

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1488

10

22 15

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	<u>ENTERED IN PLANAPS</u> APPEALS DECISION: A X CHANGE STATUS (see below) 53 APPEALS DATE 29/4/93	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	UPDATED IN DATABASE	✓
9	TO L. DOYLE FOR NOTING	
10		
11		

CHANGE STATUS IN PLANAPS:

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 WITHDRAWN.....54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

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A 1488

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN APPEALS INDEX	✓
5	PAGE NUMBER OF APPEALS BOOK IN OBJECTORS BOOK	✓
6	<u>ENTERED IN PLANAPS</u> Appeals Notified: 23/11/92 Appeal Type/Appellant Type: Bord Pleanala Ref: 065.090192	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	
7	WEEKLY LIST (MARY/LAURA)	✓
8	OBJECTORS NOTIFIED OF APPEAL	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10	OBSERVATIONS REQUIRED YES/NO	
11	ENTERED IN DATABASE	✓

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1488

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMMITTEE 8TH SEPT 92	Noted by <u>Old Muldoon</u> -		

REF. NO.: 91A/1488

CERTIFICATE NO.: 16286B

PROPOSAL: Bengaluru

LOCATION: Site adjoining Tig Machine Bridge Road, Tomblage

APPLICANT: Colm Higgins

log 11/9

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

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: 0 Date: 16/9/91

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1488 Cert. No. 26599
 PROPOSAL Byalaw
 LOCATION Site adjoining Tig Mhuine, Bridge Rd, Tomlogue
 APPLICANT Colm Higgins

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2/16	2/16	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade Date 16/9/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

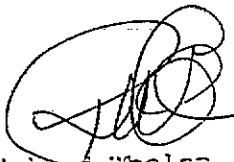
A. Hinchy,
Senior Executive Draughtsman/Technician

RE: site adjoining Tig Mhuire Bridge Road, Tonillogue

REG. REF.: 91A/1088

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. 1/4) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 87A/506 on which a full fee was paid is attached.

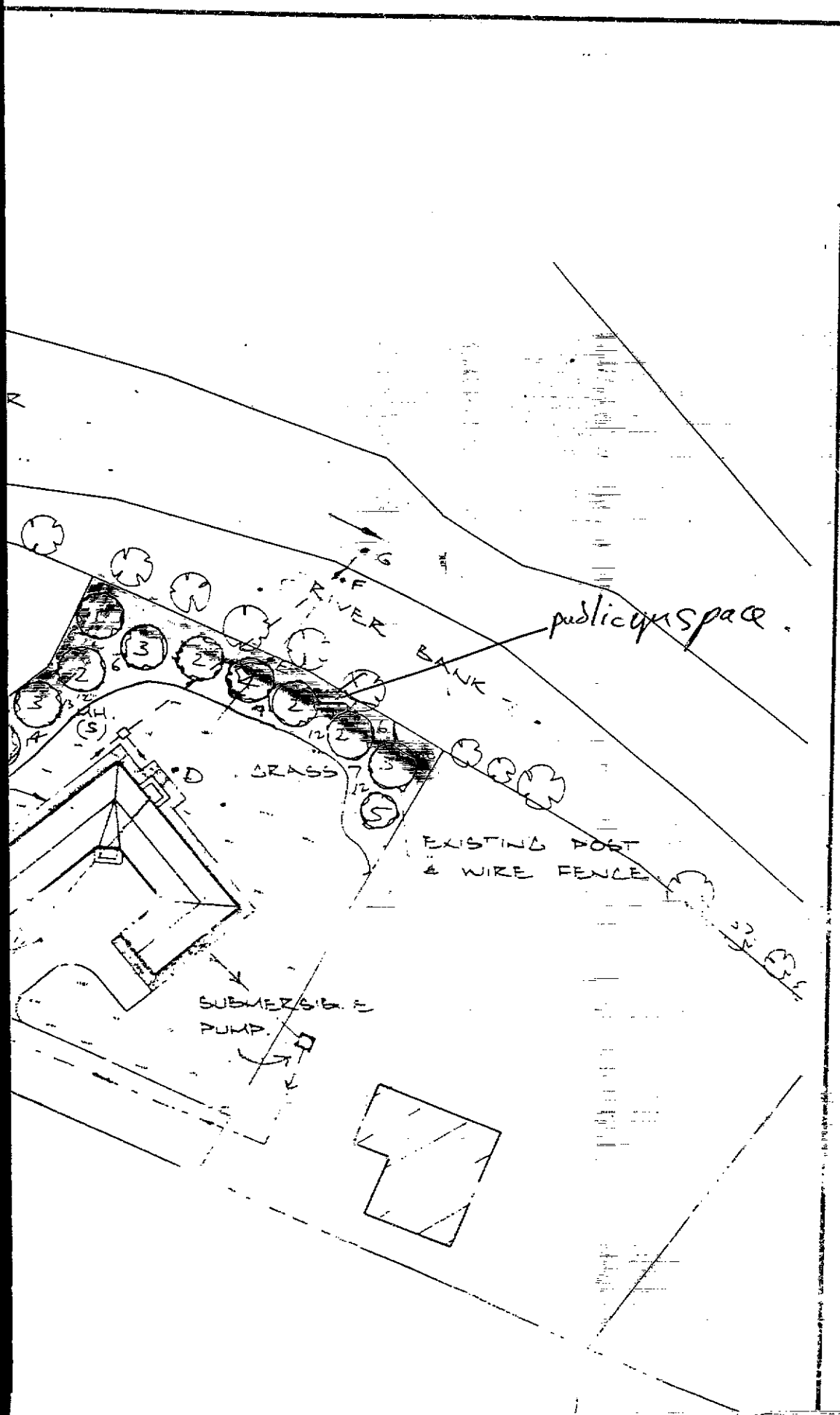


Richard Whelan,
Staff Officer,
Registry Section.

*Alteration to site layout - additional
piece included. See attached dty.
J.S.
17/12/81*

Mr. R. Whelan,
Registry Section.

A. Hinchy,
Senior Executive Draughtsman/Technician



P / 23.15 / 93
COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION :-
AMOUNT £ 750

Record of Executive Business and Manager's Orders

Proposed bungalow at site adjoining Tig Mhuire, Old Bridge Road, Templeogue for Colm Higgins. By order P/4964/92 dated 22nd October, 1992 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 29th April, 1993:-

PL #ES.090192

SOUTH DUBLIN

AN BORD PLEANÁLA

CN 10199

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A-1488

APPEAL by Colm Higgins care of J.P. Behan Associates of 37 Dunville Avenue, Dublin against the decision made on the 22nd day of October, 1992 by the Council of the County of Dublin to grant subject to conditions permission for the erection of a bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 2, 3, 4 and 5 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

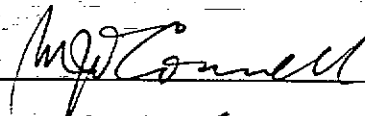
NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said condition number 2 and the reason therefor, to remove condition number 4 and the reason therefor and to amend conditions numbers 3 and 5 so that they shall be as follows for the reasons set out,

3. A 3 metre wide strip within the site all along its riverside boundary and south of the existing boundary fence shall be retained free of development.

Reason: To facilitate the incorporation of this area of land into the proposed Dodder Valley Linear Park.

5. A revised landscaping scheme for the site, including a phasing programme for its implementation, having regard to condition number 3 of this order shall be submitted to the planning authority for its agreement prior to the commencement of development.

Reason: In the interest of the amenities of the area.



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

Dated this 29th day of April 1993.

PL 06S.090192

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

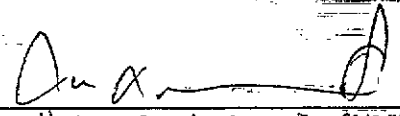
Planning Register Reference Number: 91A-1488

I recommend that the Grant of Permission be issued in accordance with this directive.

_____ for Principal Officer.

Order: Direction of An Bord Pleanála noted. Grant of Permission to be issued in accordance with An Bord Pleanála's direction dated 29th April, 1993 Ref: PL 06S.090192

Dated: 28th ~~May~~ ^{June} 1993


SOUTH DUBLIN AREA MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager dated: 2/6/93

DUBLIN COUNTY COUNCIL

PLANNING OFFICER: M. O'SHEE

REG. REF. 91A/1488

PROPOSAL: BUNGALOW

APPEAL LODGED: 20/11/92

LOCATION: SITE ADJ. TIG MUIRE,
OLD BRIDGE ROAD,
TEMPLEOGUE.

I attach for your observations memo/letter dated 23/11
from An Bord Pleanala.

PLEASE REPLY BEFORE: 08/12/92

S

for Principal Officer.

DATE: 01/12/92

OBSERVATIONS:

The report from the senior parts
 Superintendent on the grounds of appeal
 should be ^{sent to an} requested. An Bord Pleanala should be
 advised that conditions nos 3 & 4 of the decision
 require ^{that} areas of ~~land~~ ^{land} to be retained
 free of develop. & made available to
 D.C.C. when required ⁱⁿ connection with the Poddar Valley linear
 park. ^{It is} ~~It is~~ ^{not} stated nor
 implied in these conditions that the
 lands would be ceded free of charge to
 D.C.C.

PLANNING OFFICER

Richard Cassino

14/12/92

S.E.D.C.

DATE

Moshee

F/3399/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

Register Reference : 91A/1488

Date Received : 29th May 1992

Correspondence : J.P. Behan Associates,
Name and : 37 Dunville Avenue,
Address : Dublin 6.

Development : Bungalow

Location : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Applicant : Colm Higgins

App. Type : Approval PERMISSION

Zoning : C

Floor Area : 147 Sq.metres

(MOS/SM)

Report of the Dublin Planning Officer dated 14th July, 1992.

This is an application for PERMISSION for to construct a bungalow of 147 sq. m. (stated area) on a site of 1,640 sq. m. (stated area) adjoining Tig Mhuire, Old Bridge Road, Templeogue.

DEVELOPMENT PLAN OBJECTIVES

The site is adjacent to the south bank of the river Dodder at Templeogue Bridge and is located in an area zoned 'G' in the Development Plan "to protect and improve high amenity areas".

The site forms a crucial link in the proposed Dodder Valley Linear Park between Templeogue Bridge and Springfield Avenue. I understand that Parks Department propose that access to this portion of the linear park will be via an existing pedestrian underpass beneath Templeogue Bridge, via the three properties to the west of the subject site, including Tig Mhuire.

HISTORY

Reg Ref. 4740: Permission granted in 1954 for the house, Tig Mhuire, required

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

by condition that a "strip of land along the riverbank not less than 20 ft. wide be reserved along the entire length of the site for riverside walk".

Reg. Ref. 87A-0506: An Bord Pleanála overturned the Council's refusal and granted outline permission for 2 houses at "Tig Mhuire" Old Bridge Road, Templeogue on a site including that of current application. The layout incorporated a 8 m. wide strip along the river to be ceded to Dublin County Council.

Reg. Ref. 89A-0341: Dublin County Council by decision dated 30th April, 1990, granted permission for a bungalow on a site at Tig Mhuire, Old Bridge Road, which adjoins, to the east, the site of the current application, Condition No. 11 required as follows:

"That the existing fence along the river boundary of the site be moved south by 3 metres and the strip between the existing and relocated fence lines be retained free of development to provide for future public access in connection with the proposed Dodder Valley Linear Park and be made available to Dublin County Council when required".

This condition has not been complied with.

REPORTS

Roads Engineer recommends permission.

Sanitary Services report insufficient information re foul and surface water drainage; a separate connection from the public watermain will be required for each house.

Report from Parks Department dated 17th September, 1991 concerning 89A-0341 has been noted.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The site of the proposed development is zoned "to protect and improve high amenity areas" in the development Plan and forms an important link in the Dodder Valley Linear Park. Applicant is requested to indicate if he is willing to transfer, free of charge, to Dublin County Council the following lands:-
 - i. The area of riverbed and riverside approx. 10 m. wide between the edge of river bank and the existing post and wire fence (shown on lodged plans).
 - ii. A further strip of land 3 m. wide and south of the existing post and wire boundary fence (shown on lodged plans).

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

2. Applicant is requested to submit a detailed landscaping scheme and specification for the site to a minimum scale of 1:500, taking account of no. 1(ii) above and including a phasing programme specifying when the planting will be carried out.
3. Sanitary Services Engineer reports that insufficient information has been lodged concerning drainage. Applicant is requested to submit the following:-
 - i. The design, etc. of the proposed pump (and standby pump) including an in-house alarm and provision for overflow retention in the case of an E. S. B. shut down.
 - ii. Written permission from all the owners of the foul drain to which is proposed to discharge.
 - iii. With regard to surface water drainage, a cross-section showing the River bed, the escarpment, the site and the road to Ordnance Datum.

In response to item no. 1 of the request for additional information, the agent for the applicant states that the applicant is willing to transfer free of charge to Dublin County Council the area approximately 10 m. wide between the edge of the river bank and the existing post and wire fence.

The applicant makes no reference to item no. 1(ii) in the request for additional information stating whether or not he is willing to transfer a further strip of land 3 m. wide and south of the existing post and wire fence.

The applicant has submitted a landscaping scheme for the site. No reference is made to a proposed phasing programme for the landscaping scheme.

In response to item 3 it is stated that the applicant proposes to connect directly to his brother's pumping unit on the adjoining property to the east. A letter has been submitted from the owner of the drain into which it is proposed to discharge effluent giving unconditional consent to the applicant. A revised drawing No. 902/163/2 has been submitted showing a cross section through the site.

The Roads Department states (report dated 2nd July, 1992) that permission should be granted subject to the condition of An Bord Pleanála, Order No. PL 6/5/76369 dated 22nd December, 1988, Reg. Ref. 87A-0506.

The Parks Department in its report dated 6th July, 1992 states that an objective of the 1983 county Development plan is to provide for the extension of the Dodder Valley Linear parkway at this location and it is therefore essential that an adequate area of land is conditioned as public open space to achieve this objective. The Senior Parks Superintendent further states that the 10 m. wide area which the applicant proposes to cede to the Planning Authority actually forms part of the river and is submerged in time

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

of flood. It recommends that a 4 m. wide strip of land is provided to the south of the existing post and wire fence and along the western side boundary of the site where it adjoins Tig Mhuire. Finally it recommends that a right of way be provided along part of the laneway which serves the site, to facilitate access to the proposed riverside walk. The provision of a right of way is necessary according to the Parks Department, because of the difficulty of creating a pedestrian link at Templeogue Bridge along side the River Dodder by the existing cottages. (The parks Department has submitted a drawing of the proposed public pathway).

The Sanitary Services Department in its report dated 10th July, 1992, recommends refusal on the grounds that it is unacceptable to the Sanitary Authority to have 2 no. houses discharging into a single pump. Any pumping proposal must be entirely independent of third parties. The Sanitary Services Department also notes that the cross section submitted does not indicate the proposed finished floor level of the dwelling, which should be 300 mm. above the highest recorded flood level in this area. It is also noted by Sanitary Services that the stability of the proposed dwelling would have to be certified by a Chartered Structural or Civil Engineer.

I inspected the site on 7th July, 1991 at which time a house had been constructed on the adjoining site to the east. This house does not appear to be located in the position approved under the permission granted under Reg. Ref. 89A/0341. Condition No. 11 of that permission which requires the wire fence along the river boundary to be moved south by 3 m. has not been complied with. The Parks report dated 17th September, 1991 also stated that Condition No. 10 which required the applicant to cede an area of river bank to the Council has not been complied with either.

I note that Condition No. 5(e) of the same permission for the adjoining house (89A/0341) stated that:

"a single connection only may be made to this pumped system".

The proposal to connect the house proposed in the current application materially contravenes Condition No. 5(e).

The applicant has not responded to item no. 1(ii) in the request for additional information. The development as proposed would prejudice the development of a Linear River Park if permission was granted given the fact that the river bank is subject to flooding.

Before a decision is made on this application,

I recommend that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the to the following:

01 The applicant is requested to clarify if he is willing to transfer free

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

of charge to Dublin County Council a further strip of land 3 m. wide and south of the existing post and wire fence, in addition to the area of land approximately 10 m. wide between the edge of the river bank and the existing post and wire fence which the applicant indicates he is willing to cede free of charge to Dublin County Council.

- 02 The applicant is requested to clarify and provide sufficient evidence demonstrating how the proposed drainage arrangements comply with the requirements of the Sanitary Services Department, Dublin County Council including to indicate on the cross section drawing of the site the position of the proposed house and its finished floor level relative to escarpment.

The applicant should note (a) that the proposal to connect to the pump unit on the adjoining site is unacceptable to Dublin County Council and in fact materially contravenes condition no. 5(e) of decision order orderP/1690/90, dated 30th April, 1990, (Reg. Ref. 89A-0341). Any pumping proposal should be entirely independent of third parties;

(b) that the suitability of the proposed dwelling should be certified by a chartered structural or Civil Engineer.

(c) that the finished floor level of the house should be 300 m.m. above the highest recorded flood level.

NOTE: The applicant is advised to consult with the Environmental Services Department prior to lodging the clarification of additional information with the Planning Department.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard C. Connors
for Dublin Planning Officer
17/7/92

Endorsed: *S. M. Keane*
for Principal Officer

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

Dated: *22nd July 1992* *A. A. [Signature]*
ASSISTANT COUNTY MANAGER

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

13th July 1992

ES

Register Reference : 91A/1488

Date : 4th September 1992

DEVELOPMENT : Bungalow

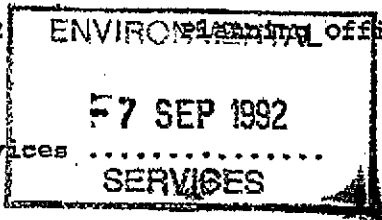
LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Applicant : Colm Higgins

App. Type : Additional Information

Date Recd. : 24th August 1992

Planning officer : M.O'SHEE



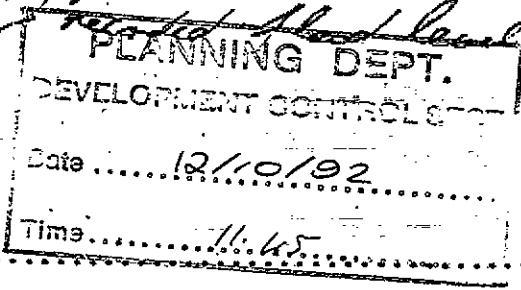
Date received in Sanitary Services

FOUL SEWER

Available as indicated except: -
1. duty gardy
2. As indicated above system is to be installed indicating prospect of overflow
of ramp. of swiff.
Ability to overal
Prospect overflow

SURFACE WATER

Available to river.
Floor level of proposed dwelling to be at least 300mm above the highest recorded flood level in the Dodder.



Register Reference : 91A/1488

Date : 4th September 1992

DEVELOPMENT : Bungalow

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

CO Sullivan 2/10/92
J.R.
7/10/92

Register Reference : 91A/1488

Date : 4th September 1992

LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Applicant : Colm Higgins

App. Type : Additional Information

Date Recd. : 24th August 1992

Planning Officer : M.O'SHEE

ENDORSED _____ DATE _____

WATER SUPPLY.....

See previous report

V. Sullivan

10/9/92

D. Ryan 10/9/92

ENDORSED *[Signature]*

DATE *9/10/92*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
12/19/92
Time *11:45*

Mayorie O'Slee

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1488.
 DEVELOPMENT: Bungalow.
 LOCATION: Old Bridge Road, Templeogue.
 APPLICANT: C. Higgins.
 DATE LODGED: 29.5.92. A.I.

This submission is additional information. Permission was previously granted for two houses on a larger site (Reg. Ref: 87A/506). This application is for approval.

Permission should be in accordance with An Bord Pleanala's Conditions.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 8/7/92
 Time 12.00

GC/BMcC
2.7.92.

SIGNED: Janet Curran
 DATE: 7/2/92

ENDORSED: E. J. Adde
 DATE: 2nd July '92

PLANNING DEPT.
DEVELOPMENT CONTRACTS

7/7/92

12.25



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

Mr. M. Walsh,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.

Your Ref.

Date

06.07.1992

RE: Bungalow adjoining Tig Mhuire, Templeogue.
Reg. Ref. 91A/1488.

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

1. As outlined in the previous Parks Department report, the lands subject of this application are zoned 'G', to protect and improve high amenity areas in the 1983 County Development Plan and are located alongside the River Dodder. It is an objective of the 1983 County Development Plan to provide for the extension of the Dodder Valley Linear Parkway at this location, and it is essential that an adequate area of land is conditioned as public open space to achieve this objective.
2. While the applicant states he is willing to provide an area of approximately 10 m wide between the edge of the riverbank and the existing field boundary, it does not refer to the fact that these lands actually form part of the river and are submerged in time of flood. It is recommended, therefore, that a 4m section of land is provided within the field and alongside the existing boundary with Tig Mhuire as per the enclosed drawing.
3. Due to the difficulty of creating a pedestrian link at Templeogue Bridge alongside the River Dodder by the existing cottages, it is considered essential that a right of way is provided along the laneway linking to the site, allowing pedestrian movement to take place. This right of way is considered essential by the Parks Department, if the objective of creating a pedestrian link alongside the River Dodder is to be achieved.

cont/d.

Dublin County Council Comhairle Chontae Atha Cliath

Engineering Department
Sanitary Services Section



Bosca 174
P. O. Box 174
46 / 49 Sraid O'Connell Uacht.
46 / 49 Uppor O'Connell Street.
Baile Atha Cliath
Dublin 1.
Telephone: (01)727777
Fax: (01)727451

FAX TRANSMISSION

DATE: 13. 7. 92 TIME: 3.20

FROM: PAULINE LARSEN

TO: MARCELYN O'SHEE - PLANNING DEPT.

NUMBER OF PAGES TO FOLLOW: 1

COMMENT: S.S. REPORT - Dev. Ref. 91A/1488

V. URGENT.

Information received 29/5/92.

3

PLANNING DEPARTMENT

BOOK FOLIO

Date Logged

LOCATION: Site adjacent to Legmanor, Oldbridge Road
Loughmogue

APPLICANT: Colman Higgins

PROPOSAL: Single House

REG. REF. 41A/1488

(2) Date referred:

SEWER

Refusal recommended

Approval could not be granted for above houses discharging to a single pump.

The applicant was requested to show pumping details down to the public sewer; any pumping proposal must be entirely independent of third parties.

(3) Rec'd S.A.C. Ser.

(S.A.C. Ser.)

ICE WATER

Insufficient information.

The further information supplied is deficient in the following respects:

- ① The layout plan does not indicate the finished floor level of the dwelling.
- ② The applicant does not indicate the highest recorded flood ^{land} on the section, (state the finished floor level must be 300 mm above this level)
- ③ The applicant does not indicate the location of the drains relative to the escarpment; the stability of the dwelling would have to be certified by a Chartered Structural or Civil Engineer. (Note the escarpment could be the subject of erosion)

(5) Date to Planner

(6) Date to Planner

(7) S.A.C. report to be submitted before

(8) S.A.C. report submitted to S.A.C.

Decision Date:

John Thomas
10.7.92

ENDORSED

DATE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue for Mr. Colm Higgins.

J. P. Behan Associates,
37, Dunville Avenue,
Dublin 6.

Reg. Ref. 91A-1488
Appl. Rec'd: 11.09.1991
Floor Area: 147 sq. m.
Site Area: 1,640 sq. m.
Zoning: 'G'

Report of the Dublin Planning Officer, dated 4 November 1991

This is an application for ~~permission~~ for to construct a bungalow of 147 sq. m. (stated area) on a site of 1,640 sq. m. (stated area) adjoining Tig Mhuire, Old Bridge Road, Templeogue.

DEVELOPMENT PLAN OBJECTIVES

The site is adjacent to the south bank of the River Dodder at Templeogue Bridge and is located in an area zoned 'G' in the Development Plan "to protect and improve high amenity areas."

The site forms a crucial link in the proposed Dodder Valley Linear Park between Templeogue Bridge and Springfield Avenue. I understand that Parks Department propose that access to this portion of the linear park will be via an existing pedestrian underpass beneath Templeogue Bridge, via the three properties to the west of the subject site, including Tig Mhuire.

HISTORY

Reg. Ref. 4740: Permission granted in 1954 for the house, Tig Mhuire, required by condition that a "strip of land along the riverbank not less than 20 ft. wide be reserved along the entire length of the site for riverside walk."

Reg. Ref. 87A-0506: An Bord Pleanála overturned the Council's refusal and granted outline permission for 2 houses at "Tig Mhuire", Old Bridge Road, Templeogue on a site including that of current application. *R.C. the layout incorporated a 8m wide strip along the River to be ceded to Dublin Co. Council*

Reg. Ref. -89A-0341: Dublin County Council by decision dated 30th April, 1990, granted permission for a bungalow on a site at Tig Mhuire, Old Bridge Road, which adjoins, to the east, the site of the current application. Condition No. 11 required as follows:

"That the existing fence along the river boundary of the site be moved south by 3 metres and the strip between the existing and relocated fence lines be retained free of development to provide for future public access in connection with the proposed Dodder Valley Linear Park and be made available to Dublin County Council when required."

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

APPROVAL for bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue for Mr. Colm Higgins.

(Continued)

This condition has not been complied with.

REPORTS

Roads Engineer recommends permission.

Sanitary Services report insufficient information re foul and surface water drainage; a separate connection from the public watermain will be required for each house.

Report from Parks Dept dated 17/9/91 concerning 89A341 has been noted.

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

1. The site of the proposed development is zoned "to protect and improve high amenity areas" in the Development Plan and forms an important link in the Dodder Valley Linear Park. Applicant is requested to indicate if he is willing to transfer, free of charge, to Dublin County Council the following lands:-
 - i. The area of riverbed and riverside approx. 10 m. wide between the edge of river bank and the existing post and wire fence (shown on lodged plans).
 - ii. A further strip of land 3 m. wide and south of the existing post and wire boundary fence (shown on lodged plans).
2. Applicant is requested to submit a detailed landscaping scheme and specification for the site to a minimum scale of 1:500, taking account of no. 1(ii) above and including a phasing programme specifying when the planting will be carried out.
3. Sanitary Services Engineer reports that insufficient information *has been* lodged concerning drainage. Applicant is requested to submit the following:-
 - i. the design, etc. of the proposed pump (and standby pump) including an in-house alarm and provision for overflow retention in the case of an E. S. B. shut down;
 - ii. written permission from all the owners of the foul drain to which it is proposed to discharge;
 - iii. with regard to surface water drainage, a cross-section showing the river bed, the escarpment, the site and the road to Ordnance datum.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

APPROVAL for bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue for Mr. Colm Higgins.

(Continued)

me
(CNIÉ/DK)

fw

Endorsed:- *[Signature]*
for Principal Officer

Richard Gemina SEP
For Dublin Planning Officer
5.11.91

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

Dated: 7th November, 1991.

[Signature]
~~Assistant Officer~~ *Asst. Engrg. Manager*

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

Marjorie O'Shea



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

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

Our Ref.
Your Ref.
Date 17.09.1991

RE: Bungalow at Tig Mhuire, Templeogue. Req. Ref. 89A/341.

A recent inspection of this site has shown that the bungalow subject of the permission has been constructed, and the Parks Department are very concerned that the applicant has not complied with the terms of Condition No. 10 of the permission. This condition related to the ceding of an area of land to the County Council in relation to the High Amenity lands associated with the Dodder Valley Park. Confirmation should also be sought in relation to Condition No. 11, as this is of particular importance in relation to the Dodder Valley Park.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.09.91
Time 11.00

SENIOR PARKS SUPERINTENDENT

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1488.
DEVELOPMENT: Bungalow.
LOCATION: Site adj. Tig Mhuire, Old Bridge Road,
Templeogue.
APPLICANT: Colm Higgins.
DATE LODGED: 11.9.91.

The proposal is for a bungalow with access onto Old Bridge Road. Permission was previously granted for two bungalows on a larger site at this location Reg. Ref: 87A/506. This submission is for approval.

Permission should be in accordance with Bord Pleanala's Conditions.

GC/BMcC
9.10.91.



SIGNED: Garrett Curran ENDORSED: E. Waddell
DATE: 9/10/91 DATE: 9th Oct 91

SS only.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

P

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1488

Date : 12th September 1991

Development : Bungalow

LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Applicant : Colm Higgins

App. Type : APPROVAL/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 11th September 1991

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

Date received in Sanitary Services

DUBLIN CO. COUNCIL
SAN SERVICES
20 SEP 1991

DUBLIN CO. COUNCIL
SANITARY SERVICES
17 OCT 1991
Returned [Signature]

FOUL SEWER

Insufficient information:

- ① The applicant would have to indicate the design etc of the proposed pump (and standby pump) including an in-house alarm and provision for overflow retention in case of an E.S.B. shut down.
- ② The applicant would have to have written permission from all the owners of the drain to which it is proposed to discharge.

SURFACE WATER

Insufficient information

The applicant would have to submit a connection of the showing the river bed, the crop escarpment, the site and the road to Ordnance Datum

[Signature]
14.10.91

J.R.
15/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91
Time 12.00

Register Reference : 91A/1488

Date : 12th September 1991

ENDORSED _____

DATE _____

WATER SUPPLY.....

Available from the public main on
Old Bridge Road. A separate connection from
the public main will be required for each house.

W.S. Sultan
2-10-91

ENDORSED _____

[Signature]

DATE

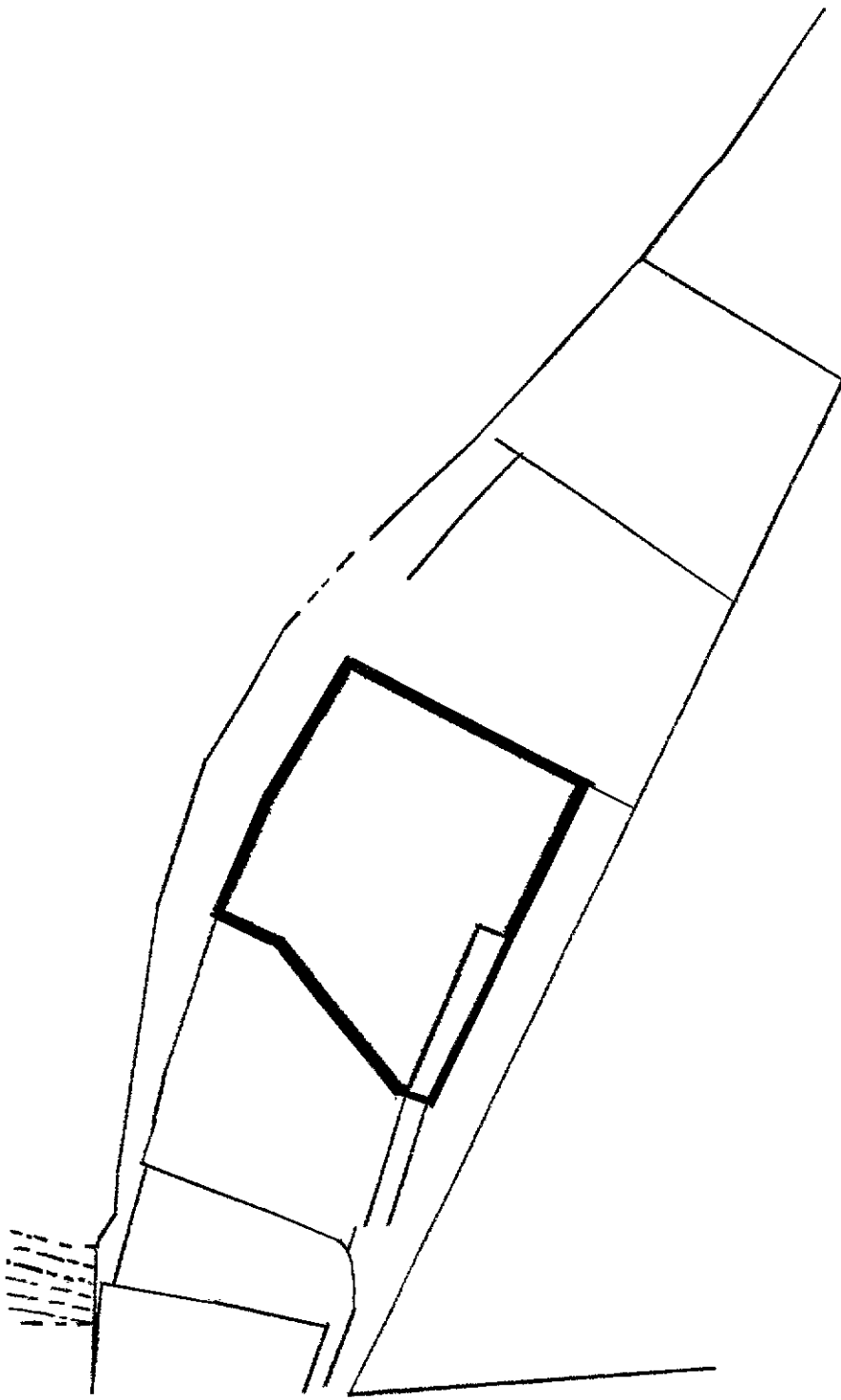
15/10/91

[Signature]
11/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91
Time 12.00

CONFIDENTIAL

87A/506
91A/1488





Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 872 4755
Fax (01) 872 4896

Register Reference : 91A/1488/c1

Date : 15th July 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : Bungalow


LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

APPLICANT : Colm Higgins

APP. TYPE : Compliance with conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 14th July 1993.

Yours faithfully,


.....

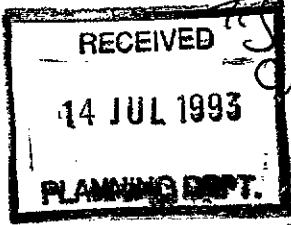
for PRINCIPAL OFFICER

Mr. Colm Higgins,
Tig Mhuire,
Old Bridge Road,
Templeogue,
Dublin 16

91A/1488

Comp

Colin Higgins



WHUIRE
OLD BRIDGE RD
Templeogue
DUBLIN 16

DEAR SIR/MADAM

1-1-0

HERE IS A REVISED

LANDSCAPING SCHEME AT

THE SITE ADJOINING TAG

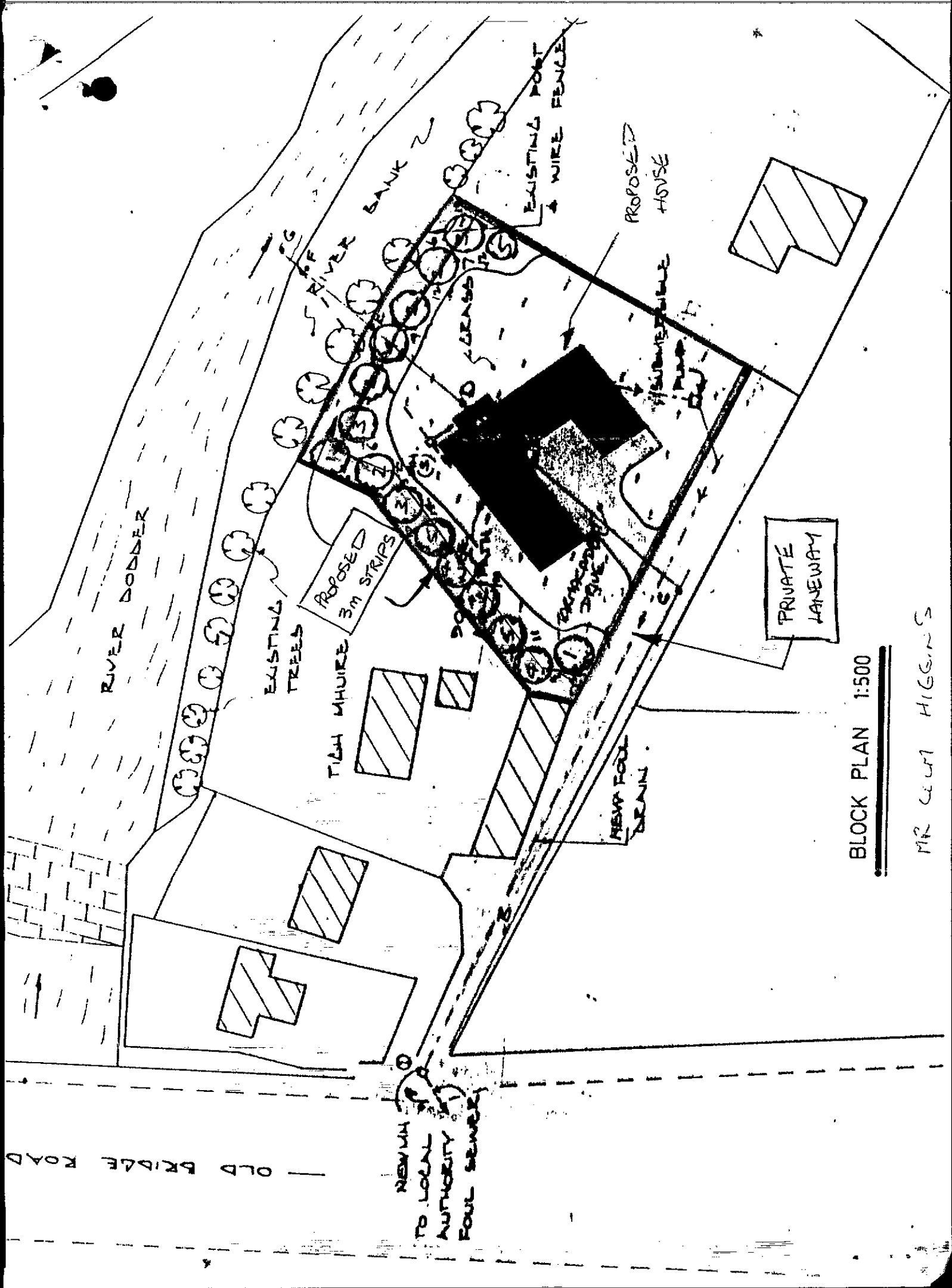
WHUIRE OLD BRIDGE ROAD

TEMPLEOGUE

YOURS
Colin Higgins

14 JUL 1993

RECEIVED



Our Ref: PL 06S.090192
P.A.Reg.Ref: 91A/1488

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



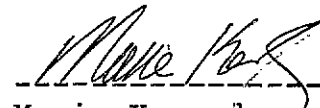
Date: 29 APR 1993

Appeal Re: ERECTION OF BUNGALOW ON SITE
ADJOINING TIG MUIRE, OLD BRIDGE
ROAD, TEMPLEOGUE, CO. DUBLIN.

Dear Sir/Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1992. A copy of the order is enclosed.

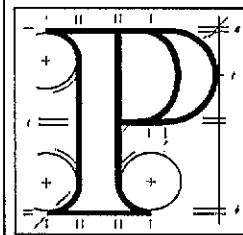
Yours faithfully,



Marie Kennedy
Encl.

BP 352

An Bord Pleanála



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

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

County Dublin

Planning Register Reference Number: 91A/1488

APPEAL by Colm Higgins care of J.P. Behan Associates of 37 Dunville Avenue, Dublin against the decision made on the 22nd day of October, 1992 by the Council of the County of Dublin to grant subject to conditions permission for the erection of a bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 2, 3, 4 and 5 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

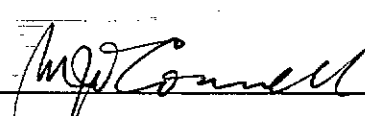
NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said condition number 2 and the reason therefor, to remove condition number 4 and the reason therefor and to amend conditions numbers 3 and 5 so that they shall be as follows for the reasons set out,

3. A 3 metre wide strip within the site all along its riverside boundary and south of the existing boundary fence shall be retained free of development.

Reason: To facilitate the incorporation of this area of land into the proposed Dodder Valley Linear Park.

5. A revised landscaping scheme for the site, including a phasing programme for its implementation, having regard to condition number 3 of this order shall be submitted to the planning authority for its agreement prior to the commencement of development.

Reason: In the interest of the amenities of the area.



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

Dated this 29th day of April 1993.

Our Ref: PL 06S.090192
P.A.Reg.Ref: 97A/1488



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


16th December 1992

Appeal Re: ERECTION BUNGALOW ON SITE
ADJOINING TIG MHUIRE, OLD BRIDGE
ROAD, TEMPLEOGUE, CO. DUBLIN.

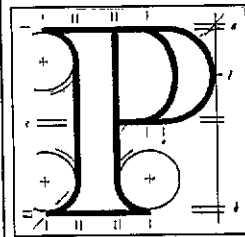
Dear Sir/Madam,

An Bord Pleanála has received your submission in relation to the above-mentioned appeal and will take it into consideration in its determination of the appeal in accordance with the Local Government (Planning and Development) Acts, 1963 to 1992.

Yours faithfully,


Marie Kennedy

An Bord Pleanála

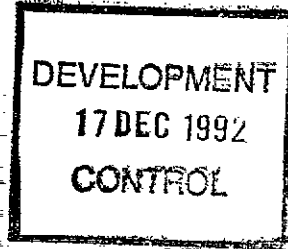


Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

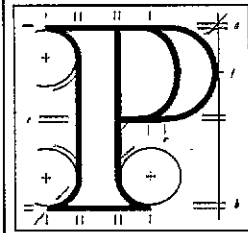
LS

NA 17

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



An Bord Pleanála



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

16th December 1992

Appeal Re: ERECTION BUNGALOW ON SITE
ADJOINING TIG MHUIRE, OLD BRIDGE
ROAD, TEMPLEOGUE, CO. DUBLIN.

Dear Sir/Madam,

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

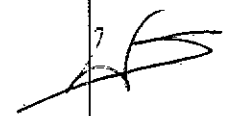
Yours faithfully,



Marie Kennedy

Encl.

NA 62



Our Ref: PL 06S.090192
P.A.Reg.Ref: 92A/1488
Your Ref: 91/902/163

J.P.Behan Associates,
Consulting Engineers,
37 Dunville Avenue,
Dublin 6.

16th December 1992

**Appeal Re: ERECTION BUNGALOW ON SITE
ADJOINING TIG MHUIRE, OLD BRIDGE
ROAD, TEMPLEOGUE, CO. DUBLIN.**

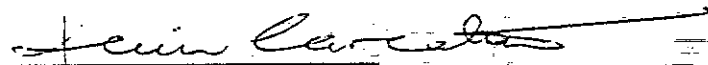
Dear Sirs,

I have been asked to refer to your request for an oral hearing.

The Board has considered your request and pursuant to the provisions of section 2(3) of the Local Government (Planning and Development) Act, 1992 it has decided to determine the appeal without an oral hearing.

The Board will now proceed with the processing of the appeal.

Yours faithfully,

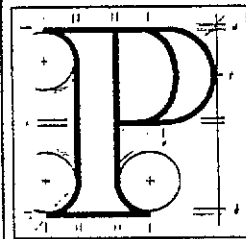


**Kevin Carleton,
Executive Officer.**

NA 29

Registered Post.

An Bord Pleanála



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

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

Our Ref: 91A/1488

Your Ref.: PL 06S.090192

15 December 1992

Re: Bungalow at site adjoining Tig Mhuire, Old Bridge Road,
Templeogue for Colm Higgins.

Dear Sir,

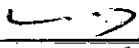
I refer to your letter dated 23rd November, 1992, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Condition nos. 3 and 4 of the decision to grant permission require that areas of land be retained free of development and made available to Dublin County Council when required in connection with the Dodder Valley Linear Park. It is neither stated nor implied in these conditions that these lands would be ceded free of charge to Dublin County Council.

Also enclosed for your information is a copy of report from our Parks Department, dated 14th December, 1992.

Yours faithfully,



for Principal Officer.



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

Mr. M. Walsh,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref. P.P. 598
Your Ref.
Date 14.12.1992

**RE: Bungalow at Tig Mhuire, Templeogue. Reg. Ref. 91A/1488.
Appeal to An Bord Pleanala.**

I refer to the appeal by Mr. Colm Higgins against the terms of the planning permission granted on the 22/10/1992 per Order Number P/4964/92, and in particular the terms of conditions No. 3, 4 and 5, which are of particular relevance to the Parks Department. Having considered the submission dated 19/11/1992 forwarded to An Bord Pleanala, the Parks Department's comments are:-

1. The lands subject of this application are zoned 'G' to protect and improve high amenity areas in the 1983 County Development Plan and are located alongside the River Dodder. These lands are of particular importance in relation to the extension of the Dodder Valley Linear Park, and thus ensure that the recreational objectives in terms of the County Development Plan are realised. It is noted that the applicant is fully aware of the high amenity zoning of this land, and the objectives for the area relating to the opening up of the amenity and recreational potential associated with the Dodder Valley.
2. The Parks Department's reports of the 06.07.1992 and 06.10.1992 have made specific reference to the need for an adequate area of land to be made available as public open space to allow extension of the Linear Parkway System. The applicants make specific reference to a walkway under Templeogue Bridge and consider that the most direct and reasonable route for the Linear Park would be continued along the Riverbank. However, as outlined in the Parks Department's report of 06.07.1992, the lands between the existing field boundary and the riverbank forms part of the rivers floodplain and is submerged in time of flood.

cont/d.

The matter has also been dealt with in the planning officer's report of the 14th July, 1992, in relation to the Additional Information request by stating 'The development as proposed would prejudice the development of a Linear River Park if permission was granted, given the fact that the river bank is subject to flooding'. It was on this basis that the Parks Department sought a sufficient area of land, which would allow for the creation of a riverside walk, which would not be subject of periodic flood damaged, and erosions. As outlined, it was considered that the lands offered by the applicants, which in fact formed part of the Dodder River, could not be reasonably accepted as fulfilling the requirement to allow for extension of the Linear park. The Parks Department outlined that the lands as per condition No. 3 and 4 were essential to allow for the creation of a pedestrian linkage of an adequate width alongside this site. It should be clearly understood that the County Council in pursuance of the policy as set out in the Development Plan Drawings and Written Statement, has ensured that adequate areas of land are retained in association with any developments to allow for continuation of the Dodder Valley Parkway. It should be noted that the Planning Board has agreed with Dublin County Council as to the need to ensure adequate areas of public open space are provided alongside Templeogue Bridge, as per Reg. Ref. 85A/993 and 89A/1312. It is envisaged that ultimately the linear park will connect from Dublin City to the Dublin Mountains and thus serve as an outstanding recreational amenity.

3. The applicant has appealed the terms of condition No. 5, which relates to the landscaping of the site, so as to improve the existing environment and allow for the integration of this dwelling within the high amenity river valley lands. Inspection of the site will show that already extensive damage to the existing vegetation alongside the site boundaries has been caused by dumping of spoil and rubble in a most insensitive manner, which if not removed will result in decline of this very important environment resource. Any landscape layout should take account of the special attributes of this site, and ensure that the landscaping is in harmony with the environment, thus the need for a totally revised submission.

It is recommended, that the terms of the planning permission granted by Dublin County Council are confirmed without alteration by An Bord Pleanála, thus ensuring that long term planning and objectives of Dublin County Council in relation to the Dodder Valley Linear Parkway is not placed in jeopardy.



SENIOR PARKS SUPERINTENDENT

COMHAIRLE CHONTAE ATHA CLIATH

tel.: 724755
Ext. 268/269

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

Your Ref.: PI(015)/OLS. 090192

Our Ref.: 210 1483

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: Bungalow at site of old B.I.S. building, Old B.I.S. Rd., Templeogue.

Applicant: Ch. H. H. H.

Dear Sir,

With reference to your letter dated 22 November 1992 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. 21/1/92.
 - (4) The plan(s) received from the applicant on 11/2/92.
 - (6) & (7) A certified copy of Manager's Order 2/12/92.
- DATED, 22/1/92 together with technical reports in connection with the application.
- (8) Plans to follow.

Yours faithfully,

P. J. W.
for Principal Officer.
Encls.

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



23rd November 1992

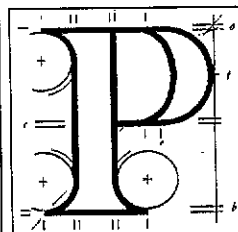
Appeal Re: ERECTION BUNGALOW ON SITE
ADJOINING TIG MHUIRE, OLD BRIDGE
ROAD, TEMPLEOGUE, CO. DUBLIN.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1992. In order to comply with Section 6 of the Local Government (Planning and Development) Act, 1992 please forward, **within a period of 14 days** beginning on the day on which a copy of the appeal is sent to you the following documents:-

- (1) The application made to the planning authority. 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, (including ordnance survey number) particulars, evidence, environmental impact statement, other written study received or obtained from the applicant.
- (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 any such requests.
- (6) A certified copy of the relevant Manager's Order giving the decision of the planning authority and a copy of the notification of the decision given to the applicant.
- (7) Copies of any technical or other reports prepared by or for the planning authority in

An Bord Pleanála



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

OBS.

relation to the application. ---

- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by

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.

As a party to the appeal under section 7 of the Local Government (Planning and Development Act, 1992, you may make submissions or observations in writing to the Board within a period of one month from the date of this letter.

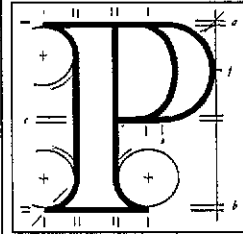
Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you.

The Board notes that the above appeal relates (inter alia) to a contribution condition(s). In this regard, and in order to facilitate the Board in its consideration of the appeal, I am to request you to forward the following information (as appropriate) in relation to the condition(s) proposed to be imposed:-

- (1) The approach to and the basis for the calculation of the contribution(s).
- (2) In the case of a parking contribution - the location of parking spaces which would facilitate the proposed development together with an indication as to when they were, or will be, provided.
- (3) In the case of change of use - what allowance, if any, has been made in the calculation of the contribution(s) to allow for the demand for services or parking under the previous use.
- (4) Any other relevant comments or information.

Your submission on the contribution(s) should also be forwarded within one month beginning on the date on which a copy of the appeal is sent to you.

An Bord Pleanála



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

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

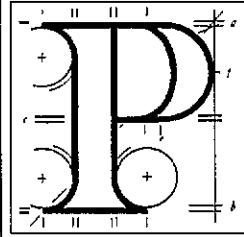
Yours faithfully,


Marie Kennedy

Encl:

NA08

An Bord Pleanála



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

37 DUNVILLE AVENUE DUBLIN 6 IRELAND TELEPHONE : 01-967066, 967542

DATE: 19/11/92

YOUR REF:

OUR REF: 91/902/163

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

AN BORD PLEANALA
Received 20.11.92
Fee: £150,000.00
Receipt: B30027

AN BORD PLEANALA
RECEIVED
20 NOV 1992
TIME 3.29
INITIALS SL By Carol

Re: Notification of Decision to Grant Permission.
Decision Order No: P/4964/92 of Dublin County Council
Date of Decision: 22nd October, 1992.
Register Ref: 91A/1488
Applicant: Colm Higgins
Development: Bungalow
Location: Site adjoining Tig Mhuire, Old Bridge Road,
Templeogue, Dublin 6.

Dear Sir,

On behalf of our client Mr. Colm Higgins of Tig Mhuire, Old Bridge Road, Templeogue, Dublin 6 we appeal against conditions number 2, 3, 4 & 5 of the above Notification of Decision to Grant Permission on the following grounds.

Condition No. 2

Our client considers that the sum of £750 is excessive considering that services in the area are well established and further cost will not be incurred by the Local Authority to facilitate this development. It should be noted that surface water effluent will discharge directly to the river. Our client is prepared to make a nominal contribution of £100.

Condition No. 3

This issue was raised by the Local Authority in both its request for additional information dated 7th November, 1991 and its subsequent request for clarification of additional information dated 22nd July, 1992. On 7th November, 1991, Dublin County Council requested our client to indicate if he was willing to transfer free of charge the following lands:

19/11/92

91/902/163

- a. The area of riverbed and riverside approximately 10 metres wide between the edge of riverbank and the existing post and wire fence (shown on lodged plans).
- b. A further strip of land 3 metres wide and south of the existing post and wire boundary fence (shown on lodged plans).

It was clearly stated in our reply dated 21st May, 1992 that our client was willing to transfer free of charge to Dublin County Council only the area of riverbed and riverside approximately 10 metres wide between the edge of the riverbank and the existing post and wire fence. On 22nd July, 1992, Dublin County Council again requested our client to clarify if he was willing to transfer free of charge to Dublin County Council a further strip of land 3 metres wide and south of the existing post and wire fence, in addition to the area of land approximately 10 metres wide between the edge of the riverbank and the existing post and wire fence, which our client had already indicated he was willing to cede free of charge to Dublin County Council. In our reply dated 19th August 1992, we confirmed as stated in our previous letter dated 21st May 1992, that our client was prepared to transfer the area approximately 10 metres wide and that he was not prepared to transfer further lands free of charge to Dublin County Council.

Our client considers that having twice been asked to transfer this land and having twice refused to do so, that to attempt to acquire the land by inserting a condition in a Planning Permission that the land be made available to the Local Authority amounts to undue influence.

The issue of acquiring this land is not a matter for the Planning Department. The Planning Department are not entitled to make the granting of a permission which satisfies planners requirements conditional upon the transfer of additional land to the Local Authority free of charge.

The imposition of this condition would reduce the dimensions and value of our clients site and would reduce the value and amenity of the proposed dwelling and his enjoyment of same.

The subject matter of this condition does not fall within the remit of the Planning Department of the Local Authority and is not a planning matter.

This issue and other relate issues which flow from it should be dealt with by the Parks Department and Law Department of the Local Authority.

SEP 1992

This condition is further considered unreasonable in view of the fact that our client has already agreed to cede a 10 metre wide section of land free of charge to the Local Authority.

If this condition were imposed, it would make available 13 metres of ground. It is submitted that this amount of ground is not necessary. It is noted that in permission for Tig Mhuire granted in 1954 register reference 4740, it was a condition that "a strip of land along the riverbank not less than 20 feet wide be reserved along the entire length of the site for a riverside walk". 20 feet is approximately 6 metres. The Local Authority now want 13 metres which is twice the amount of ground necessary.

Condition No. 4

This issue was never raised by the Local Authority with our client at any stage prior to the issue of the decision. He has had no opportunity to make any submission or have any discussion or correspondence in relation to same. It is noted from the planning report that Parks Department had informed the Planning Department on 6th July, 1992 that they required this land but this item was not mentioned in the letter of 22nd July, from the Planning Department to our client.

The imposition of this condition would severely diminish the size and value of our clients property and would also have an extremely detrimental affect on his amenity and enjoyment of same.

The houses to the east and west of our clients site and our client's own site are served by a private laneway. The proposed 3 metre strip along the western side of our client's boundary would lead only to a private laneway and not to a public road.

This condition would de-value our client's property and leave him and the owner of the house to the east and west of his site vulnerable from the point of view of security. There would in effect be a thoroughfare through his site which would severely reduce his privacy, security, amenity and enjoyment of the proposed house and adjoining houses.

The land is zoned G under the existing draft development plan with the object of protecting and improving high amenity areas. This proposal would be highly detrimental to the privacy and amenity of the adjoining houses and our client's proposed house.

19/11/92

91/902/163

There is already a walkway under Templeogue Bridge and the most direct and reasonable route for the Linear Park would be to continue along the riverbank.

It is noted that is is a condition of register reference 4740 that a strip of land not less than 20 feet wide be reserved along the entire of the site for a riverside walk. The Local Authority have therefore already indicated that the proposed Linear Parkway would proceed along the riverbank.

The points made in relation to condition no. 3 also apply to condition no. 4.

Condition No. 5

The points made in relation to conditions 3 & 4 apply equally to this condition.

Conclusion

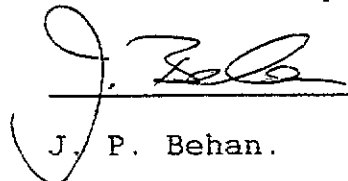
Condition 3, 4 & 5 would seriously diminish our clients residential amenity, security and enjoyment of his property and be injurious to adjoining residential amenity.

The proper planning and development of the area and the concept of a Linear Park would be better served by a walkway along the riverbank as previously proposed by the Local Authority.

X Given the importance of this appeal to our client and the potential impact of these conditions on the enjoyment, amenity and security of his proposed dwelling and adjoining houses and area we request that the appeal be by way of oral hearing as we consider the matter to be a significant local issue affecting a considerable number of people.

We trust the Bord will look favourably at our clients appeal and remove conditions 2,3, 4 & 5.

Yours sincerely,



J. P. Behan.

— OLD BRIDGE ROAD

NEW 411
TO LOCAL
AUTHORITY
FOUL SEWER

RIVER DOBBER

EXISTING
TREES

TILL WHIRE

ROPOSE 3M STRIPS

NEW FOOT
SEAM

PRIVATE
LANEWAY

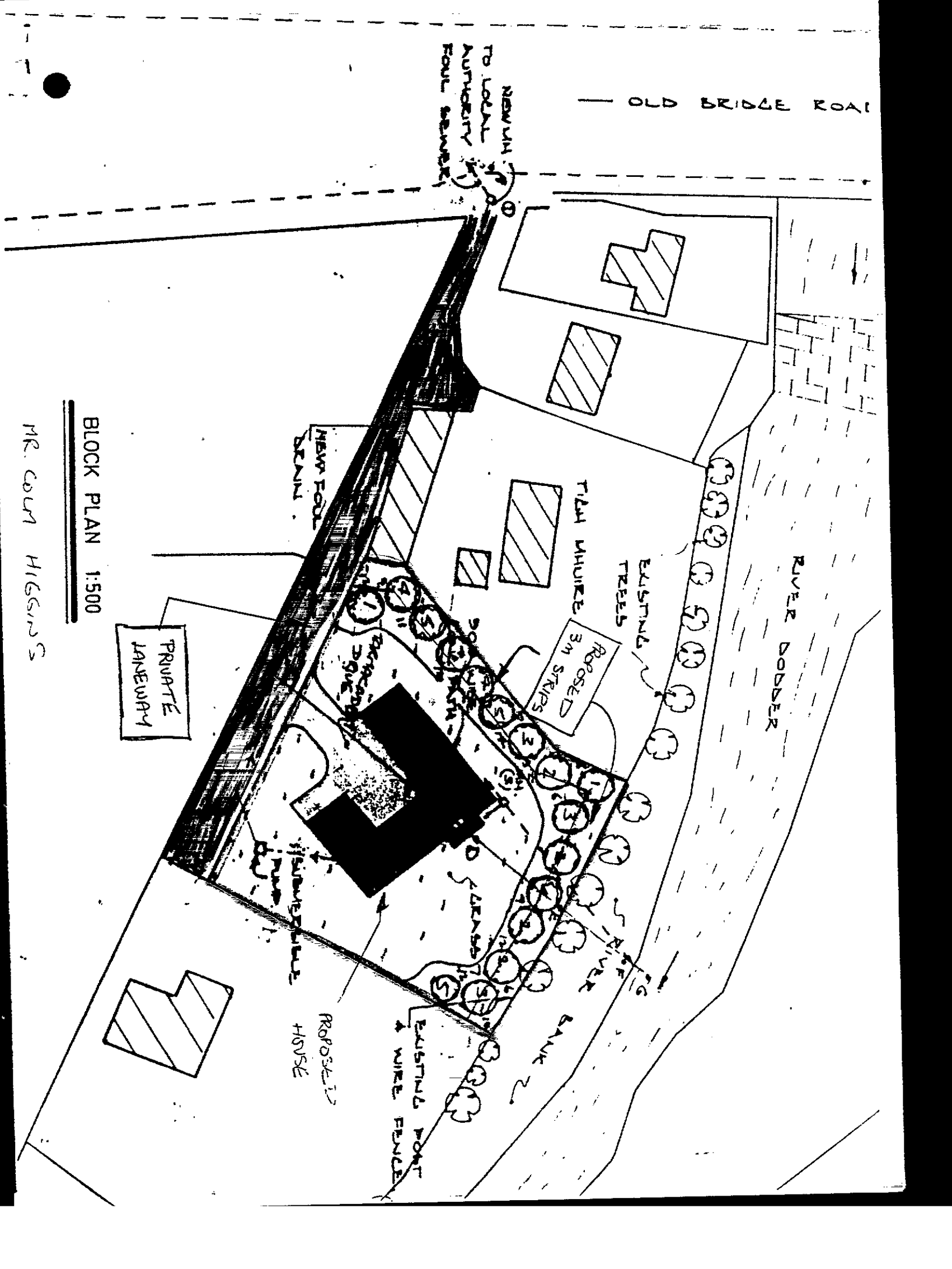
ROPOSE 13
HOUSE

EXISTING POST
& WIRE FENCE

RIVER
BANK 2

BLOCK PLAN 1:500

MR. COLM HIGGINS





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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 4964 /92 Date of Decision : 22nd October 1992

Register Reference : 91A/1488 Date Received : 24th August 1992

Applicant : Colm Higgins

Development : Bungalow

Location : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 071191//290592

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

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 10....ATTACHED.

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

Date: 22/10/92.....

J.P. Behan Associates,
37 Dunville Avenue,
Dublin 6.

Reg.Ref. 91A/1488
Decision Order No. P/ 4964 /92
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 29th May 1992 and 24th *Aug. '92* save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That a financial contribution in the sum of £750.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 03 That the existing fence along the river boundary of the site as shown on lodged block plan be moved south by 3 metres and the strip between the existing and relocated fence lines be retained free of development to provide for future public access in connection with the proposed Dodder Valley Linear Park and be made available to Dublin County Council when required.
03 REASON: In the interest of the proper planning and development of the area.
- 04 That a 3 metre wide strip of land within the site and all along its western boundary be retained free of development to provide for future access in connection with the proposed Dodder Valley linear park and be made available to Dublin Co. Council when required.
04 REASON: In the interest of the proper planning and development of the area.
- 05 That a revised landscaping scheme for the site to take into account conditions No.s 3 and 4 above be submitted to the Planning Department for its written agreement prior to the commencement of development on the site. All landscaping on the site is to be undertaken during the first planting season, following the completion of the home.
05 REASON: In the interest of the proper planning and development of the area.
- 06 That the roof tiles are to be muted in colour (e.g. Blue /Black Grey or Turf Brown).
REASON: In the interest of visual amenity.



Bloc 2, Ionad Bheatha na hEireann,
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Reg.Ref. 91A/1488
Decision Order No. P/ 4964 /92
Page No: 0003

- 07 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.
- 09 That the water supply and drainage arrangements including the disposal of surface water are to be strictly in accordance with the requirements of the Environmental Services Department. A separate pump is to be provided to serve the house, as indicated in Additional information submitted to the Planning Department on 24th August 1992. The following requirements are to be strictly complied with in the Development: (i) Duty and standby pumps are to be provided. (ii) An alarm system is to be installed indicating the liability of sump to overflow. (iii) The finished floor level of the proposed house is to be 300mm. (minimum) above the highest recorded flood level of the River Dodder. (iv) A separate water connection is to be provided to serve the house from the public water main.
(v) The maintenance of the pumped system is to be entirely the responsibility of the applicant. (vi) A single connection only, may be made to the proposed pumped system.
- 09 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 10 That the area of land approximately 10 metres wide between the edge of the river bank and the existing post and wire fence, be ceded to Dublin County Council free of charge (as per letter submitted on 29th May 1992 to the Planning Department), prior to the commencement of development.
- 10 REASON: In the interest of the proper planning and development of the area.

P/4964/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	2750
Roads:	
S. Sers.	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

SOUTH DUBLIN

NA

Register Reference : 91A/1488

Date Received : 24th August 1992

Correspondence : J.P. Behan Associates,
Name and : 37 Dunville Avenue,
Address : Dublin 6.

Development : Bungalow

Location : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Applicant : Colm Higgins

App. Type : Permission

Zoning : G

Floor Area : 147 Sq.metres

UOS
(MOS/MOS)

Report of the Dublin Planning Officer dated 20th October, 1992.

This is an application for PERMISSION for to construct a bungalow of 147 sq. m. (stated area) on a site of 1,640 sq. m. (stated area) adjoining Tig Mhuire, Old Bridge Road, Templeogue.

DEVELOPMENT PLAN OBJECTIVES

The site is adjacent to the south bank of the river Dodder at Templeogue Bridge and is located in an area zoned 'G' in the Development Plan "to protect and improve high amenity areas". It is a specific objective of Dublin County Council to provide for the creation of a riverside walk along the river Dodder.
HISTORY

Reg Ref. 4740: Permission granted in 1954 for the house, Tig Mhuire, required by condition that a "strip of land along the riverbank not less than 20 ft. wide be reserved along the entire length of the site for riverside walk".

Reg. Ref. 87A-0506: An Bord Pleanala overturned the Council's refusal and granted outline permission for 2 houses at "Tig Mhuire" old Bridge Road, Templeogue on a site including that of current application. The layout

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1488

Page No: 0002

Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

incorporated a 8 m. wide strip along the river to be ceded to Dublin County Council.

Reg. Ref. 89A-0341: Dublin County Council by decision dated 30th April, 1990, granted permission for a bungalow on a site at Tig Mhuire, Old Bridge Road, which adjoins, to the east, the site of the current application, Condition No. 11 required as follows:

"That the existing fence along the river boundary of the site be moved south by 3 metres and the strip between the existing and relocated fence lines be retained free of development to provide for future public access in connection with the proposed Dodder Valley Linear Park and be made available to Dublin County Council when required".

This condition has not been complied with.

REPORTS

Roads Engineer recommends permission (Report dated 9/10/91).

Sanitary Services report insufficient information re foul and surface water drainage; a separate connection from the public watermain will be required for each house. (Report dated 1/10/91)

Report from Parks Department dated 17th September, 1991 concerning 89A-0341 has been noted.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The site of the proposed development is zoned "to protect and improve high amenity areas" in the development Plan and forms an important link in the Dodder Valley Linear Park. Applicant is requested to indicate if he is willing to transfer, free of charge, to Dublin County Council the following lands:-
 - i. The area of riverbed and riverside approx. 10 m. wide between the edge of river bank and the existing post and wire fence (shown on lodged plans).
 - ii. A further strip of land 3 m. wide and south of the existing post and wire boundary fence (shown on lodged plans).
2. Applicant is requested to submit a detailed landscaping scheme and specification for the site to a minimum scale of 1:500, taking account of

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1488

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

- no. 1(ii) above and including a phasing programme specifying when the planting will be carried out.
3. Sanitary Services Engineer reports that insufficient information has been lodged concerning drainage. Applicant is requested to submit the following:-
- i. The design, etc. of the proposed pump (and standby pump) including an in-house alarm and provision for overflow retention in the case of an E. S. B. shut down.
 - ii. Written permission from all the owners of the foul drain to which is proposed to discharge.
 - iii. With regard to surface water drainage, a cross-section showing the River bed, the escarpment, the site and the road to Ordnance Datum.

In response to item no. 1 of the request for additional information, the agent for the applicant stated that the applicant is willing to transfer free of charge to Dublin County Council the area approximately 10 m. wide between the edge of the river bank and the existing post and wire fence.

The applicant submitted a landscaping scheme for the site. No reference is made to a proposed phasing programme for the landscaping scheme.

In response to item 3 it is stated that the applicant proposes to connect directly to his brother's pumping unit on the adjoining property to the east. A letter has been submitted from the owner of the drain into which it is proposed to discharge effluent giving unconditional consent to the applicant. A revised drawing No. 902/163/2 has been submitted showing a cross section through the site.

The Roads Department states (report dated 2nd July, 1992) that permission should be granted subject to the conditions of An Bord Pleanála, Order No. PL 6/5/76369 dated 22nd December, 1988, Reg. Ref. 87A-0506.

The Parks Department in its report dated 6th July, 1992 states that an objective of the 1983 county Development plan is to provide for the extension of the Dodder Valley Linear parkway at this location and it is therefore essential that an adequate area of land is conditioned as public open space to achieve this objective. The Senior Parks Superintendent further states that the 10 m. wide area which the applicant proposes to cede to the Planning Authority actually forms part of the river and is submerged in time of flood. It recommends that a 4 m. wide strip of land is provided to the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1488

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

south of the existing post and wire fence and along the western side boundary of the site where it adjoins Tig Mhuire. Finally it recommends that a right of way be provided along part of the laneway which serves the site, to facilitate access to the proposed riverside walk. The provision of a right of way is necessary according to the Parks Department, because of the difficulty of creating a pedestrian link at Templeogue Bridge along side the River Dodder by the existing cottages. (The Parks Department has submitted a drawing of the proposed public pathway).

The Sanitary Services Department in its report dated 10th July, 1992, recommended refusal on the grounds that it is unacceptable to the Sanitary Authority to have 2 no. houses discharging into a single pump. Any pumping proposal must be entirely independent of third parties. The Sanitary Services Department also notes that the cross section submitted does not indicate the proposed finished floor level of the dwelling, which should be 300 mm. above the highest recorded flood level in this area. It is also noted by Sanitary Services that the stability of the proposed dwelling would have to be certified by a Chartered Structural or Civil Engineer.

I inspected the site on 7th July, 1991 at which time a house had been constructed on the adjoining site to the east. This house does not appear to be located in the position approved under the permission granted under Reg. Ref. 89A/0341. Condition No. 11 of that permission which requires the wire fence along the river boundary to be moved south by 3 m. has not been complied with. The Parks report dated 17th September, 1991 also stated that Condition No. 10 which required the applicant to cede an area of river bank to the Council has not been complied with either.

I note that Condition No. 5(e) of the same permission for the adjoining house (89A/0341) stated that:

"a single connection only may be made to this pumped system".

The proposal to connect the house proposed in the current application materially contravenes Condition No. 5(e).

The following request for clarification of Additional Information was made in a letter dated 22nd July 1992:

(1) The applicant is requested to clarify if he is willing to transfer free of charge to Dublin County Council, a further strip of land 3 m. wide and south of the existing post and wire fence, in addition to the area of land approximately 10 m. wide between the edge of the river bank and the existing post and wire fence which the applicant indicates he is willing to cede free of charge to Dublin county council.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

(2) The applicant is requested to clarify and provide sufficient evidence demonstrating how the proposed drainage arrangements comply with the requirements of the Sanitary Services Department, Dublin County Council including to indicate on the cross section drawing of the site the position of the proposed house and its finished floor level relative to escarpment.

The applicant should note (a) that the proposal to connect to the pump unit on the adjoining site is unacceptable to Dublin County Council and in fact materially contravenes condition No. 5(e) of decision order P/1690/90, dated 30th April, 1990, (Reg.Ref. 89A-0341). Any pumping proposal should be entirely independent of third parties;

(b) that the suitability of the proposed dwelling should be certified by a chartered structural or Civil Engineer.

(c) that the finished floor level of the house should be 300mm. above the highest recorded floor level.

Responding to item (1) the applicant states that he is not prepared to transfer free of charge a further strip of land 3 metres wide and south of the existing post and wire fence in addition to the area of land approximately 10 metres wide between the edge of the river bank and the existing post and wire fence.

The proposed drainage arrangements have been revised as requested to provide for a separate pumping unit on the site, (Model 200 CS Type ZENIT) which will connect to a manhole on the pathway and hence by gravity to the public sewer.

A cross section of the site has also been submitted showing the position of the proposed house relative to the escarpment. It is stated that the finished floor level is greater than 300m. above the highest recorded floor level. The Sanitary Services Department has reported that the proposal is acceptable subject to the following conditions:

- (i) that duty and standby pumps be provided.
- (ii) that an alarm system be installed to indicate liability of overflow of sump.
- (iii) floor level of dwelling to be at least 300 mm. above the highest recorded flood levels in the Dodder.

PLANNING ASSESSMENT:

The principle of a house on this site has been accepted under Reg.Ref. 87A 506. The development of a linear park along the river Dodder has long been an objective of both Dublin Corporation and Dublin County Council. This park has been developed ^{IN PART} along the river (i.e. at Bushy Park and at Milltown). Due to the difficulty of creating a pedestrian link at Templeogue Bridge alongside the River Dodder by the existing cottages, it is considered crucial that pedestrian access be made available ~~across~~ ^{ACROSS} the site in question, between the laneway and the River.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

In this regard conditions should be attached to the PERMISSION requiring the applicant to:

- (1) Retain a 3 metre wide strip of land along the western site boundary free of development and
- (2) relocate the existing fence along the river bank of the site southwards by 3 metres and retain the area between the existing and relocated fence lines, free of development.

Both conditions are necessary in order to provide for future public access in connection with the proposed Dodder Valley Park. Complying with these conditions will require the applicant to modify the proposed landscaping scheme which should be made the subject of a future compliance submission.

I recommend that permission be granted.

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

CONDITIONS / REASONS

mw
01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 24th August 1992 save as may be required by the other conditions attached hereto.

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

llk
02 That a financial contribution in the sum of £ 750-00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

as shown on lodged block pt
03 That the existing fence along the river boundary of the site be moved south by 3 metres and the strip between the existing and relocated fence lines be retained free of development to provide for future public

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1488

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

access in connection with the proposed Dodder Valley Linear Park and be made available to Dublin county council when required.

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

P.C. 04 That a 3 metre wide strip of land *within the site and all along its* ~~inside~~ the western boundary of the site be retained free of development to provide for future access in connection with the proposed Dodder Valley linear park and be made available to Dublin Co. Council when required.

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

05 That a revised ~~detached~~ landscaping scheme for the site to take into account conditions No.s 3 and 4 above be submitted to the Planning Department for its written agreement prior to the commencement of development on the site. All landscaping on the site is to be undertaken during the first planting season, following the completion of the home.

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

06 That the roof tiles are to be muted in colour (e.g. Blue /Black Grey or Turf Brown).

REASON: In the interest of visual amenity.

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

REASON: To prevent unauthorised development.

08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.

09 That the water supply and drainage arrangements including the disposal of surface water are to be strictly in accordance with the requirements of the ~~Sanitary~~ Sanitary Services Department. A separate pump is to be provided to serve the house, as indicated in Additional Information submitted to the Planning Department on 24th August 1992. The following requirements are to be strictly complied with in the Development: (i) Duty and standby pumps are to be provided. (ii) An alarm system is to be installed indicating the liability of sump to overflow. (iii) The finished floor level of the proposed house is to be 300mm ^(M.P.M.H.) above the highest recorded flood level of the River Dodder. (iv) A separate water connection is to be provided to serve the house from the public water

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1488

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Location: Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

main. (v) The maintenance of the pumped system is to be entirely the responsibility of the applicant.

(vi) A single connection only, may be made to the proposed pumped system.

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

10 That the area of land approximately 10 metres wide between the edge of the river bank and the existing post and wire fence, be ceded to Dublin County Council free of charge (as per letter submitted on 29th May 1992 to the Planning Department), prior to the commencement of development.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1488

Page No: 0009

Location: site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Richard Connors SEP
.....
for Dublin Planning Officer
21/10/92

Endorsed: *[Signature]*
.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (10) conditions set out above is hereby made.

Dated : *22* October, 1992.

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin city and County Manager dated *25/9/92*

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1488

Date : 28th August 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

APPLICANT : Colm Higgins

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 24th August 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

J.P. Behan Associates,
37 Dunville Avenue,
Dublin 6.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

receipt is not an

PAID BY

CASH

CHEQUE

M.O.

B.L.

IT

Issue of this

is limited to the prescribed application

N 47783

€16.00

Received this 11th day of September 1991

from J.P. Behan associates
37 Daville Avenue, Dublin 6

The sum of sixteen Pounds

Pence being for planning

application on site adjoining TG Mhere, Ad B. term

Michael O'Han Cashier

S. CAREY
Principal Officer

Class

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

N 47280

Received this 11th day of September 1991

from P. Behan associates
37 Deville Ave. Dublin 6

the sum of fifty five Pounds

Pence being 00/00/55

application on site adjoining To Mbr. re. Old Bridge road,
Templemore Clonsilla

Michael O'Han

Cashier

S. CAREY

Principal Officer

14/02

A-1.

37 DUNVILLE AVENUE DUBLIN 6 IRELAND TELEPHONE : 01-967066, 967542

DATE 19/08/92

YOUR REF:

OUR REF:

91/902/163

Chief Planning Officer,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

24 AUG 1992

RECEIVED

Re : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue
Reg ref 91A/1488.

Dear Sirs,

Further to your letter of 22 July 1992 we wish to reply as follows.

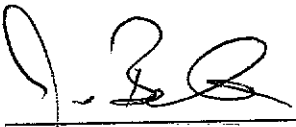
1. Our client, as stated in our previous letter is prepared to transfer the area approximately 10m wide. He is not prepared to transfer further lands free of charge to Dublin County Council.
2. The proposed drainage arrangement has been revised as follows.
 - a) The foul drain will be pumped up to a manhole on the pathway and there by gravity discharge to the local authority sewer.
 - b) The proposed pumping unit to be a Model 200 CS Type Zenit with emergency holding tank of 1500 litres.
3. We enclose cross section, enlarged, showing the finished floor level relative to escarpment. We are satisfied that the proposed finished floor level is over 300mm above the highest recorded floor level, and the house sufficiently distant and with foundation depths at such a level as to be outside slip planes.
4. The information regarding flood levels was taken from the River Dodder Survey drawing no. 2992/30 of February 1989.

19/08/92

91/902/163

We enclose copy of revised drainage layout and section through site.

Yours sincerely,



J. P. Behan.

Enc.

J. P. Behan Associates

OLD BRIDGE ROAD

NEW MAIN
TO LOCAL
AUTHORITY
FOUL SEWER

NEW FOUL
DRAIN

TILM WHURE

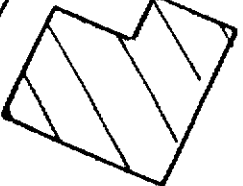
EXISTING
TREES

RIVER DOBBER

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

21 AUG 1992

91A/1488
REG No.



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& WIRE FENCE

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BLOCK PLAN 1:500



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

Decision Order Number : P/ 3399 /92 Date of Decision : 22nd July 1992

Register Reference : 91A/1488 Date Received : 29th May 1992

Applicant : Colm Higgins

Development : Bungalow

Location : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

Dear Sir/Madam,

With reference to your planning application, received here on 29.05.92 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1991, the following clarification of additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to clarify if he is willing to transfer free of charge to Dublin County Council a further strip of land 3 m. wide and south of the existing post and wire fence, in addition to the area of land approximately 10 m. wide between the edge of the river bank and the existing post and wire fence which the applicant indicates he is willing to cede free of charge to Dublin County Council.
- 02 The applicant is requested to clarify and provide sufficient evidence demonstrating how the proposed drainage arrangements comply with the requirements of the Sanitary Services Department, Dublin County Council including to indicate on the cross section drawing of the site the position of the proposed house and its finished floor level relative to escarpment.
The applicant should note (a) that the proposal to connect to the pump unit on the adjoining site is unacceptable to Dublin County Council and in fact materially contravenes condition no. 5(e) of decision order order P/1690/90, dated 30th April, 1990, (Reg. Ref. 89A-0341). Any pumping proposal should be entirely independent of third parties;
(b) that the suitability of the proposed dwelling should be certified by a chartered structural or Civil Engineer.

J.P. Behan Associates,
37 Dunville Avenue,
Dublin 6.



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

Reg.Ref. 91A/1488
Decision Order No. P/ 3399 /92

Page No: 0002

(c) that the finished floor level of the house should be 300 m.m. above the highest recorded flood level.

NOTE: The applicant is advised to consult with the Environmental Services Department prior to lodging the clarification of additional information with the Planning Department.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Joe Fleming', written over a dotted line.

PRINCIPAL OFFICER

Date : 22/2/92

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1488

Date : 5th June 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

APPLICANT : Colm Higgins

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 29th May 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

J.P. Behan Associates,
37 Dunville Avenue,
Dublin 6.

37 DUNVILLE AVENUE DUBLIN 6 IRELAND TELEPHONE : 01-967066, 967542

DATE: 21/05/92

YOUR REF:

OUR REF: 91/902/163

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

ADD. 91/902

91A/1488

2.4.4

Recd 29/5/92.

Re: Application for approval for bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue, for Mr Colm Higgins. Additional Information.

Dear Sirs,

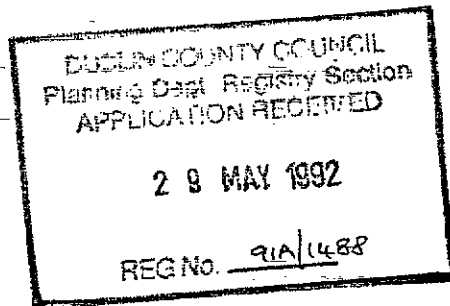
Further to your letter of 7th November 1991, we would reply as follows.

1. Our Client is willing to transfer, free of charge to Dublin County Council the area of approximately 10m wide between the edge of river bank and the existing post and wire fence.
2. We enclose a landscape scheme.
3. (i) It is our clients intention to connect his waste directly to his brothers pumping unit on the adjoining property as shown on the revised drawing. We enclose copy details of this pump which has, we understand, been approved for the adjoining development. The pump system has capacity greatly in excess of two no. houses.
(ii) We enclose letter from the owner of the drain, Mr Michael Higgins.
(iii) We enclose amended drawing showing cross section related to river bed level of 0.0m.

Should you require any additional information please do not hesitate to contact us.

Yours sincerely,

J. P. Behan.



*NO Fee - Enclose
RW 2/6/92*

SPECIFICATIONS FOR PLANTING

Trees

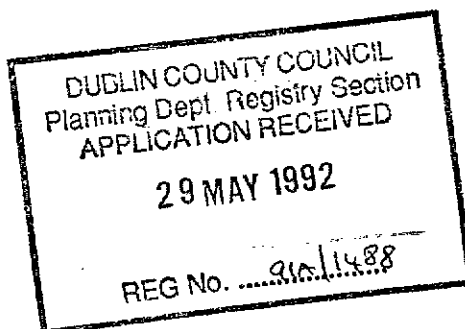
1. Acer Platanoides E.H.S (3)
2. Tilia Platyphyllos E.H.S (3)
3. Fraxinus Excelsion E.H.S (3)
4. Betula Jacquemontii E.H.S (3)
5. Malus Profusion (3)

Shrubs

6. Amelanchier Candensis (20)
7. Prunus Lusitanica (4)
8. Berberis Stenophylla (10)
9. Viburnum Davidii (20)
10. Viburnum Tinus (20)

Bedding

11. Photinia Fraseri 'Red Robin' (20)
12. Prunus Laurocerasus (30)
13. Carex Morrowii 'Evergold' (7)
14. Parthenocissus Tricuspidata (14)



14th May, 1992.

TO WHOM IT MAY CONCERN

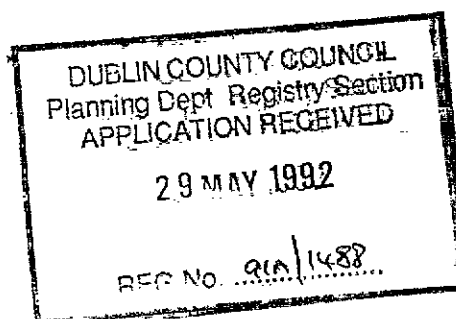
I, Michael Higgins of Tig Mhuire, Templeogue, Co. Dublin, am the sole owner of the drain into which it is proposed to discharge the effluent from Colm Higgins property.

I hereby give my consent for this unconditionally.

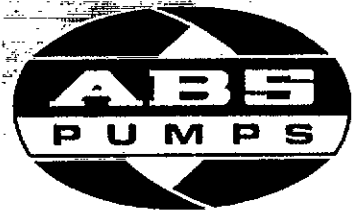
This is to be taken as written permission for the proposed connection.



Michael Higgins.

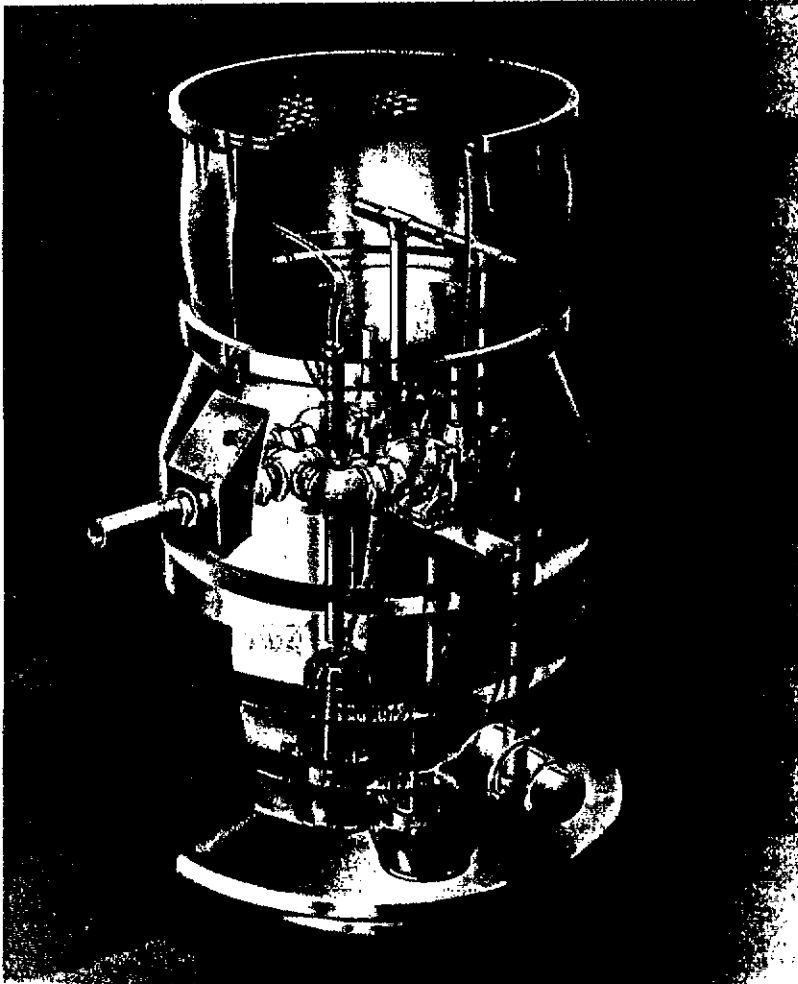


DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 29 MAY 1992
 REG No: 91A/1488



SYNCONTA[®] 1 and 2

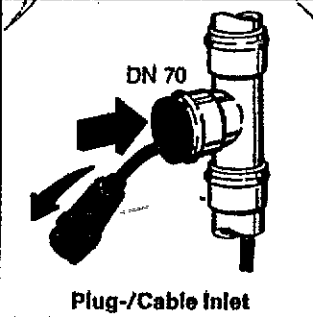
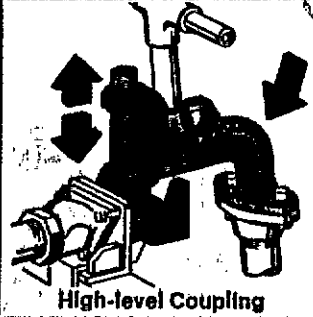
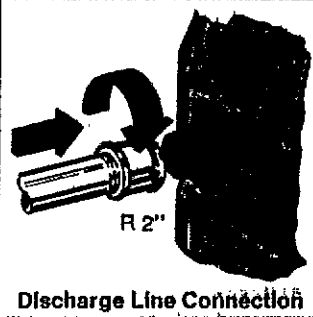
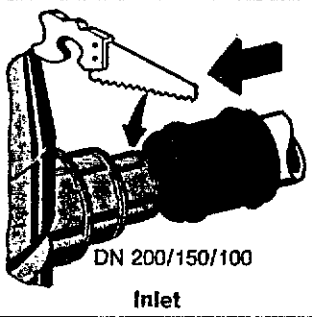
For automatic removal of waste-water and sewage from rooms and areas below sewer level by means of a pre-fabricated sump of synthetic material fitted with one or two pumps



Synthetic Pre-Fabricated Sump for ABS-Submersible Pumps for installation outside a building

- Easily transportable, corrosion resistant, synthetic collection tank for sewage
- Can be easily and economically installed without the use of a crane
- Pump fitting and maintenance is easy, no need to enter the sump
- Four inlet ports DN 200/150/100 at different heights
- Simple pipe connection by means of standard push-on connectors
- Plug-/Cable port, odour-tight for combined cable duct and venting 70 mm N.B.
- A range of standard ABS Submersible Pumps can be fitted*
- Supplied with ball-type non-return valve and gate-valve
- With self-sealing high level coupling. Pump seals itself automatically when suspended in position
- Pump control by means of the PNEUMOSTAT automatic level control system
- Robust chequered plate (cast iron) with cast-in grips for easy removal (Class A)

* PIRANHA PA-I-3465



The fully equipped synthetic prefabricated sump SYNCONTA is used where medium quantities of effluent must be pumped away quickly and effectively. It is ideal where civil work or erection time must be kept to a minimum. It is a fully functioning waste-water or sewage lifting station fitted with one or two pumps.

The SYNCONTA is ideal for applications where waste-water must be removed from buildings and areas below sewer level and where a gravity discharge into the sewer is not possible.

The sump can be installed in open ground outside the building and is an effective, quick, and economical solution to the sewage removal problems of the Contractor and Architect.

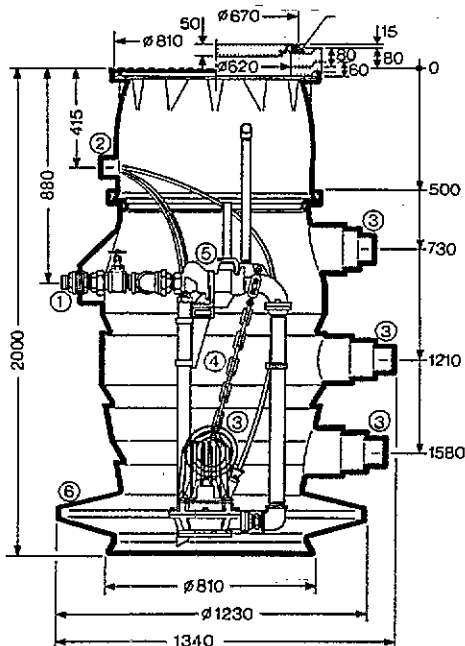
Design: The collection sump is made of high quality synthetic material and floating prevention is standard.

Four inlet ports at different heights DN 200/150/100 are supplied for the connection of sewer collection lines with DIN-push-on connectors. There is a connection port DN 70 for the vent/cable duct with odour-tight plug/cable inlet.

Fitted with high-level coupling and bracket for ABS Submersible Pumps, ball-type non-return valve and shut-off valve.

Flange with internal thread R 2" for screwed discharge line connection.

Dimensions in mm



- ① Discharge line connection Flange with internal-thread R 2"
- ② Connection Port DN 70 for vent/cable duct connection with DIN push-on connector
- ③ Inlet Ports DN 200/150/100, with DIN push-on connector
- ④ Chain
- ⑤ High level coupling complete with bracket
- ⑥ Floating prevention when lowering into ground water

Weights in kg

SYNCONTA-prefabricated sump	61,0
Sump cover (Class A)*	40,0

*= Accessory

★ The Pumps

The following ranges can be supplied:

MF for the pumping of ground and rain water, waste-water and washing effluent, as well as

AS/AV for the pumping of waste-water containing solid or fibrous matter.

PIRANHA for the pumping of sewage and effluent containing faecal matter, especially over long distances and where high heads are required.

The pumps can be supplied as standard or as explosion-proof versions.

Accessories

Discharge line connection pieces between discharge line and pump:

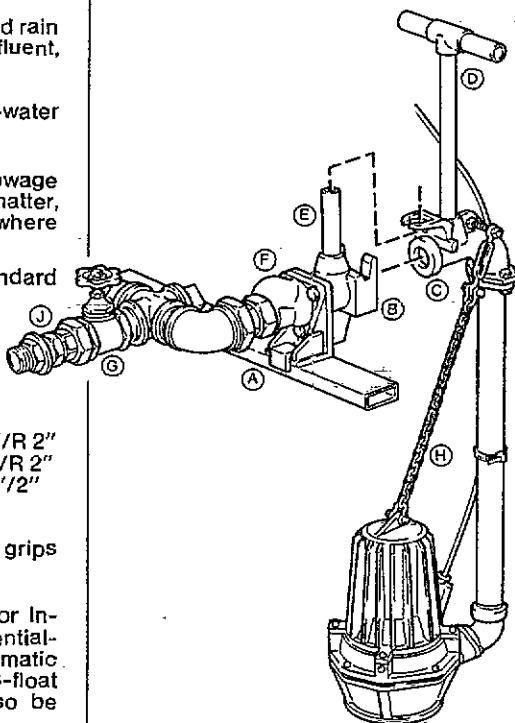
- for PIRANHA: R 1 1/4"/R 2"
- for AS 10 to 16-2, AV 14-4: DN 80/R 2"
- for MF-CB 402D ex: R 1 1/2"/2"
- for MF-VX: R 2"

Sump Cover (Cast Iron) with cast-in grips (Class A)

Control Unit ISO-HL, basic unit for internal erection with alarm unit, potential-free fault indicator, electropneumatic level control PNEUMOSTAT (KS-float switches for level control can also be supplied).

Control Panel (IP 54) for external erection made from plastic with base or pedestal, can be locked.

★ The ABS High-Level Coupling



The ABS High-Level Coupling ensures a quick and easy installation. The special connection unit with coupling piece is installed and secured in the pump together with the valves before the sump itself is placed in position.

The complete pump unit is lowered by hand down the guide-rail. The unit automatically aligns and locates itself in the correct position, effecting a seal on the high-level discharge coupling.

This automatic coupling process is especially useful when checking or inspection work is needed.

- A) Bracket-fixed installation
- B) Connection piece with coupling unit
- C) Bracket with guide claws
- D) Lifting handle to withdraw pump for inspection
- E) Guide tube
- F) Ball-type non-return valve
- G) Shut-off valve
- H) Discharge line-pump support
- J) Discharge line connection

Why Synthetic Sump?

"So that the user can transport and install the unit easily himself!"

Why combined vent/cable duct?

"So that you only need to install one pipe!"

Why odour-tight plug/cable inlet?

"So that sealing problems do not arise with the cable inlet!"

Why high-level coupling?

"So that it is not necessary to enter the sump; it also means that valves are accessible from the outside!"

Why is floating prevention standard?

"So that you can fit the sump independently of the ground-water level!"

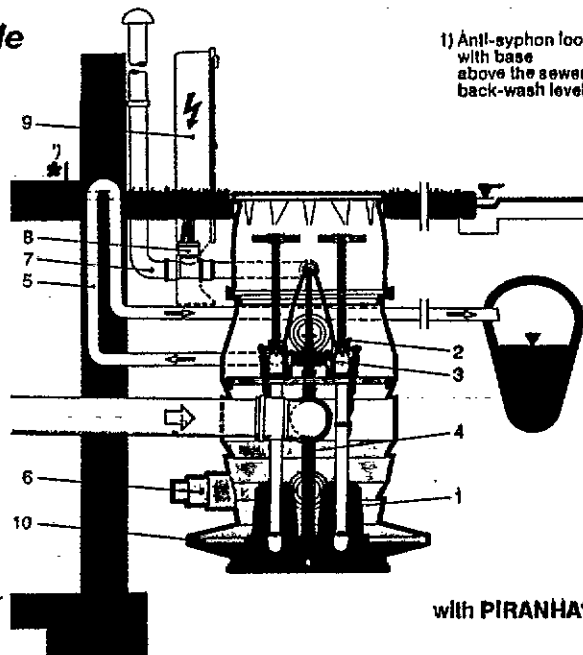
SYNCONTA

Sewage Collection Sump with Standard and Special Accessories

- * Transportable sump, can be installed without a crane
- * Submersible pumps, standard versions
- * With ball-type non-return valve, gate valve, and high level coupling
- * The complete installation without the need to enter the sump
- * Pipe connection with standard DIN push-on connection system
- * Plug/Cable Inlet, odour-tight
- * Floating prevention as standard

Installation Example

- 1 ABS Submersible Pump
- 2 High-level coupling, self-sealing
- 3 Ball-type non-return valve and shut-off valve
- 4 Submerged tube for pneumatic level control
- 5 Discharge line DN 50
- 6 Inlet ports DN 200/150/100, at different heights
- 7 Vent/Cable Duct DN 70 to be brought above roof level
- 8 Plug/Cable inlet, odour-tight
- 9 ABS control unit option available with externally mounted control panel
- 10 Floating prevention



1) Anti-syphon loop with base above the sewer back-wash level

▽ Back-wash level of sewer
* anti-syphon loop

with PIRANHA®

In the SYNCONTA it is possible to fit pumps of the series MF, AS, AV and PIRANHA

Technical Data

Pump Type	Installation Kit R"	Discharge line connection R" /DN	Motor Power		Speed at 50 Hz min ⁻¹	Rated Voltage and Rated Current				Cable Length m	Cable Type Free cable ends	Weight Pump kg
			P ₁ * kW	P ₂ kW		V	A	V	A			
MF-VX 352 W	2	2 /50	1.00	0.62	2850	220 ~	4.80	240 ~	4.40	10	H07RN-F3G1.5	19.0
MF-VX 402 D	2	2 /50	0.95	0.60	2850	380 3 ~	1.70	415 3 ~	1.56	10	H07RN-F4G1.5	20.5
MF-VX 502 W	2	2 /50	1.50	0.97	2850	220 ~	6.80	240 ~	6.23	10	H07RN-F3G1.5	22.0
MF-VX 602 D	2	2 /50	1.55	1.10	2850	380 3 ~	2.70	415 3 ~	2.47	10	H07RN-F4G1.5	22.0
MF 402 D ex	2	2 /50	0.95	0.60	2850	380 3 ~	1.70	415 3 ~	1.56	10	NSSH6u-J7 x 1.5	27.0
AS 10-2 CB-W	2	2 /50	1.24	0.80	2850	220 ~	5.65	240 ~	5.18	10	H07RN-F3G1.5	34.0
AS 10-2 CB	2	2 /50	1.50	1.00	2850	380 3 ~	2.90	415 3 ~	2.66	10	H07RN-F4G1.5	32.0
AS 16-2 CB-W	2	2 /50	1.63	1.20	2850	220 ~	7.50	240 ~	6.88	10	H07RN-F3G1.5	36.0
AS 16-2 CB	2	2 /50	2.20	1.60	2850	380 3 ~	3.70	415 3 ~	3.39	10	H07RN-F4G1.5	34.0
AV 14-4 VX	2	2 /50	2.20	1.40	1450	380 3 ~	4.30	415 3 ~	3.94	10	H07RN-F4G1.5	35.0
PIRANHA 17-2 W	1 1/4	1 1/4 /32	2.70	1.60	2850	220 ~	11.80	240 ~	10.82	10	H07RN-F4G1.5	32.0
PIRANHA 17-2	1 1/4	1 1/4 /32	2.20	1.60	2850	380 3 ~	3.70	415 3 ~	3.39	10	H07RN-F4G1.5	32.0
PIRANHA 25-2	1 1/4	1 1/4 /32	3.00	2.50	2850	380 3 ~	5.40	415 3 ~	4.94	10	H07RN-F4G1.5	52.0
PIRANHA 30-2	1 1/4	1 1/4 /32	3.70	3.00	2850	380 3 ~	6.40	415 3 ~	5.86	10	A07RN-F7G1.5	53.0

*P₁ = Power taken from mains; P₂ = Power at motor shaft

Discharge Data

Discharge Head H	[m]	2	4	6	8	10	12	14	16	18	22	26	30	34
		[bar]	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.2	2.6	3.0
Discharge Volume Q	[m ³ /h]	23.0	15.9	8.9	2.0									
	[l/s]	6.4	4.4	2.5	0.5									
MF-VX 352 W	[m ³ /h]	24.7	18.0	11.3	4.3									
	[l/s]	6.8	5.0	3.1	1.1									
MF-VX 402 D	[m ³ /h]	31.4	25.7	19.5	12.0	5.3	0.5							
	[l/s]	8.7	7.1	5.4	3.3	1.4	0.1							
MF-VX 502 W	[m ³ /h]	29.7	24.1	18.5	12.0	5.7	1.3							
	[l/s]	8.2	6.7	5.1	3.3	1.5	0.4							
MF-VX 602 D	[m ³ /h]	19.6	14.4	8.3	3.4									
	[l/s]	5.4	4.0	2.3	0.9									
MF 402 D ex	[m ³ /h]	28.6	16.5	5.2										
	[l/s]	7.9	4.5	1.4										
AS 10-2 CB-W	[m ³ /h]	32.8	26.6	17.0	8.0	1.5								
	[l/s]	9.1	7.3	4.7	2.2	0.4								
AS 10-2 CB	[m ³ /h]	42.0	31.4	22.3	10.9	3.8								
	[l/s]	11.6	8.7	6.1	3.0	1.0								
AS 16-2 CB-W	[m ³ /h]	52.0	44.0	35.5	26.5	17.5	9.6	4.0	0.6					
	[l/s]	14.4	12.2	9.8	7.4	4.8	2.7	1.1	0.2					
AS 16-2 CB	[m ³ /h]	52.0	35.0	18.0	4.0									
	[l/s]	14.4	9.7	5.0	1.1									
AS 14-4 VX	[m ³ /h]	12.0	12.0	12.0	11.6	11.0	10.2	9.3	8.2	7.1	4.4	1.6		
	[l/s]	3.3	3.3	3.3	3.2	3.0	2.8	2.5	2.2	1.9	1.2	0.4		
PIRANHA 17-2 W/D	[m ³ /h]	19.0	19.0	18.8	18.3	17.7	17.1	16.2	15.2	13.5	8.8	4.2		
	[l/s]	5.2	5.2	5.1	5.0	4.9	4.7	4.4	4.2	3.7	2.4	1.1		
PIRANHA 25-2	[m ³ /h]	19.2	19.2	19.1	19.0	18.8	18.6	18.4	17.8	17.0	14.6	10.0	5.4	0.6
	[l/s]	5.3	5.3	5.2	5.2	5.1	5.1	5.0	4.9	4.7	4.0	2.7	1.4	0.1

1 m = 0.1 bar = 3.28 ft
1 bar = 10 m

1 m³ = 220.0 Imp. gall. = 264.2 U.S. gall.
1 l = 0.2200 Imp. gall. = 0.2642 U.S. gall.

LR-φ = Impeller Diameter

J. P. Behan Associates,
37, Dunville Avenue,
Dublin 6.

Reg. Ref. 91A-1488

7 November 1991

Re: Permission for bungalow on site adjoining Tig Mhuire,
Old Bridge Road, Templeogue for Mr. Colm Higgins.

Dear Sir/Madam,

With reference to your planning application, received here on 11th September, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The site of the proposed development is zoned "to protect and improve high amenity areas" in the Development Plan and forms an important link in the Dodder Valley Linear Park. Applicant is requested to indicate if he is willing to transfer, free of charge, to Dublin County Council the following lands:-
 - i. The area of riverbed and riverside approx. 10 m. wide between the edge of river bank and the existing post and wire fence (shown on lodged plans).
 - ii. A further strip of land 3 m. wide and south of the existing post and wire boundary fence (shown on lodged plans).
2. Applicant is requested to submit a detailed landscaping scheme and specification for the site to a minimum scale of 1:500, taking account of no. 1(ii) above and including a phasing programme specifying when the planting will be carried out.

(Continued)

(Continued)

3. Sanitary Services Engineer reports that insufficient information has been lodged concerning drainage. Applicant is requested to submit the following:-

- i. the design, etc. of the proposed pump (and standby pump) including an in house alarm and provision for overflow retention in the case of an E. S. B. shut down;
- ii. written permission from all the owners of the foul drain to which it is proposed to discharge;
- iii. with regard to surface water drainage, a cross-section showing the river bed, the escarpment, the site and the road to Ordnance Datum.

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

Yours faithfully,


for Principal Officer.

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



Bloc 2, Ionad Bheatha na hÉireann,
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/1488

Date : 12th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Site adjoining Tig Mhuire, Old Bridge Road, Templeogue

APPLICANT : Colm Higgins

APP. TYPE : APPROVAL/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 11th September 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

J.P. Behan Associates,
37 Dunville Avenue,
Dublin 6.



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

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

2. Postal address of site or building SITE ADJOINING TIG MHUIRE
(If none, give description sufficient to identify) OLD BRIDGE ROAD, TEMPLEDUE, CO DUBLIN

3. Name of applicant (Principal not Agent) COLM HIGGINS
Address TIG MHUIRE, OLD BRIDGE RD, TEMPLEDUE Tel. No. _____

4. Name and address of S.P. BEHAN ASSOCIATES
person or firm responsible for preparation of drawings 37 DUNVILLE AVE, DUBLIN 6 Tel. No. 267066

5. Name and address to which notifications should be sent S.P. BEHAN ASSOCIATES
37 DUNVILLE AVE DUBLIN 6 Tel. No. 216 11/9

6. Brief description of proposed development PROPOSED BUNGALOW N47783

7. Method of drainage PUMP TO MAINS 8. Source of Water Supply MAINS

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

(b) Proposed use of each floor DOMESTIC BYE LAWS N47780

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

11. (a) Area of Site 1690 Sq. m.
(b) Floor area of proposed development 147 Sq. m.
(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
AS FAR AS IS PRACTICABLE

15. List of documents enclosed with application. 4 COPIES DRS NOS 902/163/1.2.2, 3
NEWSPAPER ADVERT
LETTER

CO. DUBLIN permission sought for bungalow on site adjoining Tig Mhuire, Old Bridge Road, Templeogue, for Mr. Colm Higgins

16. Gross floor space of proposed development (See back) 147 Sq. m.

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

Fee Payable £ 71 Basis of Calculation L16 H/SS (BYE LAWS)

Signature of Applicant (or his Agent) [Signature] Date 5/9/91

Application Type AP. B/C FOR OFFICE USE ONLY

Register Reference 91A/1688

Amount Received £ _____

Receipt No _____ Date 22-6 11/9 2-12-0

P. Press 31/8/91

DATE: 10/09/91

YOUR REF:

OUR REF: 91/902/163

Chief Planning Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Proposed bungalow on site adjoining Tig Mhuire,
Old Bridge Road, Templeogue - for Mr. Colm Higgins.

Dear Sirs,

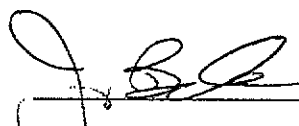
On behalf of our client Mr. Colm Higgins we wish to apply for approval for the above scheme.

Outline permission exists for a bungalow on the site by way of decision order no: PL/6/5/76369 (Reg Ref - 87A/506).

We enclose four copies of drg no's 902/163/1,2 & 3 together with newspaper advert.

We look forward to a positive reply to the application and should you require any further information please do not hesitate to contact us.

Yours sincerely,


J. P. Behan.

Enc.





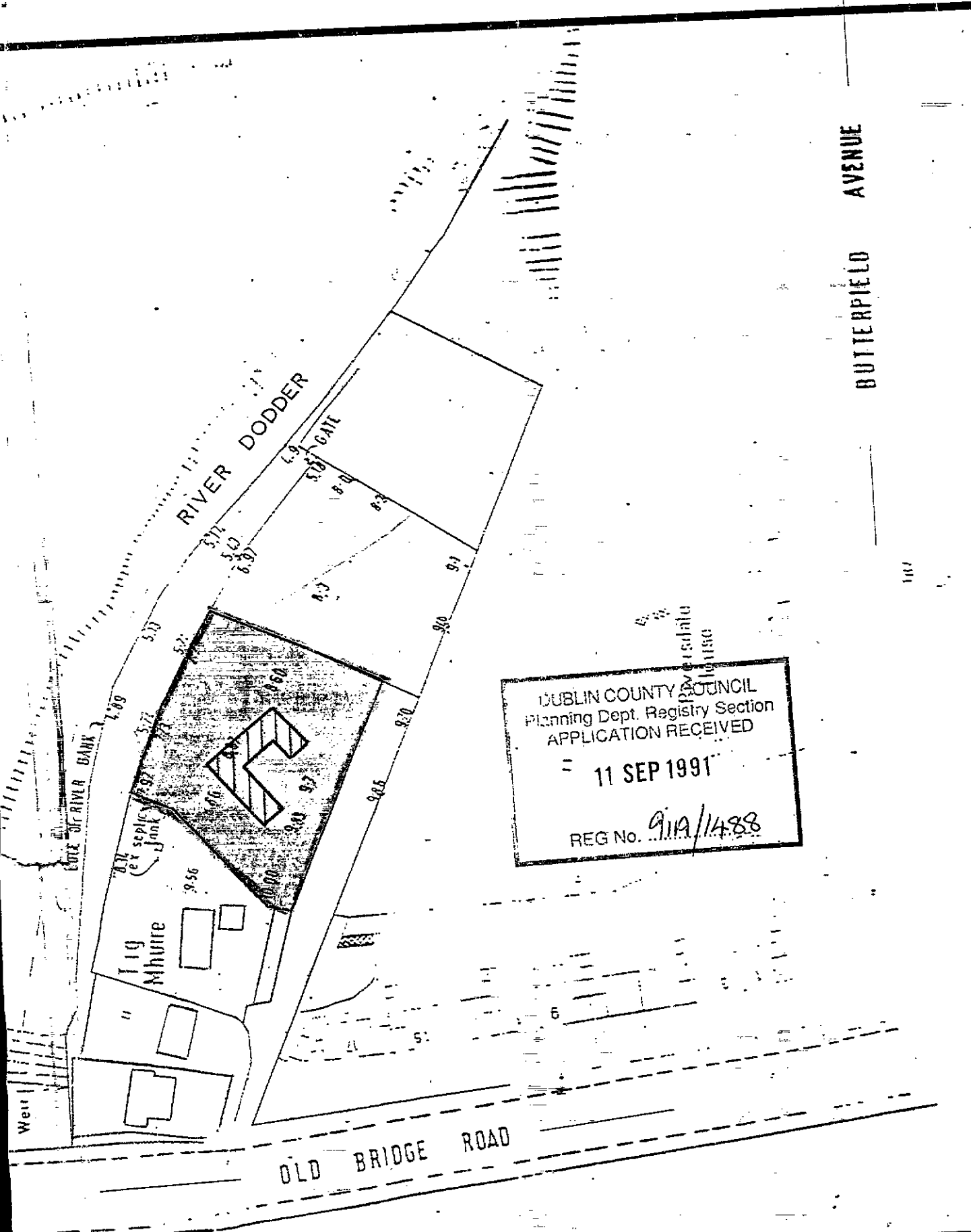
ROAD

TEMPLEDOUE



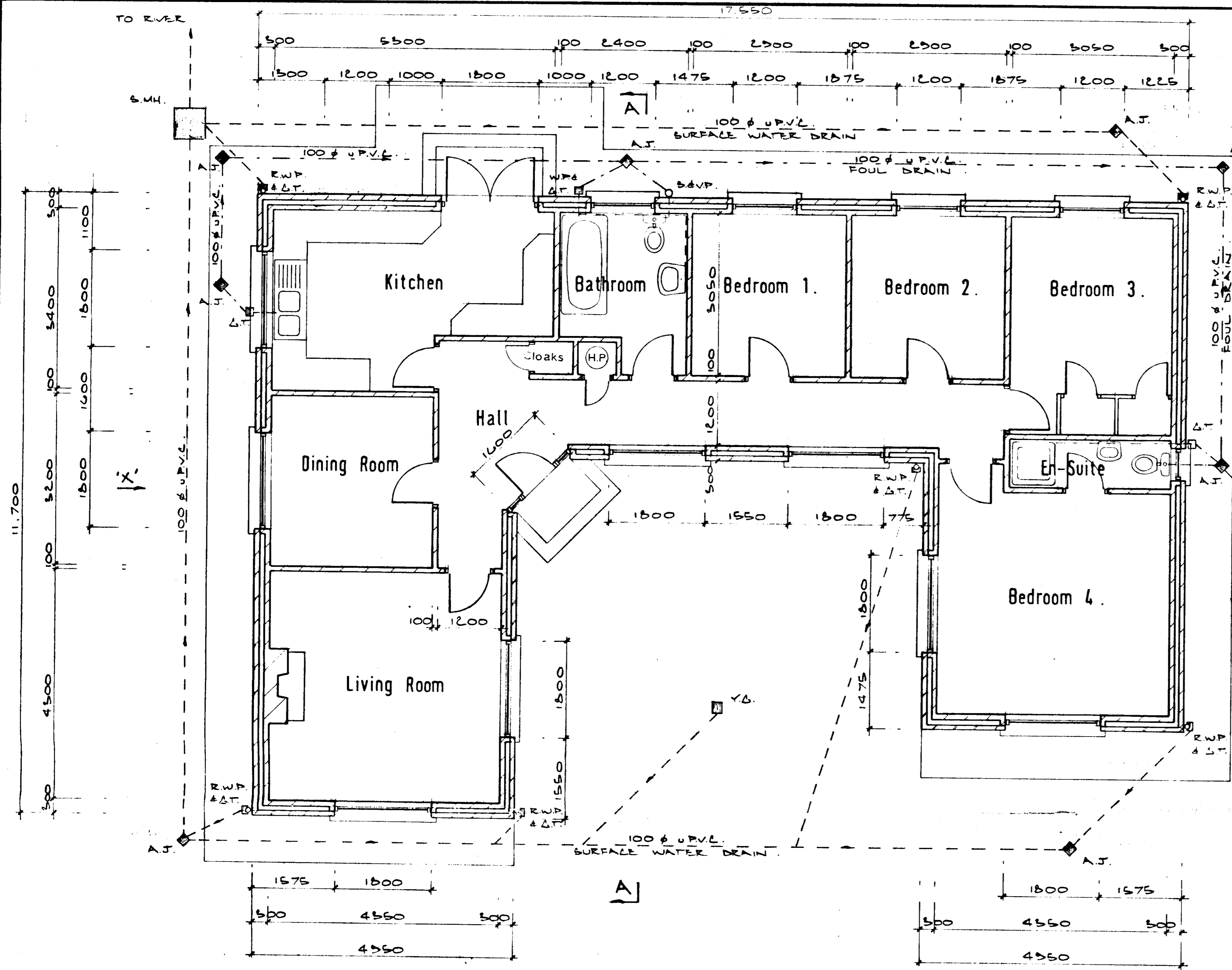
194

CYPRESS GROVE ROAD

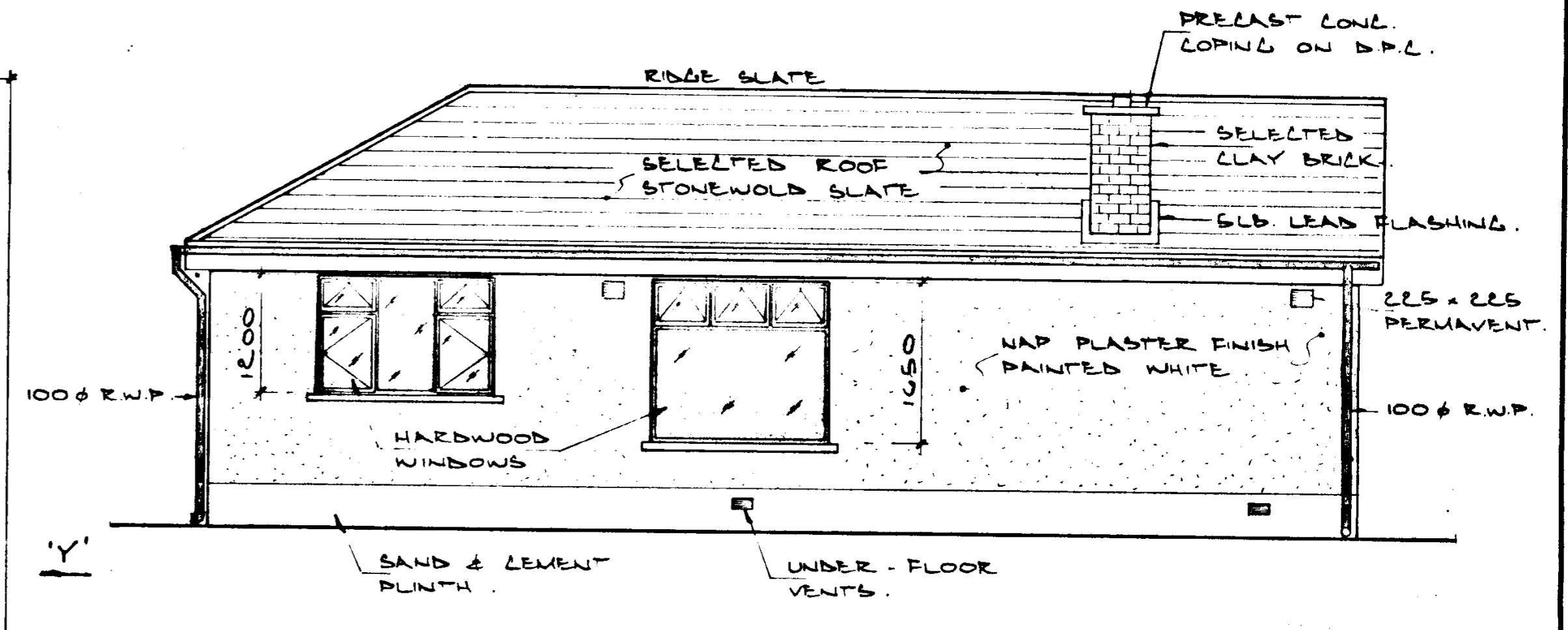


DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 11 SEP 1991
 REG No. 9119/1488

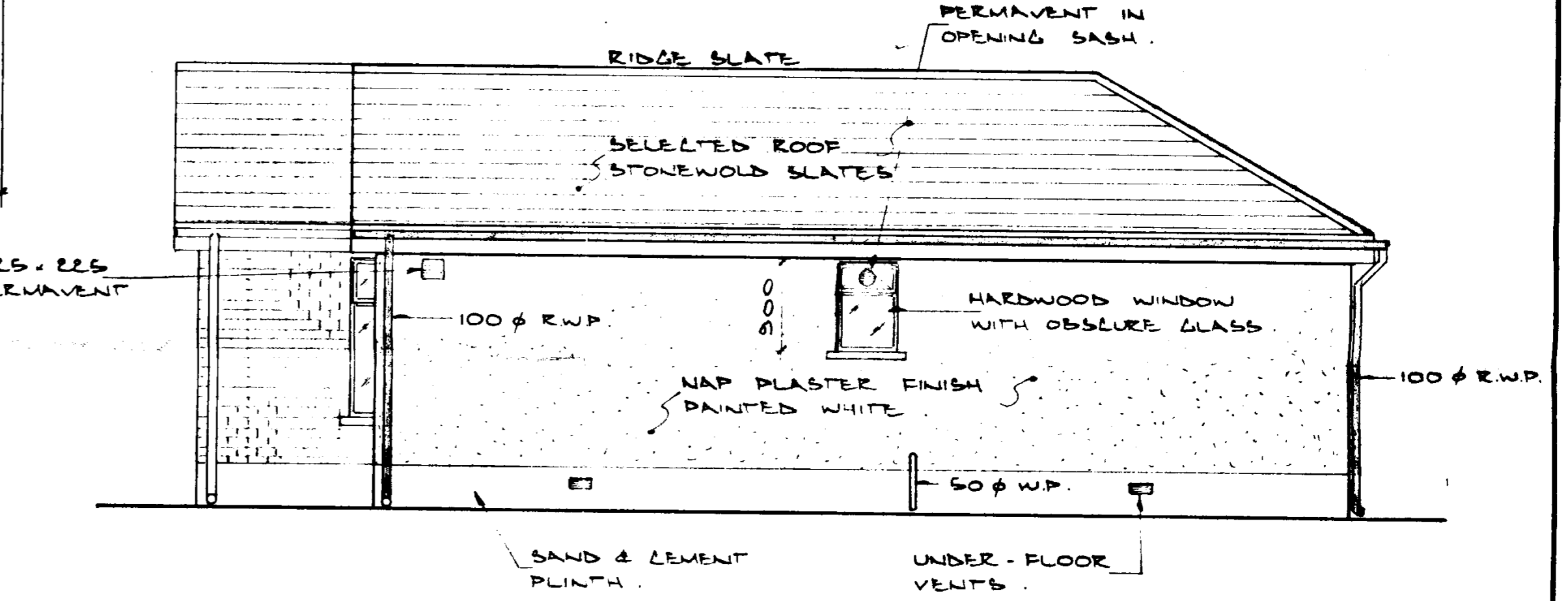
Templeogue Bridge	Client COLM HIGGINS				J. P. BEHAN Associates Consulting Engineers 37 Dunville Ave., Ranelagh, Dublin 6. Tel. (01) 967066.
	Title SITE LOCATION MAP Proposed Bungalow, Old Bridge Road, Templeogue, D.16.				
	Drawn M.C.	Chkd.	Scales 1:1000	Date Aug. '91	



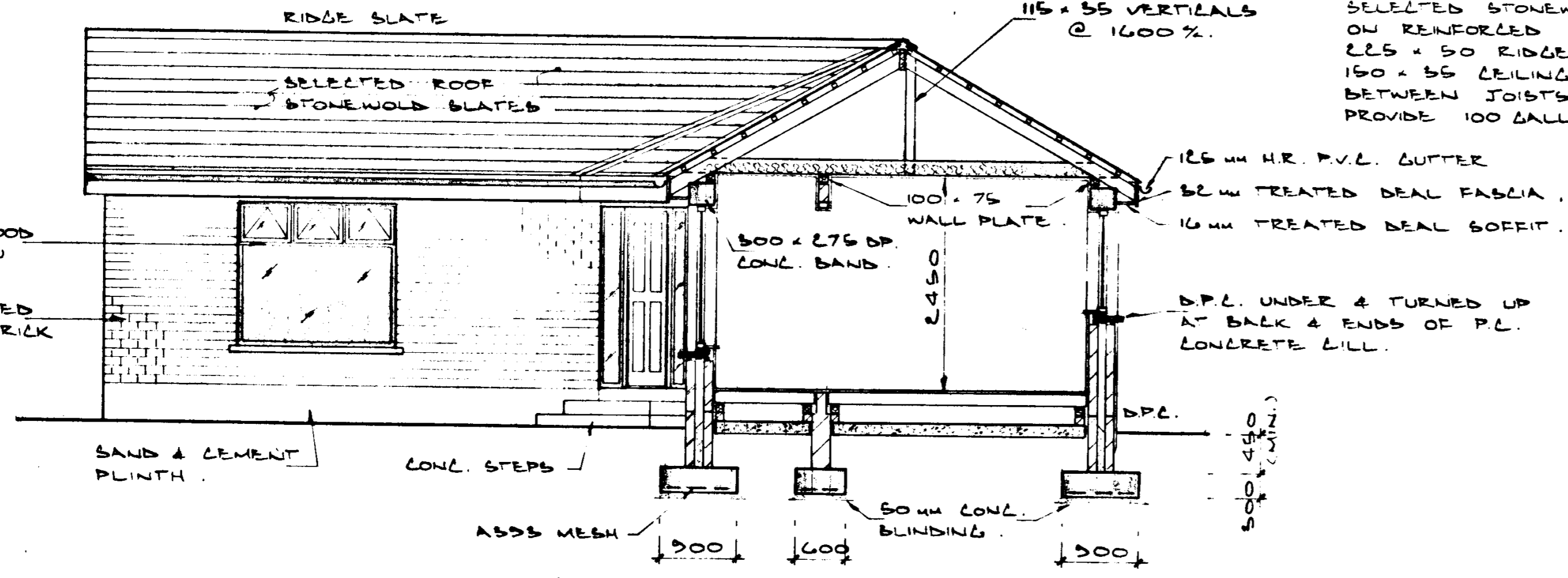
GROUND FLOOR PLAN 1:50



SIDE ELEVATION 'X' 1:50



SIDE ELEVATION 'Y' 1:50



SECTION A-A 1:50

ROOF CONSTRUCTION:

SELECTED STONEWOLD SLATES ON 50 x 25 TREATED SOFTWOOD BATTENS ON REINFORCED SARKING FELT. RIDGE SLATE BEDDED IN CEMENT MORTAR. 225 x 50 RIDGE BOARD. 150 x 44 RAFTERS @ 400%, 50° PITCH. 150 x 55 CEILING JOISTS @ 400%. 100mm FIBREGLASS QUILT INSULATION BETWEEN JOISTS. PLASTER SKIM TO FOIL BACKED PLASTERBOARD CEILING. PROVIDE 100 GALLON STORAGE TANK IN ATTIC ON 4 No. 100 x 75 BEARERS.

WALL CONSTRUCTION:

500mm CAVITY WALLS. 100mm BLOCK INNER LEAF. 100mm CAVITY WITH 50mm AEROTIC INSULATION. 100mm BRICK OUTER LEAF OR 100mm BLOCK OUTER LEAF WITH 2-COAT PLASTER ON SLUB EXTERNALLY (NAP PLASTER FINISH). PLASTER SKIM TO DRY LINING INTERNALLY. 100mm INTERNAL BLOCK WALLS WITH PLASTER SKIM TO DRY LINING.

FLOOR CONSTRUCTION:

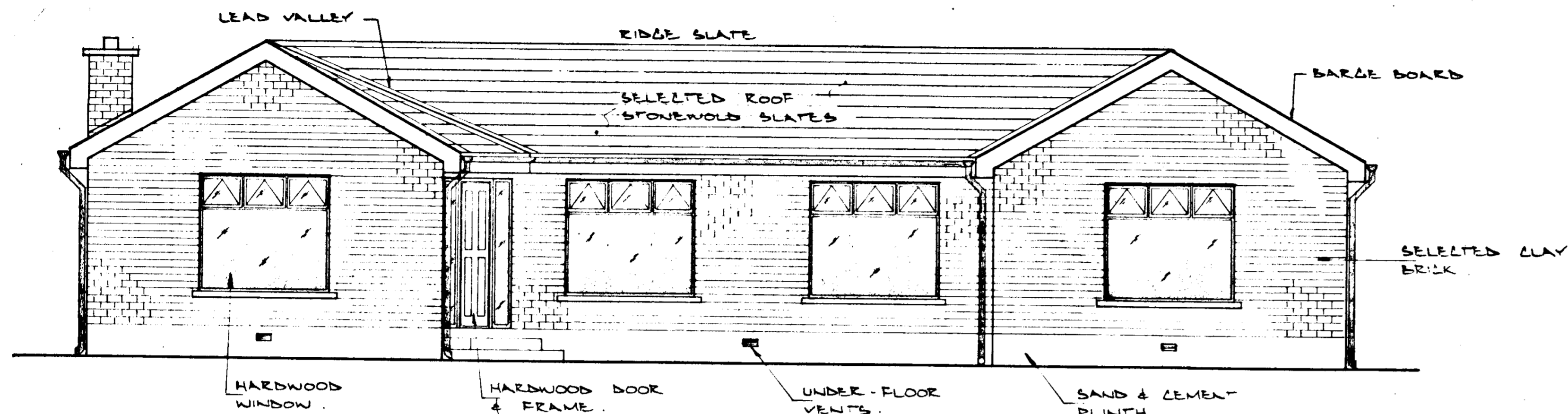
20mm T & G BOARDING ON 150 x 55 JOISTS @ 550% ON 100 x 75 WALL PLATE ON D.P.L. ON 100mm HONEYCOMBED SLEEPER WALLS @ 1500%. ON 150mm DP. SUB-FLOOR ON 150mm DP. WELL COMPACTED HARDLORE.

FOUNDATIONS:

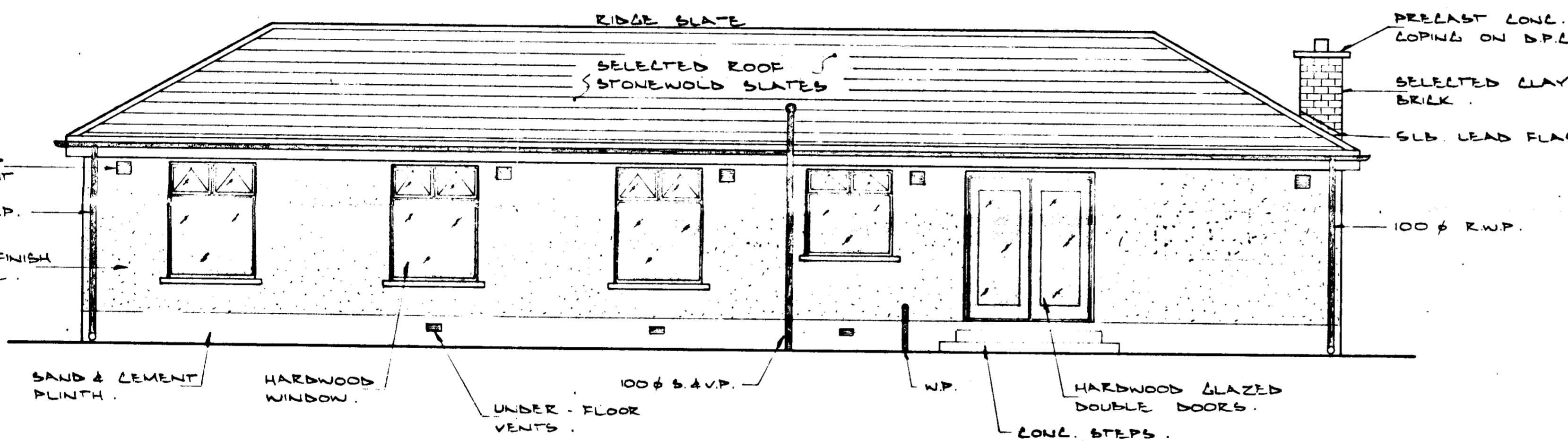
500mm WALLS - 300 WIDE x 500 DP.
100mm WALLS - 600 WIDE x 500 DP.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
11 SEP 1991
REG No. 912/1188

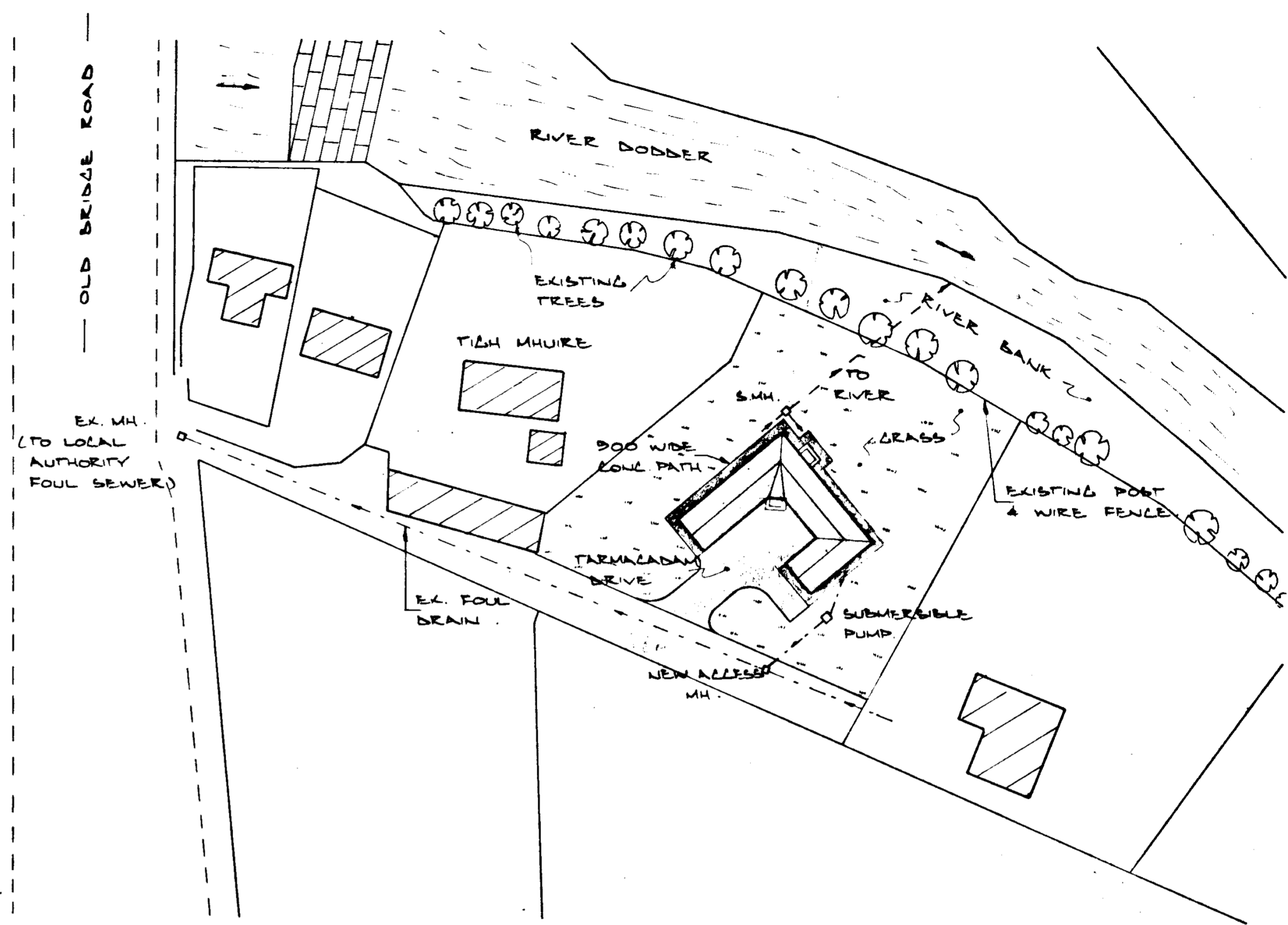
rev.	description	date
<p>J. P. Behan Associates CONSULTING ENGINEERS 37 Dunville Ave. Ranelagh, Dublin 6. Tel (01) 967055.</p>		
ARCHITECT J. P. B. A.		
CLIENT Colm Higgins		
PROJECT Proposed Bungalow at Old Bridge Road, Templeogue, Dublin 16.		
DRG. TITLE Plan, Section & Elevations.		
Drawn by M.C.	Scale 1:50	
checked by	date August '91	
DRG. NO. 902 / 163 / 1.		



FRONT ELEVATION 1:50



REAR ELEVATION 1:50



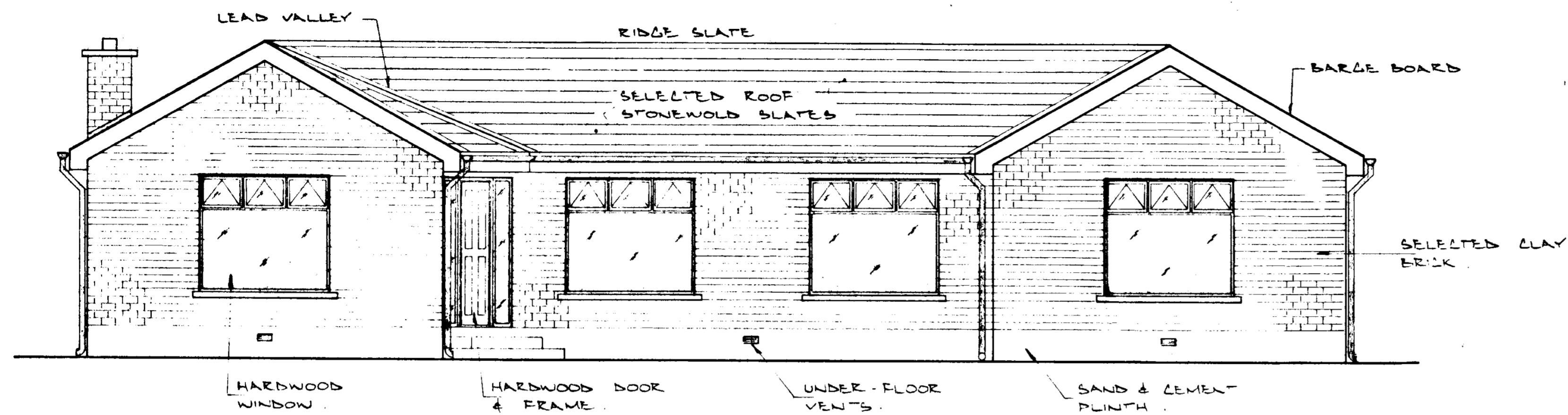
BLOCK PLAN 1:500

NOTES:

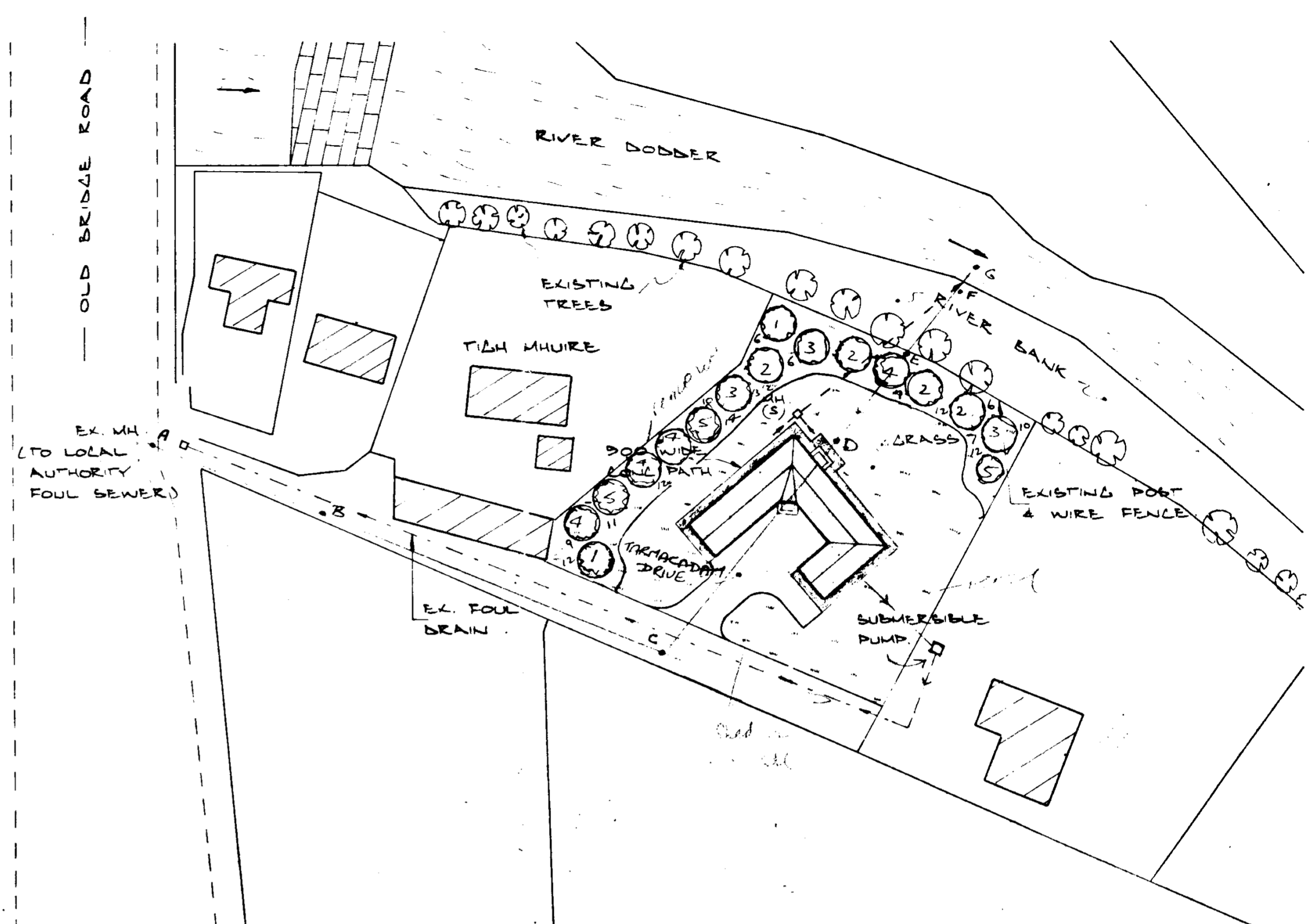
1. THIS DRG. TO BE READ IN CONJUNCTION WITH DRG. NOS. 902/163/1 & 2.
2. ACTUAL FOUNDATION DEPTHS TO BE DETERMINED ON SITE & AGREED WITH LOCAL AUTHORITY ENGINEER.
3. ALL PIPEWORK UNDER PATHS & DRIVE TO BE ENCASED ALL ROUND WITH 150 MM MIN. CONC.
4. S.M.H. DENOTES SURFACE MANHOLE.
 F.M.H. " FOUL MANHOLE.
 A.J. " ARMSTRONG JUNCTION.
 S.T. " GULLY TRAP.
 S.&V.P. " SOIL & VENT PIPE.
 W.P. " WASTE PIPE.
 R.W.P. " RAIN WATER PIPE.
5. OPENING SASHES TO BE 1/20 AREA OF ROOMS MIN.

DUBLIN COUNCIL
 Planning & Registry Section
 APPLICATION RECEIVED
 11 SEP 1991
 REG NO. 91A/1488

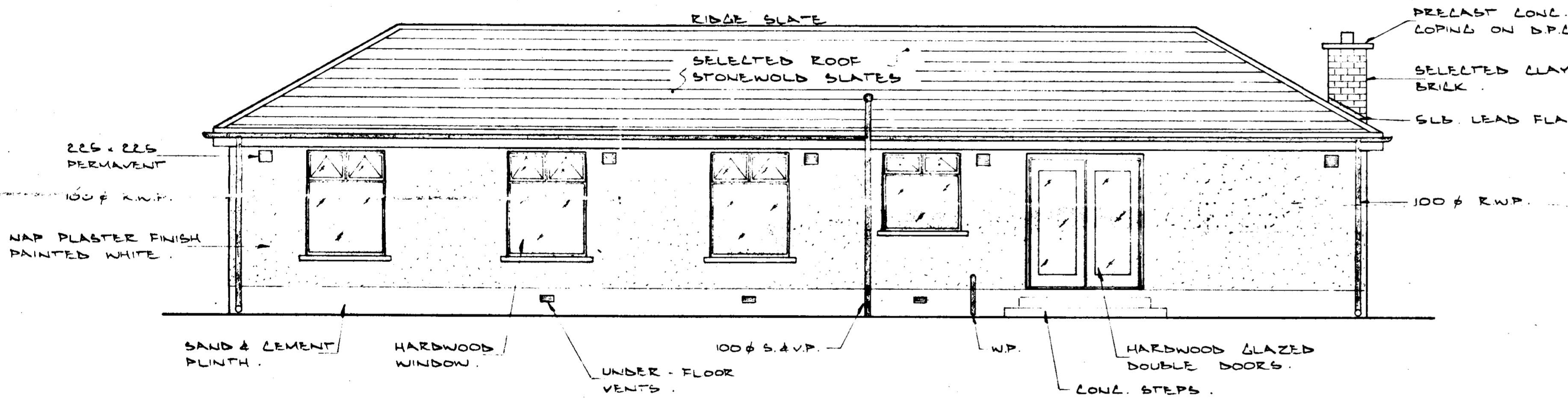
rev.	description	date
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ARCHITECT J.P. B.A.		
CLIENT Colm Higgins		
PROJECT Proposed Bungalow at Old Bridge Road, Templeogue, Dublin 16.		
DRG. TITLE Block Plan & Elevations.		
Drawn by	M.C.	1:500 & 1:50.
checked by		date August '91.
DRG. NO. 902 / 163 / 2.		



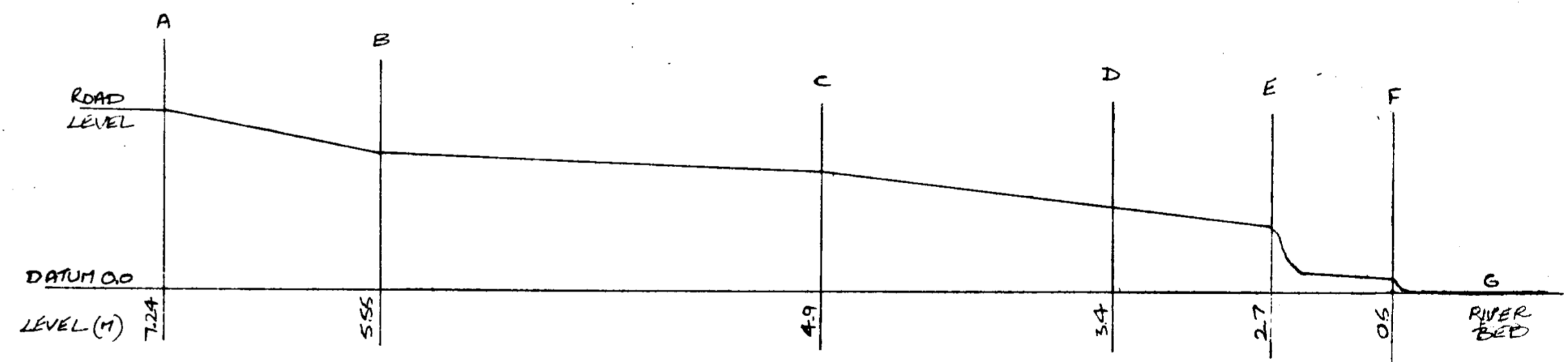
FRONT ELEVATION 1:50



BLOCK PLAN 1:500



REAR ELEVATION 1:50



NOTES:

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DUBLIN COUNTY COUNCIL
 Planning Dept. Planning Application Approved
 29 MAY 1992
 REG. NO. 14488

rev.	description	date
	J.P. Behan Associates CONSULTING ENGINEERS 37 Dunville Ave, Ranelagh, Dublin 6. Tel. (01) 967065.	
	ARCHITECT J.P.B.A.	
	CLIENT Colm Higgins	
	PROJECT Proposed Bungalow at Old Bridge Road, Templeogue, Dublin 16.	
	DRG. TITLE Block Plan & Elevations	
Drawn by	M.C.	Scale 1:500 & 1:50.
checked by		date August '91.
DRG. NO.	902 / 163 / 2.	