

P/2650/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0665

Date Received : 25th April 1991

Correspondence : Denis F. Costello,
Name and : 1 Leicester Ave,
Address : Rathgar,
Dublin 6.

Development : House
Location : Blessington Road, Saggart
Applicant : Vera Harty
App. Type : Outline Permission
Zoning : B

CONTRIBUTION:	
Standard:	outline
Roads:	Standard wall
S. Sers:	be assessed at appraisal
Open Space:	ledge
Other:	
SECURITY:	
Bond/ C.I.F.:	
Cash:	

MD.
(MD/AC)

Report of the Dublin Planning Officer dated 6 June 1991.

This is an application for **OUTLINE PERMISSION** for a house at Blessington Road, Saggart for Vera Harty.

The site area is stated to be 3880 sq.yds. The site is bounded to the west by the N81 to Blessington and is bounded to the south by a county road. There is a small cottage on the site.

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 site slopes steeply towards the N81. There are a number of good trees along the road frontage and along the rear boundary of the existing cottage plot. These trees should be retained by condition in any grant of permission.

By Decision Order No. P/2734/77, Reg. Ref. M.1623, planning permission was granted for a change of house type on the adjoining site for a Mr. T. Harty. There is an existing house on this site.

By Decision Order PL 6/5/41230, dated 20.11.78, Reg. Ref. M.2909, An Bord Pleanála refused permission for the erection of a house on a 2.7 acre site which includes much of the site of the current proposal. This application was for Mr. T. Harty.

By Decision Order No. PA.1629.82, Reg. Ref. XA.809, additional information was requested on an application for outline permission for a bungalow on a 0.5 acre site which included much of the current site. This application was for Mrs. P. Harty.

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Reg. Ref. 90A/1245 was an application for permission which included ^{in part} the site of the current application but did not extend to the county road for Vera Harty.

A submission of 8/2/91 to substitute a site similar to the present one had the application was subsequently withdrawn.

The Roads Department reported on this application that they were opposed to access to the N81 and recommended that the applicant should be requested if access could be obtained off the county road.

The agent for the applicant has informed me by phone that the applicant is a native of the area whose family have lived in the adjacent house for many years. The applicant requires this house to live close to her family.

I note the report submitted by the Parks Department.

I recommend that a decision to GRANT OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1991, subject to the following (5) conditions:-

CONDITIONS / REASONS

01 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON: In the interest of the proper planning and development of the area.

02 That any application for approval shall include details of the trees it is proposed to preserve on the site.

REASON: In the interest of visual amenity.

03 That any application for approval shall have access from the county road and the existing access to the N81 shall be closed.

03 REASON: In the interest of the proper planning and development of the area.

04 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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

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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.

5. The structure indicated as 'existing house' shall not be used for habitable purposes but shall be used solely for purposes incidental to the enjoyment of the house the subject of this application.

Reason: In the interest of the future planning & development of the area.

Endorsed:  for Principal Officer

 SEP
for Dublin Planning Officer 10.6.91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT OUTLINE PERMISSION for the above proposal subject to the (5) conditions set out above is hereby made.

Dated: 17 June 1991 

ASSISTANT CITY AND COUNTY MANAGER

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

17th June

M.D.



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

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

24 MAY 91

Our Ref. P.P. 328
Your Ref.
Date 20.05.1991

RE: Application for house at Blessington Road, Saggart.
Reg. Ref. 91A/665.

With regard to this application, the Parks Department's comments are:-

The applicant is applying for planning permission to develop a private dwelling on lands Zoned 'B' in the 1983 County Development Plan. Zone 'B' is to protect and provide for the development of agriculture. The proposed development is, therefore, incompatible with the objective of the County Development Plan and should be refused.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.05.91
Time 10.15

Seol son fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:—
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01/208228 771881 Ext. 2485

15 May, 1991.

Dear Sir,

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnell, Co. Dub.

17 MAY 1991

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

91A/528 - Patrick McDermott, Slade, Saggart.

91A/561 - Rathcoole Boys F.C., Forrest Hills, Rathcoole.

91A/583 - S. Farrell, Main Street, Rathcoole.

91A/584 - Dr. L. Lynch, Coolmine, Saggart.

91A/652 - Thomas Grimes, Lyons Road, Newcastle.

91A/662 - B. Mansfield, Redgap, Rathcoole.

91A/665 - Vera Harty, Blessington Road, Saggart.

91A/667 - S. & P. Ryan, Redgap, Rathcoole.

No objection is seen to these proposed developments provided they do not exceed 11M in height above ground level.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 20.05.91
Time 10:40



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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2650 /91 Date of Decision : 14th June 1991

Register Reference : 91A/0665 Date Received : 25th April 1991

Applicant : Vera Harty

Development : House

Location : Blessington Road, Saggart

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 5.....ATTACHED.

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

Date: 17/6/91.....

Denis F. Costello,
1 Leicester Ave,
Rathgar,
Dublin 6.

Reg.Ref. 91A/0665
Decision Order No. P/ 2650 /91
Page No: 0002



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

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

01 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON: In the interest of the proper planning and development of the area.

02 That any application for approval shall include details of the trees it is proposed to preserve on the site.

REASON: In the interest of visual amenity.

03 That any application for approval shall have access from the county road and the existing access to the N81 shall be closed.

03 REASON: In the interest of the proper planning and development of the area.

04 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to 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.

05 The structure indicated as 'existing house' shall not be used for habitable purposes but shall be used solely for purposes incidental to the enjoyment of the house the subject of this application.

05 REASON: In the interest of the proper planning and development of the area.

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/0665

Date : 29th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : House
LOCATION : Blessington Road, Saggart
APPLICANT : Vera Harty
APP. TYPE : OUTLINE PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Denis F. Costello,
1 Leicester Ave,
Rathgar,
Dublin 6.



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 BLESSINGTON ROAD
(If none, give description sufficient to identify) SAGGART Co. DUBLIN

3. Name of applicant (Principal not Agent) VERA HARTY
Address BLESSINGTON ROAD SAGGART Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings DENNIS F. COSTELLO
1 LEICESTER AVE RATHGARD Tel. No. 973763

5. Name and address to which notifications should be sent D.F. COSTELLO
1 LEICESTER AVE RATHGARD

6. Brief description of proposed development OUTLINE PLANNING PERMIT FEE REPLACEMENT HOUSES

7. Method of drainage SEPTIC 8. Source of Water Supply PRIVATE (Purchased)

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. BYE LAW APPLICATION
(b) Proposed use of each floor NIL

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? 25/4

11. (a) Area of Site 3880 sq. m. (b) Floor area of proposed development N 35368 (c) Floor area of buildings proposed to be retained within site _____

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.

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: 1) SITE LOCATION PLAN 1/500
2) No. lay out. Plan. 1/500 3) 1 Copy Letter 23/4/91

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

No of dwellings proposed (if any) _____ Class(es) of Development _____
Fee Payable £ 214 Basis of Calculation San Bank 3/4 1/32 = 1/24
If a reduced fee is tendered details of previous relevant payment should be given

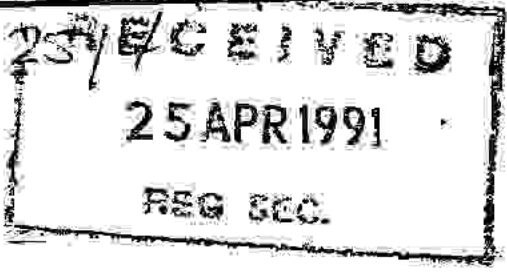
Signature of Applicant (or his Agent) Dennis F Costello Date 23/4/91

Application Type OUTLINE FOR OFFICE USE ONLY 25/4/91 RECEIVED
Register Reference 91A/0665 25 APR 1991
Amount Received £ _____ 1.6.0 REG SEC.

Receipt No 21-14

Date _____

Irish Press
24/4/91



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

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

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

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

Issue of this receipt is not an acknowledgment that the amount tendered is the prescribed application fee

CASH

CHEQUE

M.O.

B.L.

I.T.

N 35368

£ 24.00

XH

day of

April

Received this

from D. J. Costello

1 Leicester Ave,

Rathgar

the sum of

twenty four

Pence, being

planning application at Blessing

Michael De... Cashier

S. CAREY
Principal Officer

RECEIVED
25 APR 1991
91A/0665
REG. SEC.

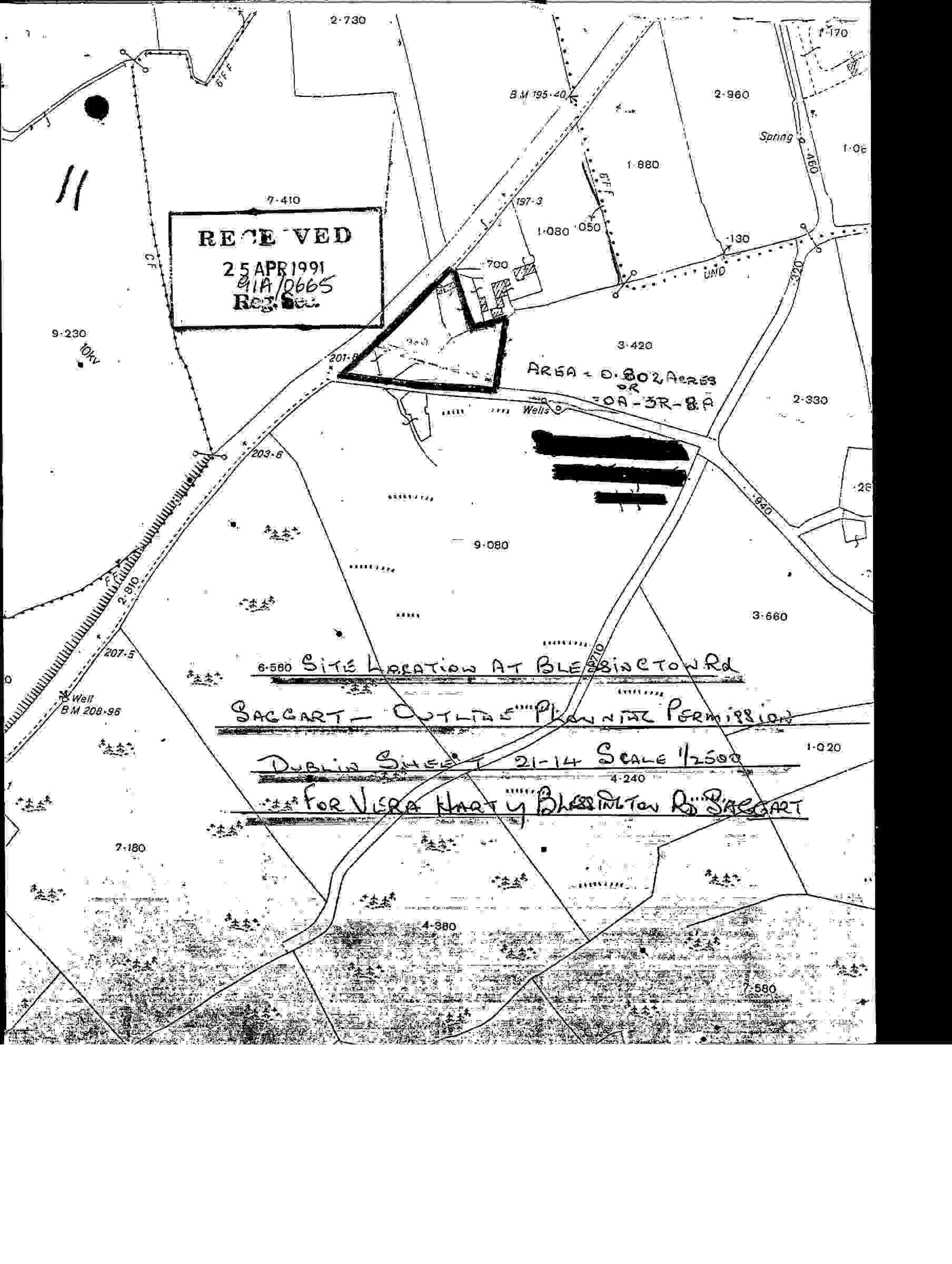
AREA = 0.802 ACRES
OR
0A-3R-8A

6-580 SITE LOCATION AT BLESSINGTON RD

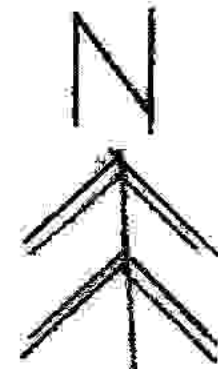
SAGGART - OUTLINE PLANNING PERMISSION

DUBLIN SHEET 21-14 SCALE 1/2500

FOR VERA HARTY BLESSINGTON RD SAGGART



SITE AREA, 388 sq ft
DA-3R-8P.



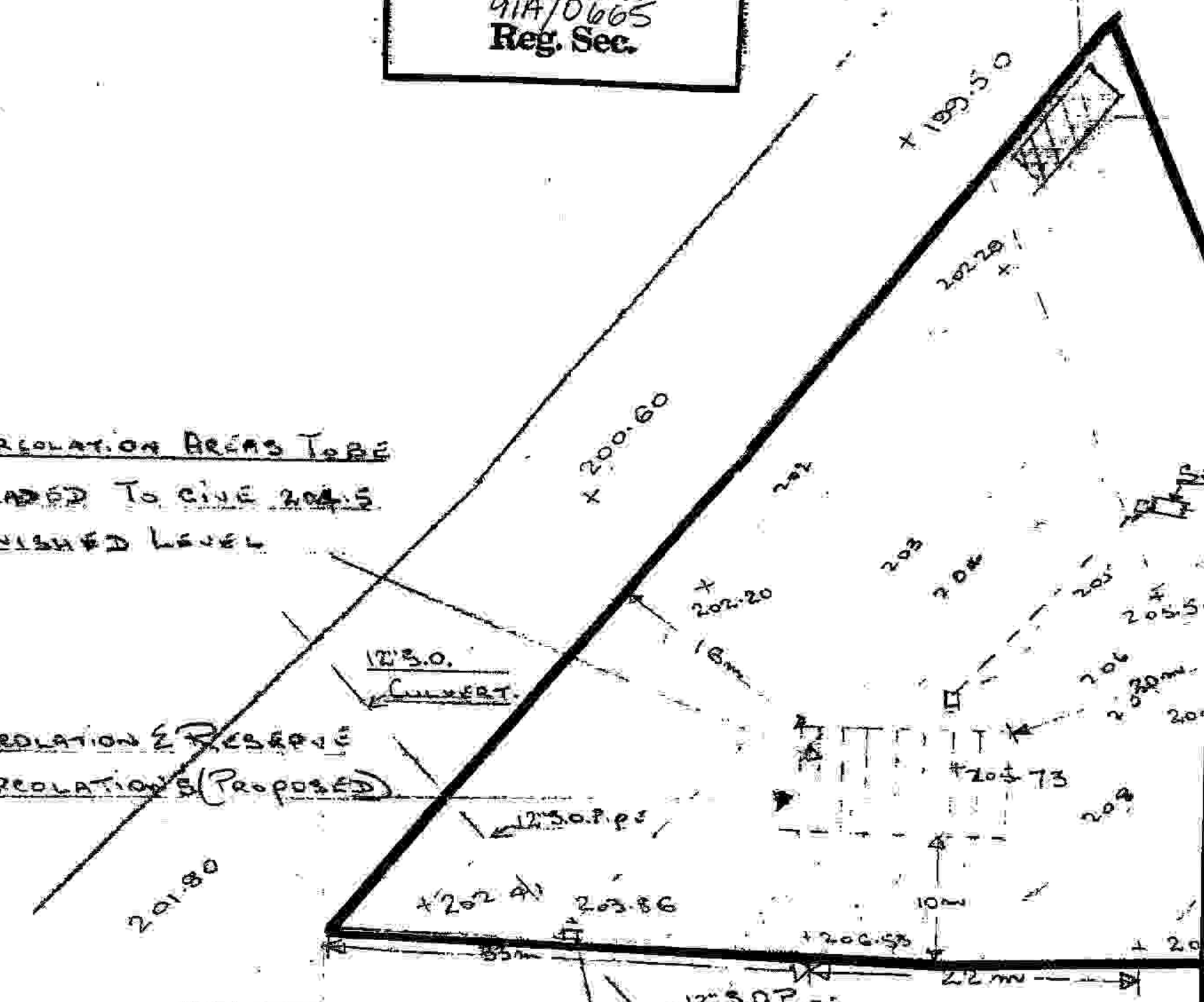
RECEIVED
25 APR 1991
91A/0665
Reg. Sec.

PERCOLATION AREAS TO BE
GRADED TO GIVE 204.5
FINISHED LEVEL

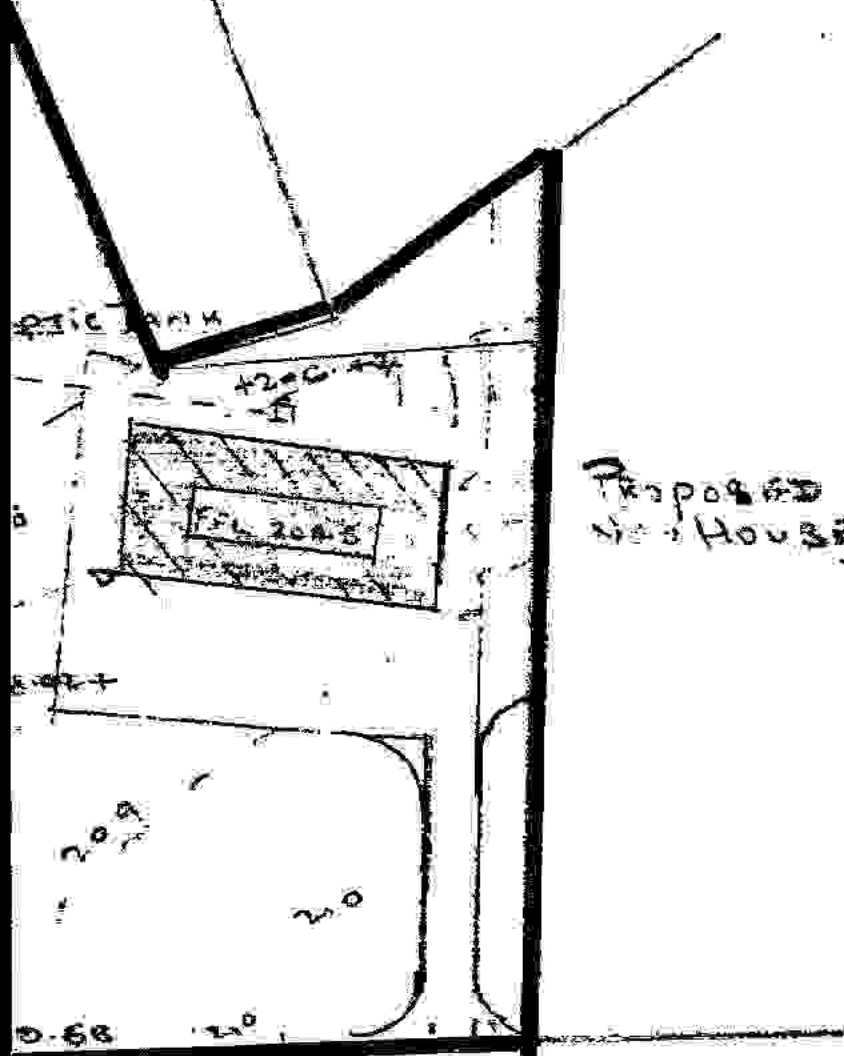
PERCOLATION RESERVE
PERCOLATION 5 (PROPOSED)

CORNER M.H. TO BE BUILT
DEER OPEN AREA REPAIRED

OUTLINE PLANNING PERMISSION FOR VER
AT BLESSINGTON ROAD SACCAOT Co. D.



Ext. House



Proposed
New House:

Map for Replacement House

Scale 1/500

RAC
Jan '91