



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/0658

Date : 29th April 1991

Dear Sir/Madam,

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 23rd April 1991

Your application in relation to the above was submitted with a fee of
£32.00 .

On examination of the plans submitted it would appear that the
appropriate amount should be £72.00 .

I should be obliged if you would submit the balance of £40.00
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,


.....
PRINCIPAL OFFICER

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.

BYE LAW APPLICATION FEES

REF. NO.: 91A/0658 CERTIFICATE NO.: 14762^D
 PROPOSAL: Demolition of Bungalow + Construct new Bungalow
 LOCATION: Keddings Park Rathcoole
 APPLICANT: T. McEann

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: S.6 Date: 29/4/91

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

P/3579/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0658

Date Received : 24th June 1991

Correspondence : Mr T. Colbert, Architect,
Name and : 169 Forest Hills,
Address : Rathcoole,
Co. Dublin.

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

Location : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : Permission

Zoning :

CONF. J. 1991
Enquiries All
PL. No Sewer
in area
3 Sept
02/06/91
Ch. 2
1/06/91
02/06/91
1/06/91

CS. (R/D/CM)

Report of Dublin Planning Officer dated 30th July, 1991.

This application is for permission for demolition of derelict bungalow and construction of bungalow and septic tank at Keating Park, Rathcoole for T. McConn.

The site is stated to be 8094 sq. metres. The floor area of the proposed development is 187 sq. metres. It is proposed to retain 83 sq. metres of existing hay shed and garage within the site. The proposal is for a five bedroomed bungalow with a brick detail on the front elevation. Tyrolean finish is proposed and red land roof tiles. A septic tank is proposed. Location of the proposed house on site is acceptable. The site is located in an area which is zoned with the objective "B" in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposal is located on short spur of the original county road to Naas which is accessed from the Naas Dual Carriageway.

There is an existing farmhouse adjacent to the proposal. The report of the Environmental Health Officer had not been received for this proposal at the date of decision. The following Additional Information was requested from the applicant with regard to the following:

1. The applicant is requested to indicate the suitability of the soil for septic tank drainage and to satisfy the requirements of the Health Officer in this regard.

I have been advised verbally by the Supervising Environmental Health Officers office that this site is acceptable for septic tank drainage. ~~(The report is now~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0658

Page No: 0002

Location: Keatings Park, Rathcoole

on file).

In this application it is stated that the McConn family have lived in Rathcoole for over 20 years and Mr. McConn runs a small business there.

In the circumstances a permission could be issued.

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

CONDITIONS / REASONS

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

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That a financial contribution in the sum of £ _____ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

06 That septic tank and percolation areas shall be ^{in accord with the standards} ~~in accordance with the requirements of the supervising Environmental Health Officer.~~

set out in "Recommendation for Septic Tank Drainage Systems S.R. 1975", available from "Eolas".

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0658

Page No: 0003

Location: Keatings Park, Rathcoole

REASON: In the interest of health.

- 05 07 That the applicant shall satisfy himself as to the availability of a potable water supply.
- 07 REASON: In the interest of the proper planning and development of the area.
- 06 08 That this planning permission shall apply to the proposed dwelling house only, and not to the use or otherwise of other buildings on the site.
- 08 REASON: In the interest of the proper planning and development of the area.
07. 09 That a satisfactory scheme of landscaping shall be submitted to and ^{agreed} approved by the Planning Authority before any development commences.
REASON: In the interest of visual amenity.

0

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0658

Page No: 0004

Location: Keatings Park, Rathcoole

Endorsed:-
for Principal Officer

.....
for Dublin Planning Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : 9 August 1991

.....
~~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 July~~ 1991.
6th August

G.B.

1487

Register Reference : 91A/0658

Date : 5th July 1991

Development : Demolition of derelict bungalow and construction of bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : Additional Information

Planning officer : G. BOOTHMAN

Date Recd. : 24th June 1991

DUBLIN COUNTY COUNCIL
16 JUL 1991
ENVIRONMENTAL OFFICER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 31.07.91
Time 5.00

Yours faithfully,

Paul Tobin

FOR PRINCIPAL OFFICER

I refer to previous Report of 20/6/91.
Concerning suitability of Trial holes on the site
a detailed plan of the septic tank has been
submitted.

Evidence of feasibility and suitability of
proposed water supply not submitted to
date.

Hilary Mallon. 16/7/91.

for *Ma Devine*
John O' Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

16/7/91

Gerardine Boothman -

1482

Register Reference : 91A/0658

Date : 5th July 1991

Development : Demolition of derelict bungalow and construction of bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 24th June 1991

DUBLIN COUNTY COUNCIL
16 JUL 1991
ENVIRONMENTAL
OFFICER

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.7.91
2.30

Yours faithfully,

Paul John

FOR PRINCIPAL OFFICER

I refer to previous Report of 20/6/91.
concerning suitability of Trunk holes on the site.
A detailed plan of the septic tank has been
submitted.

Evidence of feasibility and suitability of
proposed water supply not submitted to
date.

Hilary Mallon. 16/7/91.

for *Ma Devine*
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

16/7/91

Geraldine Boothman -

1487

Register Reference : 91A/0658

Date : 5th July 1991

Development : Demolition of derelict bungalow and construction of bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 24th June 1991

DUBLIN COUNTY COUNCIL
16 JUL 1991
ENVIRONMENTAL
OFFICE

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.7.91
Time 2.10

Yours faithfully,

Paul Tobin

For PRINCIPAL OFFICER

I refer to previous Report of 20/6/91.
Concerning suitability of Tank holes on this site
a detailed plan of the septic tank has been
submitted.

Evidence of feasibility and suitability of
proposed water supply not submitted to
date.

Hilary Mullen 16/7/91.

for Ita Devine
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

16/7/91

Mr. D.

SS + CMO

Ⓢ

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0658

Date : 24th April 1991

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 23rd April 1991

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

Date received in sanitary services

DUBLIN Co. Ct
- 9 MAY 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
28 MAY 1991
Returned *JG*

FOUL SEWER

Septic Tank proposed - refer to E.H.B.

SURFACE WATER

Soak pits proposed - refer to B.B.L.

*J. Rice
21/5/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.05.91
Time 10.45

M

M

Register Reference : 91A/0658

Date : 24th April 1991

ENDORSED Recommend Rejection DATE _____

WATER SUPPLY... No. to to water mains (service).....
in this area

[Signature]
10/5/91

ENDORSED J. Rice [Signature] DATE 22/5/91
for S.E.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.05.91
Time 10.45

P/268 8/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0658

Date Received : 23rd April 1991

Correspondence : Mr T. Colbert, Architect,
Name and : 169 Forest Hills,
Address Rathcoole,
Co. Dublin.

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

Location : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : Permission

Zoning : B


(MD/BB)

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

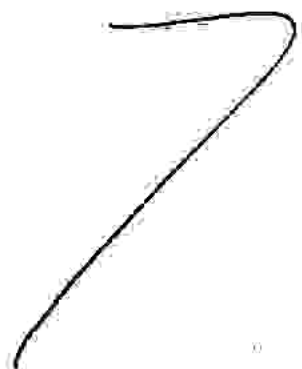
This application is for permission for demolition of derelict bungalow and construction of bungalow and septic tank at Keating Park, Rathcoole for T. McConn.

The site is stated to be 8094 sq. metres. The floor area of the proposed development is 187 sq. metres. It is proposed to retain 83 sq. metres of existing hay shed and garage within the site. The proposal is for a five bed roomed bungalow with a brick detail on the front elevation. Tyrolean finish is proposed and red land roof tiles. A septic tank is proposed. Location of the proposed house on site is acceptable. The site is located in an area which is zoned with the objective "B" in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposal is located on short spur of the original county road to Naas which is accessed from the Naas Dual Carriageway.

There is an existing farmhouse adjacent to the proposal. The report of the Environmental Health Officer has not been received for this proposal.

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

- 01 The applicant is requested to indicate the suitability of the soil for septic tank drainage and to satisfy ~~to~~ the requirements of the Health Officer in this regard.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

7

Richard Cremins SEP
for Dublin Planning Officer 11.6.91

W. Newman
Endorsed:.....
for Principal Officer

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

Dated : *12 June 1991*

W. Newman
~~ASSISTANT CITY AND COUNTY MANAGER~~ *Richard Cremins*
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.
12th June



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3579 /91 Date of Decision : 9th August 1991

Register Reference : 91A/0658 Date Received : 24th June 1991

Applicant : T. McConn

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

Location : Keatings Park, Rathcoole

Time Extension(s) up to and including :

Additional Information Requested/Received : 120691//240691

In pursuance of its functions under the above mentioned Acts, the Dublin
County Council, being the Planning Authority for the County Health
District of Dublin, did by Order dated as above make a decision to
GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...7...ATTACHED.

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

Date: 12/8/91.....

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.

Reg.Ref. 91A/0658
Decision Order No. P/ 3579 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
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Dublin 1.
Telephone. (01)724755
Fax. (01)724896

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975", available from Eolas".
REASON: In the interest of health.
- 05 That the applicant shall satisfy himself as to the availability of a potable water supply.
REASON: In the interest of the proper planning and development of the area.
- 06 That this planning permission shall apply to the proposed dwelling house only, and not to the use or otherwise of other buildings on the site.
REASON: In the interest of the proper planning and development of the area.
- 07 That a satisfactory scheme of landscaping shall be submitted to and agreed by the Planning Authority before any development commences.
REASON: In the interest of visual amenity.

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/0658

Date : 26th June 1991.

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of derelict bungalow and construction of
bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

APPLICANT : T. McConn

APP. TYPE : Additional Information

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.

169 Forest Hills,
Rathcoole,
Co. Dublin

Mr. R. Cremmins,
Planning Officer,
Dublin Co. Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1

24 JUN 91

**Re: Demolition of derelict bungalow and construction of bungalow and
septic tank at Keatings Park, Rathcoole for T. McConn
Reg. Ref. No. 91A/0658**

Dear Sir,

Mr. McConn is the prospective purchaser of the above site,
subject to a decision by the Planning Authority by 23rd June 1991.

Mr. McConn will suffer undue hardship financially as a result of a
request for additional information dated 12th June 1991, should he be
required to wait a further two months for a decision on this after the
Environmental Health Inspector's report reaches the Planning Department.

In order to ensure that there would be no delay caused by the absence of
septic tank drainage inspection holes, these holes were dug two weeks
after the application was submitted to the Planning Authority.
(on the 8th May)

These holes were not inspected by the Environmental Health Inspector
until Monday 17th June, still within the two month statutory period for
a decision to be made. The ground was deemed suitable by Ms Hillary
Mallon for a septic tank and percollation area.

In the light of the above I would appreciate a speedy reply.

Yours Faithfully,



T. Colbert.
21st June 1991

91A/0658

2.0.0

A.1.



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

Decision Order Number : P/ 2688 /91 Date of Decision : 12th June 1991

Register Reference : 91A/0658 Date Received : 23rd April 1991

Applicant : T. McConn

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

Location : Keatings Park, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 23.04.91 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 indicate the suitability of the soil for septic tank drainage and to satisfy the requirements of the Health officer in this regard.

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

Yours faithfully,

[Signature]
.....
PRINCIPAL OFFICER

Date : 13/6/91

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.



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

Decision Order Number : P/ 2688 /91 Date of Decision : 12th June 1991

Register Reference : 91A/0658

Date Received : 23rd April 1991

Applicant : T. McConn

Development : Demolition of derelict bungalow and construction of
bungalow and septic tank

Location : Keatings Park, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 23.04.91 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 indicate the suitability of the soil for septic tank drainage and to satisfy the requirements of the Health Officer in this regard.

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

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Rose Fleming', written over a dotted line.

PRINCIPAL OFFICER

Date : 13/6/91

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.

73 Forest Hills
Rathcoole
Co Dublin

07 JUN

6.6.91

Principal Officer
Planning Department
Dublin County Council

Re: Planning Application ref. 91A/0658

Dear Sir

I would strongly urge that you take the following matters into account when considering my application for the erection of a dwelling house for my own use at Keatings Park, Rathcoole, Co. Dublin.

1. My family and I have been living in Rathcoole for over 20 years - since 1969.
2. There is overcrowding in my present 3-bedroomed house where I reside with my wife and 7 children ranging in ages from 4 to 19 years.
3. My children are attending school locally.
4. I am self-employed and earn my livelihood through a small business which I have established in Rathcoole over the past 12 years.
5. My proposal is to provide a new dwelling and to demolish an old one already on the site.

I look forward to obtaining a favourable decision.

Yours faithfully

Anthony McCann

A McCann

91A/0658

L.O.O

Paul A. J

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an
acknowledgement that the f. s.
ordered is the prescribed application
N 39083
Balance

CASH
CHEQUE
M.O.
B.L.
I.T.

£410.00

Received this 6th day of May 1991

from A. M. McConn,
73 Forrest Hills,
Rathcoole

the sum of forty Pounds

Pence being Balance

of fee on 91A/658

M. O'Connell Cashier

S. CAREY Class II
Principal Officer



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
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Telephone. (01)724755
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Register Reference : 91A/0658

Date : 29th April 1991

Dear Sir/Madam,

Development : Demolition of derelict bungalow and construction of bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

Applicant : T. McConn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 23rd April 1991

Your application in relation to the above was submitted with a fee of £32.00 .

On examination of the plans submitted it would appear that the appropriate amount should be £72.00 .

I should be obliged if you would submit the balance of £40.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
6 MAY 1991

Yours faithfully,

PRINCIPAL OFFICER

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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



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

Register Reference : 91A/0658

Date : 24th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of derelict bungalow and construction of
bungalow and septic tank

LOCATION : Keatings Park, Rathcoole

APPLICANT : T. McConn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 23rd April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr T. Colbert, Architect,
169 Forest Hills,
Rathcoole,
Co. Dublin.



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.

1. Postal address of site or building KEATINGS PARK, RATHCOOLE
(If none, give description sufficient to identify) CO DUBLIN

2. Name of applicant (Principal not Agent) A. MCCANN
Address 73 FOREST HILLS RATHCOOLE Tel. No. _____

3. Name and address of T. COLBERT DIP. ARCH TECH
person or firm responsible for preparation of drawings 169 FOREST HILLS RATHCOOLE Tel. No. 589682

4. Name and address to which T. COLBERT DIP. ARCH TECH.
notifications should be sent 169 FOREST HILLS RATHCOOLE CO DUBLIN

5. Brief description of proposed development DEMOLITION OF DERELICT BUNGALOW AND CONSTRUCTION OF HOUSE AND SEPTIC TANK

Method of drainage SEPTIC TANK Source of Water Supply PUBLIC

6. 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. _____

Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

(a) Area of Site 8094 Sq. m.
(b) Floor area of proposed development 187 Sq. m.
(c) Floor area of buildings proposed to be retained within site 83 Sq. m.

7. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) PROSPECTIVE BUYER (DEPOSIT PAID)

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

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

10. List of documents enclosed with application 4 COPIES LOCATION MAP, SITE MAP, DETAIL DRAWINGS AND SPECIFICATION AND COPY OF ADVERT.
DUBLIN Permission for demolition of derelict bungalow and construction of bungalow and septic tank at Keatings Park Rathcoole, Signed T. Mc Conn.

Gross floor space of proposed development (See back) 187 Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development 1
Fee Payable £ 87 Basis of Calculation 132 + 55
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) T. Colbert Date 22 April 91

Application Type P/BBL FOR OFFICE USE ONLY 23/1
Register Reference 91A/0658

Amount Received £ 21-13/9 1.12.4

Receipt No _____
Date _____



Irish
press
15/4/91

FILE
N 35631

N 35352

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 15.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

[Empty box for Receipt Code]

CASH

46/49 UPPER O'CONNELL STREET,

CHEQUE

DUBLIN 1.

M.O.

N 35631

B.L.

LT.

£ 55.00

Received this

24th

day of

April

19 91

from

A. & M. McCann

73 Forest Hills

Rathcoole

the sum of

Fifty five

Pounds

Pence, being

Nil for

bye-law application at Leatings Park

Rathcoole

Michael Deane

Cashier

S. CAREY

Principal Officer

[Signature]

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

Issue of this receipt is not an
admission of liability and that the fee
entered in the advertised application
has been paid N 35352

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

£ 32.00

Received this 24th day of April 1991

from A. & M. Conn
73 Forest Hill
Rathcoole

the sum of Thirty Pounds

Pence, being 100 for
planning application at 8 meetings Park

Abdour Deane Cashier

S. CAREY
Principal Officer

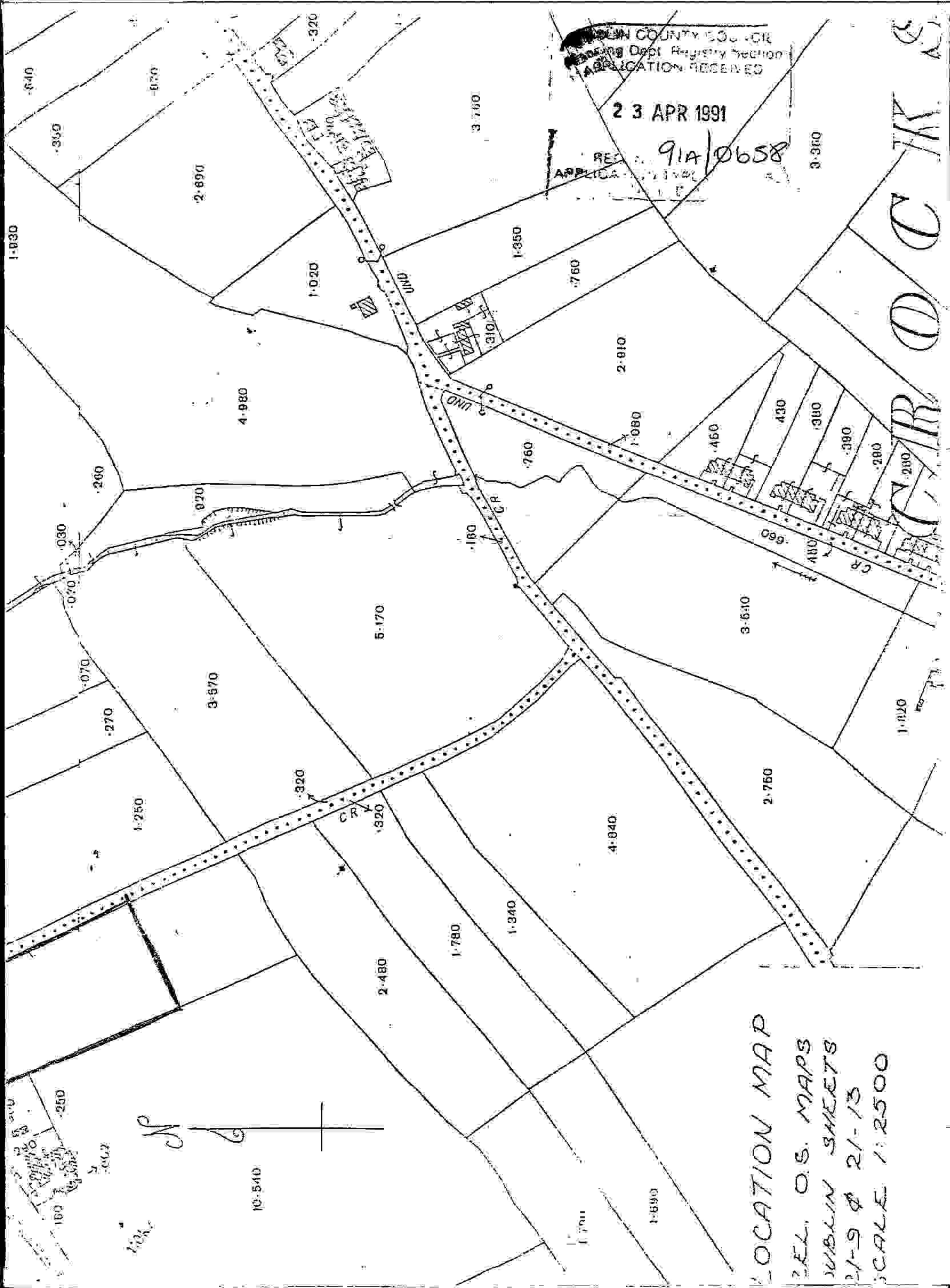
Class 1x1

DEAN COUNTY S.O. OR
Planning Dept. Registry Section
APPLICATION RECEIVED

23 APR 1991

REC. 91A/0658
APPLICANT: [unclear]

CAR O C T K S



LOCATION MAP
REL. O.S. MAPS
MIBLIN SHEETS
21-9 & 21-13
SCALE 1:2500

RECEIVED
23 APR 1991
REG No 91A/0688
APPLICATION TYPE O/P/ASBL
NO L D 2

SPECIFICATION

FOR

WORK TO BE DONE AND MATERIALS TO BE USED

IN

THE DEMOLITION OF DERELICT COTTAGE AND CONSTRUCTION
OF BUNGALOW AND SEPTIC TANK

AT

KEATINGS PARK,
RATHCOOLE

FOR
A. MCCONN

T. Colbert Dip. Arch. Tech.,
169 Annadale Close,
Forest Hills,
Rathcoole,
Co. Dublin.

GENERALLY

- * All materials to be the best of their respective kinds and as specified and, all things being equal, be of Irish manufacture.
- * All sand to be clean washed sharp sand.
- * All cement to be first grade Irish Standard, properly stored and used as specified.
- * All broken stone or gravel to be clean and free from loam and other vegetable matter.
- * All concrete blocks to be to Irish Standard Specification from an approved manufacturer and be true to size and have sharp arrises.
- * All cement mortar to be mixed 5 parts washed sand to 1 part cement.
- * All lime mortar to be 6 parts washed sand to 1 part lime to 1 part Portland cement.
- * All lime to be freshly burned roach lime, slaked and run to putty at least 3 weeks before use, or hydrated lime to Irish Standard Specification.
- * All putty to be best oil putty.
- * All glass to be 4mm glass unless otherwise stated.
- * All workmanship to be of first quality and carried out by fully qualified tradesmen, each to his own trade.
- * The Contractor shall attend upon, cut away for and make good after all trades.
- * The Contractor shall be responsible for the true and proper setting out of the works and any errors will be made good at the Contractor's own expense.
- * The Contractor shall be solely responsible for and indemnify the Employer in respect of, and insure against, any liability due to injury to persons, workmen or damage to property.
- * All floors to be scrubbed, all glass to be cleaned, all pipes gutters, gullies etc., to be cleaned out and the entire works to be left in a clean and tidy condition on completion.

EXCAVATOR

- * The site for the works to be cleared of soil and vegetable earth to the required depths, and the excavated material removed from site unless otherwise directed.
- * Excavations for all footings are to be carried down to such depths as may be required to reach firm bearing ground, but in no case shall the depth be less than that shown on the drawings.
- * Bottoms of trenches may be stepped as necessary and shall be perfectly horizontal in all places. Widths of footings shall be not less than those shown on the drawings.
- * The Contractor shall not pour any foundations until the excavations have been inspected and approved.
- * The Contractor shall be responsible for upholding the sides of trenches and shall supply all planks and strutting as may be required to ensure this.
- * Fill in to make up levels under concrete bed with a layer of broken stone to pass a 100 ring and not less than 100 deep. Where the depth of hardcore exceeds this, it must be laid in layers 100 deep, fully consolidated before concrete is poured.
- * Excavate for lines of drains as and where shown. Cuttings to be at least 600 wider than the pipes and to the depths as necessary to provide the correct falls, but in no case shall the trench be less than 600 deep.

DRAINLAYER

- * All drainage details are to comply with Local Authority regulations.
- * Armstrong junctions to be used where shown and have galvanised lids.
- * All pipework to be 100mm diam. u.p.v.c. soil pipes laid to a fall of 1:40.
- * Manholes to be 900x900 constructed in 225 solid blockwork on a 150 concrete foundation. Walls to be plastered internally with 1:3 sand and cement and haunching formed to half channels. Form 150 reinforced top and fit galvanised iron frame and cover.
- * Septic tank to be in location shown and constructed in accordance with Dept. of the Environment Document S R 6. Percolation area and reserve percolation area to be in accordance with S.R.6.
- * All rainwater pipes to discharge over gulley traps and surface water carried in 100 diam.pipes to discharge into soakaways where shown on Site Works drawing.

CONCRETOR

* The cement shall be from an approved source and comply in all respects to the relevant Irish Standard Specification. It shall be delivered in the original sealed bags and be stored in a proper manner to avoid deterioration.

* The fine aggregate shall consist of well graded coarse sand mainly passing a 5mm sieve test.

* The all-in aggregate shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit, or referred to as 5mm aggregate.

* Coarse aggregate shall consist of natural gravel, crushed gravel or crushed stone well graded from the nominal maximum sizes referred to hereafter.

* All concrete mixed on site shall be done so mechanically. Materials shall be mixed dry for at least one minute and for at least one and a half minutes after the water has been added. Mixing must continue until there is a uniform distribution of materials and be all of the same colour and consistency. The consistency should be such that when a handful is taken from the heap and pressed it will retain the shape when the pressure is removed. Facilities for cube taking and testing to be provided for in the tender.

* Concrete mixes shall be as follows;-

Mix A. Footings: 1 part cement to 3 parts sand, (Passing 5mm sieve) to 6 parts coarse aggregate (Passing 38mm sieve).

or

1 part cement to 8 parts all-in aggregate (passing 38mm sieve)

Mix B. Floors: 1 part cement to 2.5 parts sand to 5 parts aggregate (38mm sieve)

or

1 part cement to 6 parts all-in aggregate.

Mix C. Reinforced

Work: Cills, cappings, spud blocks, heads etc.,
1 part cement to 2 parts sand to 4 parts coarse aggregate
(20mm sieve)

or

1 part cement to 5 parts all-in aggregate (20mm sieve)

* The formwork and the time which shall elapse before striking shall be to the approval of the Architect.

* Reinforcement to lintols shall be in accordance with the drawings and have a minimum of 25mm cover. Where not shown allow 1 No. 12mm diam. bar per 300mm width of ope, one quarter of the reinforcement in the top and three quarters at the bottom. All bars to have standard hooks. Where necessary, to lap bars, laps to be min. 45 times bar diameter. Ratio of span to depth of lintol shall not exceed 20:1. Allow 225mm bearing to each end of lintol.

* All concrete to be cured to the satisfaction of the Architect.

* All concrete shall be transported and placed in its location as rapidly as possible after mixing, and in all cases within 30 minutes, by approved means to prevent segregation and loss of ingredients.

* No partially set concrete shall be used or reworked.

* Provide 1000 guage 'Visqueen' damp proof membrane on 50mm bed of sand under 150mm concrete floor slab. Provide 150 laps where joints occur. 'Visqueen' to be carried up walls and tucked in to joint and overlap d.p.c. in all walls.

BRICKLAYER AND BLOCKLAYER

*. Cement mortar shall consist of one part cement to three parts of sand by volume. Where required for increased workability an addition of non-hydraulic or semi-hydraulic lime, not exceeding 25% by volume of the dry cement, may be added to the mix.

*. Cement lime mortar shall consist of one part Portland cement to one part of non-hydraulic lime or semi-hydraulic lime to six parts sand by volume.

*. Lay solid block rising walls on foundation strips up to d.p.c. level as shown on the drawings. D.p.c. to be a minimum of 150mm over external ground level.

Where visqueen d.p.m. overlaps the d.p.c. in walls both materials are to be suitably bonded together using a compatible adhesive.

*. Walls to be constructed in 100mm block or brick external leaf rendered, 100mm cavity containing 50mm insulation, and 100mm internal leaf plastered.

All block and brick walls are to be built in level courses and be plumb, neatly and properly bonded and keyed into existing work as shown. All vertical joints are to be perpendicular above one another in alternate courses.

All vertical joints are to be thoroughly filled with mortar.

*. Window cills are to be precast concrete cills, weathered and throated and be from an approved manufacturer.

Provide d.p.c. under, behind and turned up at both ends of all cills.

All cills are to have 150 bearing at both ends.

*. Secure all wallplates with 225x12mm galvanised ragbolts @ 600 c/c.

* Provide all vents where shown on the drawings. Provide cast iron louvred vent covers externally and patent P.V.C. covers internally.

* Chimney stack to be as shown and fitted with weathered and throated capping to project 75mm beyond face of stack and have p.v.c. damp proof course under. Fair ends of capping to be 75mm thick and 150mm thick at centre.

Flue liners to be 200mm internal diameter and laid as recommended. If spigot and socket type liners are used, liners to be laid with spigot down.

CARPENTER AND JOINER

QUALITY OF TIMBER:

* All timber to be best of its respective kind, and free from all defects such as large or loose knots, waney edges, etc., and be thoroughly seasoned and have the following maximum contents of moisture- Joinery 12%; Carpentry 20%. Tests may be carried out to ensure that all timber used has a moisture content within these limits and any timber fixed having a greater moisture content must be removed at once at the Contractors expense.

Rafters, ceiling joists and such like timbers to be white deal, and be pre-treated with preservative by pressure impregnation to the satisfaction of the Architect. In addition the ends of all timbers to be subsequently concealed must be thoroughly dipped in preservative.

All timbers used for joinery to be close grained red deal. For wrought work, 1.5mm will be allowed for each wrought face from all specified thicknesses.

TIMBER SIZES:

* Timber sizes shall be as indicated on the drawings.

* Roof to be constructed as shown. All roof trusses to be in accordance with I. S. 193 1986 "Trussed rafters for roofs" as published by the National Standards Council of Ireland. Wall plates to have halved joints.

* External doors to house to be selected hardwood to standard size as shown on the drawings, hung on 110x75 moulded and rebated hardwood frame with 3 No. 100mm brass butt hinges. Fit Canadian threshold.

* Provide hardwood louvred door to the Oil Burner Room

* All internal doors to be standard types and sizes of flush panel doors, hung on 2 No. 100mm steel butt hinges.

* Fit all internal doors with 175 x 25 twice feathered hardwood door saddles to project 50mm beyond frame at each side.

* All joinery to be primed before fitting, and neatly cleaned on the surface before painting.

* Provide 25mm T & G boarding under water storage tank in roof space, extending 450mm min. beyond all sides of tank. Provide suitable insulated cover and surround to tank.

* Hot Press to have 50 x 25 slatted shelving. Shelves to be at max. 450mm c/c vertically. Slats to be fitted with 18mm spacing to 75 x 50 bearers.

* Built in wardrobes to be in 20mm medium density fibreboard with hardwood veneer, on 100 x 50 plinth. Rebated framing from plinth to ceiling, and for transoms, to be 110 x 50. 38mm flush doors 2M high to transoms and to upper doors.

Doors to be hung with 2 No. 100mm brass butt hinges and be fitted with good quality press lock and brass pull handles.

Provide stainless steel hanging rail below hat shelf.

ROOFER AND TILER

- * The roof covering shall be slates or tiles as indicated on the drawings, laid in accordance with the manufacturer's instructions.
- * Battens to be as described and to the centering as recommended.
- * Battens to be laid on untearable sarking felt.
- * The entire area of the roof space i.e. the area over the ceiling joists, is to be insulated with 100 glass fibre quilt laid between the ceiling joists on suitable vapour barrier on ceiling slabs.

PLASTERER

- * Lime cement and sand as before specified.
- * The internal faces of the external walls and both faces of internal walls are to be scudded, scratch coated 12mm thick with cement/lime mortar, floated and finished with hardwall plaster to manufacturers instructions.
- * The external face of the walls is to be scudded and scratch coated 12mm thick. Finishing coat to be 1.5 parts white cement to 1.5 parts lime to 5 parts aggregate.
- * The plinth is to be scudded, rendered and finished with a wooden float in sand and cement rendering.
- * All ceilings to be sheeted with plaster slabs, scrimmed at junctions and finished in Gypsum plaster to manufacturer's instructions.
- * Patent reveals (25x25) to be formed at all external window and door opes with 1:3 cement/sand mortar.

PLUMBER

* Connection to water supply to be in 20mm heavy gauge pipe to water storage tank in attic. Take 12mm copper branch off rising main to kitchen sink. Trench for pipe to be min. 600mm deep. All details to be in accordance with Local Authority regulations.

* All internal plumbing runs to be in 19 s.w.g. copper tubing. All joints to be standard patent compression fittings. All taps to be chromed pillar type.

Pipe runs to be of the following sizes;

Cold and hot supply to sink: 12mm internal diameter

Cold and hot supply to w.h.b. 12mm internal diameter

Cold and hot supply to bath: 20mm internal diameter

Internal plumbing to be tested on completion at twice the normal working pressure.

* Provide stop cocks in the following positions;

Externally, including for chamber and cover.

Over floor level under sink.

On feed to copper cylinder.

Provide draw off cock as near as possible to boiler for draining off system when necessary.

* Provide saddle clips at max. 900mm intervals.

* Colour of bathroom fittings to be selected.

* Chimney flashings to be 5lb lead, properly fitted and dressed.

* Rainwater pipes to be 75mm diam. p.v.c. of approved manufacture. Provide and fit all necessary holder bats, swan necks, toe pieces etc..

* Eaves gutters to be 125mm half round p.v.c. of approved manufacture. Provide and fit all necessary drops, fittings, stop ends etc.. Gutters to be close up to the roof edge, and in no instance more than 50mm below, and have a fall of 1:350.

ELECTRICIAN

* All electrical work to be carried out to the satisfaction of, and in accordance with the rules and regulations and requirements of the E.S.B..

* Include for the following light fittings;

Bedrooms: 1 No. overhead central fitting switched at door.
Bathrooms: 1 No. overhead central fitting switched in hall.
Dining Room: 2 No. overhead fittings separately switched at door. 2 No. wall fittings switched at door.
Living Room: ditto
Kitchen: 1 No. overhead central fitting switched at door.
Concealed striplighting to kitchen units switched locally.
Hall: 2 No. overhead fittings switched at hall door and outside kitchen door.
Corridor: 4 No. overhead fitting switched locally as required with 2 way switches.
Exterior: 4 No. bulkhead fittings-front and rear-switched in hall and kitchen. 1 No. wall mounted globe fitting outside main door, switched in hall.

Include for the following power points;

Bedrooms: 2 No. twin sockets.
Bathrooms: 1 No. light/shaver fitting.
Dining Room: 5 No. twin sockets.
Living Room: ditto.
Kitchen: 3 No. twin sockets at low level and 3 No. twin sockets at worktop height.
Dishwasher/Washing Machine/Fridge/Cooker/Boiler outlets as required.

Include also for the following;

Consumer Unit.
Meter Press.
2 No. T.V. outlets in Kitchen, Dining Room, Living Room and 1 No. in Bedroom No. 1.

PAINTER AND DECORATOR

- * No painting is to be carried out until all building works are completed, cleaned out, inspected and approved.
- * All internal walls to be given 3 (three) coats of approved emulsion paint, to selected colours, in accordance with manufacturers instructions.
- * All joinery to be cleaned down, knotted, primed, stopped and given 2 (two) undercoats and finished in hard gloss paint to selected colours.
- * All hardwood to be treated with Sadolins to manufacturers instructions and finished with Sadotop.
- * External fascia and soffit to be painted as for internal joinery.
- * External rendering to be given 3 (three) coats of emulsion paint recommended for external use, to selected colours, in accordance with manufacturers instructions.