

Mr. M. Lally,
Higher Executive Officer,
Department of Defence,
Park House,
Dublin 7.

Our Ref.: 91A/1946

7 February 1992

RE: Proposal to erect club house at Cornerpark, Newcastle for
St. Finians G.A.A.

Dear Sir,

I refer to your recent representations in connection with the
above planning application.

I now wish to inform you that by Order Dated 6th February, 1992
it was decided to REQUEST ADDITIONAL INFORMATION for the above
proposal.

Yours faithfully,



for Principal Officer.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1946

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>28/1/92</u>	Col Harmon Rec permission be granted Col McCreath noted Thought applicants would have complied with A&S Corps reqts. would support appln. if they did		

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/1946*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *4274 FT²*

MEASURED BY:

*J. Y.
13/12/91*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 91A/1946

Cert. No. 27370

PROPOSAL. New Purchase

LOCATION. Greenock, Newcastle

APPLICANT. St. FINIAN'S G.A.A.

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwelling	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 200m2. Min. £40				
4	Metres 397.0m	@£1.75 per m2 or £40		EXEMPT		
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: [Signature] Grade: D/T Date: 13/12/91

Column 1 Endorsed: Signed: [Signature] Grade: Date: 12/12/91

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-O Date: 12/12/91

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

Register Reference : 91A/1946

Date : 19th December 1991

Development : Erect club house
LOCATION : Cornerpark, Newcastle
Applicant : St. Finians G.A.A.
App. Type : PERMISSION
Planning Officer : M.GALVIN
Date Recd. : 10th December 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.02.92
Time 10.10
.....

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
Date received in Sanitary Services 6 JAN 1992
SAN SERVICES

.....
FOR PRINCIPAL OFFICER

FOUL SEWER

Additional Information Required

- ① Applicant is requested to clearly identify all of the elements in the proposed system & to indicate their layout & location on a suitably scaled drawing.
- ② Applicant is requested to establish the size of percolation area required, tend to demonstrate by way of a dimensioned drawing (all elements to be fully dimensioned) that all elements of the treatment process can be properly accommodated as proposed in the location proposed
- ③ Applicant is requested to draw a cross section through the site to include ~~SURFACE WATER~~ the end wall of the clubhouse, each element of the treatment process and the stream.


Note: ① No effluent will be allowed discharge to the stream, directly or indirectly
② Septic tank involved in process — refer to E.H.B.

SURFACE WATER

available to ditch.

NOTE : Finished floor levels to be min 300 mm above highest recorded flood level.

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

DUBLIN Co. COUNCIL
SANITARY SERVICES
17 FEB 1992
Re: 

J. Rice
3/2/1992

Filed

55210110

Register Reference : 91A/1946

Date : 19th December 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.02.92
Time 10.10

ENDORSED _____

DATE _____

WATER SUPPLY. Available for zoned use from 100mm main
on Aylmer Road. 24 hours storage to be provided.

P. J. Spain
28/1/92

Alfred Albee.
28/1/92

ENDORSED _____

DATE 4/2/92

DUBLIN CO. COUNCIL
SANITARY SERVICES
17 FEB 1992
P. 

P/492/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1946

Date Received : 10th December 1991

Correspondence : D. F. Costello,
Name and : 1 Leicester Ave,
Address Rathgar,
Dublin 6.

Development : Erect club house

Location : Cornerpark, Newcastle

Applicant : St. Finians G.A.A.

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 415 Sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 29th January, 1992.

This is an application for PERMISSION for a club house at Cornerpark, Newcastle for St. Finian's G. A. A. club.

The proposed site which has a stated area of c. 8 acres is located to the north of the Aylmer Road in an area zoned 'B' - "to protect and provide for the development of agriculture." A sports club is an acceptable use in such a zone. The proposed site is also located within zone B of the protected area around Casement Aerodrome. It is access via a narrow laneway off Aylmer Road.

Reg. Ref. No. 86A-0879 refers to a refusal of planning permission for the erection of a club house at this location. Reasons for refusal referred to (i) the location of the site within sub area (around Casement Aerodrome, (ii) traffic safety, (iii) no evidence of soil suitability for septic tank drainage.

The current application provides for the erection of a 415 sq. m. club house at this location. This is to comprise toilets, kitchen, dressing rooms and a ~~hall~~ 204 sq. m. hall

The proposed hall is to have a flat roof (4.8 metres high). The remainder of the building will have a pitched roof (4.8 metres to ridge level).

Drainage is proposed by means of a combination of septic tank and puraflo system. Environmental Health Officers report not received. Environmental

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Health Officer contacted. They have not inspected any trial hole to determine suitability of soil, etc. to date.

Roads Department report states that the site is accessed via a narrow and substandard laneway. No right of way over this laneway or car parking layout has been submitted. Report requests additional information be submitted regarding (i) use of club house, (ii) clarification of right of way, (iii) car parking layout for 15 cars, (iv) whether or not the applicant can improve vision at access to Aylmer Road by cutting back/removing hedge in westerly direction.

Department of Defence reports that they object to the granting of permission for this development on the grounds that it would seriously interfere with the operation ~~on the grounds that it would seriously interfere with the operation~~ of air traffic at Casement Aerodrome. The proposed development is in excess of what the Department of Defence would deem acceptable. Report goes on to state that the Department would not object to a single storey changing room facility to minimum dimensions.

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

- 01 The proposed site is located within sub area A of the Department of Defence's protected area around Casement Aerodrome. The Department of Defence have objected to the proposed development on the basis that it is excessive and ^{as such} would seriously interfere with the operation and development of air traffic at Casement Aerodrome.

The Department have noted, however, that they would not object to a single storey changing facility of minimum dimensions at this location.

The applicant is requested to submit details of any proposals he might have to reduce the size of the proposed development to meet the requirements of the Department of Defence.

- 02 The applicant is requested to submit evidence of the suitability of the site to cater for septic/puraflo drainage system. A trial hole ~~shall~~ be dug to comply with the requirements of "Recommendations for Septic Tank Drainage Systems", I.I.R.S. Booklet SR6, 1991. The applicant ~~shall~~ ^{should} arrange to have this trial hole inspected by the Supervising Environmental Health Officer, Eastern Health Board, Tel. 727777.

- 03 The applicant is requested to clarify whether he has a right of way over the entrance laneway to the proposal. The applicant is requested to submit any proposals he might have for improvements to this laneway.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

04 The applicant is requested to clarify whether he can improve vision at the access onto the Newcastle/Baldonnel (Aylmer) Road, i.e. by cutting back or removing hedge.

05 The applicant is requested to illustrate how he can provide a car parking bay, say for at least 15 spaces to serve the site

not endorsed
.....
for Dublin Planning Officer

Endorsed:-
for Principal Officer

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

Dated :
6th February
JANUARY 1992

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 31st January 1991/1992.

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1946.
DEVELOPMENT: House.
LOCATION: Corner park, Newcastle.
APPLICANT: D.F. Costello.
DATE LODGED: 10.12.91.

Access to this proposal is via a narrow substandard lane. A right-of-way over the lane, and parking layout are not shown.

Additional information should be requested:-

1. The proposed use of club house to be clarified.
2. A right-of-way over the lane to be clarified.
3. Applicant to state if he can improve vision at the access to estate road, by cutting back or removing the hedge (in a westerly direction).
4. At least 15 car parking spaces to be provided on site.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.01.92
Time 4.00

TR/BMCC
21.1.92.

SIGNED: Terence Rogers
DATE: 21/1/92

ENDORSED: C.P. Smith
DATE: 21/1/92

TELEPHONE: Dublin (01) 771881

TELEX: 31444 DFFHEI

FAX NO: 385953

TAGHAIRT:

Reference



AN ROINN COSANTA
(Department of Defence)

P13

TEACH NA PAIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

407/88

OF

14 January, 1992.

15 JAN 92

16/1

Dear Sir,

Re: Planning Applications affecting the Use of Casement
Aerodrome Baldonnell.

Planning Application 91A/1946 St. Finians GAA Club,
Corner Park, Newcastle - Club House

I am directed by the Minister for Defence to refer to Dublin County Council's minute dated 19 December, 1991 regarding the above and to state that this Department objects to the granting of permission for this development on the grounds that it would seriously interfere with the operation and development of the air traffic at Casement Aerodrome. It is considered that the proposal (91A/1546) is considerably in excess of that which would be deemed to be acceptable by the authorities.

However this Department would not object to a single storey changing room facility of minimum dimensions at the location indicated.

Yours sincerely,

M. Lally
M. LALLY
HIGHER EXECUTIVE OFFICER
TELEPHONE EXTENSION 2476

Mr Paul Tobin
Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date *17 01 92*
Time *10 00*



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/ 0492 /92 Date of Decision : 6th February 1992
Register Reference : 91A/1946 Date Received : 10th December 1991
Applicant : St. Finians G.A.A.
Development : Erect club house
Location : cornerpark, Newcastle

Dear Sir/Madam,

With reference to your planning application, received here on 10.12.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

01 The proposed site is located within sub area A of the Department of Defence's protected area around Casement Aerodrome. The Department of Defence have objected to the proposed development on the basis that it is excessive and ^{as} such would seriously interfere with the operation and development of air traffic at Casement Aerodrome.

The Department have noted, however, that they would not object to a single storey changing facility of minimum dimensions at this location.

The applicant is requested to submit details of any proposals he might have to reduce the size of the proposed development to meet the requirements of the Department of Defence.

02 The applicant is requested to submit evidence of the suitability of the site to cater for septic/puraflo drainage system. A trial hole to be dug to comply with the requirements of "Recommendations for Septic Tank Drainage Systems", I.I.R.S. Booklet SR6, 1991. The applicant should arrange to have this trial hole inspected by the Supervising Environmental Health Officer, Eastern Health Board, Tel. 727777.

D. F. Costello,
1 Leicester Ave,
Rathgar,
Dublin 6.



Bloc 2, Ionad Bheatha na hÉireann,
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/1946
Decision Order No. P/ 0492 /91
Page No: 0002

03 The applicant is requested to clarify whether he has a right of way over the entrance laneway to the proposal. The applicant is requested to submit any proposals he might have for improvements to this laneway.

04 The applicant is requested to clarify whether he can improve vision at the access onto the Newcastle/Baldonnell (Aylmer) Road, i.e. by cutting back or removing hedge.

05 The applicant is requested to illustrate how he can provide a car parking layout for at least 15 spaces to serve this site.

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

Yours faithfully,

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

PRINCIPAL OFFICER

Date : 6/2/92

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/1946

Date : 11th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Erect club house
LOCATION : Cornerpark, Newcastle
APPLICANT : St. Finians G.A.A.
APP. TYPE : PERMISSION

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

D. F. Costello,
1 Leicester Ave,
Rathgar,
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 CORNER PARK, NEW CASTLE
(If none, give description sufficient to identify) Co. DUBLIN 7.

3. Name of applicant (Principal not Agent) NEW CASTLE
Address Co. DUBLIN 7. Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings D. F. CASTELLO.
1 HAICESTER AVE RATHGARD Tel. No. 973680.

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

6. Brief description of proposed development NEW CLUB HOUSE **NIL**

7. Method of drainage Puraglo System 8. Source of Water Supply Public

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. _____
(b) Proposed use of each floor. _____

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? _____

11. (a) Area of Site 8 ACRES. Sq. m.
(b) Floor area of proposed development 2415 Sq Sq. m.
(c) Floor area of buildings proposed to be retained within site 2415 Sq Sq. m.

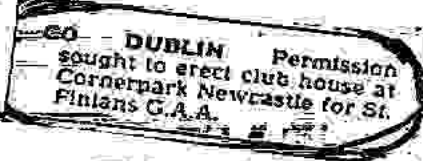
26/11/91
Sms
Pres

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

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:
Fully.

15. List of documents enclosed with application.
1) 4 Copies Drawing 2) 4 Copies Outline Spec.
3) 2 Copies Site Plan 4) Copy Irish Paper dated 26/11/91.
5) 4 Copies layout Plan



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

No of dwellings proposed (if any) _____ Classes of Development _____
Fee Payable £ Exempt Basis of Calculation _____
If a reduced fee is tendered details of previous relevant payment should be given _____

Signature of Applicant (or his Agent) Dennis F Castello Date 10/12/91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1946
Amount Received £ 1,12.4
Receipt No. _____
Date 21/5





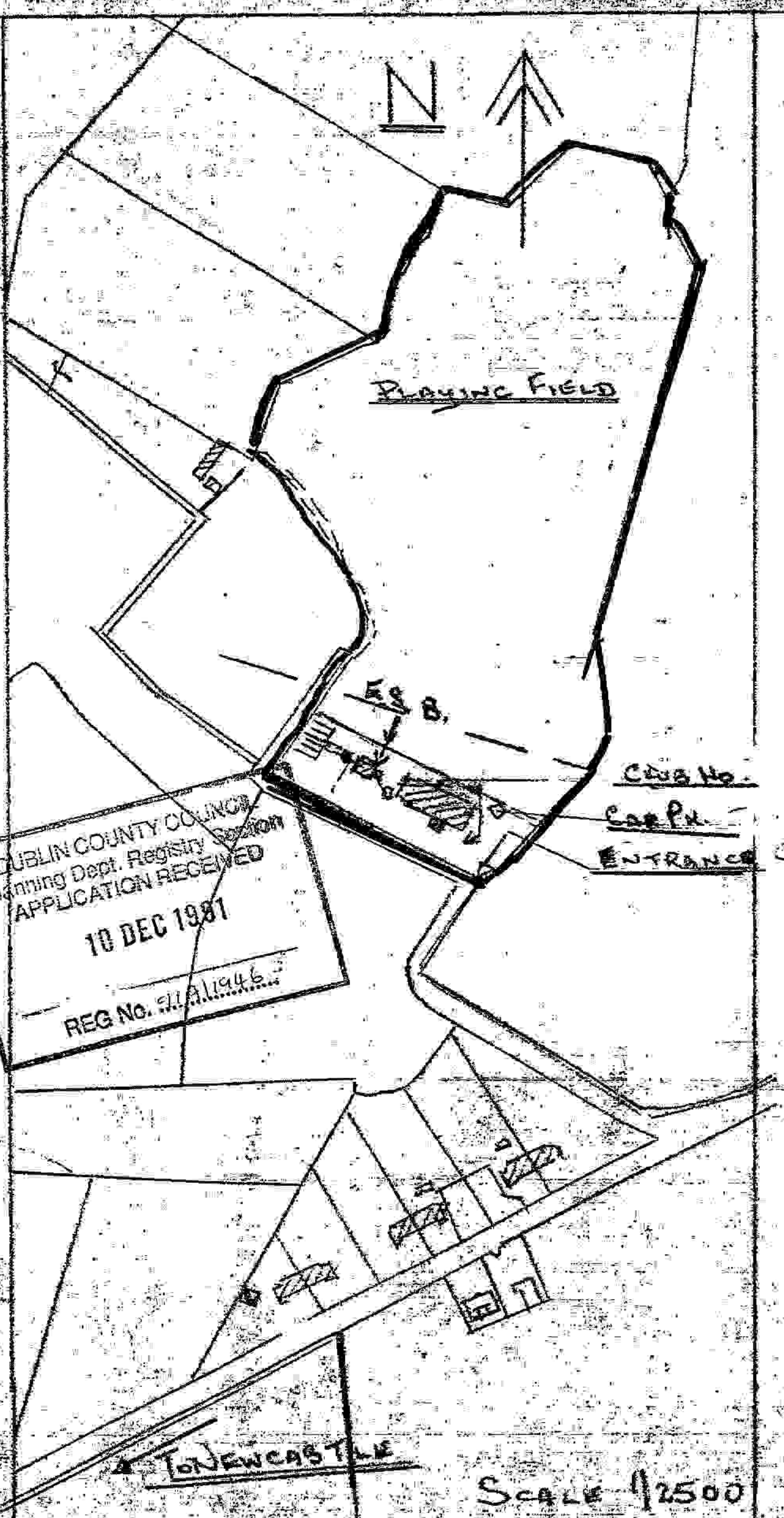
PLAYING FIELD

Club Ho.
Car Pt.
ENTRANCE GAT

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
10 DEC 1981
REG No. 91A1946

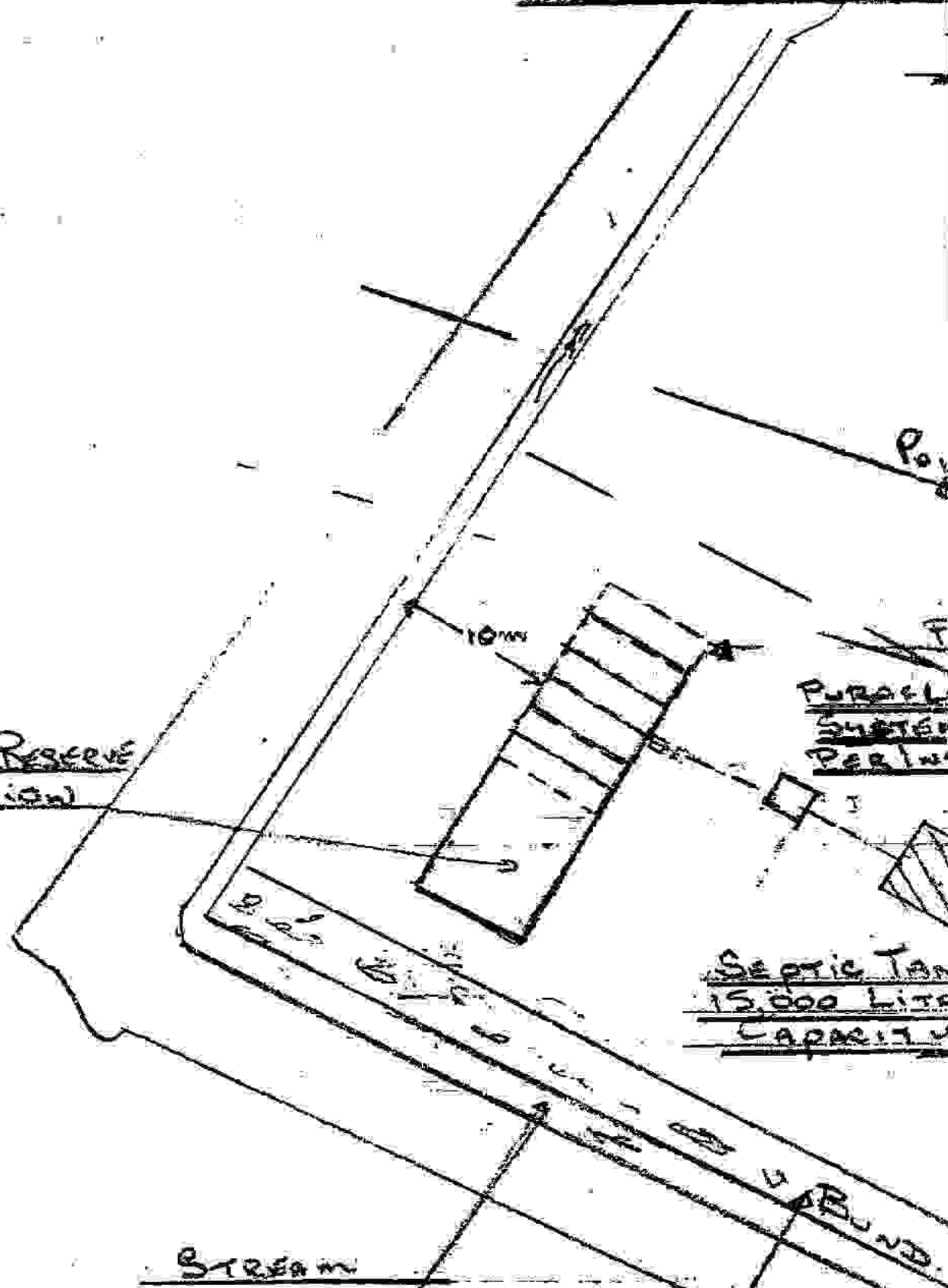
TO NEWCASTLE

SCALE 1/2500



ST FINIAN

Proposed Reserve
Pecoration



SEPTIC TANK
15,000 LITRE
CAPACITY

WITH BUND AS SHOWN.
AND SOWN WITH SURUAS.

HALF CAR PARK AREA.
REDUCED BY 300 mm
LEAVING AREA 150 m OVER.
TOP WATER LEVEL IN STREAM

SCALE 1/500

G.A.A.

PROPOSED LAY-OUT.

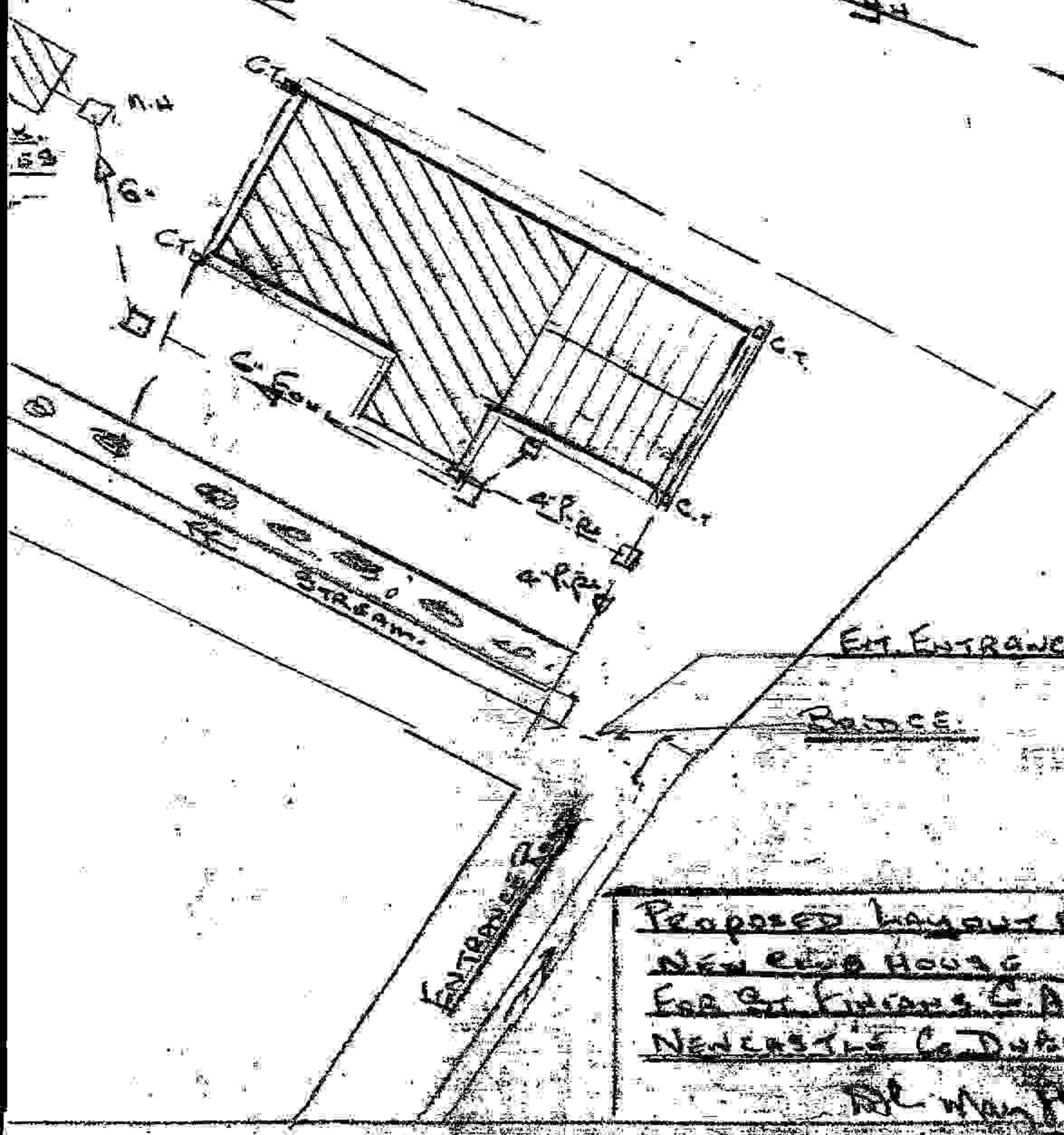
DUBLIN COUNTY
Planning Dept. Registry
APPLICATION FILE NO. 1117
10 DEC 1958
REG No. 918/1946

PLAYING FIELDS

PROPOSED PERCOLATION

As
INSTRUCTIONS

F.S.B. 11m High



Proposed layout of
New Club House
For the G.A.A.
Newcastle Co. Dublin
Dr. Murphy

St. FINIAN'S G.A.A. CLUB

NEW CLUB HOUSE

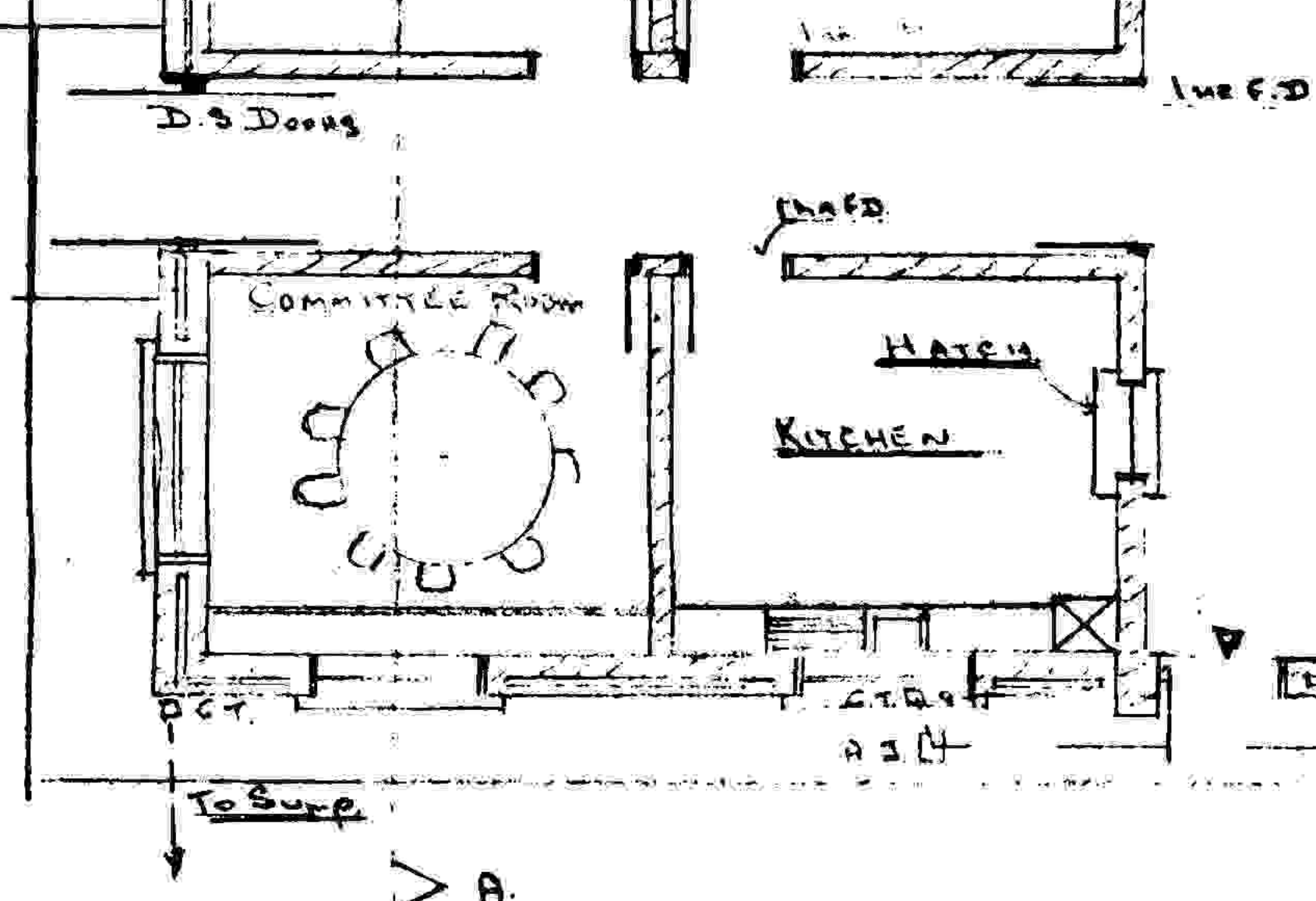
Outline specification of work to be done and materials to be used in the proposed erection of a Club House at Newcastle, Co. Dublin.

1. GENERAL The work provides for the erection of a Hall at Newcastle, together with all necessary electrical, heating, sanitary installations including painting and decorating, etc.
2. DRAWINGS: Provisions shall be made for all work shown on the drawings or specification or which can be reasonably inferred therefrom and for all incidental work of every description which is necessary for the completion of the hall and environment.
3. EXCAVATION: Excavate over entire area for floor and hardcore, excavate for foundations to the widths shown deep enough to obtain a solid stratum and a minimum 2' 0" below ground level.

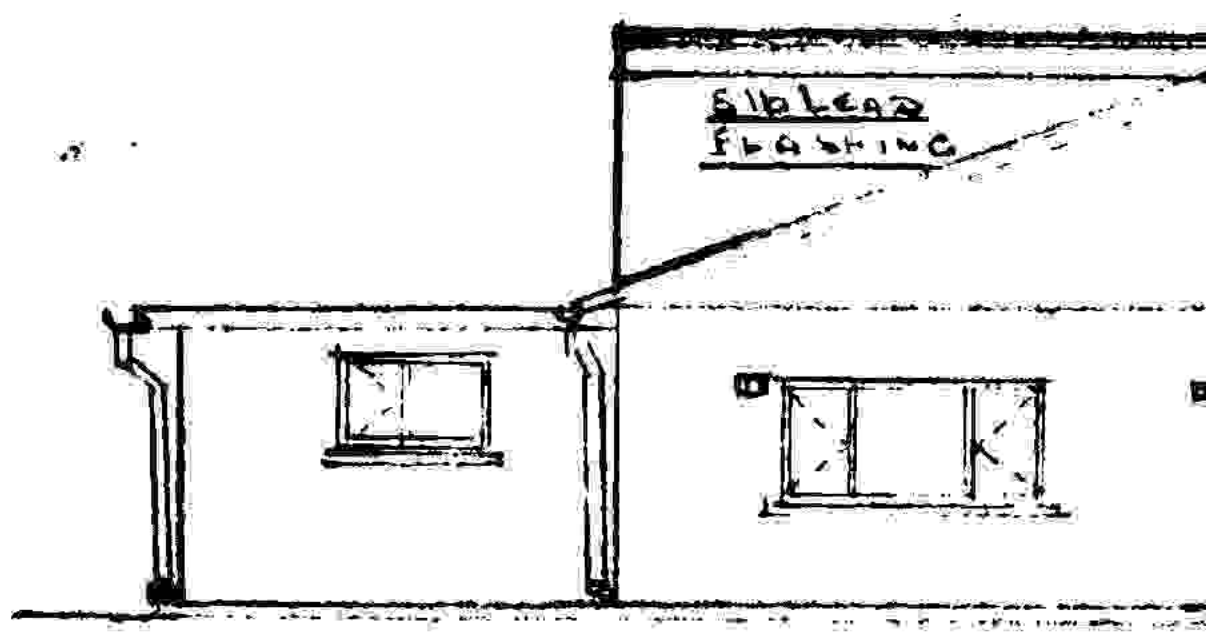
Excavate over hall and car park area to reduce ground level by 12". (R & R)
4. FOUNDATIONS: Foundations shall be 4:2:1 mix concrete, reinforced if necessary 3' 0" x 12" for external walls and 2' 9" x 9" for internal partitions. The final sizes for the foundations shall be determined on site when the bearing capacity of the soil has been established.
5. STRUCTURE: The front area dressing rooms, etc. shall be typical single storey bungalow design. The hall shall be as shown, using Concast roof slabs.
6. WALLING: Walling as per drawing.
7. D.P.C.: Lay bituminous felt damp-proof course to all walls in the full width of walls and under 3" x 3" tassels on dwarf walls in one continuous strip 150 mm above ground level under all window cills, turned up at back of cavity closure and in all locations where it is normal practice to fit D.P.C. D.P.C. should not bridge the cavity. Where the D.P.C. is stepped at junction of concrete and timber floors the method adopted must be in accordance with new Building Regulations and Codes of Practice.
8. FLOOR: The floor shall consist of a 2" screed on 4" concrete on 1000 gauge Visqueen on 6" hardcore. The Visqueen shall be lapped to manufacturer's instructions on sand layer and turned up at walls. Fit vertical Aerobord against rising wall under floor slab. The floors in the toilet areas shall be tiled with selected tiles.
9. PAVINGS: Lay 4" concrete apron on 6" hardcore all around the building with a slight fall away from the building and laid in bays not greater than 9' with a strip of felt between bays. Form concrete ramps to front, side and back doors to later detail.

D.P.C.
COUNCIL
Registry Section
INFORMATION RECEIVED
1991
11/1946

10. **TIMBER:** All timber for carpentry and joinery to be of the best quality complying to Irish Standard Specifications. Timber shall be free from large knots, shakes or defects of any kind. All framing timber shall be impregnated with an approved preservative.
11. **EXTERNAL PLASTERING:** External walls shall be scudded, rendered and then dashed with a fine dash of selected colour. Provide smooth plaster and plinth patent reveals to all windows and door openings.
12. **INTERNAL PLASTERING:** In the main hall, the internal walls shall be painted with gloss paint of selected colour. In the front area, the internal walls shall be scudded, rendered and floated to 20 mm thickness and then skimmed with Gypsum plaster.
13. **SANITARY FITTINGS:** Provide and fix in position the fittings as indicated on the drawing and complete with taps, shower fittings, outlets with cleaning eye and all connected to waste. Outlet from sink to discharge over gully trap. The roof water shall be collected as shown from downpipes and taken away to stream. The foul sewer shall be connected to the septic tank as shown. All pipes shall be Wavin PVC laid in straight lines and to even falls on a sand bed three times the width of the internal diameter. Gully traps and AJs to be PVC set in dished concrete surround and complete with cover. Manholes to be formed in solid blockwork plastered internally with galvanised cast iron covers and frames.
14. **LIGHTING:** The entire electrical installation to be carried out by specialists. All wiring to meet the requirements of the ESB and IEE.
15. **HEATING:** The type of heating installation - gas, oil or electricity will be decided at a later date.
16. **WINDOWS AND DOORS:** All the window framing shall be of hardwood type and be standard stormproof. Glazing shall be decided at a later date. The internal doors shall be 50 mm standard flush panel type. The external doors shall be 2" framed, braced and sheeted hardwood doors, opening outwards and fitted with push bars, etc., all to the satisfaction of the Chief Fire Officer. The glazing in the View Area shall be fire-proof.
17. **STANDARD:** All the above work shall be to the Standard and Specifications of the Department of the Environment and Dublin County Council, and shall be left neat and tidy on completion.
18. **SEPTIC TANK:** The septic tank shall be where shown on the drawings and a Puraflo system shall be installed together with the necessary percolation area.



PLAN



FRONT E