

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2018

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>28/1/92</u>	CLOO Quinn - (DID NOT HEAR REMARKS BECAUSE ANOTHER CLOO INTERRUPTED)		

PLANNING APPLICATION FEES

Reg. Ref. 91A/2018 Cert. No. 27483

PROPOSAL House & Septic Tank

LOCATION Rockgap Rathcoola, Co Dub

APPLICANT S. Ryan

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	f 24	f 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: R. Ryan Grade S.O. Date 2/1/92

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

2/7/7/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E L G A R D

Register Reference : 91A/2018

Date Received : 20th December 1991

Correspondence : P.J. Staunton Architect,
Name and : 22 Carriglea Walk,
Address : Firhouse,
Co. Dublin

Development : House and septic tank

Location : Redgap, Rathcoole

Applicant : S. Ryan

App. Type : Outline Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : - Sq.metres

(GB/BB)

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

This application is for OUTLINE PERMISSION.

The proposal consists of a house and septic tank at Redgap, Rathcoole.

The area in which the site is located is zoned with the objective "to provide for the further development of agriculture". The Redgap Area is one which has been subject to intense pressure for development in recent years.

The site area is stated to be 4045 sq. metres. No dimensions of the proposed house are given.

PLANNING HISTORY

90A/78 - Outline permission refused for house on subject site. Applicants were Mr. and Mrs. S. Ryan, 136 Cappaghmore, Clondalkin.

91A/667 - Approval granted for house and septic tank on site immediately to east. Applicants were Mr. and Mrs. S. Ryan, Redgap, Rathcoole.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2018

Page No: 0002

Location: Redgap, Rathcoole

90A/802 - Outline permission refused for house on subject site. Applicants were Mr. & Mrs. S. Ryan, Shreelan, Newtown Upper, Rathcoole.

The reasons for the refusal of the above two applications included non-compliance with para 2.3.9 of the Development Plan; ribbon development; lack of services; lack of evidence regarding suitability for septic tank.

There is no evidence on the current application regarding need for a dwelling in this area, in accordance with para 2.3.9 of the County Development Plan. In view of the permission granted in 91A/0667, need would be difficult to establish, *assuming that these are the same applicants. + Divided in 2 parts*
Sell in this regard have been submitted

A report on file from Roads Department recommends refusal because the proposal constitutes undesirable ribbon development.

The report from Supervising Environmental Health Officer indicates that the proposal is unacceptable because of (a) lack of information on drainage proposals and (b) the concern felt about the intensity of development in the Redgap Area with possible dangers of pollution/water contamination.

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

REASONS FOR REFUSAL

- 01 The applicant has not demonstrated a reason as required by para. 2.3.9 of the 1983 County Development Plan for requiring a house in lands zoned with the objective "to protect and provide for the development of agriculture". The development would contravene materially the development objective of the County Development Plan for the use solely or primarily of the site for agricultural purposes.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2018

Page No: 0003

Location: Redgap, Rathcoole

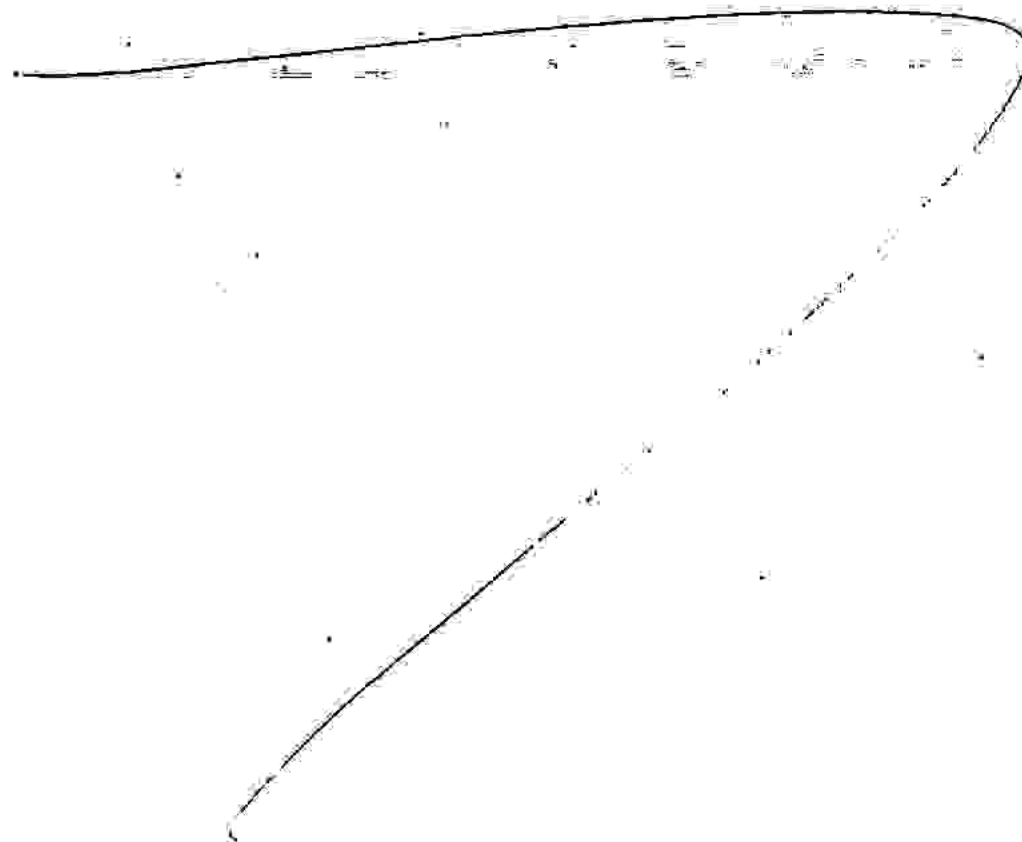
02 The proposed development is undesirable by reason of the existing deficiency in the road network serving the area of the proposed development, including considerations of capacity, width, alignment, or the surface or structural condition of the pavement, which would render that network, or any part of it, unsuitable to carry the increased road traffic likely to result from the development.

03 There is no public piped sewerage or water supply to serve the site and the development would be premature by reference to the existing deficiency in the provision of water supplies or sewerage facilities and the period within which the constraints may reasonably be expected to cease.

04 The applicant has indicated no evidence of suitability of the site for septic tank drainage. The proposal would thus be prejudicial to public health.

NOTE: Applicant's attention is drawn to comments from the Supervising Environmental Health Officer, who noted drainage channels relating to the development granted by Order No. P/4458/91, Reg. Ref. 91A/667, encroaching into the site which is the subject of 91A/2018. *By this plan applicant*

88 Applicant is advised to liaise directly with Supervising Environmental Health Officer in this regard. *SH*



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2018

Page No: 0004

Location: Redgap, Rathcoole

Richard Connors *332*
for Dublin Planning Officer *17/2/92*

Endorsed:

[Signature]
for Principal Officer

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

Dated: *17* 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 1991.

Gerardine Boothman

Register Reference : 91A/2018

Date : 9th January 1992

Development : House and septic tank

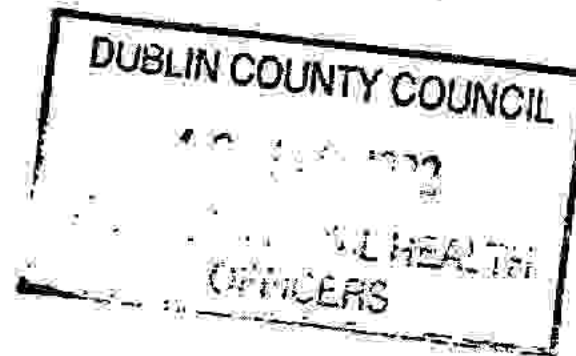
LOCATION : Redgap, Rathcoole

Applicant : S. Ryan

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 20th December 1991



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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date *27.01.92*

Time *4.00*

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

- Proposal unacceptable for following reasons:*
1. *Block Plan indicating precise location of well, percolation areas etc. not included.*
 2. *Evidence of soil suitability not available*
 3. *Evidence of potable and adequate water supply being available - not provided.*
 4. *Precise location of wells, percolation areas etc. in adjoining sites and those already in receipt of planning permissions but not yet developed - not provided.*
 5. *In addition, the intensity of development in this area, each site containing a well, septic tank and percolation area, would make it almost impossible for any additional development to proceed and still ensure safe distances between percolation areas and wells - particularly with reference to the most recent circular from Dept. of Environment & SUPER. ENVIRON. HEALTH OFFICER, 33 GARDINER PLACE, DUBLIN 1.*
 6. *In addition to the above the developers of the adjoining site (91A 667 also in the name of S. Ryan) appear to have dug channels for percolation pipes in the site of 91A 2018. Clarification filed. The such encroachment would be required.*
- Devine John O. Feilly SEHO 24/1/92*
- Ann O. Donohue 20/1/92*

DUBLIN COUNTY COUNCIL

REG. REF: 91A-2018
DEVELOPMENT: House and Septic tank.
LOCATION: Redgap, Rathcoole.
APPLICANT: Sean Ryan
DATE LODGED: 20.12.91

This application seeks outline permission for a house and septic tank at Redgap, Rathcoole.

Two previous outline applications for a dwelling on this site have been refused permission by Dublin County Council (Reg. Ref. 90A-802 and 90A-78). Roads have consistently been opposed to ribbon development such as this in the area; however, two new dwellings have been constructed adjacent to the site in question. A precedent, therefore, appears to have been created.

Roads must recommend, however, that permission be refused on the grounds that:

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



MA/MM
24.1.92

SIGNED: _____

ENDORSED: YBK

DATE: _____

DATE: 24/1/92

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: [REDACTED]

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

To ... P.J. Staunton, Architect, Register Reference No. 91A/2018
..... 22 Carriglea Walk, - Planning Control No.
..... Firhouse, Application Received 20/12/91
..... Co. Dublin, Additional Information Received
Applicant S. Ryan

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, P/ 717/92 dated 18/2/92 decided to refuse:

OUTLINE PERMISSION [REDACTED]

For ... House and septic tank at Redgap, Rathcoole,

for the following reasons:

1. The applicant has not demonstrated a reason as required by Paragraph 2.3.9 of the 1983 County Development Plan for requiring a house in lands zoned with the objective "to protect and provide for the development of agriculture". The development would contravene materially the development objective of the County Development Plan for the use solely or primarily of the site for agricultural purposes.
2. The proposed development is undesirable by reason of the existing deficiency in the road network serving the area of the proposed development, including consideration of capacity, width, alignment, or the surface or structural condition of the pavement, which would render that network, or any part of it, unsuitable to carry the increased road traffic likely to result from the development.
3. There is no public piped sewerage or water supply to serve the site and the development would be premature by reference to the existing deficiency in the provision of water supplies or sewerage facilities and the period within which the constraints may reasonably be expected to cease.

Contd/.....

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date

18/2/92

IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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/2018

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : House and septic tank

LOCATION : Redgap, Rathcoole

APPLICANT : S. Ryan

APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 20th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. Staunton Architect,
22 Carriglea Walk,
Firhouse,
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 RED GAP RATHCOOLE, Co. DUBLIN
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR. SEAN RYAN
Address RED GAP RATHCOOLE, Co. DUBLIN Tel. No. 570480

4. Name and address of person or firm responsible for preparation of drawings P. J. STAUNTON ARCH, 22 CARRIGLEA WALK, FIKHOUSE, Co. DUBLIN. Tel. No 517710/088 573553

5. Name and address to which notifications should be sent P. J. STAUNTON ARCH.
AS ABOVE.

6. Brief description of proposed development OUTLINE PERMISSION FOR HOUSE AND SEPTIC TANK.

7. Method of drainage SEPTIC TANK 8. Source of Water Supply BORED 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. 24.00 20/12
(b) Proposed use of each floor N 54181

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

Irish Press 20/12/91
11.(a) Area of Site 4045 Sq. m.
(b) Floor area of proposed development / Sq. m.
(c) Floor area of buildings proposed to be retained within site / Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) OWNER (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 PLAN
Copy of Irish Press 19/12/91 cheque for \$

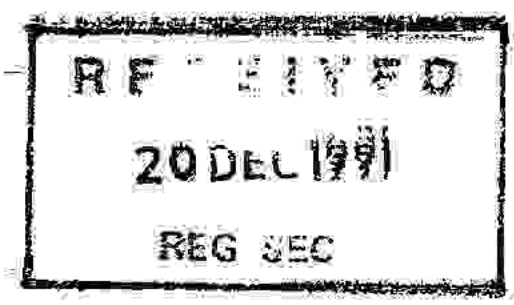


16.Gross floor space of proposed development (See back) / Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development (1)

Fee Payable E / Basis of Calculation /
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 19/12/91

Application Type 0 FOR OFFICE USE ONLY
Register Reference 91A/2018
Amount Received E 1.40
Receipt No /
Date 21-13



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

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

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	(Improvement/alteration) Building — Office/ Commercial Purposes	£30.00 each £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.

[REDACTED]

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Receipt of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee.

54181

PAID BY
CASH
CHEQUE
D.D.
I.T.

£24.00

20th

day of

December

1991

Received this

Philip Staunton

22 Carriglea Walk

Firhouse

the sum of

twenty four

Pounds

Pence, being

zero pence

planning application at

Redgap, Rathcoole

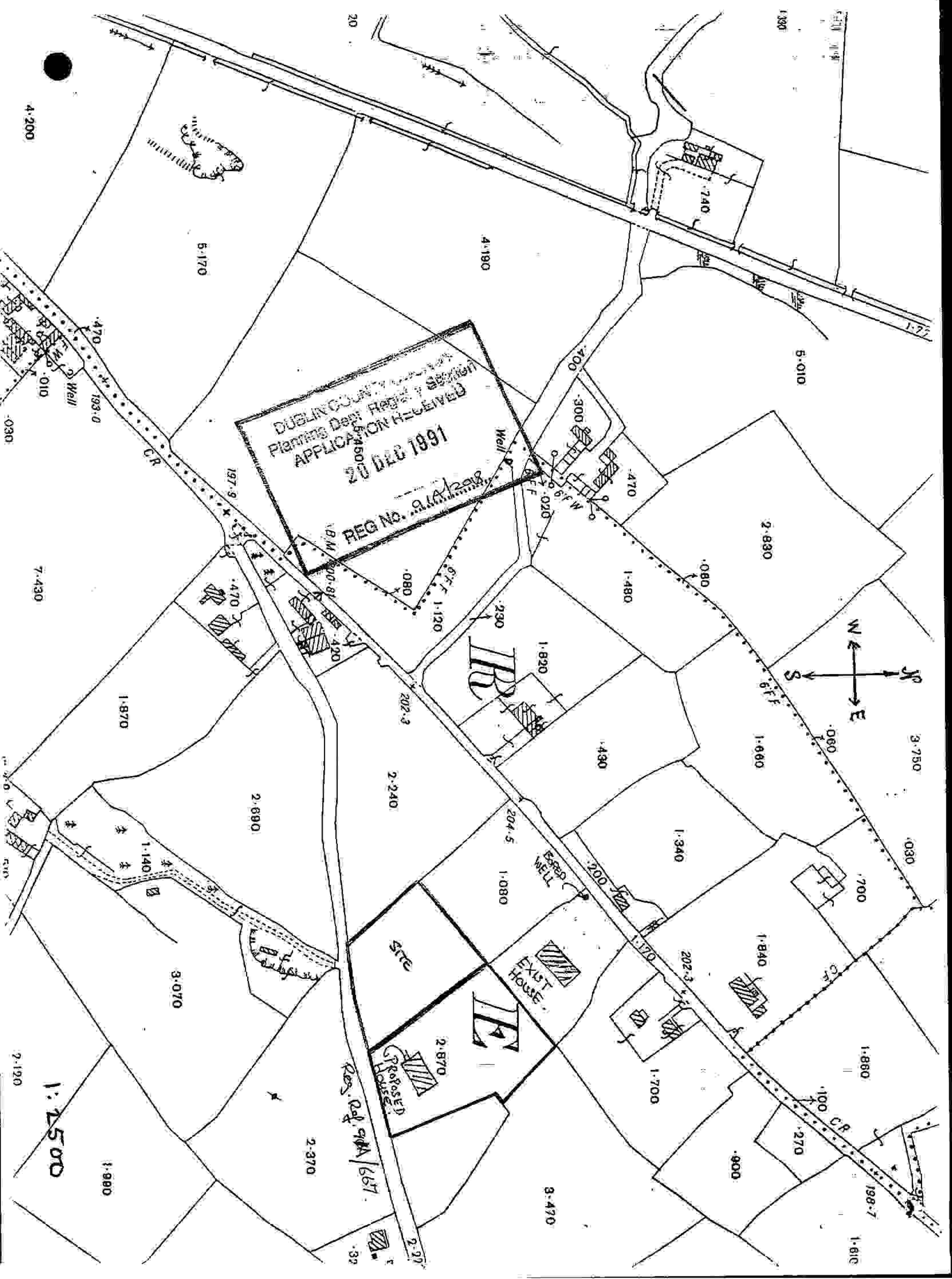
Michael Deane

Cashier

S. CAREY

Principal Officer

(Said 1x1)



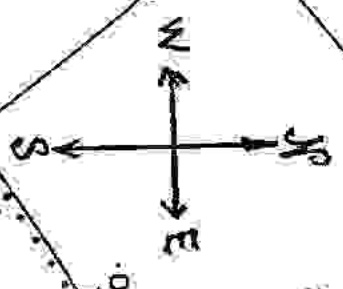
DUBLIN COUNTY Planning Dept.
REG No. 9.1A/2018
APPLICATION RECEIVED
20 DEC 1991
B.M. 200.81

IB

IE

PROPOSED HOUSE
REG. REF. 9.1A/667

EXIST. HOUSE
WELL



1:2500

4.200

7.430

2.190

5.170

1.870

3.070

1.990

4.190

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5.010

2.830

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