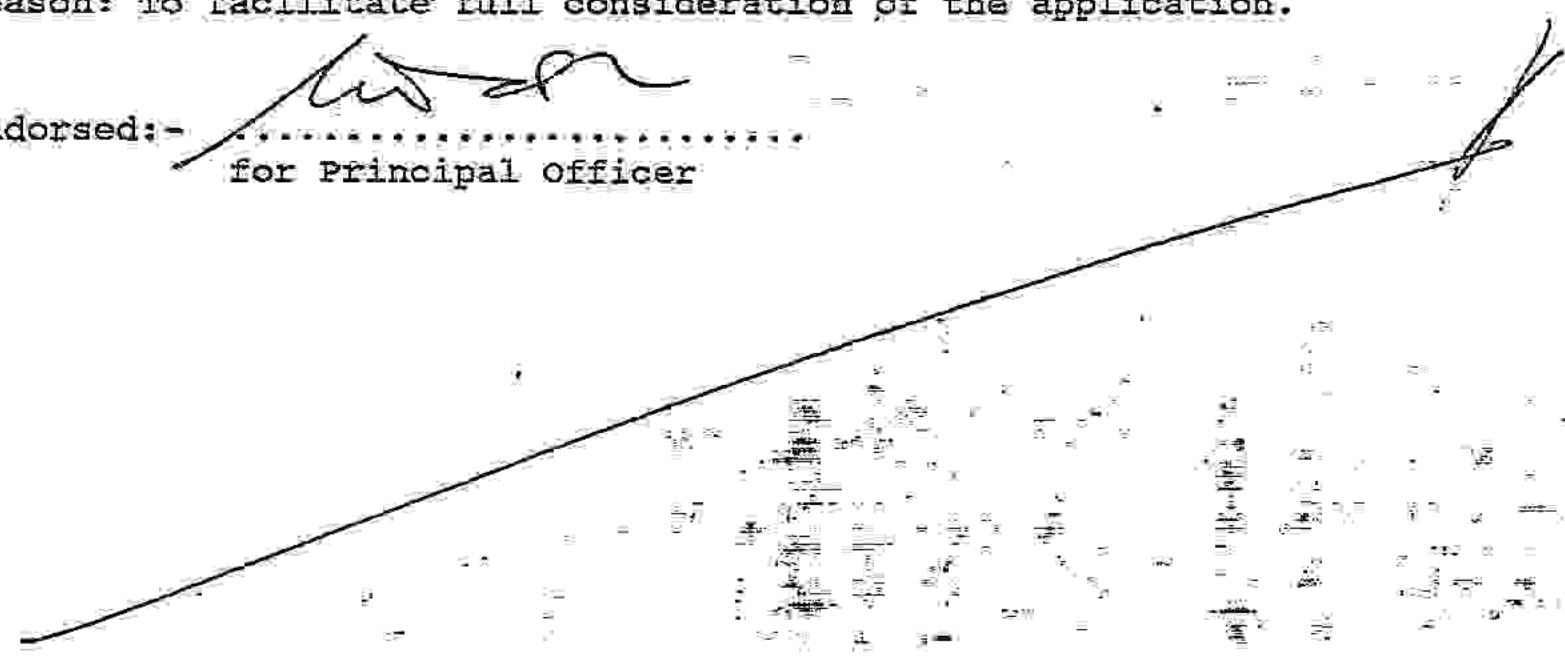
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I recommend that the period be extended accordingly.

Reason: To facilitate full consideration of the application.

Endorsed:- 
.....
for Principal Officer

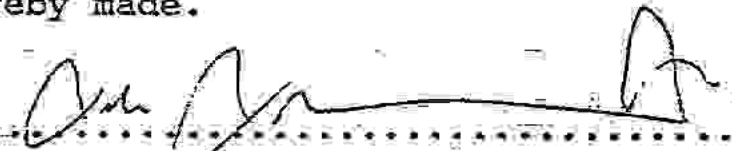


COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Order: A decision pursuant to Section 26(4A) of the Local Government (Planning and Development) Act, 1963 to extend the period for considering the application as recommended is hereby made.

Dated : 8th June 1992



ASSISTANT COUNTY MANAGER

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

10th February 1992

NOTE: I have checked that the necessary entry has been made recording details of the period as extended and that the statutory expiry date on the Detail screen has been updated.



Senior Staff Officer.

Geraldine Boothman

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 27.01.92
Time 4.00

Register Reference : 91A/1999

Date : 9th January 1992

Development : Dwelling and septic tank

LOCATION : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 18th December 1991

DUBLIN COUNTY COUNCIL
16 JAN 1992
ENVIRONMENTAL OFFICERS

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

Yours faithfully,

Proposed unacceptable for the following reasons

FOR PRINCIPAL OFFICER

1. Evidence of soil suitability for the treatment and disposal of septic tank effluent not available.
2. Evidence of potable and adequate water supply being available not provided.
3. Septic Tank and Percolation Area too close to proposed dwelling.
4. Road frontage inadequate.
5. Precise location of wells, percolation areas etc in adjoining houses particularly the ~~house~~ older existing house to the north of the site - not indicated.
6. Reserve Area not indicated.
7. In addition - the intensity of development of sites in this area each accommodating a dwelling, septic tank, percolation areas and well - would make it very difficult for any further development to proceed and still ensure safe distances between percolation areas and wells - particularly with

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

reference to the recent circular for Sept. of Insolvency at SR6 1991.

Donec O. Sandoz 20.1.1992

Filed Gladstone for John O. Kelly SE 140 24/1/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1999
DEVELOPMENT: House
LOCATION: Redgap, Rathcoole
APPLICANT: F. McCarthy
DATE LODGED: 18/12/91



The proposal is for outline permission for a single dwelling. Permission was originally granted for one house onto this site as part of the overall development for application Reg. Ref. ZA/1309. Permission was subsequently refused for 2 houses on this site (Reg. Ref. 91A/1054).

If permission is being granted it should be subject to:

1. Access and boundary treatment to be to the requirements of the Roads Department.
2. A Roads contribution to be determined at approval.
3. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
4. The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
5. Parking for two cars to be provided within the curtilage of the site with an adequate turning

GC/AW
29/1/92

SIGNED: Ganeth Anna
DATE: 31/1/92

ENDORSED: C.P. L.
DATE: 3/2/92

TELEPHONE: Dublin (01) 771881

TELEX: 31444 DFFHEI

FAX NO: 385953

TAGHAIRT:
Reference



AN ROINN COSANTA
(Department of Defence)

TEACH NA PAIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

11 February, 1992.

Dear Sir,

**Re: Planning Application which might affect
Casement Aerodrome, Baldonnel, Co. Dublin**

I am directed by the Minister for Defence to refer to planning application:-

91A/1999 F McCarthy, Redgap, Rathcoole:
Bungalow

91A/2018 S Ryan, Redgap, Rathcoole:
House

No objection is seen to these proposals provided they do not exceed 11M in height above ground level.

Yours sincerely,


M. LYNCH
PROPERTY MANAGEMENT

13 FEB 92

The Secretary
Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1



M39

p/556/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1999

Date Received : 18th December 1991

Correspondence : O'Neill & Associates,
Name and : Harbour Road,
Address : Howth,
Co. Dublin.

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Outline Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 300 sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 4th February, 1992.

This is an application for OUTLINE PERMISSION.

The proposal consists of a 300 sq. metre dwelling house at Redgap, Rathcoole.

The area in which the site is located is zoned with the objective "to protect and/or improve residential development" (A), with a specific objective of 1 house per three acres. It is a small estate of 10 houses in an otherwise rural area.

PLANNING HISTORY

ZA 1309: Planning permission granted for ten bungalows and development works in a standard residential cul-de-sac development.

91A/1054: Permission refused for two dwellings on subject site.

The site which is the subject of the current application is close to the access of the estate onto the County Road at Redgap. Site area is stated to be 2.6

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

acres. The floor area of the proposed house is stated to be 300 sq. metres. This site forms one of the ten house sites granted permission under ZA 1309.

The other sites within the estate have been developed already.

A report on file from Supervising Environmental Health Officer indicates that the proposal is unacceptable because of lack of information about septic tank and percolation on this site, and adjoining sites. They are also concerned about the intensity of development in this area particularly with reference to the recent DOE circular re SR6 1991.

BC. Given the history of this site, there would be no objection to the ^{planning} ~~current~~ ^{principle of} proposal for one house, ~~as the site~~ subject to the requirements of the Environmental Health Officer being complied with.

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

- 01 Applicant is requested to ^{submit} ~~indicate whether he can comply with the requirements of the Supervising Environmental Health Officer in respect of the following information,~~
- (a) suitability of soil for treatment and disposal of septic tank effluent;
 - (b) availability of potable and adequate water supply;
 - (c) distance between dwelling and septic tank/percolation areas;
 - (d) road frontage;
 - (e) precise location of wells, percolation areas, etc. in adjoining sites, particularly that of the older existing house to the north;
 - (f) details of reserve percolation area.

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NOTE: Applicant should consult directly with the Supervising Environmental Health Officer before supplying this information to the Planning Authority.

Applicant is also advised to consult Regional Council for Septic Tank Drainage S.H.6 of 1991 published by DOE.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Connors
.....
for Dublin Planning Officer *12/2/92* Endorsed: *a/s*
for Principal officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Outline Permission as set out in the above report and that notice thereof be served on the applicant.

Dated: *13th* FEBRUARY 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 February 1991* 1991. *1991*

Geraleine Boothman

PLANNING DEPT
DEVELOPMENT CONTROL SEC
Date 27.01.92
Time 4.00

Register Reference : 91A/1999

Date : 9th January 1992

Development : Dwelling and septic tank
LOCATION : Redgap, Rathcoole.
Applicant : F. McCarthy
App. Type : OUTLINE PERMISSION
Planning officer : G. BOOTHMAN
Date Recd. : 18th December 1991

DUBLIN COUNTY COUNCIL
15 JAN 1992
ENVIRONMENTAL OFFICERS

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

Yours faithfully,

Proposal unacceptable for the following reasons for PRINCIPAL OFFICER

1. Evidence of soil suitability for the treatment and disposal of septic tank effluent not available.
2. Evidence of potable and adequate water supply being available - not provided.
3. Septic Tank and Percolation Area too close to proposed dwelling.
4. Road frontage inadequate.
5. Precise location of wells, percolation areas etc in adjoining houses particularly the ~~house~~ older existing house to the north of the site - not indicated.
6. Reserve Rec. Area not indicated.
7. In addition - the intensity of development of sites in this area each accommodating a dwelling, septic tank, percolation areas and well - would make it very difficult for any further development to proceed and still ensure safe distances between percolation areas and wells - particularly with reference to the recent circular from Dept. of Environment 3RB 1991.

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

Done O. Tondal 20.1.1992

Filed Gladstone for Joan O. Kelly SE 140 24/1/92



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

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

Decision Order Number : P/ 4634 /92 Date of Decision : 1st October 1992

Register Reference : 91A/1999 Date Received : 9th April 1991

Applicant : F. McCarthy

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :130292//090492

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 REFUSE OUTLINE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ./. ATTACHED.

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

Date: 1/10/92.....

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.

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:-

The Secretary,
An Bord Pleanala,
Floor 3, Block 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Existing legal provisions as to the period in which an appeal is to be made will apply in any case where an appeal is received by the Board on or before 16th October, 1992, but a new period of one month from the day of the Planning Authority's decision will apply in the case of all appeals received on or after 19th October, 1992.

A brochure setting out the important features of the new appeals procedures is enclosed.

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.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for 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.

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

(d) A person who is not a party to an appeal must pay a fee 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 as soon as may be after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

Reg.Ref. 91A/1999
Decision Order No. P/ 4634 /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

REASONS FOR REFUSAL

01 Applicant has not provided evidence that the site can be successfully drained by septic tank, or that an acceptable potable water supply is available. The proposal is therefore likely to be prejudicial to public health, and as such would be contrary to the proper planning and development of the area.

NOTES

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

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

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

P/4634/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

S O U T H D U B L I N

Register Reference : 91A/1999

Date Received : 9th April 1991

Correspondence : O'Neill & Associates,
Name and : Harbour Road,
Address : Howth,
Co. Dublin.

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Outline Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 30th September, 1992.

This is an application for OUTLINE PERMISSION.

The proposal consists of a 300 sq. metre dwelling house at Redgap, Rathcoole.

The area in which the site is located is zoned with the objective "to protect and/or improve residential development" (A), with a specific objective of 1 house per three acres. It is a small estate of 10 houses in an otherwise rural area.

PLANNING HISTORY

ZA 1309: Planning permission granted for ten bungalows and development works in a standard residential cul-de-sac development.

91A/1054: Permission refused for two dwellings on subject site.

The site which is the subject of the current application is close to the access of the estate onto the County Road at Redgap. Site area is stated to be 2.6

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1999

Page No: 0002

Location: Redgap, Rathcoole.

acres. The floor area of the proposed house is stated to be 300 sq. metres. This site forms one of the ten house sites granted permission under ZA 1309.

The other sites within the estate have been developed already.

A report on file from Supervising Environmental Health Officer indicates that the proposal is unacceptable because of lack of information about septic tank and percolation on this site, and adjoining sites. They are also concerned about the intensity of development in this area particularly with reference to the recent DOE Circular re SR6 1991.

Given the history of this site, there would be no planning objection to the principle of one house on this site, subject to the requirements of the Environmental Health Officer being complied with.

For this reason ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. Applicant is requested to submit the following information:-

- (a) suitability of soil for treatment and disposal of septic tank effluent;
- (b) availability of potable and adequate water supply;
- (c) distance between dwelling and septic tank/percolation areas;
- (d) road frontage;
- (e) precise location of wells, percolation areas etc. in adjoining sites, particularly that of the older existing house to the north;
- (f) full details of reserve percolation area.

On 31st August, 1992, the period for considering the application was extended to 5th October, 1992. On 21.9.92 further information was submitted, but this is still not satisfactory to the P.E.H.O., whose report dated 30.9.92 confirms that the proposal remains unacceptable. In the circumstances therefore, I would recommend that planning permission be refused.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, for the following () reasons :-

REASONS FOR REFUSAL

COMHAIRLE CHONTAE ÁTHA CLIATH

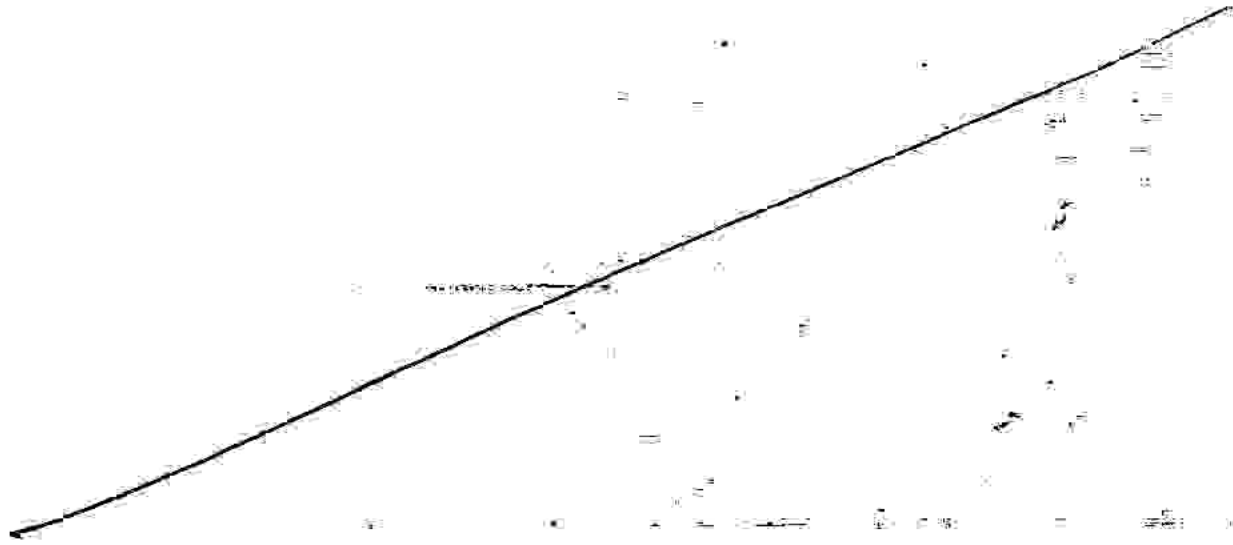
Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1999

Page No: 0003

Location: Redgap, Rathcoole.

01 Applicant has not provided evidence that the site can be successfully drained by septic tank, or that an acceptable potable water supply is available. The proposal is therefore likely to be prejudicial to public health, and as such would be contrary to the proper planning and development of the area.



Richard Cernino *scd*
for Dublin Planning Officer
1/10/92

Endorsed: *[Signature]*
for Principal Officer

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

1st *approved*
Dated: *1st* September, 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

O'Neill & Associates,

Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.

TEL: 01-836 0995

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



28th September, 1992.

**Re: Application for development at Redgap, Rathcoole for Frank McCarthy
(Reg. Ref: 91A/1999)**

A Chara,

We have been asked by our client, Mr. Frank McCarthy, to seek a further time extension of one month on the above mentioned application. We would like this extra time to complete the following:-

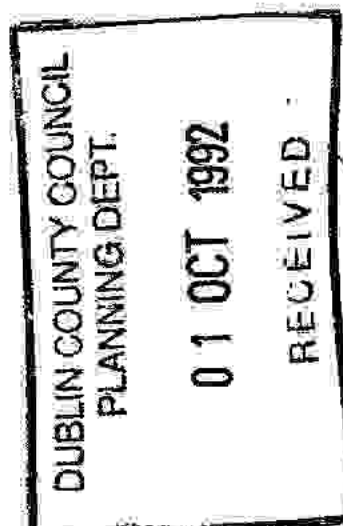
- (i) We have been informed by the Public Analyst's Office that they will not be able to undertake the water quality tests until the 14th October, and all the results will not be available until the end of October.
- (ii) We have dug new trial pits and we are awaiting their assessment by the Environmental Health Officer.

Thanking you in expectation.

Yours Sincerely,

A handwritten signature in cursive script that reads "Michael A. O'Neill".

Michael A. O'Neill MIPI



Reg
cc B. Boothman

O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391099

Ms. Geraldine Boothman,
Executive Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

15th September, 1992.

**Re: Request for additional information with regard to development at
Redgap, Rathcoole for Frank McCarthy (Reg. Ref: 31A/1999)**

21.1.0
unseen-1

Dear Geraldine,

We have been in contact with the Environmental Health Officer with regard to the above development, and he has asked for new trial holes to be dug on site. We have bored the well, and we are awaiting the results from the Public Analyst.

We have enclosed a copy of the revised site plan showing the location of the well and percolation areas.

We would appreciate an early decision on this application as our client is keen to progress with the design and approval of the proposed house.

Yours Sincerely,

Michael A. O'Neill MIPPI

PS Copy of letter to Environmental Health Officer attached.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
21 SEP 1992
RECEIVED

O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391099

Mr. Peter Whelan,
Environmental Health Officer,
33 Gardiner Place,
Dublin 1.

14th September, 1992.

Re: Development at Redgap, Rathcoole.(Reg. Ref. 91A/1999)

Dear Sir,

As discussed on the telephone, I attach for your attention a map showing the location of the two new trial pits on the site for the proposed house at Redgap, Rathcoole, Co. Dublin.

As mentioned in previous correspondence we intend to comply fully with SR6 1991 and would accept conditions in this regard. Failing this our client would be agreeable to installing a biocycle system, if required. The well has been bored, and we are awaiting results on the water quality from the Public Analyst.

If you have any queries regarding the above, please feel free to contact me at the above number.

Yours Sincerely,

Michael A. O'Neill MIP1

UPPER FIELD

SCALE 1:500

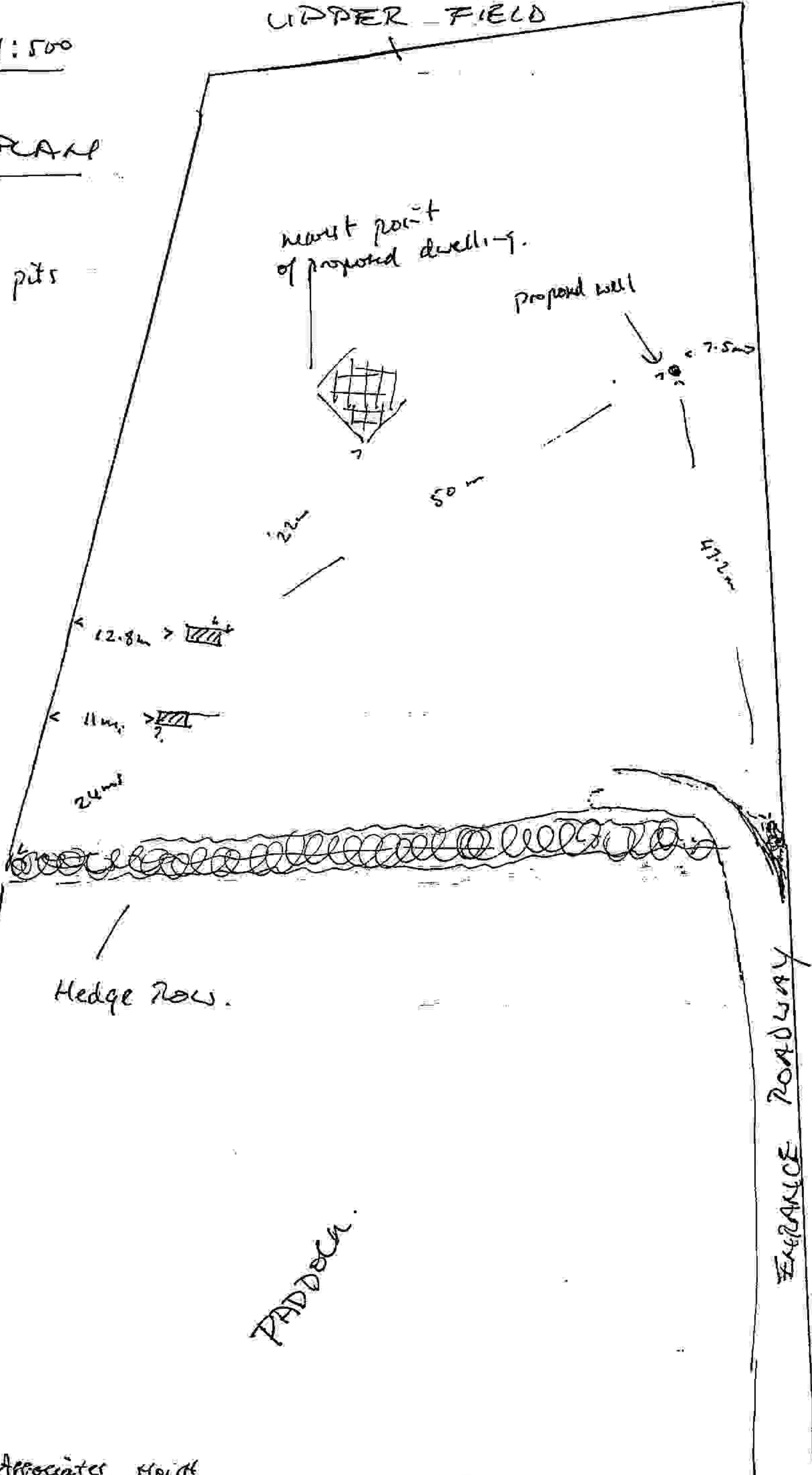
SITE PLAN

26

trial pits

nearest point of proposed dwelling.

proposed well



O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391099

Ms. Geraldine Boothman,
Executive Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

15th September, 1992.

**Re: Request for additional information with regard to development at
Redgap, Rathcoole for Frank McCarthy (Reg. Ref: 91A/1999)**

Dear Geraldine,

We have been in contact with the Environmental Health Officer with regard to the above development, and he has asked for new trial holes to be dug on site. We have bored the well, and we are awaiting the results from the Public Analyst.

We have enclosed a copy of the revised site plan showing the location of the well and percolation areas.

We would appreciate an early decision on this application as our client is keen to progress with the design and approval of the proposed house.

Yours Sincerely,



Michael A. O'Neill MIPPI

PS Copy of letter to Environmental Health Officer attached.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

21 SEP 1992

RECEIVED

O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896 391099

Mr. Peter Whelan,
Environmental Health Officer,
33 Gardiner Place,
Dublin 1.

14th September, 1992.

Re: Development at Redgap, Rathcoole. (Reg. Ref. 91A/1999)

Dear Sir,

As discussed on the telephone, I attach for your attention a map showing the location of the two new trial pits on the site for the proposed house at Redgap, Rathcoole, Co. Dublin.

As mentioned in previous correspondence we intend to comply fully with SR6 1991 and would accept conditions in this regard. Failing this our client would be agreeable to installing a biocycle system, if required. The well has been bored, and we are awaiting results on the water quality from the Public Analyst.

If you have any queries regarding the above, please feel free to contact me at the above number.

Yours Sincerely,

Michael A. O'Neill MIPPI

UPPER FIELD

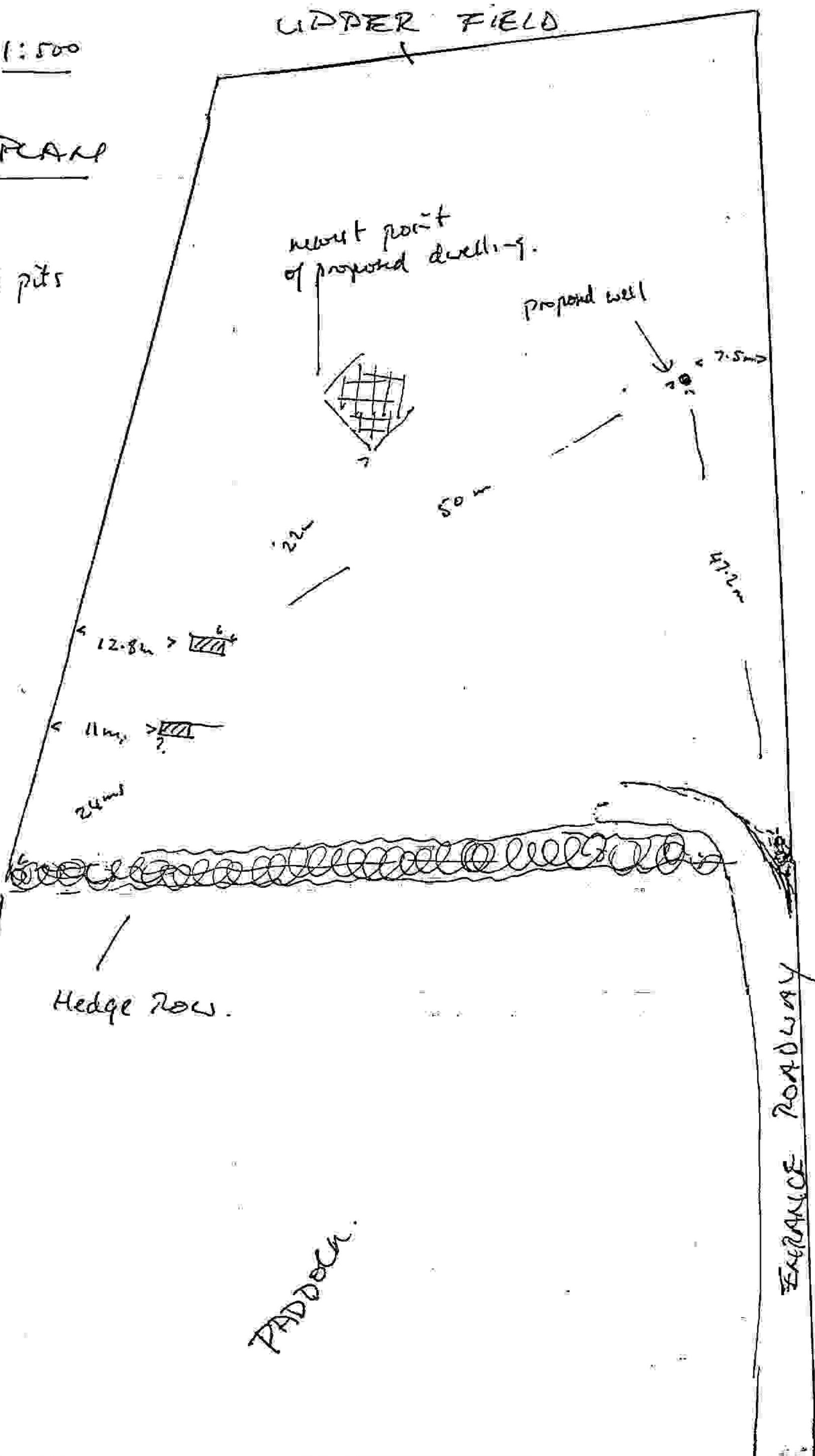
SCALE 1:500

SITE PLAN

trial pits

nearest point
of proposed dwelling.

proposed well



Hedge Row.

Paddock.

ENTRANCE ROADWAY





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/1999

Date Received : 9th April 1991

Applicant : F. McCarthy

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Additional Information

Date Recd : 9th April 1991

Dear Sir/Madam,

With reference to your planning application received here on 09.04.91 in connection with the above, I wish to inform you that:-
In accordance with Section 26(4A) of the Local Government (Planning and Development) Act 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 05.10.92.

Yours faithfully,

PRINCIPAL OFFICER

Date : 31/8/92

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.

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.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for 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.

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

(d) A person who is not a party to an appeal must pay a fee 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. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

Dev C

O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391699

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

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
28 AUG 1992
RECEIVED 27th August, 1992.

Re: Application for development at Redgap, Rathcoole for Frank McCarthy
(Reg. Ref: 91A/1999)

A Chara,

We have being asked by our client, Mr. Frank McCarthy, to seek a further time extension of one month on the above mentioned application. We would like this extra time to complete the following parallel tasks:-

- (i) We are awaiting the results of the water quality analysis from the Public Analyst's Office. We have completed the bore holes and we have found a suitable aquifer at approximately 300 ft. below surface.
- (ii) We have dug new trial pits and we are awaiting their assessment by the Environmental Health Officer.

Thanking you in expectation.

Yours Sincerely,

Michael A. O'Neill

Michael A. O'Neill MIPI

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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/1999

Date Received : 9th April 1991

Applicant : F. McCarthy

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Applicant : F. McCarthy

App. Type : Additional Information

Date Recd : 9th April 1991

Dear Sir/Madam,

With reference to your planning application received here on 09.04.91 in connection with the above, I wish to inform you that:-
In accordance with Section 26(4A) of the Local Government(Planning and Development) Act 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 05.09.92.

Yours faithfully,

J. de Bortol

PRINCIPAL OFFICER

Date : 8/6/91

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.

NOTES

1. An appeal against the decision may be made to an Bord Pleanála. 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 Pleanála,
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Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and there is no appeal to An Bord Pleanála 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.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
- 5 JUN 1992
RECEIVED

EDZ
RK
O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391099

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

5th June, 1992.

**Re: Application for development at Redgap, Rathcoole for Frank McCarthy
(Reg. Ref: 91A/1999)**

A Chara,

We have being asked by our client, **Mr. Frank McCarthy**, to seek a time extension of three months on the above mentioned application. We would like this extra time to undertake two parallel tasks:-

- (i) We have been having difficulty in getting suitable equipment unto the site at Redgap to bore a test hole for water at the proposed location, but hope to have the bore holes dug in the next two weeks.
- (ii) We are aware that the trial pits dug to assess the suitability of the soil for septic tank effluent are not satisfactory, and we would request the extra time to come up with a solution satisfactory to the Health Officer, which we believe is possible.

Thanking you in expectation.

Yours Sincerely,

Michael A. O'Neill

Michael A. O'Neill MIPI

*take up to
incl 5/9/92*

RECEIVED
- 5 JUN 1992
PLANNING DEPT.
DUBLIN COUNTY COUNCIL

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/1999

Date : 14th April 1992

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

Dear Sir/Madam,

DEVELOPMENT : Dwelling and septic tank
LOCATION : Redgap, Rathcoole.
APPLICANT : F. McCarthy
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 9th April 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.

O'Neill & Associates,

Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.

Tel: 391896/391099

91A/1999

1.8.0

A. I.

Ms. Geraldine Boothman,
Executive Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

25th March, 1992.

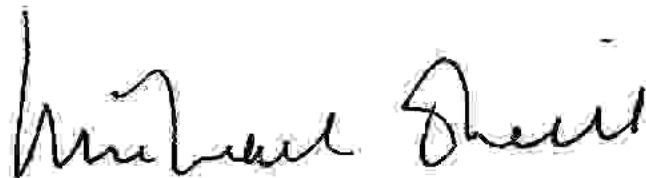
**Re: Request for additional information with regard to development at
Redgap, Rathcoole for Frank McCarthy (Reg. Ref: 91A/1999)**

Dear Geraldine,

We have been in contact, as requested in your Additional Information request, with the Environmental Health Officer with regard to the above development, and he has examined the trial holes and will be submitting a report to you in due course. We are also in the process of boring for water and we will submit you with details of this when we have consulted with the Public Analyst.

We submit revised site plan and location map for the above permission and we apologise for the error in submitting you incorrect locations for the proposed house and septic tank in our original submission. We now propose to erect the house at the rear of the site as shown on the site plan attached, and we feel that this will overcome concerns of the Environmental Health Officer in this regard. We would appreciate an early decision on this application as our client is keen to progress with the construction of the said house.

Yours Sincerely,



Michael A. O'Neill MIPI



PS Copy of letter to Environmental Health Officer attached.

O'Neill & Associates,
Town Planning Research and Information Consultants

Harbour Road, Howth, Co. Dublin.
Tel: 391896/391099

Mr. Peter Whelan,
Environmental Health Officer,
33 Gardiner Place,
Dublin 1.

25th March, 1992.

Re: Development at Redgap, Rathcoole.(Reg. Ref. 91A/1999)

Dear Sir,

As discussed on the telephone, I attach for your attention the new site plan for the proposed house at Redgap, Rathcoole, Co. Dublin.

As neither of the sites adjacent to the subject site have septic tanks or percolation areas, we have not shown them on the attached maps. We have dug trial holes and the location of the percolation area is shown on the site plan and the reserve percolation area will be to the east of the shown percolation area. We intend to comply fully with SR6 1991 and would welcome conditions in this regard. A deep bore over 100 ft. is to be dug for water and as soon as we can get the equipment to the location shown on the site plan, we will drill and send a sample of the water to the Public Analyst for analysis. We will forward you the results of same when available. The site boundaries, and road frontage, are as shown on the site plan, and the road frontage extends to thirty five metres. The depth of the site is approximately 154 metres, and the area is approximately three acres.

If you have any queries regarding the above, please feel free to contact me at the above number.

Yours Sincerely,

Michael A. O'Neill MIPI

SITE LOCATION MAP 1:2500



← EASTING

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
09 APR 1992
REG No. 91A/1999

REVISED 25/3/92
↓

EXISTING

EXISTING

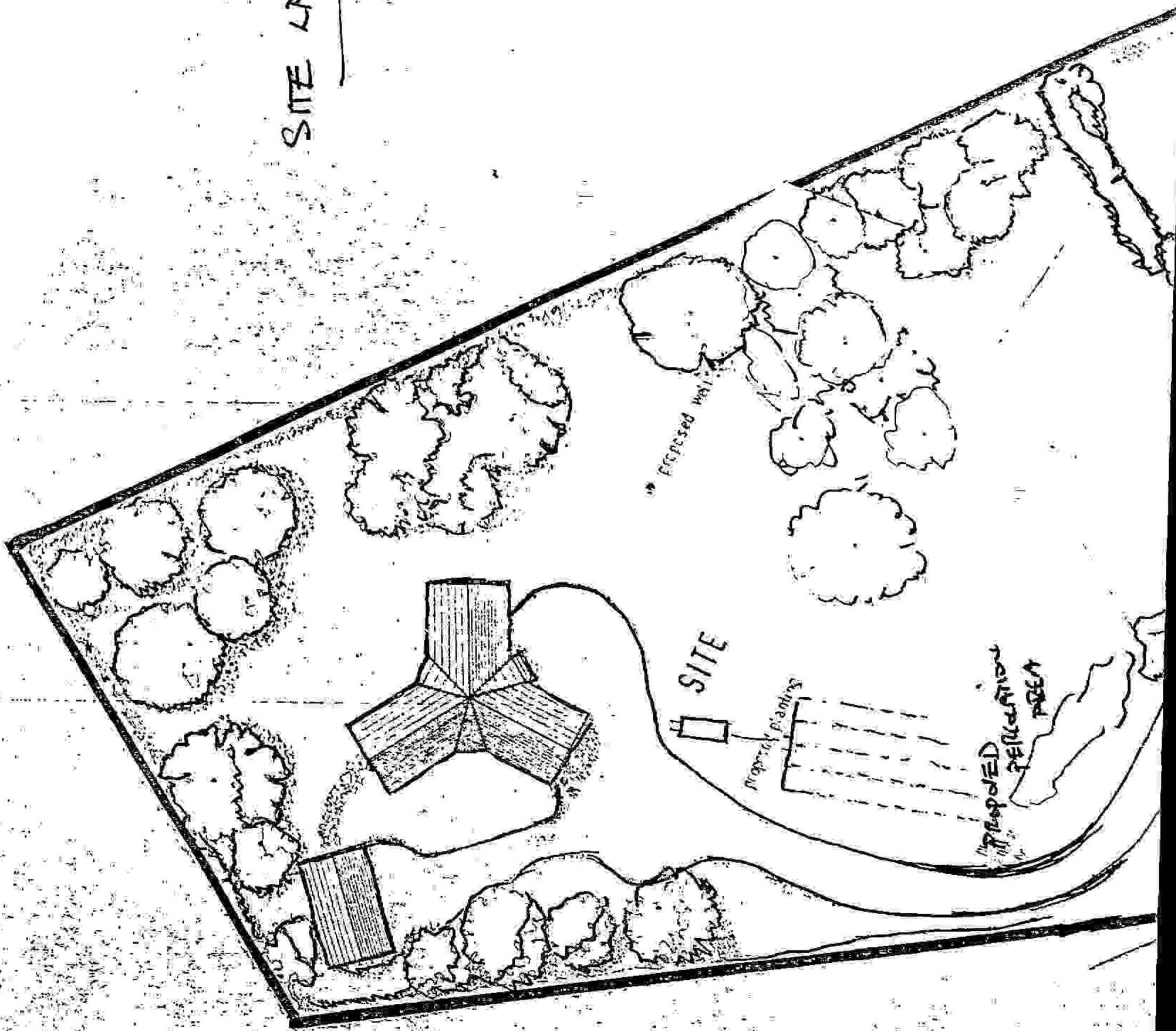
SITE PLAN 1:500



SITE LAYOUT

E

NE





BOUNDARY

NEW ENTRANCE B

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
09 APR 1992
REG No. 914/1993

SCALE 1:500

EXISTING



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

Decision Order Number : P/ 0556 /92 Date of Decision : 13th February 1992

Register Reference : 91A/1999 Date Received : 18th December 1991

Applicant : F. McCarthy

Development : Dwelling and septic tank

Location : Redgap, Rathcoole.

Dear Sir/Madam,

With reference to your planning application, received here on 18.12.91 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:-

- 01 Applicant is requested to submit the following information:-
- (a) suitability of soil for treatment and disposal of septic tank effluent;
 - (b) availability of potable and adequate water supply;
 - (c) distance between dwelling and septic tank/percolation areas;
 - (d) road frontage;
 - (e) precise location of wells, percolation areas, etc. in adjoining sites, particularly that of the older existing house to the north;
 - (f) details of reserve percolation area.

NOTE: Applicant should consult directly with the Supervising Environmental Health officer before supplying this information to the Planning Authority. Applicant is also advised to consult Recommendations on Septic Tank Drainage SR6 of 1991 published by EOLAS.

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

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.

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.



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

Reg.Ref. 91A/1999
Decision Order No. P/ 0556 /91
Page No: 0002

Yours faithfully,

PRINCIPAL OFFICER

Date : 13/2/92

NOTES

1. An appeal against the decision may be made to an Bord Pleanála. 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 Pleanála,
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 Pleanála will be invalid unless accompanied by the prescribed fee.

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

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

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



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

Register Reference : 91A/1999

Date : 19th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Dwelling and septic tank

LOCATION : Redgap, Rathcoole.

APPLICANT : F. McCarthy

APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 18th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

O'Neill & Associates,
Harbour Road,
Howth,
Co. Dublin.



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
(If none, give description sufficient to identify) Redgap, Rathcoole, Co. Dublin

3. Name of applicant (Principal not Agent) Frank Mc CARTHY
Address 7 MERRION VILLAGE, MERRION ROAD Dublin 4 Tel. No. 24 19/12

4. Name and address of person or firm responsible for preparation of drawings STEWART AND SINNOTT STUDIO
14 WINDSOR Place, Dublin 2. Tel. No. N 54159

5. Name and address to which notifications should be sent D Neill + ASSOCIATES
HARBOUR ROAD, Howth Co. Dublin.

6. Brief description of proposed development One family dwelling and ~~Septic~~ Septic Tank

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. Not Applicable

(b) Proposed use of each floor Not Applicable

CO. DUBLIN Outline planning permission sought for a dwelling and septic tank at Redgap, Rathcoole signed F. McCarthy

Grid
Pres
14/12/91

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

11.(a) Area of Site 2.6 acres Sq. m.

(b) Floor area of proposed development 3000 sq. ft (300 sq. Meters) Sq. m.

(c) Floor area of buildings proposed to be retained within site Not Applicable. 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. 4 Copies of SITE Location
Planning fee/cheque for £24
Planning Advert

16.Gross floor space of proposed development (See back) 300 sq. Meters Sq. m.

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

Fee Payable £ 24 Basis of Calculation 1 x Class 1 x 3/4 (Outline Permission Only)

If a reduced fee is tendered details of previous relevant payment should be given cheque returned at counter post-dated

Signature of Applicant (or his Agent) [Signature] Date 17.12.91

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/1999

Amount Received £ 24.00

Receipt No

Date

RECEIVED
18 DEC 1991
REG. SEC.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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

RECEIPT CODE *Balance*
Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 54159

€ 24.00

Received this

29th

day of

December 19*91*

from

M. O'Neill

the sum of

twenty four

Pounds

Pence, being

see for

planning application

91A/1999

Madeline Deane

Cashier

S. CAREY
Principal Officer

Class 1x1

COMHARLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

ISSUE OF THIS RECEIPT IS NOT AN

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

CASH
CHEQUE

M.O.

N 54159

€24.00

29th

Received this day of December 19 11

from M O'Neill

the sum of twenty four Pounds

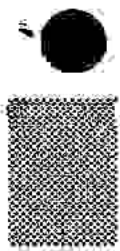
Pence being two pence

plc application 91A/1999

Madeline Deane Cashier

S. CAREY Principal Officer

Christ 1/11

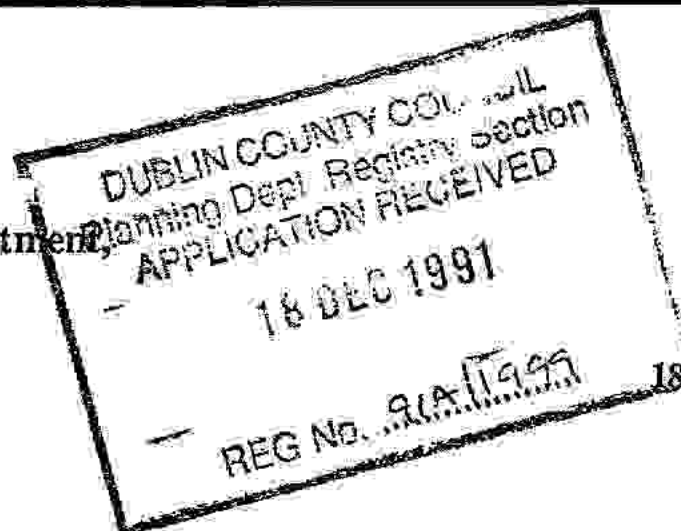


O'Neill & Associates

Town Planning Research & Information Consultants

Harbour Road, Howth, Co. Dublin. Tel: (01) 391896 / (01) 391099

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



18th December, 1991.

Re: Application for outline permission for a proposed dwelling and septic tank at Redcap, Rathcoole, Co. Dublin.

Dear Sir,

In relation to the planning application seeking outline permission for dwelling and septic tank at Redcap, Rathcoole, Co. Dublin, the following should be taken into account when considering the application:-

- The site is situated approximately 1 mile south-west of the village of Rathcoole.
- The site is zoned for residential, 1 house to 3 acres, in the 1983 statutory Development Plan.
- 9 houses already exist on the serviced site and one site of 2.6 acres, situated in the south-western corner of the site, remains undeveloped. The latter site had obtained planning permission in 1985 along with the other 9 houses, but the life of the permission has expired.
- The septic tank is to IIRS standards and has a sufficiently large percolation area pointing away from the existing dwellings.
- Access is proposed onto the existing cul de sac leading into the estate.
- It is proposed to landscape the development.
- The source of water supply will be from the proposed well on the site.

If any additional information is required, please do not hesitate to contact O'Neill & Associates at the above address.

Yours Sincerely,

pp. Paul Caproni
Michael A. O'Neill, MIPL