

not to BBL

PLANNING APPLICATION FEES

Reg. Ref. 91A/1545

Cert. No. 26751

PROPOSAL... Bungalow

LOCATION... Piperstown, Bohernabreena

APPLICANT... Mr. J. O. Sullivan

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£32	£32	—	—
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: *mollan* Grade: *4/5* Date: *2/19*

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

INT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

CLASSIFIED BY:

CHECKED BY:

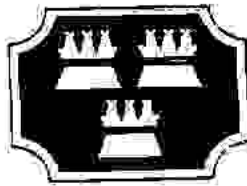
METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S OFFICE NO: PA /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRAB



Our ref.: WD/MP/FB/GO'B3
File: WD10 fb11913

12th November, 1991.

Mr. Paul Tobin,
Planning Dept.,
Block 2,
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.



Re: Planning Application Ref.: 91A/1545

Dear Mr. Tobin,

Dublin Corporation Waterworks have no objection to the proposed development at Piperstown, Bohernabreena.

Yours faithfully,


M. PHILIPS
ACTING DIVISIONAL ENGINEER

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1545

Date Received : 26th September 1991

Correspondence : Mark G. Kelly, Architects,
Name and : Carnhill,
Address : Loughshinny,
Skerries,
Co. Dublin.

Development : House and septic tank

Location : Piperstown, Bohernabreena

Applicant : J. O'Sullivan

App. Type : Permission

Zoning : 'G'

Floor Area : 195 sq.metres

(MOS/CM)

Report of the Dublin Planning Officer, dated 6th November, 1991.

This application is for Permission. The proposed development consists of a house and septic tank at Piperstown, Bohernabreena, for J. O'Sullivan.

The site is zoned 'G' in the 1983 County Development Plan, where it is the objective of the Planning Authority "to protect and improve high amenity areas". The area of the site is stated to be 4,887sq. metres. It is located on the southern side of Newtown Lane, which is a narrow road, (c.2-3 metres wide), linking Glassamuck and Piperstown Roads. Hedgerows and trees ^{form} the western and eastern boundaries of the site respectively.

The site rises in a southerly direction to a small plateau along the southern part of the site where it is proposed to locate the houses. An area of land (approximately 8 acres) outlined in blue and also within the ownership of the applicant, adjoins the site to the south. This land is sloping ^{and} mountainous in character with gorse growing on it.

PLANNING HISTORY OF THE SITE

Reg. Ref. TA/1171: Outline planning permission for a bungalow refused by Dublin County Council and subsequently on appeal to An Bord Pleanála (Order PL6/5/51087, dated 9/2/81). The applicant was May Murphy. Two reasons for refusal were quoted.

Reg. Ref. 87A/883: Dublin County Council made a decision to grant permission ^{on a larger site than the present one to a local man} for a house and septic tank. Permission was refused subsequently on appeal by An Bord Pleanála for the erection of a house and septic tank at Piperstown Lane, (Order PL6/5/75234, dated 13th April, 1988). The reasons for refusal were:-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1545

Page No: 0002

Location: Piperstown, Bohernabreena

1. The site is located in an upland scenic area, zoned in the Dublin County Development Plan, 1983, with the objective "to protect and improve high amenity areas," which objective is considered reasonable. The proposed development which is obtrusively located would conflict with the zoning objective, would be injurious to the amenities of the area and would thereby be contrary to the proper planning and development of the area.

2. The proposed development would be prejudicial to public health because of the risk of pollution by the development of the nearby Piperstown Stream, which is a source of public water supply.

The applicant was stated to be Karl Farrell.

The floor area of the proposed house is stated to be 195sq. metres. It is a split level house, 2 storeys in height. Proposed finishes include forticrete natural split blocks and thrutone blue/black slates.

The applicants' address is given as 45, Briarwood Lawn, Mulhuddart, Dublin 15. The applicant has not submitted any information with regard to his need to live in this area.

There are no reports available from the Supervising Environmental Health Officer at the time of writing.

The Roads Department recommend refusal as the generation of additional turning movements on a substandard road network would endanger public safety. It is noted however that traffic safety reasons were not quoted earlier ~~in~~ refusals on this site.

Paragraph 2.26.4 of the written statement of the Development Plan states the Councils' policy in relation to development in high amenity zones. It states inter alia, that ".... The plan designates areas of high amenity and it is the policy of the Council that any development not related directly to the areas' amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. Applicants who are natives of the area, who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority, it does not obtrude on the amenity of the area."

The proposed development does not conform with the Councils' policy for development in high amenity areas.

The proposed development located in a scenic area of the Dublin Mountains would be injurious to the visual amenities of the area and would contravene materially a development objective indicated on the Development Plan for the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1545

Page No: 0003

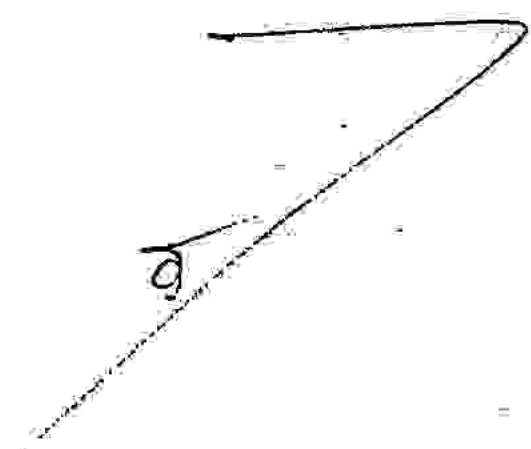
Location: Piperstown, Bohernabreena

use primarily of this area for agricultural purposes.

I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (3) reasons:-

REASONS FOR REFUSAL

- 01 The site is located in an area that is zoned "to protect and improve high amenity areas". Paragraph 2.26.4 of the written statement of the Development Plan states the Councils' policy with regard to development in high amenity zones. It states inter alia, "... The plan designates areas of high amenity and it is the policy of the Council that any development not related directly to the areas' amenity potential or its use for agriculture, mountain or hill farming, shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority it does not obtrude on the amenity of the area." The proposed development does not conform with the Council's policy with regard to development in high amenity areas. The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes. *and/or amenity purposes.*
- 02 The proposed development located in an upland scenic area, would be visually obtrusive, injurious to the amenities of the area and would thereby be contrary to the proper planning and development of the area.
- 03 The site is located within the catchment of the Piperstown Stream which directly feeds into the pipeline carrying raw water to Ballyboden Waterworks from the upper reservoir at Bohernabreena. The proposed development is likely to result in effluent from the treatment plant percolating into the groundwater and hence into the Piperstown Stream. The proposed development would be prejudicial to public health.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1545

Page No: 0004

Location: Piperstown, Bohernabreena

nos

of
Richard Commins DEP
for Dublin Planning Officer *11/11/91*

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 PERMISSION for the above proposal for the (3) reasons set out above is hereby made.

Dated : *13* NOVEMBER 1991

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *6th November* 1991.

Geroldne Boothman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1545.
DEVELOPMENT: House and septic tank.
LOCATION: Piperstown, Bohernabreena.
APPLICANT: J. O'Sullivan.
DATE LODGED: 26.9.91.

Permission was previously refused for a house on this site by Dublin County Council and An Bord Pleanala (Reg. Ref: TA/1171), for reasons unrelated to Roads. The Roads Development had recommended refusal on the grounds of traffic hazard because it would generate traffic turning movements on a narrow and totally inadequate road.

Previous Roads Report applies.

Roads recommend permission be refused as the generation of additional turning movements on a substandard road network would endanger public safety by reason of traffic hazard.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	<i>4.11.91</i>
Time	<i>10.15</i>

GC/BMCC
18.10.91.

SIGNED: *Garrett Curran*
DATE: *18/10/91*

ENDORSED: *E. Madden*
DATE: *18th Oct '91*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1545.
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Previous Roads Report applies.

Roads recommend permission be refused as the generation of additional turning movements on a substandard road network would endanger public safety by reason of traffic hazard.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 18.10.91
 Time 12.00

WJ/BMcC
 18.10.91.

SIGNED: Garrett Ann
 DATE: 18/10/91

ENDORSED: E. Madde
 DATE: 18th Oct '91



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

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5174 /91 Date of Decision : 13th November 1991
Register Reference : 91A/1545 Date Received : 26th September 1991
Applicant : J. O'Sullivan
Development : House and septic tank
Location : Piperstown, Bohernabreena
Floor Area : Sq.Metres
Time Extension(s) up to and including :
Additional Information Requested/Received : //

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 PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ..3....ATTACHED.

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

Date:..15/11/91.....

Mark G. Kelly, Architects,
Carnhill,
Loughshinny,
Skerries,
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 Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala 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 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.

Reg.Ref. 91A/1545
Decision Order No. P/ 5174 /91
Page No: 0002



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

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- 02 The proposed development located in an upland scenic area, would be visually obtrusive, injurious to the amenities of the area and would thereby be contrary to the proper planning and development of the area.
- 03 The site is located within the catchment of the Piperstown Stream which directly feeds into the pipeline carrying raw water to Ballyboden Waterworks from the upper reservoir at Bohernabreena. The proposed development is likely to result in effluent from the treatment plant percolating into the groundwater and hence into the Piperstown Stream. The proposed development would be prejudicial to public health.

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(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 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.



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 PIPERSTOWN, BOHERNABREENA,
(If none, give description sufficient to identify) Co. DUBLIN.

3. Name of applicant (Principal not Agent) MR. J. O' SULLIVAN.
Address 45, BRIARWOOD LAWN, MULHUDDART, DUBLIN 15. Tel. No. 202923

4. Name and address of person or firm responsible for preparation of drawings MARK G. KELLY, ARCHITECTS.
CARNHILL, LOUGHSHINNY, Tel. No. 437369.

5. Name and address to which notifications should be sent SKERRIES,
Co. DUBLIN

6. Brief description of proposed development PROPOSED BUNGALOW.

7. Method of drainage BIOCYCLE TREATMENT PLANT. 8. Source of Water Supply P.W.M.S.

8. 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. N.A.

(b) Proposed use of each floor N.A.

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 4887 Sq. m.
(b) Floor area of proposed development 195 Sq. m.
(c) Floor area of buildings proposed to be retained within site N.A. Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD.

FEE PAID: 32 DATE: 24/9

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

RECEIPT No: NSD719

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

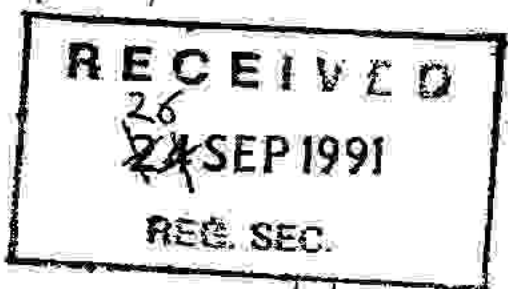
15.List of documents enclosed with Page of Newspaper, COVERING letter + DRG. Nos. 91/31/01 - 91/31/07.



16.Gross floor space of proposed development (See back) 195. Sq. m.
No of dwellings proposed (if any) ONE Class(es) of Development class 1
Fee Payable £ 32.00 Basis of Calculation class 1 = £ 32.00
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Mark G. Kelly Date 24/9/91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1545
Amount Received £ 2,280
Receipt No 25-5
Date



revised notice received 26/9/91

Iris
Pres
26/9/91

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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)		Building — Office/	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Commercial Purposes	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)		Agricultural Buildings/Structures.	
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	E	Petrol Filling Station	£200.00
8.	Petrol Filling Station.	£100.00	F	Development or	£9.00 per 0.1 ha (£70.00 min.)
9.	Advertising Structures.	£10.00 per m ² (min £40.00)		Proposals not coming within any of the foregoing classes.	
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			Min. Fee £30.00
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
A.O.
B.L.
T.

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an
adjudgement and the fee
incurred is the prescribed application
fee. N° 50719

£32.00

Received this

21st

day of

September

1991

from

J. Sullivan

45 Briarwood Lane
Mulhuddart

The sum of

thirty two

Pounds

Pence, being

00 for
Kilinstown

planning application at

Potterybreena

Malone Doane

Cashier

S. CAREY
Principal Officer

Class 1x1



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/1545

Date : 30th September 1991

Dear Sir/Madam,

Development : House and septic tank

LOCATION : Piperstown, Bohernabreena

Applicant : J. O'Sullivan

App. Type : PERMISSION

I refer to the above planning application received on 26.09.91. Article 23A of the Local Government (Planning and Development) Regulations 1977 provides that where a period of more than two weeks has elapsed between the publication in a newspaper of a notice and the making of the relevant planning application, the Planning Authority may require the applicant to publish a further notice.

The above mentioned application was not received within the statutory period set out in the regulations. You are now requested to publish a new notice of your intention to apply for permission and to submit a copy of the notice to this office without delay.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Mark G. Kelly, Architects,
Carnhill,
Loughshinny,
Skerries,
Co. Dublin.

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.
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Telephone. (01)724755
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Register Reference : 91A/1545

Date : 30th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : House and septic tank
LOCATION : Piperstown, Bohernabreena
APPLICANT : J. O'Sullivan
APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 26th September 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Mark G. Kelly, Architects,
Carnhill,
Loughshinny,
Skerries,
Co. Dublin.



MARK G. KELLY

Architect & Planning Consultant

Carnhill, Loughshinny,
Skerries, Co. Dublin. Telephone/Fax: 437369

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATIONS RECEIVED

26 SEP 1991

RES. NO.

91A/1545

APPLICATION NO.

Dublin County Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.

24 September 1991.

Dear Sirs,

On behalf of my client Mr. John O'Sullivan I wish to apply for permission to erect a private dwelling house with septic tank at Piperstown, Bohernabreena as detailed in the enclosed drawings. I also enclose herewith a letter from Mr. O'Sullivan outlining his reasons for wishing to live in this area.

The proposed house/site has been designed/laid out in an attempt to minimise visual and environmental impact by

- (1) Placing the house at/on a natural shelf in the slope of the site.
- (2) Stepping the floor levels of the house to follow the site contours as much as possible and adjusting soil levels to maintain a mainly single-storey appearance when viewed from the North.
- (3) Breaking-up of roof areas into several smaller areas in preference to one large area in order to give the impression of a cluster of smaller structures.
- (4) Selection of external materials which will blend-in rather than stand out. The combination of Forticrete natural (grey) split block for the main wall areas and white fairfaced trimmings (plinths, window cills and reveals, quoins and chimney cappings) when carefully detailed can successfully give the appearance of natural cut (or dressed) stone trimmings with rusticated stone to the main wall areas. (Photos of examples of this wall detailing can be supplied later if required). Roofs will be covered with blue/black slates with black ridge tiles.
- (5) A sensitive scheme of landscaping using mainly locally occurring species in agreement with the Planning Authority.

(6) A Biocycle Waste Water Treatment Plant is to be used in preference to a conventional type septic tank. This system ensures a much higher quality of effluent and a more appropriate method of disposal of this effluent than a conventional septic tank thus significantly reducing if not eliminating any risk there might be to the local ground water system.

Trusting the above and enclosed are satisfactory. I look forward to your decision in due course.

Yours sincerely,

Mark G. Kelly.

Encl./...