



Bloc 2, Ionad Bheathaí 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/0642

Date : 25th November 1991

Dear Sir/Madam,

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas.

Applicant : S. McDonagh

App. Type : Additional Information

I wish to inform you that by Order dated 21.11.91 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 Pleanála 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 Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála 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 Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála 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 Pleanála 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.

Bernard Kelly,
89 Heytesbury Street,
Dublin 8.

Yours faithfully,

.....
.....

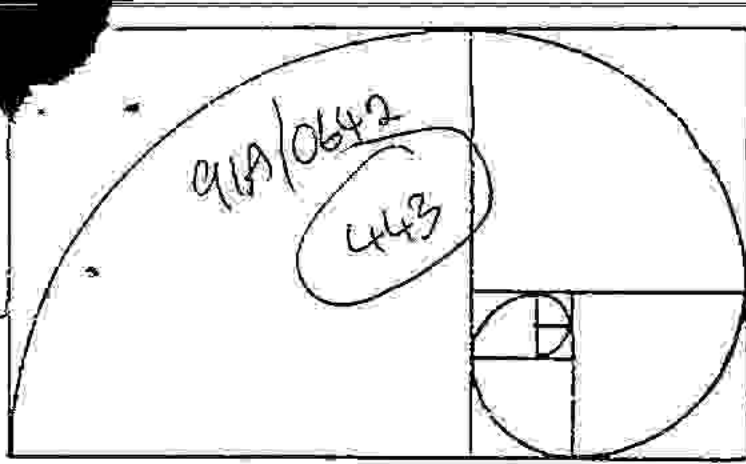
FOR PRINCIPAL OFFICER

Kelly & Associates
Architects

89 Heytesbury Street, Dublin 8.

Telephone: 781817

20/6



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

20th June 1991

Re: Proposed Bungalow and Septic Tank
at Glenaraneen, Brittas, Co. Dublin.
Stephen McDonagh.

Plan. Reg. No. 91A/ 0642

Dear Sir,

I have lately been instructed, by K. O'Dowd and co-owners,
to lodge objection to the above application for outline
permission.

They are very concerned that a large hole has been excavated
on site near their boundary and if used for septic tank/
percolation area, effluent run off would be down the hill
onto their land and contaminate the stream, which is the
freshwater source for their livestock and also is a
tributary to Poulaphuca reservoir.

Further housing development on the hill overlooking their
land would have an unsettling effect on their livestock
(particularly at calving time) through resultant noise,
interference from children etc. They have a farming
livelihood in the area for a long number of years and this
agricultural use should be protected.

This area is zoned in the County Development Plan "to be
preserved as an area of high amenity" and further housing
development would be an undesirable addition to the already

high concentration of houses in the vicinity, contrary to the protection required by the zoning objective for the area.

Glenaraneen Lane is very narrow and winding and access may not be achievable with the required 90 metre vision splays. Further traffic turning movements generated on this sub-standard lane would be a danger to public safety by reason of a traffic hazard.

I would refer you to a number of previous planning applications by the McDonaghs for this site and others in the immediate vicinity:

Plan. Reg. Nos. SA 800; XA 438; XA 2250 & 89A/1235

and others refs. XA 439; XA 1591; SA 2070; TA 904 & 88A/1259

I would specifically refer you to application no. SA 800 and your additional information request dated 28th June 1979 (never replied to):

1. Specific details of applicant's total land holding in the area to be submitted. Details of applicant's family land holdings should also be shown.

This area is not adequately serviced with public water supply and drainage and the proposed dwelling would be an undesirable addition to the already high concentration of houses in the area and would be seriously injurious to the amenities of the area. Taken in conjunction with existing development in the vicinity it would result in an excessive concentration of septic tanks and percolation areas and prejudice public health.

Protection should be afforded to agricultural use in this high amenity area and I would ask, on behalf of our client, that permission be refused for this development being contrary to the zoning objective and the proper planning and development of the area.

Yours faithfully,

Bernard Kelly

Bernard Kelly B. Arch.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0642

Letter No.: 443

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Kelly & Assocs.,
89 Heytesbury Street,
Dublin 8.

Tel.: (01) 724755
Fax.: (01) 724896

24 June 1991

Re: Proposed bungalow and septic tank at Glenaraneen, Brittas for S. McDonagh.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that additional information was requested on the proposal on 19th June, 1991, and particulars of such request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,



for Principal Officer.

M. Darley

REG. REF: DUBLIN COUNTY COUNCIL
 LOCATION: 91A/642.
 APPLICANT: Glenaraneen, Brittas.
 PROPOSAL: S. McDonagh.
 DATE LODGED: Bungalow and septic tank.
 22.4.91.

This proposal constitutes undesirable ribbon development on a substandard rural road which will lead to demands for uneconomic provision of resources and would set an undesirable precedence for further similar developments in the area.

However, if further consideration is given to this application, applicant should be conditioned as follows:

1. Any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.
2. Ditch to be piped on site frontage. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
3. The boundary shall be set back 3 metres from the edge of the existing carriageway. Entrance gate to be recessed a further 1.5 metres from the new boundary with wing walls splayed at 45°. Strip between edge of carriageway and new boundary to be levelled and grassed to County Council standards. Entrance gate to be located to the satisfaction of Roads Department.
4. Hard standing 10m x 3m for visiting vehicles to be provided adjacent to entrance and to be surface sealed to the satisfaction of Dublin County Council Roads Department.
5. Parking for 2 cars to be provided within curtilage of site with turning area.
6. All poles to be relocated at a suitable place adjacent to the new boundary at developer's expense.
7. All works to be carried out prior to the house being occupied.
8. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.

TR/BMcC
4.6.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 4.06.91
 Time 4.45

SIGNED: Teresa Fogarty
 DATE: 4/6/91

ENDORSED: E. W.adden
 DATE: 4th June 91

M.D

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 27.05.91
Time 4.30

Register Reference : 91A/0642

Date : 30th April 1991

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas.

Applicant : S. McDonagh

App. Type : OUTLINE PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 22nd April 1991

DUBLIN COUNTY COUNCIL
13 MAY 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,

[Signature]

PRINCIPAL OFFICER

This application is acceptable
subject to the following.

1. Evidence of adequacy and potability of proposed water supply to be submitted.
2. This is a contoured site so details of invert levels of ^{high in the} ~~invert~~ percolation areas should be indicated.

A trial hole was opened on site 7' deep and 7' clearance.

Miley Malla

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

for John O'Leary SEHO
24/5/91
M.D

DUBLIN COUNTY COUNCIL
 PLANNING AND BUILDING CONTROL DEPARTMENTS

Register Reference : 91A/0642

Date Received : 22nd April 1991

Applicant : S. McDonagh

Appl. Type : OUTLINE PERMISSION

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas.

PLEASE INDICATE THE DEPARTMENTS/PUBLIC BODIES TO WHICH THIS APPLICATION SHOULD BE REFERRED.

SANITARY SERVICES DEPT.	<input type="checkbox"/>	WATER []	
		FOUL SEWER []	
		SURFACE WATER []	
ROADS DEPT.	<input checked="" type="checkbox"/>	ENVIRONMENTAL HEALTH OFFICER	<input checked="" type="checkbox"/>
PARKS DEPT.	<input type="checkbox"/>	DEVELOPMENT PLAN TEAM	<input type="checkbox"/>
FIRE OFFICER	<input type="checkbox"/>	DEVELOPMENT DEPT.	<input type="checkbox"/>
AN TAISCE	<input type="checkbox"/>	BORD FAILTE	<input type="checkbox"/>
AN COMHAIRLE EALAOIN	<input type="checkbox"/>	OFFICE OF PUBLIC WORKS	<input type="checkbox"/>
DEPARTMENT OF DEFENCE	<input type="checkbox"/>	DUBLIN CORP. WATERWORKS DEPT.	<input type="checkbox"/>
FORWARD PLANNING	<input type="checkbox"/>	OTHER [SPECIFY]	<input type="checkbox"/>
BY 30/4 ZONING M.D.		<input type="checkbox"/>	HISTORY REQUIRED <input checked="" type="checkbox"/>

REFER TO EXECUTIVE PLANNER. REFER TO EXECUTIVE ENGINEER

NOTES.....

SIGNED R.C. SIGNED
 S.E.D.C. DATE 30.4.91. S.E.E.

29 APR 1991



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 GLENARANEEN, BRITTAS,
(If none, give description sufficient to identify) CO. DUBLIN.

3. Name of applicant (Principal not Agent) STEPHEN McDONAGH
Address GLENARANEEN, BRITTAS, CO. DUBLIN Tel. No.

4. Name and address of MARY WALSH
person or firm responsible for preparation of drawings 77 BAWNVILLE RD. TALLAGHT Tel. No.

5. Name and address to which GLENARANEEN
notifications should be sent BRITTAS CO. DUBLIN

6. Brief description of
proposed development BUNGALOW & SEPTIC TANK

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 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 4452 m² Sq. m.
(b) Floor area of proposed development 1400 SQ FT (APPROX) Sq. m.
(c) Floor area of buildings proposed to be retained within site Sq. m.

9/4/91
Ireland Press

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

13 Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. 22 APR 91

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

15 List of documents enclosed with application. 4 COPIES OF LOCATION MAP, BLOCK PLAN PAGE OF PAPER WITH AD. COVERING LETTER

1 REG FEE OF £24.00

16 Proposed development (See back) APPROX 1400 SQ FT Sq. m.

No of dwellings proposed (if any) Classes) of Development
Fee Payable £. 24 Basis of Calculation OUTLINE PLANNING FOR DWELLING
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Stephen McDonagh Date 16/4/1991

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/0642

Amount Received £. 1.8.0

Receipt No
Date

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
22 APR 1991
REG No. 90A/0642
APPLICATION TYPE O/P A:BB:
No L D S

Glenaraneen,
Brittas,
Co. Dublin.

19th April 1991

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

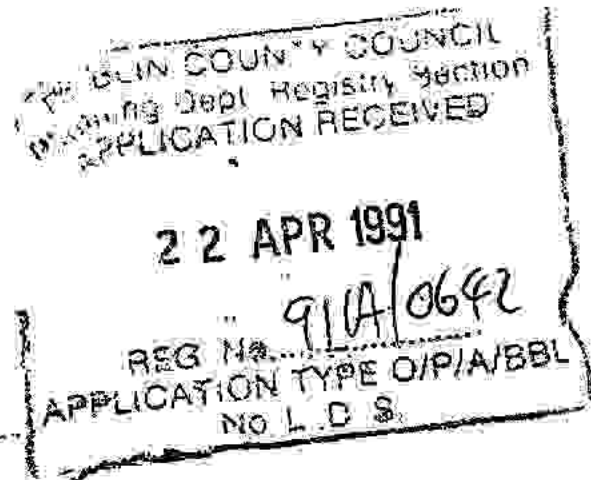
Dear Sir,

I wish to state that I am a native of Brittas, Co. Dublin and was born and reared in Glenaraneen. I am married. I hold the freehold title to the site as shown on the Location Map and Block Plan submitted, and I wish to build a house on the site so the family can continue to live here.

Yours Faithfully,

Stephen McDonagh

Stephen McDonagh.



22 APR 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0642

Date Received : 25th September 1991

Correspondence : Stephen McDonagh,
Name and : Glenaraneen,
Address : Brittas,
Co. Dublin.

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas.

Applicant : S. McDonagh

App. Type : Outline Permission

Zoning : G

Floor Area : 1400 Sq. metres *ft*

(CNIÉ/DK)

Report of Dublin Planning officer dated 14th November, 1991.

This is an application for OUTLINE PERMISSION for a bungalow and septic tank ^{on} a site of 4,452 sq. m. (stated) at Glenaraneen, Brittas for Stephen McDonagh. The site is irregular in shape. The land rises steeply towards the north-west site boundary (to rear of location of house as shown on block plan).

There is a dwelling on the adjoining site to the north west (Reg. Ref. WA 805 - see below) and also to the east of site of current application. There are a number of other dwellings in the vicinity of the subject site (planning history below refers).

DEVELOPMENT PLAN

The site of the proposed development is located in an area with the zoning objective "to protect and improve high amenity areas" in the Development Plan.

PLANNING HISTORY

Reg. Ref. 89A/1235, outline permission was refused (4th September, 1989) to Frank McDonagh for a 4 bedroomed bungalow on a site opposite site of current application. There is an unauthorised mobile home on this site. (I understand that the owner has been asked to regularise the situation).

Reg. Ref. XA 2250, permission was granted by decision dated 5th September, 1983, for a house for Kevin McDonagh. This has been constructed (location of house is shown on plan submitted with 89A-1235).

Reg. Ref. RA 164 refers to the permission for the house (constructed) for

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0642

Page No: 0002

Location: Glenaraneen, Brittas.

John McDonagh. (Location of house is shown on plan submitted with 89A-1235).

Reg. Ref. WA 805, permission granted for revised house plans to L. Quinn at Glenaraneen, Brittas, on a site of 10 acres approx. north of the to site of current application.

Reg. Ref. SA 800 - an undecided application where additional information was requested for a bungalow and septic tank on site of current application for Steven McDonagh.

Additional information was requested from the applicant as follows by order dated 19th June, 1991:

1. The applicant is requested to specify details of his total land holding in the area. Details of the applicants family land holding are also to be shown.

2. Applicant is requested to submit evidence of a need for a dwelling in this high amenity area which meets the requirements of paragraph 2.26.4 and of the 1983 County Development Plan.

In a letter dated 9th September, 1991, applicant states that he wishes to build a house on the site given to him by his mother, who was recently deceased and *widowed* who wishes to have him live nearby.

A map was submitted showing the McDonagh holding of 9.4 acres approximately outlined in red.

REPORTS

Roads Engineer considers the proposal constitutes undesirable ribbon development on a substandard rural road.

Application is acceptable to Supervising Environmental Health Officer.

OBJECTIONS

There is an objection to the proposal relating to the need to protect applications. *use of water supply, the number of applications already made by the McDonagh family and possible traffic hazard.*

PLANNING COMMENT
There is a large concentration of dwelling houses in the vicinity of the current application. It is considered that another dwelling house in this high amenity area would be seriously injurious to the amenities of the area. Furthermore, it is not considered that there is a genuine need for applicant to live in the area. The family holding is very small (and there are a number of dwellings located on the holding). Applicant has not stated that he is

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0642

Page No: 0003

Location: Glenaraneen, Brittas.

involved in agriculture and other family members, ^{already} reside in the vicinity, i.e. close to widowed mother, i.e. John Mc Donagh, ^{immediate} permission granted by P/164 and Kevin Mc Donagh, permission granted by XA2250.

PC. I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (3) reasons:-

REASONS FOR REFUSAL

01 The site of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that "any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming, shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority it does not obtrude on the amenity of the area." The applicant has not demonstrated that he is engaged directly in agricultural, mountain or hill farming or that he has a genuine need to reside in the area, and it is considered that the proposed development would materially contravene ^{individual in the} this objective and not be in accordance with the proper planning and development of the area. ^{Development Plan Point} use primarily for amenity purposes and would

02 ~~The proposed development would contravene materially a development objective indicated in the Development Plan 1983 for the use primarily of the land "to protect and improve high amenity areas."~~

03 The proposed dwelling house would represent an undesirable addition to the already high concentration of dwelling houses in this high amenity area, would be seriously injurious to the amenities of the area, be contrary to the zoning objective for the area and as such would not be in accordance with the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0642

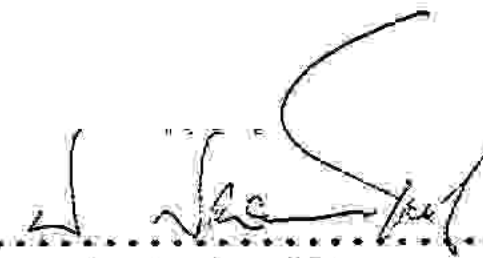
Page No: 0004

Location: Glenaraneen, Brittas.

304 The proposed development constitutes undesirable ribbon development in an area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and as such would not be in accordance with the proper planning and development of the area.

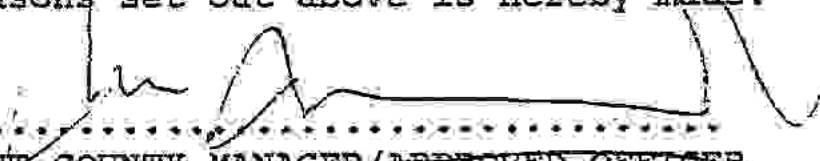


Richard Cremino SEP
for Dublin Planning Officer 18/11/91

Endorsed: 
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 (3) reasons set out above is hereby made.

Dated: 21st NOVEMBER 1991


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

Thurs

Bria,

Could you please
organize to have the
McDonnell family
holding, as on attached
map measured
Note - fields of 2.38+?
seem to be excluded.

Thanks

Christ

$$11.03ac + .35ac$$

$$= 11.40ac$$

$$- 1.95ac$$

$$\Rightarrow 9.45ac = \text{Total}$$

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0642

Date Received : 22nd April 1991

Correspondence : Stephen McDonagh,
Name and : Glenaraneen,
Address : Brittas,
Co. Dublin.

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas.

Applicant : S. McDonagh

App. Type : outline Permission

Zoning : C1


(MD/BB)

Report of Dublin Planning Officer dated 10th June, 1991.

This is an application for OUTLINE PERMISSION for a bungalow and septic tank at Glenaraneen, Brittas for S. McDonagh.

The siting area is stated to be 4,452 sq. metres, the floor area stated for the proposed development is 1,400 sq. ft. approx. In support of the application the applicant has supplied a letter stating that he is a native of Brittas, Co. Dublin, he is married, he holds the freehold title to the site shown on the location map submitted and wishes to build a house on the site so the family can continue to live here.

The site is located in an area which is zoned with the objective "G" in the 1983 County Development Plan "to protect and improve high amenity areas".

The following planning history relates to sites which are located in the vicinity of the proposal:-

By decision order P/3792/89, Reg. Ref. 89A/1235, planning permission was refused for a 4 bedroomed bungalow at Glenaraneen Lane, for Frank McDonagh.

Site of this proposal is north of the current application.

By decision order PA/1291/81 Reg. Ref. WA 805 planning permission was granted for revised house plans to L. Quinn at Glenaraneen, Brittas, on a site of approximately 10 acres following permission being granted by order no. PA 1789/80, Reg. Ref. TA 904 for a dormer bungalow on this site. This site is immediately north of and contiguous to the current proposal.

By decision order PA/131/80, Reg. Ref. SA 2070 Dublin County Council refused permission to Liam Quinn for a bungalow on the site of the grant of permission,

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. EA 904 and WA 805.

Reg. Ref. SA 800 is an undecided application where additional information was requested for bugalow and septic tank on the site of the current application for Steven McDonagh.

Reg. Ref. SA 232 is an undecided application for a stud farm stables and dwelling house for M. McDonagh located on the site of the application WA 805 mentioned above.

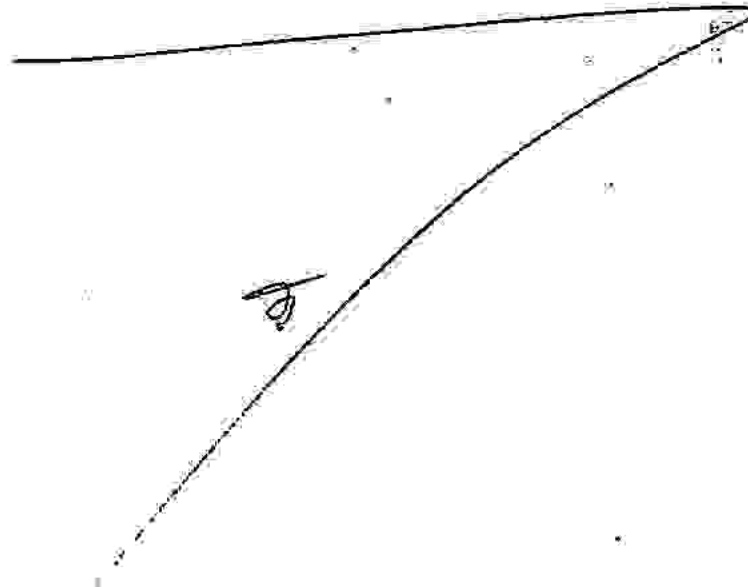
Roads Department have reported and state that this proposal constitutes undesirable ribbon development on a sub-standard rural road. However, 8 recommendations are made if the decision is to be a grant. ^{of Peter} The Environmental Health Officer has reported and says the application is acceptable subject to evidence of potable water and details of the contoured site to be indicated so the percolation area can be laid parallel to the contours.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The applicant is requested to specify details of his total landholding in the area. Details of the applicants family landholding are also to be shown.
- 02 Applicant is requested to submit evidence of a need for a dwelling in this high amenity area which meets the requirements of paragraph 2.26.4 and ~~paragraph 2.29~~ of the 1983 County Development Plan.

P.C.

~~2.29~~
~~2.26.4~~



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Comins
for Dublin Planning Officer

14.6.91

[Signature]
Endorsed:-
for Principal Officer

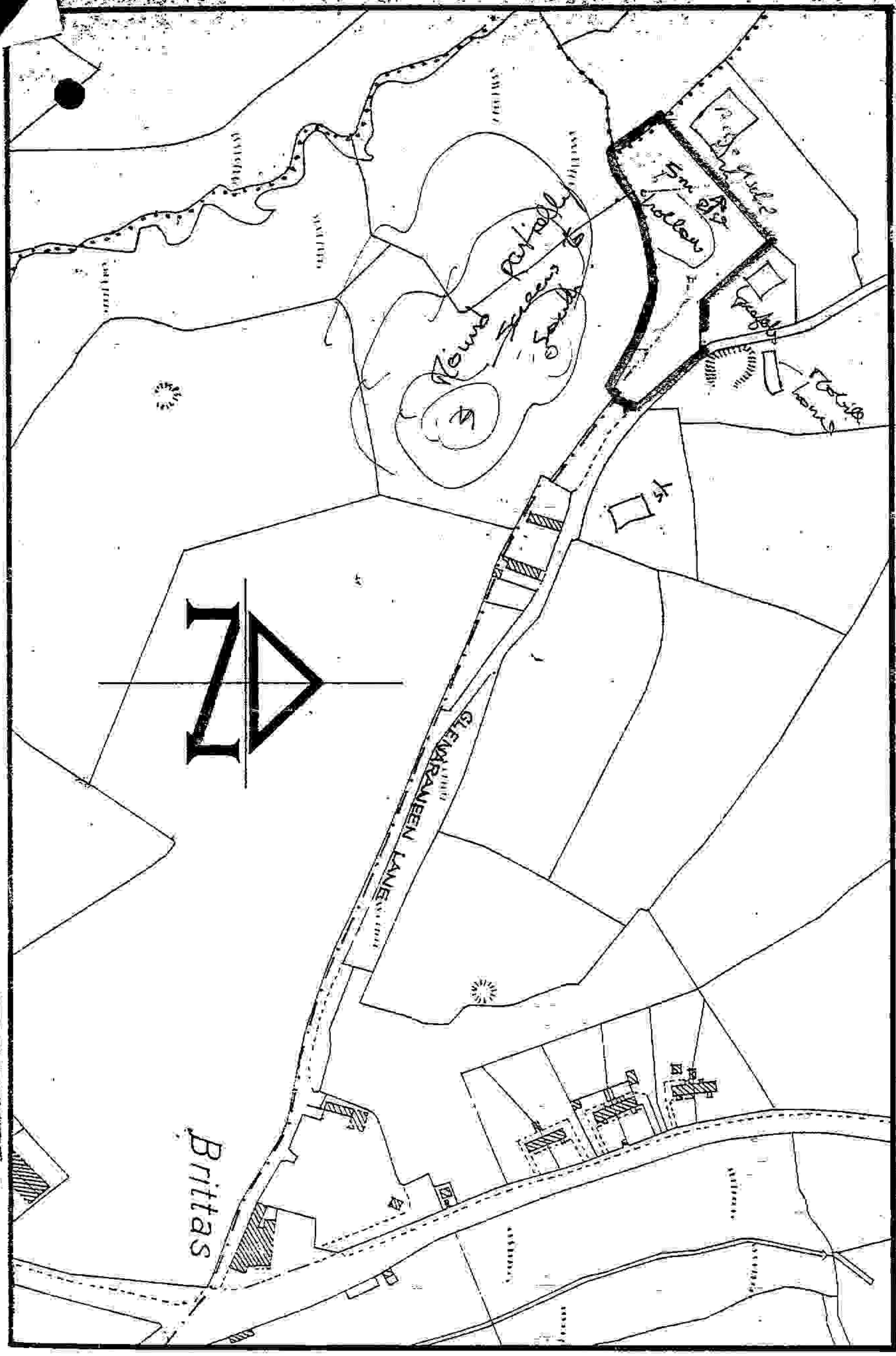
Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for outline permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *19 June 1991*

[Signature]
ASSISTANT CITY AND COUNTY MANAGER *Approved Officer*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~26th April~~, 1991.

19 June 1991



DUBLIN COUNTY COUNCIL

REG. REF: 91A/642.
LOCATION: Glenaraneen, Brittas.
APPLICANT: S. McDonagh.
PROPOSAL: Bungalow and septic tank.
DATE LODGED: 22.4.91.

This proposal constitutes undesirable ribbon development on a substandard rural road which will lead to demands for uneconomic provision of resources and would set an undesirable precedence for further similar developments in the area.

However, if further consideration is given to this application, applicant should be conditioned as follows:

1. Any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.
2. Ditch to be piped on site frontage. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
3. The boundary shall be set back 3 metres from the edge of the existing carriageway. Entrance gate to be recessed a further 1.5 metres from the new boundary with wing walls splayed at 45°. Strip between edge of carriageway and new boundary to be levelled and grassed to County Council standards. Entrance gate to be located to the satisfaction of Roads Department.
4. Hard standing 10m x 3m for visiting vehicles to be provided adjacent to entrance and to be surface sealed to the satisfaction of Dublin County Council Roads Department.
5. Parking for 2 cars to be provided within curtilage of site with turning area.
6. All poles to be relocated at a suitable place adjacent to the new boundary at developer's expense.
7. All works to be carried out prior to the house being occupied.
8. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.

TR/BMcC
4.6.91.



SIGNED: *Trina Fogarty* ENDORSED: *E. Madden*
DATE: 4/6/91 DATE: 2nd June 91

PLANNING DEPT.
DEVELOPMENT CONTROL SECY
Date 27.05.91
Time 4.30

Register Reference :
91A/0642

Date : 30th April 1991

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas.

Applicant : S. McDonagh

App. Type : OUTLINE PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 22nd April 1991

DUBLIN COUNTY COUNCIL
13 MAY 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,

John Darley

PRINCIPAL OFFICER

*This application is acceptable
subject to the following.*

1. Evidence of adequacy and potability of proposed water supply to be submitted.
2. This is a contoured site so details of invert levels of ^{inlet} ~~inlet~~ ^{in the} percolation area should be indicated.

A trial hole was opened on site 7' deep and 7' clearance.

Miley Malle

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

*for John O'Reilly SEHO
24/5/91
N.F. 632*

M. Rowley

DUBLIN COUNTY COUNCIL

REG. REF: 91A/642.

LOCATION: Glensaraheen, Brittas.

APPLICANT: S. McDonagh.

PROPOSAL: Bungalow and septic tank.

DATE LODGED: 22.4.91.

This proposal constitutes undesirable ribbon development on a substandard rural road which will lead to demands for uneconomic provision of resources and would set an undesirable precedence for further similar developments in the area.

However, if further consideration is given to this application, applicant should be conditioned as follows:

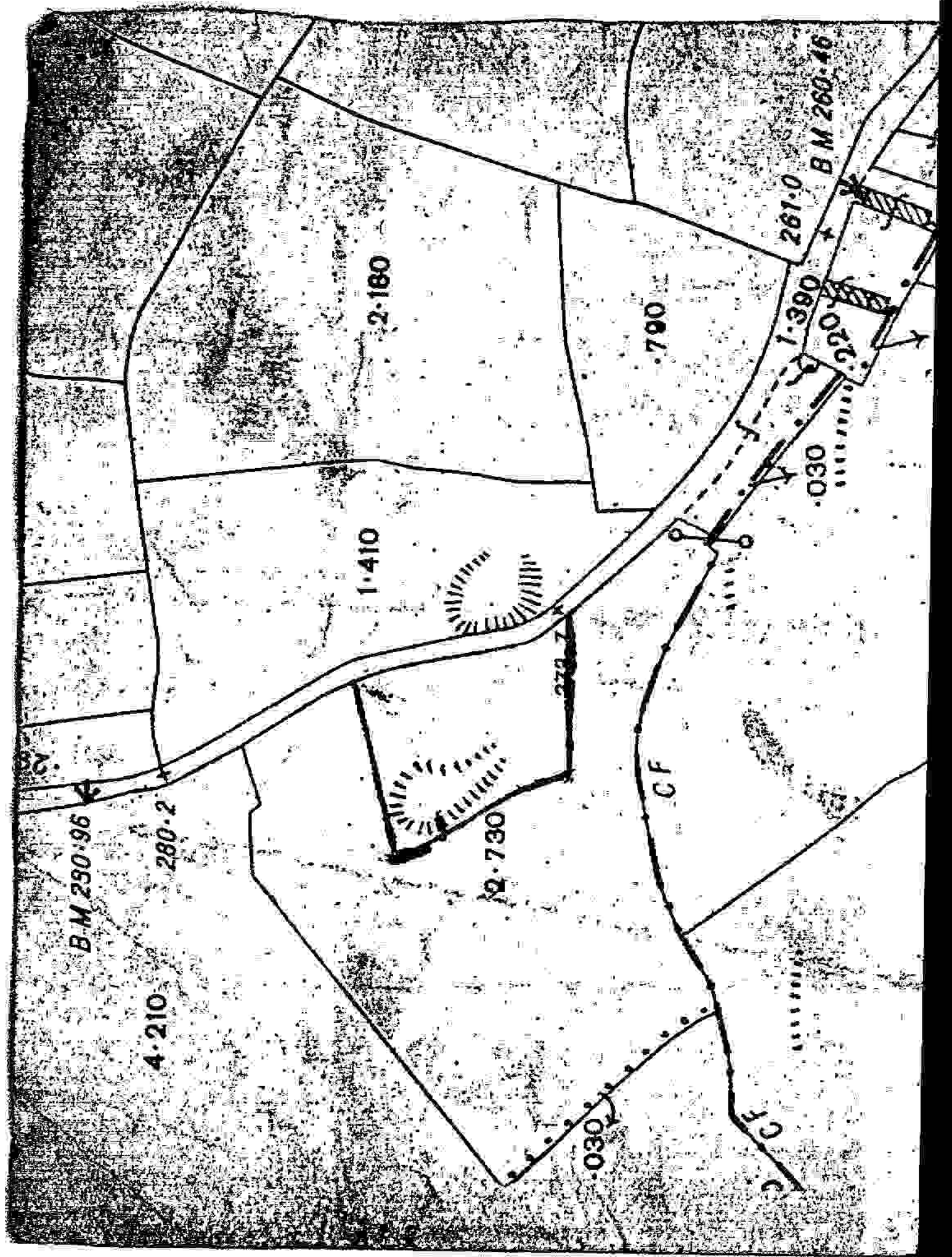
1. Any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.
2. Ditch to be piped on site frontage. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
3. The boundary shall be set back 3 metres from the edge of the existing carriageway. Entrance gate to be recessed a further 1.5 metres from the new boundary with wing walls splayed at 45°. Strip between edge of carriageway and new boundary to be levelled and grassed to County Council standards. Entrance gate to be located to the satisfaction of Roads Department.
4. Hard standing 10m x 3m for visiting vehicles to be provided adjacent to entrance and to be surface sealed to the satisfaction of Dublin County Council Roads Department.
5. Parking for 2 cars to be provided within curtilage of site with turning area.
6. All poles to be relocated at a suitable place adjacent to the new boundary at developer's expense.
7. All works to be carried out prior to the house being occupied.
8. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 4.06.91
 Date

TR/BMcC
4.6.91.

SIGNED: *Loraine Fogarty*
 DATE: 4/6/91

ENDORSED: *E. W. Madden*
 DATE: 4th June 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: ~~XXXXXXXXXXXX~~

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

To Mr. Stephen McDonagh, Register Reference No. 91A-0642
Glenaraneen, Planning Control No.
Brittas, Application Received 25.09.1991
Co. Dublin. Additional Information Received

Applicant S. McDonagh.

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/ 5288/91 dated 21.11.1991 decided to refuse:

OUTLINE PERMISSION ~~XXXXXXXXXXXX~~

For bungalow and septic tank at Glenaraneen, Brittas.
.....
for the following reasons:

1. The site of the proposed development is located in an area zoned "to protect and improve high amenity areas" in the Development Plan. It is the policy of the County Council as set out in Paragraph 2.26.4 of the Development Plan that "any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming, shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority it does not obtrude on the amenity of the area." The applicant has not demonstrated that he is engaged directly in agricultural, mountain or hill farming or that he has a genuine need to reside in the area, and it is considered that the proposed development would materially contravene the objective indicated in the Dublin County Development Plan for the use primarily of this area to cater for high amenity purposes and would not be in accordance with the proper planning and development of the area.

(Continued)

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date 21.11.1991

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/0642

Date : 26th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas.

APPLICANT : S. McDonagh

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 25th September 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Stephen McDonagh,
Glenaraneen,
Brittas,
Co. Dublin.

9 Sept 1992.

↓

REF

91A/0642

2.4.0

A.I

25. SEPT. 91

Glenoraneen

Bruttus

Co Dublin

ADDITIONAL INFORMATION

Dear Sirs,

I wish to build a house on a site given to me by my mother also of Glenoraneen which was once the family farm.

My mother was recently widowed and wishes to have me live nearby.

The house will be set back from the road as much as possible. I will plant native trees and shrubs on the surrounding

boundary especially near the
road to provide a screen.
I hope this meets with
your approval as I am
anxious to build my house.

yours sincerely,
Stephen Dough.



Blac 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

Decision Order Number : P/ 2742 /91 Date of Decision : 19th June 1991

Register Reference : 91A/0642 Date Received : 22nd April 1991

Applicant : S. McDonagh

Development : Bungalow and septic tank

Location : Glénaraneen, Brittas.

Dear Sir/Madam,

With reference to your planning application, received here on 22.04.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to specify details of his total landholding in the area. Details of the applicants family landholding are also to be shown.
- 02 Applicant is requested to submit evidence of a need for a dwelling in this high amenity area which meets the requirements of paragraph 2.26.4 and of the 1983 County Development Plan.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

...*Rose Healy*...

PRINCIPAL OFFICER

Date : 20/6/91

Stephen McDonagh,
Glénaraneen,
Brittas,
Co. Dublin.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0642

Date : 23rd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank
LOCATION : Glenaraneen, Brittas.
APPLICANT : S. McDonagh
APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 22nd April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Stephen McDonagh,
Glenaraneen,
Brittas,
Co. Dublin.



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 GLENARANEEN, BRITTAS,
(If none, give description sufficient to identify) CO. DUBLIN.

3. Name of applicant (Principal not Agent) STEPHEN MCDONAGH
Address GLENARANEEN, BRITTAS, CO. DUBLIN Tel. No.

4. Name and address of MARY WALSH
person or firm responsible for preparation of drawings 77 BAWNVILLE RD. TALLAGHT Tel. No.

5. Name and address to which notifications should be sent GLENARANEEN
..... BRITTAS CO. DUBLIN **D12**

6. Brief description of proposed development BUNGALOW & SEPTIC TANK

7. Method of drainage SEPTIC TANK 8. Source of Water Supply WELL

8. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. 24
(b) Proposed use of each floor 24
W 35333

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 4452 m² Sq. m.
(b) Floor area of proposed development 1400 SQ FT (APPROX) Sq. m.
(c) Floor area of buildings proposed to be retained within site Sq. m.

Irish Press 9/4/91

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place / in appropriate box. **22 APR 91**

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

15.List of documents enclosed with application. 4 COPIES OF LOCATION MAP, BLOCK PLAN PAGE OF PAPER WITH AD. COVERING LETTER

REG FEE OF £24.00

16. Proposed development (See back) APPROX 1400 SQ. FT. Sq. m.

No of dwellings proposed (if any) Classes of Development
Fee Payable £ 24 Basis of Calculation OUTLINE PLANNING FOR DWELLING
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Stephen McDonagh Date 16/4/1991

Application Type OUTLINE FOR OFFICE USE ONLY
Register Reference 91A/0642

Amount Received £ 1.80

Receipt No 24/6

Date

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

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

HAIRLE CHONTAE ATHA CLATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not
acknowledgment that the fee
tendered is the prescribed application
fee. N 35333

CHEQUE

N.O.

E211 00

Received this

7th

day of

April

19 91

from

Stephen M. Donogh

Glenvarreen

Brittas

the sum of

four

Pounds

Pence, being

no

planning application at Glenvarreen

Adrian Deane

Cashier

S. CAREY
Principal Officer

Class 1st

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an acknowledgment that the tendered is the prescribed application fee. N 35333

CASH
CHEQUE

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

M.O.
B.L.
I.T.

£20.00

Received this

22nd

day of

April

19 91

from

Christina M. Donohue

Glenageen

Brattas

the sum of

two pence

Pounds

Pence, being

two pence

planning application at Glenageen

Noelce Deane

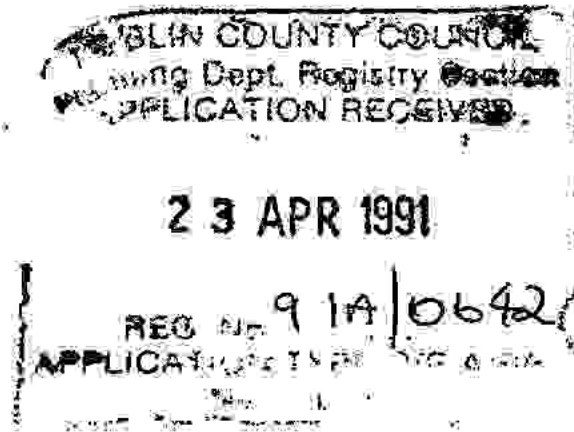
Cashier

S. CAREY
Principal Officer

Glenaraneen,
Brittas,
Co. Dublin.

19th April 1991

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



Dear Sir,

I wish to state that I am a native of Brittas, Co. Dublin and was born and reared in Glenaraneen. I am married. I hold the freehold title to the site as shown on the Location Map and Block Plan submitted, and I wish to build a house on the site so the family can continue to live here.

Yours Faithfully,

Stephen McDonagh

Stephen McDonagh.

22 APR 91