

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1656

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 26/11/91 26/11/91 <u>26/11/91</u></p>	<p>Col Quin Rec permission be <u>Refused</u> Speculative Not from area Proliferation of applies in this area</p>		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1656 Cert. No. 26905

PROPOSAL House + Septic Tank

LOCATION Redgap Rathcoole

APPLICANT P. Keogh

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2/24	2/32	1/8 overpayment	
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: *[Signature]* Grade S.O. Date 21/10/91

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

91A 1656.

At the request of Mrs. M. Halney's office I saw applicant, Mr. Keogh, on 3/6/92. I advised him of the reasons why this application was refused & why it would probably be refused again.

He told me he had bought the site last year for £20,000 & was assured by his auctioneer that P.P. would be issued to him. He was in such debt that he would have to sell his house & put a mobile home on the site.

I advised him of Enforcement procedures etc; I also attempted to explain the situation regarding our policy in the vicinity, as set down in the Devt. Plan. I explained the Hlt. Insp's comments.

Mr. Keogh expressed his view that we were inconsistent etc.

I outlined Mr. Keogh's options re a re-submission — and appeal.

GB

3/6/92.

TELEPHONE: Dublin (01) 771881

TELEX: 31444 DFPHEI

FAX NO: 385953

TAGHAIRT:

Reference



AN ROINN COSANTA
(Department of Defence)

TEACH NA PAIRCE
(Park House)

BAILLE ATHA CLIATH, 7
(Dublin, 7)

3/50719



11 December, 1991.

Re: Planning Applications which might effect the Use of
Casement Aerodrome, Baldonnel, Co. Dublin

I am directed by the Minister for Defence to refer to applications:

- 91A/1656 P. Keogh, Redgap, Rathcoole House S.A.
- 91A/1756 D Carty, Main Street, Newcastle,
2 Bungalows S.A.C.
- 91A/1768 P Rochford, Redgap, Rathcoole,
Replacement Dwelling

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

Yours sincerely,


M. LYNCH
PROPERTY MANAGEMENT



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

P/5511/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1656

Date Received : 17th October 1991

Correspondence : Pat Keogh,
Name and : 10 Whitethorn Grove,
Address : Kill,
Co. Kildare.

Development : House and septic tank

Location : Redgap, Rathcoole

Applicant : Mr P. Keogh

App. Type : Outline Permission

Zoning : B1

Floor Area : 160 sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 27th November, 1991.

This is an application for OUTLINE PERMISSION for house and septic tank at Redgap, Rathcoole for Pat Keogh.

The site is stated to be one acre. The land is rural, with hedge boundaries. It has a road frontage of 36 metres.

There are no detailed plans, but the floor area of the proposed house would be 186 sq. metres.

PLANNING HISTORY

The planning history to this site indicates the following:-

90A-430 - An application for a house on this site was submitted by P. Doyle of Firhouse. The application was subsequently withdrawn.

The current application is in the name of P. Keogh, where address is given as 10 Whitethorn Grove, Kill, Co. Kildare.

This site has not proved acceptable to the Supervising Environmental Health Officer who finds the site inadequate. The location of nearby wells and percolation areas are not all indicated.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1656

Page No: 0002

Location: Redgap, Rathcoole

No indication has been given as to need for a house in this rural area, as set down by the Development Plan.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) Reasons:-

REASONS FOR REFUSAL

- 82A
- 01 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 ^{indicated in} of the County Development Plan for the use solely or primarily of the site for agricultural purposes.
- 02 The proposed development would constitute further undesirable ribbon development on the substandard road network and would be contrary to the proper planning and development of the area.
- 82B
- 03 The proposal does not comply with the requirements of the Supervising Environmental Health Inspector in that the locations of all nearby wells and percolation areas are not shown, evidence of soil suitability for treatment of septic tank effluent is not shown. Site width is inadequate, further development of wells and septic tanks in this area is not desirable in the interests of public health. *The proposal would thus be prejudicial to public health.*
- 04 The proposed development is contrary to the proper planning and development of the area because it would constitute an extension of undesirable ribbon development on the main road. It would therefore be conducive to traffic hazard and contrary to the policy of the Council to limit random ribbon development on main roads.

82B

05 Due to the restricted site frontage on Saggart Rd vision splays are substandard and vehicles using the access would thereby endanger public safety & cause of trapped hazard.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1656

Page No: 0003

Location: Redgap, Rathcoole

f. Richard Conins *SEP.*
for Dublin Planning Officer

3/12/91

Endorsed: *W. W. W.*

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 (5) reasons set out above is hereby made.

55 Dated : *55* ~~NOVEMBER~~ *55* 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.

Geraldine Boothman

PLANNING
DEVELOPMENT CONTROL
Date 13.11.91
Time 4.30

Register Reference : 91A/1656

Date : 24th October 1991

Development : House and septic tank

LOCATION : Redgap, Rathcoole

Applicant : Mr P. Keogh

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 17th October 1991

DUBLIN COUNTY COUNCIL

- 1 NOV 1991

ENVIRONMENTAL HEALTH
OFFICERS

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

Yours faithfully,

Refusal Recommended for the following reasons:

1. I recall when dealing with a previous planning application for the adjoining site marked 91A948 that reference was made to this "strip of land" referred to in attached proposal. The recommendation was that this 30meter wide site be "sterilized" and not be developed in the future. Perhaps records could be checked in this regard.
2. The adjoining site - on Redgap Road - (planning ref. no. not indicated on attached) is presently being developed + a dwelling + septic tank are under construction. I understand that the proposal 91A 948 located the percolation area for proposed house quite close to the post + wire fencing indicated on attached - and not 63m as on attached.
3. Location of nearby wells not indicated.
4. Location of percolation areas + wells on opposite side of Redgap Road not indicated.
5. Evidence of soil suitability for treatment of septic tank effluent not available.

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

NOTE 6. Site width inadequate - Site has no free boundary. In addition to the above - further development in this area - each site containing well and septic tank + percolation is not desirable.

91A Devine for John O'Kelly 11/11/91

Ann O'Donoghue
8.11.91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1656.
DEVELOPMENT: House.
LOCATION: Redgap, Rathcoole.
APPLICANT: P. Keogh.
DATE LODGED: 17.10.91.

The proposal is for a house at Redgap Rathcoole with access onto the Saggart Road. The proposed access location is at the eastern end of the site.

Vision is very substandard at the proposed access. Even if the access were to be located at the centre of the road frontage there would be insufficient vision in both directions.

Permission should be refused as:-

1. Due to the restricted site frontage on Saggart road vision splays are substandard and vehicles using the access would thereby endanger public safety by reason of traffic hazard.



GC/BMCC
20.11.91.

SIGNED: Garrett Curran
DATE: 21/11/91

ENDORSED: E. J. O'Connell
DATE: 22nd Nov 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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5511 /91 Date of Decision : 5th December 1991

Register Reference : 91A/1656 Date Received : 17th October 1991

Applicant : Mr P. Keogh

Development : House and septic tank

Location : Redgap, Rathcoole

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 OUTLINE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...5....ATTACHED.

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

Date: ... 5.12.1991

Pat Keogh,
10 Whitethorn Grove,
Kill,
co. Kildare.

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/1656
Decision Order No. P/ 5511 /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

REASONS FOR REFUSAL

- 01 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 indicated in the County Development Plan for the use solely or primarily of the site for agricultural purposes.
- 02 The proposed development would constitute further undesirable ribbon development on the substandard road network and would be contrary to the proper planning and development of the area.
- 03 The proposal does not comply with the requirements of the Supervising Environmental Health Inspector in that the locations of all nearby wells and percolation areas are not shown, evidence of soil suitability for treatment of septic tank effluent is not shown. Site width is inadequate, further development of wells and septic tanks in this area is not desirable in the interests of public health. The proposal would thus be prejudicial to public health.
- 04 The proposed development is contrary to the proper planning and development of the area because it would constitute an extension of undesirable ribbon development on the main road. It would therefore be conducive to traffic hazard and contrary to the policy of the Council to limit random ribbon development on main roads.
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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/1656

Date : 18th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : House and septic tank

LOCATION : Redgap, Rathcoole

APPLICANT : Mr P. Keogh

APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 17th October 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Pat Keogh,
10 Whitethorn Grove,
Kill,
Co. Kildare.



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 REDGAP RATHCOOLE Co. DUBLIN
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... PAT KEOGH
Address*) 10 WHITETHORN GROVE KILL Co. KILDARE Tel. No.

4. Name and address of FAJA DESIGN GROUP
person or firm responsible for preparation of drawings MAIN STREET RATHCOOLE Co. DUBLIN Tel. No.

5. Name and address to which PAT KEOGH 10 WHITETHORN GROVE
notifications should be sent KILL Co. KILDARE

6. Brief description of HOUSE AND SEPTIC TANK
proposed development

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 N/A
or use when last used.

(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 1 ACRE (4046sq.mts.) Sq. m.

(b) Floor area of proposed development 186 sq.mts. 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 FREEHOLD
(i.e. freehold, leasehold, etc.)

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:
..... INSOFAR AS APPLIES TO THIS APPLICATION

15.List of documents enclosed with 4 COPIES OF BLOCK PLAN, SITE LOCATION MAP
application.

CO. DUBLIN - Outline planning application for house and septic tank at Redgap, Rathcoole, Co. Dublin for Mr. P. Keogh. GE. OF IRISH TIMES DATED 10/10/91.

16.Gross floor space of proposed development (See back) 186 sq.mts. Sq. m.

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

Fee Payable £ 32 Basis of Calculation AS PER CLASS 1

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Date 14/10/91

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/1656

Amount Received £ 140

Receipt No 21-13

Date



Irish Times
10/10/91

32 A/10
N 50912

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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

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 (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
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)

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 ² (min. £70.00)
D	Agricultural Buildings/Structures.	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (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 (£70.00 min.)
		Min. Fee £30.00 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.

GOMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 50912

PAID BY
CASH
CHECK
N.O.
E.L.
L.T.

£32.00

Received this 17th day of October 1991

from Patrick Keogh
10 Whitehorn Grove, Kill, Co. Kildare

the sum of thirty two Pounds

Pence being ten pence

planning application at Rosap, Rathrode

Michael O'Hara Cashier

S. CAREY
Principal Officer

Class 1
14-50