

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /  
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 91A/1932 Cert. No. 27350  
 PROPOSAL Bungalow  
 LOCATION Edmondston Road, Rathfriland  
 APPLICANT A. M<sup>c</sup> Donald

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>£32</u>	<u>£32</u>		
2	Domestic	@£16				
3	Agriculture	@50p per m <sup>2</sup> in excess of 300m <sup>2</sup> . Min. £40				
4	Metres	@£1.75 per m <sup>2</sup> 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	@£1. per m <sup>2</sup> 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 S.O Date 11/12/91

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

SS only



Register Reference : 91A/1932

Date : 12th December 1991

Development : Replacement bungalow.

LOCATION : Edmondstown Road, Rathfarnham.

Applicant : A. McDonald.

App. Type : PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 6th December 1991

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 03.02.91 .....  
 Time ..... 3.00 .....  
 .....

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

Yours faithfully,

DUBLIN CO. COUNCIL  
 17 DEC 1991  
 SAN SERVICES

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 for PRINCIPAL OFFICER  
 31 JAN 1992  
 Returned *[Signature]*

Date received in sanitary Services .....

FOUL SEWER

Available for replacement dwelling, works allowing.

NOTE: ① No surface water to be discharged to foul sewer system  
 ② a special levy of £2,000 per acre applies

SURFACE WATER

Additional Information Required

- ① applicant indicates a proposal to discharge to a s.w. sewer. Engineering Services have no record of a public sewer fronting these premises. Applicant must, therefore, submit details of the public sewer to which it is proposed to connect.
- ② applicant to provide details of invert levels, gradients etc. as far as the public sewer.
- ③ If the pipe to which it is intended to discharge is a Road drain, written permission from that Department must be submitted allowing such a connection.

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

Filed

*J. Rice*  
 24/1/92

Register Reference : 91A/1932

Date : 12th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 03.02.92 .....  
Time ..... 3.00 .....

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY.....

available  
VOS.

.....  
*[Signature]*  
23/12/91

ENDORSED *[Signature]*

DATE 25/1/92

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1932.

DEVELOPMENT: Bungalow.

LOCATION: Rathfarnham.

APPLICANT: A. McDonald.

DATE LODGED: 6.12.91.

A previous application for a house on this site was refused for reasons including traffic hazard (Reg. Ref: 89A/1533).

The applicant does not show sufficient ownership on the road frontage to provide safe vision splays.

Permission should be refused as:-

1. The proposed development would not allow safe vision splays on Edmondstown road and vehicular turning movements which would result from the proposed development would endanger public safety by reason of traffic hazard.



GC/BMcC  
13.1.92.

SIGNED: Garnett Curran

DATE: 13/1/92

ENDORSED: G.F. Smith

DATE: 13/1/92

P/416/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1932

Date Received : 6th December 1991

Correspondence : Deegan & Associates,  
Name and : 211 Butterfield Avenue,  
Address Rathfarnham,  
Dublin 14.

Development : Replacement bungalow.

Location : Edmondstown Road, Rathfarnham.

Applicant : A. McDonald.

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 150 Sq.metres

*MOS*  
(MOS/BB)

Report of Dublin Planning Officer dated 27th January, 1992.

This is an application for PERMISSION. The proposed development consists of a replacement bungalow at Edmondstown Road, Rathfarnham. The applicant is A. McDonald who is stated to have a freehold interest in the site.

Under Reg. Ref. 89A/1533 permission was refused for a proposed dormer bungalow on this site by Decision Order P/4480/89 dated 12.10.89. The applicant ~~is~~ was stated to be T. McDonnell.

The site is located in an area <sup>which</sup> ~~that~~ is zoned 'B' in the 1983 County Development Plan with the objective "to protect and provide for the development of agriculture".

The site is located immediately to the south of the tree lined avenue serving a house known as Edmondstown Park, and the lands around this house are affected by a specific objective included in the Development Plan "to protect trees and woodlands".

There is no house on the site which is in grass. There is a sharp bend on Edmondstown Road directly to the north of the site.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1932

Page No: 0002

Location: Edmondstown Road, Rathfarnham.

A solid white line runs along the centre of the road outside the site. There is no footpath outside the site on the eastern side of this road.

Sight lines are severely limited along the road frontage and any vehicular access onto this road is likely to be extremely hazardous.

### DEPARTMENT REPORTS

The Roads report dated 13.1.92 recommended that permission be refused on the grounds that the proposed development does not provide for safe vision splays, vehicular turning movements which would result from the proposed development would endanger public safety by reason of traffic hazard.

There is no Sanitary Services report available, but I have <sup>on a site nearby</sup> noted the Sanitary Services report (dated 18.7.91) on a recent application, (Reg. Ref. 91A/0866 - outline planning permission for 2 houses) in which the existing deficiency in the Ballyboden Road Sewer System is referred to.

While the proposed development is described as a "replacement bungalow", there is no evidence of a recent structure existing on the site.

The house type proposed should have been more correctly described as a dormer bungalow rather than a bungalow.

The applicant has not demonstrated how the proposed development conforms with the Council's policy for houses in rural areas as stated in paragraph 2.3.9. of the written statement of the Development Plan.

The proposed development is unacceptable on zoning and traffic safety grounds.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (4) Reasons:-



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

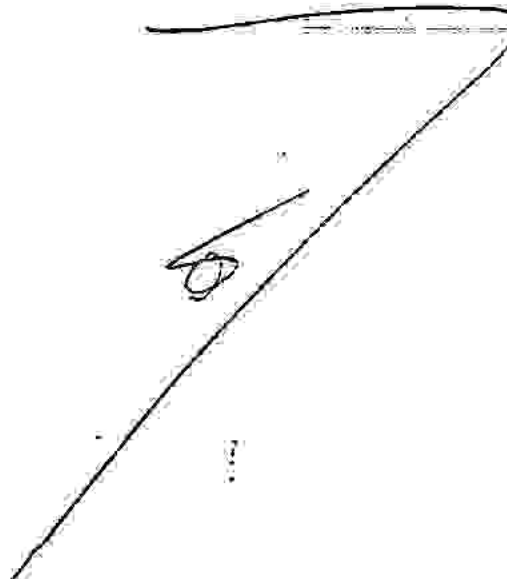
Reg.Ref: 91A/1932

Page No: 0003

Location: Edmondstown Road, Rathfarnham.

### REASONS FOR REFUSAL

- 01 The proposed development is incorrectly described as a "replacement bungalow". There is no existing house on the site nor is there visual evidence of there being a recent structure existing on the site. Furthermore, the proposed house is a dormer bungalow.
- 02 The site is located in an area that is zoned 'B' in the 1983 County Development Plan. The applicant has not demonstrated how his need for a house in this area conforms with the Council's policy with regard to housing in rural areas as stated in paragraph 2.3.4 of the written statement of the Development Plan. The proposed development would contravene materially a development objective contained in the Development Plan for the use primarily of this area for agricultural purposes. The proposed development would by reason of the above be contrary to the proper planning and development of the area.
- 03 Adequate sight lines at the proposed vehicular access are not provided for. The proposed development would generate additional turning movements onto Edmondstown Road, at a point in the road which immediately adjoins a bend in the road (i.e. to the north) and which has a solid white line along its centre. The proposed development would endanger public safety by reason of a traffic hazard.
- 04 The sewer which it is proposed to discharge to (i.e. Ballyboden Road Sewer System) is overloaded with no spare capacity. The proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which this constraint may reasonably be expected to cease.





# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1932

Page No: 0004

Location: Edmondstown Road, Rathfarnham.

*Richard Cerrino SEP*  
for Dublin Planning officer  
*30/11/92*

*W. J. [Signature]*  
Endorsed: .....  
for Principal officer

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

Dated : .....  
*3rd February*  
~~JANUARY~~ 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 *10th December* 1991.

Maureen O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1932.

DEVELOPMENT: Bungalow.

LOCATION: Rathfarnham.

APPLICANT: A. McDonald.

DATE LODGED: 6.12.91.

A previous application for a house on this site was refused for reasons including traffic hazard (Reg. Ref: 89A/1533).

The applicant does not show sufficient ownership on the road frontage to provide safe vision splays.

Permission should be refused as:-

1. The proposed development would not allow safe vision splays on Edmondstown road and vehicular turning movements which would result from the proposed development would endanger public safety by reason of traffic hazard.



GC/BMcC  
13.1.92.

SIGNED: Garrett Ainsworth

DATE: 9/3/1/92

ENDORSED: G.F. Smith

DATE: 13/1/92

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1932.

DEVELOPMENT: Bungalow.

LOCATION: Rathfarnham.

APPLICANT: A. McDonald.

DATE LODGED: 6.12.91.

A previous application for a house on this site was refused for reasons including traffic hazard (Reg. Ref: 89A/1533).

The applicant does not show sufficient ownership on the road frontage to provide safe vision splays.

Permission should be refused as:-

1. The proposed development would not allow safe vision splays on Edmondstown road and vehicular turning movements which would result from the proposed development would endanger public safety by reason of traffic hazard.

PLANNING DEPT.  
 PLANNING CONTROL  
 21.01.92  
 3.30

GC/BMcC  
13.1.92.

SIGNED: Garnett Curran  
 DATE: 13/1/92

ENDORSED: G.F. Smith  
 DATE: 13/1/92



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

Decision Order Number : P/ 0416 /92 Date of Decision : 3rd February 1992

Register Reference : 91A/1932 Date Received : 6th December 1991

Applicant : A. McDonald.

Development : Replacement bungalow.

Location : Edmondstown Road, Rathfarnham.

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

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

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

Date: ... 4.1.2.1.9.2 .....

Deegan & Associates,  
211 Butterfield Avenue,  
Rathfarnham,  
Dublin 14.

Reg.Ref. 91A/1932  
Decision Order No. P/ 0416 /91  
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The proposed development is incorrectly described as a "replacement bungalow". There is no existing house on the site nor is there visual evidence of there being a recent structure existing on the site. Furthermore, the proposed house is a dormer bungalow.
- 02 The site is located in an area that is zoned 'B' in the 1983 County Development Plan. The applicant has not demonstrated how his need for a house in this area conforms with the Council's policy with regard to housing in rural areas as stated in paragraph 2.3.9. of the written statement of the Development Plan. The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes. The proposed development would by reason of the above be contrary to the proper planning and development of the area.
- 03 Adequate sight lines at the proposed vehicular access are not provided for. The proposed development would generate additional turning movements onto Edmondstown Road, at a point in the road which immediately adjoins a bend in the road (i.e. to the north) and which has a solid white line along its centre. The proposed development would endanger public safety by reason of traffic hazard.
- 04 The sewer which it is proposed to discharge to (i.e. Ballyboden Road Sewer System) is overloaded with no spare capacity. The proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which this constraint may reasonably be expected to cease.



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



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

Register Reference : 91A/1932

Date : 9th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Replacement bungalow.

LOCATION : Edmondstown Road, Rathfarnham.

APPLICANT : A. McDonald.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 6th December 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Deegan & Associates,  
211 Butterfield Avenue,  
Rathfarnham,  
Dublin 14.



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 EDMONDSTOWN ROAD BATHFARNHAM DUBLIN 14  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) ANTHONY Mc DONALD  
Address c/o 211 BUTTERFIELD AVE BATHFARNHAM D 14 Tel. No. \_\_\_\_\_

4. Name and address of DEGAN & ASSOLS 211 BUTTERFIELD AVE BATHFARNHAM  
person or firm responsible for preparation of drawings DUBLIN 14 Tel. No. 931303

5. Name and address to which AS 4 ABOVE  
notifications should be sent

6. Brief description of proposed development REPLACEMENT BUNGLOW

7. Method of drainage 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. DWELING  
(b) Proposed use of each floor DWELING

CO. DUBLIN Permission sought for replacement bungalow at Edmondstown road, Bathfarnham for A. Mc Donald.

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

11. (a) Area of Site 1,700 Sq. m. Approx  
(b) Floor area of proposed development 150 Sq. m. Approx  
(c) Floor area of buildings proposed to be retained within site 150 Sq. m. Approx

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:  
NO AT ALL

15. List of documents enclosed with application.  
4 COPIES of Drawings & OUTLINE SPECS  
page of Irish Press 23/11/91

16. Gross floor space of proposed development (See back) \_\_\_\_\_ Sq. m.  
No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development 1  
Fee Payable € 32 Basis of Calculation 1 x £32  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Anthony F. Deegan Date 25/11/91

Application Type P FOR OFFICE USE ONLY  
Register Reference 91A/1932  
Amount Received € 1.80  
Receipt No \_\_\_\_\_  
Date 22-14

RECEIVED  
06 DEC 1991  
REG. SEC.

Irish Press 23/11/91

16 6/12  
NS4020  
NS4019

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
  - (a) The address of the structure or the location of the land.
  - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
  - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
  - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
  - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
    - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
  - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lt. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

### INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

### SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

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

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

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

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



# COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement that the sum  
tendered is the prescribed application  
fee. N 54020

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

£ 16.00

Received this 6th day of November 19 11  
from Franklin Ltd

the sum of sixteen Pounds

Pence being

planning application at

Shelton Road

Cashier

S. GAREY  
Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

PAID BY

CASH

CHEQUE

M.O.

Issue of this receipt is not valid without the signature of the Principal Officer

enclosed is the prescribed application form

No. N 54019

£ 16.00

Received this 6th day of 19

from Kountabin Ltd

the sum of sixteen Pounds

Pence being

planning application

for

S. CABEY Principal Officer

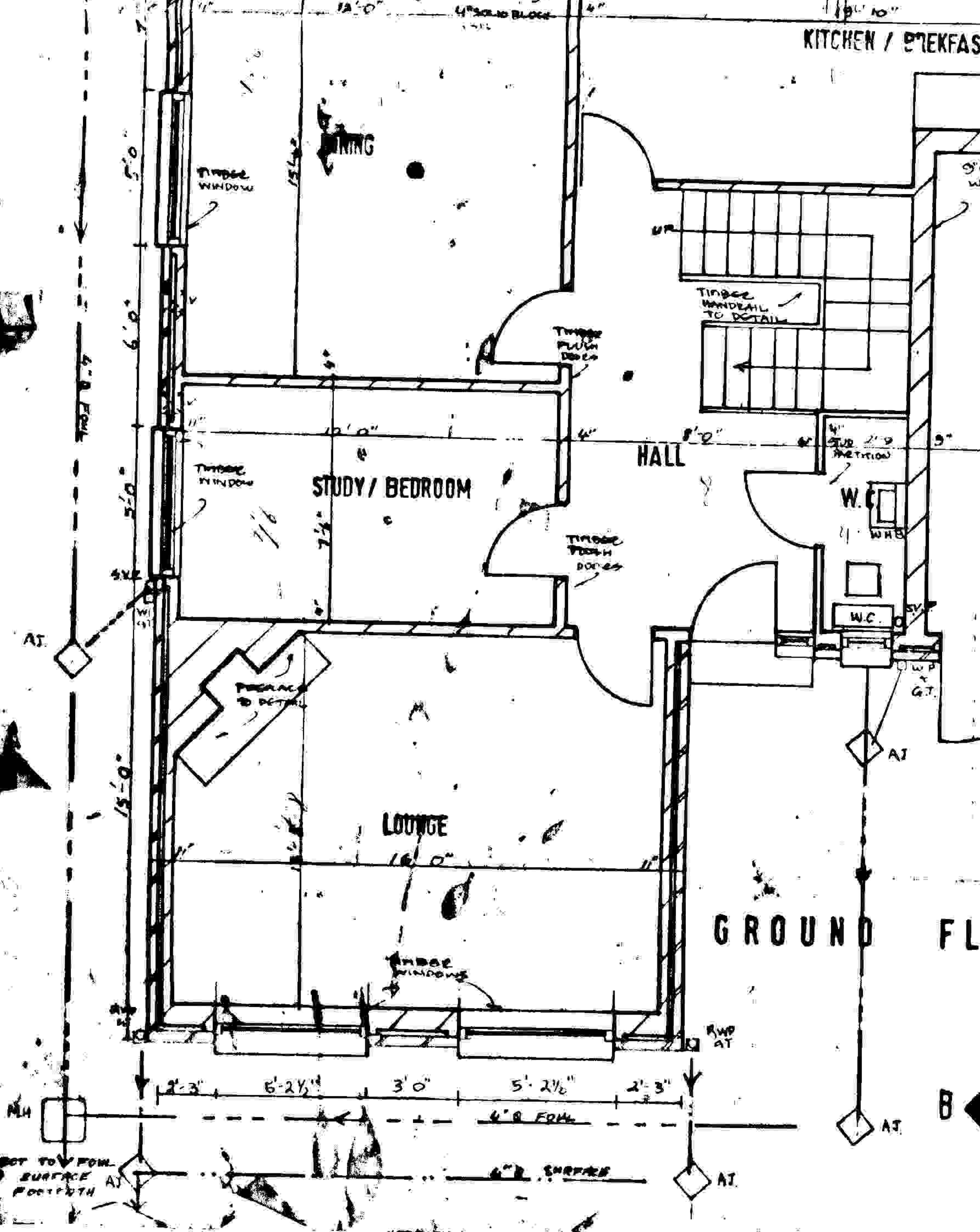


KITCHEN / BREAKFAST

STUDY / BEDROOM

LOUNGE

GROUND FL



NOT TO FOM SURFACE FOOTPRINT

4'8" SURFACE

B



to rathfarnham