

P. Owens Brittas

⇒ P.S. It appreciates if you could
do these reports before 3.00 pm
re refusal + permission.
Grant permission

91A/554.

once E.H.O. sends a report
saying proposal is acceptable
T. Colbert (arch.) will contact E.H.O.
to ~~also~~ satisfy his requirements.

V.B S. 38 on land hatched
planners
Part of report attached.
Planners report re A.I. will give
planning history (attached).

91A/555

Refuse on
Sanitary Services

91A/556



grounds ^{only} per S.S
within catchment of sewerage
Therefore prejudicial to public health.

The 3 Reg. files have gone
to the Planner for the
Time Extension Order

Richard 4.45 5.7.



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

Register Reference : 91A/0556

Date : 12th December 1991

Dear Sir/Madam,

Development : Construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to GRANT PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,

.....
L.D.

for PRINCIPAL OFFICER

Edward & Patricia Conroy,
Glenview House,
Slievethoul, Brittas,
Co. Dublin.



Bloc 2, Ionad Bheatha n^o 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/0556

Date : 20th September 1991

Dear Sir/Madam,

Development : Construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by order dated 19.09.91 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.

Edward & Patricia Conroy,
Glenview House,
Slievethoul, Brittas,
Co. Dublin.

Yours faithfully,

.....*J. O'Brien*.....

for PRINCIPAL OFFICER

Meeting: 26/7/91

W. Owens Chc. Tipping

* Colin Mulcahy - Dublin Corporation. No objection

* Discussed scheme with politicians: to be S.4.

* P. Owens stated that R. Cronin told him to withdraw appeal

* R. Cronin - stated re sterilization of the land

* 3 Applications for plots for needs of children

554 / * Location chosen were on the advice of R. Cronin
2 on old duplex dwelling sites

* R. Cronin (SSS) gave advice re location: R.C. requested bungalow
- would give pp for a tenement

P. Owens wants 3 permissions: for plots for needs of children

He is a farmer: 27 1/2 ac. No other occupation

Kids: 20 yrs / 17 1/2 / 11

Needs house for eldest girl who is getting married

A.S: Somewhere on the holding it would be possible to find a site for dwelling:

No sterilization of lands: - No such condition to go on pl. par.

A.S. Conroy: If he approves: This chance are 60/40 of approval by Board

555 / objection from clerk

556 / No 3rd Party objection: But may be problem with the Amenity Area Zoning
His preference for 1st house:

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A556

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 20/6/91 ==	Clls Tipping to be kept informed re this app'n.		

FILE MEMO - REG. REF. NO. 9/A 556

See Draft Report on this Application prepared
in Cabinet.

21/5/91

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A556

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P $\frac{28}{5}$ 23/4/91 <u> </u> <u> </u></p>	<p>CEO Jiffin see - Permission be granted</p> <p>Applicants family have lived in area for generations.</p>		

REF. NO.: 91A/0556

CERTIFICATE NO.: 14621B

PROPOSAL: House + Septic Tank

LOCATION: Slievehaul Brittas

APPLICANT: Peter Owens

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	€ 255	2/55	2/55	—		
B	Domestic Ext. (Improvement/Alts.)	€ 230					
C	Building for office or other comm. purpose	€ 23.50 per M ² or 270					
D	Building or other structure for purposes of agriculture	€ 21.00 per M ² in excess of 300 M ² Min. 270					
E	Petrol Filling Station	€ 2200					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 29 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: *P.O.* Grade: S-0 Date: 15/4/91

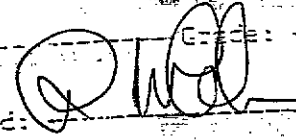
Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0556

CERTIFICATE NO: 24916

PROPOSAL: House + Septic Tank
LOCATION: Slievehaul Batters
APPLICANT: Peter Owens

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	£332	£32	£32	—		
	£316					
	£500 per sq ft in excess of 3000 sq ft					
1000 sq ft	£51.75 per sq ft of 500					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					
x .1 hect.	£215 per hect. 00 00 00					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed:  Grade: S.O Date: 15/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

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 ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard

oil

well

*+
Septic tank*

DEVELOPMENT CONTROL ASSISTANT GRADE

*no beds or
beds repair*

19/9/81

*on file
at date of
approval*

J

P/1019/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E L G A R D

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

A decision has been made in the following case to grant permission under the above Acts:-

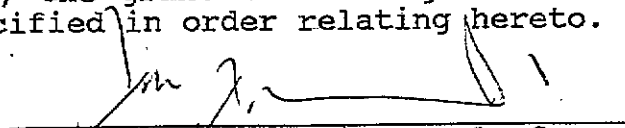
<u>Reg. Ref.</u>	<u>Dec. Date</u>	<u>Applicant</u>	<u>Proposal</u>
91A/0556	19.09.91 4469	P. Owens	Proposed bungalow and septic tank at Slievethoul, Brittas.

As the appeal in the above case was ^{L.D.} ~~WITHDRAWN/LATE/INVALID~~, I recommend that the grant be made.

^{L.D.} _____
Principal Officer.

ORDER: The permission which the Planning Authority decided to make by the order above specified is hereby granted by the Planning Authority, the grant to be subject to the conditions, if any specified in order relating hereto.

DATED: 2nd ^{L.D.} FEBRUARY 1992
MARCH


ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th FEBRUARY 1992

DECISIONS

223

APPEALS CHECK LIST

REG. REF. NO. 91A/556

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT "WELL" + "S/TANK"	No
7	TO L. DOYLE FOR NOTING	✓

CHANGE STATUS IN PLANAPS:

- REFUSAL:.....55
- GRANT:.....62
- WITHDRAWN:.....54
- CONDITIONS:.....53

Reg. files 91A-554 and
91A-555 Have been
Retd. to Registry Section

C.D.
10/12/91.

P.O. 15 only please *[Signature]* 22/11/91

URGENT

COMHAIRLE CHONTAE ATHA CLIATH

TO: W. MURRAY
S.D.P.O.

REG. REF. 91A-556

RE: BUNGALOW AND SEPTIC TANK AT
SLIEVETHOUL, BRITTAS, FOR P. OWENS.

I attach for your observations memo/letter dated 22ND OCTOBER '91 from An Bord Pleanála, AND LETTER DATED 9TH OCTOBER '91 from T. COLBERT.

Please reply AT YOUR EARLIEST CONVENIENCE *[Signature]*
for Principal Officer
DATED: 14TH NOV. 91.

OBSERVATIONS:

The planning rationale for granting planning permission for this new bungalow (91A/556) is contained in the planning officer's report dated 19/9/91.

An application for a replacement house on an adjoining site of 1.78 acres (91A/555) was withdrawn. Due to the proximity of an adjacent well it is unlikely that this house could have been permitted in this location and the current proposal i.e. 91A/556 can be regarded as a replacement for the existing derelict house in that field in a more acceptable location.

Condition (b) requires a S.38 Sterilization Agreement to be entered into for the 3.6 acre site of 91A/556 only i.e. the remaining applicant's land south of the public road is not sterilised. Consequently the applicant could apply for a further dwelling on this land if he so wished. However, any such application would be examined on its merits having regard to the provisions of the Development Plan. In the current Plan the land is zoned G "To protect and improve high amenity areas" (Para 2.26.4 refers).

Signature of person making observations: _____

Countersigned: P. Cummins
(S.E.D.C.)

DATE: _____

DATE: 22/11/91

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

Our Ref: 91A/0556

3 December 1991

Re: Proposed bungalow and septic tank at Slievethoul, Brittas
for P. Owens.

Dear Sir,

I refer to your letter of 9th October, 1991, in connection with the above. In this regard I wish to inform you that it is noted that an appeal has been lodged in this case and accordingly the Planning Authority's comments will be sent to An Bord Pleanala.

Yours faithfully,



for Principal Officer.

91A/

2/11/91

WAT
PK
Pl ver
w/ll
y

169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re: House and septic tank at Slievethoul, Brittas for Mr. Peter Owens
Reg. Ref. No. 91A/0556.

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a clarification of condition No. 9 on the Decision to Grant Planning Permission for the above application.

On your advice the planning application 91A/0556 was withdrawn in order that a refusal should not be given on the plot referred to in this condition and this would reserve the right to reapply at a later date. I would like you to clarify that this is still the case and that this clause would not be used in a negative manner in any further applications.

Yours Faithfully,

T. Colbert

T. Colbert.
9th October 1991

*in case
T. Colbert it is what issued.
HAB a appeal has been
case out accordingly to
already Council will
be to a good pleasure.*

16 OCT 91

I informed the agent of the septic tank problem (E.H.D. recommended refusal due to proximity to neighbouring well), which meant that a refusal would be likely.
However I did not advise him to withdraw the application - that is always a decision for the applicant alone.
R. Cremmins 22/11/91.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To T. Colbert, Decision Order Number and Date P/4469/91 19.09.91
169 Forest Hills, Register Reference No. 91A/0556
Rathcoole, Planning Control No. _____
Co. Dublin. Application Received on 10.04.91
Applicant P. Owens T.X. up to & incl. 20.09.91

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/ for:-

bungalow and septic tank at Slievethoul, Brittas.

SUBJECT TO THE FOLLOWING CONDITIONS

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 the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975 available from Eolas.	4. In order to comply with the requirements of the Sanitary Services Department.
5. That the house when completed be first occupied by the applicant and/or members of his immediate family.	5. To prevent unauthorised development.
	Over

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

19 September 1991
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the site as indicated on the site location map from any further development apart from the construction of agricultural structures which would be considered exempted development.

6. In the interest of the proper planning and development of the area.

7. That details of the proposed vehicular access shall be submitted to and agreed with the Roads Department prior to the commencement of development.

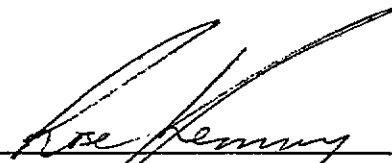
7. In order to comply with the requirements of the Roads Department.

8. That prior to the commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed with the Planning Authority.

8. In the interest of visual amenity.

9. That the derelict house on the field of 1.78 acres to the south which is within the ownership and control of the applicant shall not be used as a dwelling-house.

9. In the interest of the proper planning and development of the area.



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.

IMPORTANT NOTICE

(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.

Mr. R. Cremins
Planning Officer
Dublin C.C.

RECEIVED
16 OCT 1991

RECEIVED
16 OCT 1991
PLANNING DEPT.

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

Proposed bungalow and septic tank at Slievethoul,
Brittas for P. Owens.

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

Reg. Ref.	91A/0556
App. Recd:	10.04.91
Floor Area:	133.72 sq.m.
Site Area:	14,569.2 sq.m.
T.X's up to & incl.	20.09.91

Report of the Dublin Planning Officer, dated 19 September 1991

This is an application for PERMISSION for the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

A current application Reg. Ref. 91A/0554 also relates to the construction of a dwelling in this townland for Mr. P. Owens. A further application Reg. Ref. 91A/0555 for a third dwelling in the locality for Mr. Owens has recently been withdrawn.

In support of the two current proposals the agent for the applicant states that Mr. Owens is a married man with three children and lives on a smallholding of 23 acres at Slievethoul. He intends to provide dwellings for each of his two adult children (the third proposal - 91A/0555 - was for a younger child and is not required at the present time), and is willing to sterilise any lands deemed necessary by the Planning Authority should the permissions issue. A map of his landholdings in the locality has been submitted by way of unsolicited additional information.

Planning History

By Decision Order P/4578/90, Reg. Ref. 90A/1448, planning permission was refused for 3 reasons for a house on a site at Slievethoul, for Mr. Owens.

By Decision Order PL 6/5/76832, dated 02.02.89, outline permission for a bungalow and septic tank was refused for 2 reasons. Reg. Ref. 88A/0668 refers. This was located on a 1.5 acre site which is west of the current application.

Current Proposal

The site has an area of 1.4ha. (3.6ac) and is bounded by a county road and minor access laneway to lands to the south. The applicant intends to erect a bungalow of 133.7 sq.m. at the north-western corner of the site in a location where it forms a cluster of houses with existing development.

Over

33-
WELL
Septic
Tank
Other:
SECURITY
Bond/CIF:
Cash:

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Slievethoul, Brittas for P. Owens.

The Sanitary Services Department have reported and recommend refusal as the site is located within the catchment of the reservoirs of Blessington, and the proposed septic tank system taken in conjunction with existing systems in the locality could lead to contamination of ground water. However, Dublin Corporation, Engineering Services Department were consulted and have raised no objection to the proposal (see report dated 24.07.91).

The Supervising Environmental Health Officer has also reported favourably on the scheme following a series of percolation tests on the site (see report dated 16.09.91).

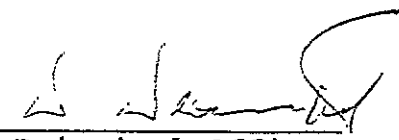
The site is located within an area zoned 'G' in the County Development Plan 1983, where the objective is to "protect and improve high amenity areas". Residential development is defined as "open for consideration" under the terms of this zoning, and can be acceptable where the Planning Authority is satisfied that the use would not conflict with stated objective. Although the applicant is clearly a native of the area compliance with the second criterion for housing in the high amenity zone is a genuine need for housing in the area and has not been shown except to the extent of the strong family ties involved. An application for a replacement house on an adjacent site of 1.78 acres however has been withdrawn. Due to the proximity of an adjacent wall it is unlikely that this house could have been permitted in that location and the current proposal can be regarded as a replacement for the existing derelict house in that field in a more acceptable location.


I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following ⁽²⁾ conditions:-

(SEE CONDITIONS OVER)

(CK/AC)

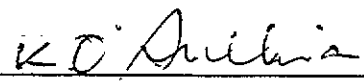
Endorsed:-


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 ⁽²⁾ conditions set out above is hereby made.

Dated: 19 September, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4 September 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Slievethoul, Brittas for P. Owens.

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 the proposed house be used as a single dwelling unit.

3. To prevent unauthorised development.

4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975 available from Eolas.

4. In order to comply with the requirements of the Sanitary Services Department.

5. That the house when completed be first occupied by the applicant and/or members of his immediate family.

5. To prevent unauthorised development.

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the site as indicated on the site location map from any further development apart from the construction of agricultural structures which would be considered exempted development.

6. In the interest of the proper planning and development of the area.

7. That details of the proposed vehicular access shall be submitted to and agreed with the Roads Department prior to the commencement of development.

7. In order to comply with the requirements of the Roads Department.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Slievethoul, Brittas for P. Owens.

CONDITIONS

REASONS FOR CONDITIONS

8. That prior to the commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed with the Planning Authority.

8. In the interest of visual amenity.

9. That the derelict house on the field of 1.78 acres to the south which is within the ownership and control of the applicant shall not be used as a dwelling-house.

9. In the interest of the proper planning and development of the area.

SS # CMO

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0556

Date : 11th April 1991

Development : Construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 10th April 1991

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

Date received in Sanitary Services

DUBLIN CO. COUNCIL
25 APR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
30 MAY 1991
Returned. *[Signature]*

FOUL SEWER

Refusal recommended.

This site is situated within the catchment of the reservoir at Blessington. Dublin Corporation have requested that Engineering Services recommend refusal of any septic tank drainage systems in the catchment of their reservoir. Refer to Dublin Corporation, Waterworks Division.

SURFACE WATER

Acceptable proposal taken on board.

Septic tank proposal - refer to S.O.L. Dept.

[Signature]
W. L. Hillin 23/5/91.

[Signature]
23/5/91

Register Reference : 91A/0556

Date : 11th April 1991

ENDORSED _____ DATE _____

WATER SUPPLY No to to water main in this area
well proposed.

[Signature]
30/4/91

ENDORSED *[Signature]* DATE 1/5/91

[Signature] 28/5/91

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/0556

Proposed: BUNGALOW AND SEPTIC TANK.

At: BLIEVETHOW, BRITTONS.

By: MR. PETER OWENS.

Plans lodged: ADDITIONAL INFORMATION REQUESTED

Architect: MR. COLBERT.

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

The above proposal is acceptable subject to,
(1) detailed plan of the septic tank to be submitted,
(2) evidence of adequate and potable water supply to be submitted.

NOTE:
2 TRIAL HOLES WERE
INSPECTED IN THE NEARLY PROPOSED
PERCOLATION AND RESERVE PERCOLATION
AREAS. 7 1/2" DEEP - DRY
SOIL SUITABLE

Sta Devine
for John O Keilly SHHO
16/9/91

Peter Owens
16/9/91

FAX 724896 18/9/91

ATTENTION ROSE KEENE

FROM DAVEN
16/9/91

Geraldine

Dublin Corporation

Bárdas Átha Cliath

ENGINEERING SERVICES



K.C. O'DONNELL

B.E., C.Eng., F.I.E.I., M.I.W.E.M.

DUBLIN CHIEF ENGINEER.

WATERWORKS,
68/70 MARROWBONE LANE,

DUBLIN 8.

TELEPHONE 543444

FAX 534849

W/MP/CMcG/SMP.Owe

24th July, 1991.

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

RE: Planning Application Ref No. 91A/0556 - P. Owens - Bungalow
and septic tank at Slievethoul, Brittas, Co. Dublin.

=====

Dear Sir,

This Department has no objection to the proposal.

Yours faithfully,

M. Phillips,
A/DIVISIONAL ENGINEER.

25 JUL 91

M.J. O'CONNELL. B.E., C.Eng. M.I.E.I., M.I.W.E.M.
Divisional Engineer — Production.

M.S. MURPHY. B.E., C.Eng. M.I.E.I.
Divisional Engineer — Maintenance.

EASTERN HEALTH BOARDP.C. _____ Reg. Ref: 9/A/556Proposed: BUNGALOW AND SEPTIC TANK,At: SLEEVETHOUL BRITTASFor: MR. P. OWERS.Plans lodged: 10/4/91.Architect: MR. COURANT.

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

SEE PREVIOUS REPORT - HILARY MALLON.
26/6/91.

A TRASH HOLE WAS INSPECTED ON THIS SITE
BY HILARY MALLON ON 5/7/91. AS THE SOIL DID NOT
SEEM SUITABLE FOR SEPTIC TANK DRAINAGE, PERCOLATION
TESTS WERE REQUIRED.

Percolation tests were carried out on this site
ON THE 22/7/91 AND 23/7/91. AND FAILED.

FROM THE RESULTS OF THE ABOVE THIS SITE DOES
NOT SEEM TO BE SUITABLE FOR SEPTIC TANK DRAINAGE.

Ata Devine
for John O'Leary JPHO
5/9/91.

Peter Cowles
5/9/91

I

Register Reference : 91A/0556

Date : 18th April 1991

Development : Construction of bungalow and septic tank

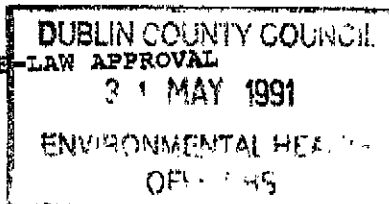
LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.DARLEY

Date Recd. : 10th 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,

Paul Galvin

PRINCIPAL OFFICER

Additional information is requested re.

location of proposed soakaway.

1. levels of site.

2. location and layout of reserve permeation area.

3. plan of septic tank.

4. Dimension of the level section of the site to indicate its capacity to facilitate this proposal.

5. Evidence of site suitability for septic tank drainage.

6. Guidance of adequate and potable water supply.

7. Distance of well from perc. area to be at least 20m.

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

Hilary Muller

26/6/91

*Sta Davine
for John O'Reilly SEHO
26/6/91*

END

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed house and septic tank at Slievethoul, Brittas
for P. Ownes.

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

Reg. Ref. 91A/0556
Appl. Rec'd: 10.04.91
T.X.'s up to & incl. 10.08.91
Fur. T.X. let. rec'd: 08.08.91
Fur. T.X. up to: 20.09.91

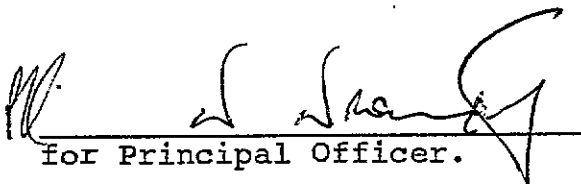
Report of the Dublin Planning Officer, dated 8 August 1991

This is an application for a house and septic tank at Slievethoul, Brittas.

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 further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 20 September 1991.

I recommend that the period to be extended accordingly.

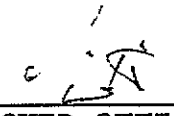
Reason: To facilitate full consideration of the application.



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: 7 August, 1991.



APPROVED OFFICER

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

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



SENIOR STAFF OFFICER.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow and septic tank at
Slievethoul, Brittas for P. Owens.

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

Reg. Ref. 91A/0556
Appl. Rec'd: 10.04.1991
Time Ext. let. rec'd: 05.07.1991
Time Ext. up to: 10.08.1991

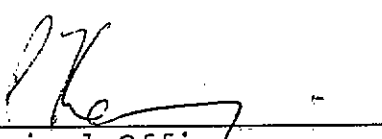
Report of the Dublin Planning Officer, dated 8 July 1991

This is an application for construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

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 further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 10th August, 1991.

I recommend that the period to be extended accordingly.

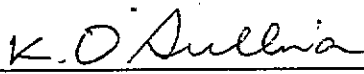
Reason: To facilitate full consideration of the application.



for Principal Officer.

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

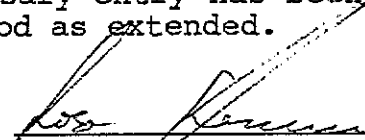
Dated: 8 July, 1991.



Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th July, 1991.

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



SENIOR STAFF OFFICER.

REVISED REPORT

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

LOCATION: Plainthoul Cottas

REG. REF. 91A/055

APPLICANT: P. Babus

91A/556

PROPOSAL: Construct Bangalore and Septic Tank

(2) Date Referred:

FOUL SEWER Refusal Recommendation.

(3) Rec'd San. Ser.

① There are a number of existing premises in close proximity to this proposal which are dependent on Septic Tank drainage. Granting of this proposal would represent an unacceptable proliferation of septic tanks in a relatively confined area, which could create conditions prejudicial to public health.

(4) Dispatched from San. Services.

② The site lies within the Catchment Area of the Glassington Lakes which serves the Postoffice Treatment Plant, further contamination of the ground water serving these lakes could create conditions prejudicial to public health.

(5) Date to Planning

SUPERVISOR'S COMMENT

Send proposal over to B.S.L. Dept.

(6) Date to Planner

R. S. S. S.
2.7.91

(7) D.P.O. report to be submitted before

(8) D.P.O. report submitted to S.A.O.:

(9) Decision due:

ENDORSED _____

DATE _____

Mary Darley.

Register Reference : 91A/0556

Date : 18th April 1991

Development : Construction of bungalow and septic tank

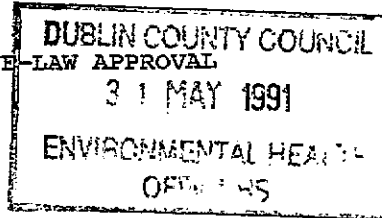
LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.DARLEY

Date Recd. : 10th April 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 SECT
Date1:07.91.....
Time.....9:05.....

Yours faithfully,
Paul Tobin
PRINCIPAL OFFICER

Additional information is requested re.

1. location of proposed soakaway.
2. levels of site.
3. location and layout of reserve percolation area.
4. Plan of septic tank.
5. Dimension of the level section of this site to indicate its capacity to facilitate this proposal.
6. Evidence of soil suitability for septic tank drainage.
7. Evidence of adequate and potable water supply.
8. Distance of well from perc. area to be at least 200.

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

Hilary Mullen

26/6/91

Gta Devine
for John O'Keilly SBHG
26/6/91

ADP

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow and septic tank at Slievethoul, Birttas, for P. Owens.

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

Reg. Ref. 91A/0556
Appl. Rec'd: 10.04.91
Time Ext. let. rec'd: 07.06.91
Time Ext. up to: 10.07.91

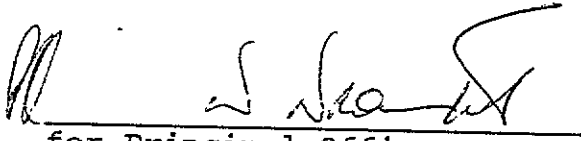
Report of the Dublin Planning Officer, dated 7 June 1991

This is an application for construction of bungalow and septic tank at Slievethoul, Birttas, for P. Owens.

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 10 July, 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: 7 June, 1991.


Assistant City & County Manager

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

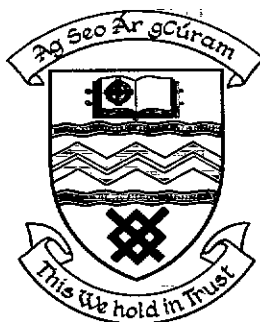
NOTE: I have checked that the necessary entry has been made recording details of the period as extended.


SENIOR STAFF OFFICER.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Date : 21st May 1996

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993

Register Reference : 91A/0556/C1

Development : Construction of bungalow and septic tank. Compliance re. condition nos. 7 and 8.

Location : Slievethoul Brittas

Applicant : P. Owens
Slievethoul, Brittas,
Co. Dublin.

App. Type : Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 17/05/96.

Yours faithfully,


.....
for SENIOR ADMINISTRATIVE OFFICER

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

MJ.

MJ

169 Forest Hills,
Rathcoole,
Co. Dublin.




The Secretary,
South Dublin County Council,
The Square,
Tallaght,
Co. Dublin.

Re: Bungalow and Septic Tank at Slievethoul, Brittas, Co. Dublin for P. Owens
Reg. Ref. No. 91A/0556
Decision Order No. P/4469/91 Dated 19.09/91

Dear Sir,

In accordance with conditions Nos.7 and 8 of the above Planning Permission, I submit the enclosed drawing showing the proposed access from the site in question to the adjoining laneway and the landscaping treatment along the boundaries fronting the house to the main road and the laneway.

Yours Faithfully,


Tony Colbert
15th May 1996.

Completed
2-2-0

MK 20/5/96.

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/

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

To T. Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.
Applicant P. Owens

Decision Order Number and Date P/4469/91 19.09.91
Register Reference No. 91A/0556
Planning Control No.
Application Received on 10.04.91
T.X. up to & incl. 20.09.91

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 for -

bungalow and septic tank at Slievethoul, Brittas.

SUBJECT TO THE FOLLOWING CONDITIONS

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 the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975 available from Eolas.	4. In order to comply with the requirements of the Sanitary Services Department.
5. That the house when completed be first occupied by the applicant and/or members of his immediate family.	5. To prevent unauthorised development.

Over

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

19 September 1991
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the site as indicated on the site location map from any further development apart from the construction of agricultural structures which would be considered exempted development.

7. That details of the proposed vehicular access shall be submitted to and agreed with the Roads Department prior to the commencement of development.

8. That prior to the commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed with the Planning Authority.

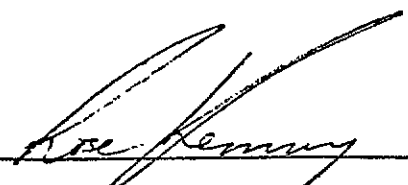
9. That the derelict house on the field of 1.78 acres to the south which is within the ownership and control of the applicant shall not be used as a dwelling-house.

6. In the interest of the proper planning and development of the area.

7. In order to comply with the requirements of the Roads Department.

8. In the interest of visual amenity.

9. In the interest of the proper planning and development of the area.



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.

IMPORTANT NOTICE

(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.

REG. REF. : 91A/0556/C1

DATE : 19/06/96


RE: Construction of bungalow and septic tank, (compliance re. Condition No.'s 7 & 8) at Slievethoul, Brittas for P. Owens, Slievethoul, Brittas, Co. Dublin.

Dear Sir,

I refer to your submission received on 17/05/96 to comply with Condition No.'s 7 & 8, of grant of permission, Order No. P/4469/91 dated 19/9/91, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory *in respect of both conditions.*

Yours faithfully,



for Senior Administrative Officer

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

P/1146/96.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: S91A/0556/C1 App. Date: 17/05/96

Correspondence

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

Development: Construction of bungalow and septic tank.
Compliance re. Condition No's. 7 & 8.

Location: Slievethoul, Brittas.

Applicant: P. Owens,
Slievethoul, Brittas,
Co. Dublin.

App. Type: Compliance with Conditions.

Zoning:

Report of County Planning Officer dated 17/6/96.

This is a submission for COMPLIANCE with Condition No.'s 7 & 8, of Grant of Permission, Order No. P/4469/91, dated, 19/9/91, in connection with the above.

Condition No. 7 states:

"That details of the proposed vehicular access shall be submitted to and agreed with the Roads Department prior to the commencement of development.

REASON:

In order to comply with the requirements of the Roads Department".

Condition No. 8 states:

"That prior to the commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed with the Planning Authority.

REASON:

In the interest of visual amenity".

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Roads Department have indicated that proposal is acceptable. Screen planting along roadside boundary to screen the house. The applicant should be written to and informed that the submission received by the Planning Authority on 17/05/96 is in compliance with Conditions No's. 7 & 8 of decision to grant planning permission Ref. 91A/0556. *is acceptable*

Michael Deller
.....
for County Planning Officer

Endorsed: *[Signature]*
~~for~~ Senior Administrative Officer *[Signature]*

ORDER: Applicant to be informed as set out in the above report.

DATED: *19th* June, 1996

[Signature]

Approved Officer

to whom the appropriate powers have been delegated by order of the County Manager dated 04.06.1996.

BW 2105

SOUTH DUBLIN COUNTY COUNCIL

REG. REF: 91A/0556
DEVELOPMENT: Bungalow and septic tank
LOCATION: Slievethoul, Brittas, Co. Dublin
APPLICANT: P. Owens
DATE LODGED: 15.5.1996

The above refers to compliance.

Roads are satisfied with the proposed access for the above development.

DN/PO'R
21.5.1996

SIGNED: D. Misk

DATE: 2/5/1996

ENDORSED: _____

DATE: _____

Copy

169 Forest Hills,
Rathcoole,
Co. Dublin.

The Secretary,
South Dublin County Council,
The Square,
Tallaght,
Co. Dublin.

Re: Bungalow and Septic Tank at Slievethoul, Brittas, Co. Dublin for P. Owens
Reg. Ref. No. 91A/0556
Decision Order No. P/4469/91 Dated 19.09/91

Dear Sir,

In accordance with conditions Nos.7 and 8 of the above Planning Permission, I submit the enclosed drawing showing the proposed access from the site in question to the adjoining laneway and the landscaping treatment along the boundaries fronting the house to the main road and the laneway.

Yours Faithfully,



Tony Colbert
15th May 1996.

Re- Compliance

Our Ref: PL 6/5/87118
P.A. Reg. Ref: 91A/556

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

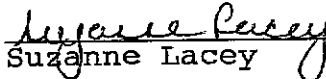
Date: 28th January 1992.

Appeal re: Bungalow and septic tank at Slievethoul,
Brittas, County Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, has been withdrawn.

Yours faithfully,

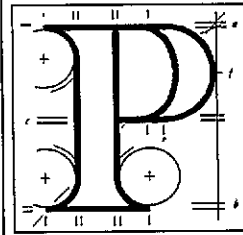

Suzanne Lacey

BP 302

29. JAN 92

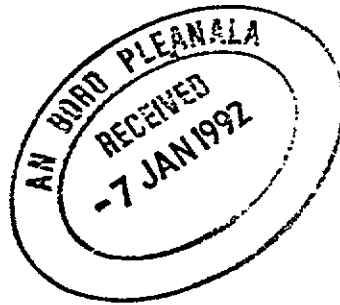
LI
J/v

An Bord Pleanála



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

DEVELOPMENT
- 2 FEB 1992
CONTROL



169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re: House and septic tank at Slievethoul, Brittas for Mr.
Peter Owens
Reg. Ref. No. 91A/0556.
Your Ref. PL 6/5/87118

Dear Sir,

X I wish, on behalf of my client, Peter Owens, to withdraw the
appeal referred to above.

Yours Faithfully,

A handwritten signature in cursive script, appearing to read "T. Colbert".

T. Colbert.
3rd January 1992

Our Ref: PL 6/5/87118
P.A. Reg. Ref: 91A/556

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

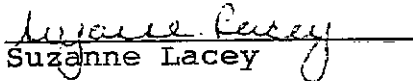
Date: 28th January 1992.

Appeal re: Bungalow and septic tank at Slievethoul,
Brittas, County Dublin.

Dear Sir/Madam,

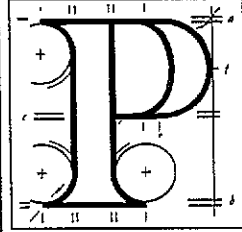
The above-mentioned appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, has been withdrawn.

Yours faithfully,


Suzanne Lacey

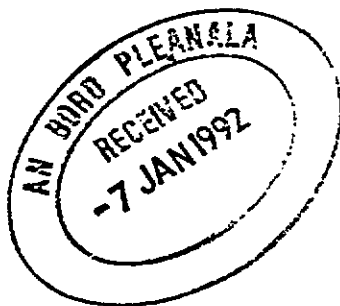
BP 302

DL
9/2
An Bord Pleanála



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





169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re: House and septic tank at Slievethoul, Brittas for Mr.
Peter Owens
Reg. Ref. No. 91A/0556.
Your Ref. PL 6/5/87118

Dear Sir,

X I wish, on behalf of my client, Peter Owens, to withdraw the
appeal referred to above.

Yours Faithfully,

A handwritten signature in cursive script, appearing to read "T. Colbert".

T. Colbert.
3rd January 1992

Our Ref: PL 6/5/87118
P.A. Reg. Ref: 91A/556

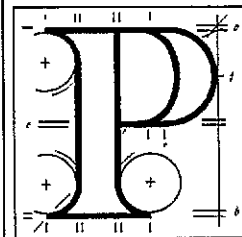
Recd
7/11

PH

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

03 JAN 92

An Bord Pleanála



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

Date: 31st December 1991.

Appeal re: Bungalow and septic tank at Slievethoul,
Brittas, 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 fourteen days from 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.

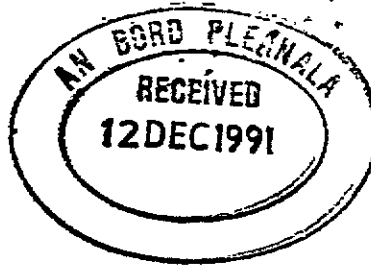
Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

RECEIVED
PLANNING
1992

obs



169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re: House and septic tank at Slievethoul, Brittas for Mr.
Peter Owens
Reg. Ref. No. 91A/0556.
Your Ref. PL 6/5/87118

Dear Sir,

Further to the letter to you dated 25/11/91 from Edward Conroy and also regarding his previous letter dated 5/11/91 I would like to comment as follows:-

All the information contained in the earlier correspondence from Mr. Conroy was supplied by Mr. Peter Owens to the Planning Officer, Mr. Cremmins during the course of the various meetings and discussions prior to the submission of the Planning Application.

No doubt these factors were taken into consideration by the Planning Officers when making their decision.

Yours Faithfully,

A handwritten signature in cursive script, appearing to read "T. Colbert".

T. Colbert.
4th December 1991

Our Ref: PL 6/5/87118
P.A. Reg. Ref: 91A/556

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

Date: 4th December 1991.

Appeal re: Bungalow and septic tank at Slievethoul,
Brittas, 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.

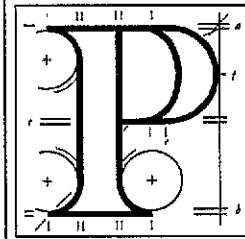
BP 555

DEVELOPMENT
CONTROL

wm/rel

PK

An Bord Pleanála



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

11/12/91
6 DEC 91

Glenview House,
Slievethoul,
Brittas,
Co. Dublin.

25.11.91

Attn: Mr. Kevin Carleton,
Bord Pleanala,
Irish Life Centre,
Abbey Street,
Dublin 1.

REF: Our Letter Appealing against a Decision
to Grant Mr. P. Owens Planning Permission
on Ref. No. 91/A/554

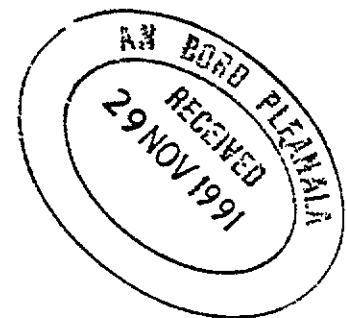
Dear Mr. Carleton,

Since you have already transferred our appeal against
Ref. No. 91/A/554 to Ref. 91/A/556 this letter is to confirm
that the objection lodged can now stand against REF. NO.
91/A/556.

Yours faithfully,

Edward Conroy

EDWARD CONROY.



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

Our Ref: 91A/0556

Your Ref.: PL6/5/87118

3 December 1991.

Re: Proposed bungalow and septic tank at Slievethoul, Brittas
for P. Owens.

Dear Sir/Madam,

I refer to your letter dated 22nd October, 1991, enclosing correspondence with regard to the above appeal and letter dated 9th October, 1991 from T. Colbert.

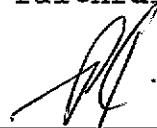
The Planning Authority's comments are as follows:-

The planning rationale for granting planning permission for this one bungalow (91A/556) is contained in the Planning Officer's report dated 19/9/91.

An application for a replacement house on an adjoining site of 1.78 acres (91A/555) was withdrawn. Due to the proximity of an adjacent well it is unlikely that this house could have been permitted in this location and the current proposal, i.e. 91A/556 can be regarded as a replacement for the existing derelict house in that field in a more acceptable location.

Condition (6) requires a Section 38 Sterilisation Agreement to be entered into for the 3.6 acre site of 91a/556 only, i.e. the remaining applicant's land south of the public road is not sterilised. Consequently, the applicant could apply for a further dwelling on this land if he so wished. However, any such application would be examined on its merits having regard to the provisions of the Development Plan. In the current Plan the land is zoned 'G' "to protect and improve high amenity areas" (Para. 2.26.4 refers).

Yours faithfully,



for Principal Officer.

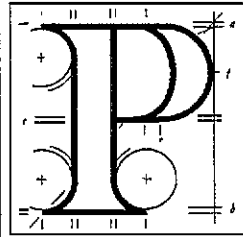
Our Ref: PL 6/5/87118
P.A. Reg. Ref: 91A/556

J.M. JH

Ken
15/11

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

An Bord Pleanála

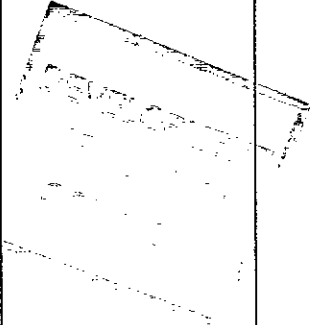


Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

14 NOV 91

Date: 12th November 1991.

Appeal re: Bungalow and septic tank at Slievethoul,
Brittas, 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 fourteen days from 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 sincerely,

Obs
—

Suzanne Lacey
Suzanne Lacey

BP 553A

Glenview House,
Slievethoul,
Brittas,
Co. Dublin.

5 November 1991

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

RE; PLANNING APPLICATION NUMBERS: 91\A 0554 (Map inc. REF 2)
91\A 0555 (REF 4)
91\A 0556 (REF 3)

APPLICANT : P. OWENS
LANDS AT SLIEVETHOUL, BRITTAS CO. DUBLIN.

Dear Sirs,

I wish to appeal against a notification of decision to Grant Planning Permission By Dublin County Council to P. Owens. Reqd. Ref Number 91\A 0554 Decision Order Number & Date P\4909\91 17.10.91

I Edward Conroy am a resident of the above address since 1956. The Owens family resided in Ballymore Eustace, Co. Kildare and returned to Brittas approx 10 years ago where they built a Bungalow (REF E). They were willed a neighbouring farm from the late Mr. B. Higgins of 27.5 acres in 1986. (Please see map)

I would like you to consider the following points.

- (1) The proposed site would be located in a zoned high amenity area.
- (2) The proposed development would contribute to other prospective housing development in an unserved rural area served by a sub-standard road system. (REF D).
- (3) The proposed dwellinghouse is to be located on the foundations of existing ruins. Please note (REF G) is already the replacement dwelling for these ruins.
- (4) Please bear in mind that the applicants family are of a young age and that they currently enjoy two dwellings already (REF E & G) and an option to rebuild on (REF H) which the applicant had on the market for sale in 1990.

AN BORD PLEANALA
Received <u>9/11/91</u>
Fees: <u>£15 chq.</u>
Receipt No. <u>325992</u>

P.T.O.

I would like to state that if the applicant receives permission regarding his submissions to the Planning Department he will be the owner of THREE additional dwelling sites in a high amenity area!!!

Also as regards other residents receiving planning permission for ONE site for their own private dwelling in a high amenity area, it has been necessary to freeze their remaining lands. Will this condition apply to the above applicant?

I would be grateful if you would consider the above points when you make your final decision.

Thanking you in anticipation

Yours sincerely

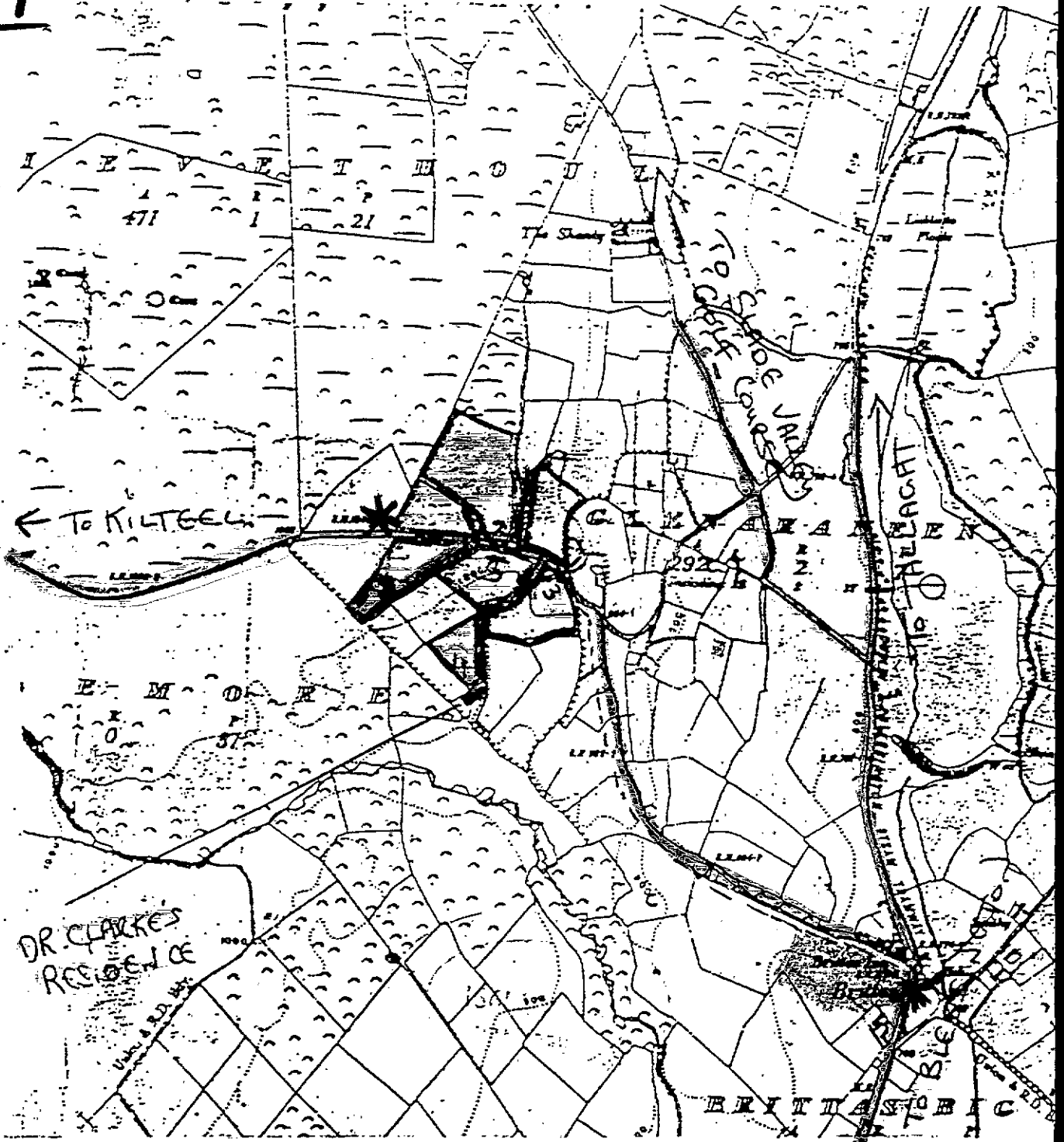
Edward Conroy




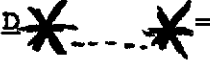
EDWARD CONROY.

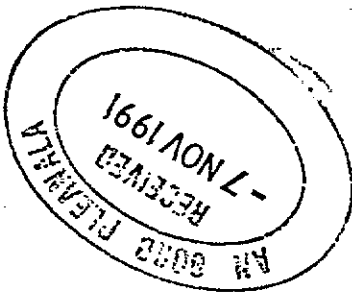
£15-00 objection fee enclosed.
91/A0554 IS ALREADY UNDER APPEAL



OCT '91



- A  = 27.5 ACRES OWNED BY MR & MRS P. OWENS.
- B  = CONROY'S RESIDENCE
- C  = MAIN & BYE ROADS
- D  = APPROX 40 OPENINGS ONTO NARROW, WINDING
BYE ROAD (0.7 OF A MILE)
- E 1 = MR & MRS P. OWENS RESIDENCE
4 BEDROOM BUNGALOW
- F 3,4,5 = PROPOSED SITES FOR THEIR 3 FAMILY MEMBERS
(AGEING FROM 11 TO 21)
- G 2 = SITE ALREADY CONSISTS OF A 3 BEDROOM FARM
HOUSE. OCCUPIED FOR A TOTAL OF SIX MONTHS
SINCE 1986.
- H 4 = 2 ACRE SITE WITH COTTAGE FOR AUCTION WITH
FITZGERALD AUCTIONEERS BACK IN 1990.
SALE WITHDRAWN.



COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/ 87118

Our Ref.: 914/0356

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: Construction of building on site

Applicant: P.O. [unclear]

Dear Sir,

With reference to your letter dated _____ 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.

Dist. Ind. 2-17 27/3/91

(4) The plan(s) received from the applicant on 07/1.

(6) & (7) A certified copy of Manager's Order P/4469/1.

DATED, 1/1/91 together with technical reports in connection with the application.

(8) 11.1.91 to 13.1.91

Yours faithfully,

P. J. [unclear]
for Principal Officer.
Encls.

Our Ref: PL 6/5/87118
Your Ref: 91A/556

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

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
23 OCT 1991

Date: 22nd October 1991

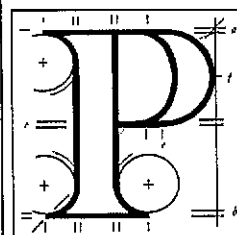
Planning authority decision re: Bungalow and septic tank at Slievethoul, Brittas, County Dublin.

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.

25/10
An Bord Pleanála



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

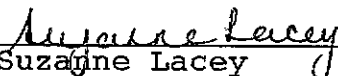
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the 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.

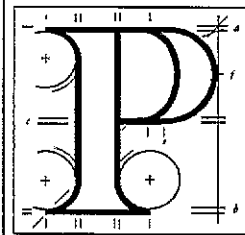
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

RECEIVED
18/10/91
£50 cash
Receipt No. B. 25317

169 Forest Hills,
Rathcoole,
Co. Dublin.

18th October, 1991.

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Lr. Abbey St.,
Dublin. 1.

Re: Bungalow and Septic Tank at Slievethoul, Brittas, Co. Dublin
for Mr. Peter Owens.

Reg. Ref. No. 91A/0556

Dear Sir,

I wish, on behalf of my client Peter Owens, to appeal condition No. 9 on the decision of Dublin Co. Co. Planning Dept. to grant permission to the above project.

The grounds for my appeal are:-

1. Condition No. 6 requires Mr. Owens to enter into an agreement under Section 38 of the Local Government (Planning and Development) Act 1963 sterilizing the remainder of the site on which the house in this application stands.

Mr. Owens has sought legal advice and it is Counsel's opinion that if condition No. 9 is accepted a further 1.78 acres is effectively sterilized thus precluding any further applications by Mr. Owens or his family, i.e. this house is a replacement house for the derelict one on the 1.78 acres.

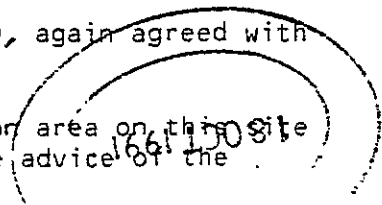
2. This application 91A/0556 for a bungalow and septic tank was submitted at the same time as an application for the demolition of the derelict house and the erection of a dormer bungalow and septic tank on the 1.78 acre site; Reg. Ref. 91A/0555. Both of these applications were submitted after consultations with the planning officers of Dublin Co. Council.

These consultations resulted in the planning officers locating the bungalow where indicated on application 91A/0556, agreeing the type of bungalow and finishes etc.

Application 91A/0555 was for a dormer bungalow, again agreed with the planners as to location, house type etc.

The location of the septic tank and percolation area on this site was deemed to be unacceptable, however, on the advice of the

By hand
EMCG



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

Reg. Ref. 91A/0556

8 July 1991

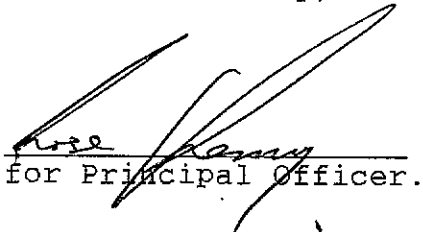
Re: Proposed construction of bungalow and septic tank at
Slievethoul, Brittas for P. Owens.

Dear Sir,

With reference to your planning application received here on 10th April, 1991 (letter for extension period received 5th July, 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 further extended up to and including 10th August, 1991.

Yours faithfully,


for Principal Officer.

Planning Officer, in order that a refusal should not issue on this application, it was withdrawn thus leaving the way open to submit a revised application overcoming the difficulties of the septic tank and percolation area, at a later date. I enclose a copy of the letter from the Planning Authority noting the withdrawal. This letter is dated 16th September 1991 while the decision to grant permission on application /0556 was made three days later. This appears to be a very unfair decision as a time extension could have been sought on /0555 to enable the difficulties be dealt with and it was only on the advice of the Planners that the application was withdrawn.

3. The reason for the condition is given as "In the interest of the proper planning and development of the area".

This is very unreasonable when the entire project was prepared and submitted with the advice and agreement of the Planners. I feel that they would not have advised us to submit a scheme that was contrary to the proper planning and development of the area.

4. Mr. Owens has three children ranging from 12 to 20 and he owns less than 30 acres of hilly ground at Slievethoul Brittas. He has no fortune to leave his children but he is trying to give each of them a site for a house near the family home. The children's maternal grandparent, aunts and uncles live in the surrounding area and they have a strong desire to maintain this family community.

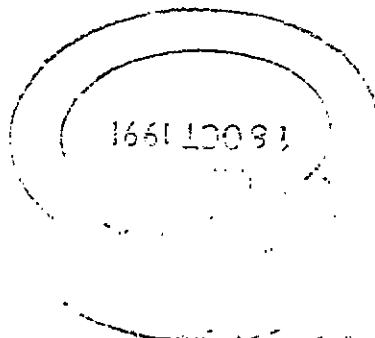
Mr. Owen's eldest daughter is to be married early in 1992 and this house was to be hers but he feels it necessary to appeal this condition and undergo the delay the appeal process will bring in order to right this wrong he feels has been done to him.

To summarise, this application was submitted based on the advice given by the Planners and we have followed their advice to the letter and now it appears that this was bad advice or else the basis for the "proper planning and development of this area" was changed during the course of the processing of this application.

Yours faithfully,



T. COLBERT, Sip. Arch. Tech.



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 **T. Colbert,** Decision Order **P/4469/91 19.09.91**
 Number and Date
169 Forest Hills, Register Reference No. **91A/0556**

Rathcoole, Planning Control No.
Co. Dublin. Application Received on **10.04.91**
 Applicant **P. Owens** T.X. up to & incl. **20.09.91**

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:-
..... bungalow and septic tank at Slievethoul, Brittas.

SUBJECT TO THE FOLLOWING CONDITIONS

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 the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975 available from Eolas.	4. In order to comply with the requirements of the Sanitary Services Department.
5. That the house when completed be first occupied by the applicant and/or members of his immediate family.	5. To prevent unauthorised development.

Over

Signed on behalf of the Dublin County Council

Rose Henry
For Principal Officer

19 September 1991
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the site as indicated on the site location map from any further development apart from the construction of agricultural structures which would be considered exempted development.

7. That details of the proposed vehicular access shall be submitted to and agreed with the Roads Department prior to the commencement of development.

8. That prior to the commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed with the Planning Authority.

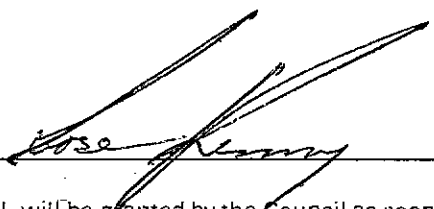
9. That the derelict house on the field of 1.78 acres to the south which is within the ownership and control of the applicant shall not be used as a dwelling-house.

6. In the interest of the proper planning and development of the area.

7. In order to comply with the requirements of the Roads Department.

8. In the interest of visual amenity.

9. In the interest of the proper planning and development of the area.



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.

IMPORTANT NOTICE

- (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.

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

Reg. Ref. 91A/0556

8 August 1991

Re: Proposed ^{bungalow} ~~house~~ and septic tank at Slievethoul, Brittas for P. Owens.

Dear Sir,

With reference to your planning application received here on 10 April 1991, (letter for further extension period received 08.08.91), 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 further extended up to and including 20 September, 1991.

Yours faithfully,

J. de Barents
for Principal Officer.

169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re: House and septic tank at Slievethoul, Brittas for Mr.
Peter Owens 3749 3758 2757
Reg. Ref. No. 91A/0554; 91A/555; 91A/~~556~~

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a time extension on the above applications up to and including 20th September 1991 to enable some details of the Environmental Health Inspectors requirements to be clarified.

Yours Faithfully,



T. Colbert.
7th August 1991

copy to
wtd.
20/9

169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Re House and septic tank at
Slievethoul, Brittas for Mr. P. Owens
Reg. Ref. 91A/0556

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a time extension on the above application up to and including the 10th August 1991, to enable some items to be clarified.

Yours Faithfully,



T. Colbert
2nd July 1991

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

Reg. Ref. 91A/0556

7 June 1991

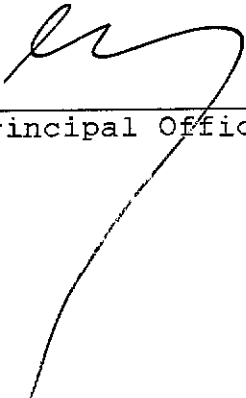
Re: Proposed construction of bungalow and septic tank at
Slievethoul, Brittas, for P. Owens.

Dear Sir,

With reference to your planning application received here on 10th April, 1991, (letter for extension period received 7th June, 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 10th July, 1991.

Yours faithfully,



for Principal Officer.

Rec 7/6/91.

169 Forest Hills
Rathcoole
Co Dublin

Mr. P. Kenny
Planning Dept
Dublin Co. Co.
Irish Life Centre
1, Leinster St
Dublin 1

Re Houses at Sluethood Brittas Co
Dublin for Peter Owens.

Reg Ref. i) 91A/0554

ii) 91A/0555

iii) 91A/0556

Dear Sir,

I wish to have a time extension
on the above applications, of one month
until 10th July 1991

Yours Faithfully

J. C. O'Connell

7-6-91

~~reg relief~~

10/7/91

Sliwethoul

Bettles

co. Dublin.

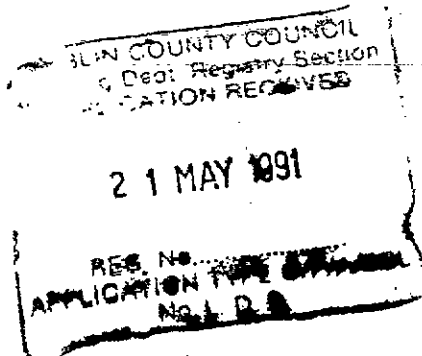
21-5-91.

Dear Mr. Coombs,

I spoke with
the Planner Miss Mary Darley on
Friday the 17th May. She asked me
to outline all the land I ~~own~~
have in blue. I have done this and
hope you find it in order a
total of 27½ acres in relation to
planning permission 91A-0554-0555-0556-

Thanking you.

Peter Coombs

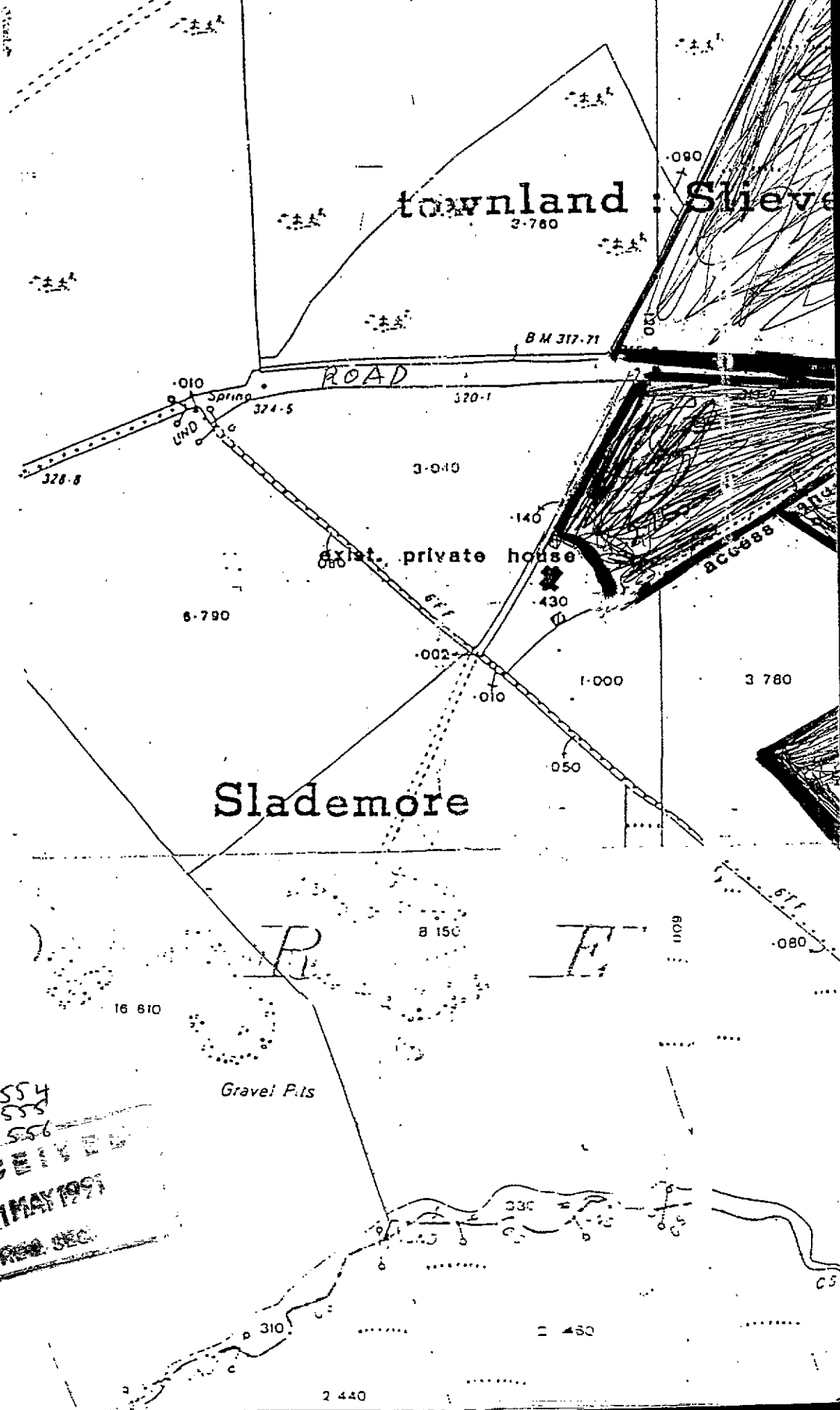


91A | 0554
555
556

1.1.0

Hand A.1

- 1) Show any new Houses (in exact field)
- 2) Show all old Houses.
- 3) Show all sites (Approved) for Houses.



91A/554
 555
 556
RECEIVED
 21 MAY 1991
 RM. SEC.

+ Name of Applicant if possible

MRS. COOTE

theon

ANNT

GILIE

POWELL'S

ANNT

G. PARENT'S Co. Co.

Gravel Pit

Co. Co.

UNCLE

Gravel Pit

SEC H

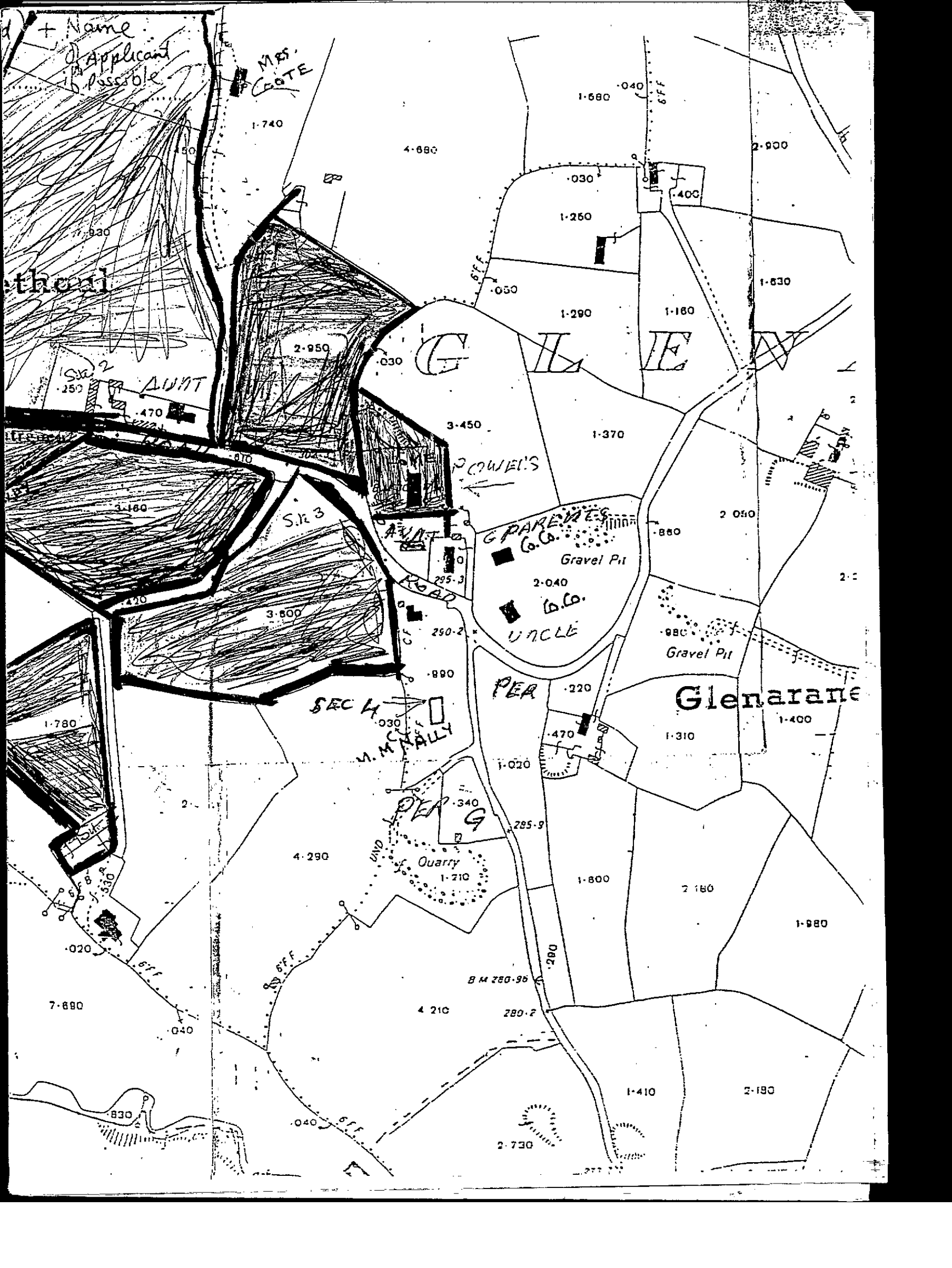
M. M. WALSH

PER

PER G

Quarry

Glenarane



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/0556

Date : 11th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

APPLICANT : P. Owens

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 10th April 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

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



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

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

2. Postal address of site or building SLIEVETHOUL
(If none, give description sufficient to identify) BRITTAS Co DUBLIN

3. Name of applicant (Principal not Agent) PETER OWENS
Address SLIEVETHOUL BRITTAS Co DUBLIN Tel. No. _____

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

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

6. Brief description of proposed development CONSTRUCTION OF HOUSE AND SEPTIC TANK

7. Method of drainage SEPTIC TANK 3. Source of Water Supply WELL

8. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. 32 0/1 Ind 27/3/91

(b) Proposed use of each floor N 35164

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

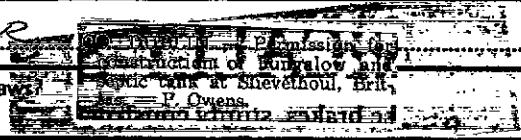
(a) Area of Site 14,569.2 Sq. m.

(b) Floor area of proposed development 133.72 Sq. m.

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

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

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



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

AS RELEVANT

13. List of documents enclosed with application. 4 COPIES LOCATION MAP, SITE PLAN, DETAIL DRGS AND SPECIFICATION, 2 COPIES OF WATER DIVINERS LETTERS, EXPLANATORY LETTER AND COPY OF ADVERTISEMENT

14. Gross floor space of proposed development (See back) 133.72 Sq. m.

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

Fee Payable £ 87 Basis of Calculation £32 + £55

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

Signature of Applicant (or his Agent) P. Colbert Date 9 April '91

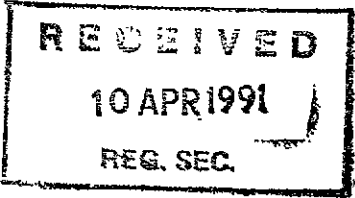
Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 91A/0556 2.12.92

Amount Received £ _____

Receipt No _____

Date _____



24-6

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 ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 35164

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

£ 32.00

10th

day of April 1991

Received this

from T. Owens,

Shieve Thoul

Brittas

the sum of thirty two

Pounds

Pence being 700 for

planning application at Shevethoul

Michael Deane

Cashier

S. CAREY
Principal Officer

Class 1x1

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

[Empty box for Receipt Code]

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

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

BYE LAW APPLICATION.
REC. No. N 35458

£ 55.00

Received this 10th day of April 1991

from T. Owens,
Stievehoul,
Brittas

the sum of Fifty five Pounds

being Fee for bye-law application at Stievehoul

Maureen Deane Cashier

S. CAREY Principal Officer Class A x 1

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

169 Annadale Close,
Forest Hills,
Rathcoole,

Co. Dublin.

10 APR 1991

91A/0556

Re: Houses at Slievethoul, Brittas, for Mr. Peter Owens

Dear Sir,

Please find enclosed application for Planning Permission for house at the above address for my client Peter Owens.

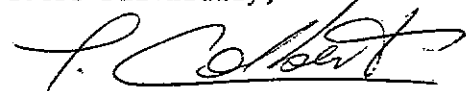
Mr. Owens is a married man with three children and lives on a smallholding of approx. 13 acres at Slievethoul, Brittas in the house marked 'A' on the attached map. His parents-in-law live in house 'B', his Brother-in-law in 'C' and his sister in 'D'.

Mr. Owens is applying for planning permission for three houses, one each for his three children and because of the strong family connection with the area he is anxious that they live near their family.

Two of the applications are for the demolition of derelict houses and outhouses and the erection of a house in these locations, and the third is for a new house opposite his own house.

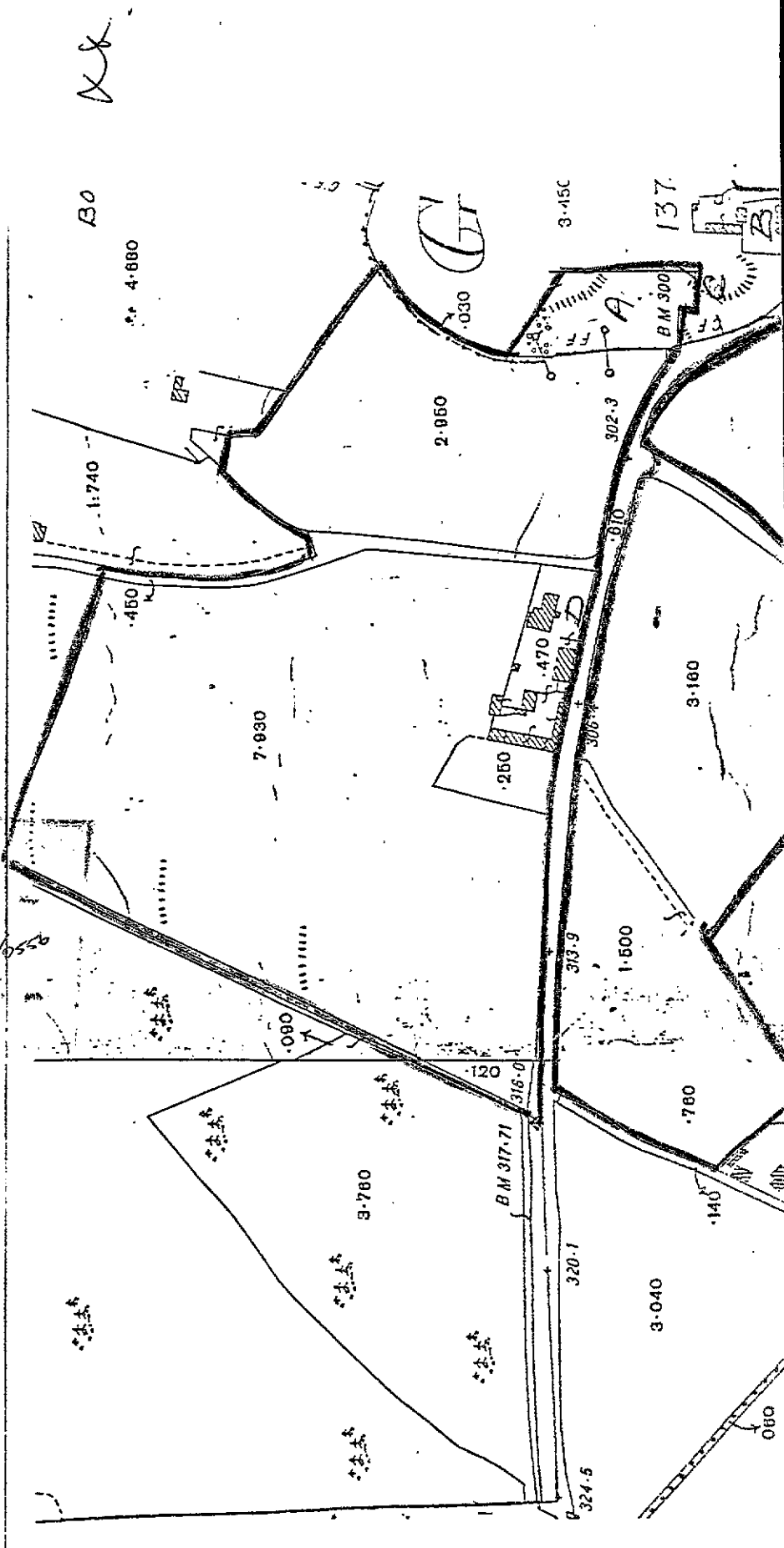
Mr. Owens is willing to sterilise whatever amount of his land as may be deemed necessary in the interests of good planning and will sign any documents required should these permissions be granted.

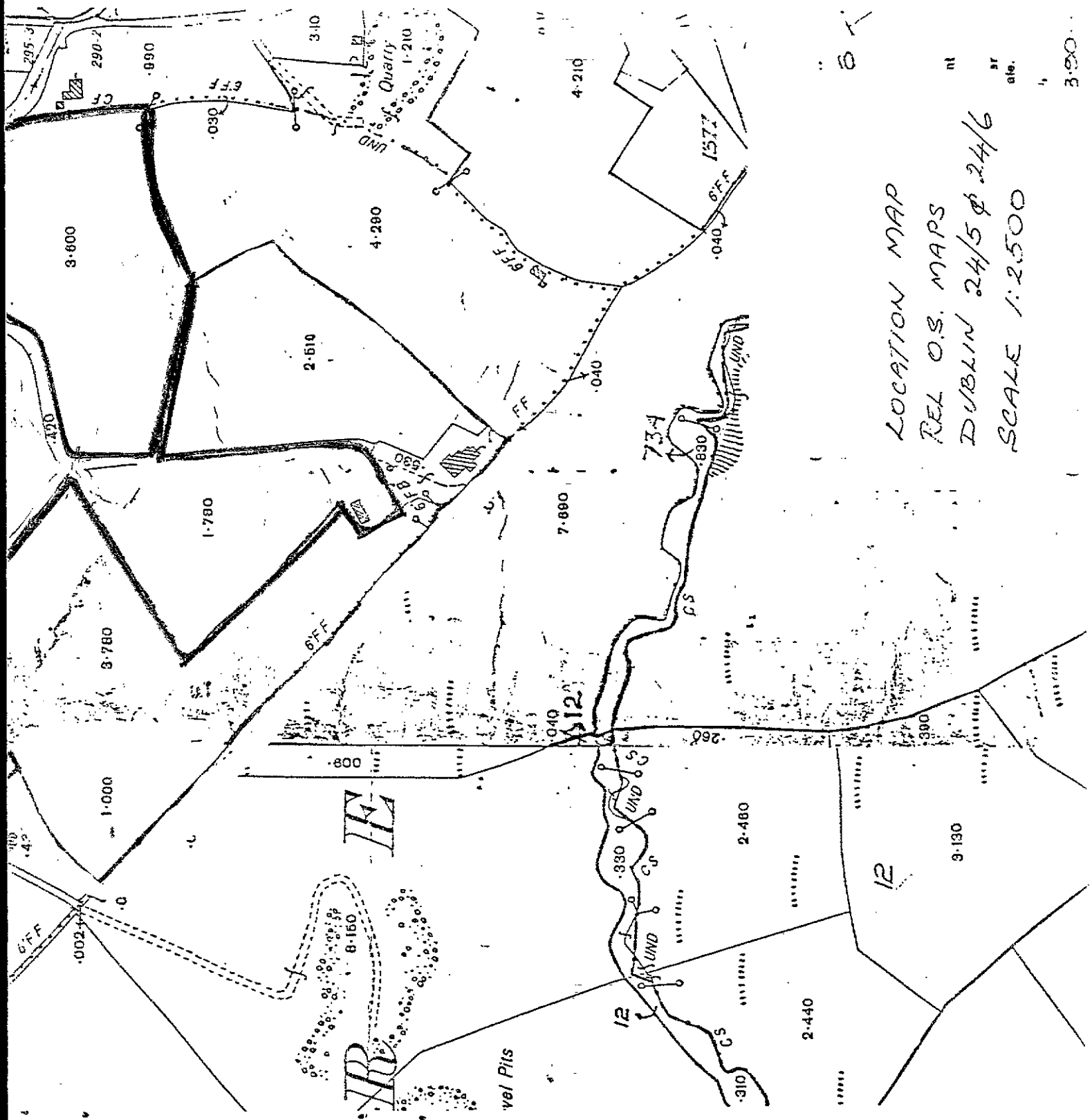
Yours Faithfully,



T. Colbert. Dip. Arch. Tech.,
9th April 1991.

10 APR 1991
918/0356





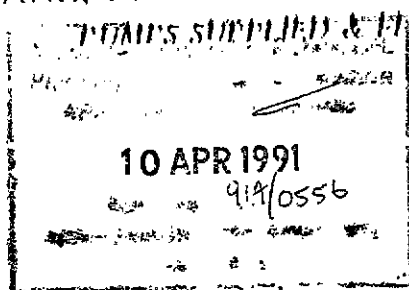
LOCATION MAP
 REL O.S. MAPS
 DUBLIN 24/5 & 24/6
 SCALE 1:2,500

3 0 1
 mt
 at
 ate.
 " 3:50

PAT & MARK DEMPSEY

Well Drilling Contractors

SHEANE, RATHANGAN, CO. KILDARE



QUOTATION NO. 910401
DATE: 03.04.91

MOBILE TELEPHONE: 088/57691
TELEPHONE: 045/24330/24292
VAT NO. 04402460

...3RD APRIL 1991...

TO MESSRS. MR. PETER OWENS, OWENVIEW KENNELLS, GLENANAREEN, BRITTAS.....

Dear Sirs,

We thank you for your enquiry dated 2ND APRIL 1991 reference PMD/PO.....

TO WHOM IT MAY CONCERN:

WITH REFERENCE TO OUR RECENT TELEPHONE CONVERSATION., HAVING DIVINED AT
3 PROPOSED SITES @ SLIEVE TOUHL, BRITTAS, CO. WICKLOW.
I ESTIMATED THAT A DOMESTIC WATER SUPPLY COULD BE OBTAINED AT APPROXIMATELY
80-100'.

I HAVE EXPERIENCED OF DRILLING WELLS IN THE AREA IN THE PAST.

LOOKING FORWARD IN HEARING FROM YOU IN THE NEAR FUTURE;

KINDEST REGARDS;

PAT Dempsey
PATRICK DEMPSEY.
WELL DRILLER.

Delivery.....

Transport.....

SUBJECT TO OUR STANDARD CONDITION OF SALE PRINTED OVERLEAF

2/4/91

Michael Dunne & Sons,
Copper Beech House,
Clonbrin,
Rathangan,
Co. Kildare.
Phone: 045-24389
Well Drilling Contractor

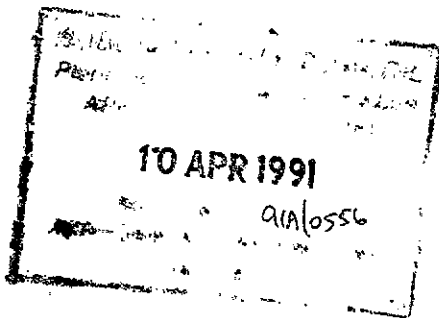
Mr. Peter Owens
Owenvue Kennels
Glenageary
Bairras
Co. Dublin

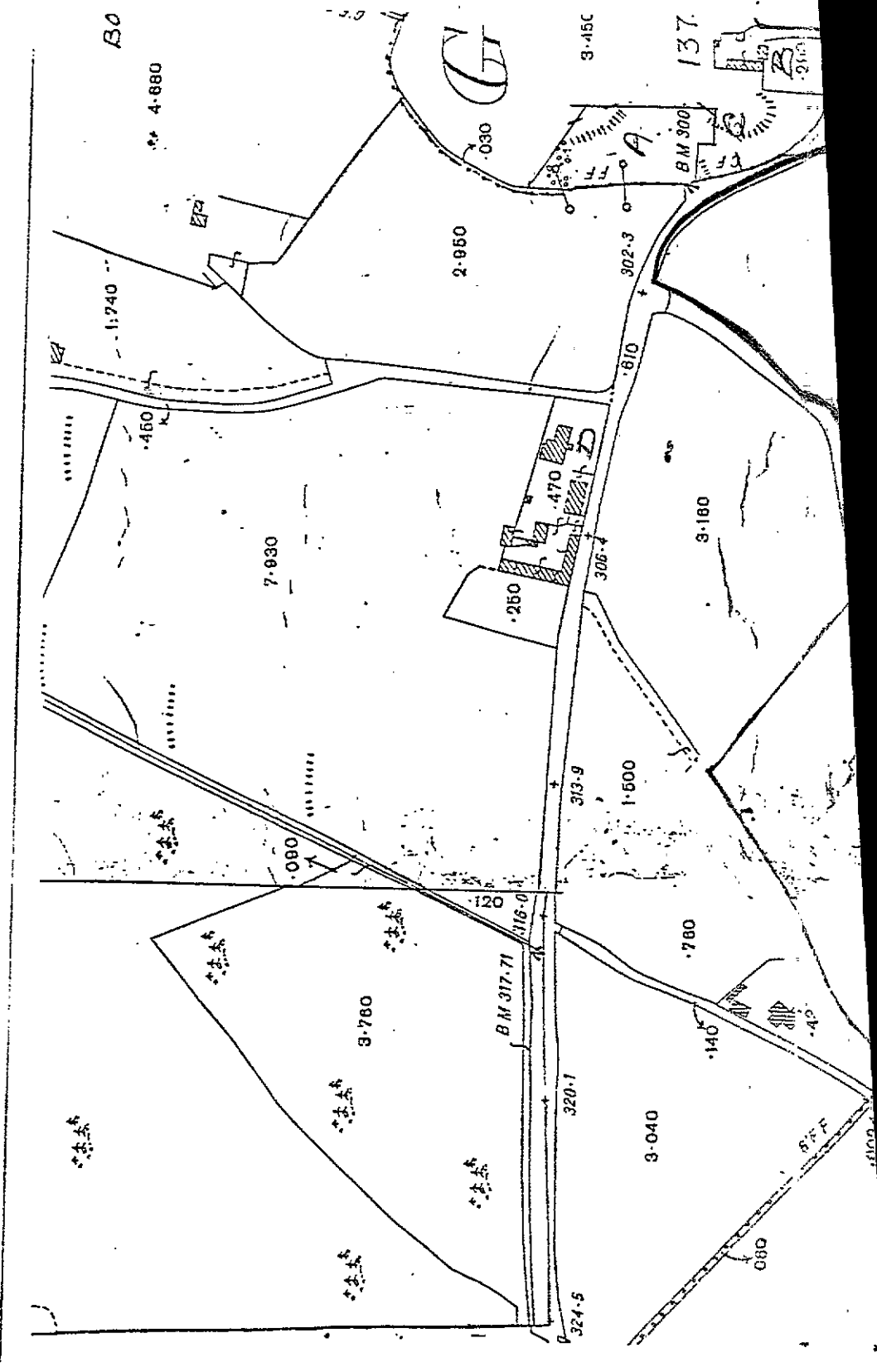
Dear Sir's

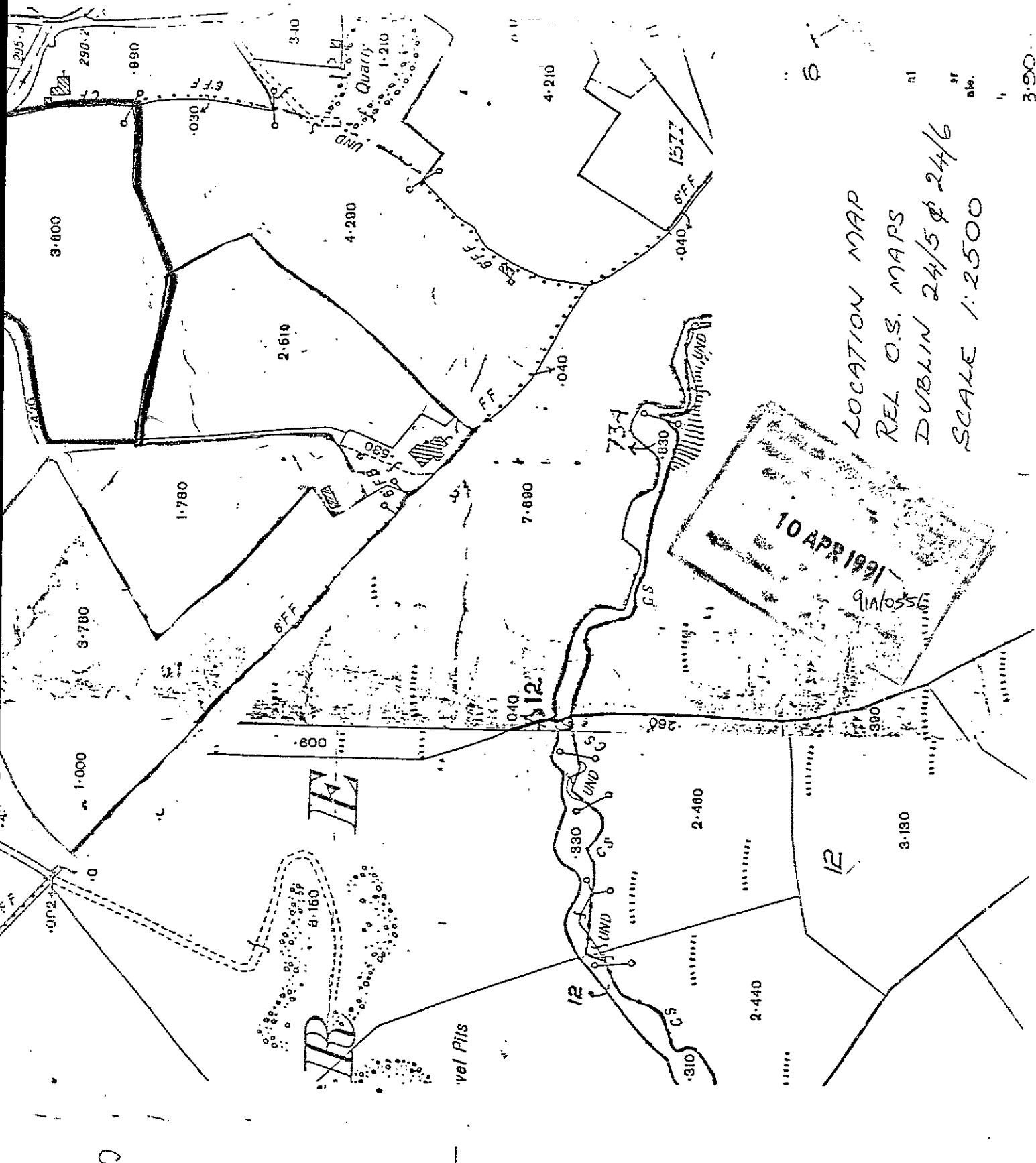
Having surveyed the sites
for the above, I can guarantee
a sufficient water supply.

I have drilled and
worked extensively in the area.

Yours Sincerely
Michael Dunne

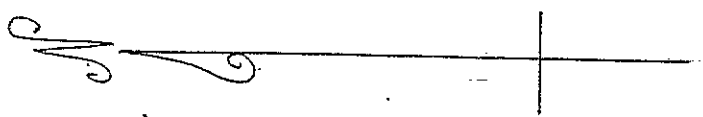






LOCATION MAP
 REL O.S. MAPS
 DUBLIN 24/5 & 24/6
 SCALE 1:2500

10 APR 1991
 GIALOSSE



3.90

SPECIFICATION

FOR

WORK TO BE DONE AND MATERIALS TO BE USED

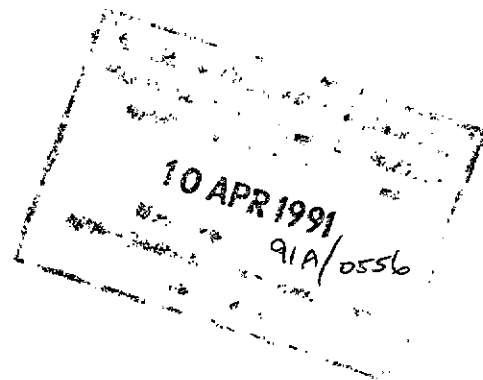
IN

THE ERECTION OF HOUSE AND SEPTIC TANK

AT

SLIEVETHOUL, BRITTAS,
COUNTY DUBLIN,

FOR
PETER OWENS



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

GENERALLY

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

EXCAVATOR

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

CONCRETOR

- * The cement shall be from an approved source and comply in all respects to the relevant Irish Standard Specification. It shall be delivered in the original sealed bags and be stored in a proper manner to avoid deterioration.
- * The fine aggregate shall consist of well graded coarse sand mainly passing a 5mm sieve test.
- * The all-in aggregate shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit, or referred to as 5mm aggregate.
- * Coarse aggregate shall consist of natural gravel, crushed gravel or crushed stone well graded from the nominal maximum sizes referred to hereafter.
- * All concrete mixed on site shall be done so mechanically. Materials shall be mixed dry for at least one minute and for at least one and a half minutes after the water has been added. Mixing must continue until there is a uniform distribution of materials and be all of the same colour and consistency. The consistency should be such that when a handful is taken from the heap and pressed it will retain the shape when the pressure is removed. Facilities for cube taking and testing to be provided for in the tender.
- * Concrete mixes shall be as follows;-
 - Mix A. Footings: 1 part cement to 3 parts sand, (Passing 5mm sieve) to 6 parts coarse aggregate (Passing 38mm sieve).
or
1 part cement to 8 parts all-in aggregate (passing 38mm sieve)
 - Mix B. Floors: 1 part cement to 2.5 parts sand to 5 parts aggregate (38mm sieve)
or
1 part cement to 6 parts all-in aggregate.
 - Mix C. Reinforced Work: Cills, cappings, spud blocks, heads etc.,
1 part cement to 2 parts sand to 4 parts coarse aggregate (20mm sieve)
or
1 part cement to 5 parts all-in aggregate (20mm sieve)
- * The formwork and the time which shall elapse before striking shall be to the approval of the Architect.

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

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

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

* No partially set concrete shall be used or reworked.

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

ee

BRICKLAYER AND BLOCKLAYER

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

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

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

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

*. Walls to be constructed in 100mm block or brick external leaf rendered, 100mm cavity containing 50mm insulation, and 100mm internal leaf plastered.
All block and brick walls are to be built in level courses and be plumb, neatly and properly bonded and keyed into existing work as shown. All vertical joints are to be perpendicular above one another in alternate courses.

All vertical joints are to be thoroughly filled with mortar.

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

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

All cills are to have 150 bearing at both ends.

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

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

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

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

CARPENTER AND JOINER

QUALITY OF TIMBER:

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

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

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

TIMBER SIZES:

* Timber sizes shall be as indicated on the drawings.

* Roof to be constructed as shown. All members to be fitted and well spiked together before loading the roof. Purlins and wall plates to have halved joints. Purlins to be jointed only over block supports.

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

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

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

* Provide and fit 600 x 600 blockboard (18mm) trapdoor in trimmed ope in ceiling to access attic space. Provide for 50 x 18 architrave mitred at corners, around trapdoor ope.

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

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

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

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

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

Provide stainless steel hanging rail below hat shelf.

ROOFER AND TILER

- * The roof covering shall be slates as indicated on the drawings, laid in accordance with the manufacturer's instructions.
- * Battens to be as described and to the centering as recommended.
- * Battens to be laid on untearable sarking felt.
- * The entire area of the roof space i.e. the area over the ceiling joists, is to be insulated with 100 glass fibre quilt laid between the ceiling joists on suitable vapour barrier on ceiling slabs. A clearance of 50mm is to be maintained at all times over the quilt.

ELECTRICIAN

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

* Include for the following light fittings;

Bedrooms: 1 No. overhead central fitting switched at door.
Bathroom: 1 No. overhead central fitting switched in hall.
Living/Dining Room: 2 No. overhead fittings separately switched at door. 2 No. wall fittings switched at door.
Kitchen: 1 No. overhead central fitting switched at door.
Concealed striplighting to kitchen units switched locally.
Hall: 2 No. overhead fittings switched at hall door and outside kitchen door.
Attic: 1 No. overhead fitting switched inside trapdoor.
Exterior: 2 No. bulkhead fittings-front and rear-switched in hall and kitchen. 1 No. wall mounted globe fitting outside main door, switched in hall.

Include for the following power points;

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

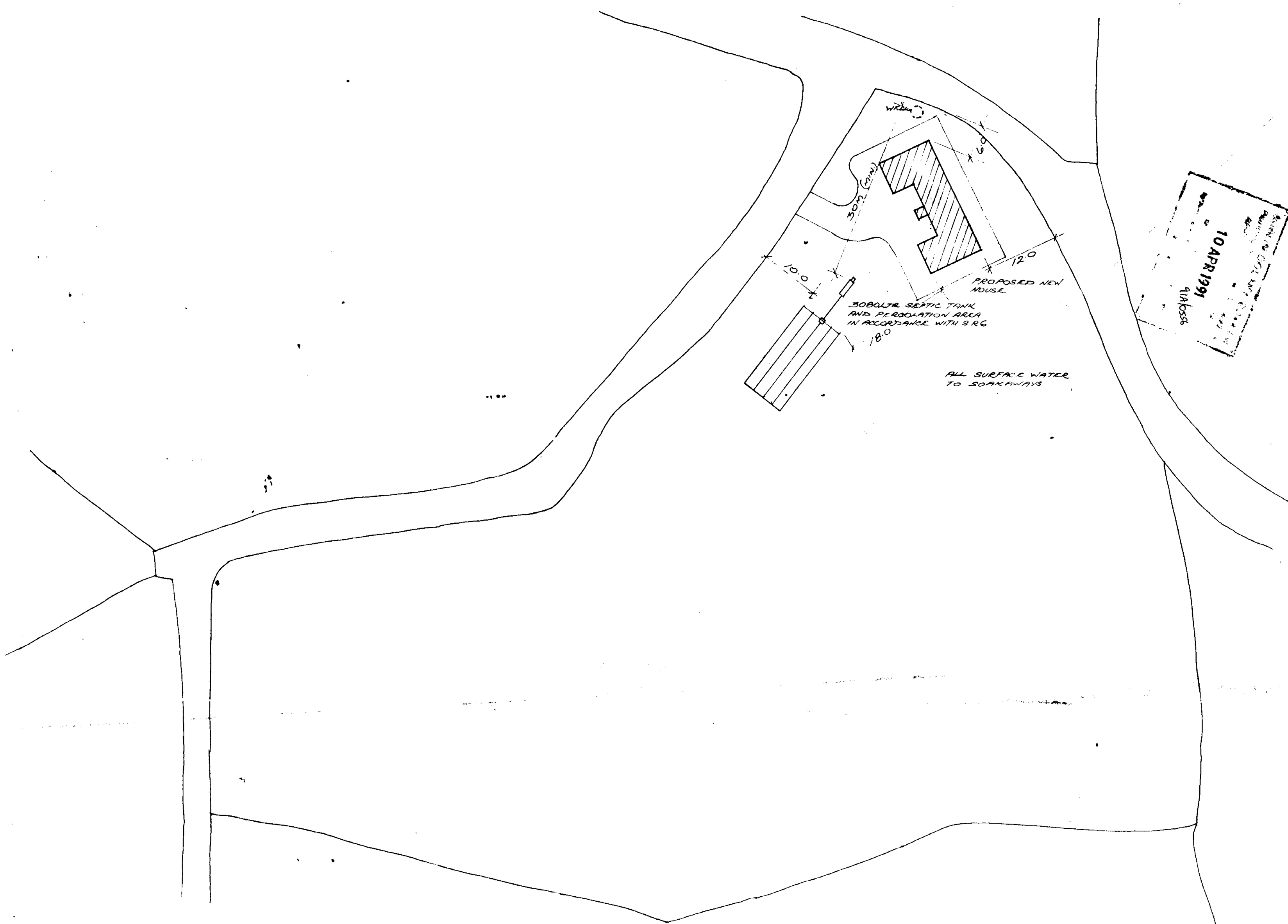
Include also for the following;

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

PLASTERER

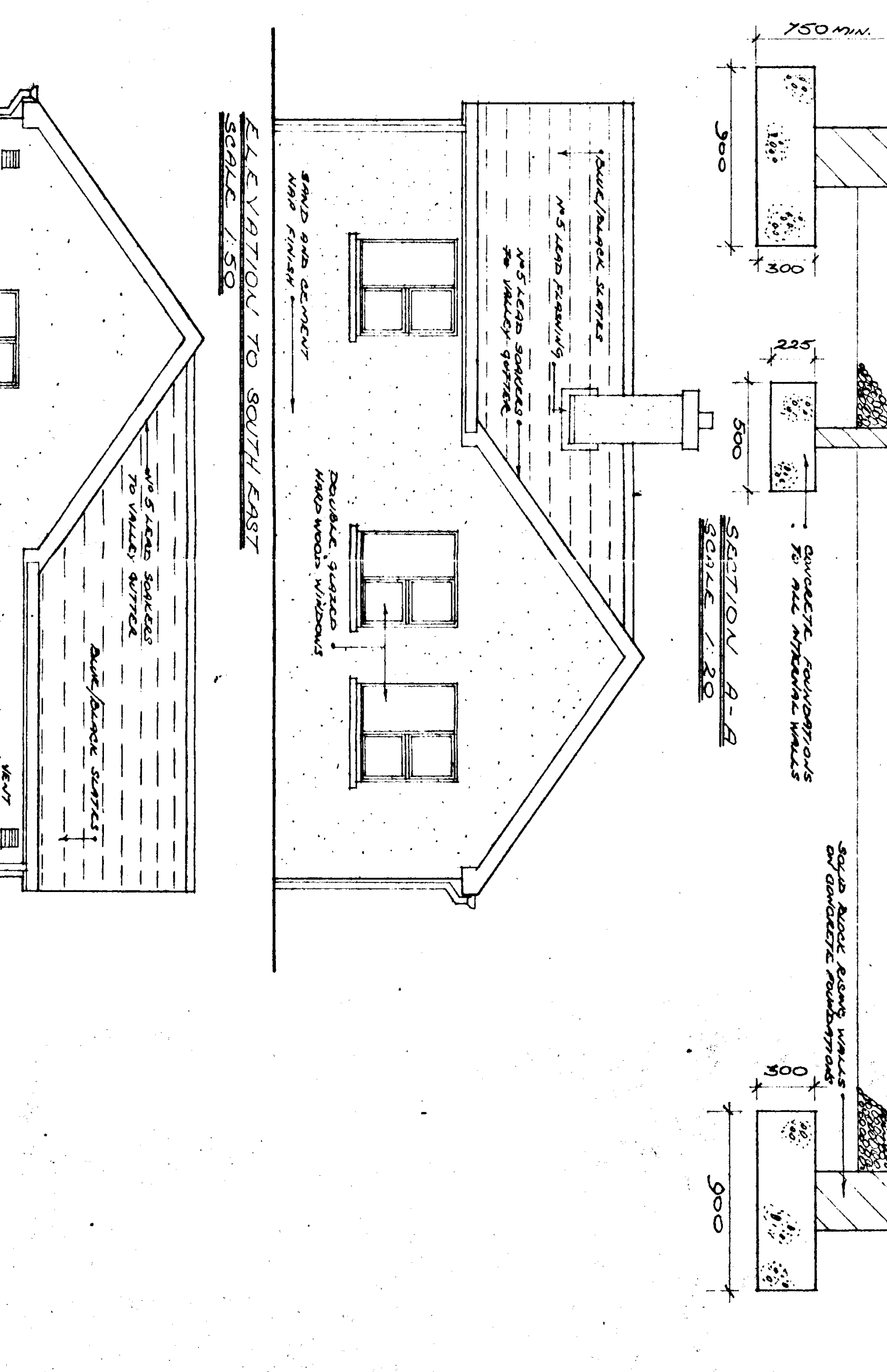
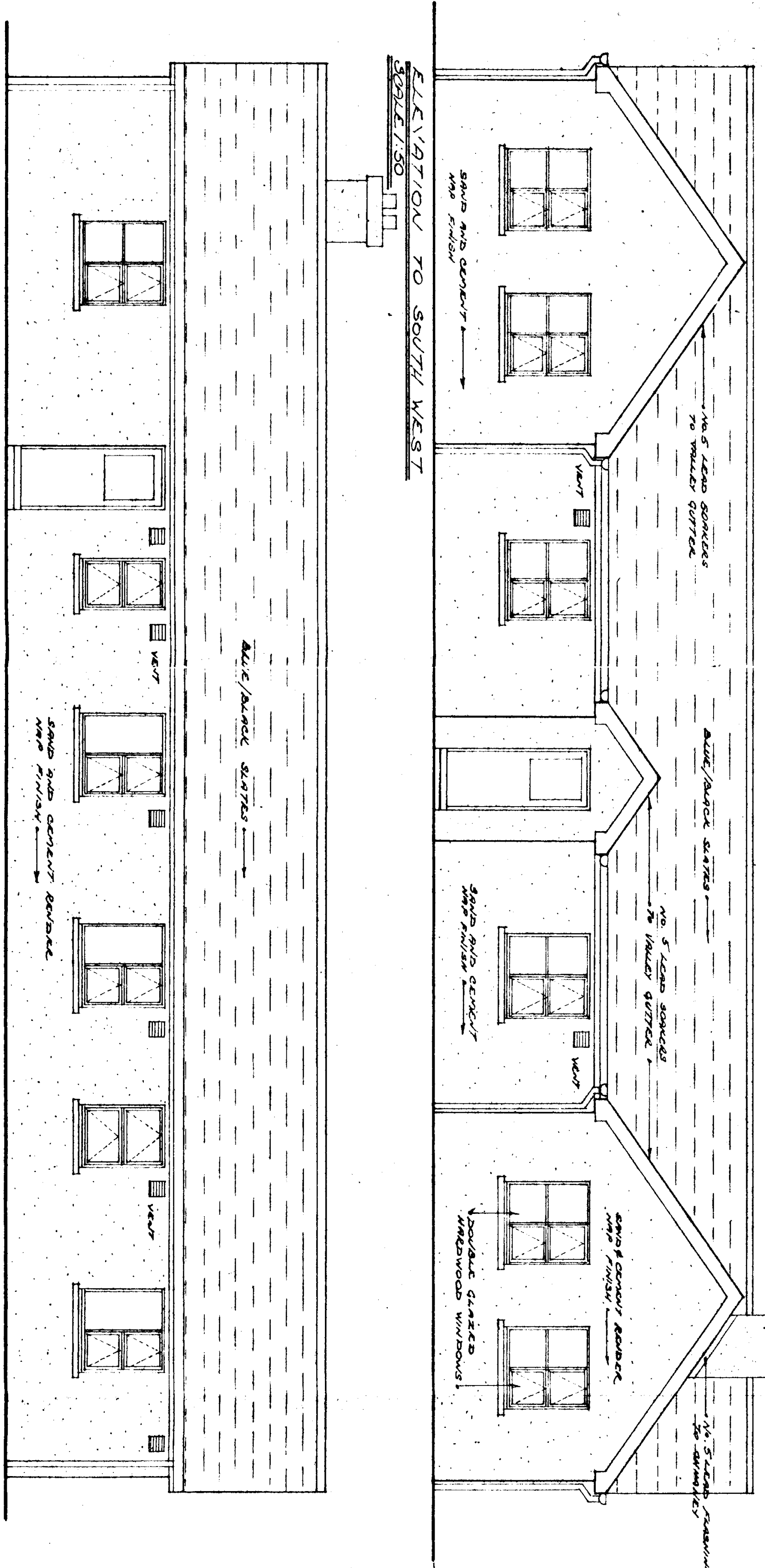
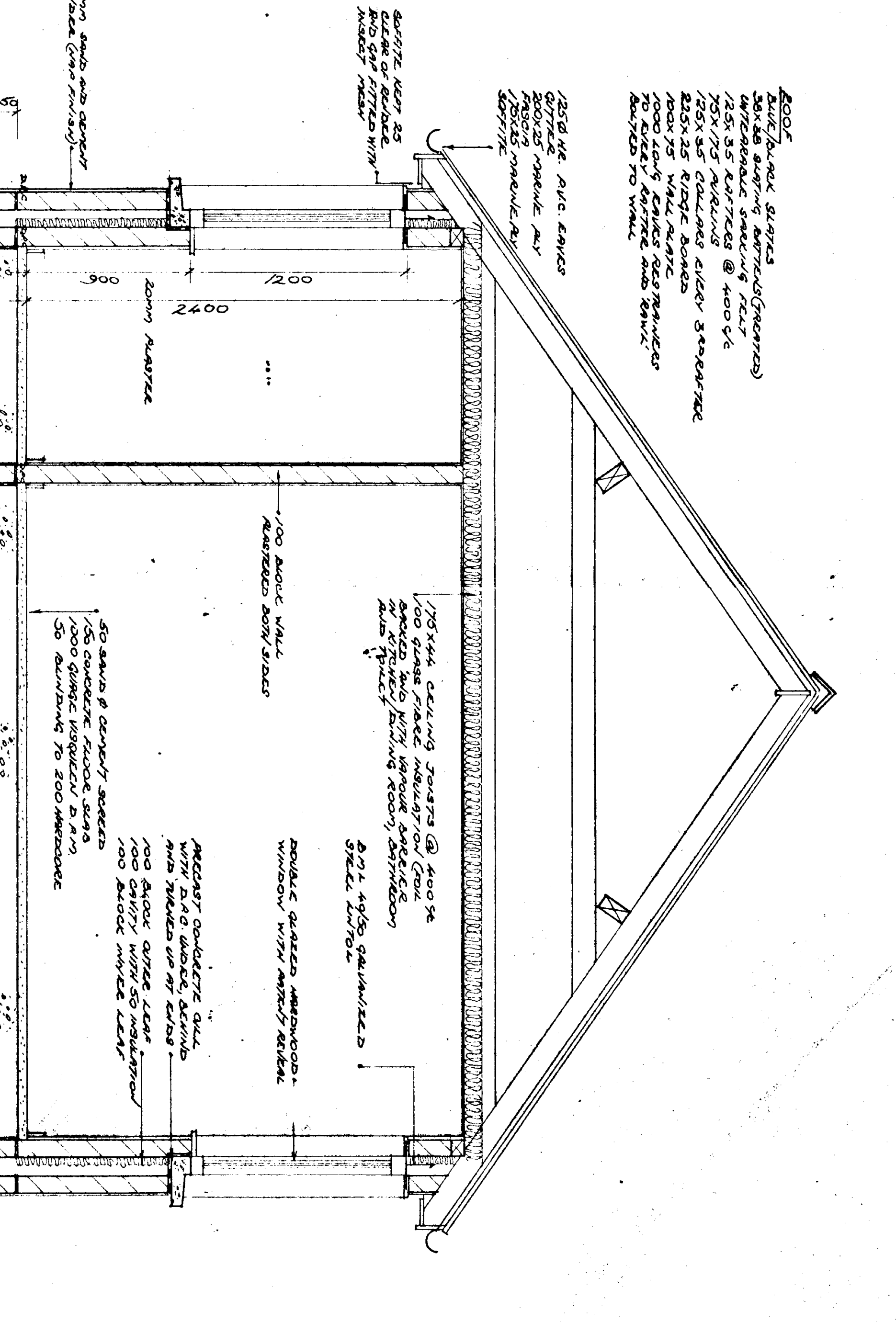
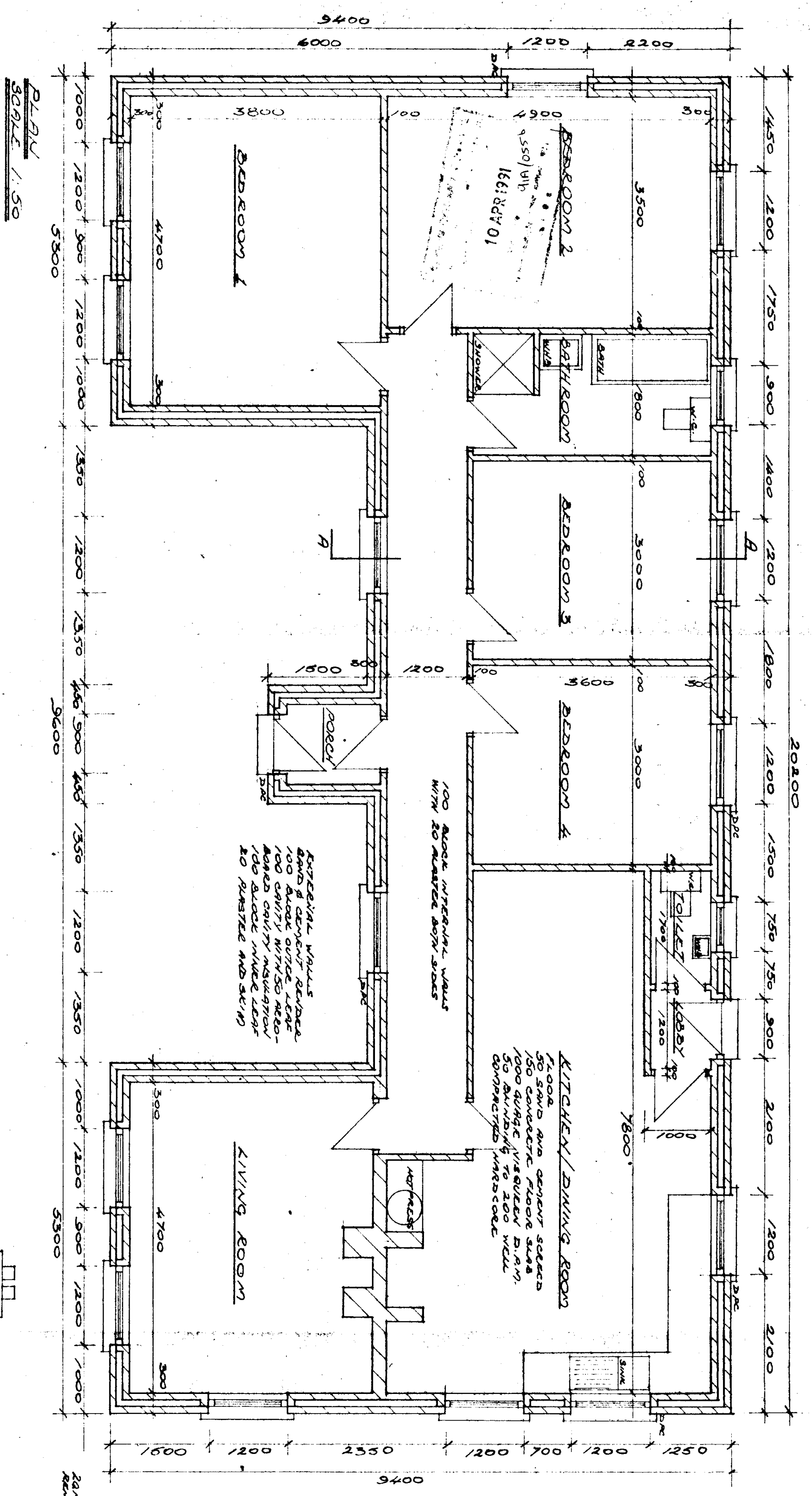
- * Lime cement and sand as before specified.
- * The internal faces of the external walls and both faces of internal walls are to be scudded, scratch coated 12mm thick with cement/lime mortar, floated and finished with hardwall plaster to manufacturers instructions.
- * The external face of the walls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

DRG NO.	/	/	REVISION
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10 APR 1991
 414/556

PROPOSED NEW HOUSE AT BLIEVE THOUL BRITTAS CO DUBLIN FOR MR. P. OWENS SITE PLAN		
REVISIONS 	T. COLBERT DIP ARCH TECH 169 FOREST HILLS RATHCOOLE CO DUBLIN	SCALES 1:500 DATE
DRAWN TRACED	DRG. NO. / /	REVISION



PROPOSED NEW HOUSE AT SLIEVEVEHICOLL
 BRITONS C° DUBLIN FOR MR. P OWENS
 PLAN SECTION AND ELEVATIONS
 T. COLBERT D/R ARCH. TECH.
 169 FOREST HILLS RATHCOOLE C° DUBLIN TEL. 389683

ELEVATION TO NORTH WEST
 SCALE 1/50

ELEVATION TO NORTH EAST
 SCALE 1/50