

914/0683



CERTIFICATE NO:

25136

PROPOSAL:

4 Bungalows

LOCATION:

Sites at Millbank, Saggart

APPLICANT:

No Staffen

No	1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PCT. OF FEE REC.	AMOUNT LOANED	BALANCE DUE	REMARKS	DATE RELEVANT TO	
Dwellings	2232	128	128	—			

Form 4 Certificate of Rates:

Form 4 Endorsed: Signed:

[Signature]

Grade:

S.O 2/5/91

Forms 2, 3, 4, 5, 6 & 7 Certified Signed:

Grade:

Forms 2, 3, 4, 5, 6 & 7 Endorsed Signed:

Grade:



6/5/86340

7/5759/91

FINANCIAL CONTRIBUTION:
AMOUNT & NIL
F/ REFUSAL

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/683

APPEAL by N. Stassen care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 21st day of June, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of four bungalows at Millbank, Saggart, County Dublin:

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

SCHEDULE

1. The site is located in an area which has a zoning objective, as set out in the current development plan for County Dublin, "to protect and provide for the development of agriculture". The proposed development would be in material conflict with this objective, which is considered to be reasonable.
2. The proposed development would endanger public safety by reason of traffic hazard because the vehicular access to it from the public road is located close to a sharp bend on the said road, which is a heavily trafficked national secondary route.
3. The proposed development would be premature by reason of the existing deficiency in the provision of sewerage facilities in the area and the period within which this deficiency may reasonably be expected to be made good. Having regard to the scale of the proposed development and the limited area of the site, it is considered that the use of septic tank systems for the disposal of foul effluent from the proposed development would be likely to be prejudicial to public health.

John Payne

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

Dated this *31st* day of *November* 1991.

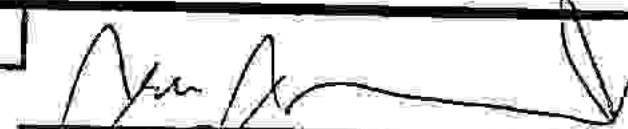


AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/683

Order Noted: <u>L.D.</u>
Dated: <u>9th DEC. 91</u> 
<u>Asst. County MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated <u>10th</u> day of <u>December</u> 19 <u>91</u>



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

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

Our Ref: 91A/0683

Your Ref: PL6/5/86340

Date: 3 December 1991

RE: Proposed 4 bungalows at Millbank, Saggart.

Dear Sir/Madam,

I refer to your letter dated 22nd October, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 21st June, 1991.

Yours faithfully,

for Principal Officer.

Decision made

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/0683

RE: Proposed 4 bungalows at Millbank, Saggart.

I attach for your observations memo/letter dated 22nd October, 1991 from An Bord Pleanala.

Please reply before: 18th November, 1991

S
for Principal Officer

DATED: 4 November 1991

OBSERVATIONS:

No comment

Handwritten scribbles and arrows in the observation section, possibly indicating a correction or a specific point of interest.

Signature of person making observations: GB

Countersigned: R. Collins
(S.E.D.C.)

DATE: 14/11/91

DATE: 22/11/91

P 12807/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0683

Date Received : 29th April 1991

Correspondence : D. McCarthy & Co.,
Name and : Consulting Engineers,
Address : Lynwood House,
Ballinteer Road,
Dublin 16

Development : 4 bungalows

Location : Millbank, Saggart

Applicant : N. Stassen

App. Type : Permission

Zoning : 'B'

(B)(GB/AC)

Report of the Dublin Planning Officer dated 14 June 1991.

This is an application for PERMISSION. The proposal consists of 4 bungalows on a site of 3.21 acres. The area in which the site is located is zoned with the objective "to protect and provide for the development of agriculture".

The site comprises 3.21 acres, and is located on the edge of Saggart Village, between the village and the Naas Dual Carriageway. It is a backland site, approached by a long, narrow neck of land between existing houses. There is a cabin type structure, and goal posts on the site, indicating that it has been used for football by a local club, but at present it is unkempt and overgrown. There are trees and hedges on the boundaries, and a ditch/stream to the south of the site, although it appeared to be dry at the date of site inspection. A substantial line of trees at the boundary of the existing house to the north of the entrance to the site would have to be removed to accommodate Plot No. 1.

A registry check indicates that there were two previous applications on this site: Reg. Ref. SA.1554 - Permission for 6 houses REFUSED on 29.02.80, and Reg. Ref. TA.614 - Outline permission for one house GRANTED on 11.02.81 (now withered).

It is proposed to drain the 4 houses by septic tank, while water would be taken from existing mains.

The Supervising Environmental Health Officer has objected to the proposal.

The site access is close to a very hazardous bend on the road between

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0683

Page No: 0002

Location: Millbank, Saggart

the village of Saggart and the Naas Dual Carriageway.

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

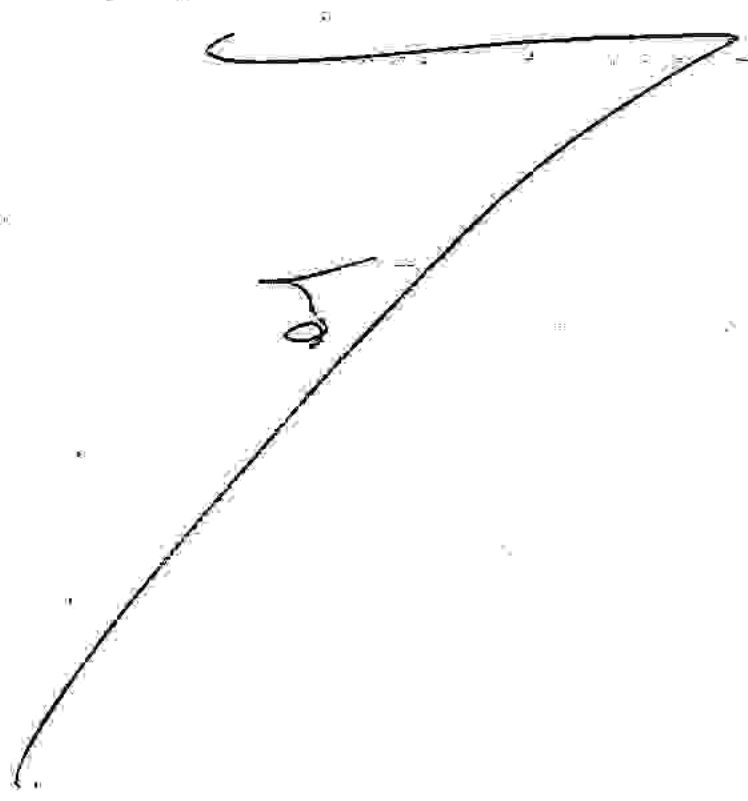
REASONS FOR REFUSAL

01 The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 County Development Plan for the use primarily of this area for agricultural purposes and so would be contrary to the proper planning and development of the area.

02 The proposed development would constitute a traffic hazard by reason of proximity to a dangerous bend on a heavily trafficked road which has a continuous white line.

03 There are no public piped sewerage facilities available to serve the proposed development.

04 There is no evidence of soil suitability for septic tank drainage, nor evidence of existing wells or septic tanks in adjoining sites. In addition the road frontage is considered to be inadequate. *The proposal would thus be prejudicial to public health.*



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0683

Page No: 0003

Location: Millbank, Saggart

5
Richard Cronin SEP
for Dublin Planning Officer
17.6.91

W. L. Langan
Endorsed:
for Principal Officer

order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated : *21 June 1991* *W. L. Langan*
Approved *Official*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *14th June 1991*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0683.
 DEVELOPMENT: 4 Bungalows.
 LOCATION: Millbank, Saggart.
 APPLICANT: N. Straffen.
 DATE LODGED: 29.4.91.

This application is for full permission for 4 bungalows at Millbank, Saggart.

The proposal intends a common access to the four bungalows to be located in close proximity to a sharp bend. A continuous white centreline extends through the bend and for a significant distance past the proposed access point.

While adequate sight distance exists to the north, vision is limited to approximately 50m to the south.

Roads object to the development on the grounds that an increase in turning movements at this location would endanger public safety by reason of a traffic hazard.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 24-06-91
 Time 3.30

MA/BMcC
 14.6.91.
 SIGNED: Michael Arthur

DATE: 14.6.91

ENDORSED: *[Signature]*

DATE: 17/6/91

Mary D.

Register Reference : 91A/0683

Date : 9th May 1991

Development : 4 bungalows

LOCATION : Millbank, Saggart

Applicant : N. Staffen

App. Type : PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 29th April 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 11.06.91
 Time 3.20

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

Yours faithfully,

Paul Dolan

PRINCIPAL OFFICER

This plan is unacceptable for the following reasons

1. The road frontage is inadequate.
2. No evidence of soil suitability for septic tank drainage has been submitted
3. Means and location of water supply not indicated.
4. Plan of proposed septic tanks not submitted.
5. Locations of possible existing wells or septic tanks not on adjoining sites not indicated.

Hilary Moller, 7/6/91

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

for John O'Leary SE. HO
7/6/91

DUBLIN COUNTY COUNCIL
4 JUN 1991
 ENVIRONMENT

Saoi aon fhreagra chun
(Reply to)

AN tAONAI
(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 01/208208 771881 Ext. 2485

27 May, 1991.

Dear Sir,

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

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

91A/681 - G. Brennan Jnr., Crockaunadreenagh, Rathcoole.

91A/683 - N. Straffen, Millbank, Saggart.

91A/708 - J. Anderson, Crockshane, Rathcoole.

91A/713 - J. Clinton, Crockaunadreenagh, Rathcoole.

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

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	28.05.91
Time	2-30

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

28 MAY 91

SS + CMO

Ⓢ

Register Reference : 91A/0683

Date : 9th May 1991

Development : 4 bungalows

LOCATION : Millbank, Saggart

Applicant : N. Staffen

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 29th April 1991

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

Yours faithfully,

P. J. Kelly

DUBLIN CO. COUNCIL
23 MAY 1991
SAN SERVICES

DUBLIN CO. COUNCIL
PRINCIPAL OFFICERS
30 MAY 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Refusal recommended.
 Septic tanks proposal - refer to E.H.A.
 Engineering Services recommend refusal of this application on the grounds that a multiplicity of small sewage treatment plants in a limited area could give rise to conditions prejudicial to public health.

SURFACE WATER

Locality of proposal - refer to B.B.L. Dept.

C. P. Kelly 24/5/91.

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

*J. P.
27/5/91*

AFB3L

Register Reference : 91A/0683

Date : 9th May 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY *Recommend Report on - no water main*
layout submitted

Monty HSEE
23/5/91

.....
ENDORSED *79 GFF* _____

DATE *28/5/91* *24-5-91*

D. G. ...

MO

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0683.
 DEVELOPMENT: 4 Bungalows.
 LOCATION: Millbank, Saggart.
 APPLICANT: N. Straffen.
 DATE LODGED: 29.4.91.

This application is for full permission for 4 bungalows at Millbank, Saggart.

The proposal intends a common access to the four bungalows to be located in close proximity to a sharp bend. A continuous white centreline extends through the bend and for a significant distance past the proposed access point.

While adequate sight distance exists to the north, vision is limited to approximately 50m to the south.

Roads object to the development on the grounds that an increase in turning movements at this location would endanger public safety by reason of a traffic hazard.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
 Date 18.06.91
 Time 3.50

MA/BMcC
 14.6.91.
 SIGNED: Michael Anthony
 DATE: 14.6.91

ENDORSED: *[Signature]*
 DATE: 17/6/91



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.

Our Ref.
Your Ref.
Date 14.06.1991

RE/ Application for 4 No. Houses at Millbank, Saggart.
Req. Ref. 91A/683.

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

The applicant is applying for planning permission to develop private dwellings on land 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, not considered compatible with the objective of the County Development Plan.

In the event of it being decided to grant planning permission, the following should be sought:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £4,000 towards the cost of provision and development of the public open spaces in the area.
2. As there is a considerable number of trees on the site, the applicant should be requested to submit a detailed tree survey as Additional Information.

cont/d....

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 18.06.91

Time 3.50

3. That a scheme of planting for the site be agreed with the Parks Superintendent prior to the commencement of development.



SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.06.91
Time 3:50

Register Reference : 91A/0683

Date : 9th May 1991

Development : 4 bungalows

LOCATION : Millbank, Saggart

Applicant : N. Staffen

App. Type : PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 29th April 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	11.06.91
Time	3.20

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

Yours faithfully,

Paul J. ...

PRINCIPAL OFFICER

This plan is unacceptable for the following reasons

1. The road frontage is inadequate.
2. No evidence of soil suitability for septic tank drainage has been submitted
3. Means and location ^{and potability} of water supply not indicated.
4. Plan of proposed septic tanks not submitted.
5. Locations of possible existing wells or septic tanks ~~not in~~ adjoining sites not indicated.

Hilary Moller, 7/6/91

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

*For Derive
for John O'Keilly SE. HO
7/6/91*

DUBLIN COUNTY COUNCIL
4 JUN 1991
ENVIRONMENT

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/683

APPEAL by N.Stassen care of D.McCarthy and Company of Lynwood House, Ballinteer Road, Dublin against the decision made on the 21st day of June, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of four bungalows at Millbank, Saggart, County Dublin:

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

SCHEDULE

1. The site is located in an area which has a zoning objective, as set out in the current development plan for County Dublin, "to protect and provide for the development of agriculture". The proposed development would be in material conflict with this objective, which is considered to be reasonable.
2. The proposed development would endanger public safety by reason of traffic hazard because the vehicular access to it from the public road is located close to a sharp bend on the said road, which is a heavily trafficked national secondary route.
3. The proposed development would be premature by reason of the existing deficiency in the provision of sewerage facilities in the area and the period within which this deficiency may reasonably be expected to be made good. Having regard to the scale of the proposed development and the limited area of the site, it is considered that the use of septic tank systems for the disposal of foul effluent from the proposed development would be likely to be prejudicial to public health.



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

Dated this 21st day of November 1991.



Our Ref: PL 6/5/86340
P.A. Ref: 91A/683

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

Date: 21 NOV 1991

Appeal re: Erection of four bungalows at Millbank,
Saggart, County Dublin.



Dear Sir,

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

Yours faithfully,


Miriam Baxter.

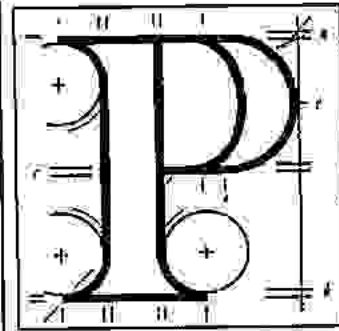
Encl.

BP 352

Handwritten: Re b
25/11

Handwritten: [Signature]

An Bord Pleanála



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

22 NOV 91

Our Ref: PL 6/5/86340
P.A. Reg. Ref: 91A/683

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

Date: 22nd October 1991

Appeal re: Erect 4 bungalows at Millbank, Saggart,
County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

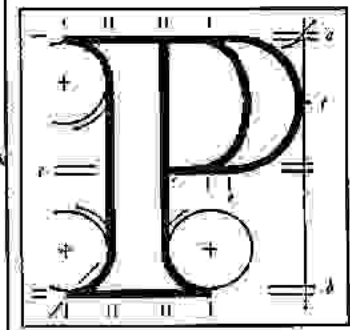
Encl.

BP 555



*Re L
25/10*

An Bord Pleanála



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



D. McCarthy & Company

Consulting Engineers

Telephone: 984147, 988244

Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

30th September 1991.

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



Re: Erection of 4 Bungalows at Millbank, Saggart, Co. Dublin
Appeal Ref: PL 6/5/86340. P.A. Reg. Ref: 91A/638.

Dear Sir,

Further to my letter dated 14th August 1991 outlining grounds of appeal, I now make detailed submission to the Board as follows.

1. The site may be zoned 'B' in the 1983 County Development Plan but it is totally inadequate as agricultural land. It is impossible to work this site and it would not be financially viable to do so. At present there is a lot of trespassing and illegal dumping along the accessway to the site (see photos enclosed). Part of this site is zoned residential under the 1990 Draft Development Plan, which would allow for a single house as approved under Outline Permission granted by the Board PL 6/5/50191, P.A. Reg. Ref: T.A. 614.

The goal posts and cabin which are referred to in the Planners reports were used by the Saggart Sport and Recreational Organisation, on a short lease, which expired six months ago and was not renewed.

If a single house was granted at the neck of the site, it would landlock the main portion of ground to the rear, therefore, creating a useless derelict piece of ground. I, therefore, can only recommend that the most acceptable use of this site, would be residential of very low density of approx. 1 house per acre, which would be compatible with the density of existing houses in the immediate vicinity.

The proposed development of 4 detached bungalows of approx. 1 acre sites would contravene materially a development objective in the 1983 County Development Plan, but for the reasons set out, the only practical use for this site would be for low density housing. Therefore, it would not be contrary to the proper planning and development of the area as it immediately abutts existing residential development, and a site of this nature should be considered infill development as proposed.

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

2. The proposal intends a common access to the four bungalows. This proposal would generate a nominal amount of additional traffic. The increase in turning movements at this location would be of no real significance, as the additional traffic generated by this proposal would be miniscule.

The Roads Department report indicates that adequate sight lines can be achieved to the north. I argue that adequate sight lines can also be achieved to the south and in excess of 70m can be achieved on the ground. The fact that there is a continuous white line bears no relevance to this application, as this is a slow section of road at all times. This road is not heavily trafficked and the proposed development would not constitute a traffic hazard and I believe that the report by Roads Department is grossly exaggerated.

3. There are piped sewerage facilities available to serve the proposed development but at present we have been informed that the sewers are overloaded and cannot cater for an additional 4 houses. This, I find difficult to understand, as a Planning Permission was granted by Dublin County Council to the Department of Education on a site in Rathcoole, catering for 1000 students, that is now not proceeding therefore leaving the additional capacity in the sewers to cater for these four houses.

An acceptable alternative in this instance would be temporary septic tanks or the new Bio-cycle water treatment system of sewage disposal. The surface water can be to soakpits as indicated on the lodged drawings. As piped services are available, development should be permitted and an acceptable alternative is septic tanks or similar until the overloaded situation has been solved.

4. A preliminary examination of the site by Mr. Dave Terry, Engineer, of this office, has indicated that the soil is suitable for septic tank drainage. A more comprehensive investigation and tests would be carried out if and when a Bye Law application is submitted.

I should point out that there are now other acceptable options to septic tanks such as a Bio-cycle water treatment system which does not require percolation areas etc. and does not need the stringent requirements of septic tanks. The existing houses to the left of the entrance to the site are all connected to the mains sewage and water supply. The existing houses to the right are on septic tanks but would not be abutting our site. The house to the right of the entrance is on septic tank drainage but is not affected by the proposal, as it only abutts the small portion of open space at the entrance and not a proposed site.

The road frontage to these sites is more than adequate, but if required, can be improved by removing the turning head to sites 2, 3 and 4 and replaced by a hammer head set further into these sites, giving a frontage of 20m min. to each unit. The sites are of adequate area to cater for septic tanks and percolation area as indicated on the lodged drawings, and 4 septic tanks on approx. 4 acres can hardly be considered a multiplicity in a limited area. Therefore, I do not believe this proposal would be prejudicial to public health.

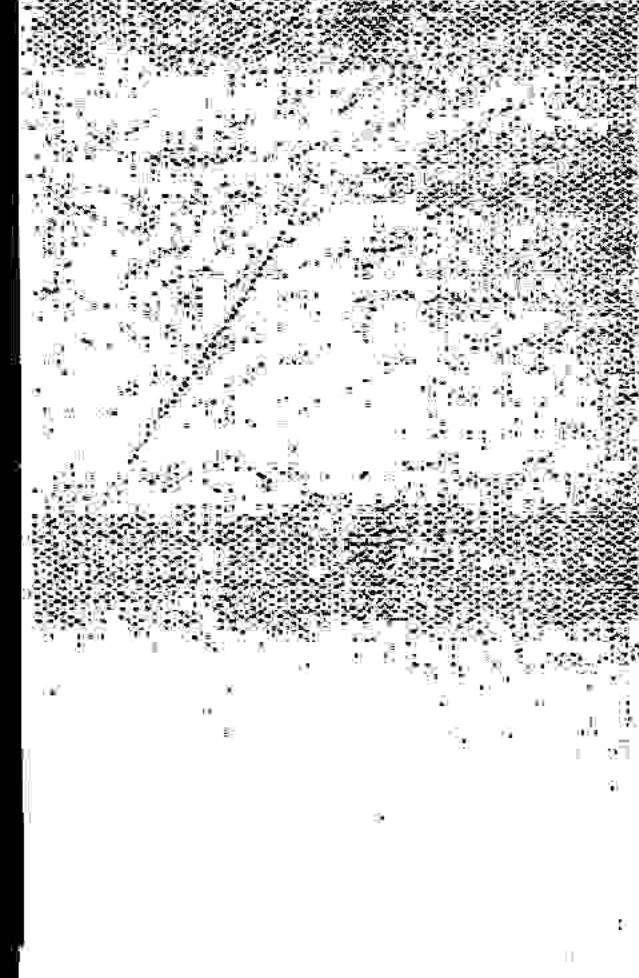
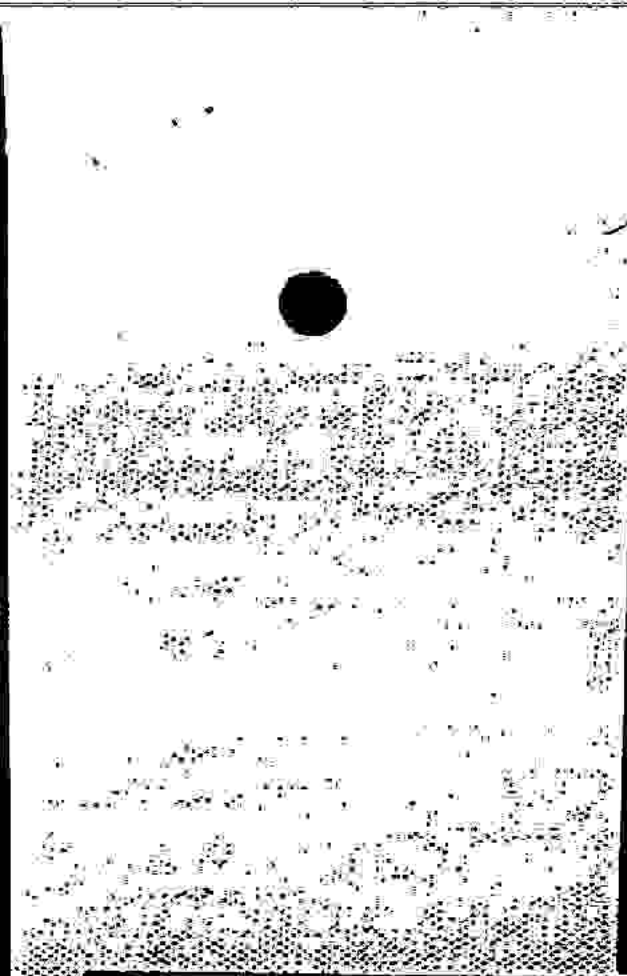
This application for 4 bungalows and septic tanks would enhance the existing area and provide security to the properties in the immediate vicinity and would provide acceptable infill development which should be considered proper planning and development of the area.

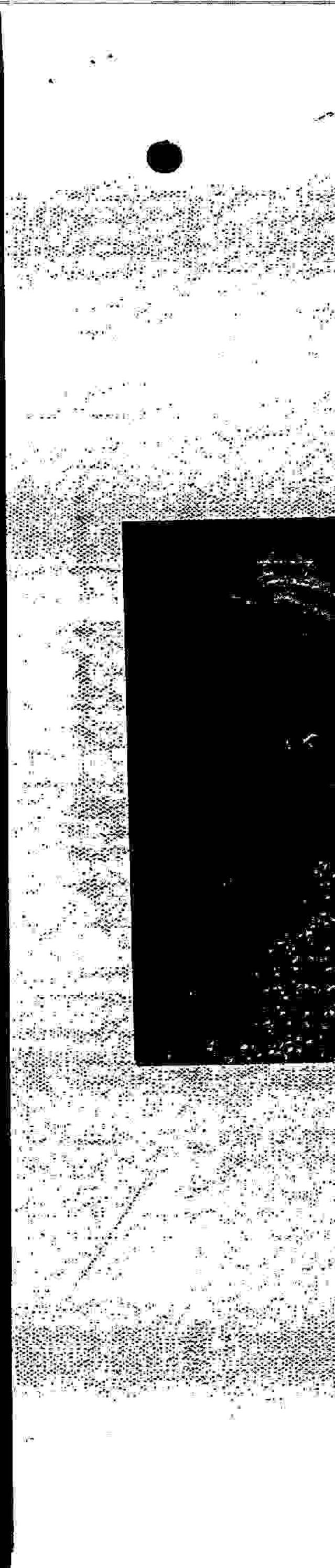
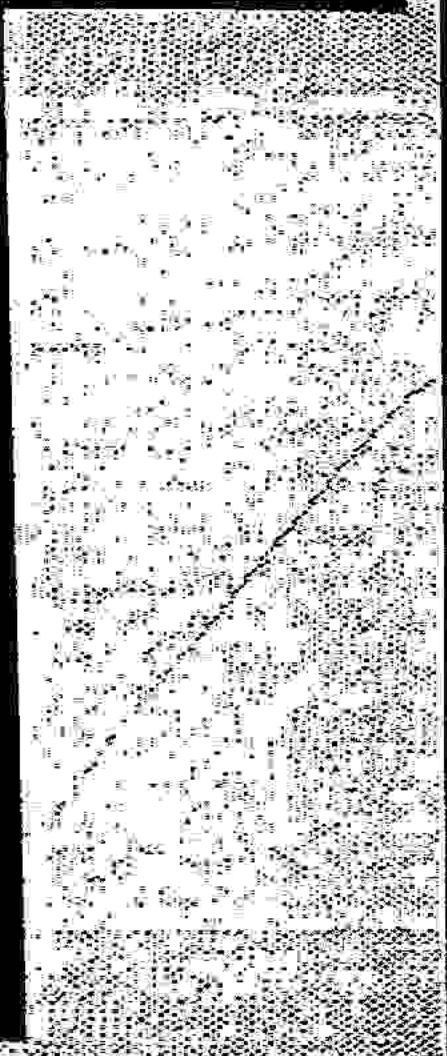
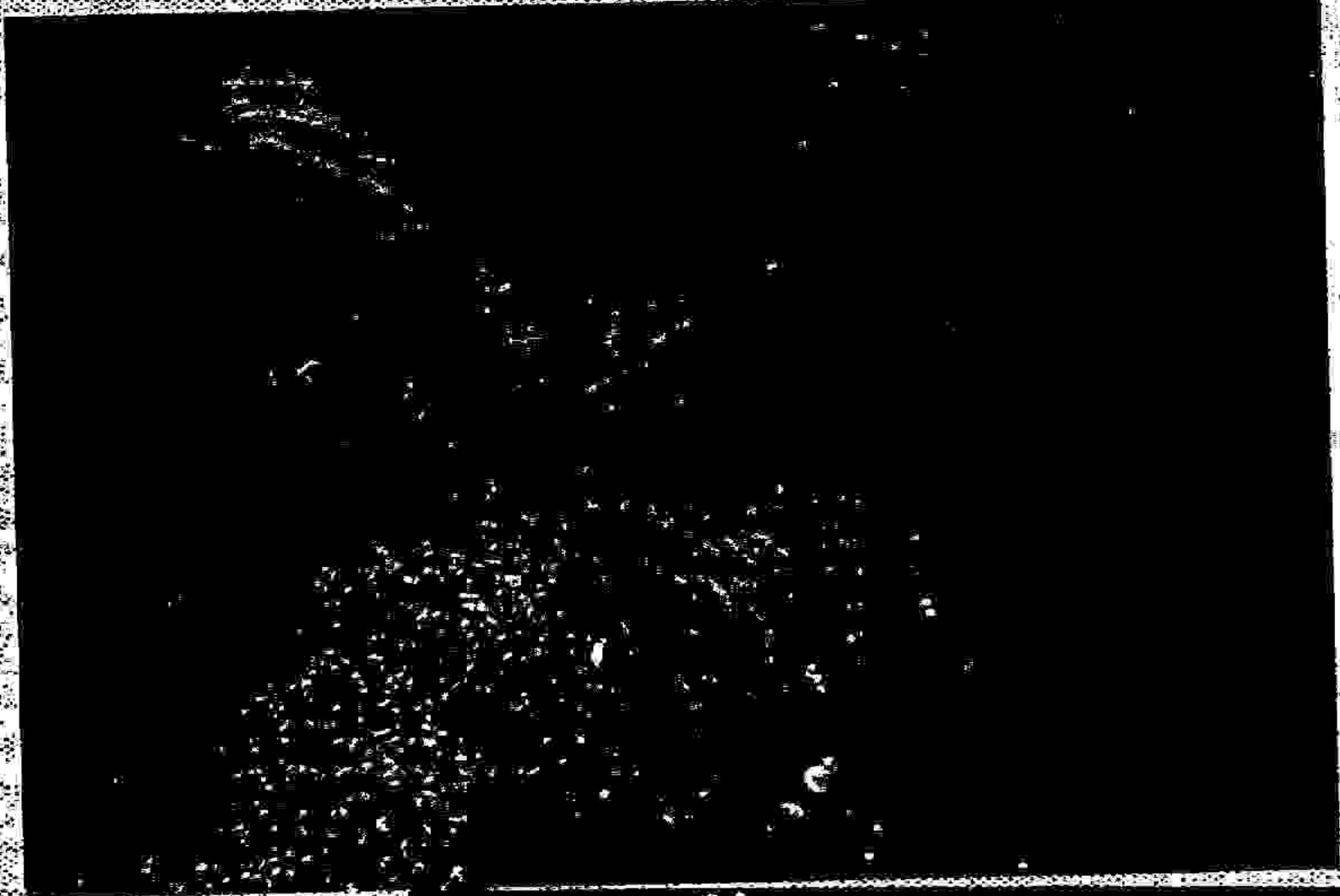
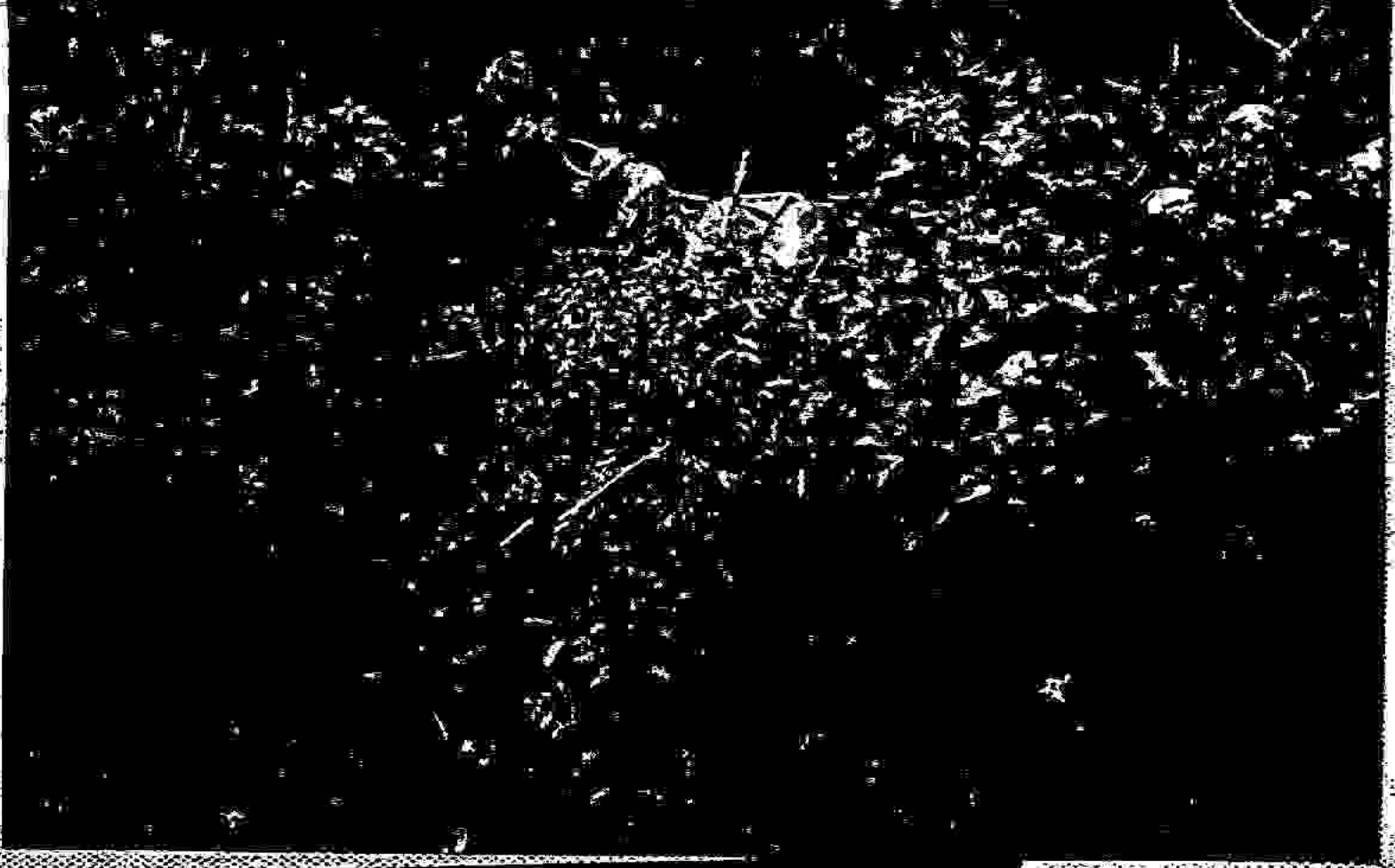
I, therefore, urge the Board to make a favourable decision on this application.

Yours faithfully,



D. McCarghy & Co.





Our Ref: PL 6/5/86340
P.A. Reg. Ref: 91A/683

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

Date: 15th August 1991.

Appeal re: Erect four bungalows at Millbank,
Saggart, County Dublin.

Dear Sir/Madam,

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

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

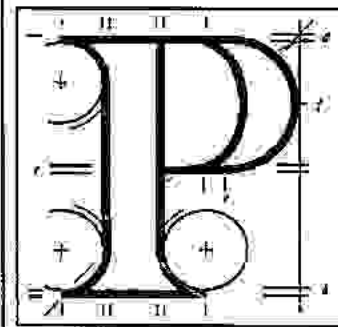
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

PK
An Bord Pleanála



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

D. McCarthy & Company

Consulting Engineers

Telephone: 984147, 988244

Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

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



14th August 1991.

Re: Erection of 4 bungalows at Millbank, Saggart, County Dublin.
Reg. Ref: PL6/5/86340. PL Ref. Ref: 91A/638.

Dear Sir,

I now outline my grounds of appeal under Article 36 of the Local Government (Planning and Development) Regulations 1977 as follows:-

1. This development is immediately abutting existing residential units and can be considered infill development of a low density suitable to the area and therefore can be considered proper planning and development of the area.
2. The low density of housing proposed would not generate sufficient volume of traffic to create a traffic hazard. The road is not heavily trafficked and adequate sight lines can be achieved.
3. There are existing public piped sewage facilities, but the applicant opted to use septic tank and soak pits within the individual sites for foul and surface water discharge.
4. Evidence of soil suitability and existing wells and septic tanks will be provided to the Bord in support of this appeal. The road frontage is more than adequate to facilitate this type of residential development.

Further details of our appeal will be lodged on examination of the planning authority's reports.

Yours faithfully,


D. Mc Carthy & Co.

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

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/86340

14.08.91

Our Ref.: 91A.683

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

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

Proposal: 4 BUNGALOWS AT MILLBANK,
SAGART, CO. DUBLIN.

Applicant: N. SEASSEN

Dear Sir,

With reference to your letter dated 25.07.91 I enclose
herewith:-

(1) & (2) A copy of the application which indicated the applicant's
interest in the land or structure.

(3) A copy of the public notice given, i.e.

IRISH PRESS 26.04.91

(4) The plan(s) received from the applicant on 29.04.91

(6) & (7) A certified copy of Manager's Order P/2804/91

DATED, 21.06.91 together with technical reports in
connection with the application.

(8)

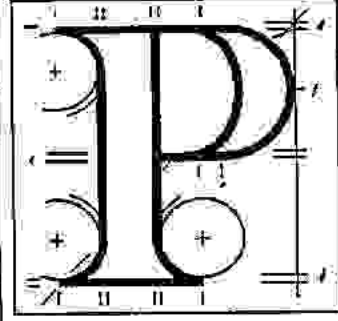
Yours faithfully,

M. Murtagh
for Principal Officer.
Encls.

Our Ref: PL 6/5/86340
Your Ref: 91A/683

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9/4

An Bord Pleanála



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

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

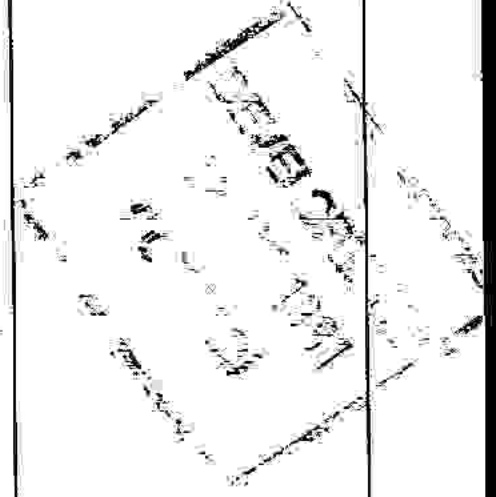
Date: 25th July 1991.

Planning authority decision re: Erection of 4 bungalows at Millbank, Saggart, County Dublin.

Dear Sir/Madam,

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

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



26 JUL 91

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

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

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

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

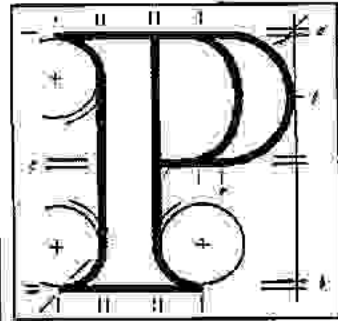
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

D. McCarthy & Company

Consulting Engineers

Telephone: 984147, 988244

Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

22nd July 1991.

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

Re: 4 bungalows at Millbank, Saggart - N. Stassen
P.A. Reg. Ref: 91A/0683

Dear Sir/Madam,

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

On behalf of the applicant Mr. N. Stassen, I hereby appeal this
decision. Grounds of appeal will be submitted in due course.

I enclose cheque for £100.00 being the required fee.

Yours faithfully,

David O'Flanagan
D. McCarthy & Co.

24/7/91
P30 chq for chq
8 240911
~~240912~~

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



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

Decision Order Number : P/ 2807 /91 Date of Decision : 21st June 1991

Register Reference : 91A/0683 Date Received : 29th April 1991

Applicant : N. Stassen

Development : 4 bungalows

Location : Millbank, 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 REFUSE PERMISSION in respect of the above proposal.

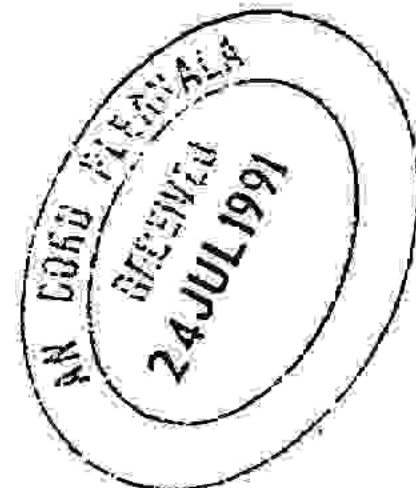
For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 4.....ATTACHED.

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

Date: 25/6/91.....

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



Reg. Ref. 91A/0683
Decision Order No. P/ 2807 /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

REASONS FOR REFUSAL

- 01 The site is located in an area zoned in the 1983 County Development Plan "to protect and provide for the development of agriculture". The proposed development would contravene materially a development objective indicated in the 1983 County Development Plan for the use primarily of this area for agricultural purposes and so would be contrary to the proper planning and development of the area.
- 02 The proposed development would constitute a traffic hazard by reason of proximity to a dangerous bend on a heavily trafficked road which has a continuous white line.
- 03 There are no public piped sewerage facilities available to serve the proposed development.
- 04 There is no evidence of soil suitability for septic tank drainage, nor evidence of existing wells or septic tanks in adjoining sites. In addition the road frontage is considered to be inadequate. The proposal would thus be prejudicial to public health.





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

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Additional Information Requested/Received : //

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For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...4...ATTACHED.

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

Date: 25/6/91.....

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

Reg.Ref. 91A/0683
Decision Order No. P/ 2807 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
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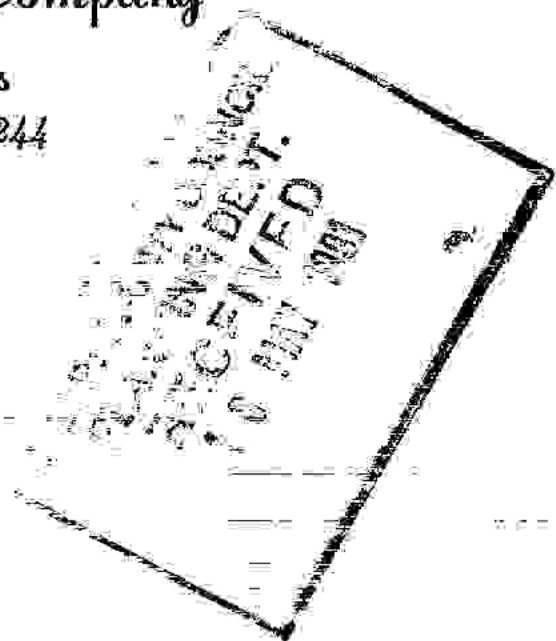
D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

15th May 1991.

Att. Mr. Vincent Healy,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Re: 4 Bungalows at Millbank, Saggart, C. Dublin for N. Stassen
Reg. Ref: 91A/683

Dear Sir,

Please find enclosed copy of revised public notice as requested.

Yours faithfully,

M. Healy
D. McCarthy & Co.

91A/0683

1.0.0 adm

and N.?

Irish Press

15/5/91

Dublin 16, for M. Murray
CO. DUBLIN permission
sought for 4 bungalows on
sites at Millbank, Saggart N.
Stassen

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

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/0683

Date : 30th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 4 bungalows

LOCATION : Millbank, Saggart

APPLICANT : N. Staffen

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 29th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

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



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place/ in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building SITES AT MILLBANK
(If none, give description sufficient to identify) SAGGART.

3. Name of applicant (Principal not Agent) MR. HEIK STAFFEN.

Address ST. HELENS, FINNISTOWN, LUCAN. Tel. No. 280232.

4. Name and address of person or firm responsible for preparation of drawings D. MC. CARTHY & CO. CONSULTING ENGINEERS
LYNWOOD HOUSE, DUBLIN RD. D.H. Tel. No. 988244 / 984147.

5. Name and address to which notifications should be sent AS IN ABOVE.

6. Brief description of proposed development 4 BUNGALOWS.

7. Method of drainage S/W SOAKAWAYS / FONG-SEPTIC TANK. 8. Source of Water Supply EXISTING WATER MAINS.

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor or use when last used N/A

(b) Proposed use of each floor N/A

CO. DUBLIN permission sought for 4 bungalows on sites at Millbank, Saggart, N. Staffen.

Drish
hes

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

26/4/91 11.(a) Area of Site (3.21 Ac) 12996 Sq. m.

(b) Floor area of proposed development 182.32 x 4 = 729.28 Sq. m.

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

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FEEHOLD 128 27/4

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place/ in appropriate box. N 39002

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

15. List of documents enclosed with application. 4 COPIES OF OUTLINE SPEC.

4 COPIES OF DRAINAGE 0386/1/2/3/4
4 COPIES SITE LOCATION MAP 1:2500 / Public Notice J.P. 26/04/91.

16. Gross floor space of proposed development (See back) 729.28. Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development 1

Fee Payable E. 128. Basis of Calculation 4 x 32
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Heik Staffen Date 26/04/91

Application Type P FOR

Register Reference 91A/0683

Amount Received E.

Receipt No 21-10

Date

RECEIVED
29 APR 1991
REG. SEC.

20/4
1.20.4

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an

admission that the fee

entered is the prescribed amount

N^o 39002

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

£ 28.00

29th day of April 1991

Received this

from

Desmond Mc Loughlin + 10
Lynwood House, Ballinacorney road

the sum of

one hundred and twenty eight

Pounds

Pence, being

five for phone

application of Millock, Saggart

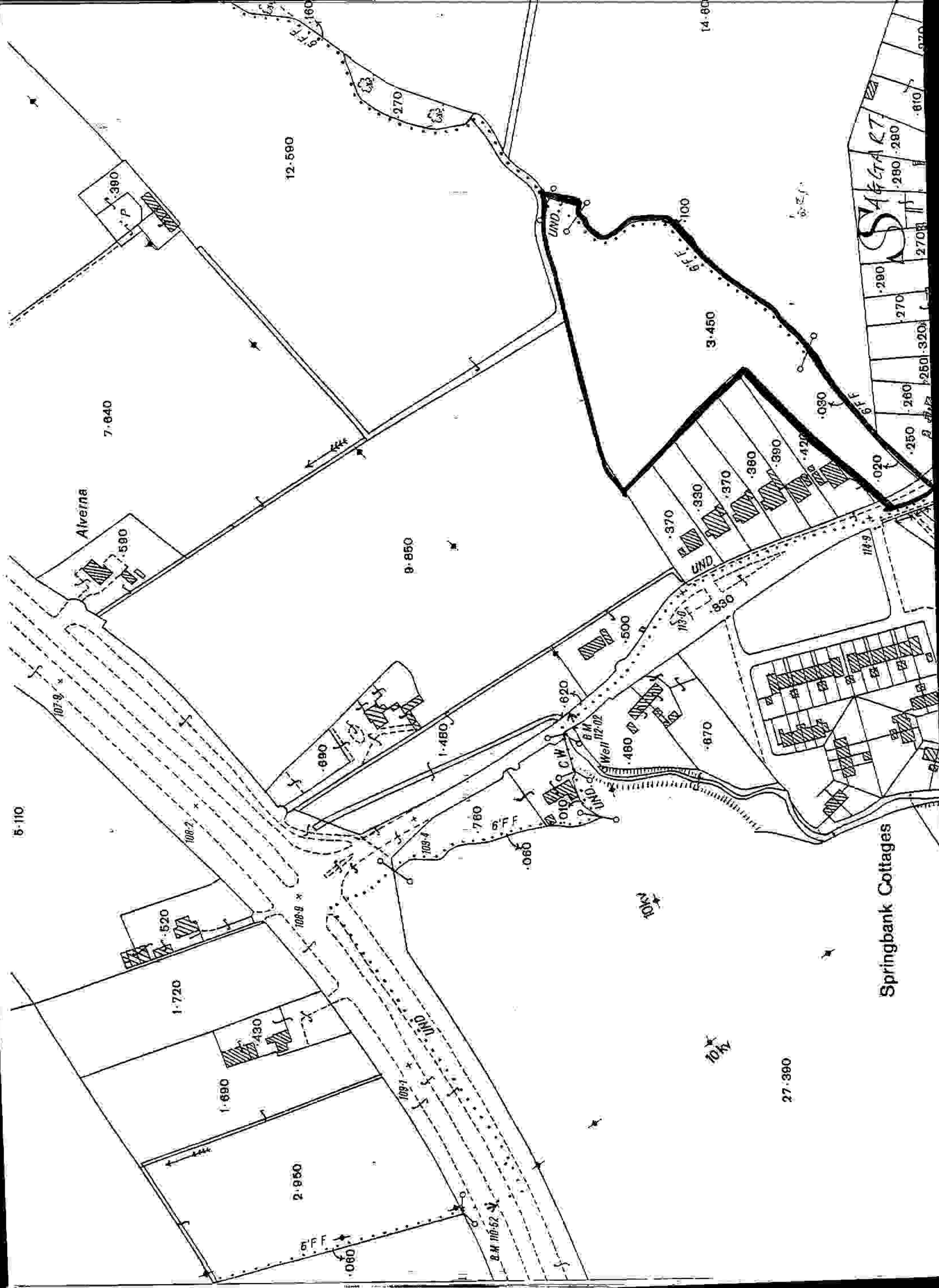
Class 1

Mr. [Signature]

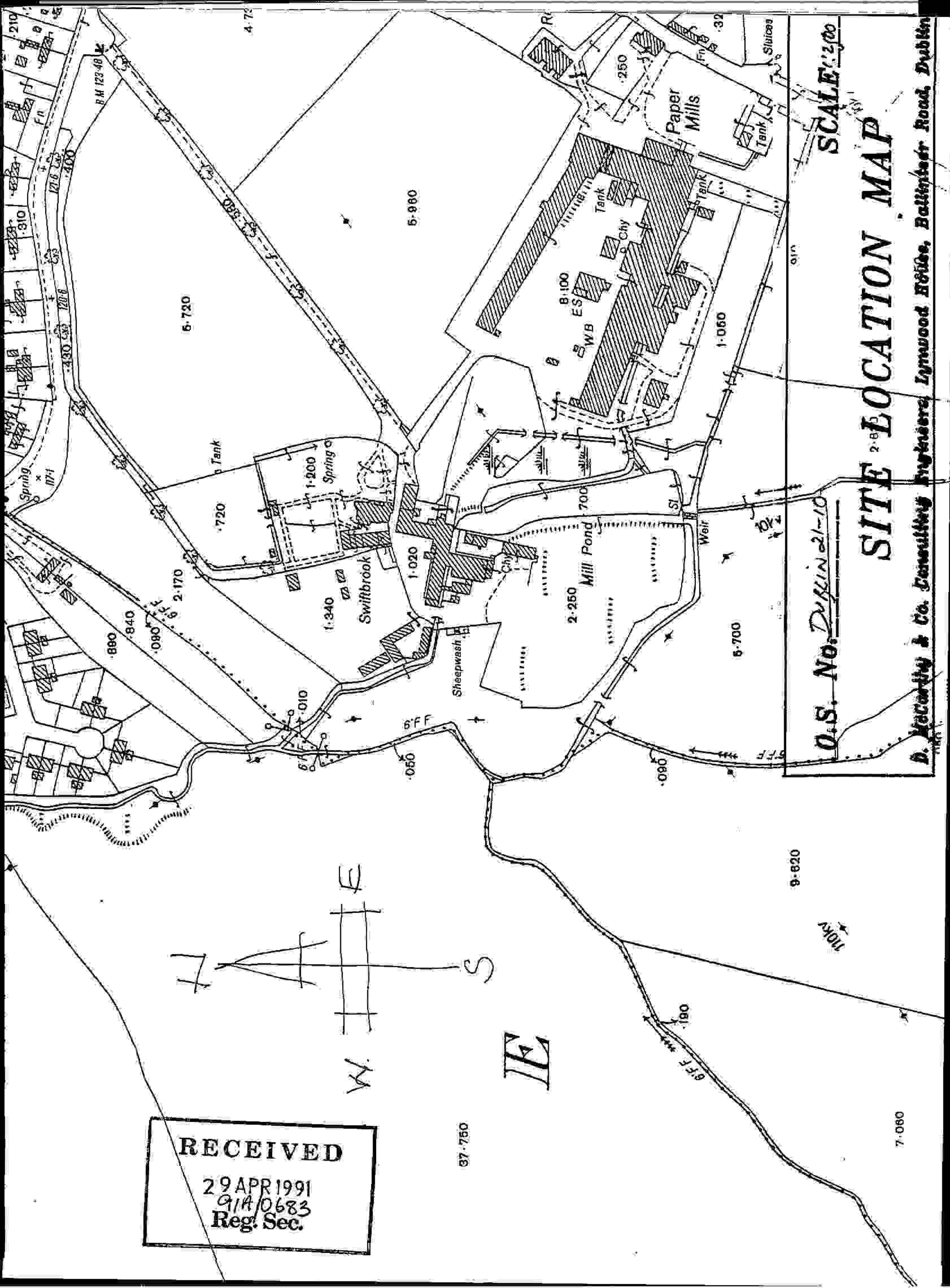
Cashier

S. CAREY
Principal Officer

[Signature]



Springbank Cottages



D. McCarthy & Company

Consulting Engineers

TELEPHONE: 984147, 988244
FAX: 951773

Lynwood House
Ballinteer Road
Dublin 16

Our Ref:

Your Ref:

RECEIVED

29 APR 1991
9/A/0683
Reg. Sec.

OUTLINE SPECIFICATION
WHERE APPLICABLE.

D.A. TERRY, B.E.M.I.E.J., F. FINNEGAN

1. GENERALLY,

The construction will be generally in accordance with the requirements of the Local Authorities. All materials used will generally comply with the latest Irish Standard Specification. All materials will be used in accordance with manufacturer's instructions.
2. Architect

In this specification the term "Architect" or "Estate Architect" shall mean the Architect for the time being retained by the builder, or his nominated substitute. The term "approved" as used in this specification shall mean approved by the said Architect.
3. ACCOMMODATION.

In general the accommodation provided will be as shown on the plan and will be constructed to the approximate dimensions noted thereon. In any dispute which may arise the Architect's decision shall be final and binding.
4. ALTERNATIVE,

The builder reserves the right at his absolute discretion to substitute alternative materials, or methods of construction of a similar nature as approved by the Architect, to those described in the drawings or specification, and to alter the plans or elevation if made necessary by such change of materials or methods or by legislative enactments or in order to conform with Local Authority or Department of Local Government requirements. Dimensions noted in this specification and on the drawings may vary within certain tolerances. In any dispute, the opinion of the Architect shall be final and binding.
5. SITE,

It is not possible to guarantee that the plot selected and as shown on the Deed - map will conform absolutely to the shape and dimensions shown on the drawings. However, every effort will be made to ensure that it will be as near as possible in size to the plot shown.
6. WALLS,

External walls and internal load bearing walls shall be of concrete block construction on concrete foundations. A bituminous canvas-backed or P.V.C damp proof course shall be provided in all rising walls and under all window cills.
7. EXTERNAL FINISH.

External wall finishes will vary according to the house type concerned but in general will consist of facing bricks, painted nap plaster, roughcast rendering, timber sheeting or such other finishes as may be approved from time to time.
8. Partitions

Internal partitions shall generally be of timber stud construction formed out of 75mm x 35mm stud at 400mm centres and with 75mm x 35mm heads and cills.

9. Internal finishes, The internal wall finishes shall generally be Gypsum "Dry Lining" system.
10. Floors, Ground floors generally shall consist of concrete laid on hardcore. First floors generally shall consist of tongued and grooved boarding on 175 x 44mm joists at approx. 400mm centres, ^{225 x 44} OR AS INDICATED ON SECTION.
11. Roof, Generally to consist of interlocking concrete tiles and 1 layer of bituminous roofing felt on pre-fabricated timber trusses, OR SLATES ON TRADITIONAL ROOF CONSTRUCTION.
12. Windows Shall be manufactured to Irish Standard specification in deal and glazed in clear or obscure glass, OR ALUMINIUM OR WHITE UPVC.
13. Doors/Frames Main entrance door shall be in hardwood hung on hardwood frame. Rear entrance door shall be in deal with red deal frame. Internal flush doors shall be hung on red deal frames. 1/2 OR 1 HR SELF CLOSING FIRE DOORS AS REQ.
14. Trim and Cabinet work Kitchen units to be plastic faced units as approved.
15. Finished Hardware
Front entrance, One pair 100mm brass butt hinges,
Rear Entrance, One cylinder night latch with pull handle,
One pair 100mm steel butts,
16. Painting and Decorating. All paint to be appropriate quality supplied by approved manufacturers. The interior and exterior colour schemes will be decided upon by the Architect, except in specific cases where the client in accordance with the contract may be given an allowance to pick wallpaper of his choice.
17. Exterior/Interior Painting, All timber to be primed, undercoated and finished with approved paint. Ceilings shall be finished with "Artex" Stipple.
18. Insulation. Fibreglass or other approved insulation will be provided in the roof space.
19. Plumbing. The whole of the interior pipework to be in light gauge copper or P. V. C. Hydrodare Pipe and wastes in plastic.
Provide and fix in roof space 100 gallon (Nominal) cold water supply tank.
Fit copper cylinder with immersion heater boss.
In bathroom and where shown provide and fix bathroom suite with 5'6" bath, pedestal basin, W. C. suite.
Fix chrome taps, wastes and all fittings.
In kitchen supply and fix stainless steel sink top and drainer.
Water services to be P. V. C. Hydrodare pipe, complete with stop cocks and all fittings.

20. Electrical Provision,

The electrical installation will comply in all respects with the requirements of the E.S.B. Electric points and light fittings will be installed as shown on the plan. One piped television outlet will be provided as shown on the plans.

21. Warranty.

Certain components and fittings used in the house are subject to specific or implied warranties given by the manufacturers or suppliers. In these cases the builder will not accept responsibility for any defects which may occur. Any defects in the following items must be notified before the Purchaser takes possession, otherwise the builder accepts no liability.

Baths, Wash-hand basins, Tiled Hearths, W.C.'s and W.C. covers, Door locks and handles, light switches, Power socket outlets paintwork, varnishing, wallpaper, glass and casement stays.

22. Drives and Paths

All drives and paths shall be of 100mm thick insitu concrete or rectangular pavements as shown on drawings or as directed by the Architect.

23. Site Work and Cleaning.

The builder shall have the right to deposit surplus materials from excavation on such parts of the land owned or contracted to be sold to the Purchaser prior to the completion of the Sale and shall have the right to alter the natural levels of the site.

24. Public Services,

All houses will be serviced by all available public services. In the interest of amenity all public services will be placed underground.

25. Public Lighting.

Street lighting will be provided on all estate roads to the standard laid down by the Local Authority and the E.S.B.

NOTE; The developer reserves the right to alter the specification.