

21/1/91

OK



Thomas Griffin  
21 ST. James Rd  
Warrington  
W. 12

Dear Sir,

Thank you for your letter to me of 20/1/91 Ref. 91A/1596. I do of course accept your decision, I would however ask you did you inspect the footpath prior to making your decision and are you content that in its present condition it does not constitute a danger to the public.

Regards

T. Griffin



EIRE 32

Dublin County Council

Planning Dept.

B2 Irish life centre

11, Abbey St

Dublin 1

1033 + 1106



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/1596

Date : 20th November 1991

Dear Sir/Madam,

Development : Retention of existing front vehicular gate entrance

LOCATION : 123 St. James Road, Walkinstown

Applicant : B. Mulhall

App. Type : PERMISSION

I wish to inform you that by order dated 19.11.91 it was decided to GRANT PERMISSION for the above proposal.

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

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

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

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

Mr. T. Griffin,  
121 St. James Road,  
Greenhills,  
Dublin 12.

Yours faithfully,

.....  
.....

for PRINCIPAL OFFICER

OBJECTOR

911/1596

PK

1106

Thomas Griffin  
123 St. James Rd.  
Warrington  
D. 12

12 NOV 21

Dear Sir,

12/11

Re permission  
for retention of existing  
vehicular gate entrance  
at 123 St. James Rd. (ref 911/1596)  
I respectfully request  
planning permission be  
denied on the following  
grounds. The present  
condition of the footpath  
in my opinion it is in a  
dangerous state as it has  
sunk in some parts  
leaving dangerous lips  
while in an other part,  
there is a bump as a

result of work done  
This point I feel is worth  
out by the fact that on  
1<sup>st</sup> June in the evening  
a Mrs. Watchhorn from  
a nearby estate tripped  
over one of dips or bumps  
fell and sustained a com-  
pound fracture of the index  
finger of her right hand  
which resulted in an  
operation for that day.  
I am lead to believe that  
legal action may ensue.  
I also think the close  
proximity of a bus stop  
(only feet away) is a  
potential danger not only  
to road traffic but also  
to people on the footpath.  
Consider when a bus is

pulling into the same area  
at the same time a car is  
reversing out. Also St.  
Bridget's Drive is opposite  
traffic coming from St.  
Bridget's onto St. James  
turning left and right,  
and traffic on St. James  
Rd turning onto St. Bridget's  
left and right gives this  
small area the potential  
to develop in an extremely  
dangerous area. If all of  
this was bad enough, the  
luses are forced always  
to double park and quite  
often drivers behind the  
luses become impatient  
and pull out to drive pass  
the luses, sometimes meeting  
traffic coming in the opposite

direction, or coming from  
St. Bridget's

I realize some of  
my points are difficult to  
understand simply just  
reading them, however  
I think it may be prudent  
for one of your inspectors  
to examine the area if  
possible I would ask  
he or she contact me  
and I will be happy  
to explain, person to person

I await your response.

Yours respectfully  
Thomas Griffin

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1596

| MEETING   | COMMENTS                      | NOTED IN<br>DEV. CONTROL | NOTED BY |
|---|-------------------------------|--------------------------|----------|
| BELGARD<br>H + P<br><u>31</u>   <u>10/91</u><br><u>    </u> | Noted by <i>Cliff Jeffrey</i> |                          |          |





not LBSL

PLANNING APPLICATION FEES

Reg. Ref. 919/1596

Cert. No. 26811

PROPOSAL Retention of entrance

LOCATION 173 St. James road, Walkinstown, D.12

APPLICANT Mr. B. Mulhall

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE                                     | AMT. OF FEE REC. | AMOUNT LODGED | BALANCE DUE | BALANCE PAID |
|-------|-------------------------------|--|------------------|---------------|-------------|--------------|
| 1     | Dwellings                     | @£32                                     |                  |               |             |              |
| 2     | Domestic,                     | @£16                                     | £16              | £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: *M. H. M.* Grade: *C/B* Date: *8/10*

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.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER.

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

PREPARED BY:

CHECKED BY:

TITLE OF ASSESSMENT:

TOTAL ASSESSMENT

AMOUNT'S ORDERED NO: FL  
DATED

ENTERED IN CONTRIBUTIONS REGISTER

DEVELOPMENT CONTROL ASSISTANT GRABE

Mr. E. O'Hare,  
Administrative Officer,  
Enforcement Section.

91A/1596  
Enf. 8354

8 January 1992

RE: Footpath at 123 St. James Road, Walkinstown.

I enclose copies of two undated letters from T. Griffin received on 11th November, 1991 and 6th January, 1992, for your information.

A decision to Grant Permission for retention of existing front gate entrance was made on 19th November, 1991.

I should be obliged if you would arrange to investigate the complaints made and reply to Mr. Griffin in due course. I have also forwarded a copy of this correspondence to the Roads Department.

  
\_\_\_\_\_  
Senior Staff Officer,  
Development/Control.

Mr. J. Taylor,  
Principal Officer,  
Engineering Department,  
46/49 Upper O'Connell St.,  
Dublin 1.

91A/1596

8 January 1992

RE: Footpath at 123 St. James Road, Walkinstown.

I enclose herewith copy letters received from Mr. T. Griffin,  
concerning the above.

A decision to Grant Permission for retention of existing front  
gate entrance was made on 19th November, 1991.

I should be obliged if you would investigate the complaint made  
concerning the condition of the footpath and reply to Mr. Griffin  
in due course.

  
\_\_\_\_\_  
Senior Staff Officer.

P/5270/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1596

Date Received : 4th October 1991

Correspondence : Eamonn Weber,  
Name and : Architect,  
Address : 26 Aranleigh Mount,  
Rathfarnham,  
Dublin 14.

Development : Retention of existing front vehicular gate entrance

Location : 123 St. James Road, Walkinstown

Applicant : B. Mulhall

App. Type : Permission

Zoning :

Floor Area : . . . Sq.metres

*NS*  
(NOB/BB)

|                         |
|-------------------------|
| CONTRIBUTION            |
| Standards <i>NT</i>     |
| Form <i>W add</i>       |
| Systems <i>Services</i> |
| Open Space:             |
| Other:                  |
| COSTS:                  |
| By C. C.F.:             |
| Cash:                   |

Report of Dublin Planning Officer dated 13th November, 1991.

This is an application for PERMISSION to retain a vehicular entrance at 123 St. James Road, Walkinstown for B. Mulhall.

The entrance has been provided to facilitate off street car parking at a location between two junctions on a busy road. The entrance is satisfactory. No alterations appear to have been carried out to the footpath.

An objection has been received from and adjoining address on the grounds of ~~drainage~~ <sup>drainage</sup> to the footpath.

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

### CONDITIONS / REASONS

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

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

02 That the gates shall open inwards *only*.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1596


Page No: 0002

Location: 123 St. James Road, Walkinstown

02 REASON: In the interest of the proper planning and development of the area.

03 That ~~formation of the entrance and alterations~~ to the footpath and kerbing shall be ~~carried out~~ <sup>carried out</sup> in accordance with the requirements of the Council's Area Roads Engineer at the applicant's expense.

03 REASON: In the interest of the proper planning and development of the area.

Endorsed:  .....  
for Principal Officer

 .....  
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (2) conditions set out above is hereby made.

Dated: 19 NOVEMBER 1991

 .....  
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.

Mr. T. Griffin,  
121 St. James Road,  
Walkinstown,  
Dublin 12.

91A/1596

8 January 1992

RE: Footpath at 123 St. James Road, Walkinstown.

Dear Sir,

I refer to your letter received in this Department on 7th January, 1992.

I wish to inform you that copies of your letters have been forwarded to the Roads Department and the Enforcement Section for attention together with a request that a reply be forwarded to you in due course.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.





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 GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5271 /91      Date of Decision : 19th November 1991

Register Reference : 91A/1596              Date Received : 4th October 1991

Applicant : B. Mulhall

Development : Retention of existing front vehicular gate entrance

Location : 123 St. James Road, Walkinstown

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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 3.....ATTACHED.

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

Date: 21/11/91.....

Eamonn Weber,  
Architect,  
26 Aranleigh Mount,  
Rathfarnham,  
Dublin 14.

## 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/1596  
Decision Order No. P/ 5271 /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

C O N D I T I O N S / R E A S O N S

- 01 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the gates shall open inwards only.
- 02 REASON: In the interest of the proper planning and development of the area.
- 03 That alterations to the footpath and kerbing shall be carried out in accordance with the requirements of the Council's Area Roads Engineer at the applicant's expense.
- 03 REASON: In the interest of the proper planning and development of the area.

## 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:-

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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 Pleanala 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 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.

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/1596

Date : 7th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of existing front vehicular gate entrance

LOCATION : 123 St. James Road, Walkinstown

APPLICANT : B. Mulhall

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 4th October 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Eamonn Weber,  
Architect,  
26 Aranleigh Mount,  
Rathfarnham,  
Dublin 14.



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 situated, 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

| CLASS NO. | DESCRIPTION  | FEE                                       |
|-----------|--|---|
| 1.        | Provision of dwelling — House/Flat.  | £32.00 each                               |
| 2.        | Domestic extensions/other improvements.                                    | £16.00                                    |
| 3.        | Provision of agricultural buildings (See Regs.)                            | £40.00 minimum                            |
| 4.        | Other buildings (i.e. offices, commercial, etc.)                           | £1.75 per sq. metre<br>(Min. £40.00)      |
| 5.        | Use of land (Mining, deposit or waste)                                     | £25.00 per 0.1 ha<br>(Min £250.00)        |
| 6.        | Use of land (Camping, parking, storage)                                    | £25.00 per 0.1 ha<br>(Min. £40.00)        |
| 7.        | Provision of plant/machinery/tank or other structure for storage purposes. | £25.00 per 0.1 ha<br>(Min. £100.00)       |
| 8.        | Petrol Filling Station.  | £100.00                                   |
| 9.        | Advertising Structures.  | £10.00 per m <sup>2</sup><br>(min £40.00) |
| 10.       | Electricity transmission lines.  | £25.00 per 1,000m<br>(Min. £40.00)        |
| 11.       | Any other development.   | £5.00 per 0.1 ha<br>(Min. £40.00)         |

BUILDING BYE-LAW APPLICATIONS

| CLASS NO. | DESCRIPTION  | FEE   |
|-----------|--|---|
| A         | Dwelling (House/Flat)  | £55.00 each   |
| B         | Domestic Extension (improvement/alteration)                              | £30.00 each   |
| C         | Building — Office/ Commercial Purposes                                   | £3.50 per m <sup>2</sup><br>(min. £70.00)   |
| D         | Agricultural Buildings/Structures  | £1.00 per m <sup>2</sup><br>in excess of<br>300 sq. metres<br>(min. - £70.00)<br>(Max. - £300.00) |
| E         | Petrol Filling Station   | £200.00   |
| F         | Development or Proposals not coming within any of the foregoing classes. | £9.00 per 0.1 ha<br>(£70.00 min.)   |
|           |  | Min. Fee £30.00<br>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

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

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

N 50810

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

€16.00

11th

day of

October

19.76

Received this

from

*Ramona Weber,  
26 Arandiel Mount,  
Rathfarnham*

the sum of

*sixteen*

Pounds

Pence, being

*two pence*

*planning applications at St. James Rd*

*Shelagh Dea*

*Dea*

Cashier

S. CAREY  
Principal Officer

*Class 2*



