

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 90B/1323
1. LOCATION	site no. 14 (postal number 3, Dodder Avenue) Dodder Valley Park, Firhouse Rd, Old Bawn, Tallaght, Dublin 24.		
2. PROPOSAL	conversion of existing garage and kitchen into self contained granny flat		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P/BBL	11 October 1990	1. 22/11/90 2.
4. SUBMITTED BY	Name Niall Phelan		
	Address 11 The Willows, Castletwon, Celbridge, Co. Kildare.		
5. APPLICANT	Name Lark Developments Ltd		
	Address 8 Hermitage Park Road, Ballydowd, Lucan		
6. DECISION	O.C.M. No. P/177/91		Notified 24/1/91
	Date 24/1/91		Effect to grant permission
7. GRANT	O.C.M. No. P/1019/91		Notified 4/3/91
	Date 4/3/91		Effect Permission granted
8. APPEAL	Notified		Decision
	Type		Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT ORDER NO. AND DATE:
P/ 1019 /91 - 4 / 3 /91

Notification of Grant of Permission/

Local Government (Planning and Development) Acts, 1963-1983

Niall Phelan,
To: 11 The Willows,
Castletown,
Celbridge, Co. Kildare.

Decision Order P/177/91 - 24/1/91
Number and Date 90B-1323

Register Reference No

Planning Control No. 11/10/90

Application Received on
Add. Info. Rec'd: 29/11/90
Floor Area: 24 sq.m.

Lark Developments Ltd.
Applicant

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
revised house type incorporating a granny flat at site number 14 (postal number 3, Dodder Avenue), Dodder Valley Park, Firhouse Road, Old Bawn, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received, 29th November, 1990, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. The development shall be carried out in conformity with Conditions Nos. 4-7 of the decision to grant permission by Order No. P/1310/90, dated 3rd April, 1990, Reg. Ref. 90A/177, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	3. In the interest of the proper planning and development of the area.
Contd...	

Signed on behalf of the Dublin County Council

For Principal Officer

Date.

04 MAR 1991

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

Form A1—Future Print Ltd

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

GRANT ORDER NO. AND DATE:
P/1017/91 - 24/1/91

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To Niall Phelan,
11 The Willows,
Castletown,
Celbridge, Co. Kildare.
Applicant: Lark Developments Ltd.

Decision Order P/177/91 - 24/1/91
Number and Date 90B-1323
Register Reference No
Planning Control No. 11/10/90
Application Received on Add. Info. Rec'd: 29/11/90
Floor Area: 24 sq.m.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
revised house type incorporating a granny flat at site number 14 (postal number 3, Dodder Avenue), Dodder Valley Park, Firhouse Road, Old Bawn, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>b. Lodgement with the Council of a Cash Sum of £120,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.</p> <p>OR</p> <p>c. Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.</p> <p>as required by Condition No. 9 of part one of the second schedule of planning permission granted under Reg. Ref. 87A/1075. These arrangements to be made prior to the commencement of this proposal.</p> <p>NOTE: This security relates to the housing element of the overall proposed development for which planning permission was granted under 87A/1075.</p>	<p>£75000.00</p> <p>Contd.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

Form A1-Future Print Ltd

B

Niall Phelan,
11 The Willows,
Cstletown,
Celbridge,
Co. Kildare.

90B/1323

22 November 1990

Re: Proposed conversion of garage and kitchen into self contained granny flat existing at site number 14 (postal) number 3, Dodder Avenue), Dodder Valley Park, Firhouse Road, Old Bawn, Tallaght for Lark Developments Ltd.

Dear Sir,

With reference to your planning application, received here on 11 October, 1990, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The advertisement submitted does not adequately describe the proposed development. The applicant is requested to submit a revised advertisement as follows; "Co. Dublin. Planning permission is being sought for revised house type incorporating a granny flat at Site No. 14 (Postal number 3 Dodder Avenue), Dodder Valley Park, Firhouse Road, Old Bawn, Tallaght for Lark Developments Ltd.".
2. The applicant is requested to state the need for a granny flat.
3. The applicant is requested to submit revised layout showing the provision of a door which will internally connect the proposed granny flat and the main house.

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

Yours faithfully,


for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

GRANT ORDER NO. AND DATE:
P/1019/91 - 4/13/91

Notification of Grant of Permission/

Local Government (Planning and Development) Acts, 1963-1983

To: Niall Phelan,
11 The Willows,
Castletown,
Celbridge, Co. Kildare.
Applicant: Lark Developments Ltd.

Decision Order Number and Date: P/177/91 - 24/1/91
Register Reference No: 90B-1323
Planning Control No: 11/10/90
Application Received on: Add. Info. Rec'd: 29/11/90
Floor Area: 24 sq. m.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions:
revised house type incorporating a granny flat at site number 14 (postal number 3, Dodder Avenue), Dodder Valley Park, Firhouse Road, Old Bawn, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received, 29th November, 1990, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. The development shall be carried out in conformity with Conditions Nos. 4-7 of the decision to grant permission by Order No. P/1310/90, dated 3rd April, 1990, Reg. Ref. 90A/177, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	3. In the interest of the proper planning and development of the area.

Contd...

Signed on behalf of the Dublin County Council

For Principal Officer

Date

04 MAR 1991

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

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4. The use of the granny flat for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the granny flat shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.

5. That when the granny flat is no longer required for use as a granny flat by the applicant, that its use revert to use as part of the existing dwelling unit.

6. That arrangements be made with regard to the payment of the financial contribution in the sum of £60,480. required by condition no. 10 of part one of the second schedule of the planning permission granted under Reg. Ref. 87A/1057/1075. These arrangements to be made prior to the commencement of this proposal.

NOTE: This financial contribution relates to the housing element of the overall proposed development for which planning permission was granted under 87A/1075.

7. That arrangements be made with regard to the lodgement of security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains, by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £120,000. which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

OR.....

4. In the interest of the proper planning and development of the area.

5. In the interest of the proper planning and development of the area.

6. In the interest of the proper planning and development of the area.

7. In the interest of the proper planning and development of the area.

CONTD.....

04 MAR 1991

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
11, ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

GRANT ORDER NO. AND DATE:
P/107/91 - 21/3/91

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To: Niall Phelan,
11 The Willows,
Castletown,
Celbridge, Co. Kildare.
Applicant: Lark Developments Ltd.

Decision Order P/177/91 - 24/1/91
Number and Date 90B-1323
Register Reference No
Planning Control No 11/10/90
Application Received on
Add. Info. Rec'd: 29/11/90
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CONDITIONS	REASONS FOR CONDITIONS
<p>7. Contd....</p> <p>b. Lodgement with the Council of a Cash Sum of €5120,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.</p> <p>OR.....</p> <p>c. Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.</p> <p>as required by Condition No. 9 of part one of the second schedule of planning permission granted under Reg. Ref. 87A/1075. These arrangements to be made prior to the commencement of this proposal.</p> <p>NOTE: This security relates to the housing element of the overall proposed development for which planning permission was granted under 87A/1075.</p>	<p>£75000.00</p> <p>Contd....</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date

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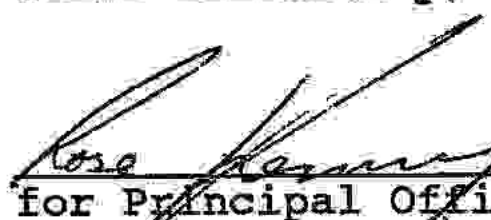
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Yours faithfully,


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