

From: Colm McGrath

essentialservices13@gmail.com

Subject: Re: Justice family, Glenaraneen, Brittas
SD21B/0100

Date: 1 Nov 2021 at 12:53:16

To: Brian Connolly bconnolly@sdblincoco.ie

Bcc: essentialservices13@gmail.com

Hi Brian,

None of the above, I will forward copy email from Keith Justice which speaks for itself.

Colm

Colm McGrath

Director/Client Representative

Councillor, 1985-2004

Aisling Drummond MRUP

Director

Essential Services Limited

Land Use, Planning and Project Management.

On 1 Nov 2021, at 12:26, Brian Connolly
<bconnolly@sdblincoco.ie> wrote:

Colm.

These are the Enforcement cases listed in the CE Order:

S8033 new entrance, road and excavation of lands

S7714

1. The placing of a number of advertising signs on fencing at the front of the property with text referring to 'Motor Quest Car Sales'
2. The erection of a number of floodlights on the property
3. The importation of a large amount of hard core

S6689 The erection of a dwelling without the benefit of planning permission. **Closed**

S5572 Builders Yard and structure **Closed**

S5078 Alleged unauthorised creation of a hardstanding for vehicles **Closed**

S4830 Alleged non-compliance with permission granted **Closed**

S2318 SECOND STOREY ADDED TO ONE STOREY DWELLING

Can you clarify which, if any, relate to your client's site before I discuss with the Enforcement team.

Thanks,
Brian.

From: Colm McGrath <essentialservices13@gmail.com>
Sent: Monday 1 November 2021 12:17
To: Brian Connolly <bconnolly@SDUBLINCOCO.ie>
Subject: Fwd: Justice family, Glenaraneen, Brittas SD21B/0100

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Hi Brian.

Herewith email stream as discussed.

Many thanks,

Colm

From: Keith Justice justice.keith@gmail.com
Subject: Fwd: Justice family, Glenaraneen, Brittas
SD21B/0100

Date: 23 Sep 2021 at 14:59:45

To: Colm McGrath

essentialservices13@gmail.com, Josephine
Justice josephine.justice@gmail.com

Hi Colm.

Thank you for following up on these items. As previously discussed, we do not have any recollection of any enforcement notices being issued against c

Please see my response to the items below:

S8033 - McDonagh's Lane, Glenaraneen, Brittas, Co. Dublin
New entrance, road and excavation of lands

There has not been any new entrances, roadways or excavations to the site, we only have one entrance to the site and that has been in place to the planner to avoid any further confusion.

S7714 - Glenaraneen, Brittas, Co Dublin

The placing of a number of advertising signs on fencing at the front of the property with text referring to 'Motor Quest Car Sales'

No advertising signs have ever been placed on or near to our property. The front of the property has a hedge with trees and has always been

The erection of a number of floodlights on the property

We do not have any floodlights on the property, however just to avoid any confusion, my understanding of a floodlight is a high power light.

3. The importation of a large amount of hard core

We haven't imported any amounts of hardcore onto the site, the area to the front of the house is grass with trees and grass to the side and n

With best regards,
Keith Justice

----- Forwarded message -----

From: Tracy McGibbon <trmcgibbon@sduublincoco.ie>

Date: Thu, 23 Sept 2021 at 12:57

Subject: RE: Justice family, Glenaraneen, Brittas SD21B/0100

To: Colm McGrath <essentialservices13@gmail.com>

Cc: O'Daly Hugh <odalyandassociates@gmail.com>, Justice Keith <justice.keith@gmail.com>, Plannii

Hi Colm,

Thank you for your correspondence. I have reviewed the Planning Assessment and Decision, which w

With regards to the alleged Enforcement issues on the site, after liaising with the Enforcement team, I c

S8033 - McDonagh's Lane, Glenaraneen, Brittas, Co. Dublin

New entrance, road and excavation of lands

S7714 - Glenaraneen, Brittas, Co Dublin

Colm McGrath
Director/Client Representative
Councillor, 1985-2004
Aisling Drummond MRUP
Director
Essential Services Limited
Land Use, Planning and Project Management.

Begin forwarded message:

From: Tracy McGibbon <tmcgibbon@sdblincoco.ie>
Date: 23 September 2021 at 11:57:56 GMT
To: Colm McGrath <essentialservices13@gmail.com>
Cc: O'Daly Hugh <odalyandassociates@gmail.com>, Justice Keith <justice.keith@gmail.com>, Planning - Pre-Planning <preplanning@sdblincoco.ie>, Eoin Burke <eburke@sdblincoco.ie>, Sarah Watson <swatson@sdblincoco.ie>
Subject: RE: Justice family, Glenaraneen, Brittas SD21B/0100

Hi Colm,

Thank you for your correspondence. I have reviewed the Planning Assessment and Decision, which was issued earlier this year. I note that the planning process was not exhausted at the time and the decision was not appealed to An Bord Pleanala. There are a number of refusal reasons that would need to be overcome in any future planning application on the site.

With regards to the alleged Enforcement issues on the site, after liaising with the Enforcement team, I can confirm that two case files remain open:

S8033 - McDonagh's Lane, Glenaraneen, Brittas, Co. Dublin
New entrance, road and excavation of lands

S7714 - Glenaraneen, Brittas. Co Dublin

- i. The placing of a number of advertising signs on fencing at the front of the property with text referring to 'Motor Quest Car Sales'
- ii. The erection of a number of floodlights on the property
- iii. 3.The importation of a large amount of hard core

I would recommend that you:

1. Liaise with the Enforcement Team to rectify the above issues, which should help to expediently close the files.
2. Investigate how the reasons for refusal (SD21B/0100) can be overcome in any future planning application.

Once the two points, made above, are addressed you may wish to seek a pre-planning meeting through the normal mechanism, by emailing the Pre-planning email address (cc'd into this email).

I trust that the above is helpful.

Kindest Regards,

Tracy

From: Colm McGrath <essentialservices13@gmail.com>

Sent: Tuesday 21 September 2021 09:51

To: Tracy McGibbon <tracygibbon@SDUBLINCOCO.ie>

Cc: O'Daly Hugh <odalyandassociates@gmail.com>; Justice Keith <justice.keith@gmail.com>

Subject: Fwd: Justice family, Glenaraneen, Brittas SD21B/0100

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms McGibbon,

We are anxious to apply for a pre-planning meeting for an extension to the Justice family home at Glenaraneen, Brittas. As discussed previously there are several enforcement matters listed against the property which we believe were erroneous. It is acknowledged that some unauthorised works were undertaken however our client insists that no correspondence was received in relation to these items. They were referenced in the refused file.

We would welcome an opportunity to discuss these matters with you and/or your colleagues/case officer at your earliest convenience and we thank you in advance for your assistance,

We understand that the case officer is on holiday for two weeks and in the meantime we will apply for a pre-app meeting.

Thanking you in advance for your assistance and understanding in this matter and looking forward to hearing from you.

Yours sincerely,

Colm

*Colm McGrath, Councillor 1985-2004,
Director/Client Representative
Aisling Drummond MRUP
Director
Essential Services Limited
Land Use, Planning and Project Management.*



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Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaobh an ríomhphoist seo toirmiscthe ort agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an

Colm

*Colm McGrath, Councillor 1985-2004,
Director/Client Representative
Aisling Drummond MRUP
Director
Essential Services Limited
Land Use, Planning and Project Management.*

Begin forwarded message:

From: Colm McGrath <essentialservices13@gmail.com>
Date: 2 September 2021 at 11:42:19 GMT+1
To: tmcgibbon@sdublincoco.ie
Cc: O'Daly Hugh <odalyandassociates@gmail.com>, Justice Keith
<justice.keith@gmail.com>
Subject: Justice family, Glenaraneen, Brittas SD21B/0100

Dear Ms McGibbon,

As discussed in our telecon we have been engaged to re-apply for permission for an extension to the Justice family home to accommodate the independent needs of Ellie Justice who is both physically and mentally challenged.

We believe that the previous application SD21B/0100 which involved the subdivision of the property was ill-advised and we propose to re-apply with the emphasis solely on the much needed independent accommodation for Ellie who is now thirteen years old.

There were a number of items listed under enforcement history in the Executive Planners Report that our client was baffled by and although listed as 'closed' we are anxious to get clarification of these matters that our client denies ever occurred on the subject property.

We are equally interested to view any relevant documentation in relation to the 'live' items listed as our client insists that he received no correspondence whatsoever in relation to these matters while acknowledging that there was some unauthorised development as detailed in the refused file.

We understand that the case officer is on holiday for two weeks and in the meantime we will apply for a pre-app meeting.

Thanking you in advance for your assistance and understanding in this matter and looking forward to hearing from you.

Yours sincerely,

Colm

*Colm McGrath. Councillor 1985-2004.
Director/Client Representative
Aisling Drummond MRUP
Director
Essential Services Limited
Land Use, Planning and Project Management.*



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Proposed Extension at Glenaraneen.

It is proposed to construct an extension to the existing house at Glenaraneen. The extension is required to cater for the needs of the applicant's granddaughter, Ellie May, who has special needs. Medical reports are detailed on separate documents lodged with this planning application. The extension is not only for Ellie May's use and will also be used by the rest of her family. As Ellie May gets older the extension will give her additional space which will provide for easy mobility of her wheelchair alongside the rest of her family.

We have taken into consideration the reasons for the refusal of permission of the previous planning application which was mainly in relation to the proposal to divide the house into two separate dwellings. It is no longer intended to divide the house into separated units. The location of the proposed extension is more or less level with the ground around the existing house and will not require any cut and fill. A section through the site showing the contours at the location of the proposed extension, Drawing No. 821/6/11, clearly shows that there will not be any need for cut and fill or for any alterations to the topography of the site. There will not be any impact on any of the existing ground levels, vegetation or landscape for the entire site. The proposed extension is designed to blend in with the existing house and will not have a negative impact on the visual amenity of the area.

The existing foul water system discharges to a septic tank that is in need of upgrading. It is proposed to install a modern wastewater treatment unit and percolation area, the proposed location is shown on the Site Layout Plan. The existing surface water system is drained into an existing soak pit which is not causing problems. The proposed extension is relatively small compared to the existing house and would only add a small amount of surface water to the system. Surface water from the avenue and other level paved areas drain into the adjoining grass areas and soak away naturally into the ground.

The house has been extended over many years without any professional design or advice so the current layout of the house is how it has developed. The house is a single dwelling and will remain so. There will not be any doors separating parts of the house and the door into the approved extension will be re-instated. As far as we know the front door of the approved extension was part of the original design granted planning permission. The door at the front of the proposed extension is to provide adequate wheelchair access for Ellie May which is essential. It is proposed to block up the front door of the south extension and also the front door of the original part of the house which is no longer used.