

SD21B/0563.

**PLANNING APPLICATION FORM**

Planning Department  
Planning Counter  
- 4 NOV 2021  
Received

**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

Postal Address or Townland or Location (as may best identify the land or structure in question)

69 BALLYROAN CRESCENT,  
RATHFARNHAM, DUBLIN 16

Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>

3391-12/13, CTR. POINT O. OS: 713446, 727607

**3. Type of planning permission (please tick appropriate box):**

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*:**

Outline Permission Register Reference Number: \_\_\_\_\_

Date of Grant of Outline Permission\*: \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 Outline Permission lasts for 3 years.

**Outline Permission may not be sought for:** N/A

- (a) the retention of structures or continuance of uses, or
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence or
- (c) works to Protected Structures or proposed Protected Structures.

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**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s)

MR. FERGUS MCCABE

Address(es) Must be supplied at end of this application form - **Question 26**

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)

Registered Address (of company)

Company Registration No.

Telephone No.

Email Address (if any)

Fax No. (if any)

N/A

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name

NIALL JONES & ASSOCIATES (PLANNING CONSULTANTS)

Address To be supplied at end of this application form - **Question 27**

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)**

Yes

No

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup> :**

Name

NIALL JONES - N/A. PLANNING CONSULTANTS

Address Must be supplied at end of this application form - **Question 28**

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**9. Description of Proposed Development:**

Brief description of nature and extent of development <sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)

DEMOLITION OF DETACHED SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/WC TO REAR, & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION TO REAR (17.03 SQ.M) AND FOR THE CONSTRUCTION OF NEW SINGLE STOREY PITCHED ROOF HALL EXTENSION TO FRONT (5.00 SQ.M), REALIGNING OF FLOOR, CEILING & WINDOW TO FRONT (NORTH ELEVATION WITHIN PREVIOUSLY CONVERTED GARAGE, AND CONSTRUCTION OF NEW SINGLE STOREY DOUBLE PITCHED ROOF EXTENSION ACROSS REAR, WITH 900MM WIDE ENTRANCE DOOR & PITCHED ROOF OVER EXISTING SIDE EXTENSION (70.30 SQ.M), NEW ATTIC CONVERSION WITH NEW LANDING, WINDOWS TO SIDE/EAST ELEVATION, VELUX/ROOF WINDOWS TO FRONT & NEW ZINC CLAD TWIN DORMER ROOF TO REAR (26.00 SQ.M), WIDENING OF DRIVEWAY ENTRANCE TO 3.50M CLEAR BETWEEN GATE PIERS TO MATCH EXISTING, TOGETHER WITH INTERNAL ALTERATIONS & ASSOCIATED SITE WORKS.

**10. Legal Interest of Applicant in the Land or Structure:**

Please tick appropriate box to show applicant's legal interest in the land or structure

FREEHOLD

<b>A.</b> Owner <input checked="" type="checkbox"/>	<b>B.</b> Occupier <input type="checkbox"/>
<b>C.</b> Other <input type="checkbox"/>	

Where legal interest is 'Other', please expand further on your interest in the land or structure

(APPLICANT IS THE OWNER).

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**If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation**

**11. Site Area:**

Area of site to which the application relates in hectares	
538.77 sq.m /	0.0538 ha.
	ha

**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in m <sup>2</sup>	149.95
Gross floor space of <b>proposed</b> works in m <sup>2</sup>	101.00
Gross floor space of work to be <b>retained</b> in m <sup>2</sup> (if appropriate)	-NIL-
Gross floor space of any <b>demolition</b> in m <sup>2</sup> (if appropriate)	17.03
<b>Note:</b> Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from <b>inside</b> the external wall.	

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of Development	Gross floor area in m <sup>2</sup>

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**14. In the case of residential development provide breakdown of residential mix.**

<b>Number of</b>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							

<i>Number of car-parking spaces to be provided</i>	Existing:	Proposed:	Total:
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**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use <sup>6</sup> (or previous use where retention permission is sought)	DOMESTIC DWELLING
Proposed use (or use it is proposed to retain)	DOMESTIC DWELLING
Nature and extent of any such proposed use (or use it is proposed to retain)	DOMESTIC DWELLING.

**16. Social and Affordable Housing**

Please tick appropriate box	YES	NO
<p>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?<sup>7</sup></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000<sup>8</sup>, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>		

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Yes / No.

Does the proposed development involve the demolition of any habitable house<sup>12</sup> ?

**Note: Demolition of a habitable house requires planning permission.**

✓

**18. Site History**

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ]

No [✓]

If yes, please give details e.g. year, extent

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ]

No [✓]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [ ]

No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: TB.1274 Date: Dec. 1980

Reference No.: \_\_\_\_\_ Date: \_\_\_\_\_

Reference No.: \_\_\_\_\_ Date: \_\_\_\_\_

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the

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site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup> ?**

Yes [ ]

No []

An Bord Pleanála Reference No.:

(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).

### 19. Pre-application Consultation

**Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup> ?**

Yes [ ]

No []

If yes, please give details:

Reference No. (if any): \_\_\_\_\_

Date(s) of consultation: \_\_\_\_/\_\_\_\_/\_\_\_\_

Persons involved: \_\_\_\_\_

### 20. Services

#### Proposed Source of Water Supply

Existing connection [] New connection [ ]

Public Mains [] Group Water Scheme [ ] Private Well [ ]

Other (please specify):  
\_\_\_\_\_

Name of Group Water Scheme (where applicable)  
\_\_\_\_\_

#### Proposed Wastewater Management/Treatment

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Existing [] New [  ]

Public Sewer [] Conventional septic tank system [  ]

Other on-site treatment system [  ] Please specify

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**Proposed Surface Water Disposal**

Public Sewer/Drain [] Soakpit []

Watercourse [  ] Other [  ] Please specify

**21. Details of Public Notice**

Approved newspaper <sup>15</sup> in which notice was published	"THE ECHO"
Date of publication	4th. NOVEMBER. 2021
Date on which site notice was erected	4th. NOVEMBER. 2021

**22. Application Fee**

Fee Payable	€ 68.00
Basis of Calculation	EXTENSION TO HOUSE = 34.00 WIDENING OF DRIVEWAY ENTRANCE = 34.00 <hr/> € 68.00
Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a>	



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**SUPPLEMENTARY INFORMATION**

(Sections 23 - 25)

**23. Is it proposed that the Development will: (please tick appropriate box) <sup>19</sup> : (see note 19)**

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by an **Estate Management Company** ( )
- C In **part be Taken in Charge and part maintained** by an Estate Management Company ( )

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*

**24. Do any Statutory Notices apply to the site/building at present? (eg. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes  No  Place an X in the appropriate box.

If yes, please give details \_\_\_\_\_

**25. Please describe where the site notice(s) is/are erected at site of proposed development**

ON A TIMBER POST AT THE R.H.S. OF EXISTING DRIVEWAY ENTRANCE.

*I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:*

Signed (Applicant or Agent as appropriate)	<i>Walter S. Jones</i>
Date:	<i>4th NOVEMBER 2021</i>

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

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**FOR OFFICE USE ONLY**

Application Type ..... <i>Permission</i> .....	Date received	Document lodged	Newspaper Notice
Register Reference ..... <i>SD213/0563</i> .....	<i>4/11/21</i>		<i>Echo</i>
Fee Received €.....			<i>Dec/11/2021</i>
Receipt No..... Date:.....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			

**NOTES TO APPLICANT**

Sections 1 to 22 of this form **MUST** be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested in the next page - Questions 26-29 as appropriate in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.