



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/0853

Date : 20th September 1991

Dear Sir/Madam,

Development : Site development works for 41 no. four bedroom houses

LOCATION : Doddsborough off Newcastle Road, Lucan.

Applicant : N. Stassen

App. Type : PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

Ms. J. Meldon,
The Lucan Planning Council,
100 Esker Lane,
Lucan, Co. Dublin.



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEirinn,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath,
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Ms. J. Meldon,
The Lucan Planning Council,
100 Esker Lawns,
Lucan,
Co. Dublin.

Our Ref: **RF/LD**

Your Ref.

Date **6/8/91**

REG. REF. 91A/0853

RE: Development at Lucan

Dear Sir,

I refer to your letter received in this Department on 31st July 1991 regarding the above and wish to inform you that a Decision to REFUSE Permission was made on this application on 22nd July 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of €50.00.

Yours faithfully

for PRINCIPAL OFFICER



THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

91A/0853
676

p. 2

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

DEVELOPMENT
- 11 AUG 1991
CONTROL

100, Esker Lawns,
Lucan.

29th July 1991

OBJECT

Re: Application for Site Development Works at Doddsborough, Lucan,
PL. Reg. N. 91 A/0853.

31 JUL 91

Dear Sir,

With reference to the above application, the Lucan Planning Council wishes to lodge an objection to this development on the following grounds:

1. The application is for development on lands zoned agriculture in the County Development Plan.
2. The proposed development would set a precedent for further development on agricultural lands outside of the area designated for residential development, and would provide access to other such lands.
3. The proposed development would be contrary to the policy of the County Development Plan to conserve the landscape in agricultural areas.
4. The development of these lands for housing would be contrary to the policy of the Development Plan to concentrate new residential development in the area between Lucan and Clondalkin zoned for that purpose, both to protect the character of the village and its environs, and to encourage the development of the new town.

While the present application is for site development works only, for a relatively small number of houses, the precedent which would be set by granting this permission would undermine the whole strategy of the Development Plan and therefore we urge that permission be refused for this application.

Yours faithfully,

Jeanne Meldon

Jeanne Meldon, MIPI,
for David Walsh, Secretary.

91A/0853

CERTIFICATE NO: 25445

PROPOSAL: 41 houses Sites Development Works
LOCATION: Dodds Bolough Luan
APPLICANT: N. Stassen

1	2	3	4	5	6	7
CHILLINGS/AREA LENGTH/STRUCT	RATE	PAY. OF FEE REQ.	AMOUNT LOCKED	BALANCE DUE	BALANCE DUE	DATE RECEIVED
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	2538					
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	3000					

AS BEFORE.
 Permission should relate to site development works only - NOT for a particular number of houses.

RW
 29/5/91

1.60 HA.

£80 £80 —

Jan 7 Certified Signed: *J. Young* Date: 30/5/91
 Jan 7 Endorsed Signed: _____ Date: _____
 Plans 2,3,4,5,6 & 7 Certified Signed: *RW* Grade: S.O Date: 29/5/91
 Plans 2,3,4,5,6 & 7 Endorsed Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/853

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: 4.00 Acres

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

J. Y.
30/5/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY /
DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/853

APPEAL by Nicholas Stassen care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 22nd day of July, 1991 by the Council of the County of Dublin to refuse permission for site development works for 41 four bed roomed houses at Doddsborough, off Newcastle Road, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said site development works for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area zoned in the current Dublin County Development Plan "to protect and provide for the development of agriculture". This zoning designation is considered to be reasonable. The proposed development would contravene materially this development objective and, accordingly, would be contrary to the proper planning and development of the area.
2. It is considered that development of the kind proposed on the land would be premature by reference to the constraints of the capacity of existing and/or prospective sewerage facilities being required for the prospective development of another part of the functional area of the planning authority, as indicated in the current Dublin County Development Plan, and the period within which the constraints involved may reasonably be expected to cease.

Proctor

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 22nd day of January 1992.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/853

Order Noted:	L.D.
Dated:	<i>[Signature]</i> 10.12.92 ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	10 th day of FEBRUARY 1992

DECISIONS

218

APPEALS CHECK LIST

REG. REF. NO. 91A/853

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	No
7	TO L. DOYLE FOR NOTING ✓	

CHANGE STATUS IN PLANAPS:

- REFUSAL:.....55
- GRANT:.....62
- WITHDRAWN:.....54
- CONDITIONS:.....53



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

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/0853

Your Ref.: PL6/5/86647

9 December 1991

Re: Site development works for 41 no. four bedroom houses at Doddsborough off Newcastle Road, Lucan for N. Stassen.

Dear Sir/Madam,

I refer to your letter dated 27th August, 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

The appeal documents raise two points relevant to Engineering Services.

- (1) The imminent commissioning of the Lucan Low Level Pumping Station.
- (2) The presence of both foul and surface water drains within the adjacent site.

The above points are commented on as follows:-

- (1) The foul sewer catchment served by the Lucan Low Level Pumping Station includes areas drained on the combined system (i.e. contains an element of surface water) and also receives the pumped effluent from the pumping station located opposite the Spa Hotel.

The nature of the catchment is such that Engineering Services will not be able to ascertain the precise spare capacity within the station until the pumping regime has been observed over a period of at least twelve months.

Granting of a permission on this site in anticipation of the Lucan Low Level Pumping Station coming on stream could pre-empt prospective development on existing zoned lands and possible future extension of zoning in accordance with the advice of the Planning Department to members of the Council.

CONTD.....

decision made

- (2) The infrastructure laid within the adjacent supermarket site was laid by the previous owner of the site as a form of speculation. The capacity of the infrastructure is in fact in excess of the immediate needs of the site, and was laid in advance of formal approval. The County Council would only object at that stage had the system been inadequate for the needs of the site.

The County Council did object when an attempt was made to extend the system beyond the site and this became the subject of an enforcement notice.

The surface water drain was sized at a diameter of 1350mm to cater for the natural catchment and to replace an existing stream which had previously flooded. A feature of this application is that the applicants have taken no cognizance of the future upstream route of this substantial surface water drain which can only be extended through or along the boundary of the site. The considerable flow of water which is to be accommodated by this drain has to gain access through the subject site by open stream or by an extension of the pipe. The layout of the houses would preclude effective use of the surface sewer which has been provided and adversely interfere with the whole upstream catchment.

Yours faithfully,

for Principal Officer.



Sanitary Services Section
P.O. Box 174
46/49 Upper O'Connell Street
Dublin 1
Telephone (01) 727777
Fax No. 725782

Mr. A. Smith,
P. O.,
Planning Department.

Our Ref. BM/DF

Your Ref. 91A/0853

Date 21/11/91

DEVELOPMENT
CONTROL
29 NOV 1991

27. NOV 91

Handwritten signature
29/11

For the attention of: Mr. Les Doble.

Re: Site development work for 41 no. four bedroom houses at
Doddsborough off Newcastle Road, Lucan for U. Stassen.

Thank you for your memorandum dated 27/9/91 together with enclosures.

The appeal documents raise two points relevant to Engineering Services.

- (1) The imminent commissioning of the Lucan Low Level Pumping Station.
- (2) The presence of both foul and surface water drains within the adjacent site.

The above points are commented on as follows:-

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The nature of the catchment is such that Engineering Services will not be able to ascertain the precise spare capacity within the station until the pumping regime has been observed over a period of at least twelve months.

Granting of a permission on this site in anticipation of the Lucan Low Level Pumping Station coming on stream could pre-empt prospective development on existing zoned lands and possible future extension of zoning in accordance with the advice of the Planning Department to members of the Council.

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/Over...

decision made

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B. Morris,
A/S.E.E.

Endorsed:


F. G. Coffey,
Senior Engineer.

Barry Morris,
Senior Engineer,
Sanitary Services Department.

Our Ref.: 91A/0853

27 September 1991

Re: Site development works for 41 no. four bedroom houses at
Doddsborough, off Newcastle Road, Lucan for N. Stassen.

Dear Sir,

I attach copy of grounds of appeal and Planning Officers report in regard to the above.

I should be most obliged to received your comments on same before 11th October, 1991.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE

Yours faithfully,

L. D.
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Appeals.

TO: N. Prendergast,
S.E.D.C.

REG. REF. 91A/0853

RE: Site development works for 41 no. four bedroom houses at
Doddsborough, off Newcastle Road, Lucan for N. Stassen.

I attach for your observations memo/letter dated 27th August from An Bord Pleanala.

Please reply before: 9th October

M. M. O'Connell
for Principal Officer

DATED: 25 September 1991

OBSERVATIONS:

Refer to S.S. Eng. for report 25/9

Lined area for observations, currently blank.

Signature of person making observations: _____ Countersigned: _____
(S.E.D.C.)

DATE: _____ DATE: _____

MARY



(1) Date Lodged

24-5-91

LOCATION:

Dodds borough Lucan

REG. REF. 91/853

APPLICANT:

MR. NICHOLAS STASSON

PROPOSAL:

SITE DEVELOPMENT WITH SEWER WORKS

(2) Date Referred:

(3) Rec'd San. Ser.

DISPATCHED FROM SANITARY SERVICES
 24 JUL 1991
 Returned: [Signature]

(5) Date to Planning

(6) Date to Planner

(7) D.P.O. report to be submitted before

(8) D.P.O. report submitted to S.A.O.:

FOUL SEWER

Refusal recommended.

This proposal would be to serve ~~from~~ intended premises for which there is no capacity within the existing foul system. ~~since the area is outside that which has been considered for development and other~~

Any improvements to the system which may take place in the future are intended to serve areas other than this area.

NOTE: As indicated the proposed system falls counter to the contours of the ground and would not be feasible.

SURFACE WATER

Refusal recommended.

The existing system is fully committed to the existing partially developed catchment.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 25.07.91
 Time 9.30

[Signature]
 17.7.91
 J.R.
 18/7/91

(9) Decision due:

ENDORSED

[Signature]

DATE

18/7/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed site development works for 41 no. four bedroom houses at Doddsborough off Newcastle Road, Lucan for N. Stassen.

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

Reg. Ref.	91A/0853
App. Recd:	24.05.91
Floor Area:	
Site Area:	16000 sq.m.
Zoning:	'B'

Report of the Dublin Planning Officer, dated 17 July 1991

This is an application for PERMISSION for site development works for 41 no. 4 bedroom houses at Doddsborough, off Newcastle Road, Lucan for N. Stassen.

The proposed site which has an (stated) area of 16,000 sq.m. is situated in an area zoned 'B' "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. It adjoins the established housing area of Hillcrest Estate to the north-west. The Superquinn Shopping site which is currently under construction adjoins the site to the east (granted permission under Reg. Ref. No. 89A/2258). A housing development comprising c. 100 houses is currently under construction on an adjoining site to the east/south-east (granted permission under Reg. Ref. No. 89A/0582. *It is noted that there are currently no proposals to rezone this site in the context of the Development Plan Review.*)

PLANNING HISTORY

Reg. Ref. XA.1254 refers to a refusal of outline permission by Dublin County Council and An Bord Pleanála for a housing development on a 12 acre site adjoining Hillcrest. This site included the site the subject of the current application under Reg. Ref. No. 91A/0853. Reasons for refusal under Reg. Ref. XA.1254 referred to the fact that the site was zoned for agriculture and that there were no public water or sewerage facilities available to serve the proposed development.

Reg. Ref. No. 85A/0358 refers to a refusal of permission for site development works for 130 houses at St. Helen's Doddsborough, Lucan. The proposed site included part of the site, the subject of the current application under Reg. Ref. No. 91A/0853. Reasons for refusal referred to the fact that the proposed site was located in an area zoned 'B' for agriculture and that the development was premature by reason of deficiency in public services.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed site development works for 41 no. four bedroom houses at Doddsborough off Newcastle Road, Lucan for N. Stassen.

Reg. Ref. No. 89A/2194 refers to a refusal of permission by Dublin County Council and An Bord Pleanála for the retention of a foul sewer and surface water pipe at this location. Reasons for refusal referred to the fact that the lands were zoned for agriculture and that the proposed development was premature given the constraints in the sewerage system and the period within which this could be expected to cease. *The current application appears to involve a connection to the sewerage system, new unauthorised services*

The current application provides for the development of this c. 1.6 hectare site for housing by way of the continuation of the northernmost access road of the adjoining Sidlebury Development. Lodged plans identify two areas of open space, one adjoining the area of approved open space at the Sidlebury Development and the other along the western boundary of the site.

Roads Department report (received 09.07.91) notes that the proposed development is an infill development and that they have no objection subject to conditions (financial contribution and building setback).

Parks Department report (received 24.06.91) notes no objection subject to conditions relating to open space, in particular the relocation of proposed houses.

Sanitary Services Department report recommends refusal on the basis that there is no capacity within the existing foul system to serve the proposed development. With regard to surface water the report states that the existing system is fully committed to the existing partially developed catchment.

Despite the fact that the proposed site adjoins development access to the north, south and south-east, it is, as stated located outside the development area in an area zoned 'B' for agriculture and as such *the proposed development is considered to* represents a material contravention of the Dublin County Development Plan, 1983. The applicants request that the application be considered in the context of the Development Plan guidelines for infill development as outlined in Para. 3.3.2. However this paragraph relates to the 'design' of infill development which has no bearing on the current situation.

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:-

(SEE REASON OVER)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed site development works for 41 no. four bedroom houses at Doddsborough off Newcastle Road, Lucan for N. Stassen.

1. The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this area ^{into PROTECT and provide for the development of} for agriculture and so would be contrary to the proper planning and development of the area ^{and would injure the amenities - depreciate the value of property in the area.}

2. Development of the kind proposed on the land would be premature by reference to the following constraints and the period within which the constraints involved may reasonably be expected to cease, i.e. the capacity of the existing or prospective sewage facilities being required for the prospective development of another part of the functional area of the Planning Authority, as indicated in the Dublin County Development Plan 1983.

3. Development of sites 1 & 11 for housing purposes could prejudice the future development of public open space in the event of housing development taking place on these lands at a future time.

MS (MG/AC)

[Signature]

[Signature]
For Dublin Planning Officer

Endorsed:-
for Principal Officer

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the (1) reasons set out above and PERMISSION is REFUSED accordingly.

Dated: 21 July, 1991.

[Signature]
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8 July, 1991.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 7,
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.
Your Ref.
Date 19.06.1991

RE: Residential Development at Doddsborough, Lucan.
Reg. Ref. 91A/0853.

With reference to this application, the Parks Department's comments are;

- 1) It is recommended that Sites 1, 3, 5, 7, 9 and 11 on Road 1 are eliminated and the area designated as public open space, this will allow for the extension of the public open space in the event of further permission being granted for lands to the south-east of this site. The Parks Department would have no objection to usage of the proposed open space outlined in blue being used for a housing development.
- 2) The open space to be fenced off and protected from site development works, and not used for the storage of spoil, builders material, etc.
- 3) A scheme of street tree planting to be submitted and agreed with the County Council prior to the commencement of development.
- 4) A landscape plan with full works specifications, bill of quantities, including details of maintenance to be submitted and agreed with the County Council prior to the commencement of development. Alternatively, a financial contribution of £300 to be provided towards open space development on a phased basis with the development levy.

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 24.06.91

Time 9.20

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A-0833

DEVELOPMENT: Erection of entrance piers together with railings at the entrance to the residential development.

LOCATION: Hermitage Park, Ballydowd, Lucan.

APPLICANT: Hermitage Park Residents Association.

DATE LODGED: 22nd May, 1991.

No Roads objection.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 24.06.91
 Time 3.30

TR/MM 24.6.91

SIGNED: J. [Signature]
 DATE: 24/6/91

ENDORSED: C.P. [Signature]
 DATE: 24/6/91

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date lodged

LOCATION: Doddsborough Lane

REG. REF. 91^A/855

APPLICANT: Mr. NICHOLAS STASSON

PROPOSAL: SITE DEVELOPMENT ~~WORKS~~ WORKS

TOUL SEWER Refusal recommended.

This proposal would be to serve ~~from~~ intended premises for which there is no capacity within the existing foul system. ~~Since the area is outside that which has been considered for development and otherwise~~

Any improvements to the system which may take place in the future are intended to serve areas other than this area.

..... Note: As indicated the proposed system falls counter to SURFACE WATER to the contours of the ground and would not be feasible.

Refusal recommended.

The existing system is fully committed to the existing partially developed catchment.

(2) Date Referred:

(3) Rec'd San. Ser.

(4) Dispatched from San-Services.

(5) Date to Planning

(6) Date to Planner

(7) D.P.O. report to be submitted before

(8) D.P.O. report submitted to S A. O.S.

W. Morris
17.7.91

J.R.
18/7/91

9) Decision due:

ENDORSED *[Signature]* DATE 18/7/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/~~0583~~ 0853
DEVELOPMENT: Site development works for 41 no. four bedroom houses.
LOCATION: Doddsborough off Newcastle Road, Lucan.
APPLICANT: N. Strassen.
DATE LODGED: 24.5.91.

This is an infill development.

No Roads objection subject to:-

- 1) Applicant to make a contribution of £1,420 per house towards the improvement of Lucan-Newcastle Road which will facilitate the development.
- 2) All houses to be set back 7.5m from front boundary.



TR/BMcC
1.7.91.

SIGNED: *Jane Ryan*

DATE: 2/7/91

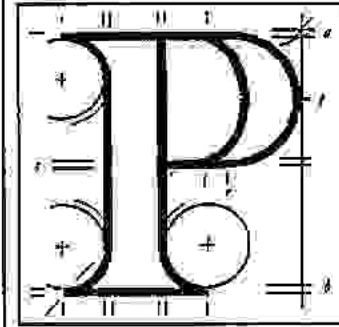
ENDORSED: *J.P. O'Connell*

DATE: 2/7/91

Our Ref: PL 6/5/86647
P.A. Ref: 91A/853

pa

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 22 JAN 1992

Appeal re: Site development works for 41 four
bedroomed houses at Doddsborough, off Newcastle
Road, Lucan, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,


Miriam Baxter.

Encl.

BP 352

DEVELOPMENT
28 JAN 1992
CONTROL

24 JAN 92

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/853

APPEAL by Nicholas Stassen care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 22nd day of July, 1991 by the Council of the County of Dublin to refuse permission for site development works for 41 four bedroomed houses at Doddsborough, off Newcastle Road, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said site development works for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area zoned in the current Dublin County Development Plan "to protect and provide for the development of agriculture". This zoning designation is considered to be reasonable. The proposed development would contravene materially this development objective and, accordingly, would be contrary to the proper planning and development of the area.
2. It is considered that development of the kind proposed on the land would be premature by reference to the constraints of the capacity of existing and/or prospective sewerage facilities being required for the prospective development of another part of the functional area of the planning authority, as indicated in the current Dublin County Development Plan, and the period within which the constraints involved may reasonably be expected to cease.

Mr J. O'Connell

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 22nd day of *January* 1992.

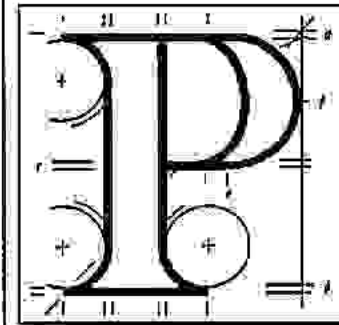
Our Ref: PL 6/5/86647
P.A. Reg. Ref: 91A/853

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



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28/10

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 22nd October 1991.

Appeal re: Site development works for 41 four bedroomed houses at Doddsborough, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information - is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A





THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

The Secretary,
An Bord Pleanála,
Floor 3, Blocks 6&7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

45, Lucan Heights,
Lucan,
Co. Dublin.

10th October 1991

PL 6/5/86647

Re: Application for Site Development Works at Doddsborough, Lucan,
PL. Reg. N. 91 A/0853.

Dear Sir,

The Lucan Planning Council wishes to make a submission with reference to the appeal lodged against the decision of Dublin County Council to refuse permission for the above development. We urge An Bord Pleanála to refuse permission for the proposed development at Doddsborough for the following reasons:

1. The application is for development on lands zoned agriculture in the County Development Plan.
2. The proposed development would set a precedent for further development on agricultural lands outside of the area designated for residential development, and would provide access to other such lands.
3. The proposed development would be contrary to the policy of the County Development Plan to conserve the landscape in agricultural areas.
4. The development of these lands for housing would be contrary to the policy of the Development Plan to concentrate new residential development in the area between Lucan and Clondalkin zoned for that purpose, both to protect the character of the village and its environs, and to encourage the development of the new town.

While the present application is for site development works only, for a relatively small number of houses, the precedent which would be set by granting this permission would undermine the whole strategy of the Development Plan. There have been a number of applications for housing development in the Lucan area on lands zoned agriculture - at Cooldrinagh, Finnstown, Esker South and Laraghcon - all of which have been refused on appeal. We ask An Bord Pleanála to be consistent and refuse permission for this application.

Yours faithfully,

Jeanne Meldon

Jeanne Meldon, MIPI,

for Séamus Ó Síocháin, Chairperson.

AN BORD PLEANALA
Received 16.10.91 (By Hand)
Fee: £15.00 CHE -
Rec'd No. B2526Z

SL

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/86647
Our Ref.: 91A/853

12 September 1991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: Site development works for 41 no. four bedroom houses at
Doddsborough off Newcastle Road, Lucan

Applicant: N. Stassen.

Dear Sir,

With reference to your letter dated 27th August, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 22nd May, 1991.
- (4) The plan(s) received from the applicant on 24th May, 1991.
- (6) & (7) A certified copy of Manager's Order P/3334/91, dated 22nd July, 1991 together with technical reports in connection with the application.

(8) *History Files; for XA 1254 see PL C/5/6/10/18*

85A 358 enclosed.

Yours faithfully,

89A 2194; 6/5/84469.

M. Muntagh
for Principal Officer.

Encls.

Our Ref: PL 6/5/86647
Your Ref: 91A/853

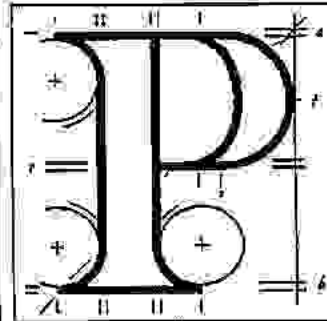
218

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

RECEIVED
29 AUG 1991

PK
3/19

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 27th August 1991.

Planning authority decision re: Site development works for 41 four-bedroomed houses at Doddsborough, Lucan, County Dublin.

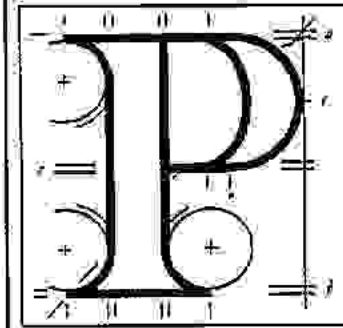
Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

do 7

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,


Suzanne Lacey

Encl.

BP 005

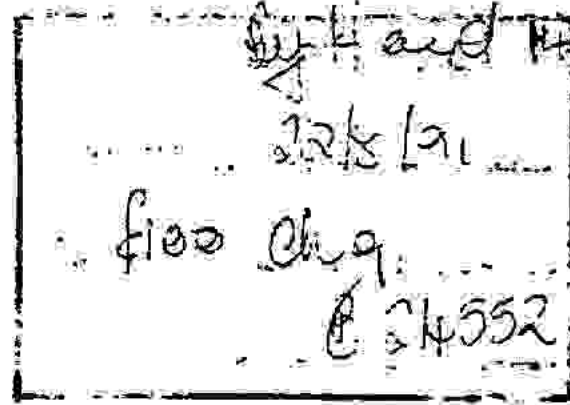
D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

22nd August 1991

An Bord Pleanála
Floor 3 - Blocks 6 & 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Re: Site development works for 41 no. four bedroom houses at
Doddsboroughmoff Newcastle Road, Lucan for Mr. N. Stassen.

Dear Sir,

I enclose herewith copy of Dublin County Council's Decision to
refuse Permission for the above development.

On behalf of the applicant I hereby appeal this decision on the
following grounds.

The proposal was rejected for three reasons, one of which (reason
no. 3) can be overcome by amending the lay out.

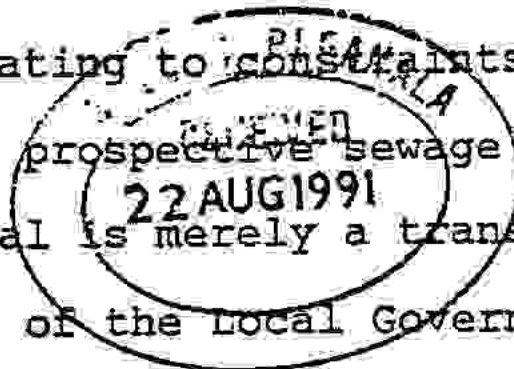
Reason no. 1 rejects the proposal on the grounds that the site of
the proposed development is located in an area zoned in the 1983
County Development Plan "to protect and provide for the
development of agriculture." It will be clear from an inspection
of the site in question that the lands, though zoned as stated,
come within the definition of "infill development" and for which
provision has been made under clause 3.3.2 of the County
Development Plan. Such areas, even if affected by a different
zoning than that proposed, are generally considered suitable for
development where the proposal "does not represent in its scale
of development, a major addition to, or redevelopment of, the
existing physical fabric". Clause 3.3.2 goes on to state that
"aside from issues of land use, the design of proposed
development in these areas must be in sympathy with existing

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

character and, where possible, enhance the present amenities". It will be noted from the submitted details that the appeal site being bounded on two sides by existing residential development, and on another side by a recently constructed Shopping Centre clearly meets the requirements set down in the Development Plan for "Infill Development". The Planning Authority by permitting a commercial development on such a scale has elevated the area in general to District Status. Because the appeal site is so surrounded it is adversely affected by trespass which emanates from the surrounding developments. This makes the carrying out of any farming activity in this area impractical if not impossible.

The proposal was discussed at a meeting in the Planning Department of Dublin County Council prior to submission when it was accepted that the site met the requirements set down in Clause 3.3.2. of the Development Plan for "Infill Development". While it is acknowledged that such discussions are entered into on the basis that they are "Without Prejudice" and without any obligation on the part of the Planning Authority, nevertheless, it was consequent on such a discussion and on the basis of information received at such a pre submission discussion that the application was made in the first place.

The second reason for refusal rejects the proposal for reasons relating to prematurity relating to constraints relating to the capacity of the existing or prospective sewage facilities. This particular reason for refusal is merely a transcription of Article 1 (c) of Section 12 of the Local Government (Planning and Development) Act 1990.



The appeal site comes within the catchment area of the new low level pumping station which is about to be commissioned in the next two/three months. There are no other lands zoned in the catchment of the new low level pumping station which could be categorised as "prospective development of another part of the functional area of the Planning Authority"

Foul Sewerage, surface water capacity and mains watersupply is available due to the fact that the Planning Authority has already permitted the construction of a 1350 mm dia. surface water, a 375 mm dia. foul sewer pipes, and a 200 mm dia. watermain up to the boundary of the appeal site.

These pipes were permitted to accommodate additional lands, of which the appeal site forms part. The construction of these substantial works were carried out at considerable capital cost prior to the construction of the Lucan Bye Pass. The works were also carried out following discussions with the Sanitary Services Section of Dublin County Council who agreed that construction of the permitted works should precede the construction of the Lucan Bye Pass in view of the fact that the pipe network required wayleaves under the then proposed Bye Pass.



It is clear, therefore, that these works were carried out under the supervision of and with the approval of the Sanitary Authority on the clear understanding that the additional lands referred to above were within the catchment of those pipes. Having regard to the nature and extent of permitted/existing drainage works in the vicinity of the appeal site, the Planning Authority's second reason for refusal cannot reasonably be sustained.

This concludes this submission but additional grounds will be submitted on inspection of the Planning Department's files relative to the application.

Yours faithfully


D. McCarthy & Co.

AM BOND
RECEIVED
22 AUG 1981

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ PERMISSION: ~~PERMISSION~~

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

To D. McCarthy & Co., Register Reference No. 91A/0853
Lynwood House, Planning Control No.
Ballinteer Road, Application Received 24.05.91
Dublin 16. Additional Information Received
Applicant N. Stassen.

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/3334/91 dated 22.07.91 decided to refuse:

~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For site development works for 41 no. four bedroom houses at Doddsborough off Newcastle Road, Lucan.

for the following reasons:

1. The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this "to protect and provide for the development of agriculture" and so would be contrary to the proper planning and development of the area and would injure the amenities and depreciate the value of property in the area.
2. Development of the kind proposed on the land would be premature by reference to the following constraints and the period within which the constraints involved may reasonably be expected to cease, i.e. the capacity of the existing or prospective sewage facilities being required for the prospective development of another part of the functional area of the Planning Authority, as indicated in the Dublin County Development Plan 1983.
3. Development of sites 1 to 11 for housing purposes could prejudice the future development of public open space in the event of housing development taking place on these lands at a future time.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date

22 July 1991

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.

DUBLIN COUNTY COUNCIL

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

Tel. 724 135 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTSTANDING~~ PERMISSION:

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

To D. McCarthy & Co. Register Reference No. 91A/0853
Lynwood House, Planning Control No.
Ballinteer Road, Application Received 24.05.91
Dublin 16. Additional Information Received
Applicant N. Stassen

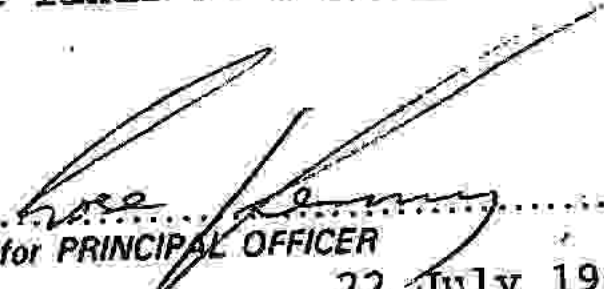
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~~OUTSTANDING~~ PERMISSION

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2. Development of the kind proposed on the land would be premature by reference to the following constraints and the period within which the constraints involved may reasonably be expected to cease, i.e. the capacity of the existing or prospective sewage facilities being required for the prospective development of another part of the functional area of the Planning Authority, as indicated in the Dublin County Development Plan 1983.
3. Development of sites 1 to 11 for housing purposes could prejudice the future development of public open space in the event of housing development taking place on these lands at a future time.

Signed on behalf of the Dublin County Council 
for PRINCIPAL OFFICER
Date 22 July 1991

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/0853

Date : 27th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Site development works for 41 no. four bedroom houses

LOCATION : Doddsborough off Newcastle Road, Lucan.

APPLICANT : N. Stassen

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 24th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

D McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.



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 DODDPS BOROUGH LUCAN 21/5
(If none, give description sufficient to identify) Co. DUBLIN 180

3. Name of applicant (Principal not Agent) MR. NICHOLAS STASSEN N 39745
Address ST. HELENS FINNETOWN LUCAN Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings D. MCCARTHY & CO. LYNSOOD HOUSE
BALLINTEER RD. DUBLIN 16 Tel. No. 988244

5. Name and address to which notifications should be sent AS 4 ABOVE APPLICATION
NIL

6. Brief description of proposed development SITE DEVELOPMENT WORKS ONLY for 4.1 HOUSES

7. Method of drainage MAINS 8. Source of Water Supply MAINS

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. _____
(b) Proposed use of each floor _____

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 16000 Sq. m.
(b) Floor area of proposed development NIL 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.) FREEHOLD OWNER

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:
IN SO FAR AS D.B.R. CONCUR WITH BYE LAWS

15. List of documents enclosed with 1. LAY OUT of road + services 2. Sections of drainage 3. Site location map

CO. DUBLIN permission is being sought for site development works for 4.1 No. four bedroom houses at Doddsborough off Newcastle Road, Lucan. Signed N Stassen.

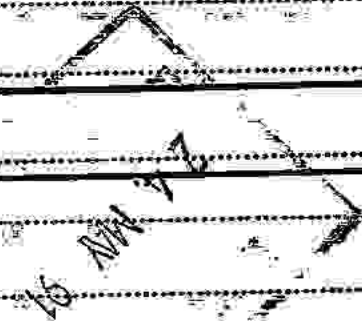
16. Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) NIL Class(es) of Development CLASS II
Fee Payable £ 80.00 Basis of Calculation £5 for each 0.1 hectare of site area.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 22/5/91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0853
Amount Received £ 17-6 2.12.0
Receipt No _____
Date _____

Irish
Pres
2/5/91



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.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

Issue of this receipt is not an

order of the Council
fee N 39745

€80 00

Received this 24th day of May 1991
from Franks Nancy Finney

the sum of eighty Pounds

application at Dodsborough, Luan
Pence, being fee for planning

Michael O'Hara Cashier

S. CAREY
Principal Officer

Class

D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

15th May 1991.

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



Re: Proposed site development works for 44 No. 4 bed houses at
Doddsborough, off Newcastle Rd., Lucan, Co. Dublin for Mr.
Nicholas Stassen.

Dear Sir,

I enclose herewith in quadruplicate, together with completed application form and newspaper advertisement, layout of roads, foul sewers, surface water sewers, and houses relative to the above proposal. I request that this proposal be considered, regards being had to the following.

1. Location

The area of the application, comprising an area of 4 acres is situated between the existing Hillcrest housing estate and the shopping centre and approved housing estate, both of which are under construction. This proposal is consistent with the guidelines for "Infill Development" as expressed in Clause 3.3.2. of the County Development Plan and which was discussed and tentatively agreed with the Planning Department prior to submission.

2. Foul Sewer

The foul sewer outfall for the area into which the proposed foul sewer will discharge has been laid up to the boundary of the subject site. On the basis that a subsequent Planning Permission along with Building Bye Laws Approval will be essential before the construction of houses can be authorised, it should be possible to attach a condition that "no house be occupied until the Lucan low level pumping station, which is at an advanced stage of completion, is commissioned".

3. Surface Water

The surface water outfall for the area into which the proposed surface water sewer will discharge has been laid up to the boundary of the subject site.

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

4. Watermain

The site which is the subject of this application is served by a 200mm diameter watermain which has been laid up to the site boundary.

5. Permission to connect to the outfall sewers mentioned in paragraphs 2 & 3 above and watermain mentioned in paragraph 4 above, all of which are in private ownership, has been obtained by the applicant.

Yours faithfully,



D. McCarthy & Co.

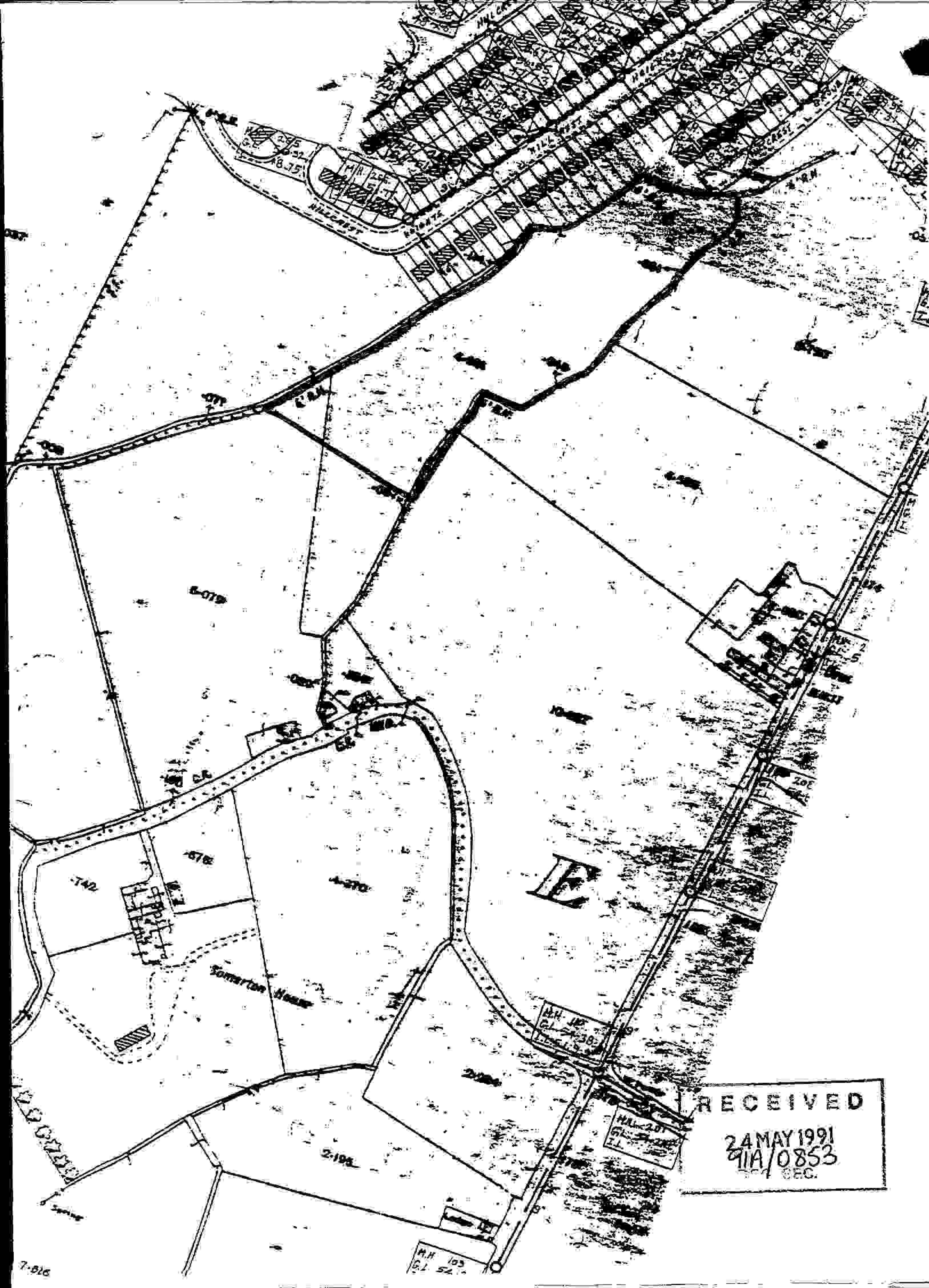


O.S. No. 17-6

SCALE 1/2500

SITE LOCATION MAP

M. McCarthy & Co. Consulting Engineers, Licensed Surveyors, 200 North Dearborn Street, Chicago, Ill.



RECEIVED
24 MAY 1991
91A/0853
SEC.

7-816

MH 103
GL 541

MH 201
GL 542

MH 102
GL 538

6-079

678

742

4-270

2-198

Somerton House

E

2-75
8-75

MH 205
GL 517

MH 206
GL 518

MH 207
GL 519

MH 208
GL 520

MH 209
GL 521

MH 210
GL 522

MH 211
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MH 219
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GL 532

MH 221
GL 533

MH 222
GL 534

MH 223
GL 535

MH 224
GL 536

MH 225
GL 537

LEGEND.

FOUL SEWER (EXISTING).....

FOUL SEWER (PROPOSED).....

SURFACE WATER (EXISTING).....

SURFACE WATER (PROPOSED).....

