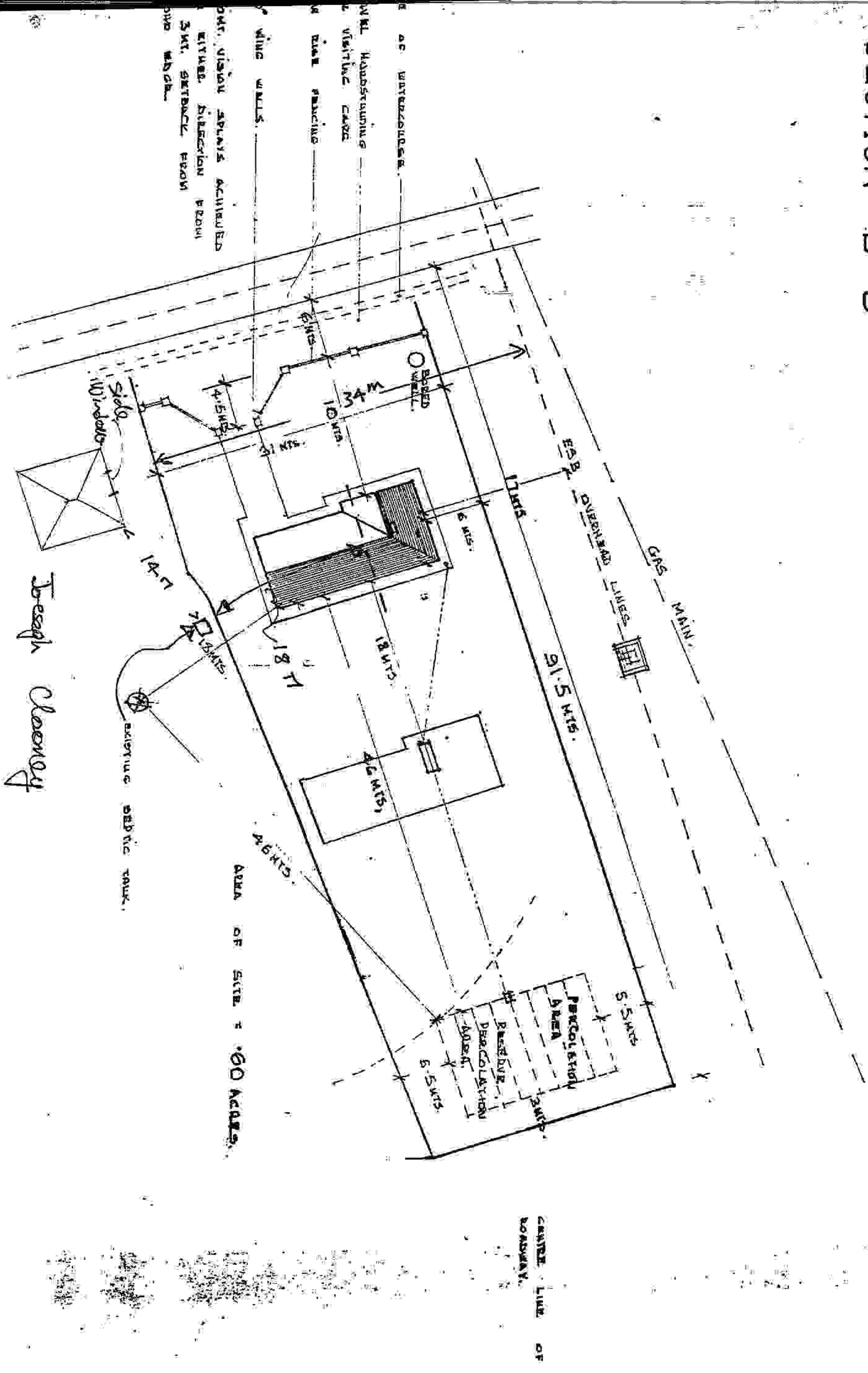


# SECTION B-B



3" WATER MAIN  
 DISK PAVING  
 WING WALLS  
 SIDE WINDLASS  
 EXISTING SEPTIC TANK

AREA OF SITE ~ 60 ACRES

CAMPBELL LINE OF BOUNDARY

TOEPAH CLEANING



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/0528

Date : 9th December 1991

Dear Sir/Madam,

Development : Bungalow

LOCATION : The Slade, Saggart

Applicant : Patrick McDermott

App. Type : Additional Information

I wish to inform you that by order dated 05.12.91 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Joseph Clooney,  
The Slade,  
Saggart,  
Co. Dublin.

Yours faithfully,

  
.....  
for PRINCIPAL OFFICER

7/6.  
91A/0528

(400)

The Slade,  
Saggart,  
Co. Dublin.

June 6, 1991.

Re: Co. Dublin Planning Register  
Reference Number 91A/0528

Dear Sirs,

Enclosed please find objection to proposed  
bungalow located at Slade, Saggart, Co. Dublin  
for Mr. Patrick McDermott.

Yours faithfully,

Joseph Clooney  
JOSEPH CLOONEY

Encl. (1)

7/6

The Slade,  
Saggart,  
Co. Dublin.

June 6, 1991

Co. Dublin Planning Register, Ref: No. 91A/0528

I hereby object to proposed development on site at Slade, Saggart, Co. Dublin, for erection of a bungalow for Mr. Patrick McDermott.

The reason for this objection being very close proximity to my septic tank, approximately 6/7 metres.

Signed:

Joseph Clooney  
Joseph Clooney

Seol aon threagra chun  
(Reply to) 5

AN RUNAÍ  
(The Secretary)

faoin uimhir seo:-  
(Quoting)



AN ROINN COSANTA  
(Department of Defence)

TEACH NA PÁIRCE  
(Park House)

BAILE ÁTHA CLIATH, 7  
(Dublin, 7)

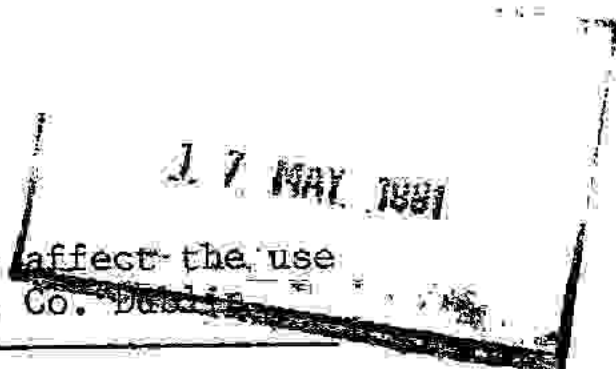
2/50719

Teileafón 01/202733 771881 Ext. 2485

15<sup>th</sup> May, 1991.

Dear Sir,

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



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.



FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A528

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>23/4/91</u> <u>    </u>	Noted by CDD Lyneil		

91A/0528

CERTIFICATE NO: 24876

PROPOSAL: Bungalow  
LOCATION: Sluie Saggair  
APPLICANT: Patrick McDermott

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	3232	32	32	-		
	3216					
	3200					
	3184					
	3168					
	3152					
	3136					
	3120					
	3104					
	3088					
	3072					
	3056					
	3040					
	3024					
	3008					
	2992					
	2976					
	2960					
	2944					
	2928					
	2912					
	2896					
	2880					
	2864					
	2848					
	2832					
	2816					
	2800					
	2784					
	2768					
	2752					
	2736					
	2720					
	2704					
	2688					
	2672					
	2656					
	2640					
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	2608					
	2592					
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	2320					
	2304					
	2288					
	2272					
	2256					
	2240					
	2224					
	2208					
	2192					
	2176					
	2160					
	2144					
	2128					
	2112					
	2096					
	2080					
	2064					
	2048					
	2032					
	2016					
	2000					
	1984					
	1968					
	1952					
	1936					
	1920					
	1904					
	1888					
	1872					
	1856					
	1840					
	1824					
	1808					
	1792					
	1776					
	1760					
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	1600					
	1584					
	1568					
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	1536					
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	1120					
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	1088					
	1072					
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	1040					
	1024					
	1008					
	992					
	976					
	960					
	944					
	928					
	912					
	896					
	880					
	864					
	848					
	832					
	816					
	800					
	784					
	768					
	752					
	736					
	720					
	704					
	688					
	672					
	656					
	640					
	624					
	608					
	592					
	576					
	560					
	544					
	528					
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	432					
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	16					
	0					

Item 1 Certified: \_\_\_\_\_ Date: \_\_\_\_\_  
 Item 1 Endorsed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Items 2,3,4,5,6 & 7 Certified Signed: [Signature] Grade: 5.0 Date: 10/4/91  
 Items 2,3,4,5,6 & 7 Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ 7  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

*nil*  
*no services*

DEVELOPMENT CONTROL ASSISTANT GRADE

*required*



*4/12/91*



Reg Ref. 91-A-0528.

Site with two Areas

Red - .49 acres

Blue - 5.04 acres.

Site with one area

92A1120

Red - 2.5 acres.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTINUATION:
Standard: <i>ml</i>
Roads: <i>NO</i>
S. Serv: <i>sewer</i>
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash: <i>[Signature]</i>

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

Architectural Design Studio,  
74, Grove Park Avenue,  
Dublin 11.

Reg. Ref.	91A-0528
Appl. Rec'd:	08.04.1991
Floor Area:	1,116 sq. ft.
Site Area:	0.6 acres.
Zoning:	B
A. I. Rec'd:	09.09.1991

*Patrick Mc Dermott  
18 Fernwood Avenue  
Springfield  
Tallaght, Dublin 24.*

Report of the Dublin Planning Officer, dated 3rd December, 1991

This is an application for PERMISSION for the construction of a bungalow at Slade, Saggart for Patrick McDermott. The application was originally received on 8th April, 1991, and additional information sought on 6th June, 1991.

The site area is stated to be 0.6 acres and the floor area of the proposed bungalow is stated to be 1,116 sq. ft. The site is located in an area which is zoned with the objective "to protect and provide for the development of agriculture."

Applicant stated that the site is located on his mother's land at Slade, Saggart. A map was enclosed outlining this land in blue. Applicant states that he wishes to live near his mother. The house was shown located to an existing house to the south which was due to the gas pipeline and E. S. B. power lines which cross the site. These lines are a sever constraint to development.

The house type proposed is a single storey bungalow, finished in plaster, with turf brown concrete roof tiles.

HISTORY

- SA 211 By order no. PA/2932/79 planning permission was granted for bungalow on the land outlined in blue on site location map, to the north of the subject site. Applicant was John McDermott.
- 86A-0577 By ref. PL 6/5/72838, An Bord Pleanála refused permission for house on subject site to (current) applicant following grant of permission from Dublin County Council.
- 90A-0537 By order P/2138/90, permission was refused to same applicant for house on this site.
- 90A-1553 By order P/4981/90, permission was refused to same applicant on this site.

(Continued)

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

(Continued)

#### OBJECTION

An objection was received with the application from a neighbour, in relation to the proximity of the development to his existing septic tank.

#### E. S. B.

The proposed development is close to the E. S. B. Carrickmines-Dunstown 220 KV line. Although it appeared initially that sufficient space was left between the house and the E. S. B. line, a letter from the E. S. B. received 1st August, 1991, indicates that there may be a discrepancy in the dimensions given. However, the E. S. B. advise that they will deal directly with Mr. McDermott in the event of planning permission being granted. A clearance of 16 m. from the centre line of the power line is required.

#### ADDITIONAL INFORMATION

The following additional information was sought from applicant on 6th June, 1991.

1. The applicant is requested to indicate if he is prepared to increase the road frontage of the site to meet the requirements of the Supervising Environmental Health Officer.
2. The applicant is requested to submit evidence of potable and adequate water supply.
3. The applicant is requested to submit evidence of soil suitability for the treatment of septic tank effluent.
4. The applicant is requested to submit to the requirements of the Supervising Environmental Health Officer a revised layout for the percolation pipes which are to follow the lines of the contours. The applicant is also requested to submit site levels.
5. The applicant is requested to indicate, in writing, if he is prepared to enter into a Section 38 Agreement to sterilise, from further development, the lands outlined in blue in the submitted drawings.

In response to 5, regarding sterilisation of the land outlined in blue, applicant agrees to do this.

With regard to water supply, a report has been submitted confirming that a water sample is deemed safe for human consumption.

(Continued)

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

(Continued)

With regard to soil suitability, applicant refers to an earlier report on File Reg. Ref. 86A-0577 as evidence. However, the Health Inspectors are dissatisfied for the following reasons:

- (a) Bored well from which water was said to be taken is not evident.
- (b) They are uncertain that the site is exactly as 86A-0577, and feel that new trial holes may be required.
- (c) Applicant has not shown the required road frontage of 150 ft. (46 metres). A road frontage of 101 ft. (31 metres) is still being shown.

A further report from the Supervising Environmental Health Officer was received on 26th November, 1991. It indicates that the proposal is now acceptable subject to sterilizing the adjoining lands outlined in blue in the map submitted. A trial hole was previously inspected and the percolation areas have been moved. New water supply samples are required as the sample analysed appears to be from an adjoining site. Finally the percolation pipes must follow the lines of the contours.

The County Development Plan 1983 requires that an applicant for a house in an agricultural zone can indicate either a need to reside in proximity to his employment, and/or a close relationship with the rural community and/or the area in question. It is considered that the applicant in this case meets this requirement.

In relation to the planning history of the site it would appear that the difficulties relating to septic tank drainage have been resolved and that those with the E. S. B. are capable of resolution although possibly involving a relocation of the house. In relation to ribbon development this would be another house in a group of 10 on the east side of the road (there are 3 on the west side) over a distance of less than a half mile. The proposal does not extend the row of houses and can be regarded as infill - the balance of the road frontage under the applicants control will now be sterilized from further development as per applicants letter of 16th July, 1991.

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:-

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

### CONDITIONS

### REASONS FOR CONDITIONS

1. 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.

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

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

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

3. That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" issued from the Department of the Environment and available from Eolas and shall comply with the requirements of the Supervising Environmental Health Officer.

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

4. Evidence to be submitted for the written agreement of the Planning Authority of the adequacy and potability of the proposed water supply to the house before commencement of development. *Arrangements in this regard to be agreed with the office of the Supervising Environmental Health Officer.*

4. In compliance with requirements of Environmental Health Officer.

*WJ* 5. That the roof of the dwelling outhouse and stables be finished with black or blue/black slate or roof tiles.

5. In the interest of visual amenity.

6. That the external walls be rendered and coloured white.

6. In the interest of visual amenity.

*WJ* 7. Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined in blue on the map submitted on ~~8th~~ April, 1991, from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered as a burden on the property.

7. To comply with the requirements of the Sanitary Services Department.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

### CONDITIONS

### REASONS FOR CONDITIONS

8. Details of front boundary treatment, including landscaping to be submitted for the approval of the Planning Authority before development commences.

8. The present proposal for low line fencing and the absence of landscaping are visually unacceptable.

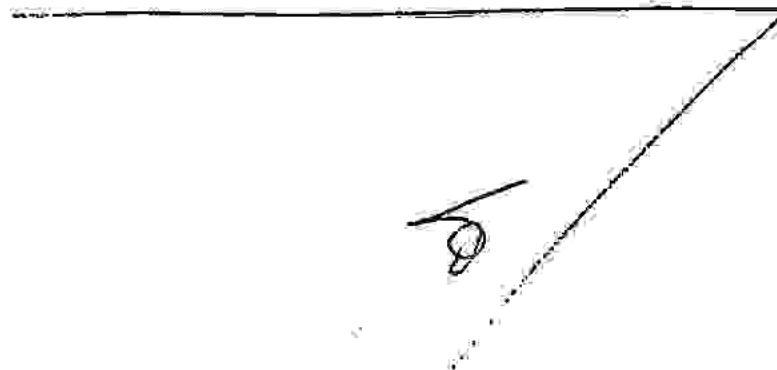
9. The house shall be located a minimum of 16 m. from the centre line of the E. S. B.'s Carrickmines - Dunstown 220 KV line (shown 66-67). *Details to be submitted*

9. In the interest of public safety.

*and agreed with Planning Authority in writing prior to commencement of development*  
10. That the house when completed be first occupied by the applicant and/or members of his immediate family.

10. To prevent unauthorised development.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.



# COMHAIRLE CHONTAE ÁTHA CLIATH


## Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

(Continued)

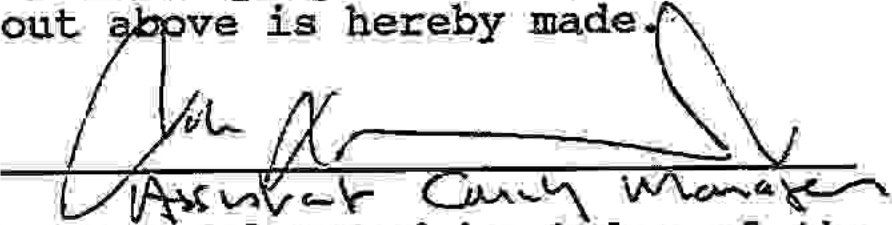
(WM/DK)

   
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 ( / 0 ) conditions set out above is hereby made.

Dated: 5<sup>th</sup> December, 1991.

  
\_\_\_\_\_  
Assistant County Manager  
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6<sup>th</sup> November 1991.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date 26.11.91  
 Time 11.25 P.C.  
 PROPOSED

EASTERN HEALTH BOARD

91A 528

Reg. Ref.

AT: Bungalow + Septic Tank  
The Glade, Saggart, D12  
 FOR: Mr. Patrick Mc Dermott  
 PLANS LODGED: 8.4.91  
 ARCHITECT: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.  
 Proposal acceptable on the understanding that

- ① I have received copies of Block Plan and Site Location maps for 86A 577 and 91A 528 from the applicant for comparison purposes since said hole was inspected in June 1986. It would appear that the percolation areas have changed however ~~the~~ or shall not be requesting that a further T/H be given in this case.
- ② I note that the app. has undertaken to "sterilize the lands outlined in blue" - the area "outlined in blue" is not outlined on any of the previous plans received at this office - However if the proposed "blue area" includes the entire adjoining vacant site - this proposal is therefore acceptable.
- ③ A sample of water for proposed well must be taken + results of analysis submitted when available. I understand sample results on file are of water sampled in adjoining house.
- ④ Percolation pipes must follow lines of contours

Aimee Dowd  
 19.11.91

Ota Devine  
 for John O'Reilly SB 170  
 20/11/91



Mr. John O'Reilly,  
Supervising Environmental Health Officer,  
33 Gardiner Place,  
Dublin 1.

91A/0528

15 November 1991

For Attention of Ms. Anne O'Donoghue.

RE: Proposed Bungalow at The Slade, Saggart, for Patrick  
McDermott.

The above planning application is on a time extension up to and including 8th December, 1991.

Your report of 2nd October, 1991, raised the comparability of this application with a previous application, Reg. Ref. 86A/577. I now enclose relevant extracts from both files.

I understand you have had discussions with the applicant, Mr. Patrick McDermott.

I should be obliged if you would confirm to me whether the proposal as presented is now acceptable to you.

  
\_\_\_\_\_  
Administrative Officer.

Encl.

EASTERN HEALTH BOARD

91A 528.

P.C. \_\_\_\_\_ Reg. Ref. \_\_\_\_\_

PROPOSED Bungalow + Septic Tank.

AT: The Glade, Saggart, D.D.

FOR: Mr. Patrick Mc Dermott.

PLANS LODGED: 8.4.91

ARCHITECT: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Proposal acceptable on the understanding that

- ① I have received copies of Block Plan and Site Location maps for 86A 577 and 91A 528 from the applicant for comparison purposes since this hole was inspected in June 1986. It would appear that the percolation areas have changed. However ~~we~~ we shall not be requesting that a further T/H be served in this case.
- ② I note that the app. has undertaken to "sterilize the lands outlined in blue" - the area "outlined in blue" is not outlined on any of the previous plans received at this office - However if the proposed "blue area" includes the entire adjoining vacant site - this proposal is therefore acceptable.
- ③ A sample of water for proposed well must be taken + results of analysis submitted when available. I understand sample results on file are of water sampled in adjoining house.
- ④ Percolation pipes must follow lines of contours

June O' Donohue  
19.11.91.

Ota Devine  
for John O' Kelly SG 110  
20/11/91

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC	
Date .....	26.11.91
Time .....	11-25

Mr. John O'Reilly,  
Supervising Environmental Health Officer,  
33 Gardiner Place,  
Dublin 1.

91A/0528

15 November 1991

For Attention of Ms. Anne O'Donoghue.

RE: Proposed Bungalow at The Slade, Saggart, for Patrick  
McDermott.

The above planning application is on a time extension up to and including 8th December, 1991.

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I understand you have had discussions with the applicant, Mr. Patrick McDermott.

I should be obliged if you would confirm to me whether the proposal as presented is now acceptable to you.



Administrative Officer.

Encl.

MP

Register Reference : 91A/0528

Date : 12th April 1991

Development : Bungalow

LOCATION : The Slade, Saggart

Applicant : Patrick McDermott

App. Type : PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 8th April 1991

DUBLIN COUNTY COUNCIL  
- 3 MAY 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

Yours faithfully,

*Paul Dolan*

PRINCIPAL OFFICER

Proposal unacceptable for following reasons:

1. - Roof frontage inadequate.
2. - Evidence of potable and adequate water supply being available - not provided
3. - Evidence of soil suitability for treatment of septic tank effluent not available.
4. - Proposed percolation areas located too far from proposed house necessitating excavation to a depth which may not guarantee further treatment of effluent - levels of site req'd.
5. Percolation pipes to follow lines of contours - Layout of percolation area to be revised.

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

7/5/91

*Ann O'Sullivan*

7/5/91  
PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 08/05/91  
Time 4.00 p.m.

Development : Bungalow  
LOCATION : The Slade, Saggart  
Applicant : Patrick McDermott  
App. Type : Additional Information  
Planning Officer : G. BOOTHMAN

DUBLIN COUNTY COUNCIL  
25 SEP 1991  
ENVIRONMENTAL HEALTH  
OFFICER

Date Recd. : 9th September 1991

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  
Date 8.10.91  
Time 3.15

Yours faithfully,

.....  
FOR PRINCIPAL OFFICER

Additional clarification required re :

- Site inspection 26.9.91 - Bored well (from which water was taken for attached results of analysis) not evident!
- Can it be confirmed that the site referred to in 91A 528 is the same as that in 86A 577 as quoted in letter attached to this file. If so location of perc. area + reserve perc. areas required for comparison with attached proposal. Trial holes inspected re 86A 577 indicated "suitable" soil - however if attached proposal for locating percolation areas differs - (and may be closer to stream at end of field) - trial holes may be required to ascertain soil suitability and water table level.

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

- Revised block plan outlining site with 150 ft min. road frontage required.

87a Derive  
for John O'helly 86110 3/10/91

Ann O'Sandee  
2.10.1991

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed bungalow at The Slade, Saggart for Patrick McDermott.

Patrick McDermott,  
~~c/o Callow Gilmore,~~  
~~Bluebell Avenue,~~  
~~Off Naas Road,~~  
Dublin 12.

18 ~~Jeonwood Ave,~~  
~~Springfield,~~  
~~Tallaght~~  
~~Co. Dublin~~

Reg. Ref. 91A/0528  
Appl. Rec'd: 08.04.91  
Time Ext. let. rec'd: 08.11.91  
Time Ext. up to: 08.12.91

Report of the Dublin Planning Officer, dated 8 November 1991

This is an application for PERMISSION for a bungalow at The Slade, Saggart for Patrick McDermott.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 8 December 1991.


I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
for Principal Officer.


Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 8<sup>th</sup> November, 1991.

  
Assistant County Manager

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

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

  
SENIOR STAFF OFFICER.

Mary Darley.

Register Reference : 91A/0528

Date : 18th September 1991

Development : Bungalow  
LOCATION : The Slade, Saggart  
Applicant : Patrick McDermott  
App. Type : Additional Information  
Planning Officer : G. BOOTHMAN  
Date Recd. : 9th September 1991

DUBLIN COUNTY COUNCIL  
25 SEP 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

PLANNING DEPT  
DEVELOPMENT CONTROL  
Date ..... 8.10.91 .....  
Time ..... 3.15 .....

Yours faithfully,

.....  
FOR PRINCIPAL OFFICER

Additional clarification required re :

- Site inspection 26.9.91 - Bored well (from which water was taken for attached results of analysis) not evident!
- Can it be confirmed that the site referred to in 91A 528 is the same as that in 86A 577 as quoted in letter attached to this file. Location of perc. area + reserve perc. areas required for comparison with attached proposal. Trial holes inspected re 86A 577 indicated "suitable" soil - however if attached proposal for locating percolation areas differs - (and may be closer to stream at end of field) - trial holes may be required to ascertain soil suitability and water table level.

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

- Revised block plan outlining site with 150 ft min. road frontage required.

87a Derine  
for John O'helly, SEHO 3/10/91

Ann O'Sandee  
2.10.1991

P/2466/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0528

Date Received : 8th April 1991

Correspondence : Architectural Design Studio,  
Name and : 74 Grove Park Avenue,  
Address : Dublin 11.

Development : Bungalow

Location : The Slade, Saggart

Applicant : Patrick McDermott

App. Type : Permission

Zoning : B

  
(MD/AC)

Report of the Dublin Planning officer dated 28 May 1991.

This is an application for PERMISSION for the construction of a bungalow at Slade, Saggart for Patrick McDermott.

The site area is stated to be 0.6 acres and the floor area of the proposed bungalow is stated to be 1116 sq.ft. The site is located in area which is zoned with the objective 'B' in the 1983 County Development Plan "to protect and provide for the development of agriculture".

The applicant in support of the application states that the site is located on his mother's land at Slade, Saggart. This is outlined in an accompanying map. The applicant wishes to return to live on this site to be close to his mother. The location of the house appears to be close to the adjacent house to the south. This is due to the gas pipeline and the ESB power lines which cross the site.

A letter from the ESB accompanies the application in which it is stated that the proposed dwelling is in excess of 16m. from the centre of the powerline, the minimal permissible distance is 15.75m. from the centre line of the powerline.

By Decision Order P/6/5/72838, dated 27.03.87, Reg. Ref. 86A/577, An Bord Pleanála refused permission for a similar house to the same applicant for two reasons.

This refusal followed a grant of permission from Dublin County Council.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

By Decision Order P/2138/90, Reg. Ref. 90A/537 planning permission was refused to the same applicant for a similar house on this site for four reasons.

By Decision Order P/4981/90, Reg. Ref. 90A/1553, planning permission was refused to the same applicant for a similar bungalow on this site for four reasons.

By Decision Order PA/2932/79, Reg. Ref. SA.211, planning permission was granted subject to four conditions for a bungalow on a site which is located in the area which is surrounded in blue on the attached map to J. McDermott.

The Supervising Environmental Health Officer has reported that the proposal is unacceptable for five reasons.

The applicant has indicated that the ESB are satisfied that the proposal is not located within the area of wayleave for their lines.

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

- 01 The applicant is requested to indicate if he is prepared to increase the road frontage of the site to meet the requirements of the Supervising Environmental Health Officer.
- 02 The applicant is requested to submit evidence of potable and adequate water supply.
- 03 The applicant is requested to submit evidence of soil suitability for the treatment of septic tank effluent.
- 04 The applicant is requested to <sup>submit to</sup> ~~meet~~ the requirements of the Supervising Environmental Health Officer ~~regarding~~ a revised layout for the percolation pipes which are to follow the lines of the contours. The applicant is <sup>also</sup> requested to submit site levels.
05. The applicant is requested to indicate, in writing, if he is prepared to enter into a Section 38 Agreement to sterilise, from further development, the lands outlined in blue in the submitted drawings.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cramms S.E.P.

for Dublin Planning Officer 31.8-91

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 : 5 June 1991

K.O. Sullivan

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.

MD

Register Reference : 91A/0528

Date : 12th April 1991

Development : Bungalow

LOCATION : The Slade, Saggart

Applicant : Patrick McDermott

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 8th April 1991

DUBLIN COUNTY COUNCIL  
- 3 MAY 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

Yours faithfully,

*Paul Tobin*

PRINCIPAL OFFICER

Proposal unacceptable for following reasons:

1. - Roof footage inadequate
2. - Evidence of potable and adequate water supply being available - not provided
3. - Evidence of soil suitability for treatment of septic tank effluent not available.
4. - Proposed percolation areas located too far from proposed house necessitating excavation to a depth which may not guarantee further treatment of effluent. - Levels of site req'd.
5. Percolation pipes to follow lines of contours - Layout of percolation area to be revised.

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

7/5/91

*Amo O. Jordan*

7/5/91  
PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 08/05/91  
Time 4.00 p.m.

SS + CMO,

M.D

(B)

Register Reference : 91A/0528

Date : 12th April 1991

Development : Bungalow  
LOCATION : The Slade, Saggart  
Applicant : Patrick McDermott  
App. Type : PERMISSION  
Planning Officer : M.DARLEY  
Date Recd. : 8th 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,

DUBLIN C.  
23 APR 1991  
SAN SERVICES

DUBLIN COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
- 2 MAY 1991  
Returned *gh*

Date received in Sanitary Services .....

FOUL SEWER

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

SURFACE WATER

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

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 06/05/91  
Time ..... 2.30 P.M.  
*J. Rice*  
29/4/91

R.F33L

MD

Register Reference : 91A/0528

Date : 12th April 1991

ENDORSED

DATE

WATER SUPPLY... No lots to remain in this area  
well proposed.

*[Signature]*  
25/4/91

ENDORSED

DATE

*[Signature]* 25/4/91  
*[Signature]* 20/4/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date... 06/05/91  
Time... 2.30 p.m.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To Architectural Design Studio,  
74, Grove Park Avenue,  
Dublin 11.

Decision Order P/5538/91, 5/12/91

Number and Date 91A/0528

Register Reference No. 8/4/91

Planning Control No. 8/4/91

Application Received on 9/9/91

Applicant Patrick McDermott.

— Add. Info. rec. 9/9/91  
Floor Area 1,116sq. ft.

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/Approval for:-

**Proposed bungalow at The Slade, Saggart.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" issued from the Department of the Environment and available from Eolas and shall comply with the requirements of the Supervising Environmental Health Officer.</p>	<p>3. In order to comply with the Sanitary Services Acts, 1878-1964.</p>

Contd/.....

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

5/12/91

Date

**IMPORTANT: Turn overleaf for further information**

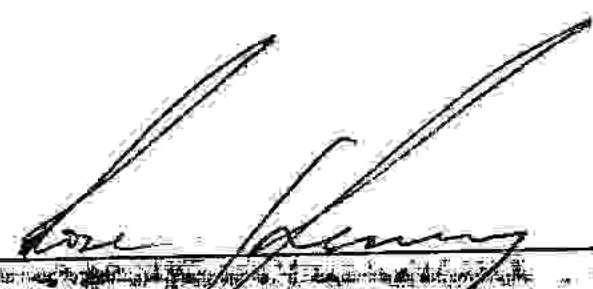
CONDITIONS

REASONS FOR CONDITIONS

4. Evidence to be submitted for the written agreement of the Planning Authority of the adequacy and potability of the proposed water supply to the house before commencement of development. Arrangements in this regard to be agreed with the office of the Supervising Environmental Health Officer.
5. That the roof of the dwelling be finished with black or blue/black slate or roof tiles.
6. That the external walls be rendered and coloured white.
7. Prior to commencement of development, a legally binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land outlined in blue on the map submitted on 8th April, 1991, from further development, be submitted to and approved by the Planning Authority. When approved the agreement to be registered as a burden on the property.
8. Details of front boundary treatment, including landscaping to be submitted for the approval of the Planning Authority before development commences.
9. The house shall be located a minimum of 16 m. from the centre line of the E. S. B.'s Carrickmines - Dunstown 220 KV line (shown 66-67). Details to be submitted and agreed with Planning Authority prior to commencement of development.

4. In compliance with requirements of Environmental Health Officer.
5. In the interest of visual amenity.
6. In the interest of visual amenity.
7. To comply with the requirements of the Sanitary Services Department.
8. The present proposal for low line fencing and the absence of landscaping are visually unacceptable.
9. In the interest of public safety.

Contd/.....



NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1983

To Architectural Design Studio,  
74, Grove Park Avenue,  
Dublin 11.  
Applicant Patrick McDermott.

Decision Order P/5538/91, 5/12/91  
Number and Date  
Register Reference No. 91A/0528  
Planning Control No.  
Application Received on 8/4/91  
Add. Info. rec. 9/9/91  
Floor Area: 1,116sq. ft.

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/~~Approval~~ for:-

Proposed bungalow at The Slade, Saggart.

### SUBJECT TO THE FOLLOWING CONDITIONS

<u>CONDITIONS</u>	<u>REASONS FOR CONDITIONS</u>
<u>10. That the house when completed be first occupied by the applicant and/or members of his immediate family.</u>	<u>10. To prevent unauthorised development.</u>

**NOTE:** Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

Signed on behalf of the Dublin County Council

*Pat Principal Officer*  
Pat Principal Officer

5/12/91

Date

**IMPORTANT: Turn overleaf for further information**



CONDITIONS	REASONS FOR CONDITIONS

**NOTE:**

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

18, Fernwood Ave.,  
Springfield,  
Tallaght,  
Dublin 24.

19/11/91.

Dublin County Council,  
Planning Dept.,  
Block 2,  
Irish Life Centre,  
Dublin 1.

Dear Sirs,

Enclosed please find four copies of letter from  
E.S.B. re Application Reg. No. 91A - D528.

Yours sincerely,

*Patrick McDermott*  
Patrick McDermott.

Used AI

2.0.0.

91A/528



# ESBI ENGINEERING LIMITED

Stephen Court  
18/21 St. Stephen's Green  
Dublin 2  
Ireland

Telephone: +353-1-785155  
Fax: +353-1-615359  
Telex: 30598 ESBT EI

20th November 1991.

Mr. Patrick McDermott,  
18 Fernwood Avenue,  
Tallaght,  
Dublin 18.

Dear Mr. McDermott,

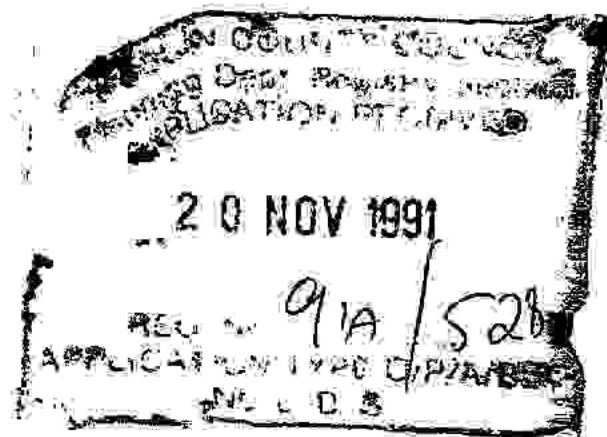
I wish to confirm the figures supplied in my recent letter (15/11/91) to you.

No part of the proposed bungalow may be closer than 16m to the centre-line of ESB's Carrickmines-Dunstown 220kV line (Span 66-67).

Please submit to ESB full details of the proposed development at least two months before construction is due to commence.

Yours faithfully,

*Fergal Downes*  
Fergal Downes.



Mr. Patrick McDermott,  
18, Fernwood Avenue,  
Springfield,  
Tallaght,  
Co. Dublin.

Reg. Ref. 91A-0528

11 November 1991

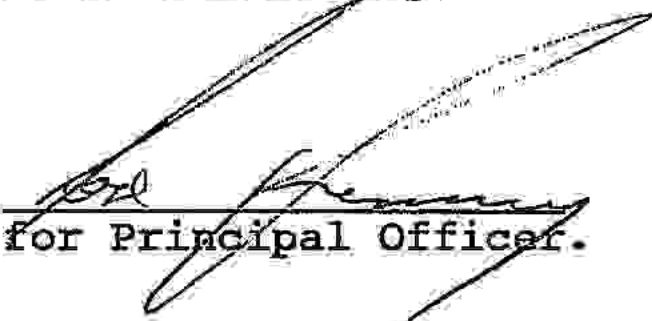
Re: Proposed bungalow at The Slade, Saggart for Patrick McDermott.

Dear Sir,

With reference to your planning application received here on 8th April, 1991, (letter for extension period received 8th November, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 8th December, 1991.

Yours faithfully,

  
for Principal Officer.

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/0528

Date : 11th September 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : Bungalow  
LOCATION : The Slade, Saggart  
APPLICANT : Patrick McDermott  
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 9th September 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Architectural Design Studio,  
74 Grove Park Avenue,  
Dublin 11.

Architectural Design Studio,  
74, Grove Park Ave.,  
Dublin 11.



Additional Information.

Reg. Ref. 91A/0528  
Proposed Bungalow at  
The Slade, Saggart.

Dear Sir/Madam,

Following your request for additional information regarding the above information, we submit as follows.

- (1) The applicant will agree to increase the road frontage in accordance with the Supervising Health Officers requirements.
- (2) See attached analysis.
- (3) See Denis Lahartis report on June 16th. 1986 86A/577.
- (4) See new 1:200 Block Plan and Longitudinal section.
- (5) See attached letter.

Yours Sincerely.

A handwritten signature in dark ink, appearing to read "T. A. Melody", written over a horizontal line.

T. A. Melody.

91A/0528

4.4.0

A.1

F. Hill,  
Public Analyst  
Telephone: 776450

EASTERN HEALTH BOARD,  
City Laboratory,  
10 Cornmarket,  
Dublin 8.  
26 June 1991.

## REPORT ON BACTERIOLOGICAL EXAMINATION OF SAMPLE OF WATER

MARKED ...Slade Saggart Co. Dublin

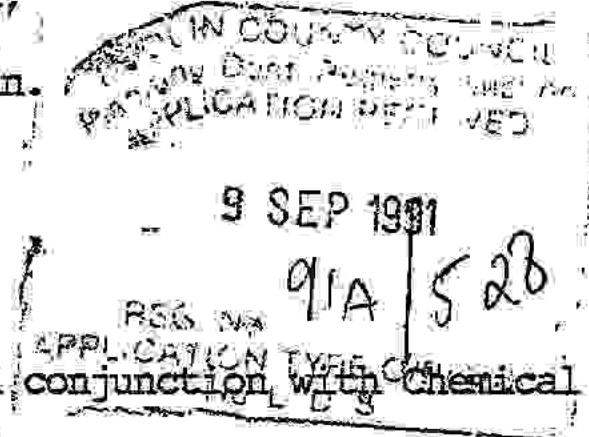
Received on ..... 24/06/91 ..... Date of Sampling ..... 24/06/91 .....

Submitted by .... F. Mc Dermott Lab. Ref. No. 1303|91|219P

Received from:

Francis McDermott,  
Coolmine,  
Saggart,  
Co Dublin.

Order No...



This report is to be read in conjunction with Chemical Analysis Report with above Laboratory Reference Number.

Coliform organisms per 100 millilitres(MPN)	0
<u>E. coli</u> per 100 millilitres(MPN)	0

Judged by the above results :-

The sample is fit for human consumption (hygienically acceptable).

Owners of private water supplies are encouraged to take every measure possible to prevent the access of pollution to the water. Methods, such as the removal of obvious sources of contamination (e.g. effluent from septic tanks, slurry or silage pits or farm yard run off) from the catchment area and attention to the fencing and coping, brick-lining and covering of the source should reduce the coliform content of even a shallow well or spring to less than 10 coliform organisms per 100 ml. Persistent failure to achieve this, especially when E. coli is repeatedly present, should, as a general rule, lead to condemnation of the supply. E. coli organisms are present in human, animal and avian faecal matter.

It should be emphasised that when sanitary inspection shows a water, as distributed, to be obviously subject to pollution, the water should be condemned irrespective of the results of chemical or bacteriological examination. Contamination is often intermittent and may not be revealed by the chemical or bacteriological examination of a single sample. The examination of a single sample can indicate no more than the conditions prevailing at the moment of sampling; a satisfactory result cannot guarantee that the observed conditions will persist in the future.

**CHEMICAL ANALYSIS REPORT TO FOLLOW**

.....  
F. Hill, Dublin Region Public Analyst

Any communication concerning this report should be addressed to the Public Analyst. Report issued subject to conditions overleaf

F. Hill,  
Public Analyst  
Telephone: 776450

EASTERN HEALTH BOARD,  
City Laboratory,  
10 Cornmarket,  
Dublin 8.  
10 July 1991.

## REPORT ON ANALYSIS OF A SAMPLE OF WATER

MARKED ...Slade Saggart Co. Dublin

Received on ..... 24/06/91 .....

Date of Sampling ..... 24/06/91 .....

Submitted by .... F. Mc Dermott

Lab. Ref. No. 1303|91|219P

Received from:

Francis McDermott,  
Coolmine,  
Saggart,  
Co Dublin.

Order No...

Appearance.. Clear, slight suspended solids

Odour.. None

pH ..... 7.3

Turbidity (NTU) ..... <0.1

Colour (Pt-Co) ..... 3

### Milligrammes per litre

Free Ammonium (NH<sub>4</sub><sup>+</sup>) ..... 0.05

Nitrite (NO<sub>2</sub>) ..... 0.02

Nitrate (NO<sub>3</sub>) ..... 19.8

Chloride (Cl) ..... 17

Sulphate (SO<sub>4</sub>) ..... 25

Fluoride (F) .....

Free Carbon Dioxide (CO<sub>2</sub>) .....

Permanganate Value (Oxidisability)

( 4 hours at 27°C ) ..... <0.1

Total Residual Chlorine (Cl<sub>2</sub>) .....

Langelier Index (at 20°C) ... ..

Conductivity (uS/cm at 20°C) ... 571

### Milligrammes per litre

Total Dissolved Solids ... ..

Total Solids ... ..

Total Alkalinity (as CaCO<sub>3</sub>) ... ..

Temporary Hardness (as CaCO<sub>3</sub>) ... ..

Permanent Hardness (as CaCO<sub>3</sub>) ... ..

Total Hardness (as CaCO<sub>3</sub>) ... 273

Iron in Solution (Fe) ... .. 0.03

Aluminium (Al) ... ..

Copper (Cu) ... .. 0.04

Zinc (Zn) ... .. 0.08

Lead (Pb) ... .. <0.01

Cadmium (Cd) ... ..

Manganese (Mn) ... ..

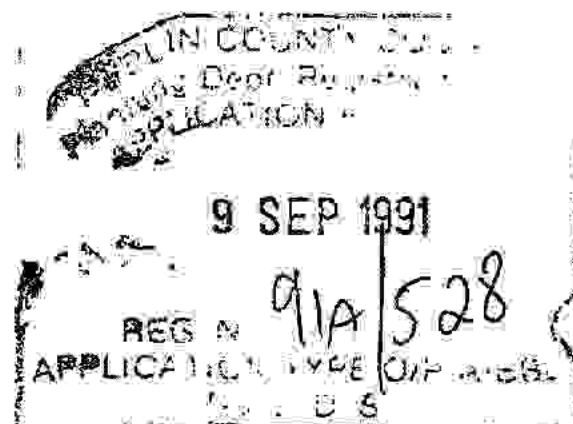
### BACTERIOLOGICAL EXAMINATION:

Coliform organisms per 100 millilitres(MPN) 0

E. coli per 100 millilitres(MPN) 0

Judged by the chemical analysis and bacteriological examination

The water is fit for human consumption.



Charge for this report paid

F. Hill, Dublin Region Public Analyst

Communication concerning this report should be addressed to the Public Analyst. Report issued subject to conditions overleaf.



18, Fernwood Avenue,  
Springfield,  
Tallaght,  
Dublin 24.

July 16th 1991.

Dear Sir or Madam,

I am prepared to enter into a Section 38 agreement  
to sterilize the lands outlined in blue in the  
submitted drawings.

Yours sincerely,

*Patrick J. McDermott*  
Patrick McDermott.

9 SEP 1991

REG. NO. 91A 528

APPLICATION TYPE U.P. 1000

NO L D S



**ELECTRICITY SUPPLY BOARD**  
BORD SOLÁTHAIR AN LEICTREACHAIS

*W/A ✓*

Dublin Region, Transmission Organisation, Jamestown Road, Inchicore, Dublin 8, Ireland. Telephone: 01-543813/543814.  
Réigiún Átha Cliath, Eagraíocht Traiseólaídh, Bóthar Bhaile Shéamais, Inse Chór, Baile Átha Cliath 8, Éire.

29th August 1991.

Our Ref: L/220/7/4

Dublin County Council,  
Planning Department,  
Block 2  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
01 AUG 1991  
REG No. 91A/528

For the attention of: Ms. Geraldine Boothman

01 AUG 91

RE: SITE AT SLADE, SAGGART. YOUR REF. 91A528

Dear Ms. Boothman,

Thank you for the site maps in relation to the proposed development at Slade, Saggart, which is located close to our Carrickmines-Dunstown 220kV. line.

The proposed development should be dealt with on its own merits having regard to normal planning criteria.

If the development goes ahead ESB will deal directly with Mr. McDermott on aspects of safety and electrical clearance from the 220kV. line. Mr. McDermott will be obliged to submit full details of his proposed development to ESB, at least, two months before construction is due to commence.

There appears to be a discrepancy between the dimensions shown and those measured by our staff on site. The measured dimensions have been marked on the attached copy.

Yours sincerely,

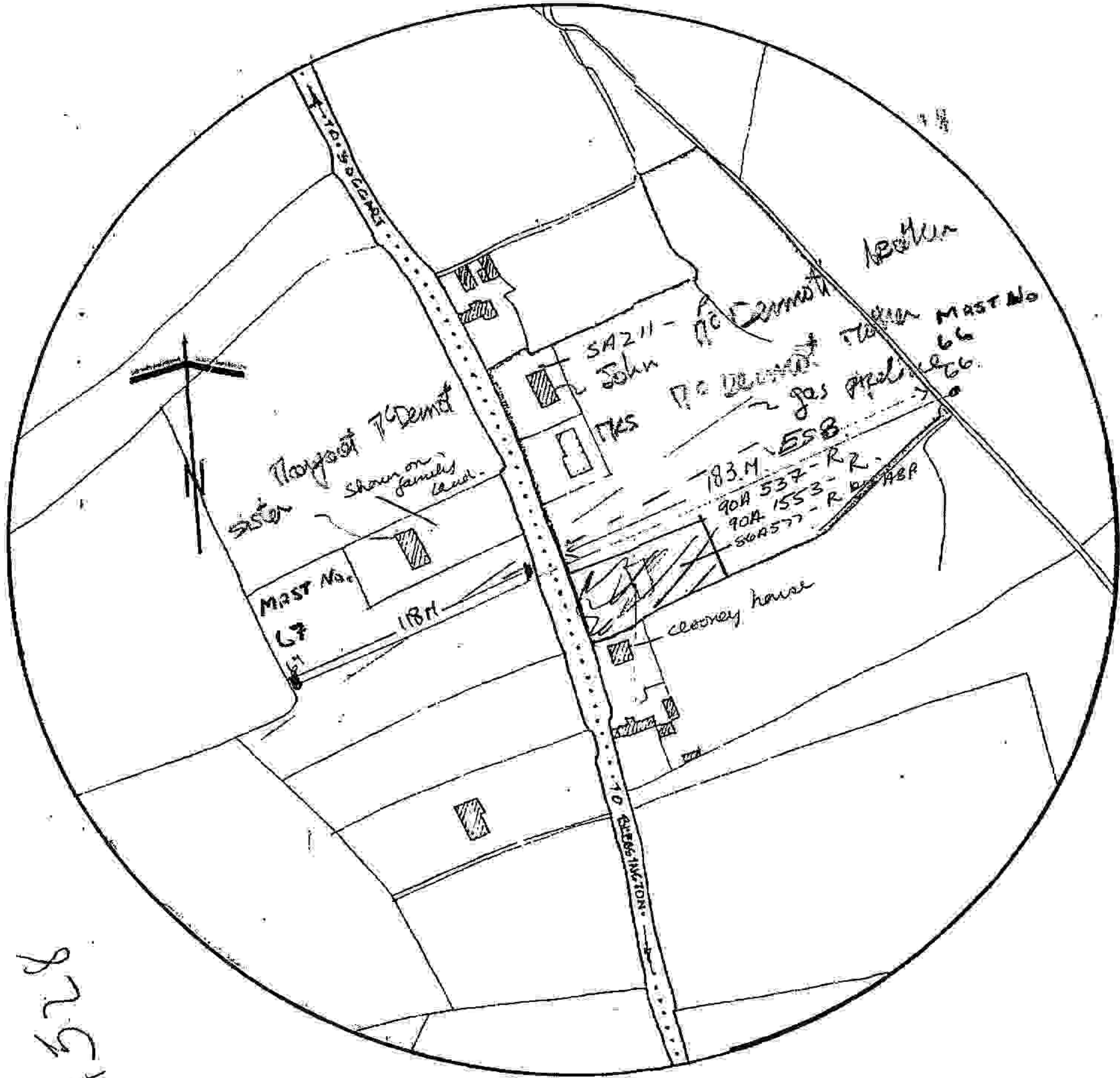
S. DEENY  
LINES CABLES ENGINEER

*Under AT  
91A/528  
L/220*

encl:

DUBLIN COUNTY COUNCIL  
 Planning Dep. Registry Section  
 APPLICATION RECEIVED  
 01 AUG 1991  
 REG No. 91A/528

O.S. SHEET 21:14

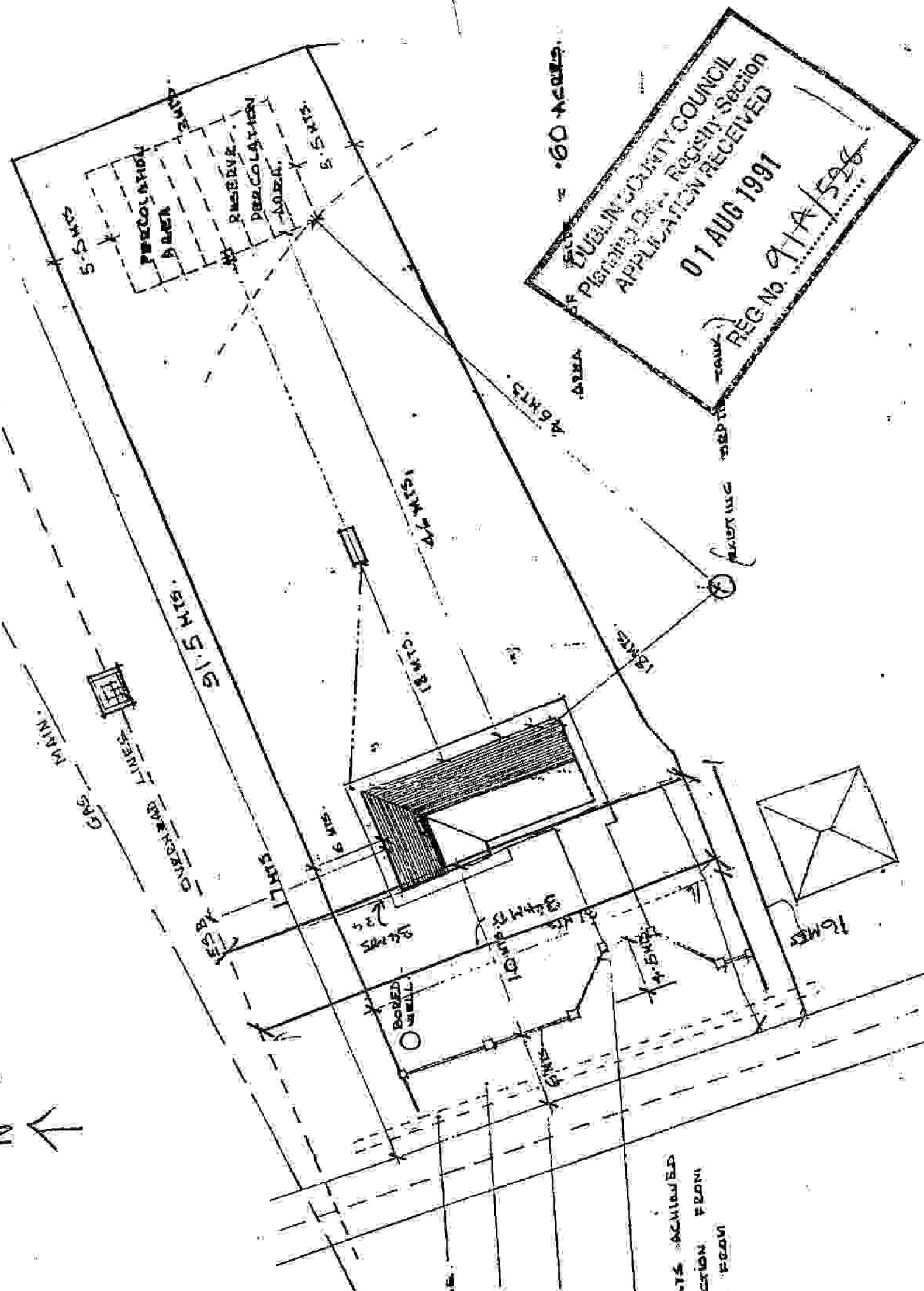


91A 528

LOCATION MAP SCALE 1:2500

SECTION B-B

Q1A 526



- LINE OF WATER MAINS
- CONCRETE HANDSTAIRING FOR VISITING CARDS
- LOW RISE FENCING
- 45° WING WALLS
- 0.0 MTS. VISION SPLAYS ACQUIRED IN REVERSE DIRECTION FROM 1A 3 MT. SETBACK FROM ROAD MEDGE

DUBLIN COUNTY COUNCIL  
 Planning & Registry Section  
 APPLICATION RECEIVED  
 01 AUG 1991  
 REG No Q1A/526

CENTRE  
 ROADWAY

PERCOLATION AREA  
 0.60 ACRES

Architectural Design Studio,  
74, Grove Park Avenue,  
Dublin 11.

Reg. Ref. 91A-0528

6 June 1991

Re: Proposed bungalow at The Slade, Saggart for  
Patrick McDermott.

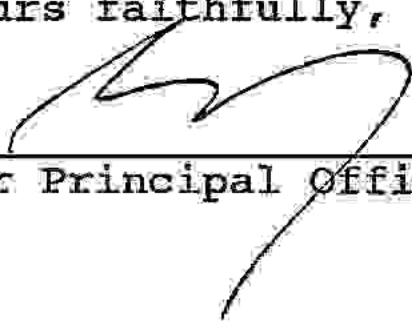
Dear Sir/Madam,

With reference to your planning application, received here on 8th April, 1991, 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, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to indicate if he is prepared to increase the road frontage of the site to meet the requirements of the Supervising Environmental Health Officer.
2. The applicant is requested to submit evidence of potable and adequate water supply.
3. The applicant is requested to submit evidence of soil suitability for the treatment of septic tank effluent.
4. The applicant is requested to submit to the requirements of the Supervising Environmental Health Officer a revised layout for the percolation pipes which are to follow the lines of the contours. The applicant is also requested to submit site levels.
5. The applicant is requested to indicate, in writing, if he is prepared to enter into a Section 38 Agreement to sterilise, from further development, the lands outlined in blue in the submitted drawings.

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

Yours faithfully,

  
for Principal Officer.

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/0528

Date : 9th April 1991.

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

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Dear Sir/Madam,

DEVELOPMENT : Bungalow  
LOCATION : The Slade, Saggart  
APPLICANT : Patrick McDermott  
APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 8th April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Architectural Design Studio,  
74 Grove Park Avenue,  
Dublin 11.



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 Slade, Saggart, Co. Dublin  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Patrick McDermott 526877  
Address 18, Fernwood Ave, Springfield, Co. Dublin Tel. No.

4. Name and address of Architectural Design Studio, 74, Grove Park Ave, Dublin 11  
person or firm responsible for preparation of drawings Tel. No.

5. Name and address to which As 4 above  
notifications should be sent

6. Brief description of proposed development Bungalow on 0.60 acres

7. Method of drainage Septic tank 8. Source of Water Supply Bored well

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor or use when last used. N/A

(b) Proposed use of each floor N/A

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

11.(a) Area of Site 0.60 acres Sq. m.

(b) Floor area of proposed development 1,116 sq. ft. (excluding garage) Sq. m.

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

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:  
All relevant sections taken into account.

15.List of documents enclosed with application. 4 copies of Plans, Sections, Elevations, Block Plan.

Site Location Map, Specification, Page of Newspaper advert.

16.Gross floor space of proposed development (See back) 1,116 sq. ft. Sq. m.

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

Fee Payable €32.00 Basis of Calculation As per class 1 planning.

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 8/4/91

Application Type P

Register Reference 910/0528

Amount Received €

Receipt No

Date

FOR OFFICE USE ONLY

2 12:0

21/14

RECEIVED  
8 APR 1991  
REG. SEC.

**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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00
		Max. Fee £20,000

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.



# COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

Issue of this receipt is  
N. 35123

£32.00

Received this 8th day of April 1991

from P. M. J. J. J.  
13 Fernwood Ave.  
Springfield

the sum of thirty two Pounds

Pence, being two

for application at Slade, Saggart

Niall Deane Cashier

**S. CAREY**  
Principal Officer



Bord Soláthair an Leictreachais

Electricity Supply Board  
Transmission Department  
41 Merrion Square, Dublin 2

Bord Soláthair an Leictreachais  
An Roinn Traiseolta  
41 Cearnóg Mhuirfean, Baile Átha Cliath 2

Your ref:

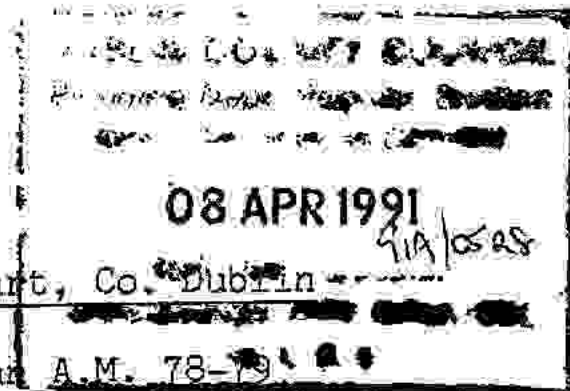
Our ref: T24/2/107

14th November, 1986.

Mr. Patrick McDermott,  
18 Fernwood Avenue,  
Tallaght,  
DUBLIN 18.

Your Proposed Bungalow at Slade, Saggart, Co. Dublin

Carrickmines-Maynooth 220kV Line Span A.M. 78-19



Dear Mr. McDermott,

With regard to your recent query concerning a proposed new bungalow close to the above power line, please note the clearance required at the suggested position in the power line span is a minimum of 15.75m or 52ft from the centre line of the power line.

From the map which you left in to us it seems evident that the nearest part of the proposed new dwelling is in excess of 16.0m from the centre of the power line, and, therefore, would appear to be just adequate clearance for the position shown.

However, I would advise you that before you lay foundations you should take site measurements to confirm that adequate clearance is maintained. Site plans such as your own are, of course, not necessarily drawn one hundred per cent accurately.

Please note that if and when building is to go ahead, you are statutorily bound to give two months notice in writing to the E.S.B.

When we get this notification, we will arrange for somebody from our E.S.B. T.O.(D.) office at Jamestown Road, Inchicore to visit the site and confirm measurements.

If you have any further queries, you can contact T.O.(D.) themselves directly at the address given above. Their telephone no. is 758105.

Yours sincerely,

*John Traynor*  
Maintenance Division

*P.S. Please find your site map  
returned enclosed.*

18, Fernwood Ave.,  
Springfield,  
Tallaght,  
Dublin 24.

March 27th 1991.

Dear Sir or Madam,

Concerning site on my mother's land at the Slade, Saggart, Co. Dublin, I would like to state that I was born and lived in the Slade until I got married. I moved to Tallaght but always intended to return. When my mother gave me this site it solved my financial reason for not returning sooner.

It would appear that the site is near Mr. Clooney's site, but the reasons for this are the E.S.B.'s high tension cables and the Dublin-Cork Gas pipeline. As there is no room for another site between the site and my mother's site, the road frontage may be used to satisfy the minimum road frontage requirements. The septic tank and percolation area have been moved as shown on new site plan.

As my mother is now 80 years old I would like very much to be near and care for her in her final years. I hope you see fit to grant planning permission on this site.

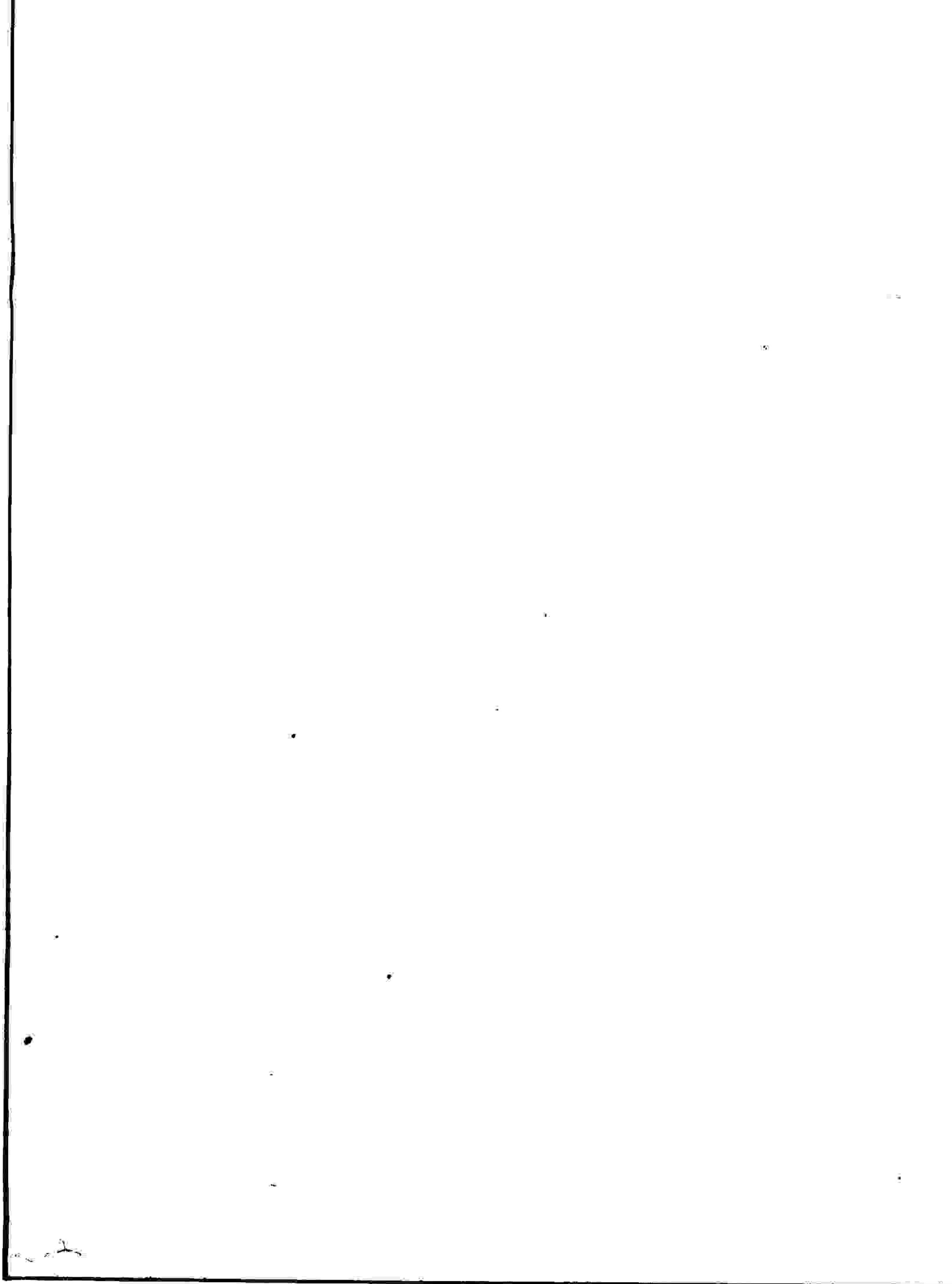
Yours sincerely,

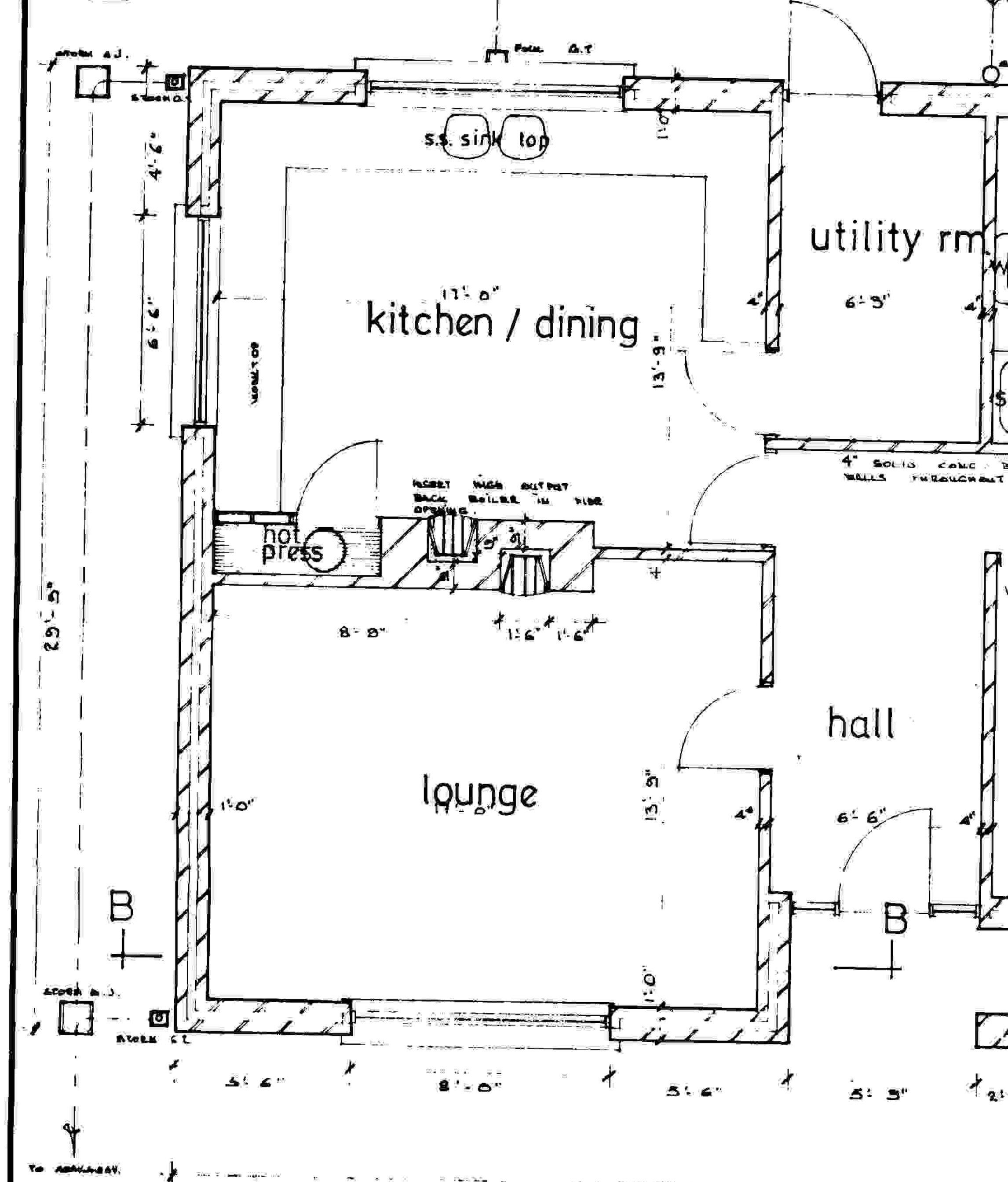
*Patrick Mc Dermott*  
Patrick McDermott.



✓

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PLAN

REDGUS

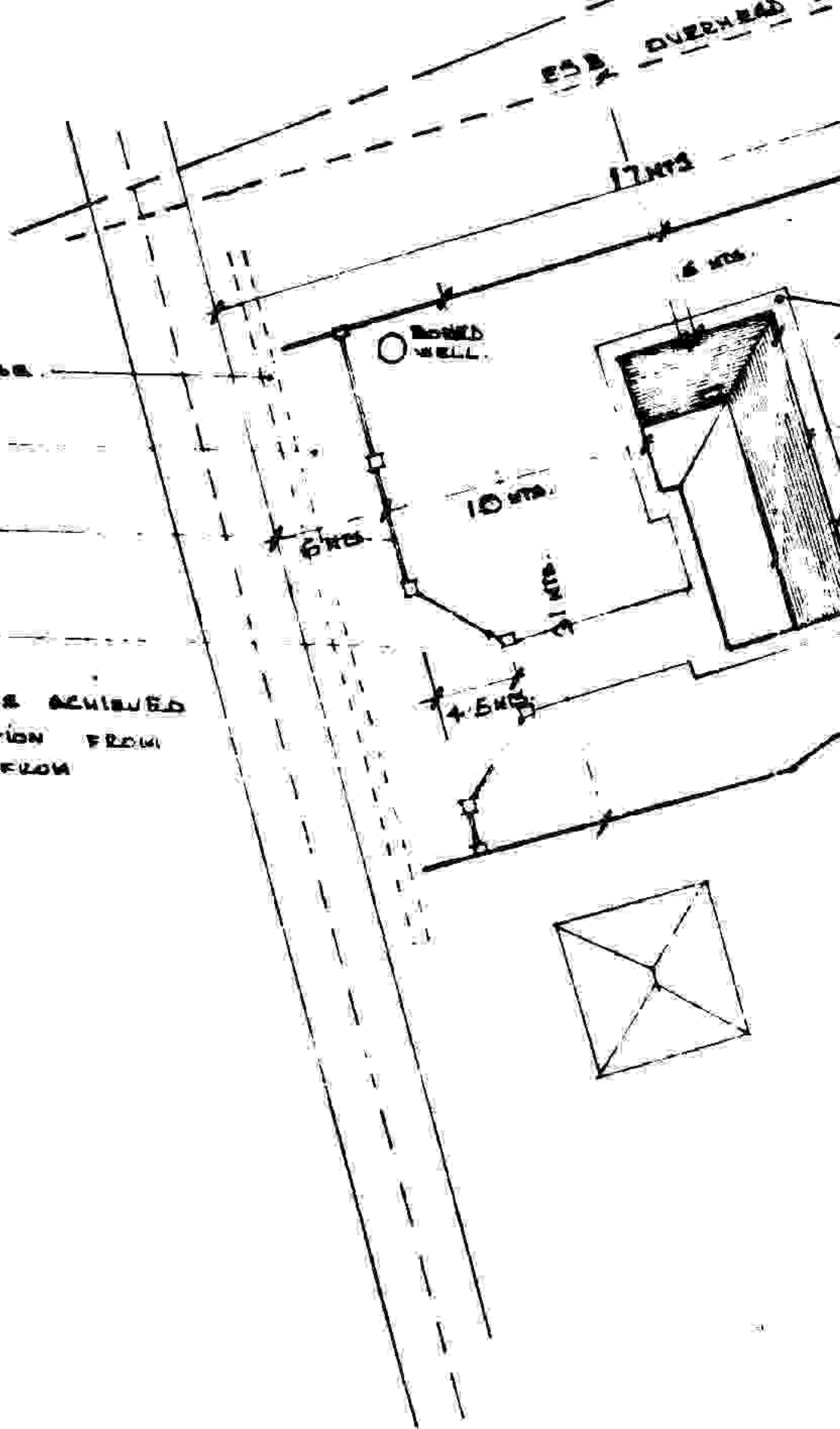
LINE OF WATERCOURSE

GRAVEL HANDSTANDING FOR VISITING CARS

LOW RISE FENCING

45° WIND WALLS

CONF. VISION SPLATS ACHIEVED IN EITHER DIRECTION FROM A 3 FT. SETBACK FROM ROAD EDGE



BLOCK PLAN