

Mr. S. Reid,  
The Old Orchard,  
Red Gap,  
Rathcoole,  
Co. Dublin.

Our Ref: 91A/1054

3 October 1991


Re: Proposed two family dwellings at Redgap, Rathcoole for Frank McCarthy.

Dear Sir/Madam,

I enclose, herewith, correspondence dated 23rd August, 1991 which was sent to you by Registered Post on 27th August, 1991 and which was returned by the Postal Authority marked "REFUSED"

I trust you will now receive same safely.

Yours faithfully,

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

**R** Baile Atha Cliath  
(DN) 169  
No. 727

DUBLIN  
RETURN  
2 SEP 1991

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**P.T.O.**

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Done + 4/9

*Refused*

*BK-28-8.91*

91A/1054

780

= THE OLD ORCHARDS  
- RED GAP  
KATHCOOLE  
Co. DUBLIN

PR  
**OBJEC**

14-8-1991

RECEIVED  
14 AUG 91  
PL

16/8

DEAR SIRS,

I wish to object to planning application no 91A/1054 by Mr. Frank McCarthy on the following grounds.

- (1) The entrance shown on the house plan to the site from the Red Gap road does not exist officially and was made illegally by the previous land owner.
- (2) An additional house will lead to additional traffic on the already overcrowded roads in the area

Yours sincerely  
Sean Reid

Red Gap,  
Rathcoole,  
Co Dublin.

19 August 1991

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

91A/1054  
798

R  
22/8.

OBJEC'

Re: Planning Application 91 - A1054 by Frank McCarthy  
Re: Sites in Red Gap, Rathcoole, Co Dublin

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
20 AUG 1991

Dear Sir,

I refer you to the above application lodged on the 25th day of June 1991 and which said application was advertised in the Irish Press on the 25th day of June 1991.

I wish to advise that I am objecting to Mr Frank McCarthy's Planning Application for two family dwellinghouses on the following points:

1. I have inspected the plans lodged by the Applicant under Reference 91-A1054 and I note from the plans that no measurements are given in relation to the septic tank. I would advise that I reside in the house adjoining the land, the subject of the application. It appears to me by looking at the map the septic tank proposed by Mr McCarthy is too close to my well which supplies my house with drinking water and I understand that the positioning of the septic tank as envisaged by Mr McCarthy would probably be in breach of the Planning Laws.

2. The entrance proposed by Mr McCarthy is located in a very dangerous situation. This road is extremely narrow and the entrance proposed by Mr McCarthy would create a hazard for people both walking and driving on the said roadway. I would advise further that no entrance has ever existed at the point proposed for the entrance by Mr McCarthy.

3. I would further advise that the property the subject matter of Mr McCarthy's planning application was sold some years ago as one site. I note from the application that Mr McCarthy proposes to construct two family dwellinghouses. I would advise that if permission were granted for same the construction of two dwellinghouses would seriously detract from the amenity of the

locality and further as I have been resident at my premises for upwards of fourteen years the constant flow of motor vehicles into the proposed sites would not only be hazardous but extremely noisy and would be considered a major nuisance by the present inhabitants of the area.

Accordingly, I trust that you will take the foregoing objections into consideration and I look forward to hearing from you at your earliest convenience.

Yours faithfully,

  
DENIS KELLY



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/1054

Date : 23rd August 1991

Dear Sir/Madam,

Development : Two family dwellings

LOCATION : Redgap, Rathcoole

Applicant : Frank McCarthy

App. Type : OUTLINE PERMISSION

I wish to inform you that by Order dated 21.08.91 it was decided to REFUSE OUTLINE 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. D. Kelly,  
Red Gap,  
Rathcoole,  
Co. Dublin.

Yours faithfully,

.....*L.D.*.....

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

Register Reference : 91A/1054

Date : 23rd August 1991

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LOCATION : Redgap, Rathcoole

Applicant : Frank McCarthy

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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. S. Reid,  
The Old Orchard,  
Red Gap,  
Rathcoole, Co. Dublin.

Yours faithfully,

*L. D.*  
.....

for PRINCIPAL OFFICER

Richard

THE OLD OKEWALS

RED GAP

RATHCOOLE

CO. DUBLIN

14-8-1991

14 AUG 91

DEAR SIRS;

I wish to object to planning applications No G1A/1054 by Mr. Frank McCarthy on the following grounds.

- (1) The entrance shown on the house plan to the site from the Red Gap road does not exist officially and was made illegally by the previous land owner.
- (2) An additional house will lead to extra traffic on the already overcrowded roads in the area.

Yours sincerely  
Sean Reid





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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PROPOSED PROPOSAL:

PREPARED BY:

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDERED NO: 51  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1054.  
 DEVELOPMENT: Two family dwellings.  
 LOCATION: Redgap, Rathcoole.  
 APPLICANT: Frank McCarthy.  
 DATE LODGED: 25.6.91.

The proposal is for outline permission for two dwellings on site no. 1 of the larger site previously granted permission on Reg. Ref: ZA/1309. The second house is proposed to have access directly onto the county road rather than onto the estate road.

An Bord Pleanala granted permission for a house onto this county road on Reg. Ref: 85A/545 provided the site of that application was enlarged to comply with housing density requirements in the area. Also sites no. 5 and 6 were excluded from permission on Reg. Ref: ZA/1309 because of density considerations.

The county road network serving the site is inadequate to serve high density development. The precedent which this development would set for other similar developments would be unacceptable. Also vision splays are substandard at the proposed access onto the county road. Only one house and access should be allowed on this site in accordance with previous permissions on this and nearby sites.

Permission should be refused for the following reasons.

- 1) The proposed access at the north of the site has substandard vision splays and would thereby endanger public safety by reason of traffic hazard.
- 2) The proposal would be premature by reference to paragraph 1 subparagraph f (ii) and f (iii) of the third Schedule of the Local Government (Planning and Development) Act, 1990.

GC/BMCC  
24.7.91.

<b>PLANNING DEPT.</b>	
<b>DEVELOPMENT CONTROL SECT</b>	
Date	26.07.91
Time	9.45

SIGNED: \_\_\_\_\_

ENDORSED: *E. W. Allen*

DATE: \_\_\_\_\_

DATE: 25<sup>th</sup>/July/91

Geraldine Boothman

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date 31.07.91  
 Time 5.30 Date: 5th July 1991

1482

Register Reference : 91A/1054

Development : Two family dwellings

LOCATION : Redgap, Rathcoole

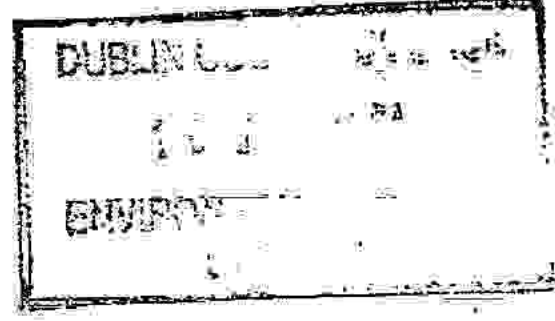
Applicant : Frank McCarthy

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

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



NOTE: TEST TRENCHES WERE INSPECTED AND REPORT ON 11/12/1984 FOUND THE SOIL TO BE SUITABLE FOR DISPOSAL OF SEPTIC TANK EFFLUENT ON THESE SITES.

Yours faithfully,

*Paul John*  
 \_\_\_\_\_

FOR PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS NOT ACCEPTABLE TO THIS OFFICE AS

1. Reserve percolation areas are not indicated.
2. Detailed plans of proposed septic tank not submitted.
3. There is no evidence of potable and adequate water supply being available.
4. Location of septic tanks, percolation areas, reserve percolation areas and wells for adjoining sites not indicated.
5. Inadequate road frontage to site A.
6. The proposed wells are located too close to the proposed percolation area in site A.

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

Sha Devine

for John O'Reilly SEHO  
 25/7/91

Peter Conlan

Geraldine Boothman SS

Register Reference : 91A/1054

Date : 5th July 1991

Development : Two family dwellings

LOCATION : Redgap, Rathcoole

Applicant : Frank McCarthy

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 25th June 1991

(R)

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**

Date ..... 22.08.91 .....

Time ..... 10.00 .....

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

Yours faithfully,

*Paul Tobin*

**DUBLIN Co. COUNCIL**

FOR PRINCIPAL OFFICER

Date received in Sanitary Services : 9 JUL 1991

**SAN SERVICES**

Date received in Sanitary Services : 9 JUL 1991

FOUL SEWER *No separate pipe area shown*

Refusal recommended.

*Septic tank proposal - refer to E.H.S.*

*Engineering Services recommend refusal of this application on the grounds that a multiplicity of small sewage treatment plants, i.e. limited size would give rise to conditions prejudicial to public health.*

SURFACE WATER

*Acceptable proposal to be lodged.*

**DUBLIN Co. COUNCIL**  
**SANITARY SERVICES**

21 AUG 1991

*Rece*

Returned

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*P. O'Brien 9/8/91*

*J.R.*  
*19/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 22-08-91 .....  
Time ..... 10.00 .....

Register Reference : 91A/1054

Date : 5th July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY... *No. to to water mains in this area - well prepared.*

*J. Harty*  
*16/7/91*

.....  
ENDORSED *M. O'Connell* DATE *19/8/91*

.....  
COUNCIL  
SANITARY SERVICES  
21 AUG 1991  
Returned *Here*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline permission proposed for two family dwellings at Redgap, Rathcoole, Co. Dublin for Frank McCarthy Esq.

Stewart & Sinnott Studio,  
14 Windsor Place,  
Dublin 2.

Reg. Ref. 91A/1054  
App. Recd: 25.06.91  
Floor Area: 2x3000 sq.ft.  
Site Area: 2.6 acres  
Zoning: 'A' - Specific Obj. of  
1 house per 3 acres.

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Report of the Dublin Planning Officer, dated 20 August 1991

This is an application for **OUTLINE PERMISSION** for two dwellings, each of 3000 sq.ft. at Redgap, Rathcoole.

Each site is stated to be 1.3 acres in area.

### PLANNING HISTORY

Reg. Ref. ZA.1309. Planning permission for a cul-de-sac development of 10 houses was granted on 13.12.84. This permission allows for one house only on the present site where 2 houses are now proposed. Condition No. 5 of this permission deleted house nos. 5 & 6: "In order that the overall development complies with the Development Plan Density Objective of 1 house per 3 acres in this area and to provide for access to the remaining zoned land". Planning permission was subsequently granted on larger sites for these 2 houses (Reg. Ref. 85A/418).

### DEPARTMENTAL REPORTS

Engineering Department, Roads report, dated 25.07.91 recommends refusal as the proposed access for the second house, i.e onto the county road, has substandard vision splays and would endanger public safety by reason of traffic hazard. It states that the county road network serving the site is inadequate to serve high density development and the precedent which this would set for other developments would be unacceptable.

Supervising Environmental Health Officer report dated 25.07.91 states that the proposal is not acceptable for 6 reasons, including: inadequate road frontage to Site A and proposed wells are located too close to the proposed percolation area in Site A.

Over .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline permission proposed for two family dwellings at Redgap, Rathcoole, Co. Dublin for Frank McCarthy Esq.

### REPRESENTATIONS

A letter of objection from a local resident, dated 14.08.91, refers to the proposed access and to traffic generation.

### PLANNING COMMENT

This planning application is an attempt to develop 2 houses on a single house site. It is unacceptable on density, traffic hazard and Environmental Health Officer grounds. This area is zoned for 1 house per 3 acres in the current Development Plan, and if permitted, the proposal would result in 1 house per 1.3 acres. A grant of planning permission would set a most undesirable precedent for further houses within this low density cul-de-sac development and in the area generally. An Bord Pleanála has supported the County Council in preventing the subdivision of permitted housing sites in this area eg. Reg. Ref. 85A/0545, where a proposal to reduce the site from 2.74 acres to 1.3 acres was not accepted.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (4) reasons:-

1. The proposal would be ~~contrary~~ <sup>materially contravened</sup> to Condition No. 1 of planning permission granted under Reg. Ref. ZA.1309, which showed one house on this site.
2. This site is zoned 'A', "to protect and/or improve residential amenity", with a specific objective of 1 house per 3 acres. The proposal for 2 houses on an overall site of 2.6 acres, i.e. 1 house per 1.3 acres, would constitute overdevelopment of the site and it would be contrary to the proper planning and development of the area.
3. The proposed access off the county road to Site A has substandard vision splays and would thereby endanger public safety by reason of traffic hazard.
4. ~~The proposed development is not acceptable to the Supervising Environmental Health Officer for the following reasons:~~  
~~garage alterations for the same~~  
(a) Reserve percolation areas are not indicated.  
(b) Detailed plans of proposed septic tank not submitted.  
(c) There is no evidence of potable and adequate water supply being available.

Over .....



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Outline permission proposed for two family dwellings at Redgap, Rathcoole, Co. Dublin for Frank McCarthy Esq.

- (d) Location of septic tanks, percolation areas, reserve percolation areas and wells for adjoining sites not indicated.
- (e) Inadequate road frontage to Site A.
- (f) The proposed wells are located too close to the proposed percolation area in Site A.

Consequently, the proposal would be prejudicial to public health.

(RC/AC)

Endorsed:- [Signature]  
for Principal Officer

Richard Cronin *RF*  
For Dublin Planning Officer

20.8.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to **REFUSE OUTLINE PERMISSION** for the above proposal is hereby made by the Council for the (4) reasons set out above and **OUTLINE PERMISSION** is **REFUSED** accordingly.

Dated: 21 August, 1991.

[Signature]  
APPROVED OFFICER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6 August, 1991.

G. &

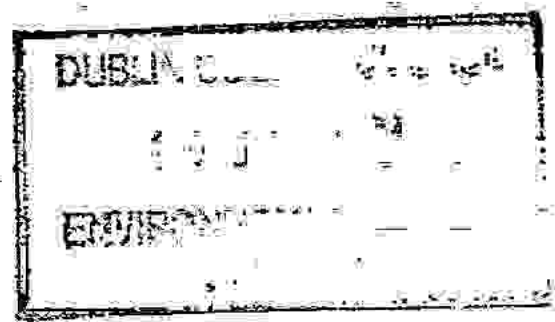
PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 26.07.91  
Time 4.00

1472

Register Reference : 91A/1054

Date : 5th July 1991

Development : Two family dwellings  
LOCATION : Redgap, Rathcoole  
Applicant : Frank McCarthy  
App. Type : OUTLINE PERMISSION  
Planning Officer : G. BOOTHMAN  
Date Recd. : 25th June 1991



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

NOTE: TESTS WERE INSPECTED AND REPORT ON 11/12/1984 FOUND THE SOIL TO BE SUITABLE FOR DISPOSAL OF SEPTIC TANK EFFLUENT ON THESE SITES.

Yours faithfully,

*Paul Nolan*

FOR PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS NOT ACCEPTABLE TO THIS OFFICE AS

1. Reserve percolation areas are not indicated.
2. Detailed plans of proposed septic tank not submitted.
3. There is no evidence of potable and adequate water supply being available.
4. Location of septic tanks, percolation areas, reserve percolation areas and wells for adjoining sites not indicated.
5. Inadequate road frontage to site A.
6. The proposed wells are located too close to the proposed percolation area in site A.

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

Ha Devine

for John O'Reilly S.E.H.O.  
25/7/91

Peter Conlan

*General*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1054.  
DEVELOPMENT: Two family dwellings.  
LOCATION: Redgap, Rathcoole.  
APPLICANT: Frank McCarthy.  
DATE LODGED: 25.6.91.

The proposal is for outline permission for two dwellings on site no. 1 of the larger site previously granted permission on Reg. Ref: ZA/1309. The second house is proposed to have access directly onto the county road rather than onto the estate road.

An Bord Pleanála granted permission for a house onto this county road on Reg. Ref: 85A/545 provided the site of that application was enlarged to comply with housing density requirements in the area. Also sites no. 5 and 6 were excluded from permission on Reg. Ref: ZA/1309 because of density considerations.

The county road network serving the site is inadequate to serve high density development. The precedent which this development would set for other similar developments would be unacceptable. Also vision splays are substandard at the proposed access onto the county road. Only one house and access should be allowed on this site in accordance with previous permissions on this and nearby sites.

Permission should be refused for the following reasons.

- 1) The proposed access at the north of the site has substandard vision splays and would thereby endanger public safety by reason of traffic hazard.
- 2) The proposal would be premature by reference to paragraph 1 subparagraph f (ii) and f (iii) of the third Schedule of the Local Government (Planning and Development) Act, 1990.

*GC*  
GC/BMcC  
24.7.91.



SIGNED: \_\_\_\_\_

ENDORSED: *E. W. O'Brien*

DATE: \_\_\_\_\_

DATE: 25<sup>th</sup> July '91

# 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:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVED~~

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

To Stewart & Sinnott Studio, ..... Register Reference No. 91A/1054  
14 Windsor Place, ..... Planning Control No. ....  
Dublin 2. ..... Application Received 25.06.91  
..... Additional Information Received .....

Applicant Frank McCarthy Esq. .....

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/ P/3933/91 dated 21.08.91 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~APPROVED~~

For two family dwellings at Redgap, Rathcoole, Co. Dublin. .....

for the following reasons:

1. The proposal would materially contravene Condition No. 1 of planning permission granted under Reg. Ref. ZA.1309, which showed one house on this site.
2. This site is zoned 'A', "to protect and/or improve residential amenity", with a specific objective of 1 house per 3 acres. The proposal for 2 houses on an overall site of 2.6 acres, i.e. 1 house per 1.3 acres, would constitute overdevelopment of the site and it would be contrary to the proper planning and development of the area.
3. The proposed access off the county road to Site A has substandard vision splays and would thereby endanger public safety by reason of traffic hazard.

Over .....

Signed on behalf of the Dublin County Council .....

  
for PRINCIPAL OFFICER

Date 22 August 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/1054

Date : 26th June 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Two family dwellings

LOCATION : Redgap, Rathcoole

APPLICANT : Frank McCarthy

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 25th June 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Stewart & Sinnott Studio,  
14 Windsor Place,  
Dublin 2.



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. **148 25/6**  
(If none, give description sufficient to identify) **N41338**

3. Name of applicant (Principal not Agent) ..... Frank Mc Carthy  
Address ..... 7 Merrion Village, Merrion Road, Dublin 4 ..... Tel. No. ....

4. Name and address of ..... Stewart & Sinnott Studio  
person or firm responsible ..... 14 Windsor Place, Dublin 2. ..... Tel. No. ....  
for preparation of drawings

5. Name and address to which ..... Stewart & Sinnott Studio  
notifications should be sent ..... 14 Windsor Place, Dublin 2. ..... Tel. No. ....

6. Brief description of .....  
proposed development ..... Two Family Dwellings,

7. Method of drainage ..... Septic Tank. ..... 8. Source of Water Supply ..... 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

*Irish Press* 10 Does the proposal involve demolition, partial demolition ..... No.  
or change of use of any habitable house or part thereof?

11.(a) Area of Site ..... 2.6 acres ..... Sq. m.

*25/6/91* (b) Floor area of proposed development ..... Each Dwelling 3000 sq.ft. (600) ..... Sq. m.

(c) Floor area of buildings proposed to be retained within site ..... N/A ..... Sq. m.

12.State applicant's legal interest or estate in site 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. **25 JUN 91**

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

15.List of documents enclosed with ..... 4 Copies of Site Location and Site Plan GA 01-140/91  
application ..... Planning fee/cheque £64. Planning Notice.  
**CO DUBLIN** Outline planning permission sought for two family dwellings at Redgap, Rathcoole, Co Dublin for Frank McCarthy Esq. Cover letter.

16.Gross floor space of proposed development (See back) ..... 600 ..... Sq. m.

No of dwellings proposed (if any) ..... 2 ..... Class(es) of Development ..... Class 1

Fee Payable £ £48 ..... Basis of Calculation ..... Class 1 x 2 x 3/4 (outline application only)  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Paul Sinnott ..... Date ..... 7 June 1991

Application Type ..... OUTLINE ..... FOR OFFICE USE ONLY

Register Reference ..... 91A/1054

Amount Received £ ..... 2.40

Receipt No .....

Date .....

# COMHAIRLE CHONTAE ATHA CLIATH

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

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

Issue of  
N 41338

£48.00

day of July 1991

Received this  
from Dunan Street / Paul Sinnott

the sum of forty eight Pounds

Pence being later planing

application at Patsay, Rathcoole

Michael O'Keefe

Cashier



S. CAREY  
Principal Officer

Class  
710.52

## Stewart + Sinnott Studio

Architects, Town Planners, Energy & Leisure Consultants.  
Clare House, 14 Windsor Place, Dublin 2.  
Tel: (01) 614482 / 614862 Fax: (01) 616644

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

17 June 1991

25 JUN 91  
91A/1054

Re: Proposed dwellings at Redgap, Rathcoole, Co. Dublin.

Dear Sir/Madam,

We wish to apply for outline planning permission for our client Mr. Frank Mc Carthy for two dwellings at the above sites.

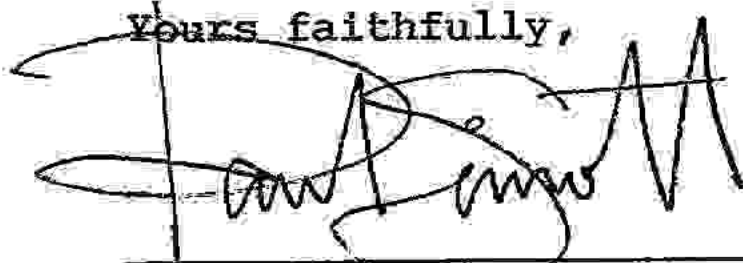
Full planning permission was granted for ten dwellings on this and the adjoining sites in 1984, Reg. Ref. No.: ZA/1309, Decision Order: P/4349/84 dated: 13 December 1984. Following this some of the sites were developed along the lines of this permission.

Our client purchased his sites a couple years ago but never actually developed them. Each site comprises approximately 1.3 acres. He now proposes to develop two luxury family dwellings which would be compatible in terms of scale and overall appearance with the adjoining dwellings. He would also propose to carry out a comprehensive planting and landscape treatment for both sites which would provide screening to the adjoining properties.

Access to the sites would be via an existing entrance off the main road to site "A" with a separate entrance for site "B" taken off the existing feeder road which leads into the main development.

I trust that the above is satisfactory. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,



Paul Sinnott, Dip. Arch., A.R.I.A.I.





SITE LOCATION MAP 1:2500