



AN BORD PLEANÁLA
LDG- 070582-24
ABP- _____
11 MAR 2024
Fee: € 220 Type: c/c
Time: 15:10 By: Hand

Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

The Secretary

11th March 2024

An Bord Pleanála,
64 Marlborough Street,
Dublin D01 V902

RE: Dun Laoghaire Rathdown County Council Reg. Ref. REF 7323:

Appeal against declaration by the Planning Authority under Section 5 of the Planning and Development Act, 2000, as to whether or not (1) the use of the barn for the purposes of a pottery manufacturing business, (2) works carried out to the barn and the site, (3) development of an access roadway across an adjoining agricultural field to serve the said pottery manufactory and (4) alteration to a field entrance gateway on Fiery Lane, is or is not development and is or is not exempted development, all at Fiery Lane, Glencullen, County Dublin.

Dear Sir / Madam

We act on behalf of Mr. David Ridgway, *Granite Lodge*, Fiery Lane, Glencullen, D18 N621. The *Granite Lodge* residential property (Land Registry Folio 75871F County Dublin) adjoins the site subject of this appeal under Section 5 of the Planning and Development Act, 2000, and which site is registered as Folio 75872F County Dublin.

The questions raised in the Section 5 application to the Planning Authority are:

- **Question 1:** Whether the use of the barn at Fiery Lane, Glencullen (Eircode No. D18 YH9T) for the purposes of a pottery manufacturing business is or is not development and is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.
- **Question 2:** Whether the works carried out to the barn and the site are or are not exempted development.
- **Question 3:** Whether the construction of the access road to serve the pottery manufacturing business is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.
- **Question 4:** Whether alteration to the field entrance gateway on Fiery Lane, including provision of parking facilities, is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.

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We submitted the application for a declaration under Section 5 of the Act to DLR County Council on 4th July 2023. The Council sought submissions from the owner (Mr. C. Corcoran of Barntown, Wexford) and from the occupier (Mr. Daniel Woodsmith of Shankill, Co. Dublin) of the relevant lands. The owner submitted a multi-page response apparently on 29th January 2024 and the Planning Authority made its declaration on 14th February 2024.

A heavily redacted version of the owner's submission to the Planning Authority was made available to our client, after several requests, but we understand he has not been supplied with all the documentation submitted by the land owner. Our client was informed by DLR over the phone that there were 89 pages, but he has received only 45 pages, which at the time of writing this appeal is also what is on the DLR website. As the Planning Authority appears to have relied heavily on the material submitted on 29th January 2024, we request the Board to circulate any submission from the Planning Authority to allow our client an opportunity to comment on any additional material that was submitted.

We attach

- (a) A detailed, sworn affidavit (7th March 2024) from Mr. David Ridgway and Ms. Catherine Ridgway setting out the facts in relation to the development at Fiery Lane, Glencullen, County Dublin,
- (b) Appendices to the affidavit being documents cited in the affidavit (Marked A, B, C, D, E, F, G, H I, J, K, L, M).
- (c) Site Location Map with the site outlined in red and marked A.
- (d) Copy of the submission from Mr. C. Corcoran to the Planning Authority (as supplied by the Planning Authority).
- (e) Copy of the declaration per Section 5 of the Planning and Development Act, 2000, dated 14th February 2024.
- (f) Copy of DKPP Section 5 letter to DLR County Council.
- (g) 3 images from ESRI showing how the road has been developed between 2022 and 2023.
- (h) Letter from Ken Lynch, a neighbour to the Ridgeways in support of their position.
- (i) Independent valuation report for the property and derelict buildings and agricultural storage shed carried out in September 2022, the valuation is dated 31 October 2022.
- (j) Fee for Appeal.



O.S. Map

Site Location and Description

The application for a Section 5 declaration relates to a plot of land (Folio 75872F County Dublin), including barn, located adjacent to *Granite Lodge* on Fiery Lane, Glencullen, Dublin 18, in which a pottery manufactory has been recently established without planning permission in a barn, and the adjoining field to the east (Land Registry Folio 177412F) through which an access roadway has been constructed to the said shed.

The plot of land (Folio 75872F County Dublin) contains various outbuildings and one large agricultural barn. The barn and outbuildings adjoin the land holding on which our client's house (*Granite Lodge* – Folio DN 75871F) stands. We understand that the beneficial owner is Mr. Coilin Corcoran. Our client purchased *Granite Lodge* from Mr. Corcoran and his spouse in February 2018. At that time, we are informed that Mr. Corcoran no longer lived at that address, but at an address in Wexford.

In late 2022, works were carried out to both the interior and the exterior of the barn and its curtilage and a pottery manufacturer (*Araucaria Ceramics*) relocated its business to the site. A roadway was formed to connect the barn to the public road (Fiery Lane) via the adjoining agricultural lands to the east. No planning permission was sought for the change of use or for any of the works. We ask the Board to note particularly that an entirely new, separate postal address was obtained subsequently for the barn/pottery – D18YH9T.

The sequence of events is described in the joint affidavit of Mr. D. Ridgway and Ms. C. Ridgway, who are witness to these developments. In summary, since late 2022, developments which have been undertaken on the lands include:

1. Establishment of a commercial pottery manufacturer.
2. Significant alteration to the exterior of the existing barn building e.g. putting up a chimney flue, large external water tanks, new corrugated metal cladding and wood blocks and an electricity meter.
3. Significant work to the interior of the building which was previously an open barn whereas now it is set out for both manufacturing and retail (see attached photos which are screenshots from the Instagram website of the pre-existing pottery manufacturing business that relocated to the barn in Glencullen from another location).
4. A new connection to the electricity grid to serve the barn (a new pole was erected by the ESB on the land adjoining D18 YHT to serve presumably a commercial power line to D18 YH9T).
5. Building a new roadway from the barn (now in use as pottery) across the adjoining field to connect to Fiery Lane. This included removing trees/gorse, excavating the route of the road and spreading gravel to form the roadway (see attached photos).



1. Aerial view of barn site outlined in red- note that there is no formal access to the site across the adjacent agricultural lands (Google Earth 2021)



2. ESRI maps image (2023) - showing the new access that has been created across the field and through the gorse to provide the unauthorised vehicular access to the subject site.

Question 1.

Whether the use of the barn at Fiery Lane, Glencullen (Eircode No. D18 YH9T) for the purposes of a pottery manufacturing business is or is not development and is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.

Development

As witnessed by Mr. Ridgway and Ms. Ridgway, who live in the adjoining property, *Granite Lodge*, the barn was previously used for storage.

At the time of their purchase of the house, *Granite Lodge*, in 2018, the barn contained no sanitary facilities and no system for disposal of waste water or connection to a piped water supply and we understand this remains the situation. We note that water tanks have been installed externally. Also there was no electricity supply from the grid until a connection was made in 2022 by the ESB.

As described in the affidavit of Mr. Ridgway and Ms. Ridgway, the barn and associated buildings on the site have been leased to a third party (*Araucaria Ceramics*) since 2022 and are being used and occupied as a pottery manufacturing business. This company, *Araucaria Ceramics*, has been registered since 2018 with the Companies Registration Office (CRO 622429) at an address elsewhere - 6 Seaview Wood, Shankill, Dublin D18TC91.

The previous use of the barn has ceased. The new activity constitutes a material change of use and therefore constitutes development.



3. Screen shots from Araucaria Ceramics Instagram account taken in 2022 showing works to the barn

Also relevant to the question of “development” are the changes in environmental effects associated with the development, by way of vehicular traffic generation, waste water run-off including from the pottery process, lack of sanitary facilities for such an operation (no toilet or septic tank to serve the operation) and a change to the entity as a whole, with a visual and functional difference between the previous use on the site and that which currently exists. The current use has resulted in a material effect on the external appearance of the buildings and yard area with a new chimney flue installed and the external water tank storage.

Is not exempted development

Section 4(1) of the Planning and Development Act, 2000, as amended, sets out a number of development categories which are exempted development. The change of use of the premises subject of this Section 5 application does not come within the scope of any of the categories cited at Section 4(1) of the Act.

Section 4(2)(a) of the Act enables the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act where he or she is of the opinion that by reason of its size, nature or limited effect on its surroundings, the carrying out of such development would not offend against the principles of proper planning and sustainable development. These exemptions are set in the Planning and Development Regulations, 2001, as amended.

Article 6 of the Planning and Development Regulations 2001, as amended, refers to Classes of development in Schedule 2 of the Regulations, at Part 1 and 3 of the Schedule, which are deemed to be exempted development, subject to compliance with certain conditions and limitations pertaining to the particular Class of development and with the requirements of Article 9 of the Regulations.

The material change of use referred to does not benefit from any of the exemptions set out in Schedule 2 of the Regulations.

Further exemptions are set out at Article 10 of the Planning and Development Regulations 2001, as amended. This Article provides that development, which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2 of the Regulations, shall be exempted development for the purposes of the Act, provided that it would not involve carrying out works other than works which are exempted development, contravene a condition attached to a permission, be inconsistent with the use specified or included in a permission or be a development where the existing use is unauthorised.

The change of use to a pottery manufacturing activity does not come within the provisions of Article 10 of the Regulations.

We submit that the change of use from agricultural/storage barn to a manufactory of pottery is development and is not exempted development.

Question 2

Whether the works carried out to the barn and the site are or are not exempted development.

The exterior of the barn has been altered by the installation of external water tanks and the provision of an external flue.

Section 4(1)(h) of the Planning and Development Act, 2000, as amended, sets out the following as exempted development:

“development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”

We consider that the external water tanks are inconsistent with the pre-existing character of the barn by virtue of their nature, scale and location. They are to provide a new facility of a type which previously did not exist at this location and, as such, are inconsistent with the character of the structure. The external flue is to serve a development materially different to the previous use of the barn and is visually out of character with an agricultural barn.

Accordingly we consider that the installation of external water tanks and the provision of an external flue in connection with the unauthorised change of use from an agricultural barn/store to a pottery manufactory constitute development which is not exempted development.



Photographs taken in September 2022 showing construction of the new road (taken by Mr. D. Ridgway)

Question 3.

Whether the construction of the access road to serve the pottery manufacturing business is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.

The development site is identified on the map submitted to the Planning Authority together with an aerial photo which identifies the access track across third party lands to the subject agricultural barn. Based on historical aerial photography, on photographs taken by our client in September 2022 and on the information set out in the Ridgways' affidavit, we note that there was no pre-existence of an access track across the field to the barn before 2022.

The field entrance onto Fiery Lane was previously used by agricultural machinery to gain access to the field. A road way to provide access to the barn (pottery manufactory) was created in 2022 across the intervening land which involved the removal of gorse and the laying of a gravel surface along the newly created track. A parking area has been formed beside the pottery building with additional hard core laid.

The creation of a private road across an agricultural field to provide an access to the unauthorised pottery manufactory constitutes development.



New Road

Section 4(1) of the Planning and Development Act, 2000, as amended, sets out a number of development categories which are exempted development. The construction of the road to serve the premises now used as a pottery manufactory does not come within the scope of any of the categories cited at Section 4(1) of the Act.

Section 4(2)(a) of the Act enables the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act where he or she is of the opinion that by reason of its size, nature or limited effect on its surroundings, the carrying out of such development would not offend against the principles of proper planning and sustainable development. These exemptions are set in the Planning and Development Regulations, 2001, as amended.

Article 6 of the Planning and Development Regulations 2001, as amended, refers to Classes of development in Schedule 2 of the Regulations, at Part 1 and 3 of the schedule, which are deemed to be exempted development, subject to compliance with certain conditions and limitations pertaining to the particular Class of development and with the requirements of Article 9 of the Regulations.

CLASS 13 of Part 1, Schedule 2 of the Regulations, states the following:

The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

Conditions and Limitations

The width of any such private footpath or paving shall not exceed 3 metres.

The development does not fall under CLASS 13 which refers to the repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving. There was no private road across these third-party lands providing access to the barn building and adjoining yard. The road recently installed is not a footpath or paving, but is a road to serve the unauthorised development being conducted in the barn.

Article 9(1)(a) (viii) of the Planning and Development Regulations 2001, states that development is not exempted development if it consists of or comprises the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

The provision of a parking area to serve the pottery manufactory is not exempted development by virtue of the said Article 9(1)(a) (viii), as the provision of a parking area is an alteration of a structure the use of which is unauthorised.

We differ from the Planning Authority's interpretation of the provisions of Class 13, as expressed in the report which informed its declaration of 14th February 2024. We respectfully submit that this interpretation is mistaken in that it makes no distinction between a road and a path. If the legislature had intended there to be no difference, the wording of Class 13 would have reflected such intention. In any case, it is very clear that the structure in question is a road, designed and constructed for vehicular traffic.

We note the Planning Authority reference to 3m width, but that is in the context of repair or improvement of an existing road. This is not relevant to formation of a new road. For the record, we query the Planning Authority application of the words "*not exceed 3 metres*". Either the relevant width exceeds 3m or it does not.

Question 4.

Whether alteration to the field entrance gateway on Fiery Lane, including provision of parking facilities, is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended) and associated Regulations.

This question could be rephrased as whether the use of an existing agricultural access onto a public road and use of the new road leading to an unauthorised pottery manufactory, at a point with restricted sight lines, is or is not development and is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended)

The unauthorised pottery manufactory is served by the new road with access onto Fiery Lane via the location of a pre-existing agricultural access. This access is linked to the agricultural lands in third party ownership providing occasional access across agricultural lands.

The pottery workshop generates entirely new, additional traffic movements via the new road leading to additional turning movements from/to the new road at the pre-existing access point onto Fiery Lane. This is an intensification of use of the access point amounting to a material change of use. At the location of the access onto Fiery Lane, the sight lines to the south-west along the public road are severely restricted, thereby generating a traffic hazard for the increased traffic movements.

Article 9(1)(a)(iii) of the Regulations states that developments shall not be exempted where such development would endanger public safety by reason of traffic hazard or obstruction of road users.

Accordingly, having regard to the provisions of Article 9(1)(a)(iii) of the Planning and Development Regulations, 2001, we submit that use of the access and of the new road is not exempted development per Class 13, Schedule 2, Part 1, of the said Planning and Development Regulations, 2001 (as amended).



Access point onto Fiery Lane prior to construction of the new road (Google street view)



Sight Line along public road at Entrance onto Fiery Lane



Entrance from Fiery Lane

Conclusion

The central issue we asked the Planning Authority to address concerns the change of use of the barn to a pottery manufacturing business. The Planning Authority has based its decision on this central point of the Section 5 Declaration on information of which our client has been able to see only part. Such information from the landowner as we have access to is a heavily redacted series of invoices and unsubstantiated points regarding stone cutting. As set out in our client's documentation submitted with this appeal, this lacks any foundation. In particular, the land owner appears to have no connection with any quarrying business or associated activity, as well documented in our client's submission. We also note that there is no evidence in any of the submitted documentation of any evidence of commercial rates being paid to use the barn for commercial purposes.

Having regard to the above, we do not consider that the development in question could be considered to constitute exempted development – under the provisions of either the principal Act or of the Planning and Development Regulations, 2001, as amended. We would ask the Board to agree with our conclusion and issue a declaration that the material change of use and the associated works, which have been carried out in connection therewith, constitute development, which is not exempted development.

Yours Sincerely

Jane Doyle

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Sworn Affidavit David and Catherine Ridgeway

**IN THE MATTER OF LANDS AT FIERY LANE,
GLENCULLEN, COUNTY DUBLIN**

AFFIDAVIT OF DAVID RIDGWAY & CATHERINE RIDGWAY

We, **DAVID RIDGWAY** and **CATHERINE RIDGWAY** both of Granite Lodge, Fiery Lane, Glencullen, County Dublin **MAKE OATH AND SAY** as follows:-

1. We are the owners of the property at Granite Lodge, Fiery Lane, Glencullen, County Dublin being the lands registered on Folio 75871F County Dublin ("**Granite Lodge**"). Granite Lodge is our family home, and we reside in it with our children.
2. We purchased Granite Lodge by Contract for Sale dated 26 February 2018 from Coilin Corcoran of Kingsford, Barntown, Wexford, Y35 KR4 and Pamela Corcoran who was living in Granite Lodge.
3. Granite Lodge abuts lands registered on Folio 75872F County Dublin which are registered in the name of Fergus Corcoran ("**the Land**"). Mr Fergus Corcoran, who lived in County Wicklow, died on 25 July 2018, and we say and believe that Coilin Corcoran is the beneficial owner of and had the use of the Land since 1990.
4. At the time of our purchase of Granite Lodge in 2018 and during the sale process which commenced in January 2017 the Land consisted of agricultural land including an agricultural shed.
5. Given the immediate proximity of the Land to Granite Lodge, the rural nature of Granite Lodge and its surroundings and the importance of this to the value of and enjoyment of Granite Lodge including its peaceful location, we arranged for planning, land registry, valuation office, eircode, business and company name and other internet related searches in respect of Granite Lodge and the surrounding lands. None of the results of these searches suggested that there had ever been any sort of commercial operation or business operating from the Land nor that its use had been anything other than agricultural.
6. In parallel we enquired via the Estate Agent, Sherry Fitzgerald and via the Solicitors acting for Coilin Corcoran as to the use of the Land. It was confirmed to us in writing several times by the Solicitors acting for Coilin Corcoran that the Land was agricultural and used for storage with a workshop/shed on same. We were also advised that the Land was accessed approximately once a month. We

refer to copy letters from McCartan & Burke Solicitors who acted for Coilin Corcoran in the sale of Granite Lodge to our solicitors dated 12 September 2017 and 19 September 2017 and in which these matters were confirmed upon which marked with the letter "A" we have signed our names prior to the swearing hereof.

7. It was also confirmed to David Ridgway by Coilin Corcoran in 2017 on a telephone call that the Land had since 1990 never been used for commercial purposes. Coilin Corcoran further said that the Land had not been used by Fergus Corcoran since 1990, that he, Coilin, would be inheriting the Land from Fergus Corcoran (who due to illness did not have the capacity to execute any documentation in respect of the Land) and the nature of the use of the Land would continue as before. Given this Coilin Corcoran promised to give up rights to access the septic tank and water well situate at Granite Lodge for the benefit of the Land (which had never been used at any time), as these would not be required given the nature of the Land's ongoing use.
8. Coilin Corcoran's Solicitors liaised with our Solicitors in this regard who confirmed to our Solicitors that Fergus Corcoran had executed a Will and the Land was bequeathed to Coilin Corcoran under that Will. As part of the sale of Granite Lodge to us Coilin Corcoran legally agreed as beneficial owner to the Land to give up rights (for the benefit of the Land) to access the septic tank and water well situate at Granite Lodge. We refer to copy letter from McCartan & Burke Solicitors who acted for Coilin Corcoran in the sale of Granite Lodge to our solicitors dated 6 November 2017 and in which these matters were confirmed upon which marked with the letter "B" we have signed our names prior to the swearing hereof.
9. Coilin Corcoran has still not made good on this promise despite inheriting the Land in 2018 and we have had to institute legal proceedings against him last year, which are ongoing (neither David nor Catherine have ever been the subject of nor have we ever had to instigate legal proceedings before against anyone but perhaps the relevant documents upon which marked with the letter "C" we have signed our names prior to the swearing hereof will help the reader understand why we were advised we had no option but to do take this course of action.
10. An agricultural access right of way to the Land, via the edge of and along the boundary of Granite Lodge, was registered with the Land Registry in 2017 for the benefit of the Land.
11. The Land can be seen clearly from the window of the master bedroom of Granite Lodge. In the period between 2018 and 2022 there was no change to the Land and we never saw Coilin Corcoran or anyone else access the Land.

12. In 2022 extensive works to the agricultural shed on the Land were undertaken. It was converted into a commercial property. The works included the installation of a concrete floor, windows and doors and an internal insulated room. Various works were undertaken to the exterior of the barn including a new chimney, installation of water tanks, a structure to hold fuel and fire wood, a flood light, guttering and the sealing of walls around the shed to make it more airtight.
13. As part of this and without our permission, Coilin Corcoran arranged for a plant hire company and operator to dig up our lands in order to lay an underground duct across our property at Granite Lodge for a new electricity supply from Fiery Lane to the Land on 8 August 2022, causing extensive damage to our garden. We had not consented to this and it was quite a shock when it happened, we were particularly concerned as our young children were off school and at home, we had no idea several large diggers were going to come onto our land. David Ridgway contacted Coilin Corcoran who claimed that this was mistake as he had not given the go ahead for this to the owner of the digger company. David Ridgway contacted the owner of the plant hire company via email and telephone and the owner said that Coilin Corcoran had given him the go ahead and told him that David had consented to the works, which was completely incorrect. David Ridgway advised both Coilin Corcoran and the owner of the plant hire company that they would need to arrange without delay for the diggers to return to Granite Lodge, remove the underground duct and return the soil to its previous condition, which they did the following day 9 August 2022 however the garden remained damaged because of the removal of soil and the knocking down of small trees. No attempt was made to reseed the damaged areas with grass. We beg to refer to photographs of this activity marked with the letter "D" we have signed our name prior to the swearing hereof.
14. On 15 August 2022 David Ridgway met with James Maguire at Granite Lodge who said that he owns the lands surrounding the Land (aside from Granite Lodge) and over which Coilin Corcoran was accessing the Land and undertaking the works via. Coilin Corcoran dug up part of James Maguire's lands to lay the underground duct for so that electricity could be supplied to the Land. James Maguire said to David Ridgway that he hoped to one day redevelop a ruined building on his land as a house for his son, so services like water and electricity and laying a hardcore roadway, which Coilin Corcoran was putting in to the Land, were beneficial to him and to his family. James Maguire also said to David Ridgway that he was in discussions with Coilin Corcoran around commercial and legal arrangements regarding access via his lands to the Land.
15. The Electricity Supply Board carried out works in early November 2022 installing electrical supply to the Land which required the installation of a new electricity pole in an adjoining field and the replacement of a transformer in another field. A hardcore roadway was laid over an adjoining field from Fiery

Lane to the shed on Coilin Corcoran's land and several water tanks were installed beside the shed. We beg to refer to ESRI satellite images from 23/2/2022, 15/3/2023 and 10/11/2022 marked with a letter "E" we have signed our name prior to the swearing hereof.

16. We further say that in 2022 a new Eircode was registered for the Land for the first time being D18 YH9T and that no Eircode existed up until then for this site since Eircode's launch in 2015. This Eircode is linked to Araucaria Ceramics, Fiery Lane, Dublin 18. Araucaria Ceramics is a registered business name under registered number 622429 and is owned by Daniel Woodsmith who is from Shankill, Dublin and we say and believe it is our understanding that Daniel Woodsmith has no prior connection to the Land or the Glencullen area. The registered nature of the business is manufacture of ceramic household and ornamental articles. The business name was registered on 18 June 2018. We beg to refer to a print-out of the details registered in the Companies Registration Office upon which marked with the letter "F" we have signed our name prior to the swearing hereof.
17. We say that Araucaria Ceramics has moved its manufacturing operation (we understand from a premises in County Wicklow) into the renovated shed on the Land. We say and believe that our understanding is that Coilin Corcoran and members of his family had no prior connection to Araucaria Ceramics, that Coilin Corcoran is now Araucaria Ceramics' landlord and that we understand that a commercial lease is now in operation between the parties.
18. Araucaria Ceramics advertised on its website and Instagram pages that its manufacturing and retail shop was moving from its existing location to the land and showed "before and after" pictures and videos which clearly demonstrate how the extensive works on the shed had prepared it for commercial/business use. We note that Araucaria Ceramics subsequently removed the photos and images from their websites since however we refer to certain screenshots of these websites taken around the time of the works marked with the letter "G" we have signed our name prior to the swearing hereof.
19. We say and believe that from 1950 or earlier the Land was not involved in stone works, quarrying or operated as a stone yard.
20. A 416 page book 'Half a Century at the Stone' by Nicholas Ryan and Philip O'Neill published in 2010 based on comprehensive research including multiple interviews, documentary sources and site visits, documents in great detail stone works, yards and quarries in the area between 1950 and 2000. This includes details of quarries and yards in operation and there are none described, listed or documented at or near Granite Lodge, Fiery Lane or the Land. Further 'Half a Century at the Stone' (1950 - 2000) provides a comprehensive list of Workers' Names (which numbers no less than 9 pages), in fact over 150 different surnames

and there is no mention of any Maguires or any Corcorans. 'Half a Century at the Stone' (1950 - 2000) also has a comprehensive index and there is no mention anywhere of Granite Lodge, Fiery Lane, 'Fiery Lane Granite' or stone works, Maguire granite or stone works, Corcoran granite or stone works anywhere in the book. We believe this is because the Land was not used for stone works from 1950 or earlier. We further say and believe that prior to our purchase of Granite Lodge in 2018, it is our understanding that members of Corcoran and Maguire families owned Granite Lodge and the Land since at least the nineteenth century. We refer to extracts from 'Half a Century at the Stone' (1950 - 2000) including photographs and the aforementioned lists of the names of quarries, yards and workers, marked with the letter "H" we have signed our name prior to the swearing hereof.

21. We note that it was claimed in a submission to Dun Laoghaire County Council that the Land was in some way connected with the now abandoned stone quarry and facility at Ballybrew. We say and believe that this is unlikely prior to 1950 (as can be seen from the attached map from the 1830s, the quarry south of the Glencullen river, south west of Ballybrew and south of the Land was connected via track to Ballybrew quarry, also south of the Glencullen river) and extremely implausible since 1950. Ballybrew is over the border in County Wicklow and across the Glencullen river from the Land. It is also located quite a distance from the Land over challenging undulating terrain with no easy access nor is there any evidence over any O/S available maps stretching back to the nineteenth century of any access roads or tracks between the Land and Ballybrew. Ballybrew is also closer to Glencullen, Lamb's Cross and Dublin city centre than the Land and further Ballybrew abuts onto Bridge Road which is one of the main roads to Glencullen, unlike Fiery Lane which is a narrow laneway. We refer to relevant O/S 1830s Quarry Map the letter "I" we have signed our name prior to the swearing hereof.
22. In addition, Ballybrew was, when it was still operating, a large operation which had its own buildings and extensive facilities on site. Pick up trucks and lorries were known to operate and transport stone to and from Ballybrew from the 1950s if not earlier. Further what we understand to be the last and the latest Geological Survey of Ireland Quarry Directory (survey completed in 1993) lists no quarries operating from the Glencullen area, the nearest being Barnacullia near Sandyford; none of the operating quarries listed in Wicklow at that time were close to the Glencullen area. We refer to relevant extracts from 'Half a Century at the Stone' (1950 - 2000) together with pictures of Ballybrew from the British Geological Survey marked with the letter "J" we have signed our name prior to the swearing hereof.
23. We further say and believe on the basis of Ordnance Survey maps that four of the five quarries south of the Land and on the other side of the Glencullen River

were abandoned between 1906 and 1937 and the remaining quarry as of 1969 was associated with Ballybrew had no association or connection to Granite Lodge or the Land because there was a track from that quarry directly to the Ballybrew works, south of the Glencullen River (Granite Lodge and the Land are north of the Glencullen River). Further, the long since abandoned track that went across the adjoining field from the Land never went as far as the Land instead it was abutted by other buildings further down the valley towards Glencullen River far away from the Land and from Granite Lodge. We beg to refer to the Ordinance Survey Maps including 1906, 1937 and 1969 marked with the letter "K" we have signed our name prior to the swearing hereof.

24. We say that it is our understanding that Granite Lodge and the Land fell into ruin and abandonment during the 1970s and 1980s following the death of one of the previous owners, Mr Maguire, who was a bachelor, until 1990 when the Corcorans bought Granite Lodge and the Land from Francis or Frank Maguire (RIP), who we understand had inherited Granite Lodge and the Land. Locals who grew up in Glencullen area during the 1970s and 1980s remember Granite Lodge and the Land and its shed vividly, often playing there, and called them various names including the 'ghost house' and the 'haunted barn'.
25. We say and believe that it is our understanding is that Coilin Corcoran was a full time caretaker of school buildings up until his recent retirement from that employment and did not operate or facilitate a business from Granite Lodge and the Land at any time, until 2022 when he undertook the extensive works and facilitated the move of Araucaria Ceramics to the Land and operate the Land as a business premises for the first time. While he may have had invoices addressed to him at Granite Lodge for renovation works to the family home, for example, during the period in which he owned Granite Lodge, we do not believe that these were in connection with a business as we do not believe that a business operated from the Land.
26. We say and believe that Coilin Corcoran's son Cian Corcoran, who was born in 1987, has not operated a business from Granite Lodge and/or the Land and while he may have had invoices addressed to him at Granite Lodge, during the period in which he lived there, it did not relate to a business operated from Granite Lodge and/or the Land. Cian Corcoran following graduation from NCAD in 2011 when he was 24 years of age, established the Design Goat business with others in 2012. Design Goat initially operated from a house on South Circular Road in Dublin 8, then moved in 2016 to a business premises on the North Circular Road, Dublin 1 and moved again in 2017 to Dun Laoghaire, Dublin. Design Goat never had its registered address at Granite Lodge, nor the Land nor in Glencullen since its incorporation in 2012. We refer to copy Companies Registration Office filings and various media documenting this marked with the

letter "L" we have signed our name prior to the swearing hereof.

27. We say that Granite Lodge is on a water well and we periodically test the water, as recommended by the HSE for health and safety reasons. Since the works in 2022 to the Land and the pottery manufacturing business relocating to the Land, we tested the well water in January 2024 with The Water Lab, Celbridge, County Kildare and the results, for the first time, showed elevated lead levels which are beyond recommended limits. This is concerning, particularly as we have young children, and our neighbours are kindly allowing us to access their water supplies for drinking water. We do not know whether the elevated lead levels are as a result of the manufacturing activity on the Land but are concerned that they could be. We refer to the report marked with the letter "M" we have signed our name prior to the swearing hereof.


DAVID RIDGWAY


CATHERINE RIDGWAY

I, Suzanne, certify that
I know **David Ridgway**
and **Catherine Ridgway**



Suzanne Bainton

SWORN before
me.....Jack O'Beirne.....
~~a commissioner for oaths~~ / practising
solicitor

by **DAVID RIDGWAY** and **CATHERINE
RIDGWAY** who ~~are personally known to
me~~ who are identified to me by Suzanne
Bainton who is personally known to me
at 31 Morehampton Road

in the City/County of Dublin

this7th..... day of
.....March..... 2024


~~Commissioner for Oaths~~ / Practising
Solicitor

Jack O'Beirne Solicitor Mangan O'Beirne 31 Morehampton Road Dublin 4
--

B

**Appendices to the affidavit being documents cited
in the affidavit (Marked A, B, C, D, E, F, G, H I, J, K, L,
M)**

A

David Phipps

Ch. H.

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

McCARTAN & BURKE solicitors

Tel: 01-8725944 (6 lines)
Fax 01-8725018
DX 1026 Merchants House
Email: jburke@mccartanandburke.ie

Iceland House
Arran Court
Smithfield
Dublin 7

Noel McCartan BComm
Joseph Burke BCL

Our ref.: NH/D111
Your ref: RID00200001

Attn. Niamh Bolger,
Farrell McElwee,
Solicitors,
1 Maruborough St.,
Graiguecullen,
Carlow.
DX 18035 Carlow.

By email only: niamh@fmce.ie

12th September 2017

SUBJECT TO CONTRACT/CONTRACT DENIED

Re: Our Client: Coilin Corcoran
Your clients: David & Catherine Ridgeway.
Property: Granite Lodge, Fiery Lane, Glencullen, Co. Dublin.

Dear Sirs,

We refer to the above and previous correspondence resting with ours of the 4th inst. to which we have not yet heard a response.

We understand that your client raised four queries with the Estate Agent and we are writing to you in reply to the queries as same were put by your client:

1. Official registration documents from the registry – As stated in ours of the 4th inst., the document required by the PRA to formally register the rights of way is the Form 67. We furnished you with the response which we received from the PRA to stating that the appropriate application was required and they confirmed over the phone to us that said application is the Form 67. We attach herewith a copy of the Form 67 which we will be lodging with the PRA.
2. Clarification around how Mr Corcoran currently access the property, I gather this has still not been made clear – Our clients instructions on this remain as per our last correspondence and these are that access to Mr. Fergus Corcoran's property is to the side of the property and not through the main entrance gate of Granite Lodge.
3. Clarity re current use of Mr Corcoran's land. – Our client has confirmed that the land is agricultural and used for storage with a workshop on same.

4. Confirmation from Mr Corcoran regarding all rights relating to Granite Lodge – As per our previous correspondence, the rights are as contained in the 1990 Deed of Transfer between Coilin & Pamela Corcoran and Fergus Corcoran. These are the rights which we are seeking to register.

We await hearing from you and in the meantime please note we have no authority to bind our client who will not consider themselves to have entered into a legally binding agreement until fully executed contracts have been exchanged.

Yours faithfully,

MCCARTAN AND BURKE SOLICITORS

McCARTAN & BURKE solicitors

Tel: 01-8725944 (6 lines)
Fax 01-8725018
DX 1026 Merchants House
Email: jburke@mccartanandburke.ie

Iceland House
Arran Court
Smithfield
Dublin 7

Noel McCartan BComm
Joseph Burke BCL

Our ref.: NH/D111
Your ref: RID00200001

Attn. Niamh Bolger,
Farrell McElwee,
Solicitors,
1 Maruborough St.,
Graiguecullen,
Carlow.
DX 18035 Carlow.

By email only: niamh@fmce.ie

19th September 2017

SUBJECT TO CONTRACT/CONTRACT DENIED

Re: Our Client: Coilin Corcoran
Your clients: David & Catherine Ridgeway.
Property: Granite Lodge, Fiery Lane, Glencullen, Co. Dublin.

Dear Sirs,

We refer to the above and yours of the 18th inst. It would indeed appear that our correspondence of dated 12th September crossed with yours of the same date.

With regard to the queries raised in yours of said date, we now reply as follows:

1. Mr. Fergus Corcoran is not in a position to execute a Declaration to that effect as he is in the end stages of motor neuron disease.
2. Our client again instructs that the land is agricultural and used for storage with a workshop/shed on same.
3. Our client instructs that the right of way is used approximately once a month.
4. Our client advises that the septic tank is not currently used by him or Mr. Fergus Corcoran but if it was needed in the future, then our client would be willing to contribute to the cost of maintaining and running same.
5. As is evident from the above, the rights of way have been and will continue to be in use. It was understood the rights of way were

registered in 1990 when the transfer took place between the vendors and Mr. Fergus Corcoran and as this was not actually done at the time, our clients now wish for this to be rectified.

We await hearing from you and in the meantime please note we have no authority to bind our client who will not consider themselves to have entered into a legally binding agreement until fully executed contracts have been exchanged.

Yours faithfully,

MCCARTAN AND BURKE SOLICITORS

B

David Reddy

Chris

Jack O'Beirne

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

McCARTAN & BURKE solicitors

Tel: 01-8725944 (6 lines)
Fax 01-8725018
DX 1026 Merchants House
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Iceland House
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Dublin 7

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Joseph Burke BCL

Our ref.: NH/D111
Your ref: RID00200001

Attn. Niamh Bolger,
Farrell McElwee,
Solicitors,
1 Maruborough St.,
Graiguecullen,
Carlow.
DX 18035 Carlow.

By email only: niamh@fmce.ie

6th November 2017

SUBJECT TO CONTRACT/CONTRACT DENIED

Re: Our Client: Collin Corcoran
Your clients: David & Catherine Ridgeway.
Property: Granite Lodge, Fiery Lane, Glencullen, Co.
Dublin.

Dear Sirs,

We refer to the above and yours of the 27th ult.

We confirm that we have now taken our client's instructions on the matter and we attach herewith Declaration which he is prepared to sign in relation to the rights of way.

You will see from same that our client is confirming that the rights of way relating to the septic tank and the well have not been used to date and further that they will not be used in the future. Our client also confirms that the only right of way which needs to be registered is the right of way relating to access.

You might kindly confirm that you are satisfied with the attached declaration which we will arrange for our client to sign and will furnish to you on closing.

We would also be obliged to receive signed contracts by return.

C

David Ridgway

Can H

Jack O'Beirne

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

Your Reference:

Our Reference: JF/ZB/RID0020001

21 November 2022



Mr Coilin Corcoran
Kingsford
Barntown
Wexford
Y35 KR4R

086-1775324

WITHOUT PREJUDICE

**Re: My Clients: David Ridgway and Catherine Hinds
Removal/Discharge of easement to well and septic tank
Granite Lodge, Fiery Lane, Glencullen, Co. Dublin**

Dear Mr Corcoran,

I am instructed by David Ridgway and Catherine Hinds, who are the registered owners of Folio DN75871F. I understand you are familiar with my Client and he has spoken to you on this subject.

I am instructed you are in agreement with the execution of the necessary discharge of rights as previously provided for.

I am also instructed you wish to do so without the engagement of a Solicitor. Obviously I would suggest the prudence of engaging a Solicitor when you execute such a document. To this end to ensure everything is done correctly, I have advised my Client to offer to discharge any reasonably incurred Solicitor fees for the witnessing of such a discharge to be executed by you. Our office will draft the necessary paperwork.

Please let me know the name and address of the Solicitor you wish to use for this task and I will send the discharge papers to them directly and arrange to settle their fee.

I look forward to hearing from you.

Yours sincerely

PP **JOSEPH FARRELL**
FARRELL MCELWEE
joe@fmce.ie

Your Reference: NH/D158, NH/D111

Our Reference: JF/ZB/RID0020001

30th May 2023



McCartan Burke
Block C Iceland House
Arran Court
Arran Quay
Smithfield
Dublin 7

Via Email Only

FAO: Mark McCartan

**Re: My Client: David & Catherine Ridgway. Your Client: Colin Corcoran
Property: Granite Lodge, Fiery Lane, Glencullen, Co Dublin**

Dear Colleague,

I refer to the above referenced conveyance as handled by Ms Hand of your firm previously. I attach that reference number for your ease. My previous emails to you directly refer also.

My Client has spent the last number of months linking in with Mr Corcoran with his many promises of engagement and his instructions as to his Solicitor identity as far back as November 2022. My Client was informed of your Clients plans to meet you in May.

Mr Corcoran made a commitment to my Clients to discharge the burden on his Folio and has failed to take the necessary steps to do so. My Clients have exercised much patience and forbearance which appears to be lost on your Client.

My Clients patience is now exhausted and he has relayed that to Mr Corcoran this week directly. I am instructed that if there is no meaningful engagement by close of business this Friday 02.06.23 they will have no option but to bring the necessary civil proceedings against your Client to have the said rights discharged.

Should any such proceedings be necessary then this letter will be relied upon in any costs application to be made as part of that proceeding and to fix your Client with any such costs.

Yours faithfully,

**JOSEPH FARRELL
FARRELL MCELWEE
joe@fmce.ie**

Your Reference:

Our Reference: SM/JM/RID0020002

3 January 2023



Coilin Corcoran
Kingsford
Barntown
Co. Wexford

BY REGISTERED POST

Re: My Clients: David Ridgway and Catherine Hinds

Dear Colleagues

I refer to the above and I note that to date I have not yet received your Appearance.

Please note that in the event that I do not receive your Appearance within 14 days from today's date then please note I will be issuing a motion for Judgment in Default of Appearance.

Please note that this letter will be used to fix you with the costs of the said motion.

Yours faithfully

SIMON MCELWEE
FARRELL MCELWEE
simon@fmce.ie

AN CHÚIRT CHUARDA
(THE CIRCUIT COURT)

RECORD NO: 2023/006154

DUBLIN CIRCUIT

COUNTY OF THE CITY OF DUBLIN

BETWEEN

DAVID RIDGWAY AND CATHERINE HINDS

PLAINTIFFS

- And -

COILIN CORCORAN

DEFENDANT

AFFIDAVIT OF SERVICE

I, Janice Murphy, Secretary of Farrell McElwee Solicitors, No. 1 Maryborough Street, Graiguecullen, in the county of Carlow being eighteen years and upwards **MAKE OATH** and say as follows:

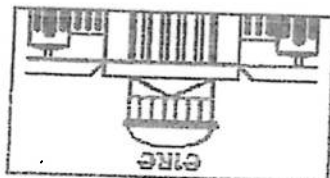
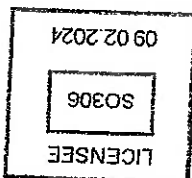
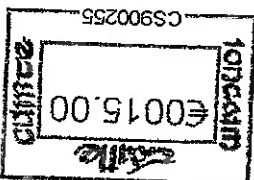
1. That on 21 December 2023 I did serve a true copy of the Equity Civil Bill issued on 15 December 2023 by registered post on the Defendant by posting a true copy thereof at 5.00pm on 21 December 2023 at Carlow Post Office, Dublin Street, Carlow addressed to Coilin Corcoran, Kingsford, Barntown, Co. Wexford.
2. I beg to refer to the official Post Office receipt of the registered posting of the said registered envelopes, attached hereto, and marked by me. I further say that the said envelopes have not been returned undelivered to the sender.
3. I make this Affidavit from facts within my own knowledge and save where otherwise appears and whereso appearing believe same to be true.

SWORN by the said Janice Murphy at 1
Maryborough Street, Graiguecullen, Carlow,
this the 30th day of January 2024
before me a Commissioner for Oaths/Practising
Solicitor in and for the said County and I know the
Deponent.

Janice Murphy

Charlotte Egan
Commissioner for Oaths/Practising
Solicitor

Charlotte Egan
AB JORDAN
Solicitors
College Street
Carlow
Tel: 059 91 42157



AN CHÚIRT CHUARDA
(THE CIRCUIT COURT)

RECORD NO: 2023/006154

DUBLIN CIRCUIT

COUNTY OF THE CITY OF DUBLIN

BETWEEN

DAVID RIDGWAY AND CATHERINE HINDS

PLAINTIFFS

- And -

COILIN CORCORAN

DEFENDANT

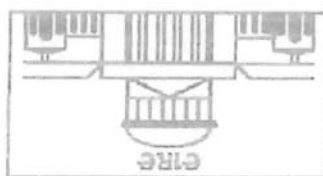
GROUNDING AFFIDAVIT OF SIMON MCELWEE

I, **Simon McElwee**, Solicitor of Farrell McElwee Solicitors, No.1 Maryborough Street, Graiguecullen, Carlow in the County of Carlow aged 18 years and upwards **MAKE OATH** and say as follows:-

1. I am a Solicitor in the firm of Solicitors on record for the Plaintiffs in the within proceedings and I make this Affidavit in support of the Plaintiffs Notice of Motion for Judgment in default of entering an Appearance.
2. I make this Affidavit to the best of my knowledge, information and belief and in support of the Plaintiffs Notice of Motion.
3. I beg to refer to the Equity Civil Bill herein when produced.
4. I say that the Equity Civil Bill issued on 15 December 2023 and it was served on the Defendant on 21 December 2023. I beg to refer to a true copy of the Affidavit of Service of the said Equity Civil Bill upon which marked with the letters and numbers "SMC1" I have signed my name prior to the swearing hereof.
5. I beg to refer to a true copy of the warning letter sent to the Defendant on 3 January 2024 in which it was indicated that the Plaintiffs Solicitors were going to issue a motion for Judgment in Default of Appearance within 14 days upon which marked with the letters and numbers "SMC2" I have signed my name prior to the swearing hereof.
6. I say on behalf of the Plaintiffs that, notwithstanding the above, no Appearance to the Plaintiffs claim has been delivered by the Defendant and I respectively ask that the Plaintiffs be given relief in the terms of the Notice of Motion.



26305257
104743



AN CHÚIRT CHUARDA
(THE CIRCUIT COURT)

RECORD NO: 2023/006154

DUBLIN CIRCUIT

COUNTY OF THE CITY OF DUBLIN

BETWEEN

DAVID RIDGWAY AND CATHERINE HINDS

PLAINTIFFS

- And -

COILIN CORCORAN

DEFENDANT

CERTIFICATE OF NO APPEARANCE

It is hereby certified that no Appearance to the Equity Civil Bill issued on 15 December 2023 has been received by the Defendant.

Dated 9 February 2024

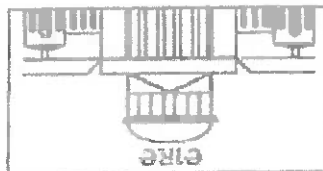
Signed: Farrell McElwee Solicitor

Farrell McElwee Solicitors LLP
Solicitors for the Plaintiffs
1 Maryborough Street
Graiguecullen
Carlow

To: The County Registrar
Dublin Circuit Court
Arás Uí Dhalaigh
Inns Quay
Dublin 7



2687757
112243



AN CHÚIRT CHUARDA
(THE CIRCUIT COURT)

RECORD NO: 2023/006154

DUBLIN CIRCUIT

COUNTY OF THE CITY OF DUBLIN

BETWEEN

DAVID RIDGWAY AND CATHERINE HINDS

PLAINTIFFS

- And -

COILIN CORCORAN

DEFENDANT

NOTICE OF MOTION

TAKE NOTICE that on the day of 2024 at 10.30 a.m. in the forenoon or on the next opportunity thereafter an Application on behalf of the Plaintiff will be made to the County Registrar sitting at the Dublin Circuit Court, Arás Uí Dhálaigh, Inns Quay, Dublin 7, for the following reliefs:

1. An Order pursuant to Order 27 of the Circuit Court Rules granting the Plaintiffs judgment for no Appearance as against the Defendant;
2. In the alternative an Order transferring the above entitled matter to the Judge's list;
3. Such further or other Order as to this Honourable Court may appear just and proper;
4. An Order for costs.

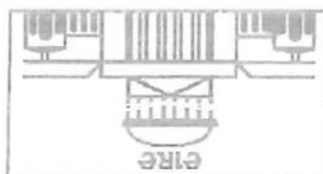
WHICH SAID APPLICATION shall be grounded upon the pleadings and proceedings already had herein, this Notice of Motion, the Affidavit of Simon McElwee, Solicitor for the Plaintiff, together with the exhibits referred to therein and the Affidavit of Service of the said Notice of Motion and Grounding Affidavit, such further or other evidence as may be adduced at the hearing of this motion, the nature of the case and the reasons to be offered by Counsel.

Dated 9 February 2024

Signed: *Farrell McElwee Solicitor*
Farrell McElwee Solicitors LLP
Solicitors for the Plaintiff
1 Maryborough Street
Graiguecullen
Carlow



2.059757
105243



To: The County Registrar
Dublin Circuit Court
Arás Uí Dhálaigh
Inns Quay
Dublin 7

And: Coilin Corcoran
Kingsford
Barntown
Co. Wexford

D

David Ruffin

Can it

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4













E

David Rhye.

Can do

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

2018 2019 2020 2021 2022 2023 2024

☒ Only versions with local changes

Selected release

2023-02-23

[View map](#)
[Imagery details](#)

2023-10-11

2023-03-15

2023-02-23



2022-04-27

2021-06-09

2020-08-12

2019-10-30

2016-10-25

Find address or place



☐ reference label overlay





☒ Only versions with local changes

limited network

2023-03-15

Click map for
imagery details

2023-10-11

2023-03-15



2023-02-23

2022-04-27

2021-06-09

2020-08-12

2019-10-30

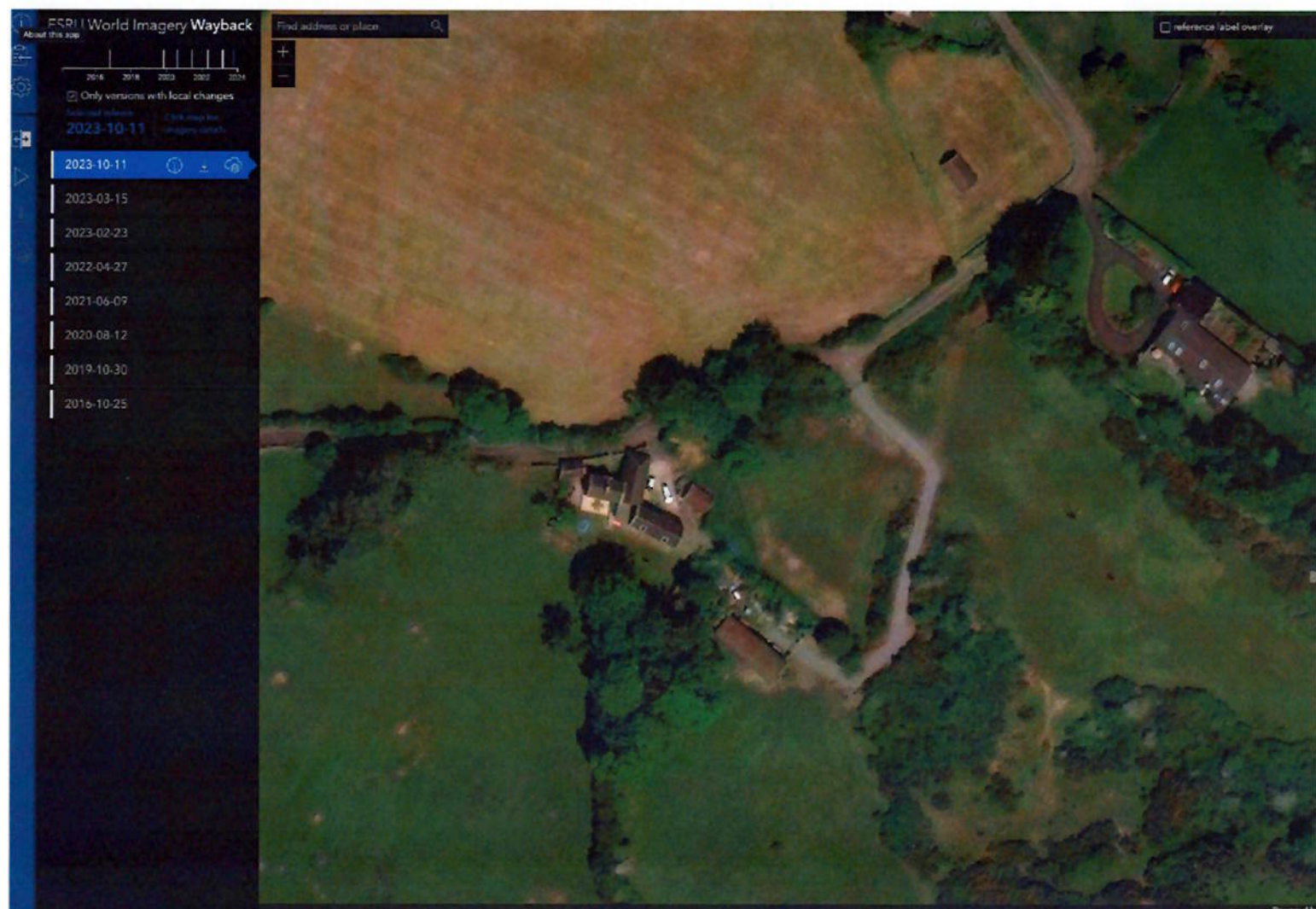
2016-10-25

Find address or place



☐ reference label overlay





F

David Raby

Chris

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

RBN1 - Registration of Business Name

Details of the notification

Business Name Details

Date of adoption of business name	10 June 2018
Business Name to be Registered	Araucaria Ceramics
Nature of business	2341: Manufacture of ceramic household and ornamental articles
New address	6 Seaview Wood Shankill Co. Dublin D18TC91
Email Address	araucariaceramics@gmail.com

Individual

Type of Entity	EEA Resident Individual
----------------	-------------------------

Individual details

Surname	Woodsmith
Forename	Daniel
Nationality	IRELAND
Date of Birth	04/01/1989
Occupation	POTTER
New address	6 Seaview Wood Shankill Co. Dublin D18TC91

Particulars of persons verifying the contents of the form

Details of Person(s) who are certifying that the information provided is correct

Type Of Signature Signature as Business Name Owner

Individual details

Surname Woodsmith
Forename Daniel

Particulars of the presenter

Presenter Details

Type of entity EEARes Individual
Name Daniel Woodsmith

Address 6 Seaview Wood
 Shankill
 Dublin 18
 D18TC91

Email Address araucariaceramics@gmail.com

Legal References

Collective Citations:

Registration of Business Names Act 1963

Act: Registration of Business Names Act 1963

Section: 4

Presenter:

Daniel Woodsmith
6 Seaview Wood
Shankill
Dublin 18
D18TC91



RBN Submission Number: 12777463
Business Name to be Registered: Araucaria
Ceramics

Contact Person:

Daniel Woodsmith



Send To Details:

Companies Registration Office
O'Brien Road
Carlow

Signature Page

RBN1 - Registration of Business Name

Signature of the person(s) who is (are) certifying that the information provided is correct

Signature as Business Name Owner: DANIEL WOODSMITH

10/06/18

Date

Legal References:

Collective Citations

Registration of Business Names Act, 1963

Thank you for your credit/debit card payment (€20) (Receipt Number: 9514881)

Please ensure this signature page is signed and returned to the CRO.



Ref: 35F3DBC3CAA1CB0E775AF07AF9D36172



Page 1 of 1

WEB FILED(50)

G

David Ridge.

Can be

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

Insta



araucariaceramics • Follow

Pixies • Where Is My Mind?

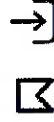
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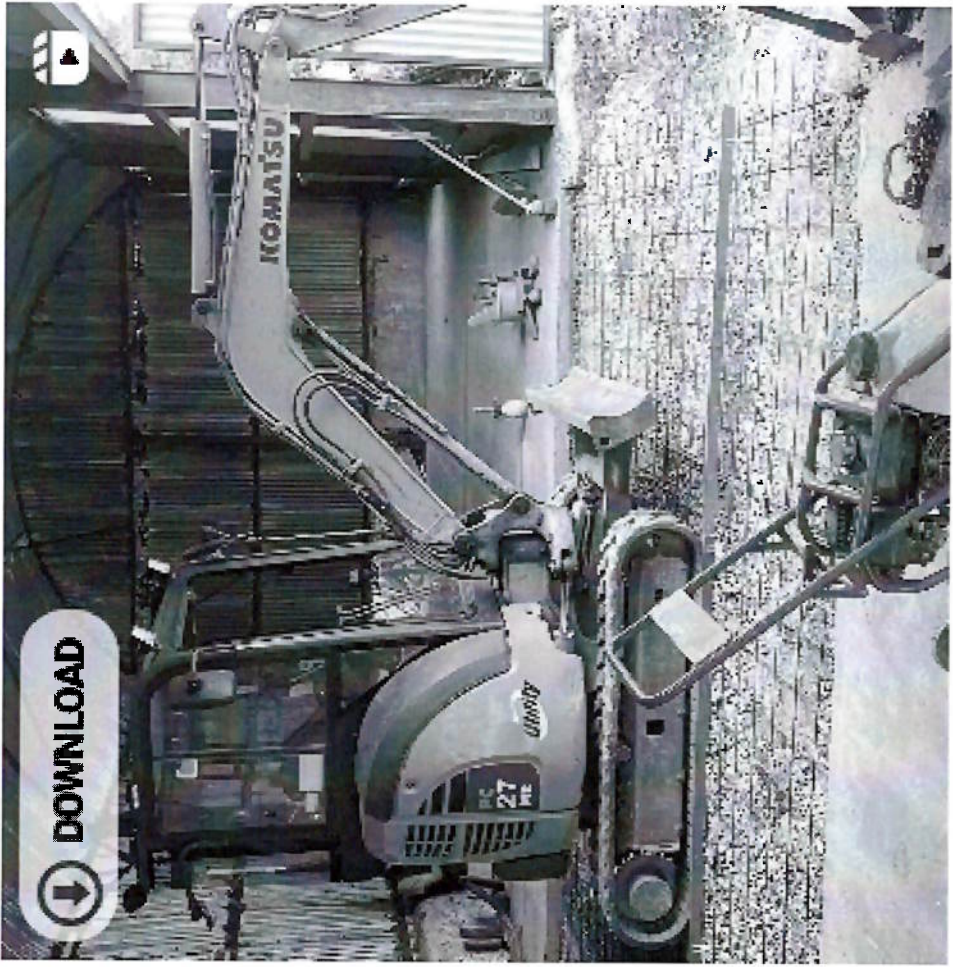
araucariaceramics Ok so have some pretty big news ! Araucaria ceramics is moving too a new and bigger home (about 8x the size of my current studio) 🏠❤❤ I have been a bit quieter on here recently as I have been trying to find a new location which has been quite hard tbh but here is a very quick reel of the first look of the new space ! It may not look like much right now but wheels are in motion, road going in, complete clear out ,new floor being poured, more windows and doors going in for light, electrics going in ,insulated room inside and then all I have to do is move the entire studio over ... soooo yeah .. I can see the potential in it and I think it's going to be great 😊 ... I will try document as much as I can and share it here ! Woo exciting times !

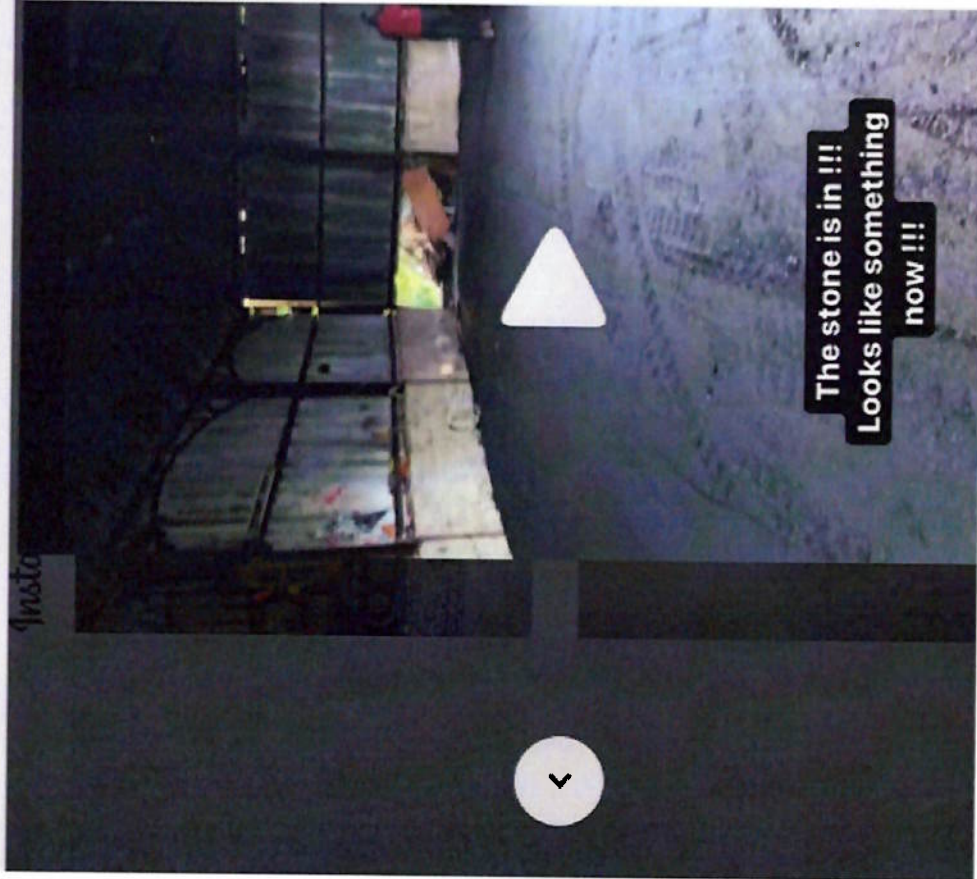
#newstudio
#potter #clay #irishceramics
#potterylove #araucariaceramics

17w



Liked by ronnediggins and others





araucariaceramics • Follow
Gang Stair • Work



araucariaceramics A very quick look at the progress we have made on the studio so far 🍷 it's come a long way. Big things happening this week, stay tuned 🍷.

#potterystudio #irishceramics #araucariaceramics #build #handmade

4w



catcloudey Wow!! It's going to be amazing.

1w

1 like Reply

View replies (1)



woodtownstudio.ie Exciting times!!

4w

1 like Reply

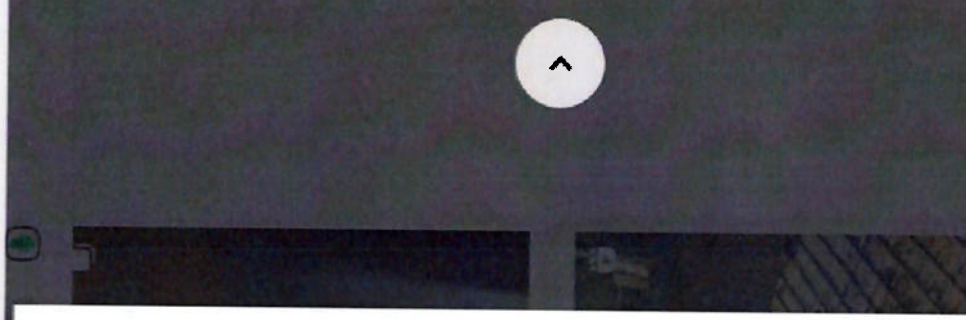
View replies (1)

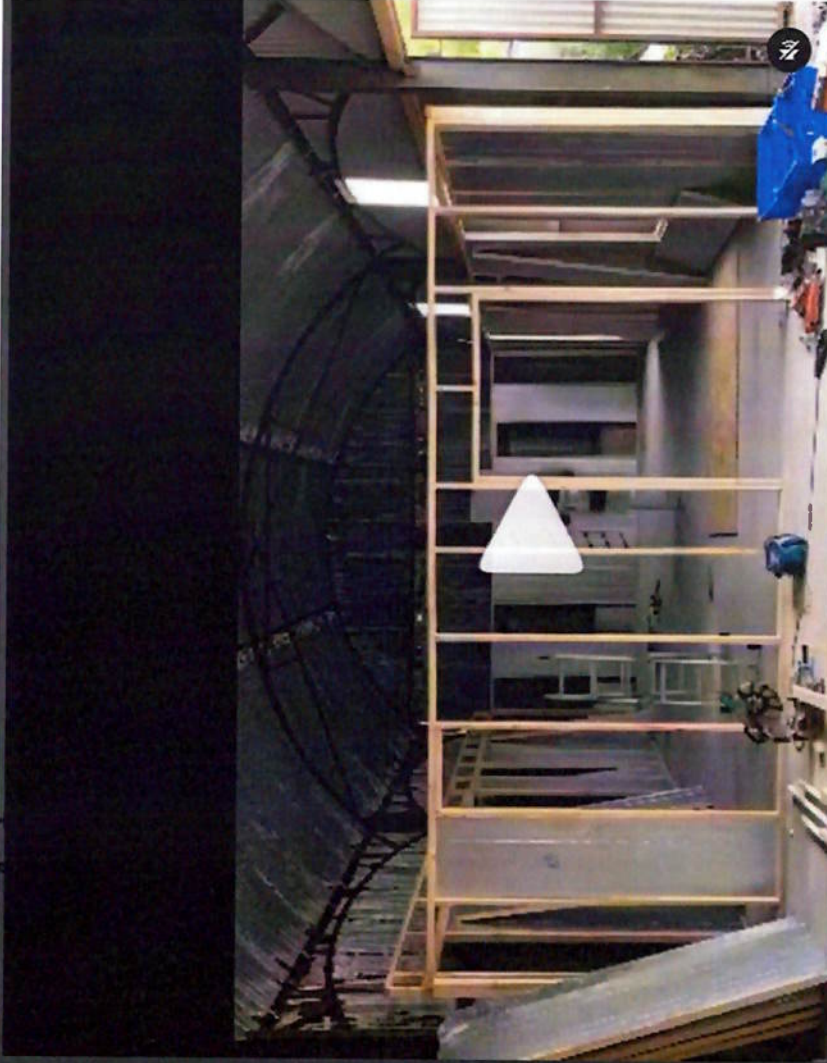


kathryn clausen So exciting!



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Sister Nancy • Bam Bam

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 **@designgoat**
#newstudio #potterystudio #ceramics #woodworking
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3w

 **lundberg_andy** Putting a roof on it?
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AUGUST 1
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Billy Joel • New York State of Mind



araucariaceramics Building a feature wall from old boxes.

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#pottery #madeindublin #araucariaceramics #clay
#makersgallery #interiordesign #imadethis #irishceramics

7w



delaliciousfood Any boxes you'd be willing to part with??

7w Reply



cottagesbycandlelight Terrific!

7w Reply



dave_thepeoplewemeet If only there was somewhere in Dublin to promote this???? 😞😞😞



Liked by **littlaland** and others

H

David Ridgway

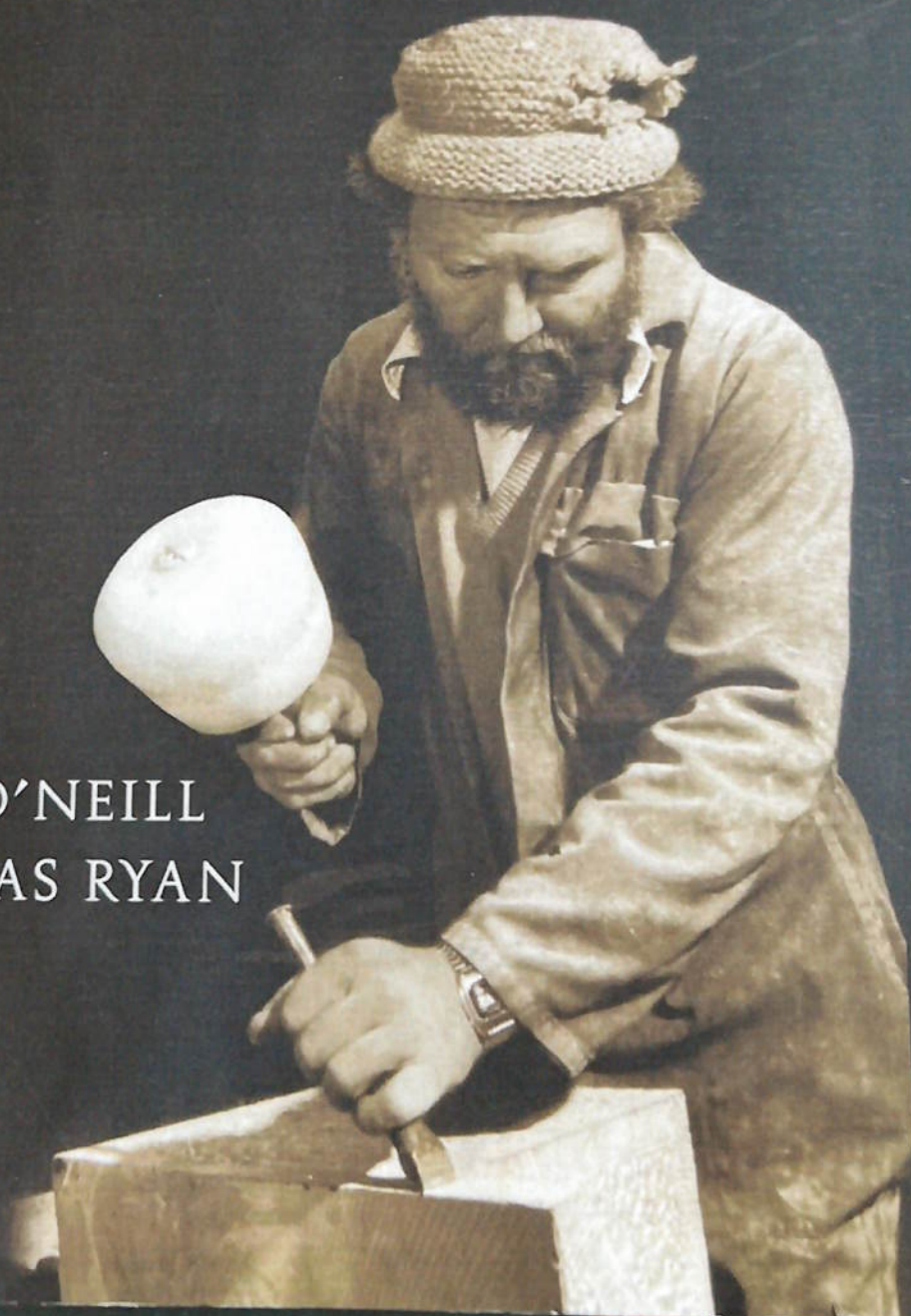
Can you

John O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

HALF A CENTURY AT THE STONE

PHILIP O'NEILL
NICHOLAS RYAN



Published in 2010 by

LINDEN PUBLISHING • DUBLIN • IRELAND

This publication is part-funded by Dún Laoghaire-Rathdown County Council
and The Heritage Council of Ireland

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ISBN: 978 1 905487 35 6

A catalogue record for this book is available from the British Library.

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The publication of this book would not have been possible without the generous financial support by the following:

Dún Laoghaire Rathdown Co. Council
The Heritage Council of Ireland
Murphystone
Stone Developments Ltd
Imogen Stuart RHA
John Ryan
Shanganagh Memorials Ltd

Designed by
SUSAN WAINE, ASHFIELD PRESS
and typeset in Stone Print, Meta and Augustea

This edition printed in Ireland by
Gemini International, Dublin

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INTRODUCTION



A PREVIOUS BOOK 'Sparkling Granite'¹ was published in 1992 and it dealt with the long story of the granite working people of Three Rock Mountain district of South Dublin but did not attempt to chart the modern period. This document takes up the story in 1950 which is a convenient date because the introduction of mechanised processes was giving rise to an entirely new type of stone working industry. The industry, like most modern industries, continues to change and the year 2000 was chosen as an elegant end-date resulting in half a century of history.

The joint authors carried out original research involving visits to quarries and workshops, interviews with many of those who worked in the industry, reviews of extant documentary sources and visits to sites where the worked stone was used. An effort to allow the workers to tell their own story has been made and dates have been cross-checked against written sources where possible. The dates for particular projects were sought with diligence and in most cases they were discovered, however, in order to avoid tedious listing of dates the projects are mainly allocated to decades.

Stonecutting has been practiced by local families for generations and there are many men in the trade with the same family name who also have the same Christian name. In order to distinguish individuals there was a tendency to

¹ Ryan Nicholas M, *Sparkling Granite, The Story of the Granite Working People of the Three Rock Region of County Dublin*, Stone Publishing, Dublin, 1992.

ACKNOWLEDGEMENTS

The joint authors have pleasure in acknowledging the support of our wives Sarah O'Neill and Wyn Ryan who have carried us through when we were floundering. We also acknowledge the personnel of the stone industry who have been unstinting in their assistance during the preparation of this work; we would like to thank them one and all. Interviews, discussions and correspondence with the following persons were of particular value;

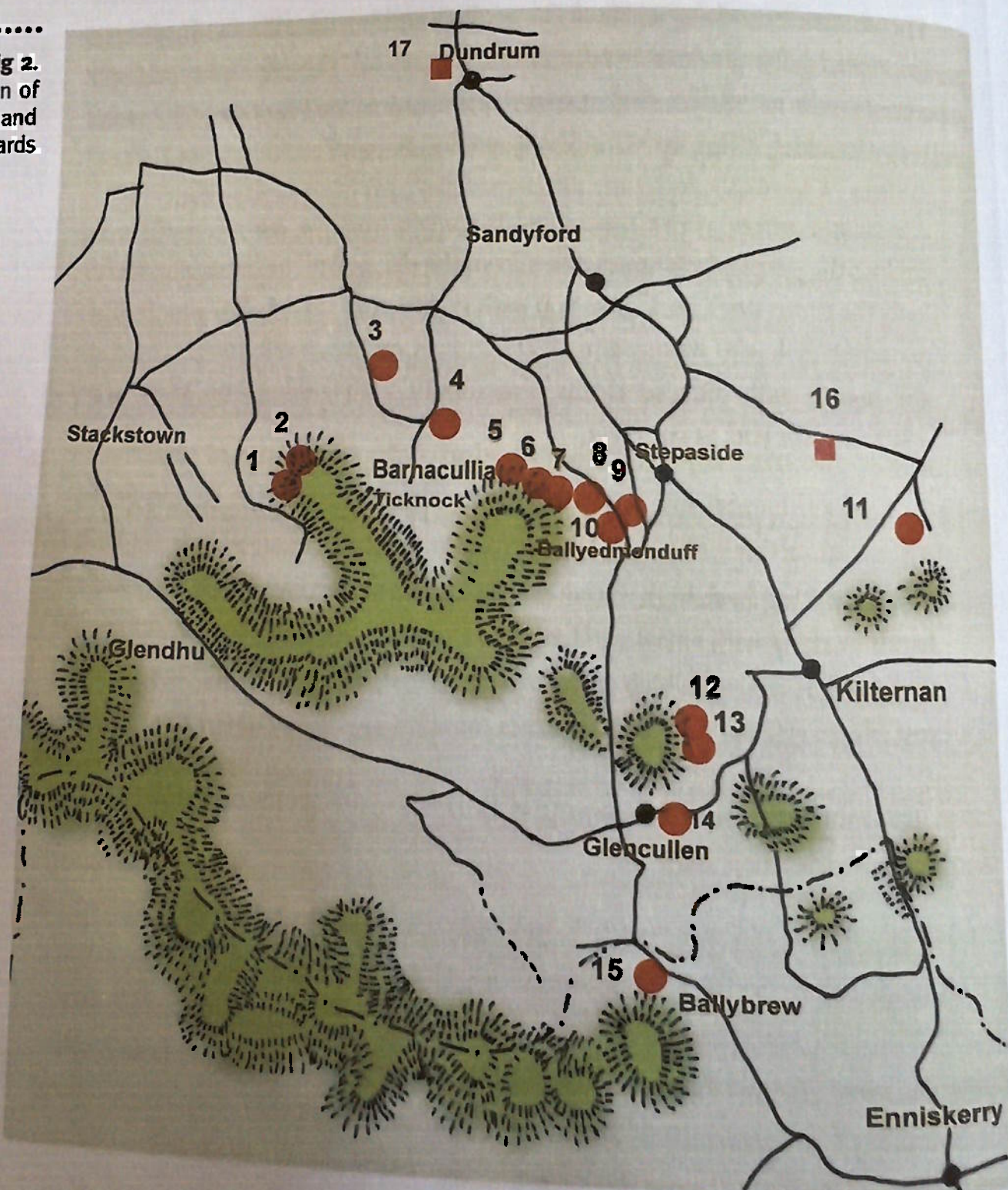
Seamus Boylan, Christy Byrne, Patsy Byrne, Ray Campbell, Dessie Cannon, Tom Coleman, Gerry Cotter, William Cotter, Seamus Courtney, Dessie Doran, Dave Duncan, Dominic Donnelly, Bernard Doyle, Brendan Doyle, Godfrey Doyle, Ger Doyle, Jamsey Doyle, Jason Doyle, Jim Doyle, Liamy Doyle, Paddy Doyle, Mattie Farrell, Tom Glendon, Noel Hoare, Jack Kane, David Little, Kate Little, Ted Little, Tom Little, Noel McCluskey, Derek Malone, Paddy Malone, Noel Malone, Noely Malone, Donnie Murphy, Ursula Murphy, Tom Murphy, Paddy Nolan, Michael O'Connor, Tony O'Donnell, Sean Donoghue, Christy O'Neill, John O'Neill, Phil O'Neill, Pat O'Neill, Barry Quinn, Archie Raeside, Tony Reid, Eugene Roe, Miceal Roe, Michael Roe, Paddy Roe, Thomas Roe, Paul Ryan and Colm Walsh. Christopher Flynn was most helpful in providing information based on a lifetime devoted to stonework; he also undertook the task of reviewing an advanced draft of the final document, an intervention of immense value.

We also acknowledge assistance given by Tom Kilgarraiff, archivist in Galway Cathedral, Raymond Hogan, secretary of the Dublin Diocesan Finance Committee, Dr Peter Roth, son of Arpad Roth and also Gerard Meagher and Harry Merrick who gave valuable information concerning the supply of machinery and equipment.

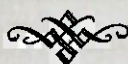
Most of the photographs of extant projects were taken by or for the authors although we were given photographs and illustrations by many of those acknowledged above, in many cases the owners of the originals are unknown but where possible, an acknowledgement of the source is given with the photograph.

The main quarries and yards clustered around the slopes of the mountains are shown in Fig 2. Between 1950 and 2000 quarries were operated under the control of stonecutters at Larch Hill (1 and 2), Stackstown (3), Ticknock (4), Barnacullia (5, 6, 7 and 8), Ballyedmonduff (9 and 10), Carrickmines (11), Ferguson's/Newtown Hill (12 and 13), Glencullen (14) and Ballybrew (15). The main stone yards were at Ballyogan Road (16) and Dundrum (17).

Fig 2.
Location of
quarries and
yards



QUARRIES AND STONE YARDS



THE LOCATION of the main quarries and stone yards is shown in Fig 2, however, others which influenced the history of the stoneworkers are spread around Dublin.

The families involved in the industry are well known and their quarries and yards are commonly referred to using the family name.
The main firms involved in the industry were;

BALLYBREW

Ballybrew is a townland just over the Wicklow border near Glencullen; there have been a number of quarries in this location. Murphy and Keogh held the main quarry in 1950, John Sisk & Sons took over Ballybrew Quarry in 1952; this became Stone Developments in 1964. The term Ballybrew is taken locally to mean whoever is involved in the quarry at the time. The Ballybrew firm had a number of other quarries around the country notably at Ballinasloe and Carlow.

CANNON'S

John Cannon had a quarry near Cannon's Corner in Ballyedmonduff. The Cannons have been involved in granite work for a number of generations.

DONNELLY'S
Pat Donnelly's activities but on

MURPHY'S
James Murphy 1950, they had Blue Light Q Roscommon. their works to

O'NEILL'S
Christopher mines, was e in Ireland d churches aft

ROE & O'N
This firm v Ballyedmo

MICHAEL
A monum mentor Jo

RYAN'S
James Ry: to Blessir

WALSH'S
Peter W Ballyedr continu

DONNELLY'S

Pat Donnelly's quarry in Newtown Little, Pat's sons continued the quarrying activities but on a smaller scale.

MURPHY'S

James Murphy and Sons. This firm was called Thomas Murphy and Sons in 1950, they had two granite quarries in Barnacullia, the Black Quarry and the Blue Light Quarry and they also had a limestone quarry in Lecarrow, Co Roscommon. James Murphy took over after his father's death... They moved their works to Murphystown Co Dublin over a period in the mid 1960s.

O'NEILL'S

Christopher O'Neill & Sons. The marble works at the Ballyogan Road Carrickmines, was established in 1945. It grew to become the largest importer of marble in Ireland during the period following the liturgical reorganization of the churches after Vatican II. Shanganagh Memorials is a subsidiary of the firm.

ROE & O'NEILL'S

This firm was first established as O'Neill & Roe, it was based in a quarry in Ballyedmonduff.

MICHAEL ROE AND SONS

A monumental yard established in Cornelscourt, by Michael Roe after his mentor John Glendon closed down.

RYAN'S

James Ryan & Sons. This firm became Dundrum Stoneworks, and later moved to Blessington where they became Ryanstone.

WALSH'S

Peter Walsh & Sons. The Walsh's have worked granite in their quarry in Ballyedmonduff for several generations. After Peter died his son Colm continued the firm's activities.

FERGUSON'S HILL

Quarries were operated on Ferguson's Hill/Newtown Hill where Michael Tridy Byrne and James Fitzachery employed men working mainly for the monumental trade.

MOONEY'S HILL

A quarry was operated on Mooney's Hill near the golf course at the bottom of the Glenamuck Road in Carrickmines.

The main firms of significance to the local stonecutters but outside the immediate area were;

BURNELL'S

Burnell's monumental works in Dean's Grange, Co Dublin.

CREEDON'S

Irish Portland Stone Supplies Ltd, Blacquiere Bridge, Phibsborough, Dublin.
A stone-working subsidiary of the Con Creedon building company for whom a number of mountain stonecutters worked.

CULLEN'S

A substantial stone working firm, mainly marble, based at Ringsend, Dublin.

EARLEY'S

This was a Dublin City firm notable for fine marble work and stained glass there were four brothers Willie, Jackie, Leo and Gabriel and two uncles Gerard and Willie, their workshop was off Camden St, Dublin.

GLENDON'S

Glendon's of Dean's Grange, Co Dublin was a monumental yard run by John Glendon with his sister Bridget; they had a niece Bridie who did the books.

HARRISON'S

Harrison's marble works in Pearse St, Dublin.

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local
Balal

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thes

HARRISON BURNELL'S

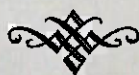
The two firms came together when Harrison's lease from TCD expired in 1973 and they moved to Dean's Grange, Co Dublin.

MOUNT JEROME MONUMENTAL WORKS

This works in the Mount Jerome cemetery in Dublin employed a number of local stonecutters and eventually it was owned by the Doyle family of Upper Balally.

Other stone firms in and around Dublin City were of some importance and these will be mentioned as the need arises.

WORKER'S NAMES



PEOPLE WHO HAVE WORKED in the stone business have contributed to the legacy of artefacts and edifices created over the half century and it is desirable that their names be recorded, however, there is no reliable register of such names. The following is a listing of all of the names of workers mentioned in the course of the background research. It includes quarry owners, managers, stonecutters, carvers, sculptors, letter-cutters, quarrymen, labourers, machine operators, polishers, fixers, lorry drivers, office workers and sales people. Many of these people have performed multiple roles.

Anson	Rosemary	Boylan	Kit
Armstrong	Edmund		Mick (<i>Mouse</i>)
			Mick
			Peter
Bell	Garry		Seamus
Biggs	Michael		Simon (<i>Lash</i>)
Boylan	Billie (<i>Wagger</i>)		Ted
	Davy (Mulvey Park)	Bowers	Philip
	Davy (Glencullen)	Bracken	Pat
	Jack	Breen	Val
	Jem (<i>Bun</i>)		

Burke	Noreen	Cannon	Noel
Burton	Anthony		Pat
Byrne	Benedict		Sean
	Christy		Willie
	Dinny	Carroll	Niall
	Michael (<i>Tricky</i>)		Peter
	Mick		Ray
	Noel	Clark	Willie
	Noreen	Coleman	Tom
	Owen (<i>Oddy</i>)		Thomas
	Paddy (<i>Pocum</i>)	Connolly	Francis
	Patsy (Enniskerry)	Conlon	Frank
	Patsy (Kilgarron)		Fred
	Phil	Conroy	Carl
	Richard	Costello	David (<i>Dotty</i>)
	Tom		Jack
Campbell	Dave		John
	James (<i>M</i>)		Michael
	Jim		Paddy (<i>the Giant</i>)
	John		Patrick
	Peter		Ronnie
	Ray		Sylvester (<i>Hick the Turk</i>)
Cannon	Bill		Sylvester
	Billy		Paul
	Celine	Coster	Gerry
	Dessie	Cotter	John (<i>Sprockets</i>)
	Jack		Willy
	Johnny		Shirley
	John	Cox	Barry
	Larry	Cronin	John
	(<i>the Wicked Chicken</i>)		Pat
	Ned		

WORKER'S NAMES

Cullen	John	Doyle	Christy (<i>Drummer</i>)
	Tom		Christy
Curtis	Cecil		(<i>the Gulliver</i>)
Cussen	Clíodhna		Colin
Davey	Neil		Colm (<i>the Diddler</i>)
Davis	Johnny		Dessie
	Mick		Eamon
	Pat		Edward
	Stephen		Ger
Devereux	Stephen		Godfrey
Devlin	Darren		Jason
Disney	Jimmy		Jim (<i>Big Jim</i>)
Donnelly	Barry		Jim (<i>Dundrum</i>)
	Dominic		Jim (<i>Slaney</i>)
	Eamon		Jimmy
	Jerry		Joe (<i>The Daddy /</i>
	Kevin		<i>Flyer</i>)
	Malachy		Joe (<i>Big Joe</i>)
	Matty		Joe (<i>Red Joe</i>)
	Ned		Joe (<i>The Crab</i>)
	Paddy		Kate
	Pat		Kevin,
	Tony		Kit (<i>The Bundle</i>)
Donoghue	Seamus		Liamy (<i>The Wave</i>)
Downes	Johnny		Margaret
	(<i>The Guiney</i>)		Martin
Doyle	Bernard Senior		Michael
	Bernard Junior		Ned (<i>The Fay</i>)
	Billy (<i>Drummer</i>)		Paddy (<i>Slaney</i>)
	Brendan (<i>Horse</i>)		Paddy (<i>Straight</i>)
	Brendan (<i>Rose-</i>		Pat (<i>the Daddy</i>)
	<i>mount</i>)		Pat (<i>Gombo</i>)
	Breen		Pat (<i>the Straight</i>)

Doyle	Patsey Paul (<i>DJ the Fay</i>) Ronald Sean (<i>Straight</i>) Tim Timmy Violet	Glendon Gormley Gray	Tom Michael Ann Carmel Jack (<i>Purdy</i>) John Liam
Duncan	Davey	Hallinan	Gerard
Dunne	Barney Mark Richard Annette	Harding Hayden Heidcamp Hempenstall Hempenstall	Christy Jack Linda Anthony Gavin Willie
Emerson	June Val	Higgins	Joe
Farrell	Mattie	Hoare	Noel
Fitzachery	James (<i>Jemmy</i>)	Hughes	Liam
Fitzpatrick	Fiona	Hogarty	Ned
Flynn	Christy Jimmy John Thomas	Howard Hume Joynt Kane	Noel Bernard Dick Jack Mick (<i>Gooser</i>) Ned (<i>the Burr</i>) Pat (<i>Moran</i>) Peter
Foster	Bernie		
Fox	Deirdre Ger Gertie Shirley		
Furney	George	Kavanagh	Joe (<i>The Brewer</i>)
Geraghty	Hughie		Kevin
Glancey	Sinead		Caomhin
Gleeson	Eugene		Casingin
Glendon	Brigid John Larry	Keane	George Jack John

~ WORKER'S NAMES ~

Keane	Liam	Keogh	Peter
	Mark		Rory
	Peter (Ballyedmon-		Ted
	duff)		Tony
	Peter (Glencullen)	King	Charlie
	Seamus		Pat
Keenan	Brendan (<i>Yogi</i>)	Kirwan	Jack
Keller	Frances		Pat
	Nial		Sean
Kelly	Brian	Lawlor	Ned
	Joe Senior.		Joe
	Joe Junior		Ollie
	John		Oliver
	Johnny		Tom
	Mick (<i>Bikes</i>)	Leeson	Jim
	Paddy		John
	Peter	Lenahan	Siobhan
	Tom	Little	Brian
Kenna	Margaret		David
	Pat		Desmond
Kennedy	Ernie		Jacinta
	Maria		Kevin
	Tommy		Peter
Kenny	Pat (<i>Nobby</i>)		Robert
	Tom		Ted
Keogh	David		Tom
	Garry	Loftus	Ann
	Jimmy	Loughlin	Dave
	Kevin	Love	Uishi
	Leo	Lynott	Johnny
	Leoni	Malone	Brian
	Liam		Derek
	Pat		Jamsey

Malone	Jim (<i>The Peddler</i>)	McDonnell	C
	Joe	McGrath	Vinny
	Michael (<i>The Weasel</i>)	McGregor	Johnny (<i>Limestone Cowboy</i>)
	Michael (<i>The Weasel</i>) Junior		Michael (<i>Diamonds</i>)
	Ned	McHugh	Richie
	Noel		George (<i>Boicey</i>)
	Noely		Pat
	Paddy		Paddy
	Peter		Paudge
	Jack		Pete
Mahon	Mick	Mc Kenna	Tom (<i>Cluncher</i>)
	Ned		Jakki
	Susanne	McMorrow	James
	Charlie (<i>Deaf</i>)	Melia	Derek
Maughan	P	Mooney	Ben
McAteer	Arthur	Moore	Christine
McCabe	Ned		Brian
	Noel		Ciaran
	Peter (<i>The Goxey</i>)	Morgan	Dennis
	Paddy		Jack (<i>Grogs</i>)
	Paddy	Morris	Sean
	Christy (<i>the Count</i>)	Mulhall	Tim
	Barry	Mulvey	Rory
	Francis		Ann
	Dessie		Jack
	Dick		Jimmy
McCafrey	Joe		John
	John (Ballinteer)		Lar
	John (Stepaside)		Oliver
	Noel		Syl
	Eileen		Val
		Mulvaney	Wally
McDonagh			

WORKER'S NAMES

Murphy	Ann (Grey)	O'Neill	Alan
	Davy		Albert
	Dominic		Anthony
	Jim		Bill
	Joe (<i>Spike</i>)		Catriona
	John		Christy
	Michael (<i>Donnie</i>)		Christopher
	Pat		Colm
	Willie		Eunice
	Tom		Feidhlim
	Tommy		Hugh
	Tony		Jack
	Ursula		Jim
Murray	Matty		Jem (<i>The Big Mill</i>)
Naish	Sean		John
Nolan	Adrian		Johnny
	Paddy (<i>Young Whacker</i>)		Kevin
	Paul		Monica
O'Byrne	Rory		Pat
O'Connor	Kevin		Paul
	Michael		Phil
O'Donoghue	John		Philip (Glencullen)
	Sean		Philip (Kilternan)
O'Donnell	Thomas		Sarah
	Tony		Sean
O'Gorman	Tom		Tom
O'Grady	Jimmy (<i>The Doctor</i>)		Tommy
	Joe	O'Reilly	William
O'Hara	Christine		Faley
O'Kelly	Cormack		Joe
O'Leary	Pat	Osborne	Bartle
Ó'Murchadha	Domhnall	O'Sullivan	Kevin
			Barry

HALF A CENTURY AT THE STONE

O'Toole	Maria	Ryan	Billy
Parker	Rory		Ciaran
Patrasca	Anton		Graham
Presch	Adam		Hugh
Quinn	Barry		Jack
	Mark		James
Redmond	Noel		John
Raeside	Archie		Johnny
Regan	Ronald		Kit
Reid	Andy		Miceal
	Tony		Mick
Rice	Tom		Murth
Richardson	Jonathan		Paul
Riordan	Joe		Tom
Roche	Paddy	Sharpe	Larry
Roe	Aodhan	Smith	Martin
	Colm		Phil
	Cormac	Stafford	Willie
	Damien	Stuart	Imogen
	Eugene	Swain	John
	John (Glencullen)		Mick
	John (Woodside)	Swan	Jack
	Johnny (<i>Spa</i>)		John
	Mark		Mick (<i>The Slider</i>)
	Miceal (<i>Phantom</i>)		Pat
	Michael	Tobin	Larry
	Mick	Tracey	Ernie
	Oisín		Lofty
	Paddy	Traynor	John
	Thomas	Twomey	Jim
Roe	Tom	Waldron	Alan
Roynane	Albert	Ward	David
		Walsh	Colm

WORKER'S NAMES

Walsh

Danny

Dick

Eamon

Ivan

Jimmy

John

Johnny

Karl

Paddy (*Hirricks*)

Pat

Peter

Walsh

Warren

Williams

Williams

Whittle

Woodcock

Richard

Ross

Shane

Thomas

Tommy

Willie

Michael

Nicky

Rex

Kay

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Flanagan
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MONUMENTAL AND SCULPTURAL WORK



5.1 MONUMENTAL WORK

THE MANUFACTURE of headstones, bases and kerbs for the monumental trade is a traditional part of the local stonecutting trade. Men working on the mountainside quarried rough stone, shaped it to produce these items and sold them to people working in the monumental yards. The bigger quarries also produced similar items either to order or as a standby when other work was scarce. There was generally some demand for headstones and kerbs and the quarry owners would set their best workers to make monumental pieces so as to avoid losing them in times of low demand. There were quarries on Fergusson's Hill near Glencullen where monuments, bases and kerbs were the main production items. Michael *Tricky* Byrne, Johnny Cannon and Jemmy Fitzachery were three of those who operated there and others to work with them were Dinny Byrne, Tom, Phil and Johnny O'Neill, Jack, Bill and Billy Cannon, Jemmy *Bun* Boylan, Tom Roe, Pat *Purdy* Grey and Jackie Walsh. The larger quarry, which has been reclaimed by the undergrowth, was operated by Jemmy Fitzachery; it boasted a crane, a forge and a shed covered with galvanized iron sheets. The stonecutter's shed, Fig 222, is long abandoned; fine Dublin granite monumental pieces were worked in its shelter for many years.

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Fig 111.
Pat Swan Quarry Foreman
1971
(Photo M O'Connor)

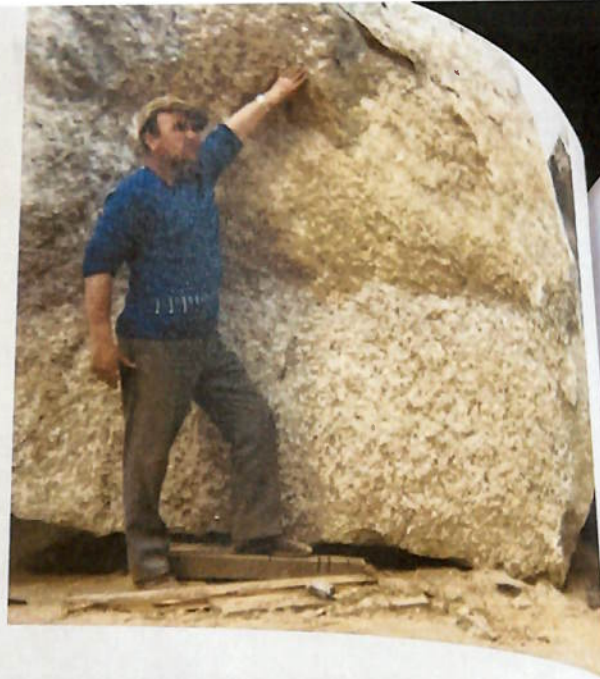


Fig 112.
Ballybrew Upper Quarry
1973
(Photo M O'Connor)



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could easily do yourself damage. If you broke a kerb and explained the situation to John Glendon he would say 'Ah sure things like that happen.' If the piece was too heavy we got extra men to help but there was no mechanical help".

The transporting of stone to building sites was normally handled by the builder who would send his own lorry when stone was ready. Pat Donnelly was the only quarry owner to have a lorry of his own in the 1950s when he bought a Ford V8 and hired Ned Lawlor to drive it. Heavy transport was also provided by local carters who had either a lorry or a pick up truck. Lofty Tracey of Barnacullia was one of a family who had a tradition of haulage, his father and brothers had old chain-driven lorries such as the Karrier shown in Fig 332 with Lofty on the right and Hughie Geraghty on the left.

Traceys progressed as technology advanced and in 1950 they were using a Bedford two-ton lorry to transport stone for the quarries. When the stone for the cenotaph on Leinster Lawn was being taken down from the Black Quarry this lorry was narrow enough to negotiate the rough laneway to Barnacullia. Lofty's son Ernie was driving the lorry when the photograph, Fig 333, was taken; a five ton block for the base of the cenotaph was on board.

Fig 332.

Hughie Geraghty and
Lofty Tracey

Fig 333.

Lofty Tracey's lorry



1

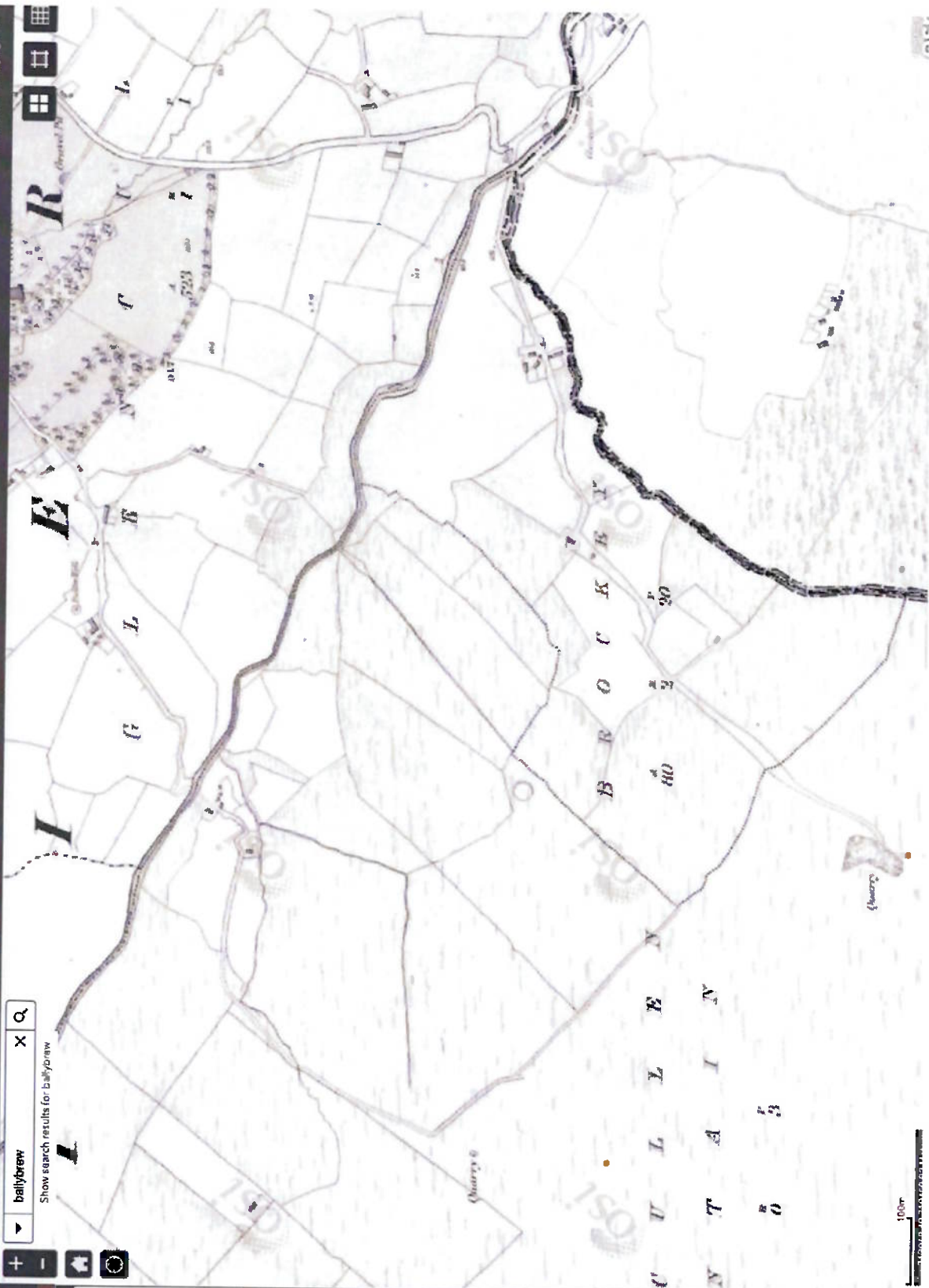
David Ridge

Am 18

Jack O'Beirne

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

- ▶ [Historic Flood Plains -1830s](#)
- ▶ [Historic Foundry -1830s](#)
- ▶ [Historic Gas Works -1830s](#)
- ▶ [Historic Gravel Pits -1830s](#)
- ▶ [Historic Lime Kiln -1830s](#)
- ▶ [Historic Marsh -1830s](#)
- ▶ [Historic Mills -1830s](#)
- ▶ [Historic Power Station -1830s](#)
- ▶ [Historic Quarry -1830s](#)
- ▶ [Historic Rail Tram -1890s](#)
- ▶ [Historic Reservoir -1830s](#)
- ▶ [Historic Sluice -1830s](#)
- ▶ [Historic Swallow Holes -1830s](#)
- ▶ [Historic Springs -1830s](#)
- ▶ [Historic Water Pumps -1830s](#)
- ▶ [Historic Weir -1830s](#)
- ▶ [Historic Walls -1830s](#)
- ▶ [Historic Wells -1890s](#)
- ▶ [Historic Windmills -1830s](#)
- ▶ [MapGenie Imagery \(2013 - 2015\)](#)
- ▶ [MapGenie Imagery \(2005 - 2011\)](#)
- ▶ [MapGenie Imagery \(2004 - 2006\)](#)
- ▶ [MapGenie Imagery \(1999 - 2000\)](#)



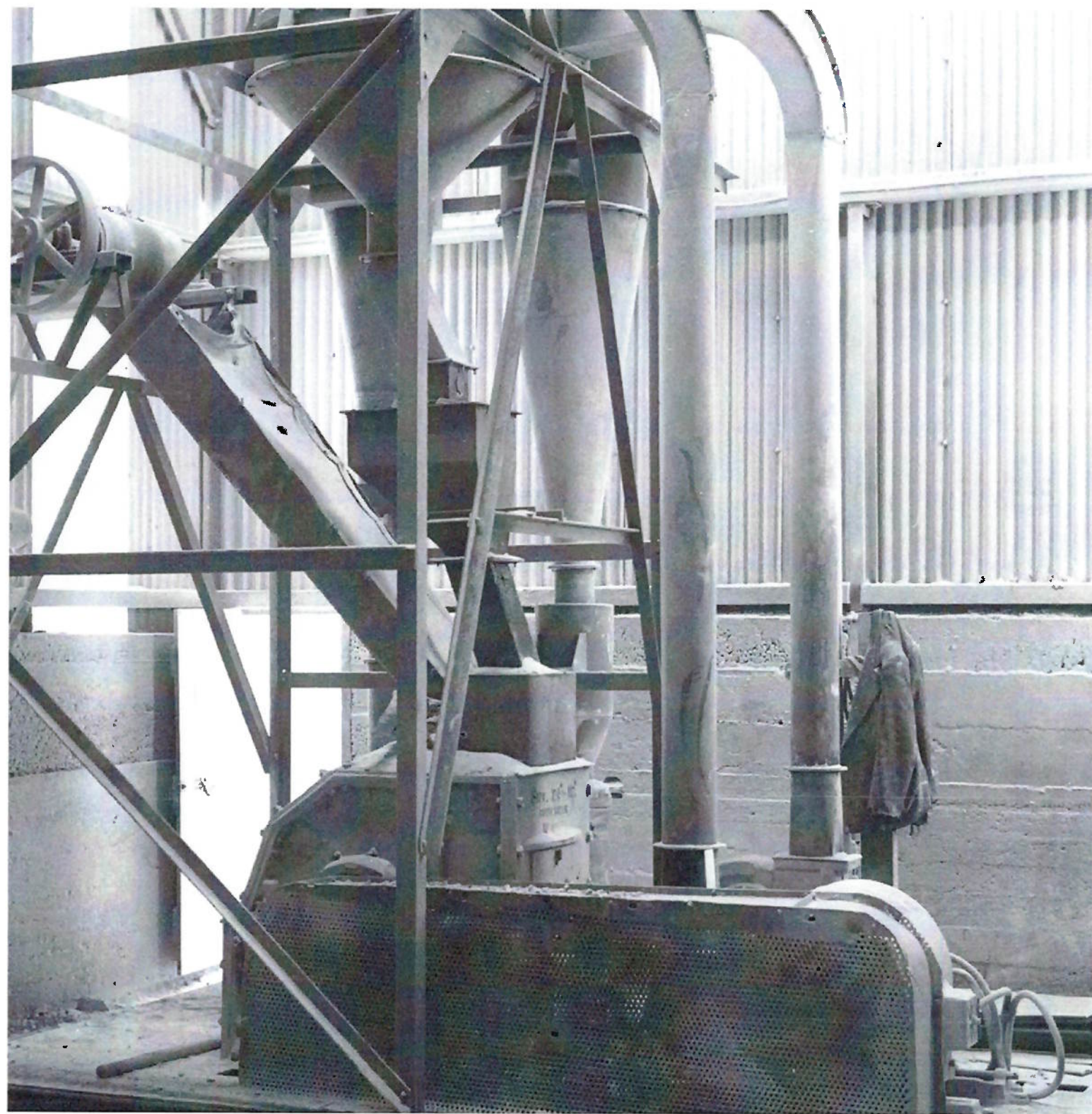
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David Ridgway

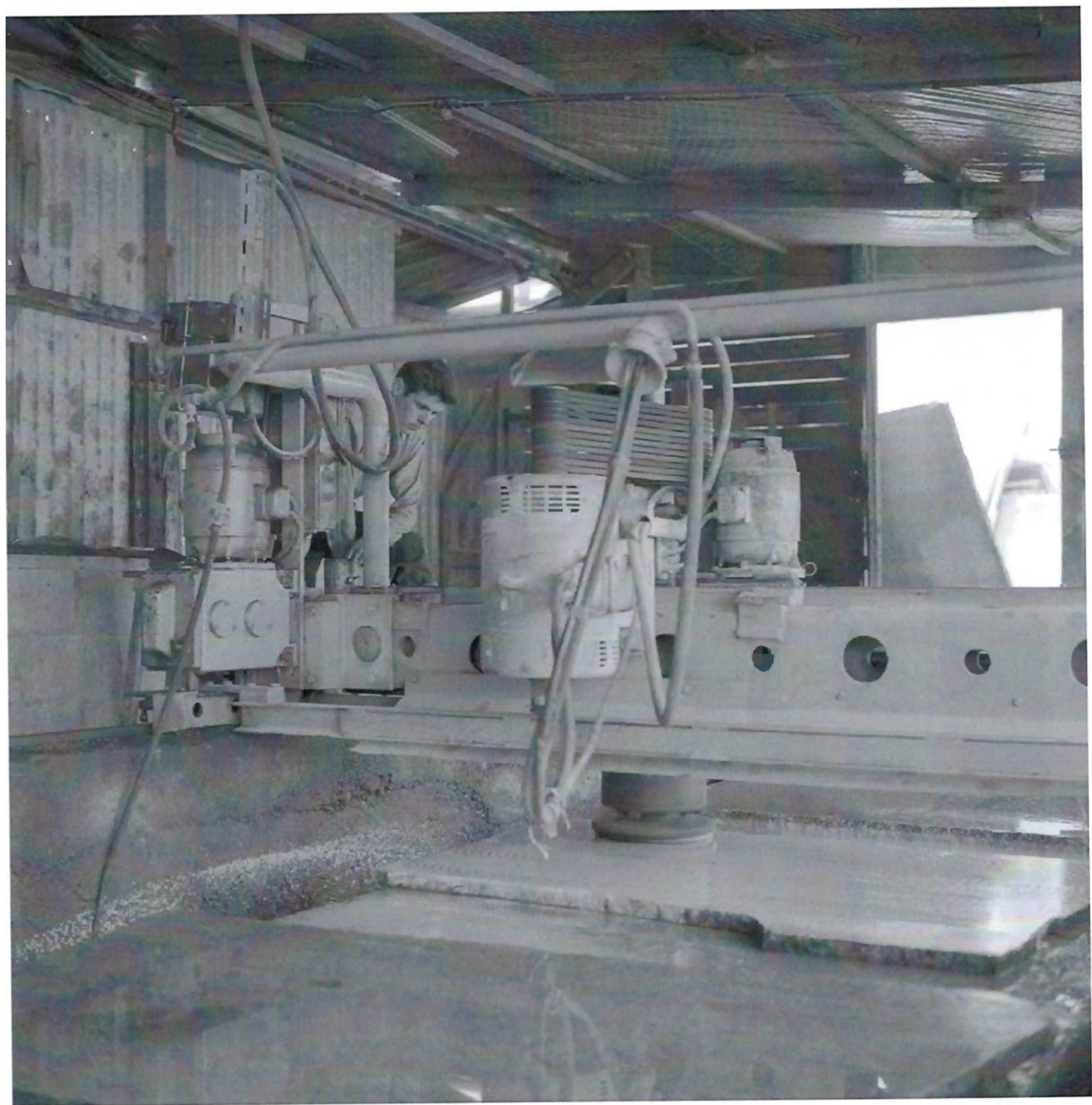
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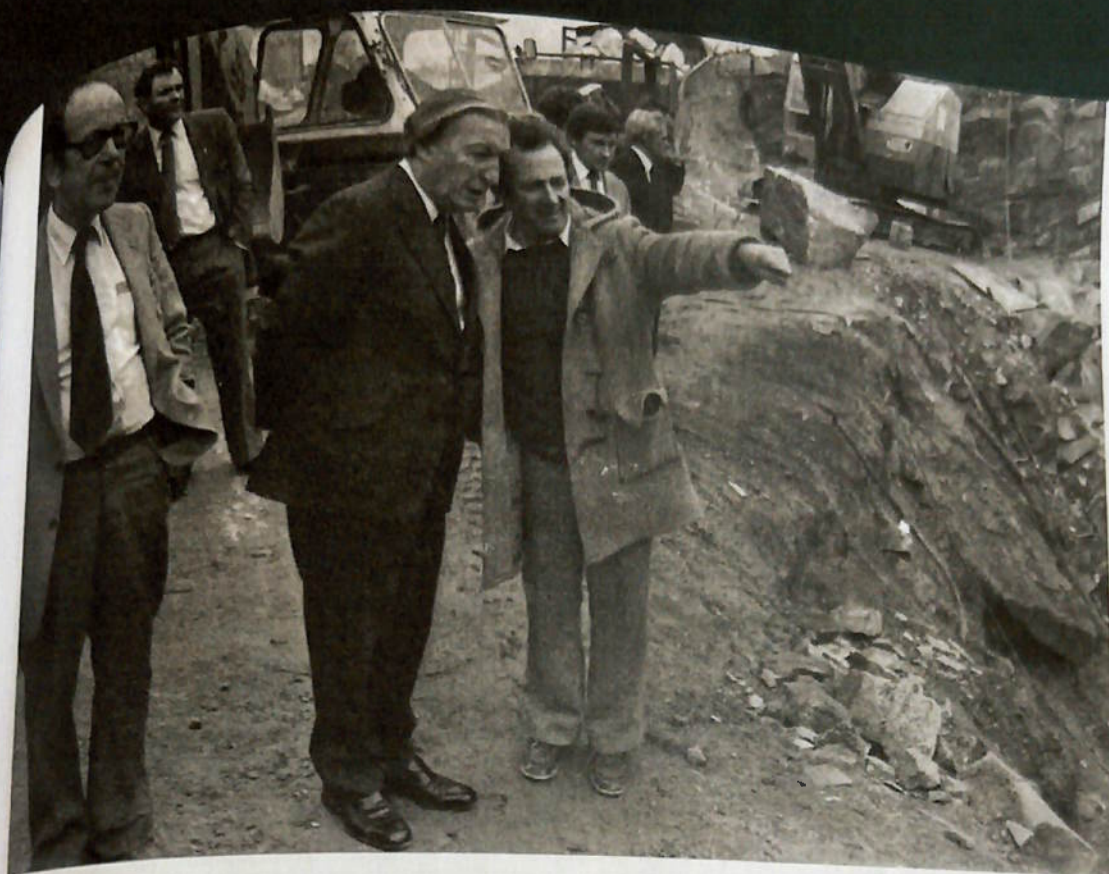
Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4









quarry. The other men in the background are a bunch a politicians. When *the Boss* was around there was sure t'be fellas dyin t'be seen with him.

Fig 310.
C J Haughey at Ballybrew
(Photo M O'Connor)

Cheap stone from places like China has wrecked the monumental side a the business an Miceal *the Phantom* Roe was in Leinster House with a deputation trying to get Charlie to stop it but sure it was like tryin to stop the tide;

We tried to stop finished work comin in through the docks an to get more work for the stonecutters.

Charlie Haughey was only tryin to get into the job as Taoiseach he was oustin Lynch at the time.

He brought us into the library an we were all introduced individually an I was introduced to him, this is Miceal Roe.

Oh, he says Miceal Roe, would you be any relation of Johnny Roe the jockey?

I said yes, he's my brother, an I said he rode a couple of horses for you, one of them I remember vividly I said, Aristocracy.

He said that's right an he won on him he said.





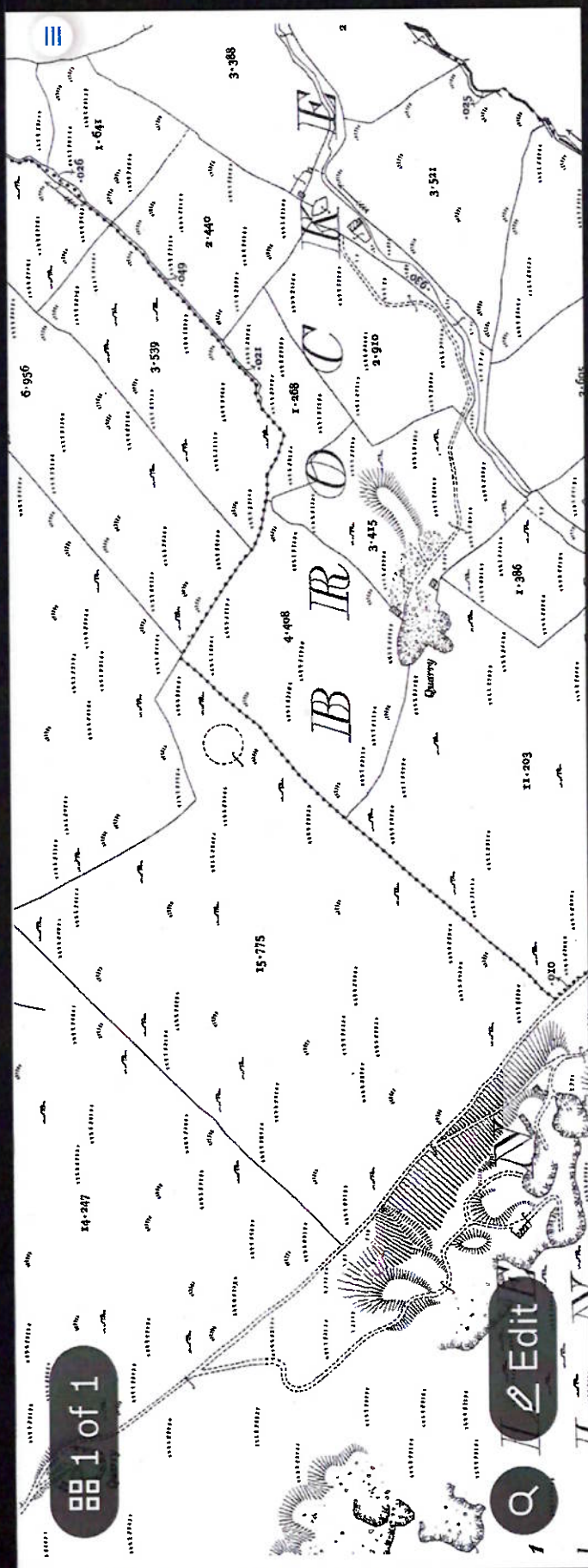
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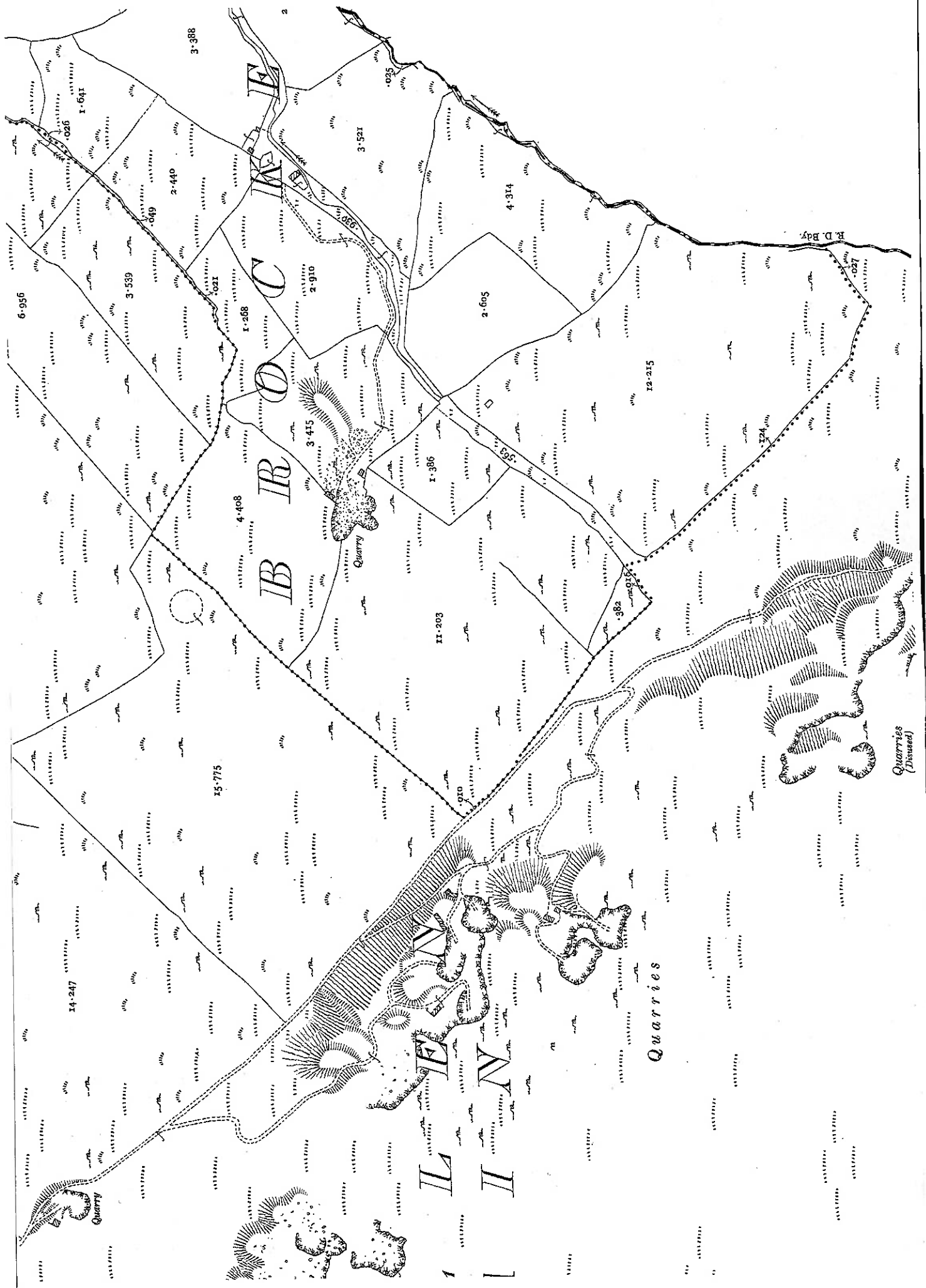
David Ridge.

in &

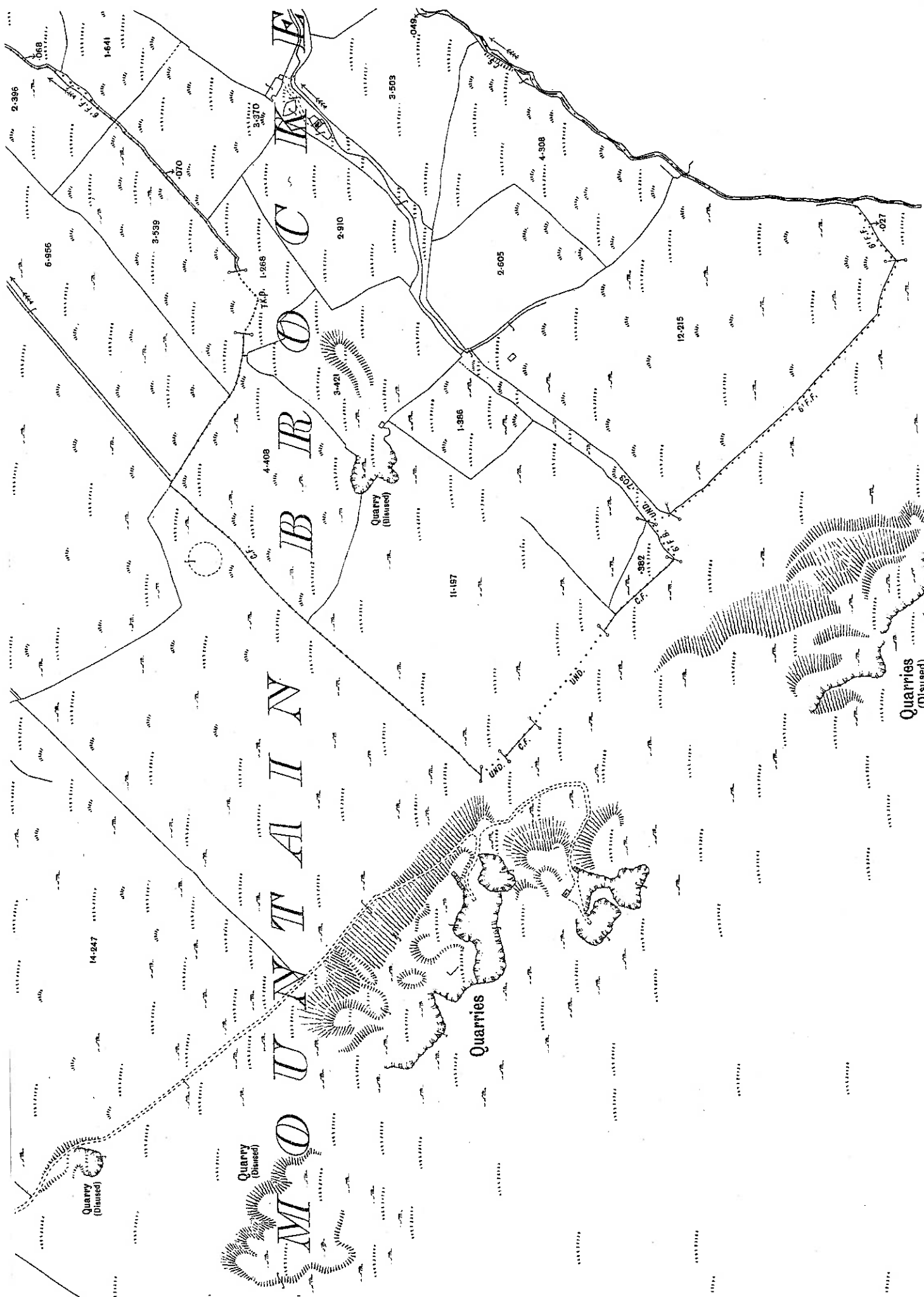
Jack O'Beirne

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4







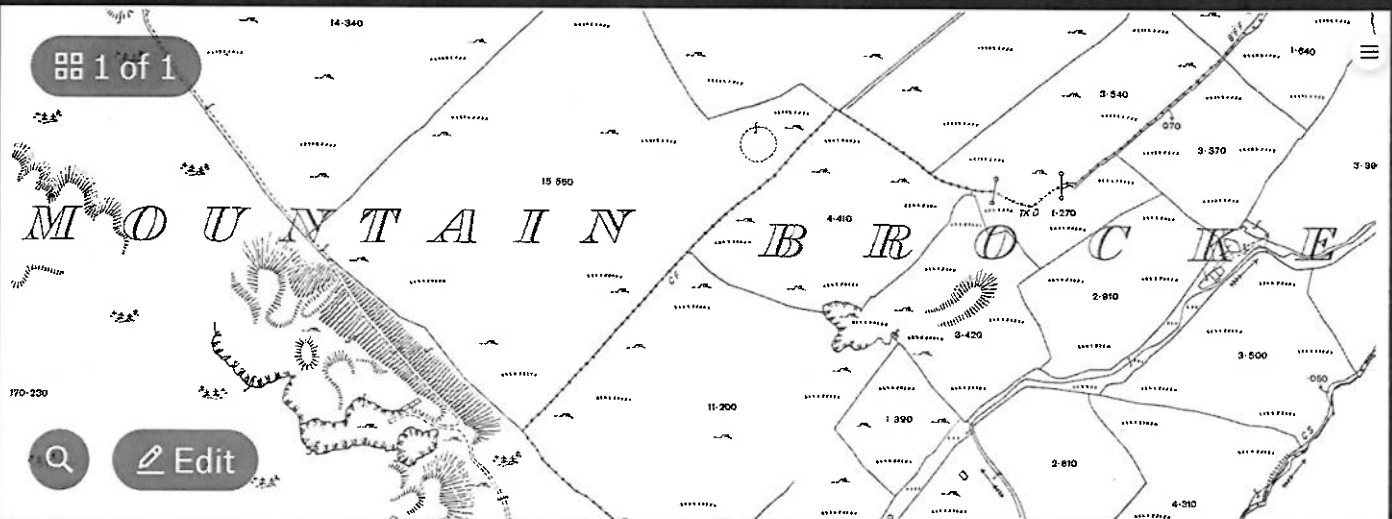




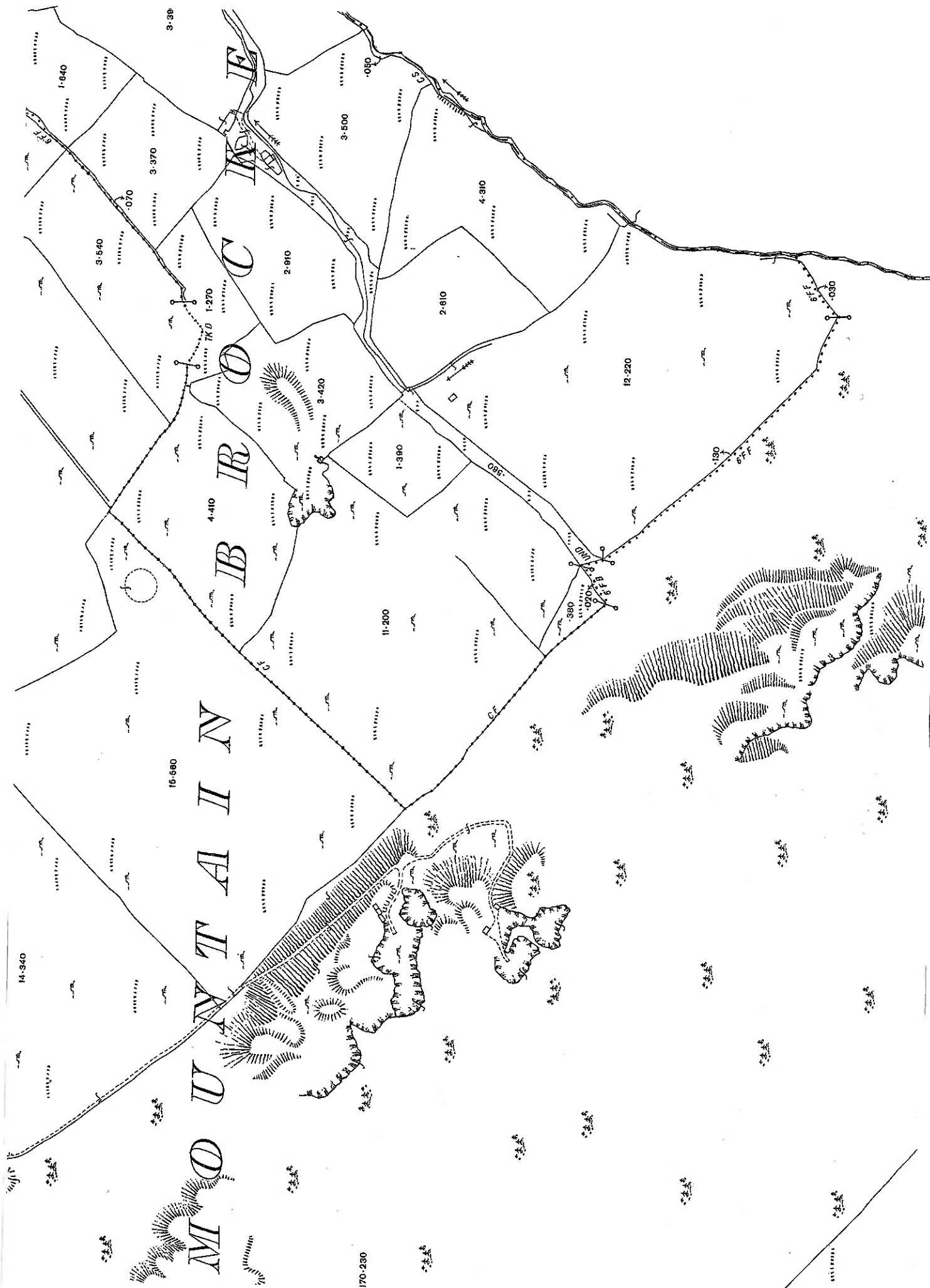
OS-Dublin-2500-Sh25-16-(R1969)-1971-Extrct-Glencullen-B.pdf



1 of 1



Share



L

David Ridge.

Wm W

Paul O'Brien

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

Application to incorporate a company

Section 3 and 3A (inserted by section 101 Company Law Enforcement Act 2001) Companies (Amendment) Act 1982
Section 5 Companies (Amendment) Act 1983
European Communities (Single-Member Private Limited Companies) Regulations 1994
Sections 42 and 43, section 44 (other than subsection (2)) and section 45 (other than subsections (3)(b) and (5)) Companies (Amendment)(No. 2) Act 1999 (as amended by section 10 Companies Amendment Act 2009)
Section 117 Stamp Duties Consolidation Act 1999
Companies Act 1990 (Form and Content of Documents Delivered to Registrar) Regulations 2002

CRO

AN OIFIG UM CHLÁRÚ CUIDEACHTÁI
COMPANIES REGISTRATION



5334733

C. R. O.

- 4 MAY 2012

REGISTERED

Tick box if bond is attached ☐
note seven

Company number for official use

XXXXXX

CRO receipt date stamp
Companies Acts 1963 to 2009

A1

Company name

in full/note one

Please complete using black typescript or BOLD CAPITALS, referring to explanatory notes

Designcoat Studio

Limited

Registered office

note two

3 Saint Catherine's Avenue, South Circular Road, Dublin 8

Email Address (optional): see note nineteen wearedesigncoat@gmail.com

Memorandum

delivered by an agent

Where a person as agent for the subscribers to the memorandum delivers the memorandum to the Registrar of Companies, place a tick in the box below and give the agent's details.

Tick box ☐

Name
Address

Secretary details

Please give details below of the person who has consented in writing to become secretary.

Surname

Corcoran

Former surname

Forename

note three

Cian

Former forename

note four

Residential address

note three

3 Saint Catherine's Avenue, South Circular Road, Dublin 8

Consent

I hereby consent to act as secretary of the aforementioned company and I acknowledge that as secretary I have legal duties and obligations imposed by the Companies Acts.

Signature

Cian Corcoran

Date

2 MAY 2012

Presenter details

note five

Name

Cian Corcoran

Address

3 Saint Catherine's Avenue, South Circular Road, Dublin 8

DX number

DX exchange

Telephone number

Fax number

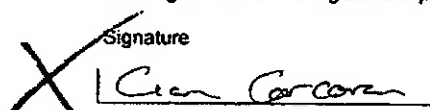
Email

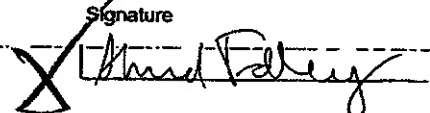
Reference number



Director details
including shadow/
alternate directors

Please give details below of the persons who have consented in writing to become directors.
note six

Surname	Corcoran	Former surname	
Forename <small>note three</small>	Cian	Former forename <small>note four</small>	
Date of birth	Day: 1 8 Month: 0 1 Year: 1 9 8 7	EEA resident <small>note seven</small>	<input checked="" type="checkbox"/>
Residential address <small>note three</small>	3 Saint Catherine's Avenue, South Circular Road, Dublin 8		
Business occupation	Industrial Designer	Nationality	Irish
Alternate director <small>note eight</small>	<input type="checkbox"/>	Full director appointing alternate director <small>note eight</small>	
Other directorships	Company <small>note nine</small> none	Place of incorporation <small>note ten</small>	Company number
Consent	I hereby consent to act as director of the aforementioned company and I acknowledge that as director I have legal duties and obligations imposed by the Companies Acts, other enactments and at common law.		
Signature	Date		
	4th April 2012		2 MAY 2012

Surname	Fakhry	Former surname	
Forename <small>note three</small>	Ahmad	Former forename <small>note four</small>	
Date of birth	Day: 0 5 Month: 1 0 Year: 1 9 8 7	EEA resident <small>note seven</small>	<input checked="" type="checkbox"/>
Residential address <small>note three</small>	3 Saint Catherine's Avenue, South Circular Road, Dublin 8		
Business occupation	Industrial designer	Nationality	Irish
Alternate director <small>note eight</small>	<input type="checkbox"/>	Full director appointing alternate director <small>note eight</small>	
Other directorships	Company <small>note nine</small>	Place of incorporation <small>note ten</small>	Company number
Consent	I hereby consent to act as director of the aforementioned company and I acknowledge that as director I have legal duties and obligations imposed by the Companies Acts, other enactments and at common law.		
Signature	Date		
	4th April 2012		2 MAY 2012

Director details cont'd

Surname	<input type="text"/>	Former surname	<input type="text"/>
Forename <i>note three</i>	<input type="text"/>	Former forename <i>note four</i>	<input type="text"/>
Date of birth	Day <input type="text"/> <input type="text"/> Month <input type="text"/> <input type="text"/> Year <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	EEA resident <i>note seven</i>	<input type="checkbox"/>
Residential address <i>note three</i>	<input type="text"/> <input type="text"/> <input type="text"/>		
Business occupation	<input type="text"/>	Nationality	<input type="text"/>
Alternate director <i>note eight</i>	<input type="checkbox"/>	Full director appointing alternate director <i>note eight</i>	<input type="text"/>
Other directorships	Company <i>note nine</i> <input type="text"/> <input type="text"/> <input type="text"/>	Place of incorporation <i>note ten</i> <input type="text"/> <input type="text"/> <input type="text"/>	Company number <input type="text"/> <input type="text"/> <input type="text"/>
Consent	I hereby consent to act as director of the aforementioned company and I acknowledge that as director I have legal duties and obligations imposed by the Companies Acts, other enactments and at common law.		

Signature

Date

Subscribers to memorandum*note eleven*

Signature(s)	Subscriber	Agent	Date
	<i>Tick one box only</i>		
<u>Alan Corcoran</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19 #04 April 2012
<u>Michael Kelly</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19 #04 April 2012
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
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<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Company capital and stamp duty statement*note twelve*

Total value authorised shares € <u>100000</u>	Total number authorised shares <u>100000</u>	made up as follows:
Class of authorised shares <u>Ordinary</u>	Number in each class <u>100000</u>	Value per share € <u>1</u>
Total value issued shares € <u>10</u>	Total number issued shares <u>10</u>	made up as follows:
Class of shares issued <u>Ordinary</u>	Number in each class <u>10</u>	Consideration for each share <i>note thirteen</i> <u>10</u>

**Declaration of compliance and
section 42(2) declaration**

note fourteen

I
name in bold capitals

CIAN CORCORAN

of
residential address

3 Saint Catherine's Avenue, South Circular Road, Dublin 8

do solemnly and sincerely declare that I am a *note fifteen*

☐ Director ☒ Secretary ☐ Solicitor engaged in the formation of the company

and that all the requirements of the Companies Acts 1963 to 2009 in respect of the registration of the said company, and of matters precedent and incidental thereto have been complied with and that Form A1 has been completed in accordance with the Notes on Completion of Form A1.

I further declare that the purpose, or one of the purposes, for which the company is being formed is the carrying on by it of an activity in the State and that it appears to me that either

(a) the activity can be classified in accordance with the relevant classification system as follows:

NACE Code
note sixteen

3 6 - 1 2

and that the general nature of the activity is *note sixteen*

design and manufacture of furniture for office and retail customers

or (b) that the activity cannot be so classified but is precisely described as follows: *note seventeen*

I further declare that the place or places in the State where it is proposed to carry on the activity is/are *note eighteen*

Dublin and surrounding areas

AS BELOW

and that the place where the central administration of the company will normally be carried on will be *note eighteen*

3 Saint Catherine's Avenue, South Circular Road, Dublin 8

Declaration continues overleaf

**Declaration of compliance and
section 42(2) declaration (continued)**

note fourteen & note fifteen

I further declare that this form, including the company capital and stamp duty statement which is required by section 117 Stamp Duties Consolidation Act 1999, has been fully and accurately completed.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1938.

Signature of declarant *name of person filing form*

Cian Corcoran

Declared before me *name of witness in capitals*

JOHN GAYNER

- ☒ Commissioner for oaths ☐ Peace commissioner ☐ Notary public
☐ Person authorised by _____ to take and receive statutory declarations
insert authorising statutory provision see note fourteen

BY *Declarant's names in bold capitals or typescript*

CIAN CORCORAN

☐ who is personally known to me *note fifteen*

or

☐ who is identified to me by _____

who is personally known to me

or

whose identity has been established to me before the taking of this Declaration by the production to me of: *note fifteen*

☐ Passport no. P844441948 issued on 19/10/07
by the authorities of IRELAND
which is an authority recognised by the Irish Government

or ☐ National identity card no. _____ issued on _____
by the authorities of _____
which is an EU Member State, the Swiss Confederation or a Contracting Party to the EEA Agreement

or ☐ Aliens Passport no. _____ issued on _____
(document equivalent to a passport)
by the authorities of _____
which is an authority recognised by the Irish Government

or ☐ Refugee travel document no. _____ issued on _____
by the Minister for Justice, Equality and Law Reform

or ☒ Travel document (other than refugee travel document) _____
issued on _____ by the Minister for Justice, Equality and Law Reform

note eighteen

At

46 Theresia Street
Dublin 8

Signature of witness

This 19th day of April 2012

John Gayner

John Gayner
Solicitor & Commissioner
For Oaths
Dublin 3

NOTE: ANY
IDENTIFICATION
INFORMATION
SUPPLIED BY
DECLARANT FOR
THE PURPOSES
OF MAKING THIS
DECLARATION
WILL BECOME
A MATTER OF
PUBLIC RECORD
ON ITS RECEIPT
IN THE CRO
PURSUANT TO
SECTION 370 OF
THE COMPANIES
ACT 1963.

Annual return

Sections 125, 127, 128 Companies Act 1963

Section 7 Companies (Amendment) Act 1986

Section 26 Electoral Act 1997

Sections 43, 44 Companies (Amendment)(No. 2)

Act 1999 (as amended by section 10 Companies

(Amendment) Act 2004)

Section 249A Companies Act 1990 (inserted by section

107 Company Law Enforcement Act 2001)

Companies Act 1990 (Form and Content of Documents

Delivered to Registrar) Regulations 2002



AN OIFIG UM CHLÁRÚ CUIDEACHTAÍ
COMPANIES REGISTRATION OFFICE



5426653

COMPANIES REGISTRATION OFFICE

CRO receipt date stamp
Companies Acts 1963 to 2012

B1

Tick box if bond
is attached ☐

note eighteen

Company number

5 1 2 7 8 7

Company name

in full

Please complete using black typescript or BOLD CAPITALS, referring to explanatory notes

DESIGNGOAT STUDIO LIMITED

Limited

Return made up to

notes one and two

Day Month Year
0 4 1 1 2 0 1 2

If this return is made up to a date earlier than the
company's existing Annual Return Date (ARD), one of
the following boxes must be ticked.

☒ The company wishes to RETAIN the anniversary of its existing ARD for next year.

☐ The company wishes to CHANGE its ARD for next year to the anniversary of its
made-up-to-date on this return.

Financial year

note three

From Day Month Year To Day Month Year
0 4 0 5 2 0 1 2 3 1 1 2 2 0 1 2

Audit exemption

note four

☒ Please tick the box if the company is claiming the exemption from audit in respect of
the financial year covered by the accounts attached to this return. The company may
not claim the audit exemption if it is late in filing this annual return or was late in filing
its last annual return to which accounts were attached or if the company is a parent or
subsidiary company or is a public company, including a guarantee company. note four

Auditor Registration
Number

note twenty three

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Auditor Registration Number (ARN): This is a unique number that is allocated to each
individual auditor/firm of auditors by a Recognised Accountancy Body (RAB). The ARN for
each registered auditor may be obtained by checking the Public Register of Auditors on the
CRO website, www.cro.ie note twenty three

Presenter details

Person to whom queries can be addressed

Registered on www.cro.ie?

☐ Yes ☒ No

Name

Address

Presenter Email

Telephone number

DX Number

Cian Corcoran/Ahmad Fahkry

3 SAINT CATHERINE'S AVENUE SOUTH CIRCULAR ROAD DUBLIN 8

wearedesigngoat@gmail.com

Reference number

Fax number

DX Exchange

Registered office
note five

3 SAINT CATHERINE'S AVENUE SOUTH CIRCULAR ROAD DUBLIN 8
Email Address (optional): <i>see note five</i>

Other addresses
note six

Address

Register(s)/documents held at this address

Secretary

Surname

Corcoran

Former surname

Forename

Cian

Former forename

note seven

note eight

Residential address
note seven

3 SAINT CATHERINE'S AVENUE SOUTH CIRCULAR ROAD DUBLIN 8

Donations for political purposes

☒ None

note nine and ten

Name of person or political party to whom donation was made

Value of donation €/_

List of past and present members

Persons holding shares on the date to which the annual return has been made up for 20 12 (insert year) and of persons who have held shares therein at any time since the date of the last return, or in the case of the first return, the date of incorporation of the company. *note fourteen*

☐ Tick box if the list of past and present members is submitted on CD.

notes seven and fifteen

	Share class	Numbers held <i>note sixteen</i>	Number transferred & date <i>note seventeen</i>	Particulars of transferee <i>note seventeen</i>
Name	ORDINARY	5		
Address				
Folio no.				
Name	ORDINARY	5		
Address				
Folio no.				
Name				
Address				
Folio no.				
Name				
Address				
Folio no.				
Name				
Address				
Folio no.				
Name				
Address				
Folio no.				
Name				
Address				
Folio no.				

Total number held 10

The total number of shares held must agree with the total number of issued shares given in the Shares issued section (total of (A) plus (B)).

Directors
including shadow/alternate
directors, if any

Surname

Forename

note seven

Date of birth

Residential address

note seven

Business occupation

Other directorships

CORCORAN

CIAN

Day

Month

Year

1 8

0 1

1 9 8 7

Former surname

Former forename

note eight

☒ EEA resident note eighteen ☐ Alternate director note nineteen

3 SAINT CATHERINE'S AVENUE SOUTH CIRCULAR ROAD DUBLIN 8

DESIGNER

Nationality

IRISH

Company note twenty

Place of incorporation note twenty one

Company number

N/A

Surname

Forename

note seven

Date of birth

Residential address

note seven

Business occupation

Other directorships

FAKHRY

AHMAD

Day

Month

Year

0 5

1 0

1 9 8 7

Former surname

Former forename

note eight

☒ EEA resident note eighteen ☐ Alternate director note nineteen

3 SAINT CATHERINE'S AVENUE SOUTH CIRCULAR ROAD DUBLIN 8

DESIGNER

Nationality

IRISH

Company note twenty

Place of incorporation note twenty one

Company number

N/A

Surname

Forename

note seven

Date of birth

Residential address

note seven

Business occupation

Other directorships

Day

Month

Year

Former surname

Former forename

note eight

☐ EEA resident note eighteen ☐ Alternate director note nineteen

Nationality

Company note twenty

Place of incorporation note twenty one

Company number

Certification

We hereby certify that (i) this form has been completed in accordance with the Notes on Completion of Form B1. (ii) contains the particulars in respect of the company as at the date to which the return is made up and that (iii) note twenty two

☐ The company is not a private company.

☒ The company is a private company and has not since the date of the last annual return (or the date of incorporation if this is the first return) issued any invitation to the public to subscribe for any shares or debentures in the company.

☐ The company is a private company with more than 99 members, the excess of the number of members over 99 consisting wholly of persons who, under section 33(1)(b) Companies Act 1963, are not included in reckoning the number of members.

Signed

Director

Secretary

Document requires two different signatures. Same person cannot sign as both director and secretary

Name in bold
capitals or typescript

AHMAD FAKHRY

CIAN CORCORAN

B2 - Notice of Change in the situation of the Registered Office of a Company.

Details Of Address To Be Changed

Address type to change	B2 - Notice of Change in the situation of the Registered Office of a Company.
Date of Change of Address	02 February 2016
Company Details	
Company Number	512787
Company Name	DESIGNGOAT STUDIO LIMITED
New Address	Unit B2 Distillery Court North Circular Road Dublin 1

Particulars of persons verifying the contents of the form

Sign this form with certificate/certificates issued by Revenue Online Services (ROS). No

Details of Person(s) who are certifying that the information provided is correct

Type Of Signature	Signature as Director
Type of entity	EEA Resident Individual

Individual details

Surname	CORCORAN
Forename	CIAN

Particulars of the presenter

Reference

Presenter Details

Type of entity	EEA Res Individual
Name	Cian Corcoran
Address	Unit B2 Distillery Court North Circular Road Dublin 7

Email Address

wearedesigngoat@gmail.com

Legal References

Collective Citations:

Companies Act 2014

Legal Function Performed:

Notice of a change in the situation of the registered office

Act: Companies Act 2014

Section 50(3)

Presenter:

Cian Corcoran
Unit B2
Distillery Court
North Circular Road
Dublin 7



COA Submission Number: 10544449

COA Company Number: 512787

Company Name: DESIGNGOAT STUDIO
LIMITED**Contact Person:**

Cian Corcoran

Send To Details:

Companies Registration Office
O'Brien Road
Carlow

Signature Page**B2 - Notice of Change in the situation of the registered office of a Company**

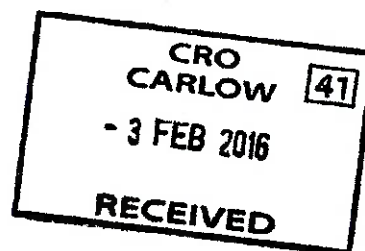
Signature of the person(s) who is (are) certifying that the information provided is correct

Signature as Director: CIAN CORCORAN

2/2/16
Date**Legal References:****Collective Citations**

Companies Act 2014

Section:50(3)



There is no fee required for this submission

Please ensure this signature page is signed and returned to the CRO.



Ref: 9E3E4A2A705ECBCF285D1671BA46AF08



Page 1 of 1

WEB FILED(50)



B2 - Notice of Change in the situation of the Registered Office of a Company.

Details Of Address To Be Changed

Address type to change **B2 - Notice of Change in the situation of the Registered Office of a Company.**

Date of Change of Address 24 March 2017

Company Details

Company Number 512787

Company Name DESIGNGOAT STUDIO LIMITED

New Address Apartment 94
Rochdale
Claremont Avenue
Honey Park, Dun Laoghaire, Co. Dublin
A96NF21

Particulars of persons verifying the contents of the form

Sign this form with certificate/certificates No
issued by Revenue Online Services (ROS).

Details of Person(s) who are certifying that the information provided is correct

Type Of Signature Signature as Director

Type of entity EEA Resident Individual

Individual details

Surname CORCORAN

Forename CIAN

Particulars of the presenter

Reference

Presenter Details

Type of entity EEARes Individual

Name Cian Corcoran

Address Granite Lodge,
Fiery Lane
Glencullen
Dublin 18

Email Address

wearedesigngoat@gmail.com

Legal References

Collective Citations:

Companies Act 2014

Legal Function Performed:

Notice of a change in the situation of the registered office

Act: Companies Act 2014

Section 50(3)

Presenter:
Cian Corcoran
Granite Lodge,
Fiery Lane
Glencullen
Dublin 18



COA Submission Number: 11792209
COA Company Number: 512787
Company Name: DESIGNGOAT STUDIO
LIMITED

Contact Person:
Cian Corcoran

Send To Details:
Companies Registration Office
O'Brien Road
Carlow

Signature Page

B2 - Notice of Change in the situation of the registered office of a Company

Signature of the person(s) who is (are) certifying that the information provided is correct

Cian Corcoran
Signature as Director: CIAN CORCORAN

29/3/17
Date

Legal References:
Collective Citations
Companies Act 2014
Section:50(3)

There is no fee required for this submission

Please ensure this signature page is signed and returned to the CRO.



Ref: D3068A5FE0D0BBEE93E5E027C8E28530



Page 1 of 1

WEB FILED(50)

M

David Hughes

Mr H

Jack O'Beirne

Jack O'Beirne
Solicitor
Mangan O'Beirne
31 Morehampton Road
Dublin 4

Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Effects**
Aluminium	0.2 mg/l Al	Aluminium is the most abundant metallic element in the earth's crust. Different chemical forms of aluminium are commonly used as coagulants and for removal of colour, turbidity and micro-organisms during water treatment.	High aluminium content may pose a threat to people with kidney disorders and it may cause neurological problems.
Ammonium	0.50mg/l	Ammonium is derived from ammonia and is widely used as cleaning agents and food additives. Ammonium in water supplies can originate from agricultural and industrial processes, sewage systems and animal waste.	Ammonium is not a health risk itself but it serves as a valuable indicator of source pollution. Ammonia in water can result in corrosion of pipes and fittings which can cause copper stains and sanitary ware.
Apparent Colour	Acceptable to customers and no abnormal change	Colour in water is caused by the interaction of light with suspended and dissolved particles. As suspended particles (turbidity) are likely to be coloured themselves, the more turbid the water the more colour will appear.	The impact is mainly aesthetic and is deemed acceptable to the customer themselves but it is important to note that if high colour can get through the water treatment process, microorganisms may also be getting through the water supply.
Conductivity	Less than 2,500 μ S/cm @ 20°C	Conductivity is the measure of the ability of an aqueous solution to carry an electric current. Conductivity is a good indicator of hardness and alkalinity and also used to estimate dissolved solids in a water sample.	There are no direct health effects.
Fluoride	Less than 1.5mg/l in fluoridated Supplies	Fluoride present in the majority of water samples is through fluoridation (addition of fluoride) by local authorities. The fluoride limit in Ireland is more stringent than the remainder of Europe. Studies have shown that fluoride levels above 0.6mg/l leads to a reduction in tooth decay in growing children.	Further studies have also shown that levels above 1.5mg/l cause an inverse effect and mottling of teeth. Supplies with naturally occurring fluoride levels should not exceed 1.5mg/l F.
Iron	Less than 0.2 mg/l Fe	Iron is present in high concentrations in soil and rock and this enters the water in a soluble form as it passes through these formations.	There will be reddish-brown staining of laundry, sinks, cisterns etc. It can impart a taste also in water supply.
Manganese	Less than 0.05 mg/l Mn	Manganese is similar to iron in that there are no harmful health effects but more staining of appliances. The source of manganese is also from soils and rocks.	The staining associated with manganese is more severe than iron and will tend to be a black-brown staining. It can have a more detrimental effect regarding imparting a taste on the water.

NS-0043
Version 03

* Limits are taken from SI 99 of 2023 European Union (Drinking Water) Regulations, 2023.

** Taken from EPA Parameters of Water Quality, Interpretation and Standards, 2001.

All limits, explanations and health & aesthetic guides are provided for reference and are outside of our scope of accreditation.

The Water Lab, Unit C3, M4 Business Park, Celbridge Co. Kildare. Phone (01) 6275656 E-mail info@thewaterlab.ie

Page 1 of 4

Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Effects**												
Nitrite	0.5mg/l	Nitrite formation is part of the nitrogen cycle and is formed from microbiological activity. It normally exists in low concentrations. High nitrite levels indicate more recent pollution of the water than high nitrate levels, as the production of nitrite is an intermediate stage in the conversion of ammonia to nitrate. Chloramination of water systems during treatment may also give rise to the formation of nitrite.	High levels of nitrite act as a toxicant and are known to cause 'Blue Baby Syndrome' (methaemoglobinaemia). In addition, nitrites can give rise to the presence of nitrosamines by reacting with organic compounds giving possible carcinogenic effects.												
pH (Hydrogen Ion)	≥6.5 and ≤9.5 pH units	pH is a measurement of the alkalinity or acid content in water. The optimum range for drinking water is between 6.5 and 9.5. Below 6.5 would likely cause corrosion of water supply pipes leading to higher amounts of metals in the water supply.	Water with high or low pH values may impart unusual taste into the water supply. It has no direct health effects.												
Total Hardness	No Limit Applies	<table><tr><td>Soft</td><td>Up to 50 mg/l CaCO₃</td></tr><tr><td>Moderately Soft</td><td>51 – 100 mg/l CaCO₃</td></tr><tr><td>Slightly Hard</td><td>101-150 mg/l CaCO₃</td></tr></table> <p>Different areas of the country will have varying degrees of hardness. Hardness can be temporary (can be removed by boiling) or permanent (cannot be removed by boiling). Total hardness (temporary + permanent hardness) is combined amounts of calcium and magnesium hardness expressed as CaCO₃ (Calcium Carbonate).</p>	Soft	Up to 50 mg/l CaCO ₃	Moderately Soft	51 – 100 mg/l CaCO ₃	Slightly Hard	101-150 mg/l CaCO ₃	<table><tr><td>Moderately Hard</td><td>151 – 250 mg/l CaCO₃</td></tr><tr><td>Hard</td><td>251-350 mg/l CaCO₃</td></tr><tr><td>Excessively Hard</td><td>Over 350 mg/l CaCO₃</td></tr></table> <p>Hardness can actually improve the taste of water and make it more acceptable. Water with high hardness levels will tend to cause scaling of kettles, pipes, irons etc. It will also reduce the lathering formation from soaps and shampoos.</p>	Moderately Hard	151 – 250 mg/l CaCO ₃	Hard	251-350 mg/l CaCO ₃	Excessively Hard	Over 350 mg/l CaCO ₃
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Excessively Hard	Over 350 mg/l CaCO ₃														
Turbidity	Acceptable to customers and no abnormal change	Turbidity is the measure of finely divided solids and suspended particles in the water. In general terms it can be described as the cloudiness of a water sample.	The health effects depend on the composition of the turbidity particles, as it is possible that the particles are of sewage origin. The E-Coli test will confirm the presence of sewage. Generally "acceptable to consumers" applies as a limit.												
Total Coliforms	0 cfu/100ml	Total coliform bacteria indicate the general level of microbial contamination of a water sample. Total Coliforms include both bacteria of faecal origin and also those which originate in the soil and are non-faecal. They may be present in a water supply where the well is not properly capped and screened letting in animals and insects.	Drinking water with total coliforms present can cause health issues as they indicate that other pathogenic bacteria may be present.												

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Page 2 of 4

The Water Lab, Unit C3, M4 Business Park, Celbridge Co. Kildare. Phone (01) 6275656 E-mail info@thewaterlab.ie

Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Guide**								
E-coli	0 cfu/100ml	E-coli bacteria are present in warm blooded mammals. They enter the water supply from sewage contamination and their presence indicates recent heavy pollution by human or animal waste.	The consumption of water with E-coli present would possibly cause risk to human health as there are potentially other pathogenic bacteria present in the water supply.								
Clostridium Perfringens (including spores)	0 cfu/100ml	Clostridium Perfringens is an anaerobic bacterium commonly found in the intestines of humans and animals and in the environment in soil, sewage, crops, dust and decaying vegetation. The presence of these spore-forming anaerobes is an indicator of faecal contamination. Clostridium Perfringens are particularly resistant to chlorination and unfavorable conditions in the environment and can survive in water much longer than organisms of the coliform group. Their presence, especially in well water and borehole supplies, can indicate remote or intermittent contamination.	The ingestion of the bacteria through drinking water does not appear to pose a direct health affect but their presence may indicate that other more harmful bacteria are present in the water.								
Nitrate	50mg/l	Nitrate is a tasteless, colourless and odourless compound found naturally occurring in the soil. It is present in water in elevated levels due to human interference such as fertiliser run-off, septic tank contamination etc.	Nitrate in excessive levels can cause Blue Baby Syndrome. This is as a result of an infant's stomach acid not being as robust as an adult and therefore allows certain bacteria to develop. These bacteria convert nitrate to nitrite which binds the oxygen in the blood. It eventually leads to lack of oxygen to vital organs.								
Langelier Saturation Index	No Limit Applies	The Langelier Saturation Index (LI) is a measure of a solution's ability to dissolve or deposit calcium carbonate, and is used as an indicator of the corrosivity of water. Waters that deposit a calcium scale provide a protective insulation for pipes against corrosion. Waters that don't provide this protection for pipes are deemed to be corrosive. Highly corrosive waters can dissolve other metals such as lead or copper and potentially damage water systems.	<table><tr><th>Corrosive Characteristics</th><th>LI Result</th></tr><tr><td>Highly Aggressive</td><td>-2.0 or lower</td></tr><tr><td>Moderately Aggressive</td><td>Between 0.0 and -2.0</td></tr><tr><td>Not Aggressive</td><td>0.0 or higher</td></tr></table> <p>No direct health effects are caused by corrosive waters, but they may cause potentially harmful metals to be pulled off pipework and entered into the water supply. Corrosive water can cause pipe corrosion and system failures.</p>	Corrosive Characteristics	LI Result	Highly Aggressive	-2.0 or lower	Moderately Aggressive	Between 0.0 and -2.0	Not Aggressive	0.0 or higher
Corrosive Characteristics	LI Result										
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Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Guide**
Lead	10 µg/l (This will reduce to 5 µg/l in 2036)	Lead can be present in ores, effluent discharges and used in pipework. Lead may be present in the pipework of older houses, and water with corrosive properties can force the lead to be brought into solution. Levels can be markedly higher in the morning when water has been standing in pipes for up to 12 hours.	Long term exposure to lead can affect the development of a child's brain leading to problems with learning, behaviour and attention. It is also linked to kidney harm, high blood pressure and cancer.
Copper	2.0 mg/l	Copper can be present in ores, soil and industrial waste. It may also be present in waters that pass through copper pipework.	There are no particular toxic effects of copper on humans, although may cause dietary discomfort in infants. It is associated with discolouring bleached hair. May also affect the taste of water in levels above 1.0mg/l
Legionella	No limit applies, investigations and actions to occur on samples >1000cfu/L	<i>Legionella</i> is a family of pathogenic bacteria which is associated with several diseases. It thrives in warm water systems such as showers, spas and swimming pools and infects through inhaled water droplets.	<i>Legionella Pneumophila</i> sg 1 is a bacterial strain that causes 90% of cases of Legionnaire's disease. Other strains, such as <i>Legionella Pneumophila</i> sg 2-15 and other <i>Legionella</i> species (cumulatively referred to as <i>Legionella</i> spp), can cause Legionnaire's disease in lesser cases and cause other diseases such as Pontiac fever. Legionnaire's disease presents as a severe pneumonia, which includes a fever, chills, severe cough, loss of appetite, diarrhoea and vomiting.



Contact Name:		Date Sampled:	09/01/2024
Customer Name:	David Ridgway	Date Received:	10/01/2024
Address:	Granite Lodge	Sample Location:	Granite Lodge
	Fiery Lane		
	Glencullen	Date Analysis Started:	10/01/2024
	Dublin	Date Analysis Completed:	21/01/2024
	Ireland	Sample Type:	Potable/ Domestic Water
Sample Condition:	Satisfactory	Sample Description:	Well Water
Sample ID:	P7540	Grab/Composite:	Grab

TEST REPORT

Parameter	Result	Units	Method	Accreditation Status
Total Coliforms	0	cfu/100ml	SOP-LTM-024	*
E.coli	0	cfu/100ml	SOP-LTM-024	*
Clostridium Perfringens	1	cfu/100ml	SOP-LTM-032	***
Apparent Colour	28	PCo	SOP-LTM-025	***
Nitrate	4.4	mg/l NO3-N	SOP-LTM-008	***
Conductivity	493	µS/cm @ 20°C	SOP-LTM-010	*
Turbidity	3.70	NTU	SOP-LTM-031	***
Arsenic	1.28	µg/l	Sub-C	**
Copper	0.801	mg/l	Sub-C	**
Iron (Sub-con)	107	µg/l	Sub-C	**
Lead (Subcon)	14.7	µg/l	Sub-C	**
Manganese	3.74	µg/l	Sub-C	**
pH	7.11	pH units	SOP-LTM-004	*
Total Hardness	<40.5	mg/l CaCO3	SOP-LTM-020	*

Comments:	Sample tested outside advised holding times thus results are deemed unreliable
-----------	--

Signed:

Date: 23/01/2024

Mr Ed Brookes - General Manager

The above results relate to the sample(s) tested.

This report shall not be reproduced unless all data is included and by agreement with The Water Lab.

Registered Office:
Unit C3
M4 Business Park
Celbridge, Co. Kildare

VAT No: 9672901T
CN: 449199

Tel: 01-6275656
www.thewaterlab.ie
info@thewaterlab.ie

* INAB accredited
** Accredited by Sub-con lab
*** Non-accredited

Version 04





Report Notes

We, The Waterlab, are the owner of all copyright in this report. You must not copy, reproduce, amend or adapt this report, its contents or any format in which it is delivered without our prior written agreement.

Results relate only to the sample tested and as received.

Details on the methodologies for our accredited methods can be found at www.inab.ie <<http://www.inab.ie>> under INAB Scope Reg: 339T

Uncertainty of Measurement is not applied to test results but is available on request

Stability

Samples analysed outside of their maximum holding time from time of sampling may be impacted in terms of validity of results. In such instances a comment will be added to the comments section of the report.

Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Effects**
Aluminium	0.2 mg/l Al	Aluminium is the most abundant metallic element in the earth's crust. Different chemical forms of aluminium are commonly used as coagulants and for removal of colour, turbidity and micro-organism during water treatment.	High aluminium content may pose a threat to people with kidney disorders and it may causes neurological problems.
Ammonium	0.50mg/l	Ammonium is derived from ammonia and is widely used as cleaning agents and food additives. Ammonium in water supplies can originate from agricultural and industrial processes, sewage systems and animal waste.	Ammonium is not a health risk itself but it serves as a valuable indicator of source pollution. Ammonia in water can result in corrosion of pipes and fittings which can cause copper stains and sanitary ware.
Apparent Colour	Acceptable to customers and no abnormal change	Colour in water is caused by the interaction of light with suspended and dissolved particles. As suspended particles (turbidity) are likely to be coloured themselves, the more turbid the water the more colour will appear.	The impact is mainly aesthetic and is deemed acceptable to the customer themselves but it is important to note that if high colour can get through the water treatment process, microorganisms may also be getting through the water supply.
Conductivity	Less than 2,500 μ S/cm @ 20°C	Conductivity is the measure of the ability of an aqueous solution to carry an electric current. Conductivity is a good indicator of hardness and alkalinity and also used to estimate dissolved solids in a water sample.	There are no direct health effects.
Fluoride	Less than 1.5mg/l in fluoridated Supplies	Fluoride present in the majority of water samples is through fluoridation (addition of fluoride) by local authorities. The fluoride limit in Ireland is more stringent than the remainder of Europe. Studies have shown that fluoride levels above 0.6mg/l leads to a reduction in tooth decay in growing children.	Further studies have also shown that levels above 1.5mg/l cause an inverse effect and mottling of teeth. Supplies with naturally occurring fluoride levels should not exceed 1.5mg/l F.
Iron	Less than 0.2 mg/l Fe	Iron is present in high concentrations in soil and rock and this enters the water in a soluble form as it passes through these formations.	There will be reddish-brown staining of laundry, sinks, cisterns etc. It can impart a taste also in water supply
Manganese	Less than 0.05 mg/l Mn	Manganese is similar to iron in that there are no harmful health effects but more staining of appliances. The source of manganese is also from soils and rocks.	The staining associated with manganese is more severe than iron and will tend to be a black-brown staining. It can have a more detrimental effect regarding imparting a taste on the water.

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Water Analysis Guide

Test Performed	Limit*	Explanation**	Health & Aesthetic Effects**												
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pH (Hydrogen Ion)	≥6.5 and ≤9.5 pH units	pH is a measurement of the alkalinity or acid content in water. The optimum range for drinking water is between 6.5 and 9.5. Below 6.5 would likely cause corrosion of water supply pipes leading to higher amounts of metals in the water supply.	Water with high or low pH values may impart unusual taste into the water supply. It has no direct health effects.												
Total Hardness	No Limit Applies	<table><tr><td>Soft</td><td>Up to 50 mg/l CaCO₃</td></tr><tr><td>Moderately Soft</td><td>51 – 100 mg/l CaCO₃</td></tr><tr><td>Slightly Hard</td><td>101-150 mg/l CaCO₃</td></tr></table> <p>Different areas of the country will have varying degrees of hardness. Hardness can be temporary (can be removed by boiling) or permanent (cannot be removed by boiling). Total hardness (temporary + permanent hardness) is combined amounts of calcium and magnesium hardness expressed as CaCO₃ (Calcium Carbonate).</p>	Soft	Up to 50 mg/l CaCO ₃	Moderately Soft	51 – 100 mg/l CaCO ₃	Slightly Hard	101-150 mg/l CaCO ₃	<table><tr><td>Moderately Hard</td><td>151 – 250 mg/l CaCO₃</td></tr><tr><td>Hard</td><td>251-350 mg/l CaCO₃</td></tr><tr><td>Excessively Hard</td><td>Over 350 mg/l CaCO₃</td></tr></table> <p>Hardness can actually improve the taste of water and make it more acceptable. Water with high hardness levels will tend to cause scaling of kettles, pipes, irons etc. It will also reduce the lathering formation from soaps and shampoos.</p>	Moderately Hard	151 – 250 mg/l CaCO ₃	Hard	251-350 mg/l CaCO ₃	Excessively Hard	Over 350 mg/l CaCO ₃
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Turbidity	Acceptable to customers and no abnormal change	Turbidity is the measure of finely divided solids and suspended particles in the water. In general terms it can be described as the cloudiness of a water sample.	The health effects depend on the composition of the turbidity particles, as it is possible that the particles are of sewage origin. The E-Coli test will confirm the presence of sewage. Generally "acceptable to consumers" applies as a limit.												
Total Coliforms	0 cfu/100ml	Total coliform bacteria indicate the general level of microbial contamination of a water sample. Total Coliforms include both bacteria of faecal origin and also those which originate in the soil and are non-faecal. They may be present in a water supply where the well is not properly capped and screened letting in animals and insects.	Drinking water with total coliforms present can cause health issues as they indicate that other pathogenic bacteria may be present.												

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Water Analysis Guide

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E-coli	0 cfu/100ml	<i>E-coli</i> bacteria are present in warm blooded mammals. They enter the water supply from sewage contamination and their presence indicates recent heavy pollution by human or animal waste.	The consumption of water with E-coli present would possibly cause risk to human health as there are potentially other pathogenic bacteria present in the water supply.								
Clostridium Perfringens (including spores)	0 cfu/100ml	<i>Clostridium Perfringens</i> is an anaerobic bacterium commonly found in the intestines of humans and animals and in the environment in soil, sewage, crops, dust and decaying vegetation. The presence of these spore-forming anaerobes is an indicator of faecal contamination. <i>Clostridium Perfringens</i> are particularly resistant to chlorination and unfavorable conditions in the environment and can survive in water much longer than organisms of the coliform group. Their presence, especially in well water and borehole supplies, can indicate remote or intermittent contamination.	The ingestion of the bacteria through drinking water does not appear to pose a direct health affect but their presence may indicate that other more harmful bacteria are present in the water.								
Nitrate	50mg/l	Nitrate is a tasteless, colourless and odourless compound found naturally occurring in the soil. It is present in water in elevated levels due to human interference such as fertiliser run-off, septic tank contamination etc.	Nitrate in excessive levels can cause Blue Baby Syndrome. This is as a result of an infant's stomach acid not being as robust as an adult and therefore allows certain bacteria to develop. These bacteria convert nitrate to nitrite which binds the oxygen in the blood. It eventually leads to lack of oxygen to vital organs.								
Langelier Saturation Index	No Limit Applies	The Langelier Saturation Index (LI) is a measure of a solution's ability to dissolve or deposit calcium carbonate, and is used as an indicator of the corrosivity of water. Waters that deposit a calcium scale provide a protective insulation for pipes against corrosion. Waters that don't provide this protection for pipes are deemed to be corrosive. Highly corrosive waters can dissolve other metals such as lead or copper and potentially damage water systems.	<table><tr><th>Corrosive Characteristics</th><th>LI Result</th></tr><tr><td>Highly Aggressive</td><td>-2.0 or lower</td></tr><tr><td>Moderately Aggressive</td><td>Between 0.0 and -2.0</td></tr><tr><td>Not Aggressive</td><td>0.0 or higher</td></tr></table> <p>No direct health effects are caused by corrosive waters, but they may cause potentially harmful metals to be pulled off pipework and entered into the water supply. Corrosive water can cause pipe corrosion and system failures.</p>	Corrosive Characteristics	LI Result	Highly Aggressive	-2.0 or lower	Moderately Aggressive	Between 0.0 and -2.0	Not Aggressive	0.0 or higher
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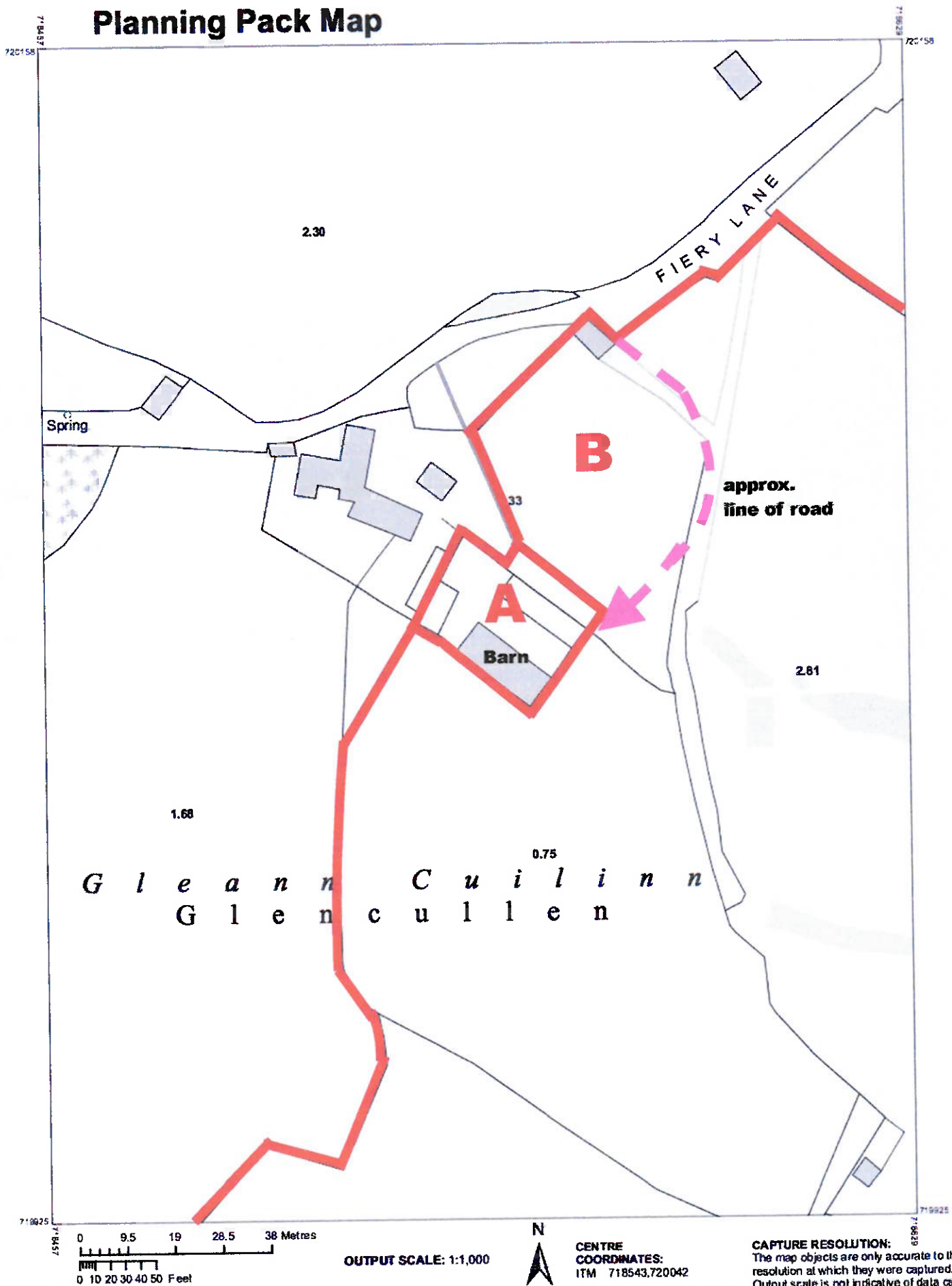
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Lead	10 µg/l (This will reduce to 5 µg/l in 2036)	Lead can be present in ores, effluent discharges and used in pipework. Lead may be present in the pipework of older houses, and water with corrosive properties can force the lead to be brought into solution. Levels can be markedly higher in the morning when water has been standing in pipes for up to 12 hours.	Long term exposure to lead can affect the development of a child's brain leading to problems with learning, behaviour and attention. It is also linked to kidney harm, high blood pressure and cancer.
Copper	2.0 mg/l	Copper can be present in ores, soil and industrial waste. It may also be present in waters that pass through copper pipework.	There are no particular toxic effects of copper on humans, although may cause dietary discomfort in infants. It is associated with discolouring bleached hair. May also affect the taste of water in levels above 1.0mg/l
Legionella	No limit applies, investigations and actions to occur on samples >1000cfu/L	<i>Legionella</i> is a family of pathogenic bacteria which is associated with several diseases. It thrives in warm water systems such as showers, spas and swimming pools and infects through inhaled water droplets.	<i>Legionella Pneumophila</i> sg 1 is a bacterial strain that causes 90% of cases of Legionnaire's disease. Other strains, such as <i>Legionella Pneumophila</i> sg 2-15 and other <i>Legionella</i> species (cumulatively referred to as <i>Legionella</i> spp), can cause Legionnaire's disease in lesser cases and cause other diseases such as Pontiac fever. Legionnaire's disease presents as a severe pneumonia, which includes a fever, chills, severe cough, loss of appetite, diarrhoea and vomiting.

C

Site Location Map with the site outlined in red and marked A

Planning Pack Map



COMPILED AND PUBLISHED BY:

National Mapping Division of
 Tailte Éireann,
 Phoenix Park,
 Dublin 8,
 Ireland.
 D08F6E4

www.tailte.ie

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**CENTRE
 COORDINATES:**
 ITM 718543,720042

PUBLISHED:
 28/06/2023

MAP SERIES:
 1:2,500
 1:2,500

ORDER NO.:
 50342890_1

MAP SHEETS:
 3516-D
 3566-B

CAPTURE RESOLUTION:

The map objects are only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture
 scale.

Further information is available at:
www.osi.ie; search 'Capture Resolution'
LEGEND:
www.osi.ie; search 'Large Scale Legend'



**Tailte
 Éireann**

D

Copy of the submission from Mr. C. Corcoran to the Planning Authority (as supplied by the Planning Authority).

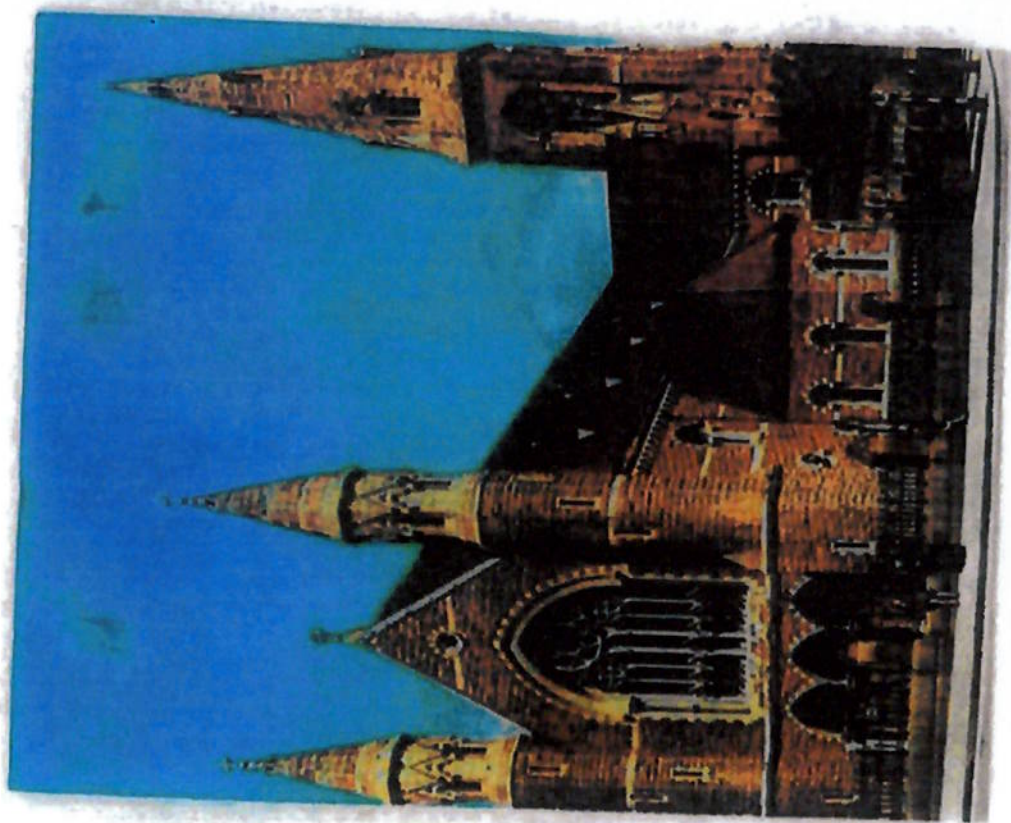
COLIN CONCORAN FI RESPONSE

(PART OF) ①

29th JAN
2024



(m)

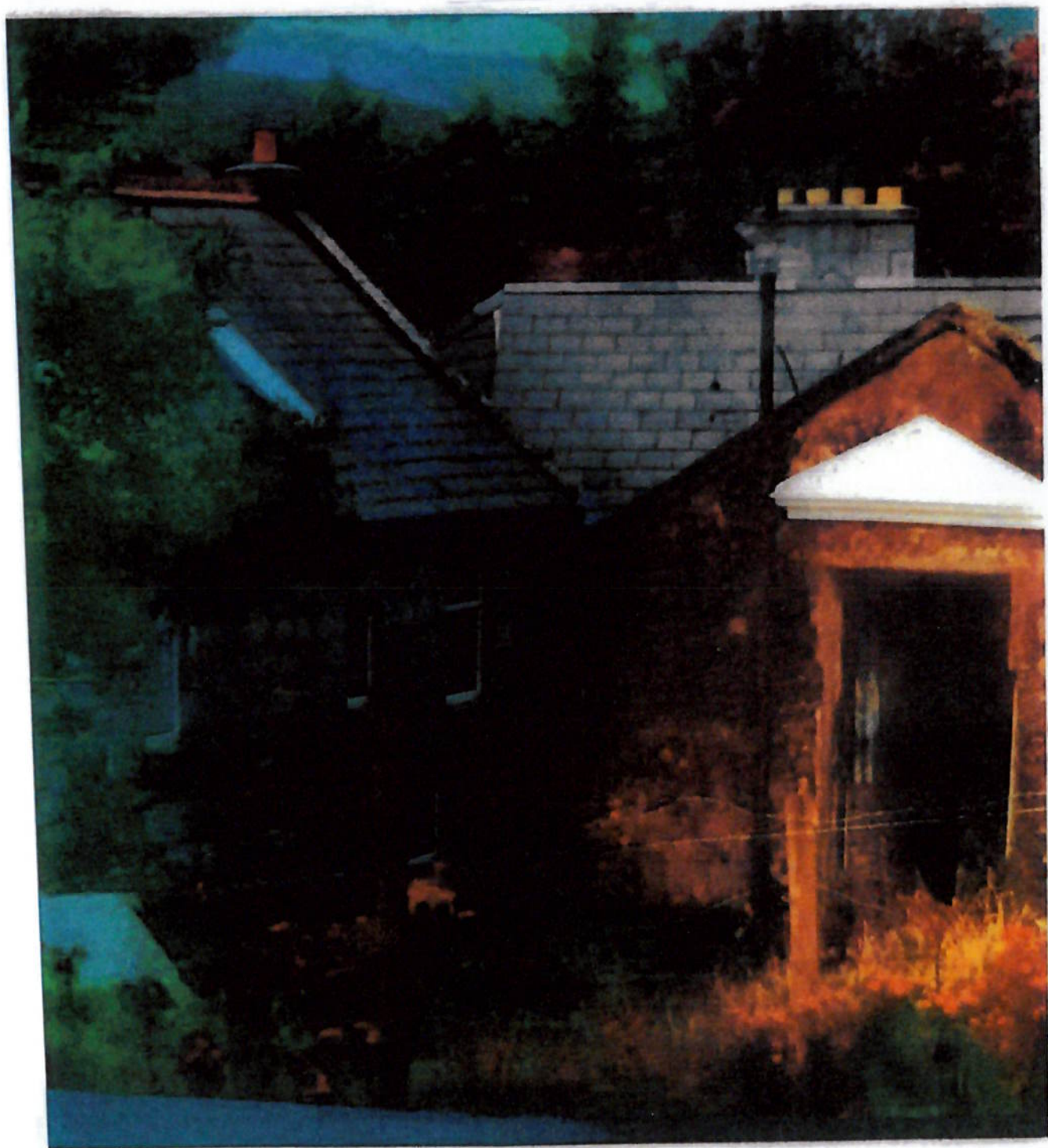




76
6

8

11



8B



12

Fenian St - Google Maps

<https://www.google.com/maps/@53.3418227,-6.2500811,3a,75y,136.49h,83t>

Google Maps Fenian St

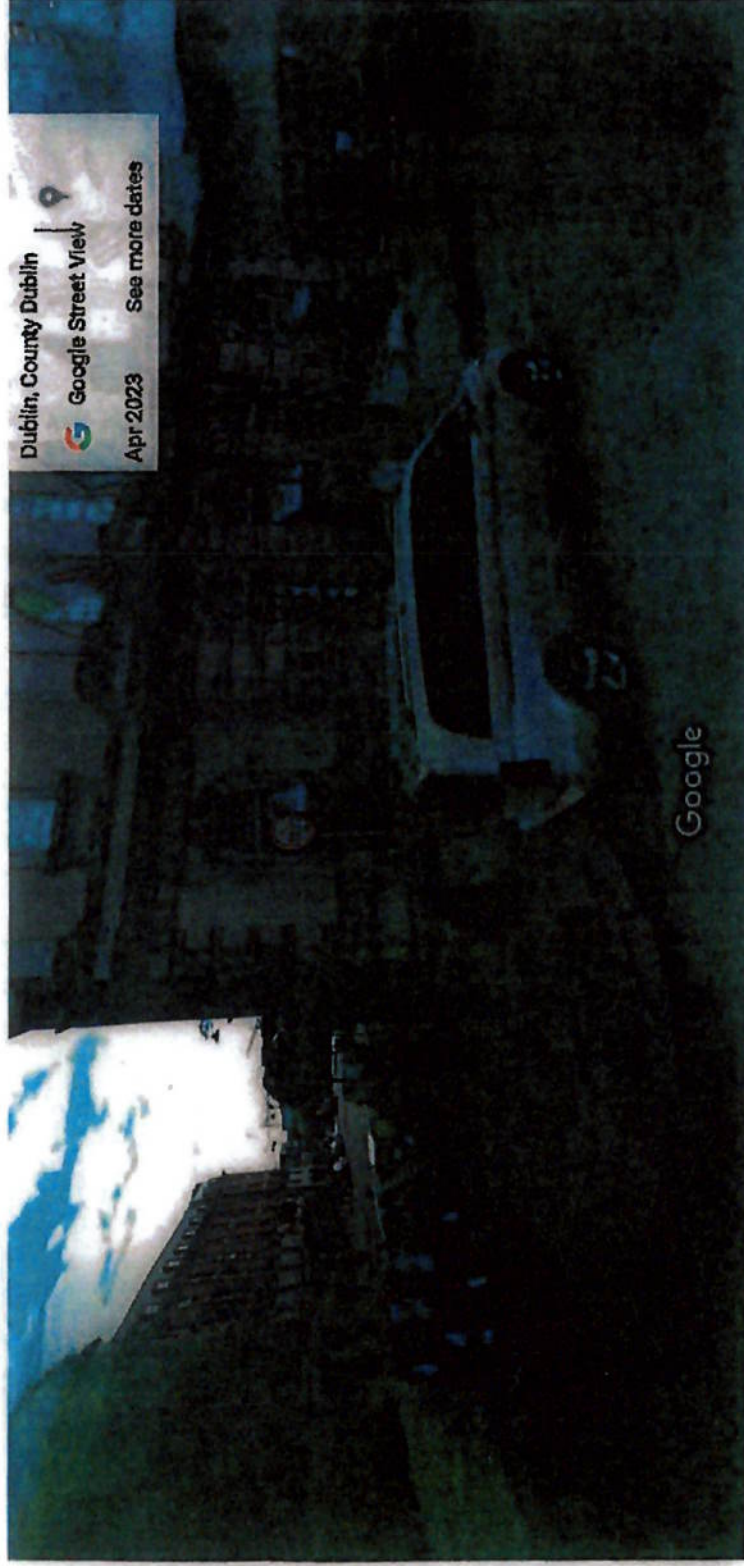


Image capture: Apr 2023 © 2023 Google



March 4 th	Seeking/Pricing Stone
March 8 th	Seeking/Pricing Stone
March 11 th	Seeking/Pricing Stone
March 22 nd	Buying/Assembling Stone
March 25 th	Buying Stone
April 12 th	Buying Stone
April 15 th - 17 th	Buying/Selling Stone (Corporation 6796111 EXT 2562)
April 19 th	Buying/Selling Stone
April 23 rd	Buying/Selling Stone
April 26 th	Seeking Stone
April 29 th	Shipping Stone
July 7 th - 8 th	Buying Stone
July 16 th	Invoice to Corporation
Aug 9 th	Corporation Invoices
Aug 30 th	Corporation Cheque
Sept 3 rd	Corporation
Dec 18 th	Haulier

Kind Regards,



13

13th January 2023

TO WHOM IT MAY CONCERN

Re. [REDACTED]

This is letter is to confirm that the above-named [REDACTED] provided
[REDACTED] between 2002 and 2007, and [REDACTED] time
working [REDACTED] is remembered by fellow colleagues [REDACTED]
[REDACTED]

[REDACTED] would be aware that [REDACTED] used the workshop at [REDACTED] premises in
Fiery Lane in connection with [REDACTED] work [REDACTED]

Signed

[REDACTED]

Fw: Shed/Barn Glencullen

Sat 04/02/2023 15:31

To:

From:

Sent: Tuesday 24 January 2023 15:35

To:

Subject: Shed/Barn Glencullen

To Whom It May Concern

This is to state that [redacted] was employed as [redacted]
[redacted] until July, 2017. [redacted] lived at Fiery Lane,
Glencullen, Co. Dublin. [redacted] used [redacted] shed/Barn there as [redacted] workshop.
With best wishes.

INVOICE 450/099315

Date
13.01.2014

Due Date
13.01.2014

18

Ship To 200280

Granite Lodge
Fiery Lane, Glencullen
Co Dublin

Ireland

Bill To

Granite Lodge
Fiery Lane, Glencullen
Co Dublin

Ireland

Delivery Note/Date
8299470234/13.01.2014

ORDER DATE 13.01.2014		SALES NR 0600	CUSTOMER ORDER NR	APPLE ORDER NR	PAYMENT TERMS		PAGE NR 1 / 1	
Item	C	Material	Description	Quantity	Price	Price Unit	Value	Tax Rate %
Terms of Delivery / Incoterms								
0010		MD454ZM/A		1 PCE				
0020		FD510B/A		1 PCE				
Net Price								
Items Total (w/o VAT)								
VAT								
VAT Rate								
23.00 %								
Final Amount (VAT included)								

18

Accounts Payable

[REDACTED]
Piery Lane
Glencullen
Dublin
Ireland

Invoice

INVOICE NO. [REDACTED]
INVOICE DATE 07/11/2013
CUSTOMER ORDER NO. [REDACTED]
INNOVIA ORDER REF. [REDACTED]
CUSTOMER ACCOUNT REF. [REDACTED]
CUSTOMER VAT NO. [REDACTED]
CURRENCY Euro
EURO RATE [REDACTED]
INVOICE TAX TOTAL (GBP) [REDACTED]

Quantity Details
kg
[REDACTED]

Unit Price	Net Amount	VAT Rate	VAT
€ / kg	€	%	€

[REDACTED]

PAYMENT TERMS: 0 DAYS FROM END OF MONTH OF INVOICE

VAT Reg No: [REDACTED]

Bank details:
GBP payment: [REDACTED]
IBAN: [REDACTED]
Euro payment: [REDACTED]
IBAN: [REDACTED]

Total Net Amount	€	[REDACTED]
Carriage Net	€	[REDACTED]
Total VAT Amount	€	[REDACTED]
INVOICE TOTAL	€	[REDACTED]

SALE OF THE MATERIAL INVOICED ABOVE IS SUBJECT TO OUR STANDARD

18

COMMERCIAL INVOICE						
Invoice No. [REDACTED]		Date: Aug 30-2012				
Thank you for choosing [REDACTED] It is our pleasure to serve you. We provide the following products as your request. Please read the following information, and notify us in writing at once if there is any error or omission. This is important. Until we have heard from you, we will assume that the information is correct.						
Buyer Company: [REDACTED]						
Buyer Address: [REDACTED] Flery Lane, Glencullen, Co. Dublin, Ireland						
Contact Person: [REDACTED]						
Tel: [REDACTED]					Fax: [REDACTED]	
Seller: [REDACTED]						
Address: [REDACTED]						
Tel: [REDACTED]					Fax: [REDACTED]	
Products List:						
Item	Product Name	Model	Description	QTY	Unit Price	Total Price
1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Total				[REDACTED]	[REDACTED]	[REDACTED]
COUNTRY OF ORIGIN: [REDACTED]						
Name of Beneficiary [REDACTED]						
Beneficiary Account No [REDACTED]						
Beneficiary Bank [REDACTED]						
Address of Bank [REDACTED]						
SWIFT Code [REDACTED]						
Paypal account [REDACTED]						
Sale engineer: [REDACTED]						

18

invoice

Invoice ref:

Date:

2 September 2013

To:

Granite Lodge, Fiery Lane, Glencullen

Contact:

product

total (€)

Materials

Total amount due

Payment can be made by cheque

or bank transfer

brambles which does not constitute development. A site inspection will also confirm that Fiery Lane does not exceed 4 metres in width, so the creation or widening of a means of access would not require planning permission.



Image dated 27th November 2022

2. [REDACTED] has repaired and improved an old lane/roadway within [REDACTED] property [REDACTED] has not constructed a "new roadway" as alleged. The road is evident on Ordnance Survey maps and the Land Direct website per the blue arrows on the following image:



Source: www.landdirect.ie

[REDACTED]
23/1/2022

Ref: DLR letter to [REDACTED]

[REDACTED] to give some background regarding the previous use of this yard.

[REDACTED] During the first half of the nineteenth century [REDACTED] heavily involved in shaping Wicklow Granite stone for many projects around Dublin. This yard was used to finish stonework which originated in Ballybrew stone quarry across the valley.

Parts of the road from the quarry to the yard at Fiery Lane still remains. At the bottom of the valley if one follows the road down from the yard the granite remains of the bridge across the river still can be seen. The granite abutment is visible today. The granite was then transported from the yard at Fiery Lane Glencullen to Dublin using horse and cart transport. Horses from the yard at Fiery Lane were used to bring the stone to Lamb's cross where another team of horses would take the granite along the less steep roads on into Dublin. Fiery Lane provided a good stop off point from the quarry for the horses were most of the journey from there was down gradient towards Dublin. Fiery Lane Glencullen was an integral link in transporting the finished granite to Dublin by horse and cart.

Fiery Lane Glencullen provided decorative Granite stone for many prestigious projects around Dublin to name just a few projects where the stone was used was wall caps for the walls around Glasnevin Cemetery and wall and pier caps to St. Michael's Church Dunlaogha.

There is also further evidence of the stone enterprise in Fiery Lane. In the field below the yard there is the steel remains of a stone cart.

In The 1980's the yard was used by [REDACTED] who used the yard and barn for the manufacture of decorative plaster moldings.

If you have any further queries, please email me at [REDACTED]

Yours Sincerely,
[REDACTED]

[REDACTED] Declaration sought under Section 5 of
2000 Act (as amended).

Re: Your Ref 7323.

Section 5 of P&D Act 2000 (as amended). Declaration sought.

CEO's Order P/1348/23 dated 27th July 2023.

**Letter dated 28th July 2023 from Cormac Heavey for Senior
Executive Officer, Planning Department, seeking further
Information from owner of the barn and his tenant.**

[REDACTED]

To: SEO,
Planning Department,
DunLaoghaire Rathdown County Council,
County Hall,
DunLaoghaire,
County Dublin.

Dear Sir or Madam,

[REDACTED] have been asked by [REDACTED] to respond to your letter of 27th July
2023.

Please note that a similar Allegation made under Enforcement Reference 377/22 was
"Complaint Dismissed," as can be seen by reference to page 2 of the CEO's Order P/1348/23.

[REDACTED] have already comprehensively responded to the
allegations made under Enforcement Reference 377/22. [REDACTED] included a number of
affidavits.

[REDACTED] understand that the Case Officer has familiarized himself with the Enforcement File but is
constrained by data protection considerations from copying it into the Section 5 File.

DLRCC Enf 37722 [REDACTED] Fiery Lane, Glencullen, 28/11/2022. V2. Map note.

To: Enforcement Section,
Planning Department, DLRCC.

Your Ref: ENF 37722

Our Ref: [REDACTED]

Re: Lands at Fiery Lane, Glencullen, Co.Dublin.

Alleged Unauthorised Development.

[REDACTED] refer to your letter dated 2nd November 2022 in relation to the above.

[REDACTED] understand that Warning Letters have been issued to 3No. parties at this address or in the immediate vicinity. The Eircode D18 YH 9T refers to the specific location of a barn type structure [REDACTED]

Araucaria Ceramics, run by a sole craft potter, currently uses part of this structure.

[REDACTED] understand that one of the letters was delivered to the Owner / Occupier of the house fronting Fiery Lane. This house is called "Granite Lodge." It is not in the ownership of [REDACTED]

[REDACTED] has asked [REDACTED] to respond to the Warning Letter(s).

Clarification of Ownerships.

[REDACTED] as adjoining dwelling house fronting Fiery Lane, known as "Granite Lodge", and the barn structure.

[REDACTED] sold the dwelling "Granite Lodge." [REDACTED]

Neither the field entrance gate, the adjoining fields, nor the access track are owned [REDACTED]

[REDACTED] set out below [REDACTED] response to the allegations of Unauthorised Development.

In summary, [REDACTED] asserts that the entrance gate has not been widened, that repair of the long-established access track / lane with broken stone is exempted development and is not development, that the previous additional cladding to the barn was exempted development and was not development and that there has not been a change of the Planning Use Class of the barn. The reasons for [REDACTED] assertion are set out later in this letter.

Previous History of the area.

Historically [redacted] understand that the area of the barn was, from the 1700s, used to dress stone from the local Ballybrew Quarries.

[redacted] understand that a light railway brought the stone from the quarry to the site, using track that ran diagonally up the hillside. One of the rail trolleys remains on the adjoining farmland and a photograph can be supplied.

In historical summary [redacted] understand that the relevant area was used from the 1700s as a stone dressing yard. The railway was added in the 1800s.

It is estimated that the current barn was constructed about 100 years ago and was also used in connection with the adjoining farm. The 1908-9 Ordnance Map shows a building at the barn location.

[redacted] submitted a request for historical information to the Local Studies Librarian at the Lexicon Library.

The librarian has kindly supplied me with extracts from "Sparkling Granite" by Nicholas M. Maguire, Lexicon Library Reference LH 622.292, and other articles relating to quarries at Glencullen. There are frequent references to the Maguire Family as quarry owners who kept detailed records.

It is [redacted] understanding that that there has been a long and continuous history of industrial / business activity on the site.

Maps Showing History of Access.

[redacted] have examined historical Ordnance Survey Maps of the area.

The earliest map, that clearly shows the access track, appears to be the 1908-9 Ordnance Survey, Dublin Sheet 25, 6-inch (1:10,560). The buildings referred to in the Warning letter and referred to in this Letter of Response can also be clearly seen.

The 1937 O.S. Dublin Sheet 25, 6-inch (1:10,560) shows the access as a double line of dots.

More recent O.S. metric 1:2500 maps clearly define the access by dashes.

[redacted] am satisfied that the "new roadway" referred to at Item 2 in the Warning Letter appears to have been in existence for well over 100 years.

Recent Use.

From about 1980 the barn was used as a period plaster moulding workshop.

[redacted] acquired the house, and the barn and yard, in 1990. During the 1990's [redacted] used it as [redacted] workshop and for the storage of architectural salvage items.

By 2002 it was being used as a workshop by [redacted]

understand that the public road has recently been maintained by the Local Authority who have cut back vegetation along the cul-de-sac. You may wish to confirm this through the Roads Maintenance Division. This cutting back of vegetation may have given the impression that the gate itself had been widened, though the wooden gate posts are unmoved.

In specific Planning Terms, consider that had any widening taken place, it would not have been a "material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width." therefore consider that exemption would not have been excluded by Article 9 (1) (a) (ii) of the Planning and Development Regulations 2001.

"2. Building of a new roadway within the curtilage of the area without the benefit of planning permission.

As stated in my Site Description above, the private internal access track has recently been repaired by the addition of broken stone. The internal access leads to the barn and yard and also provides access to the farmlands and other buildings. calculate that the roughly paved area is less than 3 metres wide.

Pages 159-160 of the Planning and Development Regulations 2001, Schedule 2, Part 1, Exempted Development – General, Sundry Works, Class 13, reads: -

"Column 1 Description of Development

The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving."

"Column 2 Conditions and Limitations

The width of any such private footpath or paving shall not exceed 3 metres."

"3. Significant alteration to the exterior on an existing barn building on the land"

It is considered view that the filling in of the northeast side of the barn in sheeting in a matching dark green colour, which took place in 2009, would have been exempted development and not development by reason of Section 4 (1) (h) of the Planning Development Act 2000 (as amended).

Section 4 (1) states that the following shall be exempted development for the purpose of the Act: -

"(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of adjoining structures."

Yours sincerely,

A large, solid black rectangular redaction box covering the signature area.A large, solid black rectangular redaction box covering the signature area.

Planning Enforcement
Tel: 01 2054864
Email: plandenforcement@dlrcoco.ie

Ref: ENF 37722

8th March 2023

Re: Fiery Lane, Dublin 18, D18 YH9T

Dear [REDACTED]

I refer to previous correspondence in respect of the above location and in particular to the Warning Letter served Section 152(1) of the Planning and Development Act 2000 (as amended) dated 2nd November 2022.

I wish to advise having reviewed and examined all of the available evidence, and having carried out a site inspection, in respect of the matters raised within the warning letter served, the position of Planning Enforcement is set out below.

- 1. The creation/widening of a means of access onto a public roadway without the benefit of a valid planning permission and that does not constitute exempt development.***

There is no evidence to suggest the width of the vehicular entrance had been increased or that the vehicular entrance has been altered in any material way.

Furthermore, the section of paved roadway on Fiery Lane did not exceed 4 metres in width, therefore the provision of a new vehicular entrance on this section of Fiery Lane would not require the benefit of planning permission.

The vehicular entrance located on the eastern side of Fiery Lane does not constitute unauthorised development.

- 2. Building of a new roadway within the curtilage of the area without the benefit of planning permission***



④

New
water tank
on top of
old Leaking
Concrete
Tank





(C)

old chimney

E

**Copy of the declaration per Section 5 of the
Planning and Development Act, 2000, dated 14th
February 2024 and Planning Report**

Planning Department
Rannóg Pleanála
Registry Section
Direct Tel: 01 2054863

Jane Doyle
Doyle Kent Planning LTD
71, Carysfort Avenue
Blackrock
Co Dublin
A94 Y3Y0

Reference No: REF7323

Application Type: Declaration on Development and Exempted Development
Act- Section 5, Planning & Development Act (as amended)

Registration Date: 29-Jan-2024

Decision Date: 14-Feb-2024

Location: Fiery Lane, Glencullen, Dublin 18, D18 YH9T

Development Works:

- 1) Change of use of barn to pottery manufacturing business.
- 2) Works carried out to exterior of barn.
- 3) Creation of access road to same manufacturing business across agricultural field.
- 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance.

NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Act, 2000 (as amended), Dún Laoghaire-Rathdown County Council has, by Order No. P/0266/24 Dated 14-Feb-2024 decided to issue a Declaration pursuant to Section 5 of the Planning & Development Act 2000 (as amended), to, Jane Doyle 71, Doyle Kent Planning LTD, Carysfort Avenue, Blackrock, Co Dublin, A94 Y3Y0 that:

Having regard to,

- Sections 2, 3, 4(1) and 4(2) of the Planning and Development Act, 2000, as amended,
- Articles 6 (1) and 9(1) of the Planning and Development Regulations 2001 (as amended),
- Class 13, Part 1, and Class 4, Part 3, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended, and the Conditions and Limitations of same, and
- Plans and particulars lodged with this Section 5 application and the information submitted by way of further information,

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made the later submission by way of further information (FI) request that the:

- '1) **Change of use of barn to pottery manufacturing business' - is not development** under Section 3(1) of the Act.

It is also recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission by way of further information (FI) request that the:

- '2) **Works carried out to exterior of barn' is development - and is exempted development** under Section (4)(1)(h) of the Act.

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission, by way of further information (FI) request that the:

- '3) **Creation of access road to same manufacturing business across agricultural field. 4)and laying of hardcore and fencing at agricultural entrance', is development - and is exempted development** per the exemptions provided for in Part 1, Class 13, and of Part 3, Class 4, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended.

NOTE: Following the above assessment and conclusion, it is considered (regarding item 4) that no alterations have taken place to the field entrance, and that this matter as part of the application has been omitted from the final determination.

Dated: 14-Feb-2024

Signed: Cormac Heavey
For Senior Executive Officer.

NOTE: Where a Declaration is issued under Section 5, any Person issued with such a Declaration, may, on payment to An Bord Pleanála, 64, Marlborough Street, Dublin 1, of a fee of €220, refer the Declaration for review, **within 4 weeks** of the date of issue of the Declaration.

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

Section 5 – Planning and Development Act 2000 (as amended)

Reference No.: REF7323

Date Received: 29-Jan-2024

Name & Address: Jane Doyle 71, Doyle Kent Planning LTD, Carysfort Avenue, Blackrock, Co Dublin, A94 Y3Y0

Applicant: David Ridgeway Fiery Lane, Glencullen, Dublin 18, D18 YH9T

App. Type: Section 5

Location: Fiery Lane, Glencullen, Dublin 18, D18 YH9T

Development Works:

- 1) Change of use of barn to pottery manufacturing business.
- 2) Works carried out to exterior of barn.
- 3) Creation of access road to same manufacturing business across agricultural field.
- 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance.

Report

(Ciaran Daly)

Ref 7323

Declaration pursuant to Section 5 of the Planning and Development Act 2000 (as amended) in respect of:

Whether '1) *Change of use of barn to pottery manufacturing business.* 2) *Works carried out to exterior of barn.* 3) *Creation of access road to same manufacturing business across agricultural field.* 4) *Alterations to field entrance and laying of hardcore and fencing at agricultural entrance*', is or is not development or is or is not exempted development.

Located at:

Fiery Lane, Glencullen, Dublin 18, D18 YH9T

Recent Relevant Planning History:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Site Specific Planning History

None.

Site Visit

I visited the site and the barn on 24th July 2023.

Relevant / Recent Enforcement

ENF 37722 – Compliant dismissed.

PREVIOUS SECTION 5 DECLARATIONS

None located.

Proposal

As above, this is a proposal for a determination under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether -

'1) Change of use of barn to pottery manufacturing business. 2) Works carried out to exterior of barn. 3) Creation of access road to same manufacturing business across agricultural field. 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance'

at, Fiery Lane, Glencullen, Dublin 18, D18 YH9T,

is or is not development or is or is not exempted development.

Following the below assessment and conclusion, given that no alterations have taken place to the field entrance, this matter has part of the application has been omitted from the final determination.

Submitted Documentation-

The following documentation was submitted with this application:

- Application Form and Cover Letter/Planning Report,
- Site Layout Map.

Relevant Policy from Dun Laoghaire – Rathdown County Development Plan 2022 – 2028

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

The zoning objective at this rural site is Objective G – *'To protect and improve high amenity areas'*.

The site is located within the Historic Landscape Character Area of Glencullen.

Glencullen Mountain and Valley from the Ballybrack Road is listed in Table 8.1 as a Prospect to be Preserved.

The site is located within the boundary of the Glencullen Local Area Plan 2008-2013 which was extended by 5 years from 2013. The current CDP states that *'any development within the Glencullen LAP area should take account of the 2007/2013 LAP until such time that a new Plan is adopted'*.

SLO 151 applies which is *'To provide for a number of holiday caravan/camping facilities within a 1km radius of the cross roads at Glencullen...'*.

Site Description

The subject site has no stated area and consists of a barn and some outbuildings located to the south-east of Granite Lodge. The property is accessed from the public road by a track/road located north-east of the site. The site is located in a rural area in the south-west of Glencullen rural area.

DEPARTMENTAL REPORTS

No reports requested/received.

Legislative Context

Planning and Development Act 2000 (as amended)

Consideration as to whether a development constitutes exempted development or not is governed by Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended).

In assessing this Section 5 declaration, it is considered that the following sections of the Planning and Development Act 2000 (as amended) apply:

Section 2(1) states:

'Works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.'

Section 3(1) states:

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

'In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land'.

Section 4(2)(a) of the Planning and Development Act, 2000 (as amended) provides that the Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act.

Section 4(1) (h) provides that *'The following shall be exempted developments for the purposes of this Act—*

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'.

Planning and Development Regulations, 2001 (as amended).

Article 6(1) of the Planning and Development Regulations, 2001 to 2023, hereafter referred to as the Regulations, states that subject to article 9, development of a class specified in column 1 of Part 1 and Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Part 1

The following articles of the Planning and Development Regulations, 2001 (as amended) apply under Part 1 Article 6 of Schedule 2 being exempt development:

CLASS 11 Exemption

The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of –

- (a) any fence (not being a hoarding or sheet metal fence), or
- (b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

The above exemption is subject to the following requirements:

1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.
2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any

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road, path or public area, including a public open space, shall be rendered or plastered.

CLASS 13

Exemption

The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

The above exemption is subject to the following requirements:

The width of any such private footpath or paving shall not exceed 3 metres.

Part 3

The following articles of the Planning and Development Regulations, 2001 (as amended) apply under Part 3 (exempted development – rural) Article 6 of Schedule 2 being exempt development:

Class 4 Exemption

The construction, erection or maintenance of any wall or fence, other than a fence of sheet metal, or a wall or fence within or bounding the curtilage of a house.

The above exemption is subject to the following requirements:

1. The height of the wall or fence, other than a fence referred to in paragraph 2, shall not exceed 2 metres.
2. The height of any fence for the purposes of deer farming or conservation shall not exceed 3 metres.

Assessment

The following matters are considered pertinent to the assessment of this application-

Development or not Development

With regard to whether the proposal constitutes works and/or development, regard is had to Section 2(1) of the Planning and Development Act 2000 (as amended), where 'works' is defined as 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.'

Section 3(1) of the Planning and Development Act, 2000 (as amended) states that 'development means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land'.

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Having regard to the above and the Applicant's submitted documents, it is considered the works to provide for '*2) Works carried out to exterior of barn. 3) Creation of access road to same manufacturing business across agricultural field. 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance*'

at Fiery Lane, Glencullen, Dublin 18, D18 YH9T,

constitute '*works*' and '*development*' as defined in the Planning and Development Act 2000 (as amended).

It must also be considered whether the '*Change of use of barn to pottery manufacturing business*' constitutes a material change of use or not.

Change of use of barn to pottery manufacturing business

The applicant's submission refers to the putting in of electricity for the first time via a new ESB role and states that '*we understand that the barn structure was previously used for agricultural/storage purposes and not for manufacturing activities*'. No evidence is provided in relation to the purported previous use. The applicant also states, in relation to the enforcement file, that there is no evidence that the previous use of the site for storage purposes was authorised and that the current use for a pottery manufacturing use is materially different in any event. It is submitted that there are no exemptions available for the current use. The submission also refers to material planning impacts such as in relation to transportation and visual impact, being different in the case of the current use compared to the previous use(s).

It is submitted by the applicant that '*the land involved here, including the barn and yard, was not previously used for manufacturing purposes. The change of use now carried out is a new, independent operation as a pottery manufacturing undertaking*'. The applicant also refers to the current use requiring a constant water supply with associated run-off and it is submitted that externally placed water storage tanks have been brought in and that '*it is not clear where any effluent is disposed of*'.

In relation to the information submitted in relation to a possible intensification of development resulting from the recent electricity connection and use of water and associated run-off, this is not considered significant in the context of the use observed on my site visit. If the current use observed on the site is the established use, it is preliminarily thought, unless information is provided to the contrary or otherwise, that such intensification of use would also be consistent with the established use and would not be considered to constitute a material change.

Notwithstanding, the Planning Authority notes the lack of evidence submitted by the applicant and in relation to the matter of whether there is a material change

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of use, the Planning Authority notes that information has not been submitted from the landowner(s) and user(s), and consequently the file is incomplete to allow for an assessment of what is the established or historical use(s) of the structure and in the interests of fairness and need, the landowner(s) and/or user(s) should be afforded the opportunity to supply any information which they have and to respond to the assertions made by the applicant that might aid in the determination of this matter.

Exempted Development or not Exempted Development under the Regulations

The second matter to determine is whether the '2) Works carried out to exterior of barn. 3) Creation of access road to same manufacturing business across agricultural field. 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance' would be considered exempted development or not.

Works carried out to exterior of barn

Section 4(1)(h) of the Planning and Development Act 2000, as amended provides for an exemption for works for alterations of structures, which do not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or with that of neighbouring structures. The applicant's submission asserts the contrary position and asserts that there are no exemptions available.

The works referred to by the applicant are '*new cladding to the barn, new chimney flue and external water storage facilities*'. While the applicant has submitted photos, none are of the elevations of the barn and the applicant has not submitted any drawings showing the before and after position in this regard. It is alleged that '*the works are to facilitate an unauthorised development*' and that the works to the barn and the site are not exempted development under the provisions of the Planning and Development Act, 2000.

Having visited the site on 24th July 2023 and having viewed the barn and the surrounding lands, it is considered that no significant changes have taken place to the exterior of the barn that render the external appearance of the structure '*inconsistent with the character of the structure or of neighbouring structures*' and that the applicant has not presented any evidence that would change this conclusion. Any works that have been carried out to the exterior of the barn are thus deemed to be exempted development under Section (4)(1)(h) of the Act.

Creation of access road to same manufacturing business across agricultural field

The applicant's submission approximately identifies the route of the access road on the site location map and on an image from Apple Maps. It is alleged that this

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track crosses third party lands. It is asserted that the creation of a road across such fields to an alleged unauthorised use at the barn is not exempted development. It is also submitted that there was no pre-existing track. It is submitted that there is a field entrance and tracks across the field for agricultural machinery which 'is visible on the Google image in figure 6'. This track is confirmed by viewing figure 6.

It is submitted that *'a roadway has been created across the land which involved the removal of gorse and the laying of a hard core surface along the newly created track'*. The applicant submits that the creation of the access road is not exempted development in relation to Class 13. The applicant's quote of Class 13 appears to mention but not recognise the importance of the end of the sentence where it refers to *'the construction of any private footpath or paving'* being exempted development.

Upon my site visit I observed the track/road that leads to the barn to consist of loose stones over compacted soil and it appeared that some adjacent gorse type vegetation had been partly removed previously. I observed that the track, including the area where laying of hardcore in the vicinity of the entrance took place, for the most part, did not measure greater than 3 metres.

Class 13 clearly refers to the construction of a new footpath or paving being exempted development provided that the width of such path or paving does not exceed 3 metres. The applicant has not submitted any information regarding the width of the paving/access road or made any assertions in relation to same or produced any evidence in relation to its width other than photos. The applicant does assert that the roadway was further developed in the past 3 months and this does not appear to be the case from what I observed on my visit to the site.

In the absence of any information demonstrating the contrary, it appears based on my site inspection that the paving/track/access road to the barn meets the requirements and conditions of Schedule 2, Part 1, Class 13 of the regulations and the Planning Authority is satisfied of this based on the information available to it in this regard.

Alterations to field entrance and laying of hardcore and fencing at agricultural entrance

This matter relates to a vehicular entrance on the eastern side of Fiery Lane which opens onto adjoining farmlands. The applicant has submitted that *'the gateway and immediate environs have been altered in connection with the development of the new access road and to facilitate access for pedestrians and motor vehicles to the former agricultural barns and its site. The alterations have included installing a second gate inside the original gateway position. This means that there is now space for vehicles to park beside the entrance on Fiery Lane whereas previously there was no space'*. It is submitted that there is no

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exempted development provisions for this in legislation or regulations. Photos have been submitted and the applicant advises that the roadway was further developed in the past 3 months.

Upon my site visit of 24th July 2024, I observed that the subject vehicular entrance and surrounds consisted of timber gate posts and metal access gates which measured c.4.2m in width. I could see no evidence of recent works having been carried out except for the provision of internal wooden fencing. There was no area specifically provided inside the entrance gates, other than the road/track referred to above, for parking as alleged.

It is noted that Schedule 2, Part 3, Class 4 provides for exemptions in relation to fencing and walls generally provided that a height of 2 metres is not exceeded except in relation to fencing for deer farming purposes which cannot exceed 3 metres. The submitted photos show fencing around the field entrance. It was clear from my site visit that the height of the fencing was less than 2m as required to be exempt. In relation to the laying of hardcore, this is considered to be part of the track / road and it is recommended above that this track be considered exempt.

While it appears that no changes have been made to the established entrance, visible on Google Streetview (dated September 2010), in any event in relation to the creation of new entrances, it is noted that the article 9(ii) restriction on the above class (Part 2, class 11) of exempted development allows for the laying out or material widening of an access to a public road which is not greater than 4m in width which is the case in this instance.

It is concluded that no evidence has been supplied to conclude that alterations to the field entrance have taken place and that the laying of hardcore and fencing in the vicinity of the entrance is exempted development. As such, the matter that has been determined is that the fencing at the agricultural entrance is exempted development and, as no changes have taken place to the entrance, there is no requirement to make a further determination in relation to this matter.

Additional Restrictions:

Article 9 'Restriction to Exempted Development' of the Planning and Development Regulations 2001, as amended states: '9. (1) *Development to which article 6 relates shall not be exempted development for the purposes of the Act*' – and sets out a number of criteria thereafter that would restrict a development from being exempt development. This includes the following,

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

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(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(xi) obstruct any public right of way.

It is considered that the above listed restrictions do not apply, based on the information submitted, to any of the relevant exemptions available which have been listed above and the unlisted restrictions also do not apply to such available exemptions.

Appropriate Assessment (AA) Screening

The development subject to this assessment has been screened for AA and it has been determined that the development would not significantly impact upon a Natura 2000 Site.

Environmental Impact Assessment (EIA) Pre-Screening

Having regard to the nature of the development subject to this assessment, which comprises '1) *Change of use of barn to pottery manufacturing business*. 2) *Works carried out to exterior of barn*. 3) *Creation of access road to same manufacturing business across agricultural field*. 4) *laying of hardcore and fencing at agricultural entrance*' at, Fiery Lane, Glencullen, Dublin 18, it is considered that there is no real likelihood of significant effects on the environment arising from the development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

CONCLUSION

While the development of '2) *Works carried out to exterior of barn*. 3) *Creation of access road to same manufacturing business across agricultural field*. 4) *laying of hardcore and fencing at agricultural entrance*', at Fiery Lane, Glencullen, Dublin 18, would appear to constitute 'development' and 'exempted development' except for '1) *Change of use of barn to pottery manufacturing business*', such alleged change of use of barn to pottery manufacturing business which may or may not constitute development or exempted development or the changes of use may be different to those alleged. It is recommended that the landowner(s) and/or user(s) of the barn be afforded the opportunity, by way of a further information request, to submit such information as they may choose in relation to this matter, and in relation to the application generally in the interests of fairness and requirement, to enable the Planning Authority to determine this matter based on the most accurate information available.

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Recommendation

Request Further Information.

It is recommended that, per Section 5(2)(c) of the Planning and Development Act 2000, as amended, that the following is requested by way of FURTHER INFORMATION from the landowner(s) and barn user(s) of the subject land:

1. You are invited to submit any information you may or may not have, that may be pertinent to the Planning Authority's determination of the application made for a declaration of development, and exempted development or not, related to cited/alleged development at Fiery Lane, Glencullen, Dublin 18, under Section 5 of the Planning and Development Act 2000, as amended, under reg. ref. 7323 by Mr David Ridgeway. Any response should clearly address the items in the order that they have been outlined in the submission (i.e. a,b,c and d). The application is available to view online at any time on the Council's website <http://www.dlrco.co.ie> or at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co Dublin between the hours of 10am and 4pm Monday to Friday, except on bank holidays.

Note to Administration: This further information request is not for the applicant but rather the landowner(s) and user(s) of the subject site and the Planning Authority's Enforcement Team can advise who the relevant persons to write to are in this regard. The applicant should also be notified of this decision to request further information from the landowner(s) and barn user(s).

+++++

The third party [landowner] responded to the Further Information request on 29th January 2024.

PUBLIC NOTICES

Not applicable to Section 5 applications.

FURTHER DEPARTMENTAL REPORTS

None required/received.

FURTHER INFORMATION RESPONSE

The landowner of the subject site (the third party in this case, as the applicant is located adjacent to the site) responded with information in relation to the Section 5 request under the Planning and Development Act, 2000 (as amended) as to whether -

- '1) Change of use of barn to pottery manufacturing business. 2) Works carried out to exterior of barn. 3) Creation of access road to same*

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manufacturing business across agricultural field. 4) Alterations to field entrance and laying of hardcore and fencing at agricultural entrance'

at, Fiery Lane, Glencullen, Dublin 18, D18 YH9T, is or is not, development, or is or is not, exempted development.

On this matter, the Planning Authority previously concluded (as above) that - 'While the development of '2) Works carried out to exterior of barn. 3) Creation of access road to same manufacturing business across agricultural field. 4) laying of hardcore and fencing at agricultural entrance', - at Fiery Lane, Glencullen, Dublin 18, would appear to constitute 'development' and 'exempted development' - except for '1) Change of use of barn to pottery manufacturing business'.

The information submitted by way of further information (FI) is it is considered, does not change my previous conclusion in relation to parts 2, 3 and 4 above. So the matter remaining at issue is whether 'the Change of use of barn to pottery manufacturing business' is or is not development, or is or is not, exempted development.

The third party submission [landowner] includes an outline of the stated history of the uses of the barn and their evolution over time, and also includes copies of sworn statements from the landowner of the subject site, his son, and from local people in the area.

FURTHER INFORMATION ASSESSMENT

In relation to the information submitted with the application in relation to a possible intensification of development resulting from the recent electricity connection, and use of water and associated run-off, this was not considered significant in the context of the use observed on my site visit.

The further information (FI) submitted by the subject site landowner includes a statement from the previous landowner, and from the current tenant and user, and I have examined these documents. The documents submitted outline the use historical stone cutting use from about 100 years ago, and while it is stated that it was also used in connection with the adjoining farm, the information supplied asserts that it was used in connection with the local quarry owning family, and from about 1980 the barn was used as a period plaster moulding workshop, while from 1990 was used by the current owner as a workshop, and then the current use of the barn including for pottery manufacture which is consistent with this type of use.

The assertions made in the submitted statements support the contention that the current industrial and storage use (pottery manufacturing business), and observed on the site - is the long established (pre 1963) type use - such that no material change of use from agricultural use arises in respect of the current use if this is the case.

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There is no evidence supplied that the current type of use ceased at any point.

There was also no evidence of a current retail type use of the barn, or the site, with the gate locked on the date of my site visit. It should also be noted that it is considered not unusual for barn structures to have multiple, casual, temporary and complimentary uses over an extended period.

The Further Information (FI) submission received includes copies of sworn statements in support of the statements regarding the historical and - *'ongoing industrial and storage use of the barn'*. Noting this, and the absence of evidence to the contrary (and noting documents submitted, and noting also the Planning/Planner's site visit), I am not in a position to dispute the supporting assertions made by way of the Further Information received.

Also, I do not find the separate applicant's original submission sufficiently persuasive in above regard, particularly in relation to the statement that *'there is no evidence that such use was authorised'* as planning permission was not required up until 1963, and it is asserted by the third party [the subject site landowner] that the type of use involved effectively continued for approximately 100 years.

For completeness, as this issue was raised, I consider that the current type of use of industrial and storage use falls into the below definition of 'business premises' the definition cited from article 5(1) of the Planning and Development Regulations 2001, as amended, which states that:

'business premises means (a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons'.

In light of the Further Information submitted, the alleged intensification (to pottery manufacturing business) cited by the applicant - is considered to be consistent with the established use on the site, namely industrial and storage use - which is a type of business premises use, and is so considered:

- Not to constitute a material change of use and;
- is considered to Not constitute 'development'.

Appropriate Assessment (AA) Screening

The development subject to this assessment has been screened for AA and it has been determined that the development would not significantly impact upon a Natura 2000 Site.

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Environmental Impact Assessment (EIA) Pre-Screening

Having regard to the nature of the development subject to this assessment, which comprises development of '1) *Change of use of barn to pottery manufacturing business.* 2) *Works carried out to exterior of barn.* 3) *Creation of access road to same manufacturing business across agricultural field.* 4) *Alterations to field entrance and laying of hardcore and fencing at agricultural entrance*'

at, Fiery Lane, Glencullen, Dublin 18, D18 YH9T, it is considered that there is no real likelihood of significant effects on the environment arising from the development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

CONCLUSION

The '1) *Change of use of barn to pottery manufacturing business*' is not considered to be a material change of use per Section 3(1) of the Planning and Development Act 2000 (as amended) given that the type of use alleged involved, namely industrial and storage type use which can be considered a type of business premises use, is separately asserted to be a pre-1963 use that continued from then - until the present - and it is further considered that no sufficient/ credible information has been presented to the contrary. In this context I do not find that a material change of use - from agricultural use - to stated pottery manufacturing, has arisen - i.e. not a material change of use, noting that agricultural use is presented as not the predominant pre-1963 use of the barn and surrounds, and no sufficient/ credible information has been presented to the contrary, and therefore - this alleged material change/ stated existing pottery manufacturing is also considered - Not to be development.

In respect of the '2) *Works carried out to exterior of barn*' it is considered that no significant changes have taken place to the exterior of the barn that render the external appearance of the structure '*inconsistent with the character of the structure or of neighbouring structures*' and that the applicant has not presented any evidence that would change this conclusion. The works that have been carried out to the exterior of the barn are thus deemed to be exempted development under Section (4)(1)(h) of the Act.

While the development of '3) *Creation of access road to same manufacturing business across agricultural field.* 4) *Alterations to field entrance and laying of hardcore and fencing at agricultural entrance*', at, Fiery Lane, Glencullen, Dublin 18, D18 YH9T, constitutes - 'development' and - 'exempted development' pursuant to the provisions of Part 1, Class 13 and of Part 3, Class 4, Article 6, Schedule 2 of the Planning and Development Regulations 2001 (as amended) and the Conditions and Limitations of same.

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Recommendation: SPLIT DECISION

I recommend that Dún Laoghaire-Rathdown County Council advise the Applicant, Jane Doyle 71, Doyle Kent Planning LTD, Carysfort Avenue, Blackrock, Co Dublin, A94 Y3Y0 that;

Having regard to,

- Sections 2, 3, 4(1) and 4(2) of the Planning and Development Act, 2000, as amended,
- Articles 6 (1) and 9(1) of the Planning and Development Regulations 2001 (as amended),
- Class 13, Part 1, and Class 4, Part 3, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended, and the Conditions and Limitations of same, and
- Plans and particulars lodged with this Section 5 application and the information submitted by way of further information,

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made the later submission by way of further information (FI) request that the:

- '1) **Change of use of barn to pottery manufacturing business' - is not development** under Section 3(1) of the Act.

It is also recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission by way of further information (FI) request that the:

- '2) **Works carried out to exterior of barn' is development - and is exempted development** under Section (4)(1)(h) of the Act.

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission, by way of further information (FI) request that the:

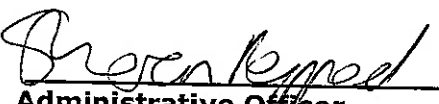
- '3) **Creation of access road to same manufacturing business across agricultural field. 4)and laying of hardcore and fencing at agricultural entrance', is development - and is exempted development** per the exemptions provided for in Part 1, Class 13, and of Part 3, Class 4, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended.

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NOTE: Following the above assessment and conclusion, it is considered (regarding item 4) that no alterations have taken place to the field entrance, and that this matter as part of the application has been omitted from the final determination.


Administrative Officer.

Executive Planner.

Dún Laoghaire-Rathdown County Council

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ORDER

The issuing of a Declaration pursuant to Section 5 of the Planning & Development Act 2000 (as amended), to Jane Doyle 71, Doyle Kent Planning LTD, Carysfort Avenue, Blackrock, Co Dublin, A94 Y3Y0, that: **SPLIT DECISION**

Having regard to,

- Sections 2, 3, 4(1) and 4(2) of the Planning and Development Act, 2000, as amended,
- Articles 6 (1) and 9(1) of the Planning and Development Regulations 2001 (as amended),
- Class 13, Part 1, and Class 4, Part 3, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended, and the Conditions and Limitations of same, and
- Plans and particulars lodged with this Section 5 application and the information submitted by way of further information,

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made the later submission by way of further information (FI) request that the:

- '1) **Change of use of barn to pottery manufacturing business' - is not development** under Section 3(1) of the Act.

It is also recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission by way of further information (FI) request that the:

- '2) **Works carried out to exterior of barn' is development - and is exempted development** under Section (4)(1)(h) of the Act.

It is recommended that Dun Laoghaire-Rathdown County Council advise the Applicant, and the third party who made a submission, by way of further information (FI) request that the:

- '3) **Creation of access road to same manufacturing business across agricultural field. 4)and laying of hardcore and fencing at agricultural entrance', is development - and is exempted development** per the exemptions provided for in Part 1, Class 13, and of Part 3, Class 4, Article 6, Schedule 2 of the Planning and Development Regulations 2001, as amended.

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NOTE: Following the above assessment and conclusion, it is considered (regarding item 4) that no alterations have taken place to the field entrance, and that this matter as part of the application has been omitted from the final determination.

Signed:


Approved Officer

Date: 14/02/24

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. CM-02522, dated 30 OCTOBER 2023, delegating to me all his powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.

F

**Copy of Doyle Kent Planning Partnership Section 5
Letter to DLR County Council**



Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

Dun Laoghaire Rathdown County Council
Planning and Organisational Innovation
Planning Registry and Decisions Section
Marine Road,
Dun Laoghaire
County Hall

RE: Declaration under Section 5 of the Planning and Development Act, 2000, as to whether or not the change of use of an agricultural barn to a pottery manufacture business and the continuing use thereof for that purpose at Fiery Lane, Glencullen, County Dublin, together with the development of an access roadway across an adjoining agricultural field to serve the said pottery manufactory, is development and is not exempted development.

Dear Sir / Madam

We act on behalf of David and Catherine Ridgeway, Granite Lodge, Fiery Lane, Glencullen, D18 N621. The Granite Lodge residential property (Land Registry Folio 75871F County Dublin) adjoins the site subject of this application under Section 5 of the Planning and Development Act, 2000, and which site is registered as Folio 75872F County Dublin

We attach a detailed letter from Mr. Ridgeway setting out the facts as witnessed by him in relation to the development at Fiery Lane, Glencullen, County Dublin, a completed Section 5 Form, a Site Location Map with the site outlined in red and fee of €80. We submit an extract copy of a Google Earth aerial photo showing the site before construction of the access roadway and an ESRI aerial photo extract showing the site subsequent to construction of the access roadway.

DIRECTORS

PHONE

EMAIL

WEB

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O.S. Map

Site Location and Description

The application for a Section 5 declaration relates to a plot of land (Folio 75872F County Dublin) located adjacent to Granite Lodge on Fiery Lane, Glencullen, Dublin 18, in which a pottery manufactory has been recently established without planning permission in a barn, and the adjoining field (Land Registry Folio 177412F) through which an access roadway has been constructed to the said barn.

The plot of land (Folio 75872F County Dublin) contains various outbuildings and one large agricultural barn. The barn and outbuildings previously formed part of the land holding on which our clients' house (Granite Lodge) stands, but was separated from the curtilage of the house upon sale of the house to our clients in 2018.

More recently, in late 2022, works were carried out to both the interior and the exterior of the barn and its curtilage and a pottery manufacturer established (*Araucaria Ceramics*), having relocated from Shankill. A roadway was formed to connect the barn to the public road (Fiery Lane) via adjoining agricultural lands to the east. No planning permission was sought for the change of use or for any of the works. A new, separate postal address was obtained subsequently for the barn/pottery – D18YH9T.

The sequence of events is described in the letter from our client, Mr. Ridgway, who is a witness to these developments. In summary, since late 2022, works which have been undertaken on the lands include:

1. Significant alteration to the exterior of the existing barn building e.g. putting up a chimney flue, large external water tanks, new corrugated metal cladding and wood blocks and an electricity meter.
2. Significant work to the interior of the building which was previously an open barn whereas now it is set out for both manufacturing and retail (see attached photos which are screenshots from the Instagram website of the pre-existing business that relocated to the barn in Glencullen from another location).
3. A new connection to the electricity grid to serve the barn (a new pole was erected by the ESB on the land adjoining D18 YHT 9T to serve presumably a power line to D18 YH9T).
4. Building a new roadway from the barn (now in use as pottery) across the adjoining field to connect to Fiery Lane. This included removing trees/gorse, excavating the route of the road and spreading gravel to form the roadway (see photos below - please note since these photos were taken the roadway has been further developed).



1. Aerial view of barn site outlined in red- note that there is no formal access to the site across the adjacent agricultural lands (Google Earth 2021)



2. ESRI maps image - showing the new access that has been created across the field and through the gorse to provide the unauthorised vehicular access to the subject site.

Question 1.

Does the change of use from agricultural barn to a manufactory of pottery, occupied by a potter to carry out their business, constitute development and exempted development

Development

As witnessed by Mr. Ridgway, who lives in the adjoining property, *Granite Lodge*, the barn was previously used for storage.

At the time of his purchase of the house, *Granite Lodge*, in 2018, it contained no sanitary facilities, no system for disposal of waste water or connection to a piped water supply and we understand this remains the situation. We note that water tanks have been installed externally. Also there was no electricity supply from the grid until a connection was made in 2022 by the ESB.

As described in the letter from Mr. Ridgway, the barn and associated buildings on the site have been leased to a third party (*Araucaria Ceramics*) since 2022 and are being used and occupied as a pottery manufacturing business. This company, *Araucaria Ceramics*, has been registered since 2018 with the Companies Registration Office (CRO 622429) at an address elsewhere - 6 Seaview Wood, Shankill, Dublin D18TC91.

The previous use of the barn has ceased. The new activity constitutes a material change of use and therefore constitutes development.

Also relevant to the question of "*development*" are the changes in environmental effects associated with the development, by way of vehicular traffic generation, waste water run-off including from the pottery process, lack of sanitary facilities for such an operation (no toilet or septic tank to serve the operation) and a change to the entity as a whole, with a visual and functional difference between the previous use on the site and that which currently exists. The current use has resulted in a material effect on the external appearance of the buildings and yard area with a new chimney flue installed and the external water tank storage.



3. Screen shots from ceramic company Instagram account

Is not exempted development

Section 4(1) of the Planning and Development Act, 2000, as amended, sets out a number of development categories which are exempted development. The change of use of the premises subject of this Section 5 application does not come within the scope of any of the categories cited at Section 4(1) of the Act.

Section 4(2)(a) of the Act enables the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act, where he or she is of the opinion that by reason of its size, nature or limited effect on its surroundings, the carrying out of such development would not offend against the principles of proper planning and sustainable development. These exemptions are set in the Planning and Development Regulations, 2001, as amended.

Article 6 of the Planning and Development Regulations 2001, as amended, refers to Classes of development in Schedule 2 of the Regulations, at Part 1 and 3 of the Schedule, which are deemed to be exempted development, subject to compliance with certain conditions and limitations pertaining to the particular Class of development and with the requirements of Article 9 of the Regulations.

The material change of use referred to does not benefit from any of the exemptions set out in Schedule 2 of the Regulations.

Further exemptions are set out at Article 10 of the Planning and Development Regulations 2001, as amended. This Article provides that development, which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2 of the Regulations, shall be exempted development for the purposes of the Act, provided that it would not involve carrying out works other than works which are exempted development, contravene a condition attached to a permission, be inconsistent with the use specified or included in a permission or be a development where the existing use is unauthorised.

The change of use to a pottery manufacturing activity does not come within the provisions of Article 10 of the Regulations.

The change of use from agricultural barn to a manufactory of pottery is development and is not exempted development.



Photographs September 2022 showing construction of the new road (taken by Mr. D. Ridgway)

Question 2.

Whether the construction of a road across an agricultural field to serve an unauthorised development (i.e. a pottery manufactory), including formation of parking area to serve the pottery, is or is not exempted development, within the meaning of the Planning and Development Act, 2000 (as amended)

The development site is identified on the map submitted to the Planning Authority together with an aerial photo which identifies the access track across third party lands to the subject agricultural barn. Based on historical aerial photography, the photographs taken by our client in September 2022 and on the information set out in Mr. Ridgway's letter, we note that there was no pre-existence of an access track across the field to the barn before 2022.

The field entrance onto Fiery Lane was previously used by agricultural machinery to gain access to the field. A road way to provide access to the barn (pottery manufactory) was created in 2022 across the intervening land which involved the removal of gorse and the laying of a gravel surface along the newly created track. A parking area has been formed beside the pottery building with additional hard core laid.

The creation of a private road across an agricultural field to provide an access to the unauthorised pottery manufactory constitutes development.



New Road

Section 4(1) of the Planning and Development Act, 2000, as amended, sets out a number of development categories which are exempted development. The construction of the road to serve the premises now used as a pottery manufactory does not come within the scope of any of the categories cited at Section 4(1) of the Act.

Section 4(2)(a) of the Act enables the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act where he or she is of the opinion that by reason of its size, nature or limited effect on its surroundings, the carrying out of such development would not offend against the principles of proper planning and sustainable development. These exemptions are set in the Planning and Development Regulations, 2001, as amended.

Article 6 of the Planning and Development Regulations 2001, as amended, refers to Classes of development in Schedule 2 of the Regulations, at Part 1 and 3 of the schedule, which are deemed to be exempted development, subject to compliance with certain conditions and limitations pertaining to the particular Class of development and with the requirements of Article 9 of the Regulations.

CLASS 13 of Part 1, Schedule 2 of the Regulations, states the following:

The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

Conditions and Limitations

The width of any such private footpath or paving shall not exceed 3 metres.

The development does not fall under CLASS 13 which refers to the repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving. There was no private road across these third party lands providing access to the barn building and adjoining yard. The road recently installed is not a *footpath or paving*, but is a road to serve the unauthorised development being conducted in the barn.

Article 9(1)(a) (viii) of the Planning and Development Regulations 2001, states that development is not exempted development if it consists of or comprises the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

The provision of a parking area to serve the pottery manufactory is not exempted development by virtue of the said Article 9(1)(a) (viii), as the provision of a parking area is an alteration of a structure the use of which is unauthorised.



Access point onto Fiery Lane prior to construction of the new road (Google street view)



Sight Line along public road at Entrance onto Fiery Lane



Entrance from Fiery Lane

Question 3.

Whether the use of an existing agricultural access onto a public road and use of the new road leading to an unauthorised pottery manufactory, at a point with restricted sight lines, is or is not development and is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended)

The unauthorised pottery manufactory is served by the new road with access onto Fiery Lane via the location of a pre-existing agricultural access. This access is linked to the agricultural lands in third party ownership providing occasional access across agricultural lands.

The pottery workshop generates entirely new, additional traffic movements via the new road leading to additional turning movements from/to the new road at the pre-existing access point onto Fiery Lane. This is an intensification of use of the access point amounting to a material change of use. At the location of the access onto Fiery Lane, the sight lines to the south-west along the public road are severely restricted, thereby generating a traffic hazard for the increased traffic movements.

Article 9(1)(a)(iii) of the Regulations states that developments shall not be exempted where such development would endanger public safety by reason of traffic hazard or obstruction of road users.

Accordingly, having regard to the provisions of Article 9(1)(a)(iii) of the Planning and Development Regulations, 2001, use of the access and of the new road is not exempted development per Class 13, Schedule 2, Part 1, of the said Planning and Development Regulations, 2001 (as amended).

Question 4

Whether the installation of external water tanks and the provision of an external flue in connection with the unauthorised change of use from an agricultural barn to a pottery manufactory constitute exempted development or not

The exterior of the barn has been altered by the installation of external water tanks and the provision of an external flue.

Section 4(1)(h) of the Planning and Development Act, 2000, as amended, sets out the following as exempted development:

"development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures"

We consider that the external water tanks are inconsistent with the pre-existing character of the barn by virtue of their scale and location. The external flue is to serve a development materially different to the previous use of the barn and is visually out of character with an agricultural barn.

Accordingly we consider that the installation of external water tanks and the provision of an external flue in connection with the unauthorised change of use from an agricultural barn to a pottery manufactory do not constitute exempted development.

Conclusion and Declaration sought under Section 5

Having regard to the above, we do not consider that the development in question could be considered to constitute exempted development – under the provisions of either the principal Act or of the Planning and Development Regulations, 2001, as amended. We would ask the planning authority to agree with our conclusion and issue a declaration that the material change of use and the associated works, which have been carried out, constitute development, which is not exempted development.

Yours Sincerely



Jane Doyle

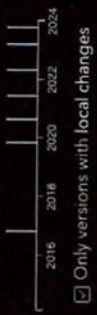
31st January 2024

E

3 images from ESRI showing how the road has been developed between 2022 and 2023

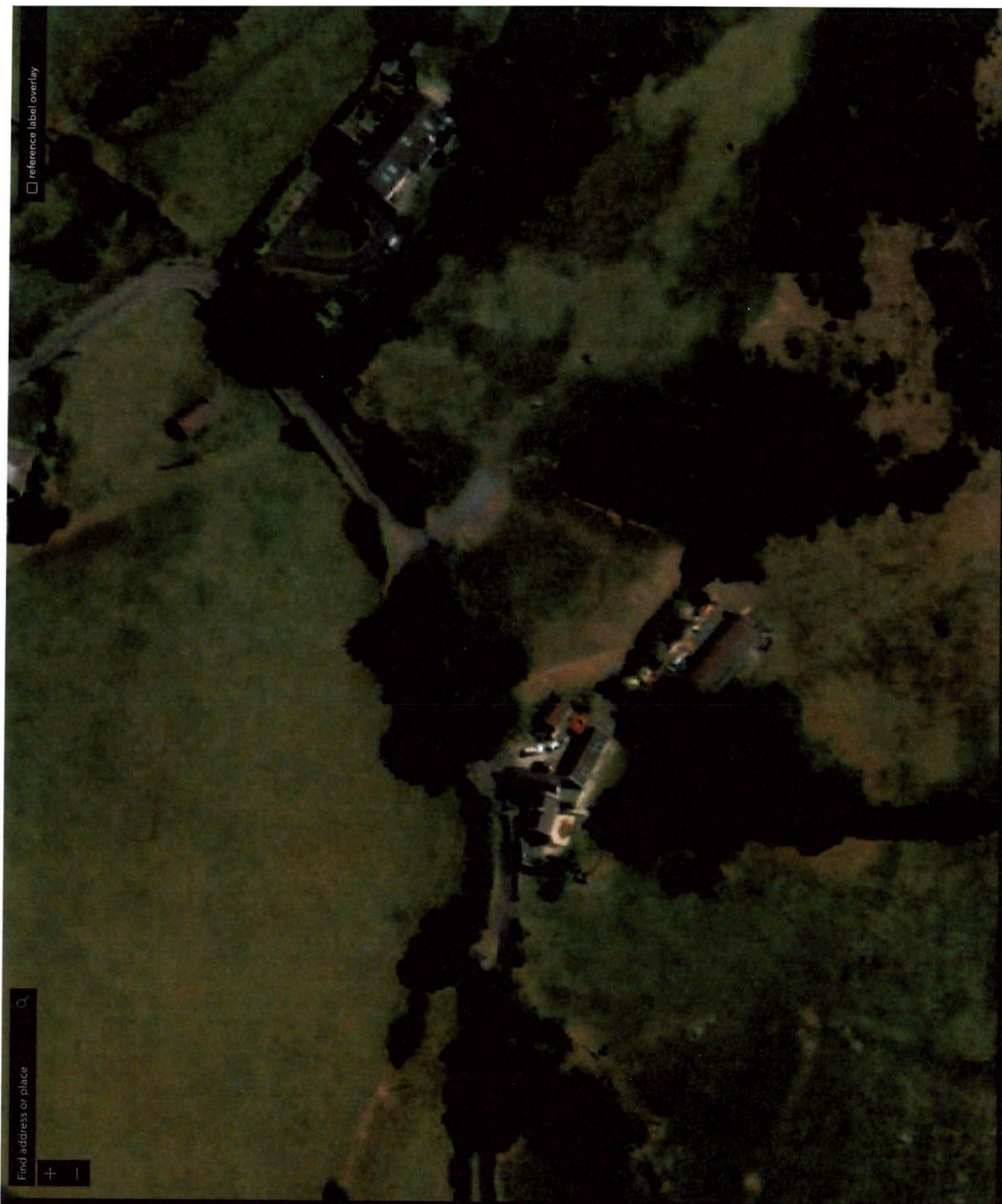
Find address or place

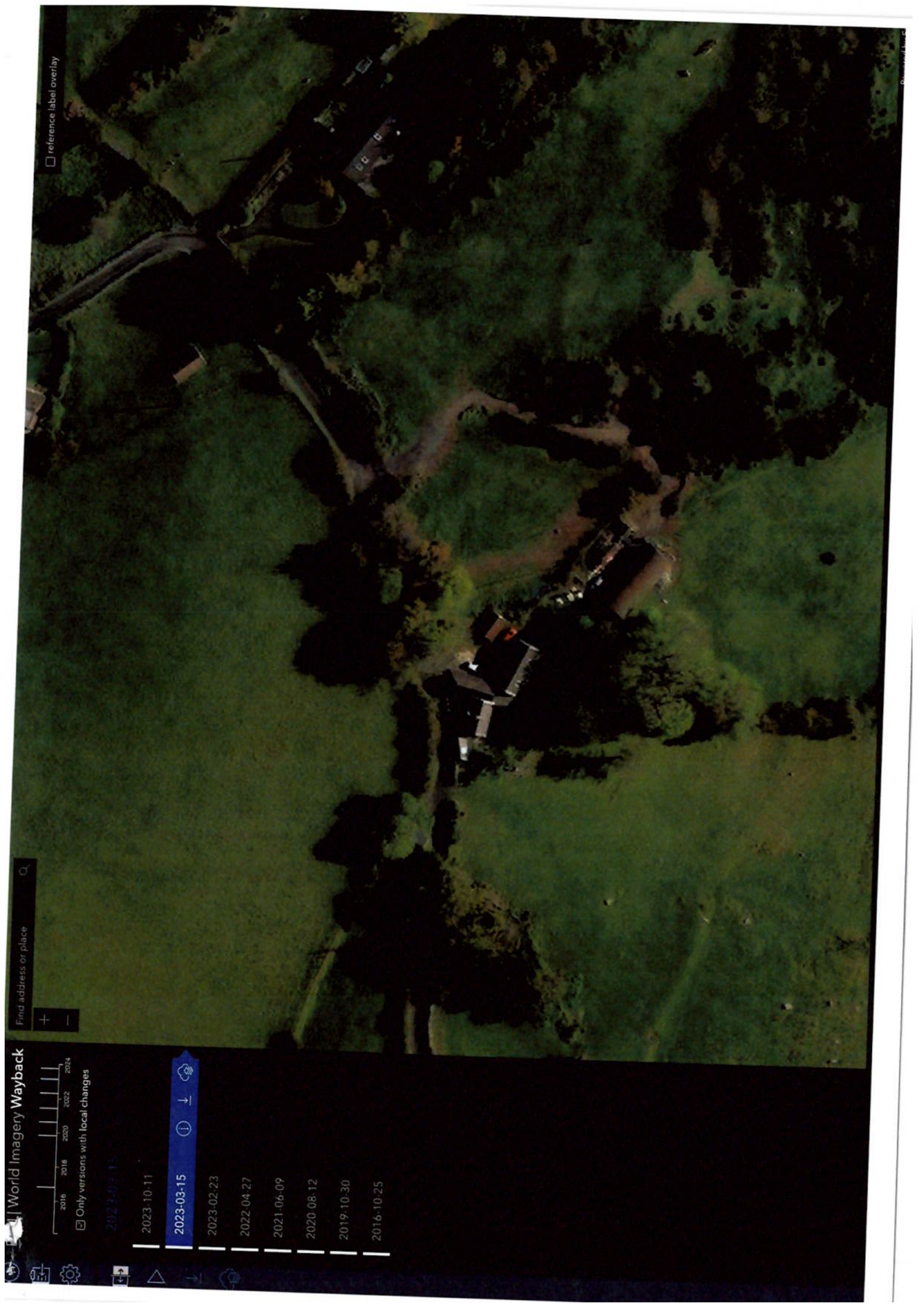
☐ reference label overlay



☒ Only versions with local changes

- 2023-02-23
- 2023-10-11
- 2023-03-15
- 2023-02-23
- 2022-04-27
- 2021-06-09
- 2020-08-12
- 2019-10-30
- 2016-10-25







☒ Only versions with local changes

2023-10-11

- 2023-10-11
- 2023-03-15
- 2023-02-23
- 2022-04-27
- 2021-06-09
- 2020-08-12
- 2019-10-30
- 2016-10-25

Find address or place

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☐ reference label overlay



H

**Letter from Ken Lynch, a neighbour to the
Ridgeways in support of their position**

To: An Bord Pleanála

Date: 6th March 2024

Dear Sir / Madam

My name is Ken Lynch. I'm a long-term resident on Barrack Road, Glencullen, Dublin 18.

I'm very familiar with the family home Granite Lodge on Fiery Lane and the small piece of land adjacent to it which had a farm barn.

To the best of my knowledge there's never been a business operating from that barn or around it.


About 18 months ago works were done to the adjoining land and the barn and since the works, it's now a business premises rented out to a pottery manufacturer.

As such the adjacent land has gone from occasional farm type use to a business premises.

Yours sincerely

Ken Lynch

Rathmore, Barrack Road, Glencullen D18 TP48



[REDACTED]

Subject: planning

Date: 8 Mar 2024 at 19:30:43

[REDACTED]

[REDACTED]

Hi Dave,

Please see attached

regards

Ken



To An Bord Pleanála.docx

13 KB

I

Independent valuation report for the property and derelict buildings and agricultural storage shed carried out in September 2022, the valuation is dated 31 October 2022

independent
valuations

17 Upper Baggot Street, Dublin 4
Telephone 01 - 6607 988
Facsimile 01 - 6609 239
Mobile 087 9109 188
Email patrick@valuations.ie
www.valuations.ie

Private & Confidential

Dave Rigway
Granite Lodge
Firery Lane
Glencullen
D18

31/10/22 *survey undertaken September 2022*

Re: Plot of land and outbuildings, Fiery Lane, Glencullen, D18

Dear Mr Rigway,

Further to recent instruction I have enclosed here a report for your attention.

Information regarding title, outgoing, local Authority planning etc has not been checked against the relevant documentation.

Please note that no soil survey was undertaken by our office and I must stress that I am therefore unable to report whether the site is free from any contamination and I further stress that this report is compiled on the basis that it is for valuation purposes only.

With reference to your instructions I have carried out an assessment of the aforementioned property with a view to advising you of the approximate Open Market Capital Value of the freehold interest of the plot of land and outbuildings at Firery Lane, Glencullen, D18

- Tenure:** Property is presumed held freehold – Folio DN75872F
- Services:** There are no main services available to the property and access is poor.
- Area:** Circa 627 m2 / 0.15 acres
- Planning:** The plot of land falls within an area Zoned Objective G 'to protect and improve high amenity areas' – Dun Laoghaire Rathdown Development Plan 2016- 2022.
- Condition:** The plot of land contains various tumbledown and overgrown derelict outbuildings and one large agricultural storage shed. As previously stated no soil survey has been carried out on the land.

Valuation:

It is my opinion that the Current Open Market Value of the plot of land and outbuildings shaded red on the attached Map

Is in the region of €60,000

(Sixty Thousand Euro)

In accordance with our standard practice, we must state that this report is solely for the use of the persons to whom it is addressed and no responsibility can be accepted to a third party for the whole or any part of its contents.

I hope that the above will be of assistance to you. If you have any queries in relation to the above, please do not hesitate to contact me.

Yours sincerely,

Patrick Sheehan MRICS MSCSI
Independent Valuations Ltd.

MAP

Plot of land & outbuildings, Fiery Lane, Glencullen, D18 - shaded red with right of way shaded yellow.



Aerial view

