


FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 1768

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 26/11/91 <u>20/00/91</u> </p>	<p>Col Quinn Rec. Permission be granted Nature of area Hopes ^{old} farmyard & Rose Cottage can be kept in good condition</p>		

PLANNING APPLICATION FEES

27072

Reg. Ref. 914/1768 Cert. No.

PROPOSAL Ducey

LOCATION Springhill, Rodgar, Rathcoole

APPLICANT P. Rockford

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2/32	4/32	—	
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				

N.B.
 PERMISSION NOT SOUGHT
 FOR DEMOLITION OF HOUSE

Rockford
 11/11/91

Column 1 Certified: Signed: Grade Date
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: *Rockford* Grade *S.O.* Date *11/11/91*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

Register Reference : 91A/1768

Date : 4th February 1992

Development : Replacement dwelling

LOCATION : Red Gap, Rathcoole

Applicant : Patrick Rochford

App. Type : Additional Information

Planning Officer : R. CREMINS

Date Recd. : 24th January 1992

DUBLIN COUNTY COUNCIL
17 FEB 1992
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

The above proposal is acceptable subject to evidence of an adequate and potable water supply from the proposed well to be submitted.

PLANNING DEPT. DEVELOPMENT CONTROL
Date 26.02.92
Time 18.45

Sta Devine
for John O'Leary SE HO
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

John O'Leary
19/2/92

21/2/92

filed

P/1193/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:
Standard <i>M</i>
Rate <i>Well +</i>
<i>S. Coady</i>
<i>Each</i>
Other
SECURITY:
Bond/ O.R.F.:
Cash:

Register Reference : 91A/1768

Date Received : 24th January 1992

Correspondence : P.J. & Esther Rochford,
 Name and : Spring Hill,
 Address : Redgap,
 Rathcoole,
 Co. Dublin

Development : Replacement dwelling

Location : Red Gap, Rathcoole

Applicant : Patrick Rochford

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 149 sq.metres

(RC/BB)

Report of the Dublin Planning Officer dated 16 March 1992.

This is an application for PERMISSION for a single-storey dwelling and septic tank at Redgap, Rathcoole.

HISTORY

Reg. Ref. 90A/0872. Planning permission was refused to S. Coady for four reasons concerning zoning; ribbon development; non-compliance with Article 17A of 1977 Local Government (Planning and Development) Regulations i.e. applicant's interest in land; and drainage.

Reg. Ref. 91A/0948. Planning permission was refused to PJ & E Rochford for three reasons including; applicants had not demonstrated compliance with the zoning objective; undesirable ribbon development; and drainage.

DEPARTMENTAL REPORTS

Roads Department report dated 29.11.91 states that the road network surrounding the site is very substandard and that any new access onto the site's south side would create a traffic hazard. It states that if permission is to be granted it should be subject to the access being located on the northern boundary and for it to comply with certain requirements.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1768

Page No: 0002

Location: Red Gap, Rathcoole

Supervising Environmental Health Officer's report dated 26.11.91 states that additional information is required on a number of points. In particular, the site location map indicates the proposed well outside the site which is not acceptable. However, I understand from a telephone conversation with the Supervising Environmental Health Officer that it is probable that a well could be provided within the site - however, this must be shown to be feasible and to be indicated on the block plan. I am informed that whilst a dwelling on this site may be capable of complying with the SEHO requirements, the SEHO is growing increasingly concerned at the proliferation of one-off dwellings in the Redgap area.

The contents of the Parks Department report dated 09.12.91 are noted.

The following items of Additional Information were requested from the applicant on the 7th November, 1991, with regard to the following:-

1. The applicant is requested to demonstrate that he can comply with the following requirements of the Supervising Environmental Health Officer:

(a) A suitable well to serve the proposed house to be located within the site boundary and evidence to be submitted showing that the water supply would be potable and adequate.

(b) Location of well for existing dwelling on opposite side of road (2 rathcoole) to be indicated.

(c) Location of percolation area of dwellings on opposite side of Redgap Road to be indicated.

Items (a) to (c) above to be shown on a revised and accurate block plan with dimensions shown.

2. Applicant is requested to submit plans showing the vehicular access, which is to be located on the north-western part of the site frontage with 90 metre sight lines provided in each direction from a 3 metre set back.

3. Applicant is requested to submit details of the proposed boundary treatment which should consist of an earthen bank planted with native species and also to show a scheme of planting to reduce the impact of the house as viewed from both roads.

4. It is noted that the application is advertised as a replacement house. However no planning fees for the demolition of the existing dwelling was submitted. Applicant is requested to submit this fee in the sum of £40.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1768

Page No: 0003

Location: Red Gap, Rathcoole

Additional Information was lodged on 24th January, 1992.

Item 1 - Environmental health Officer report dated 4/2/92, states the proposal is now acceptable subject to evidence of adequate water supply.

Item 2 - The proposed vehicular access is now acceptable.

Item 3 - Boundary treatment can be covered by way of condition.

Item 4 - The original dwelling "Rose Cottage" is of local historical interest.

The applicant intends to retain it as a store. This is satisfactory.

The proposal represents further undesirable ribbon development, which normally should be refused. However, the applicants are local and the house can be regarded as a replacement dwelling for the existing old cottage on the site. This cottage is in fair condition with electricity and with doors, windows and roof intact. *PC on the site. The applicants are presently living in a mobile home*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1990, subject to the following (8) conditions :-

CONDITIONS / REASONS

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 January 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.

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

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

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

REASON: To prevent unauthorised development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1768

Page No: 0004

Location: Red Gap, Rathcoole

- 04 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.
REASON: In the interest of the proper planning and development of the area.
- 05 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991", available from EOLAS.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 06 That one house only be erected on this 2 acre site. The existing building "Rose cottage" to be retained as a store ^{me} and the mobile house ^{me} to be removed from the site prior to occupation of the proposed house. Eun
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 (A) The the proposed house to be set well into the contours of the site by incorporating more cut than fill, i.e. to achieve as low a finished floor level as possible.
(B) Dense planting to be carried out around the proposed house.
(C) That the roof tiles shall be blue/black, turf brown or slate grey in colour, and all external walls shall be of white/cream coloured render finish.
REASON: In the interest of visual amenity.
- 08 That proposed access to be as detailed in Additional Information lodged on 24th January, 1992, and the setback boundary to consist of a 1 metre stone wall or, alternatively, a 1 metre earth mound planted with native species.
- 08 REASON: In the interest of the proper planning and development of the area.
- 09 That a financial contribution in the sum of £ _____ 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.

*well +
Stank*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1768

Page No: 0005

Location: Red Gap, Rathcoole

Richard Connors
.....
for Dublin Planning Officer
19/3/92

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

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated : 20th MARCH 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 *[Signature]* 1992

Mr Smith PO.

Re Rodford Kattowle

A.I. sought fee of £40 for demolition
of house. It was assumed that a
house would have to be demolished for
"replacement house" to be erected. Newspaper
notice refers to "replacement house"

Engender

10/1/72.

Geraldine Beethman

DUBLIN COUNTY COUNCIL

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date *14-12-91*
Time *3:45*

REG. REF: 91A/1768.
DEVELOPMENT: Dwelling house.
LOCATION: Spring Hill Red Gap, Rathcoole.
APPLICANT: P.J. & Ester Rochford.
DATE LODGED: 7.11.91.

This application is for a replacement house.

Permission was refused for a house on the site 90A/872.

The road fronting the site on its south side is very narrow and steep. Any new access here would create a traffic hazard and the road network surrounding the site is very substandard.

If permission is granted it should be subject to:-

1. Access to be located on the north western part of site frontage, with 90 metre sightlines provided in each direction from a 3 metre setback. This to be achieved by setting back front boundary in north west part of site frontage 6 metres from centreline of road.
2. Gates to be set back 4.5 metres from edge of carriageway with 45° wing walls.
3. A 10m x 3m layby to be piped to Council standards.
4. Roadside drain to be piped to Council standards.

A drawing showing the above details should be submitted for approval.

TR/BMcC
29.11.91.

SIGNED: *Jessie Boyes*
DATE: *29/11/91*

ENDORSED: *C.P. Rank*
DATE: *29/11/91*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1768

Date Received : 7th November 1991

Correspondence : P.J. & Esther Rochford,
Name and : Spring Hill,
Address : Redgap,
Rathcoole,
Co. Dublin

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

Development : Replacement dwelling

Location : Red Gap, Rathcoole

Applicant : Patrick Rochford

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 144.25 Sq.metres

(RC/AC)

Report of the Dublin Planning Officer dated 16 December 1991.

This is an application for PERMISSION for a single-storey dwelling and septic tank at Redgap, Rathcoole.

HISTORY

Reg. Ref. 90A/0872. Planning permission was refused to S. Coady for four reasons concerning zoning; ribbon development; non-compliance with Article 17A of 1977 Local Government (Planning and Development) Regulations i.e. applicant's interest in land; and drainage.

Reg. Ref. 91A/0948. Planning permission was refused to PJ & E Rochford for three reasons including; applicants had not demonstrated compliance with the zoning objective; undesirable ribbon development; and drainage.

DEPARTMENTAL REPORTS

Roads Department report dated 29.11.91 states that the road network surrounding the site is very substandard and that any new access onto the site's south side would create a traffic hazard. It states that if permission is to be granted it should be subject to the access being located on the northern boundary and for it to comply with certain requirements.

Supervising Environmental Health Officer's report dated 26.11.91 states that additional information is required on a number of points. In particular, the site location map indicates the proposed well outside the site which is not acceptable. However, I understand from a telephone conversation with the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Supervising Environmental Health Officer that it is probable that a well could be provided within the site - however, this must be shown to be feasible and to be indicated on the block plan. I am informed that whilst a dwelling on this site may be capable of complying with the SEHO requirements, the SEHO is growing increasingly concerned at the proliferation of one-off dwellings in the Redgap area.

The contents of the Parks Department report dated 09.12.91 are noted.

REPRESENTATIONS

~~Clr. C. Quinn has recommended that planning permission be granted in this instance and states that the applicants are from the locality.~~

PLANNING COMMENT

This proposal represents further undesirable ribbon development, which normally should be refused. However, the applicants are local and the house could be regarded as a replacement dwelling for the existing old cottage on the site. This cottage is in fair condition with electricity and with doors, windows and roof intact. The applicant has not satisfied the requirements of the Supervising Environmental Health Officer - in particular the proposal for a well to be outside the site boundary is unacceptable. Consequently, I recommend that additional information be requested.

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

- 01 The applicant is requested to demonstrate that he can comply with the following requirements of the Supervising Environmental Health Officer:
 - (a) A suitable well to serve the proposed house to be located within the site boundary and evidence to be submitted showing that the water supply would be potable and adequate.
 - (b) Location of well for existing dwelling on opposite side of road (2 Rathcoole) to be indicated.
 - (c) Location of percolation area of dwellings on opposite side of Redgap Road to be indicated.Items (a) to (c) above to be shown on a revised and accurate block plan with dimensions shown.
- 02 Applicant is requested to submit plans showing the vehicular access, which is to be located on the north-western part of the site frontage with 90 metre sight lines provided in each direction from a 3 metre set back.
- 03 Applicant is requested to submit details of the proposed boundary

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

treatment which should consist of an earthen bank planted with native species and also to show a scheme of planting to reduce the impact of the house as viewed from both roads.

N.B. Applicant is advised to contact the Supervising Environmental Health Officer (phone 727777) re. item (1) and the Planning Department (phone 724755) re. items (2) and (3) prior to lodgement of additional information.

4. It is noted that the application is advertised as a replacement house. However the ^{planning} fee to cover the costs for the demolition of the existing dwelling was submitted. Applicant is requested to submit this fee in the sum of £40.

Richard Cremins SEP
for Dublin Planning Officer 18/2/91

Endorsed: 
for Principal Officer

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

Dated: 20th DECEMBER 1991


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.

Geraldine Boothman.

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



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. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref. _____

Your Ref. _____

Date 09.12.1991

RE/ Application for Dwelling at Redgap, Rathcoole.
Reg. Ref. 91A/1768.

With regard to this application, the Parks Department's comments are:-

The applicant is applying for planning permission to develop a private dwelling on land zoned 'B' in the 1983 County Development Plan. Zone 'B' is to protect and provide for the development of Agriculture. The proposed development is, therefore, not considered compatible with the objectives of the County Development Plan and should be refused.

In the event of it being decided to grant planning permission, the following matters should be included:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.
2. The applicant should submit and agree boundary treatment of the proposed site with the Parks Department prior to the commencement of development.
3. A scheme of planting to reduce the impact of the house as viewed from the road should be submitted and agreed with Parks Department prior to the commencement of development.

SENIOR PARKS SUPERINTENDENT



Register Reference : 91A/1768

Date : 13th November 1991

Development : Replacement dwelling

LOCATION : Red Gap, Rathcoole

Applicant : Patrick Rochford

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 7th November 1991

D. COUNCIL
PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 27. 11. 91
Time 9.30

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

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Additional information req'd.

1. Location of well not indicated on block plan. See below**
2. Evidence of potable + adequate water supply being available.
3. A Trial Hole opened in proposed location of perc. area in attached proposal was inspected (under previous pl. ref. no. 91A 948) on 3/9/91 - indicating soil suitable for disposal of septic tank effluent.
4. Location of well for existing swelling on opposite side of road (to Rathcoole) not indicated on block plan. See below**
5. Location of perc. area of swellings on opposite side of Redgap Rd. not indicated.

Handwritten signature for John O'Reilly

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

Amend. Dated 22.11.91.

26/11/91.

Filed

** ① Site location map indicates well outside site as supply for proposed swelling - This is at a much lower level than proposed house and evidence of its connection/pumping system etc not indicated. It is not acceptable that well should be located outside the proposed site.

** ② The well for the house on opposite side of the road is also indicated on the site location map - a small accurate drawing on block plan is required to check distances

Geraldine Bookman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1768.
DEVELOPMENT: Dwelling house.
LOCATION: Spring Hill Red Gap, Rathcoole.
APPLICANT: P.J. & Ester Rochford.
DATE LODGED: 7.11.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	04.12.91
Time	12.10

This application is for a replacement house.

Permission was refused for a house on the site 90A/872.

The road fronting the site on its south side is very narrow and steep. Any new access here would create a traffic hazard and the road network surrounding the site is very substandard.

If permission is granted it should be subject to:-

1. Access to be located on the north western part of site frontage, with 90 metre sightlines provided in each direction from a 3 metre setback. This to be achieved by setting back front boundary in north west part of site frontage 6 metres from centreline of road.
2. Gates to be set back 4.5 metres from edge of carriageway with 45° wing walls.
3. A 10m x 3m layby to be piped to Council standards.
4. Roadside drain to be piped to Council standards.

A drawing showing the above details should be submitted for approval.

TR/BMcC
29.11.91.

SIGNED: Jessie Boyan
DATE: 29/11/91

ENDORSED: C.P. Book
DATE: 29/11/91



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 1963-1990.

Decision Order Number : P/ 1193 /92 Date of Decision : 20th March 1992
Register Reference : 91A/1768 Date Received : 24th January 1992
Applicant : Patrick Rochford
Development : Replacement dwelling
Location : Red Gap, Rathcoole
Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :201291//240192

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:- ...8....ATTACHED.

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

Date: 20/3/92.....

P.J. & Esther Rochford,
Spring Hill,
Redgap,
Rathcoole,
Co. Dublin

Reg.Ref. 91A/1768
Decision Order No. P/ 1193 /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

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 24th January 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.

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

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

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

REASON: To prevent unauthorised development.

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

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

05 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991", available from EOLAS.

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

06 That one house only be erected on this 2 acre site. The existing building "Rose Cottage" to be retained as a store and the mobile home to be removed from the site prior to occupation of the proposed house.

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

07 (A) The the proposed house to be set well into the contours of the site by incorporating more cut than fill, i.e. to achieve as low a finished floor level as possible.

(B) Dense planting to be carried out around the proposed house.

(C) That the roof tiles shall be blue/black, turf brown or slate grey in colour, and all external walls shall be of white/cream coloured render finish.

REASON: In the interest of visual amenity.

08 That proposed access to be as detailed in Additional Information lodged on 24th January, 1992, and the setback boundary to consist of a 1 metre stone wall or, alternatively, a 1 metre earth mound planted with native species.

08 REASON: In the interest of the proper planning and development of the



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/1768
Decision Order No. P/ 1193 /91
Page No: 0003
area.

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/1768

Date : 28th January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Replacement dwelling
LOCATION : Red Gap, Rathcoole
APPLICANT : Patrick Rochford
APP. TYPE : Additional Information

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. & Esther Rochford,
Spring Hill,
Redgap,
Rathcoole,
Co. Dublin

4 JAN 92

Red gap

M
91A 1768
91A/1768
28.0.4
A.I.

24 JAN 92 Rathcoole
Co Dublin

Dear Mr Smith

Regarding the

£10 demolition fee for Rose
Cottage. As we agreed we
would leave the cottage
as a store as it is of
local interest because of its age
I have sent you a letter
at an earlier date with a
guarantee that the house
will not be levelled in.

Thank you P J Lockhart.

F. Hill,
Public Analyst
Telephone: 776450

EASTERN HEALTH BOARD,
City Laboratory,
10 Cornmarket,
Dublin 8.
22 January 1992.

REPORT ON BACTERIOLOGICAL EXAMINATION OF SAMPLE OF WATER

MARKED ...Red Gap, Rathcoole

Received on 20/01/92

Date of Sampling 20/01/92

Submitted by P Rochford

Lab. Ref. No. 131|92|32P

Received from:

Mr. P. Rochford,
Red Gap,
Rathcoole,
Co. Dublin.

Order No...

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

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

Judged by the above results :-

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

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

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

CHEMICAL ANALYSIS REPORT TO FOLLOW

Public Analyst's Office
F. Hill, Dublin Region
APPLICATION RECEIVED

24 JAN 1992

REG No. ...9141763...

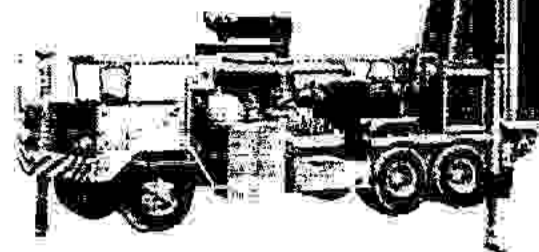
.....
F. Hill, Dublin Region Public Analyst

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

JOSEPH O'KELLY

WATER WELL DRILLING CONTRACTOR

Coolmine,
Saggart,
Co. Dublin.
Phone:
01-589963



20th December, 1991.

Mr. P. J. Rochford,
Redgap,
Rathcoole,
Co. Dublin.

Dear Mr. Rochford,

Re: Well on site, Redgap, Rathcoole, Co. Dublin.

We have examined and divined the site at Redgap, Rathcoole, Co. Dublin. We have located a position, where we would expect to find an adequate water supply.

We have drilled a large number of wells in the Redgap, Rathcoole area, and confirm that we found adequate water supplies for all clients.

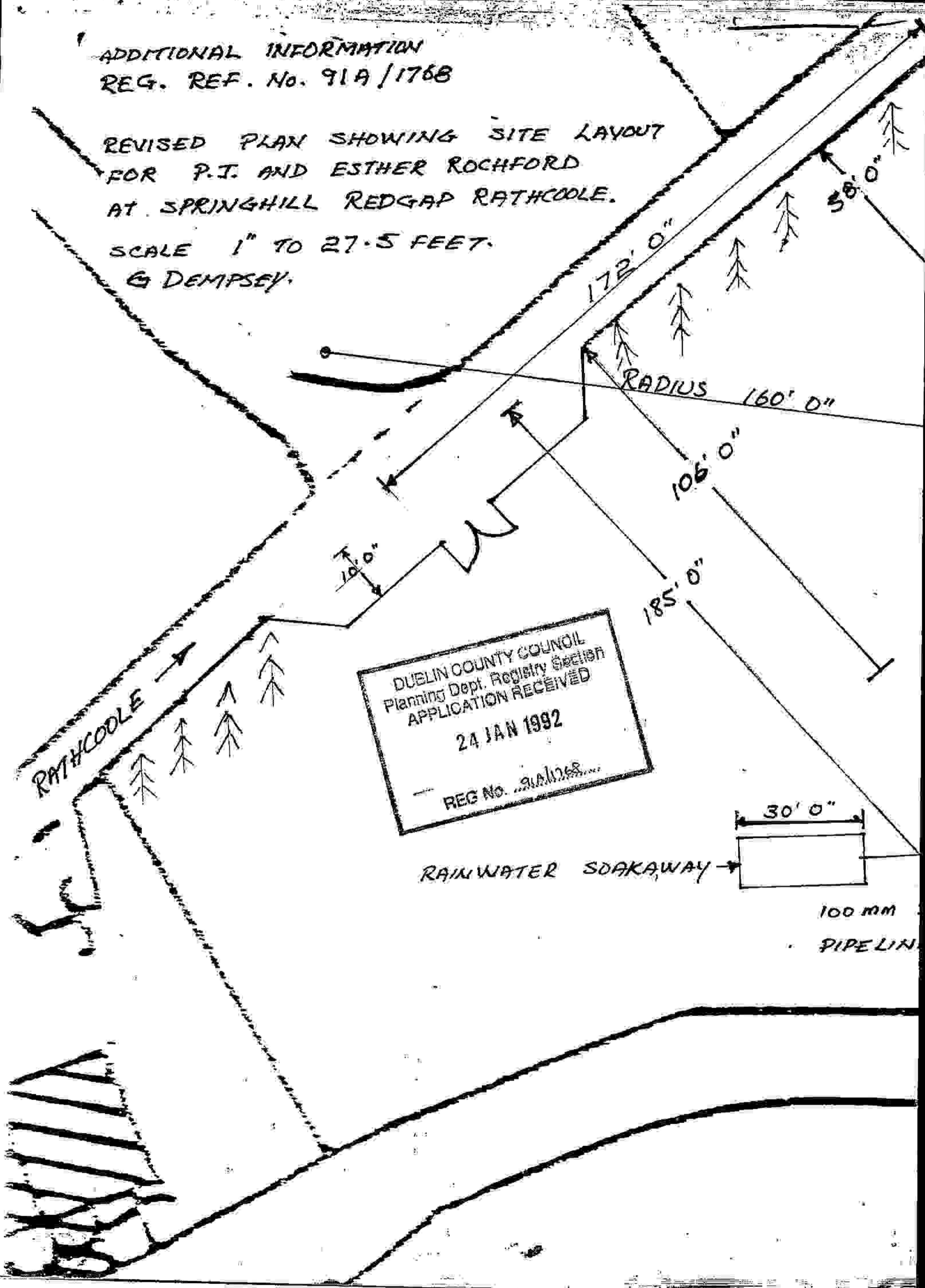
Yours faithfully,

Joe Kelly
Joe Kelly.

ADDITIONAL INFORMATION
REG. REF. No. 91A/1768

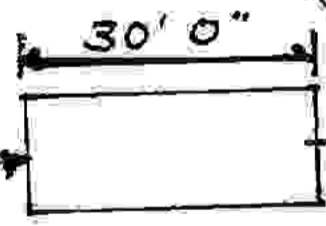
REVISED PLAN SHOWING SITE LAYOUT
FOR P.J. AND ESTHER ROCHFORD
AT SPRINGHILL REDGAP RATHCOOLE.

SCALE 1" TO 27.5 FEET.
G DEMPSEY.



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
24 JAN 1992
REG No. 91A/1768

RAINWATER SOAKAWAY



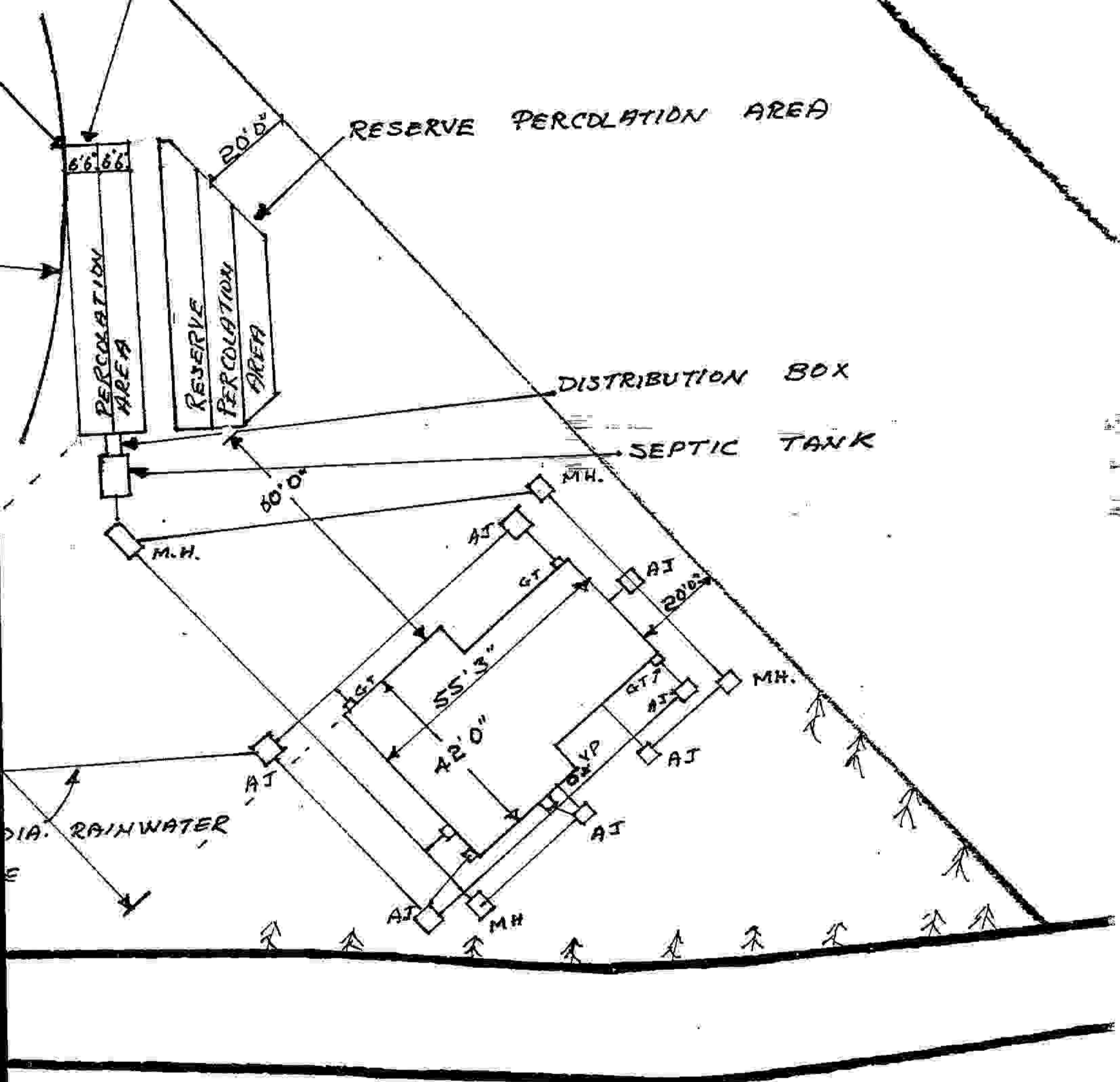
100 MM
PIPELINE

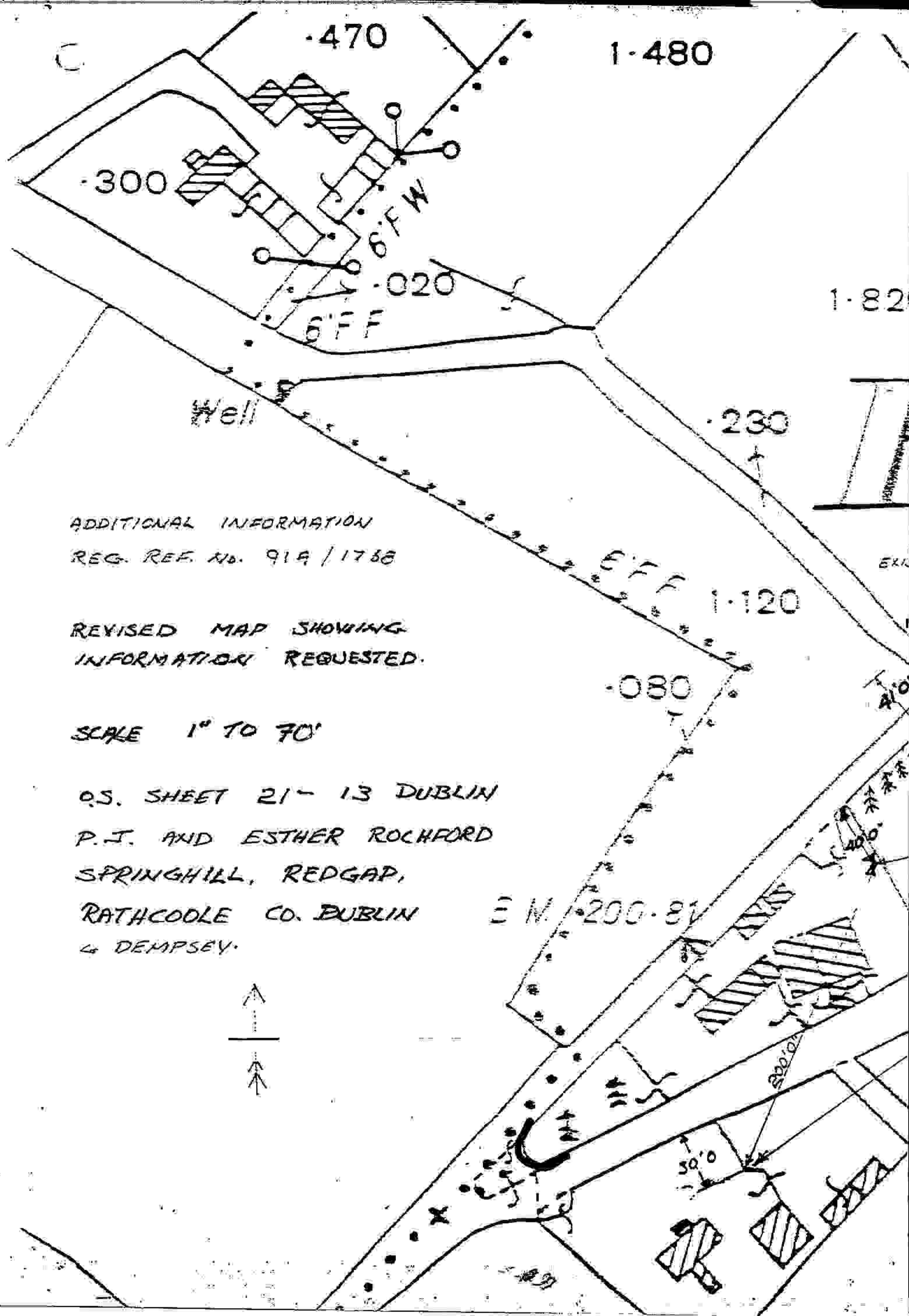
PERCOLATION AREA, THREE 60' LONG
BY 2' 6" WIDE TRENCHES @ 6' 6" C/C.

RESERVE PERCOLATION AREA

DISTRIBUTION BOX

SEPTIC TANK



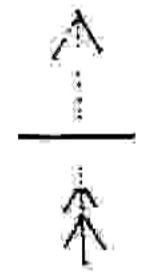


ADDITIONAL INFORMATION
 REG. REF. No. 919 / 1788

REVISED MAP SHOWING
 INFORMATION REQUESTED.

SCALE 1" TO 70'

O.S. SHEET 21- 13 DUBLIN
 P.J. AND ESTHER ROCKFORD
 SPRINGHILL, REDGAP,
 RATHCOOLE CO. DUBLIN
 & DEMPSEY.



430

200

87

TO RATHCOOLE

254.5

1.080

EXISTING WELL

172' 0"

58' 0"

PERCOLATION AREA
THREE 50' LONG x 2' 6" WIDE
TRENCHES @ 6' 6" C/C

RADIUS 160'

RESERVE PERCOLATION
AREA

10' 0"

106' 0"

185' 0"

60' 0"

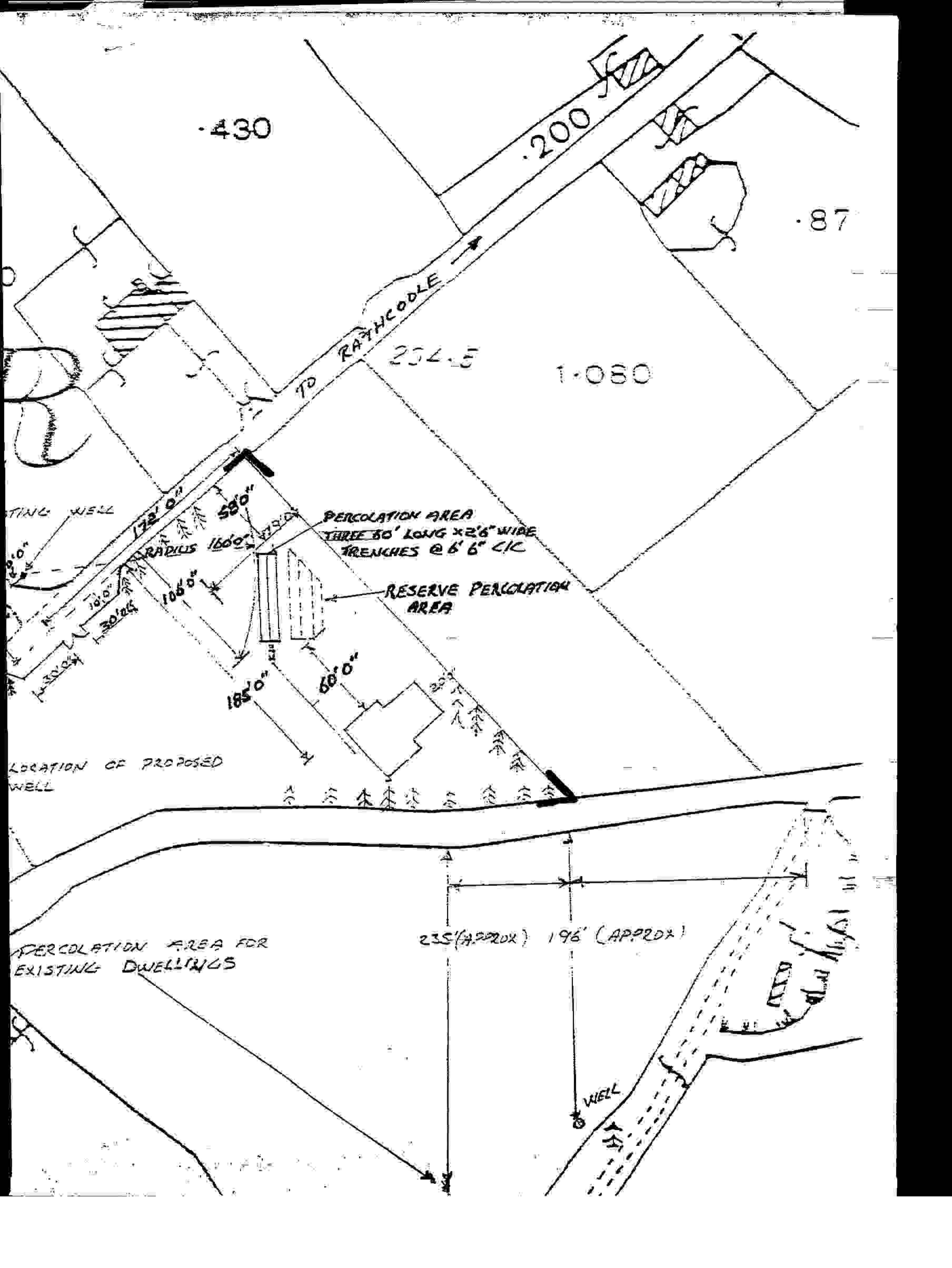
LOCATION OF PROPOSED
WELL

PERCOLATION AREA FOR
EXISTING DWELLINGS

235' (APPROX)

196' (APPROX)

WELL





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/ 5824 /91 Date of Decision : 20th December 1991

Register Reference : 91A/1768 Date Received : 7th November 1991

Applicant : Patrick Rochford

Development : Replacement dwelling

Location : Red Gap, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 07.11.91 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 applicant is requested to demonstrate that he can comply with the following requirements of the Supervising Environmental Health Officer:
 - (a) A suitable well to serve the proposed house to be located within the site boundary and evidence to be submitted showing that the water supply would be potable and adequate.
 - (b) Location of well for existing dwelling on opposite side of road (2 Rathcoole) to be indicated.
 - (c) Location of percolation area of dwellings on opposite side of Redgap Road to be indicated.Items (a) to (c) above to be shown on a revised and accurate block plan with dimensions shown.
- 02 Applicant is requested to submit plans showing the vehicular access, which is to be located on the north-western part of the site frontage with 90 metre sight lines provided in each direction from a 3 metre set back.
- 03 Applicant is requested to submit details of the proposed boundary treatment which should consist of an earthen bank planted with native species and also to show a scheme of planting to reduce the impact of

P.J. & Esther Rochford,
Spring Hill,
Redgap,
Rathcoole,
Co. Dublin



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/1768
Decision Order No. P/ 5824 /91
Page No: 0002

the house as viewed from both roads.

04 It is noted that the application is advertised as a replacement house. However no planning fee for the demolition of the existing dwelling was submitted. Applicant is requested to submit this fee in the sum of £40.

N.B. Applicant is advised to contact the Supervising Environmental Health Officer (phone 727777) re. item (1) and the Planning Department (phone 724755) re. items (2) and (3) prior to lodgement of additional information.

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 'P. J. ...', written over a dotted line.

PRINCIPAL OFFICER

Date : 20/02/96

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/1768

Date : 8th November 1991.

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Replacement dwelling

LOCATION : Red Gap, Rathcoole

APPLICANT : Patrick Rochford

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 7th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. & Esther Rochford,
Spring Hill,
Redgap,
Rathcoole,
Co. Dublin



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

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

2. Postal address of site or building SPRING HILL RED GAP RATHCOOLE
(If none, give description sufficient to identify) CO DUBLIN

3. Name of applicant (Principal not Agent) P J & ESTHER ROCKFORD

Address SPRING HILL RED GAP RATHCOOLE Tel. No. 588306

4. Name and address of person or firm responsible for preparation of drawings JERRY DEMPSEY CLOON CLAIR GALWAY
CO GALWAY Tel. No. 091 9F361

5. Name and address to which notifications should be sent SPRING HILL RED GAP RATHCOOLE
CO DUBLIN #32 N 51092

6. Brief description of proposed development DWELLING HOUSE WITH YARD & PERCOLATION

7. Method of drainage HAND DRAINAGE SYSTEM Source of Water Supply WELL

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

DUBLIN COUNTY COUNCIL
Full planning permission sought for replacement dwelling at Red Gap Rathcoole, Co. Dublin for Patrick Rockford

Irish
Pres
5/11/91

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

11. (a) Area of Site 2 ACRES - C 6780.0 Sq. m.

(b) Floor area of proposed development 1603 SQ FT 144.25 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.) FREE HOLD

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box. BYE LAW APPROVED 30.10.91

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

15. List of documents enclosed with application.
SCALED DRAWINGS OF PROPOSED DWELLING ALONG WITH SITE LAYOUT & UTILITY LOCATION MAPS

16. Gross floor space of proposed development (See back) 144.25 Sq. m.

No of dwellings proposed (if any) ONE Class(es) of Development BUNGALOW

Fee Payable € 32 - 00 Basis of Calculation /
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Patrick Rockford Date 4.11.91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1768

Amount Received € 1.12.0

Receipt No 21-13
Date /

RECEIVED
- 7 NOV 1991

MHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

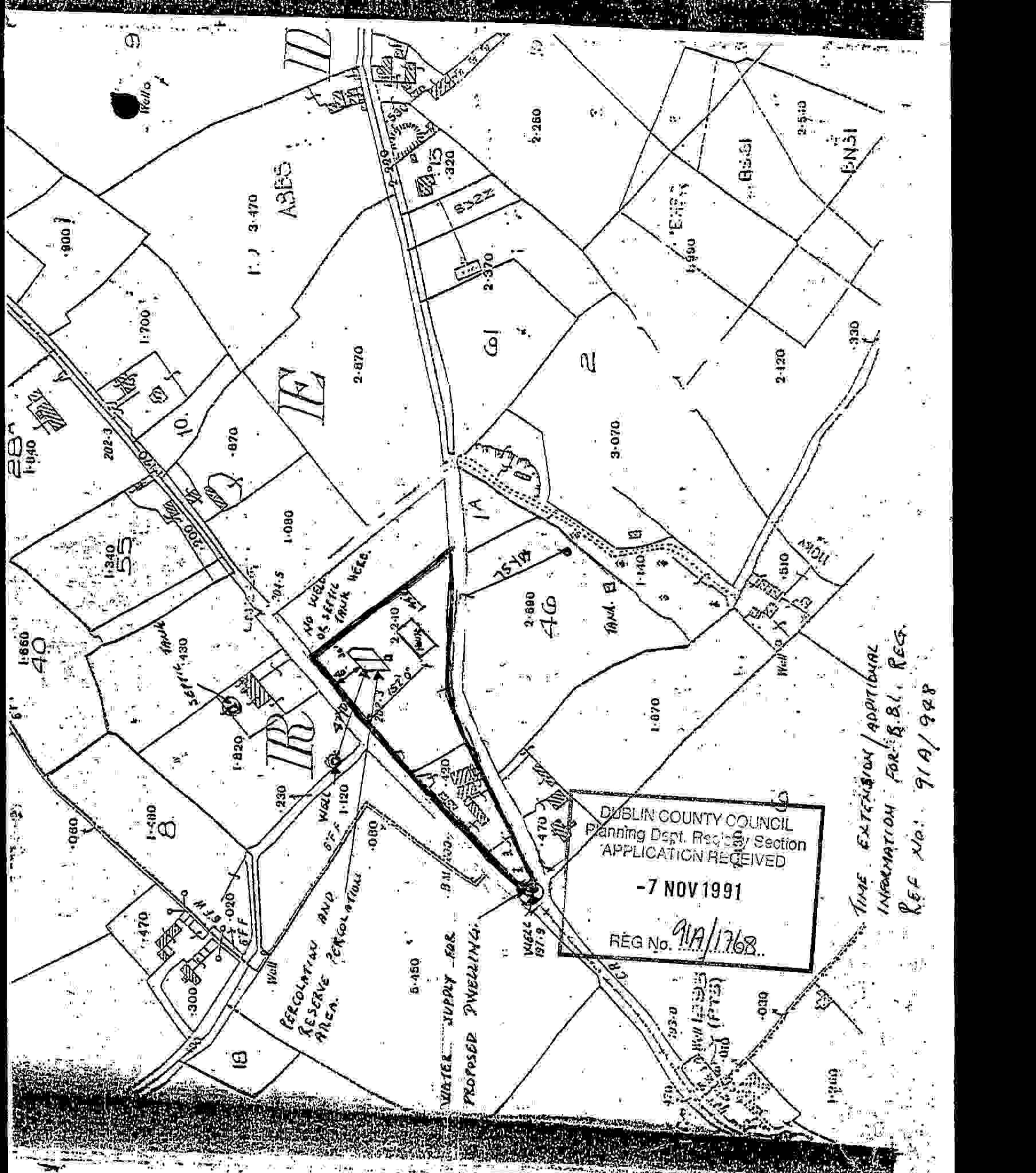
RECEIPT CODE

Issue of this receipt is not a
acknowledgement that the sum
tendered is the amount
due. N 51097

€32.00

Received this 7th day of November 1997
from P. E. Rackford,
Spring Hill,
Redgap
the sum of thirty two pounds

planning applications at
Redgap
Modlen Dean
cashier S. CAREY
Principal Office



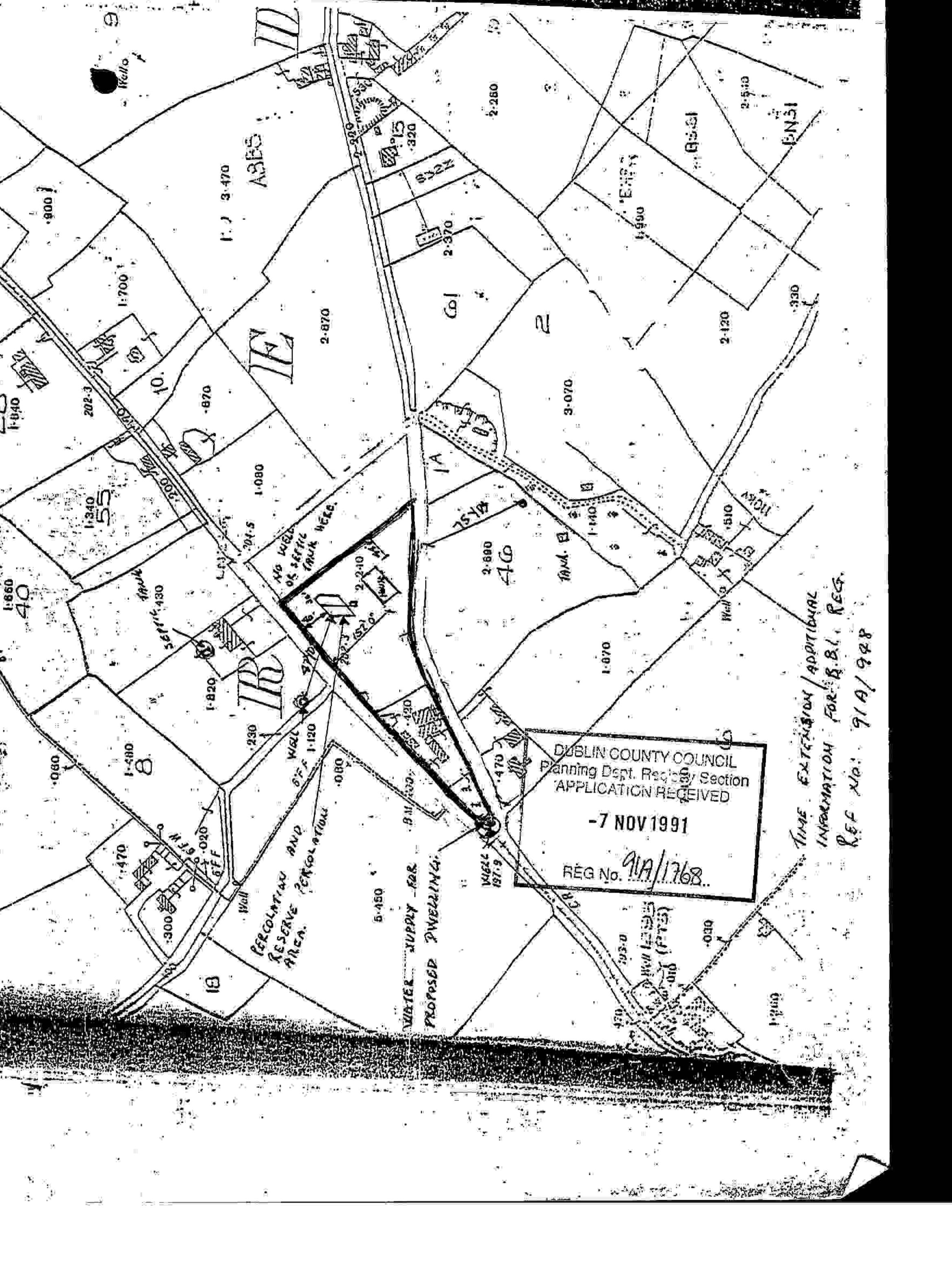
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 -7 NOV 1991
 REG No. 91A/1768

TIME EXTENSION / ADDITIONAL
 INFORMATION FOR R.B.L. REG.
 REF No: 91A/988

PERCOLATING AND
 RESERVE AREA

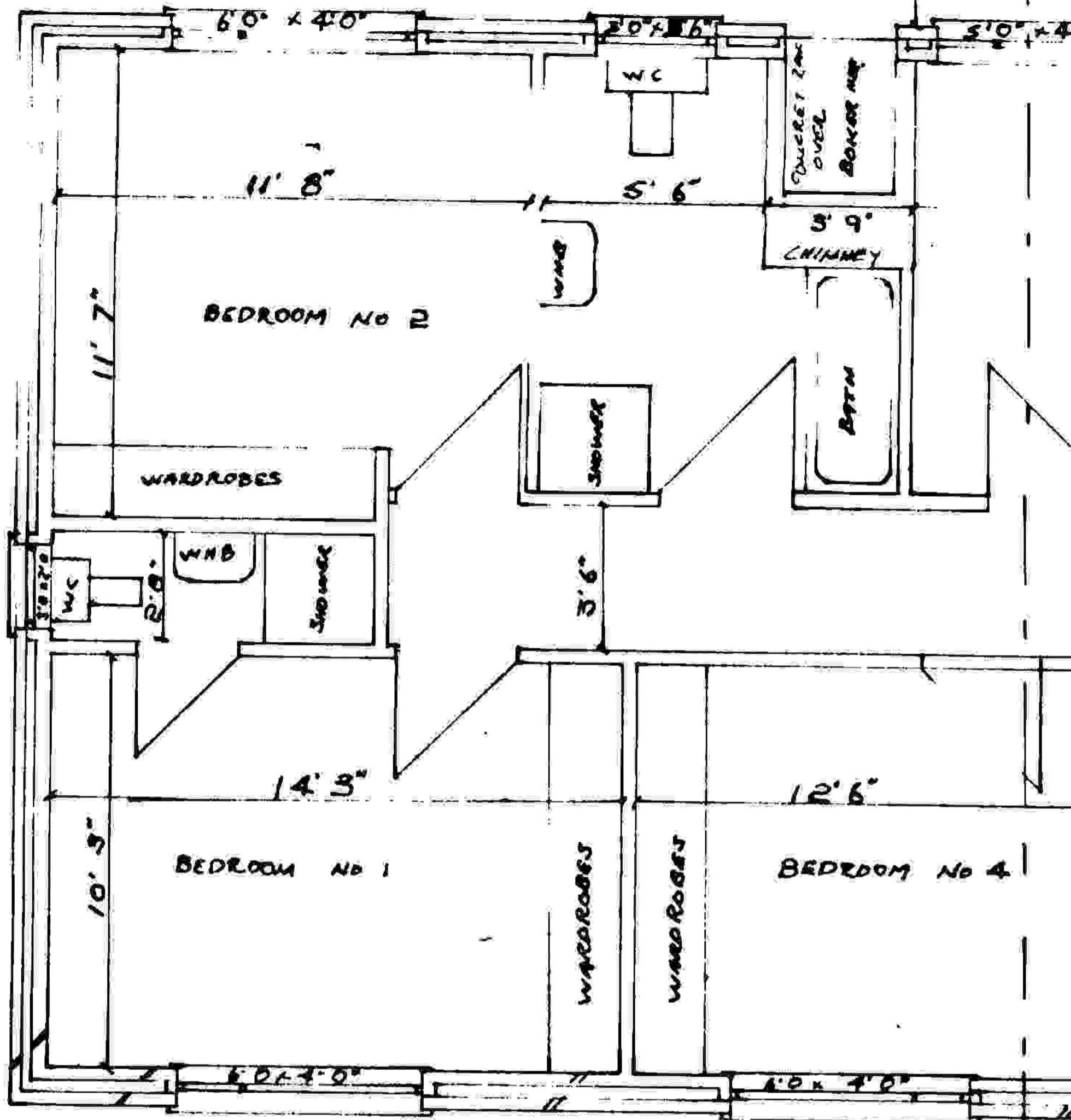
WATER SUPPLY FOR
 PROPOSED DWELLING

NO WELL
 OR SINK
 TRUCK WHEELS

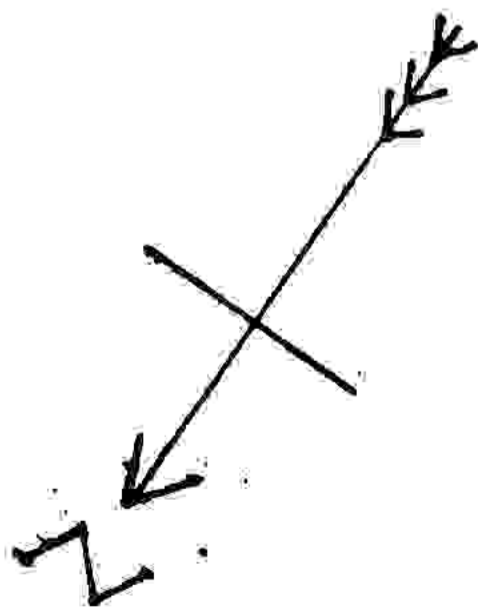




27' 0"



28' 3"



A

55' 3"