

9th March 1992

Councillor L. Creaven,  
43 St. Fintans Park,  
Sutton,  
Dublin 13.

Dear Councillor Creaven,

I refer to your letter of 1st February 1992 making representations on behalf of Mr. Christy Mc Kiernan, 26 Springfield Avenue, Templeogue, Dublin 6, regarding planning application Reg. Ref. 92A/0029 for planning permission for a development described as (a) storm porch enclosure to hall door and (b) 2-storey extension to side and rear, and conversion of garage for use as residential guest accommodation.

I wish to inform you that by order dated 5th March 1992 the Planning Authority decided to grant permission for this proposal.

Yours faithfully,

---

PRINCIPAL OFFICER

AS/UD

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 92A/029

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 646 sq. y. 14/1/92.

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT: Slu. level.

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P / / DATED £ 484.10

ENTERED IN CONTRIBUTIONS REGISTER:

$\frac{646}{1000} @ 710$

DEVELOPMENT CONTROL ASSISTANT GRADE

no deposit on file  
at date of  
assessment. Required  
in company  
14/1/92

PLANNING APPLICATION FEES

Reg. Ref... 92A/0029 Cert. No. .... 27649  
 PROPOSAL... Stem PORA + extension for use as guest house... Accommodation  
 LOCATION... 26 Springfield Ave, Templeogue  
 APPLICANT... C. McKernan

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE                                     | AMT. OF FEE REQ. | AMOUNT LODGED  | BALANCE DUE          | BALANCE PAID |
|-------|-------------------------------|--|------------------|----------------|----------------------|--------------|
| 1     | Dwellings                     | @£32                                     |                  |                |                      |              |
| 2     | Domestic,                     | @£16                                     | <u>£16</u>       | <u>£16</u>     | —                    |              |
| 3     | Agriculture                   | @50p per m2 in excess of 300m2. Min. £40 |                  |                |                      |              |
| 4     | Metres <u>60.0m</u>           | @£1.75 per m2 or £40                     | <u>£105</u>      | <u>£113.75</u> | <u>8.75 overpaid</u> |              |
| 5     | x .1 hect.                    | @£25 per .1 hect. or £250                |                  |                |                      |              |
| 6     | x .1 hect.                    | @£25 per .1 hect. or £40                 |                  |                |                      |              |
| 7     | x .1 hect.                    | @£25 per .1 hect. or £100                |                  |                |                      |              |
| 8     |                               | @£100                                    |                  |                |                      |              |
| 9     | x metres                      | @£10 per m2 or £40                       |                  |                |                      |              |
| 10    | x 1,000m                      | @£25 per £1000m or £40                   |                  |                |                      |              |
| 11    | x .1 hect.                    | @£5 per .1 hect. or £40                  |                  |                |                      |              |

Column 1 Certified: Signed: [Signature] Grade. D.F.E. Date. 14/1/92  
 Column 1 Endorsed: Signed: ..... Grade..... Date.....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade. S.O. Date. 14/1/92  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade..... Date.....

P/988/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

-----  
| B E L G A R D |  
-----

|                      |     |
|----------------------|-----|
| <b>CONTRIBUTION:</b> |     |
| Standard:            | 485 |
| Roads:               |     |
| S. Serv:             |     |
| Open Space:          |     |
| Other:               |     |
| <b>SECURITY:</b>     |     |
| Bond/C.I.F.:         |     |
| Cash:                |     |

Register Reference : 92A/0029

Date Received : 10th January 1992

Correspondence : P.C. O'Grady,  
Name and : 67 Grosvenor Road,  
Address : Dublin 6.

Development : (a) Storm porch enclosure to hall door and (b) 2 storey extension to side and rear, and conversion of garage for use as residential guest accommodation

Location : 26 Springfield Avenue, Templeogue

Applicant : C. McKiernan

App. Type : Permission

Zoning A: To protect and/or improve residential amenity.

Floor Area : 65 Sq.metres

(60) (ROD/BB)

This is an application for PERMISSION for storm porch enclosure to hall door, 2 storey extension to side and rear and conversion of garage for use as residential guest accommodation at 26 Springfield Ave., Templeogue for C. McKiernan.

The site is located in an area zoned 'A' "to protect and improve residential amenity" in the 1983 Development Plan. Access to the site is onto Springfield Avenue.

### PLANNING HISTORY

Reg. Ref. 277/82 - By Decision Order P764 planning permission was granted for a two storey extension at the side and rear of the dwelling on 23rd March, 1982. To date only the extensions to the rear has been built.

The current proposal involves completing the development as originally proposed subject to some modifications. The garage is to be converted for use as residential guest accommodation. Four guest bedrooms in total are proposed to be served by 4 off street car parking spaces.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0029

Page No: 0002

Location: 26 Springfield Avenue, Templeogue

There is also adequate space within the site curtilage for an additional car parking space. While it is unlikely that the four car parking spaces will be fully utilised at any given time for bed and breakfast purposes, nonetheless a fifth car parking space is desirable to provide for the applicants own car if this situation were to arise.

In report dated 10.02.92 the Roads Engineers express concern that the proposed development will result in additional turning movements onto Springfield Avenue which is a major distributor route. However given the scale of the proposal, a small bed and breakfast use in an already established dwelling with adequate off-street car parking. Roads Department are of the opinion that permission can be granted for the development (supplementary report dated 05.04.1992).

The proposed extension and conversion of garage for use as a guesthouse is, therefore, acceptable.  
Avenue.

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

### CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

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

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

~~E.c. 03 That the entire premises be used as a single dwelling unit.~~

~~REASON: To prevent unauthorised development.~~

3 ~~04~~ That all external finishes harmonise in colour and texture with the existing premises.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0029

Page No: 0003

Location: 26 Springfield Avenue, Templeogue

REASON: In the interest of visual amenity.

- 4 ~~05~~ That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.

- 5 ~~06~~ That a fifth car parking space to provided adjacent to space no. 4 as shown on drawing no. 9132.05 dated 7th January, 1992, of the lodged plans.

REASON: In the interest of traffic safety.

- 6 ~~07~~ Entrance gates to be recessed 1.5m. back from the line of the front wall and be provided with 45 degree wing walls, not greater than 0.9m. in height, all at the applicant's own expense.

REASON: In the interest of traffic safety.

- 7 ~~08~~ That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

- 8 ~~09~~ That a financial contribution in the sum of £ 455 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 92A/0029

Page No: 0004

Location: 26 Springfield Avenue, Templeogue

*Richard Cremins* SEP  
.....  
for Dublin Planning Officer *6/3/92* / Endorsed: *[Signature]* .....  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated : *5<sup>th</sup>* MARCH 1992 .....  
.....  
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *10 February* 1992

DUBLIN COUNTY COUNCIL

REG. REF: 92A/0029  
DEVELOPMENT: Guest House  
LOCATION: Springfield  
APPLICANT: Mr. C. McKiernan  
DATE LODGED: 10/1/92

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC  
Date 17.02.92  
Time 11.00

The proposal is for an extension to be used for residential guest accommodation. Four guest bedrooms are proposed to be served by 4 off street car parking spaces.

Access is onto Springfield Avenue which forms part of a major distributor route around the city connecting the Lucan Road to the Stillorgan Road. Permission should be refused as the additional turning movements which would result from the proposed development onto Springfield Avenue which is a major distributor route would endanger public safety by reason of traffic hazard and would set a precedent for further similar developments which would reduce the level of service of this major road.

GC/AW  
10/2/92

SIGNED: Garrett Curran  
DATE: 10/2/92

ENDORSED: Y.P. K  
DATE: 10/2/92



Register Reference : 92A/0029

Date : 17th January 1992

Development : (a) Storm porch enclosure to hall door and (b) 2 storey extension to side and rear, and conversion of garage for use as residential guest accommodation

LOCATION : 26 Springfield Avenue, Templeogue

Applicant : C. McKiernan

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 10th January 1992

DUBLIN COUNTY COUNCIL  
27 JAN 1992  
ENVIRONMENTAL HEALTH

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

*These proposals are acceptable to this section subject to*

- 1. Suitable and adequate permanent ventilation, direct to the external air, being provided to each bedroom.*
- 2. Suitable and adequate permanent ventilation direct to the external air, being provided to each bathroom.*
- 3. Compliance with the Food Hygiene Regulations 1950 - (a).*

*By Smyth. Env. Health Officer  
27-1-92*

*for Ita Devine  
John O'Keilly*  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*29/1/92.*

*Filed.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... *30.01.92* .....  
Time ..... *12.30* .....



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0988 /92 Date of Decision : 5th March 1992

Register Reference : 92A/0029 Date Received : 10th January 1992

Applicant : C. McKiernan

Development : (a) Storm porch enclosure to hall door and (b) 2 storey  
extension to side and rear, and conversion of garage  
for use as residential guest accommodation

Location : 26 Springfield Avenue, Templeogue

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin  
County Council, being the Planning Authority for the County Health  
District of Dublin, did by Order dated as above make a decision to  
GRANT PERMISSION in respect of the above proposal.

P.C. O'Grady,  
67 Grosvenor Road,  
Dublin 6.



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

Reg.Ref. 92A/0029  
Decision Order No. P/ 0988 /91  
Page No: 0002

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *8*.....ATTACHED.

Signed on behalf of the Dublin County Council.....*J. de Bavel*.....  
for Principal Officer

Date:.....*5/3/91*.....

Reg.Ref. 92A/0029  
Decision Order No. P/ 0988 /91  
Page No: 0003



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

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

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

03 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

05 That a fifth car parking space to provided adjacent to space no. 4 as shown on drawing no. 9132.05 dated 7th January, 1992, of the lodged plans.

REASON: In the interest of traffic safety.

06 Entrance gates to be recessed 1.5m. back from the line of the front wall and be provided with 45 degree wing walls, not greater than 0.9m. in height, all at the applicant's own expense.

REASON: In the interest of traffic safety.

07 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

08 That a financial contribution in the sum of £485 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone:773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 92A/0029

Date : 13th January 1992

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

Dear Sir/Madam,

DEVELOPMENT : (a) Storm porch enclosure to hall door and (b) 2  
storey extension to side and rear, and conversion of  
garage for use as residential guest accommodation

LOCATION : 26 Springfield Avenue, Templeogue

APPLICANT : C. McKiernan

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application  
received on 10th January 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

P.C. O'Grady,  
67 Grosvenor Road,  
Dublin 6.



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

- Application for Permission  Outline Permission  Approval  Place / in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.
- Postal address of site or building ..... 26, SPRINGFIELD AVENUE  
(If none, give description sufficient to identify) ..... Templeogue DUBLIN 6.
- Name of applicant (Principal not Agent) ..... MR. C. Mc KERNAN  
Address ..... P.O. GRADY ASSOCIATES ..... Tel. No. ....  
Name and address of person or firm responsible for preparation of drawings ..... P.O. GRADY ASSOCIATES ..... ARMTREE  
67, GLENSIDE ROAD, D.C. Tel. No. 976 177
- Name and address to which notifications should be sent ..... P.O. GRADY ASSOCIATES  
67, GLENSIDE ROAD, DUBLIN 6.
- Brief description of proposed development ..... (a) STORM PORCH  
..... (b) EXTENSION FOR USE AS GUEST HOUSE ACCOMMODATION
- Method of drainage ..... SEWER ..... 8. Source of Water Supply ..... MAIN
- In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used ..... RESIDENTIAL  
(b) Proposed use of each floor ..... RESIDENTIAL
- Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ..... NO
- (a) Area of Site ..... 700 ..... Sq. m.  
(b) Floor area of proposed development ..... 65 ..... Sq. m.  
(c) Floor area of buildings proposed to be retained within site ..... 205 ..... Sq. m.
- State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) ..... OWNER
- Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place / in appropriate box.

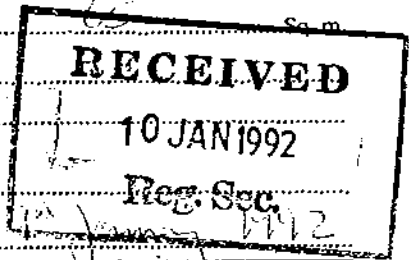
14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
..... TO THE EXTENT REQUIRED

15. Enclosed with ..... 4 NO SETS AND DRAWINGS ..... 1 NO. COPIES  
..... 4 NO LOCAL AUTH. FEES  
..... 1 NO PLANNING SURVEY

No of dwellings proposed (if any) ..... Class(es) of Development ..... A  
Fee Payable E. 115.75 ..... Basis of Calculation ..... 65 sq. m @ 1.75  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (for his Agent) ..... John C. Grady ..... Date ..... 10/1/92

Application Type ..... P ..... FOR OFFICE USE ONLY  
Register Reference ..... 92N 0529  
Amount Received E ..... 22-6 ..... 2,24.0 10/1  
Receipt No .....  
Date .....



En Herald 8/1/92

129.75 10/1  
N54339 PN 54340

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
  2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
  3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
    - (a) The address of the structure or the location of the land.
    - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
    - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
  5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
    - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
    - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
      - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
    - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
  6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

| <u>PLANNING APPLICATIONS</u> |  |  | <u>BUILDING BYE-LAW APPLICATIONS</u> |  |   |
|------------------------------|--|--|--------------------------------------|--|---|
| CLASS NO.                    | DESCRIPTION  | FEE                                    | CLASS NO.                            | DESCRIPTION  | FEE   |
| 1.                           | Provision of dwelling — House/Flat.  | £32.00 each                            | A                                    | Dwelling (House/Flat)  | £55.00 each   |
| 2.                           | Domestic extensions/other improvements.                                    | £16.00                                 | B                                    | Domestic Extension (improvement/alteration)                              | £30.00 each   |
| 3.                           | Provision of agricultural buildings (See Regs.)                            | £40.00 minimum                         | C                                    | Building — Office/ Commercial Purposes                                   | £3.50 per m <sup>2</sup> (min. £70.00)  |
| 4.                           | Other buildings (i.e. offices, commercial, etc.)                           | £1.75 per sq. metre (Min. £40.00)      | D                                    | Agricultural Buildings/Structures  | £1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00) |
| 5.                           | Use of land (Mining, deposit or waste)                                     | £25.00 per 0.1 ha (Min £250.00)        | E                                    | Petrol Filling Station   | £200.00   |
| 6.                           | Use of land (Camping, parking, storage)                                    | £25.00 per 0.1 ha (Min. £40.00)        | F                                    | Development or Proposals not coming within any of the foregoing classes. | £9.00 per 0.1 ha (£70.00 min.)  |
| 7.                           | Provision of plant/machinery/tank or other structure for storage purposes. | £25.00 per 0.1 ha (Min. £100.00)       |                                      |  | Min. Fee £30.00   |
| 8.                           | Petrol Filling Station.  | £100.00                                |                                      |  | Max. Fee £20,000  |
| 9.                           | Advertising Structures.  | £10.00 per m <sup>2</sup> (min £40.00) |                                      |  |   |
| 10.                          | Electricity transmission lines.  | £25.00 per 1,000m (Min. £40.00)        |                                      |  |   |
| 11.                          | Any other development.   | £5.00 per 0.1 ha (Min. £40.00)         |                                      |  |   |

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

**COMHAIRLE CHONTAE ÁTHA CLIATH**

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee.

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

N 54340

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£16.00

Received this 10th day of Jan / 1992

from P.J.C. O'Grady  
67 Grosvenor road

the sum of Sixteen Pounds

application at 26 Springfield Avenue Pence, being 66 planning

Michael O'Leary Cashier

S. CAREY Principal Officer Class 2

**COMHAIRLE CHONTAE ÁTHA CLIATH**

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee.

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

N 54339

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£13.75

Received this 10th day of Jan / 1992

from P.J.C. O'Grady  
67 Grosvenor road

the sum of one hundred and thirteen Pounds

seventy five Pence, being 66 planning application at 26 Springfield Avenue

Michael O'Leary Cashier

S. CAREY Principal Officer Class 4



P.C.  
O'GRADY  
ASSOCIATES

ARCHITECTS  
&  
PLANNING  
CONSULTANTS

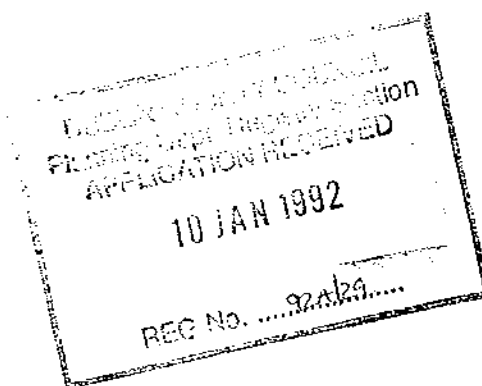
67,  
GROSVENOR ROAD,  
RATHGAR,  
DUBLIN 6.

TEL:  
976777  
979620

VAT NO:  
9F71410E

9 January 1992.

Dublin County Council  
Planning Dept.  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Re: 26, Springfield Avenue, Templeogue, Dublin 6.

Dear Sir,

on behalf of my client , Mr. C. McKiernan , I wish to apply for Planning Permission to erect additions and extensions at the front , side , and rere of the existing house , as shown on the accompanying plans.

The extensions, in addition to the conversion of the existing garage, are to accommodate a four bedroom section for use as a guest house which my client proposes to establish.

In 1982, under Reg Ref. 277/ 82. Planning Permission was granted for a similar development. To date, only the extensions to the rere have been built. It is my client's wish to complete the development as originally proposed, subject to some modifications, which we believe will improve the design.

If the documentation requires any clarification I shall be pleased to attend at your offices to explain the project.

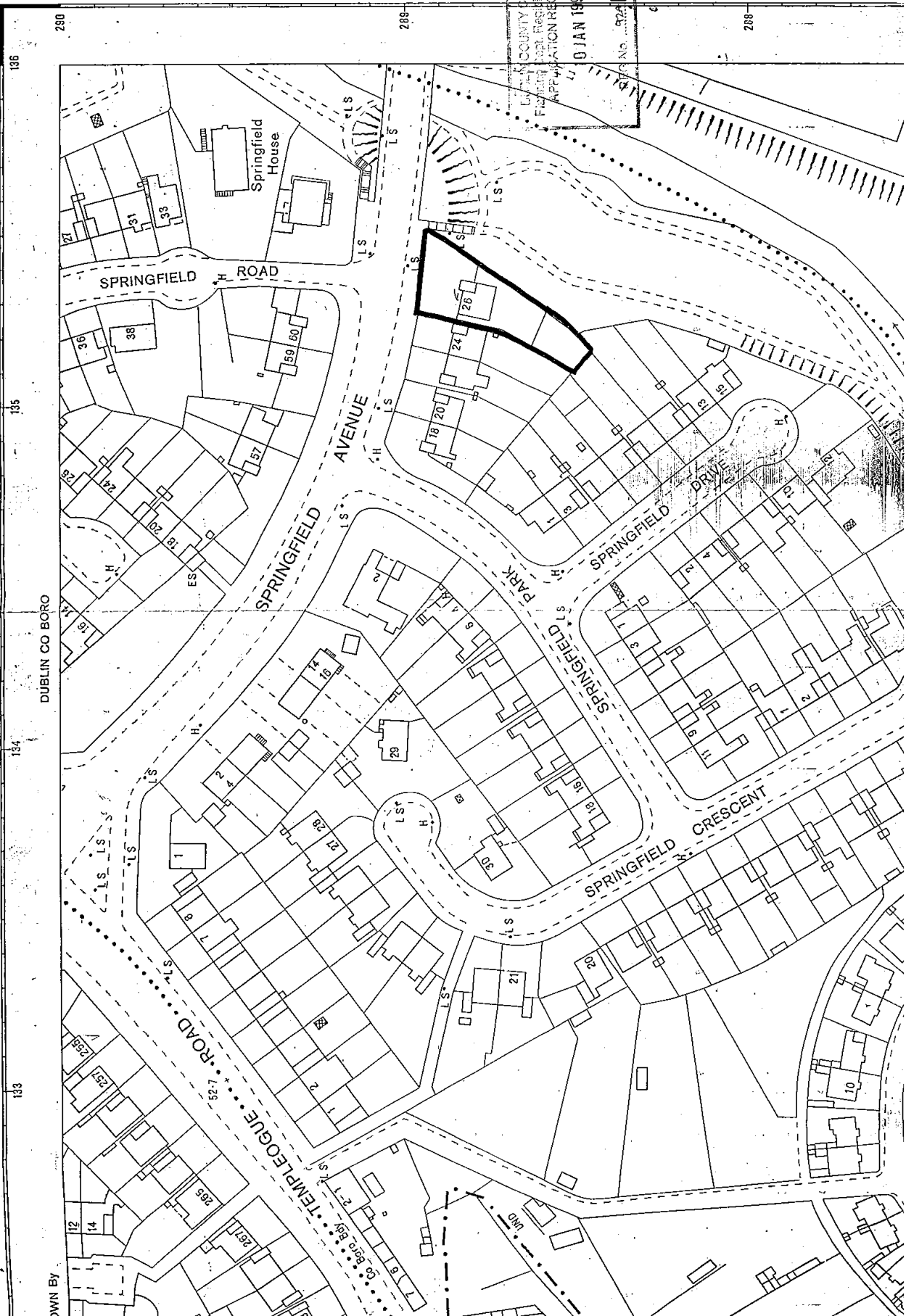
Yours faithfully,

John C. O'Grady.

I.C. O'GRADY  
Dip Env Econ. M.I.Arch.S.

P.C. O'GRADY  
F.E.A.S. M.I.Arch.S.  
Consultant

MAP 3391-2



DUBLIN COUNTY COUNCIL  
Planning and Property Section  
APPLICATION RECEIVED  
10 JAN 1992  
PLANNING NO. 92/124

DUBLIN CO BORO

DOWN BY

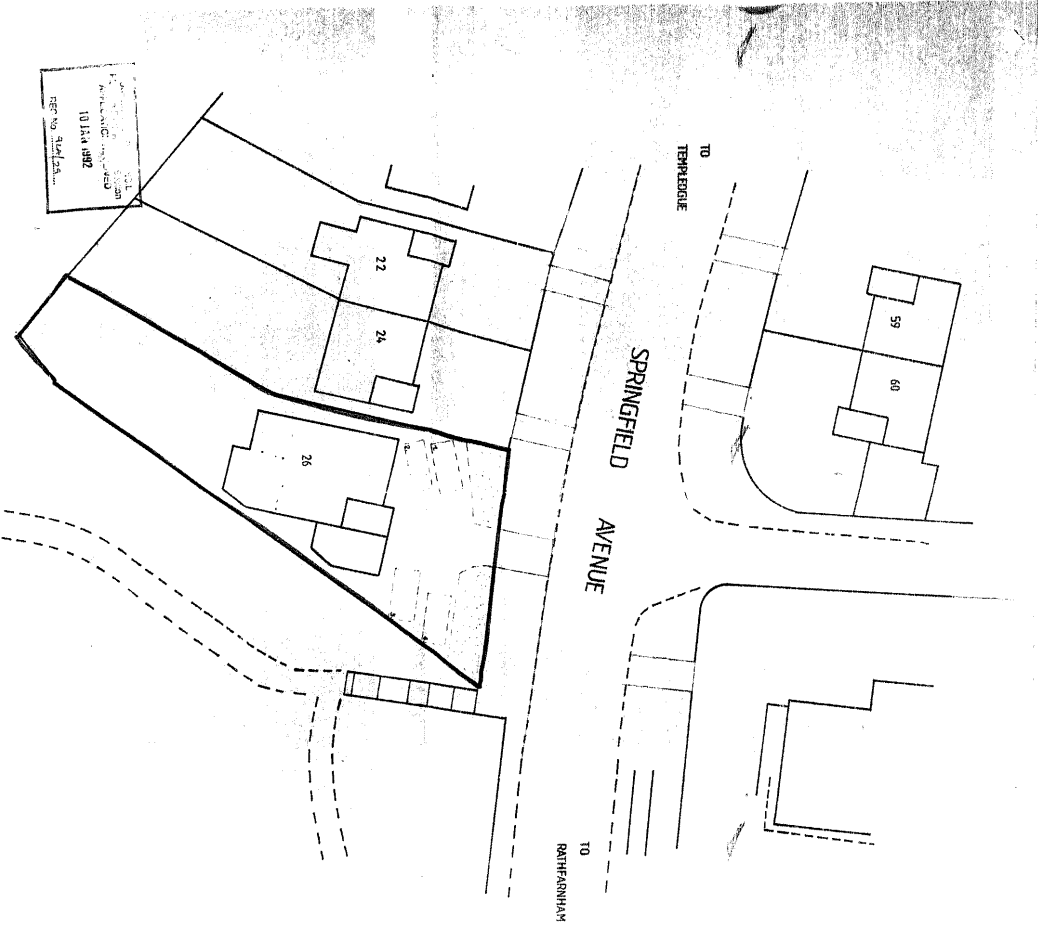
133 134 135 136

290

289

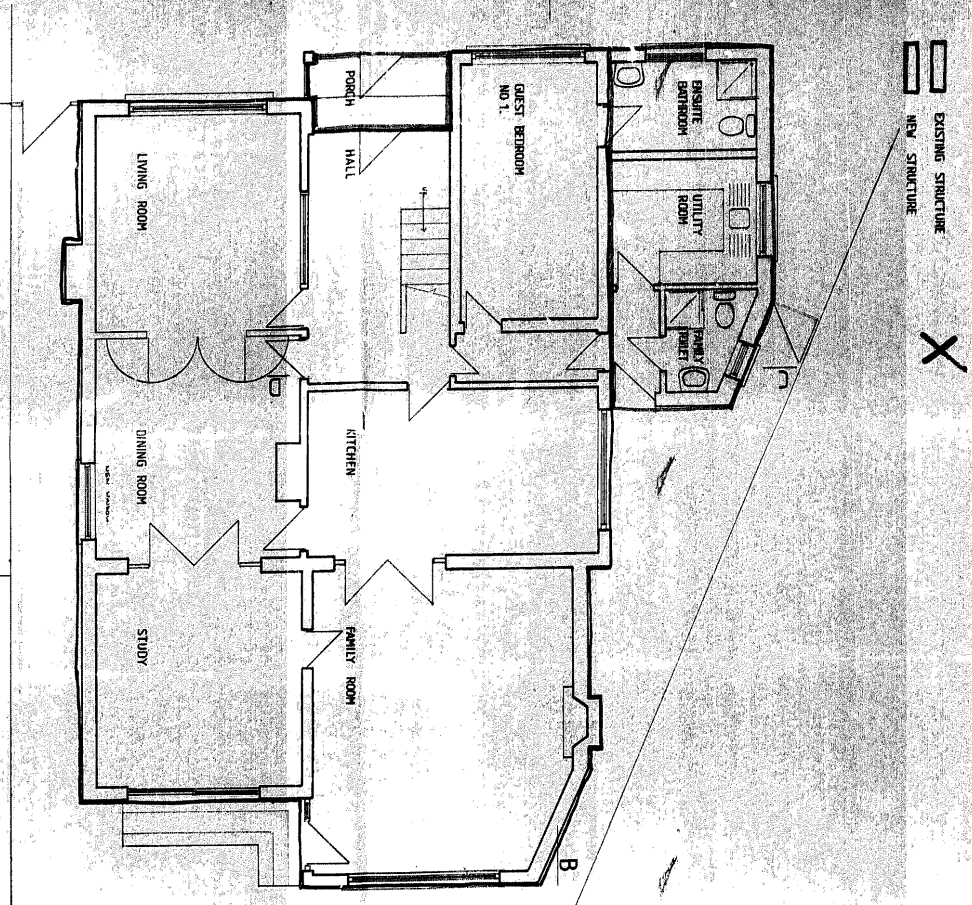
288





|                       |  |                       |  |
|-----------------------|--|-----------------------|--|
| F.O.C. PROJECT        |  | HOUSE AT              |  |
| CORRECTION ASSOCIATES |  | 26 SPRINGFIELD AVENUE |  |
| ARCHITECTS            |  | TEMPERLOUE, DUBLIN 5  |  |
| CLIENT                |  | MR. C. Mc KERNAN      |  |
| DRAWING NO.           |  | SITE PLAN             |  |
| SCALE                 |  | 1:50                  |  |
| DATE                  |  | 7.1.1992              |  |
| DRAWN BY              |  | 9732-05               |  |
| CHECKED BY            |  |                       |  |
| SCALE                 |  |                       |  |

GROUND FLOOR



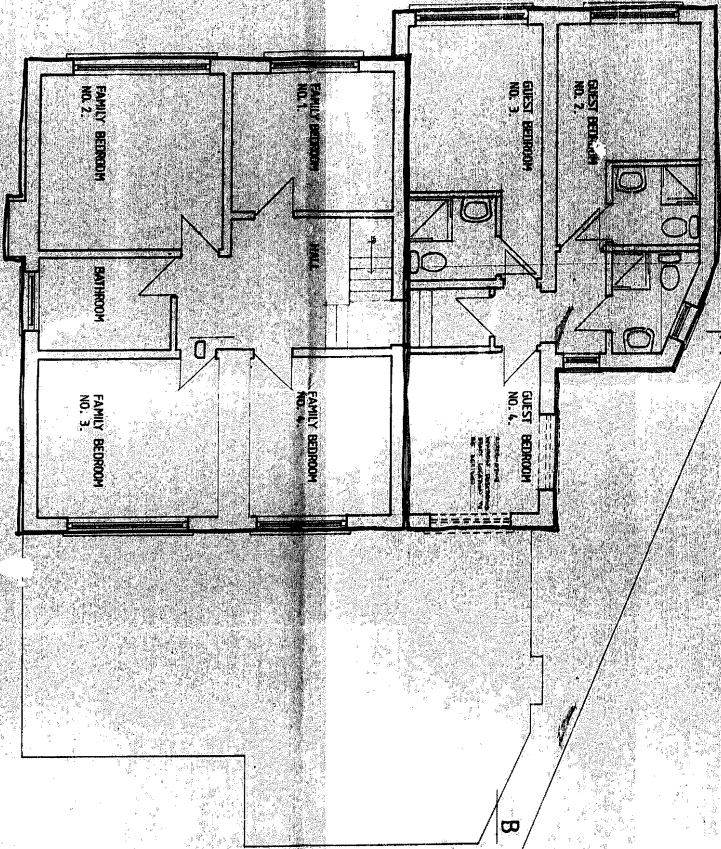
EXISTING STRUCTURE  
NEW STRUCTURE

X

10 JAN 1992  
REG. NO. 00145

|             |                             |
|-------------|-----------------------------|
| PROJECT NO. | HOUSE AT SPRINGFIELD AVENUE |
| CLIENT      | MR. C. Mc KIBBEN            |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| SCALE       | 1:50                        |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| PROJECT NO. | HOUSE AT SPRINGFIELD AVENUE |
| CLIENT      | MR. C. Mc KIBBEN            |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| SCALE       | 1:50                        |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |

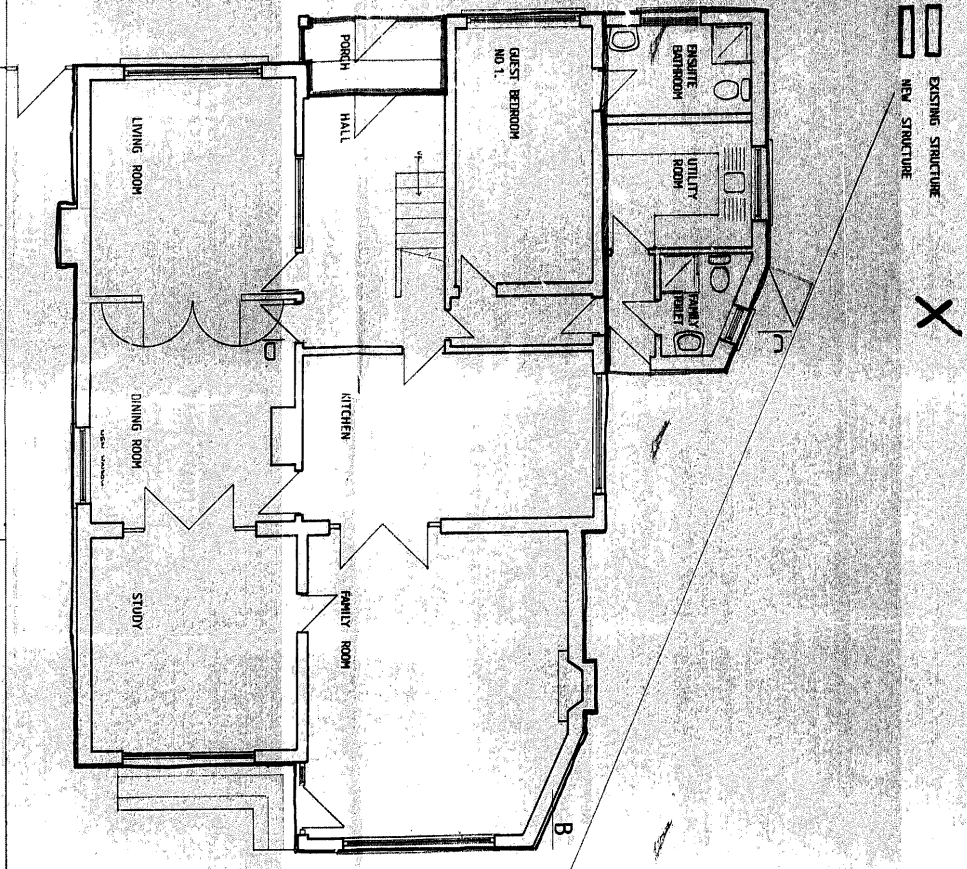
FIRST FLOOR



Existing Structure  
New Structure

|                     |           |                        |
|---------------------|-----------|------------------------|
| P.L.C. ORGANIZATION | PROJECT   | HOUSE AT               |
| ADDRESS 1           | ADDRESS 2 | 76 SPRINGFIELD AVENUE  |
| ADDRESS 3           | ADDRESS 4 | TEMPLEBORO, ILLINOIS 6 |
| OWNER               | CUSTOMER  | MR. C. MC KERRAN       |
| DATE                | DATE      |                        |
| SCALE               | DATE      |                        |
| 1:50                | 2-1-1992  | 9132-02-C              |

GROUND FLOOR



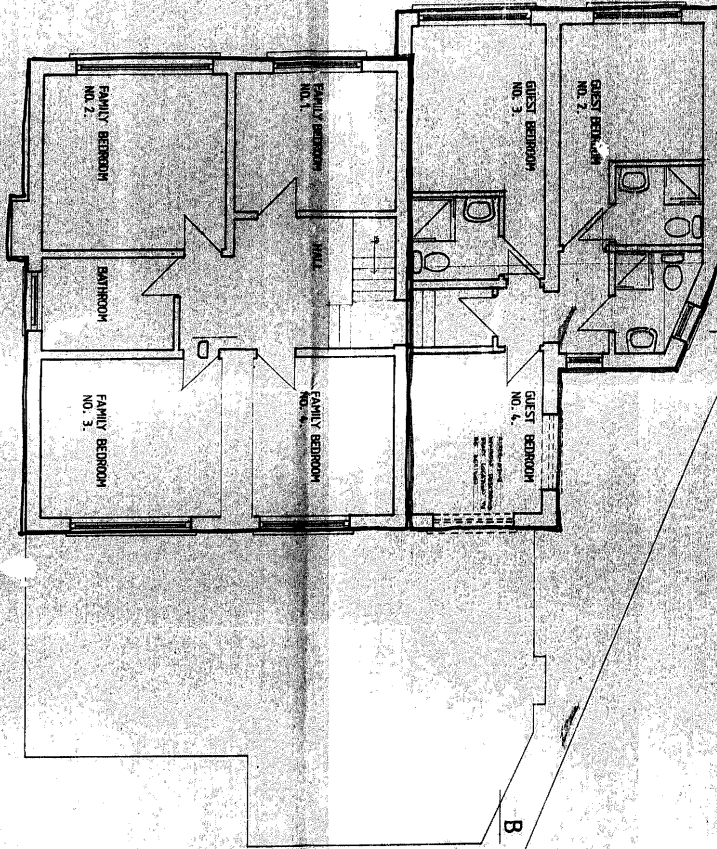
EXISTING STRUCTURE  
NEW STRUCTURE

10 JAN 1992  
REG. NO. 00145

|             |                             |
|-------------|-----------------------------|
| PROJECT NO. | HOUSE AT SPRINGFIELD AVENUE |
| CLIENT      | MR. C. Mc KIBBEN            |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| SCALE       | 1:50                        |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| PROJECT NO. | HOUSE AT SPRINGFIELD AVENUE |
| CLIENT      | MR. C. Mc KIBBEN            |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |
| SCALE       | 1:50                        |
| DATE        | 2-1-1992                    |
| DRAWING NO. | 9132-01-C                   |



FIRST FLOOR

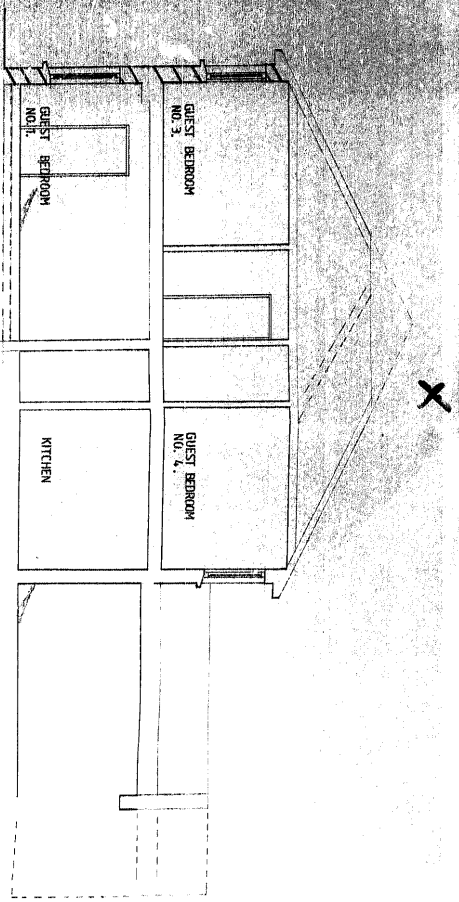


EXISTING STRUCTURE  
NEW STRUCTURE

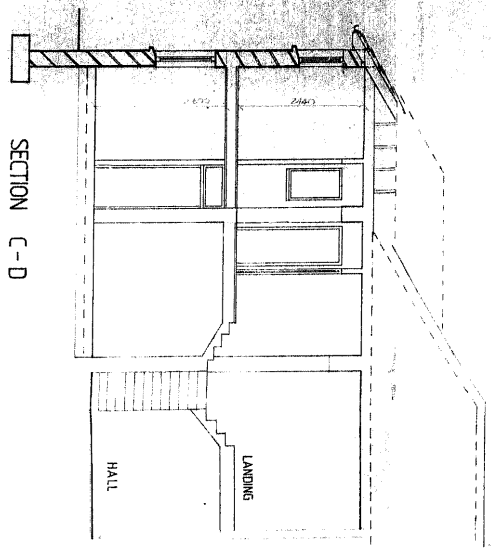
X

|                |                           |
|----------------|---------------------------|
| P.L.C. PROJECT | HOUSE AT                  |
| ADDRESS        | 76 SPRINGFIELD AVENUE     |
| CITY           | TEHRAN, ISFHAHAN PROVINCE |
| CLIENT         | MR. C. MC KERRAN          |
| DATE           | 2-1-1992                  |
| SCALE          | 1:50                      |
| PROJECT NO.    | 9132-02-C                 |





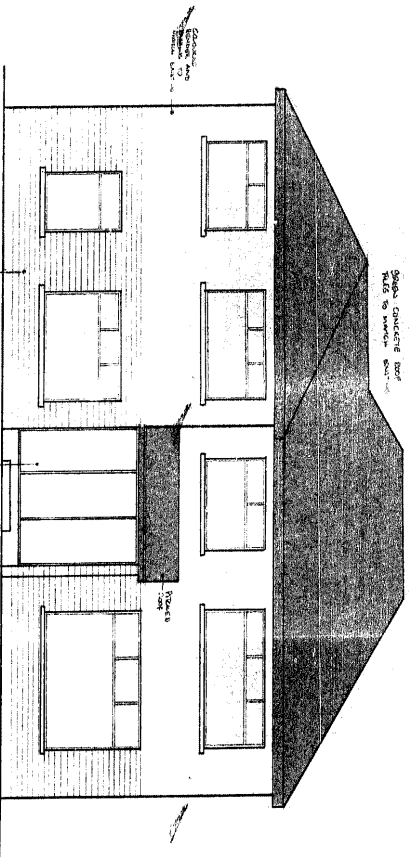
SECTION A-B



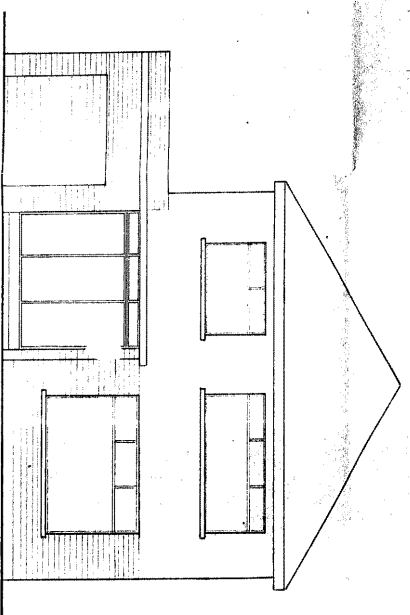
SECTION C-D

10 MAY 1992  
 10:00 AM  
 10:00 AM

|           |  |
|-----------|--|
| PROJECT   | HOUSE AT<br>16 BURNFIELD AVENUE<br>TEMPERSON, DUBLIN 8 |
| CLIENT    | Mrs. C. McNEEMAN                                       |
| DATE      | 11.50  |
| SCALE     | 1:50   |
| DATE      | 6.11.1992  |
| SECTION   | A-B<br>C-D   |
| DRAWN NO. | 5132-24-C  |



FRONT ELEVATION proposed



FRONT ELEVATION existing

RECEIVED  
 19 JAN 1992  
 DETAIL

|                 |                                       |
|-----------------|---------------------------------------|
| PROJECT         | HOUSE AT                              |
| CLIENT          | MR. C. McKENNAN                       |
| DATE            | 2-1-1992                              |
| SCALE           | 1-50                                  |
| DRAWING NO.     | 9132-03-C                             |
| PROJECT ADDRESS | HOUSE AT SPRINGFIELD AVENUE, DUBLIN 6 |
| CLIENT          | MR. C. McKENNAN                       |
| DATE            | 2-1-1992                              |
| SCALE           | 1-50                                  |
| DRAWING NO.     | 9132-03-C                             |