

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/98

Letter No.: 102

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

John O'Rourke
1 Cherrywood Grove,
Nangor Road,
Clondalkin,
Dublin 22.

Tel.: (01) 724755
Fax.: (01) 724896

30 April 1991

Proposed retention of house nos. 59 & 60 at Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Ltd.

Date of decision to grant permission 29th April, 1991 subject to 4 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,


for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

91A/0098

102

JK/MH

PHONE: 574785

YOUR REF: - ENF 7790

1 CHERRYWOOD GROVE
Naylor Road
Clonsilla

Dublin 22
15th March 1991



RE/ LANDS AT REAR OF NO 1 CHERRYWOOD GROVE.
(SITE NO 59 AND 60 CHERRYWOOD DRIVE)
REG FILE (REF. 91A/0098)

DEAR SIR/MADAM,

I REFER TO PREVIOUS CORRESPONDENCE CONCERNING THE ABOVE)

HAVING VISITED YOUR PLANNING DEPT AND SEEN THE APPLICATION FOR RETENTION OF HOUSES NO 59 AND 60 CHERRYWOOD DRIVE I WOULD NOW LIKE TO FOLLOW UP MY OBJECTION BY NOW SUBMITTING IT IN WRITING.

HAVING PURCHASED MY BUNGALOW FROM INFORMATION OBTAINED FROM THE PLANNING DEPT AND AN UNDERSTANDING FROM KELLAND HOMES THAT FURTHER BUNGALOWS WOULD EVENTUALLY BE BUILT TO THE REAR OF MY OWN I AM NOW FACED WITH THE SITUATION WHEREBY I AM TOTALLY OVERLOOKED BY TWO STOREY HOUSES BLOCKING SUNLIGHT DEPRIVING ME OF MY PRIVACY AND NO DOUBT AFFECTING RE-SALE VALUE OF MY OWN BUNGALOW.

Yours faithfully,

John O'Rourke


22 MAR 91

9-1A/0098

CERTIFICATE NO: 24158

PROPOSAL: Residential Development (2 houses)
LOCATION: Sites 59-60 Cherrywood Drive, Nangan Road, Clonak
APPLICANT: Kelland Homes Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2232	164	164			
	2216					
	2210 per m ² in excess of 300m ² plus 240					
metres ²	221.75 per m ² of 240					
x .1 hect.	2235 per hect. of 2392					
x .1 hect.	2235 per hect. of 240					
x .1 hect.	2235 per hect. of 240					
x metres ²	2210 per m ² of 240					
x 1,000m ²	2215 per 1,000m ² of 240					
x .1 hect.	2235 per hect. of 240					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed:  Grade: S-2 Date: 7/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: F/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Seol ar fheallachun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo -
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01 20288 771881

13 March, 1991.

Dear Sir,

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15/3/91
Time	12.45

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnell, Co. Dublin.

I am directed by the Minister for Defence to refer to applications:

- 90A/2147 - Sprucefield Developments Ltd., Buckandhounds, Clondalkin.
- 91A/0091 - Pumpower Ltd/D & B Gray Ltd., Unit No. 20, Cookstown Industrial Estate, Dublin 24.
- 91A/0098 - Kelland Homes Ltd., Cherrywood Drive, Nangor Road, Clondalkin.
- 91A/0106 - Southside Tavers Ltd., The Foxes Covert, Main Street, Tallaght.
- 91B/0053 - Mr. S. McAuley, 1 Bancroft Avenue, Tallaght, Dublin 24.
- 91B/0072 - Mr. & Mrs. D. McAuley, 70 Coolamber Drive, Rathcoole.
- 91B/0073 - Mr. J. Deans, 33 Oak Downs, Clondalkin.
- 91A/0117 - J. Mulvey, Main Street, Tallaght.
- 91A/0124 - I.B.M. Ireland Ltd., Unit 31 on the corner of Airton Road and Broomhill Road, Tallaght.
- 91A/0125 - Gay Carter, Springfield, Kingston, Blessington Road, Tallaght.
- 91A/0126 - Mr. J. McNally, Peamount Road.
- 91A/0132 - Irish Biscuits Limited, Belgard Road, Tallaght.
- 91A/0136 - Gregory Allen, Hazelhatch Road, Newcastle.
- 91B/0085 - Mr. J. Purcell, Castle Road, Saggart.
- 91B/0086 - R. Flynn, 13 The Drive, Millbrook Lawns, Tallaght.
- 91B/0100 - B. Rogers, 39 Alderwood Park, Springfield, Tallaght.
- 91B/0101 - D. McCarthy, 81 Landdale Lawns, Tallaght.

/.....

No objection is seen to these developments provided they do not exceed 11M. in height above ground level.

Yours sincerely,



JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15 / 3 / 91
Time	12:45

CW 3260
EW 744

Order No. P/1869/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION	
Standard	<i>None</i>
Roads	<i>see app.</i>
Serv.	
Open Space	
Other	
SECURITY:	
Bond / C.I.F.	<i>John J.</i>
Cash	

Proposed retention of house nos. 59 & 60 at Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Limited.

Joseph Shannon Arch.,
Roseboro,
Maudlings,
Naas,
Co. Kildare.

Reg. Ref.	91A/0098
App. Recd:	01.02.91
Floor Area:	1674 sq.ft.
Site Area:	87.2 acres
Zoning:	A1
Time Ext. up to & incl.	30.4.91

Report of the Dublin Planning Officer, dated 26 April 1991

This is an application for PERMISSION to retain two, two-storey houses at 59 and 60 Cherrywood Drive, Nangor Road, Clondalkin, for Kelland Homes Ltd. The application results from an enforcement situation.

The dwellings are located as indicated on the lodged drawings, but have a temporary access arrangement onto Cherrywood Villas (Old Nangor Road). This temporary road also serves 6 other houses (on the other side of the road).

The dwellings are two-storey, hipped roof and have 3 bedrooms. A 36ft. garden is indicated to the rear and a 25ft. garden indicated to the front. There is a three-quarters brick finish, with plaster render to the front, and a rough cast finish to the rear and sides. Under Reg. Ref. YA.391, a two-storey terrace was previously granted permission, but this is now out of date.

To the rear and side of the site are single-storey dwellings. It is noted that there is an objection from an occupant of a bungalow at the rear. However the previously approved plans for this area always envisaged two-storey houses on these sites. The bungalows at the rear were built when there was a considerable downturn in the market.

PLANNING HISTORY

TA. 1663. This was the original permission for the overall site and indicated two-storey buildings for the overall site, of which this site is a part.

YA.391. Permission was granted for a change of house type and partial revision of approved layout to include additional houses at road nos. 1, 5, 7, 8, 9, 9A, 11 and 12, Gibraltar Nangor Road. (This permission related to the site under consideration in the concurrent file Reg. No. 90A/1077, decision pending). Under YA.391 the houses are shown as being a hammer head. In addition a terrace of 2-storey housing was envisaged. There is a temporary unauthorised access onto the main road from the site. This decision is now out of date, an extension of planning permission was refused in May, 1990.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of house nos. 59 & 60 at Cherrywood Drive, Nangor Road, Clondalkin for Kelland Homes Limited.

WA.876. This site (part of a larger site), planning permission was granted for a one-storey development.

Roads Department report no objection.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (4) conditions:-

CONDITIONS

REASONS FOR CONDITIONS

1. The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, 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 each proposed house be used as a single dwelling unit.

2. To prevent unauthorised development.

3. That a financial contribution in the sum of ~~£1000~~ *£1000* 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.~~ *on receipt of planning permission.*

3. 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.

4. That no occupation of these dwellings takes place until such time as the applicant has been notified in writing that the road network necessary to serve this site has been *completed* taken in charge *to* by Dublin County Council and is available to the applicant.

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

~~5. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.~~

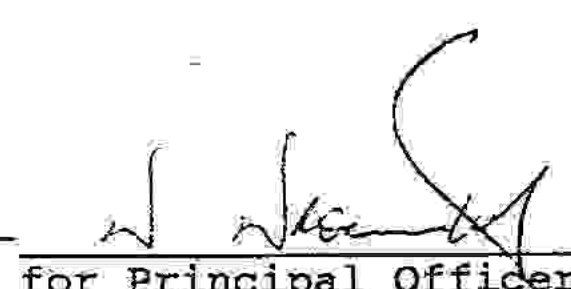
~~5. In the interest of reducing air pollution.~~


COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of house nos. 59 & 60 at Cherrywood Drive,
Nangor Road, Clondalkin for Kelland Homes Limited.

(NP/AC)

Endorsed:- 
for Principal Officer


For Dublin Planning 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 (4) conditions set out above is hereby made.

Dated: 29 April, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.

SS only

File

Register Reference : 91A/0098

Date : 14th February 1991

Development : Retention of houses Nos. 59 & 60

PB

LOCATION : Cherrywood Drive, Nangor Road, Clondalkin

Applicant : Kelland Homes Ltd.,

App. Type : PERMISSION

Planning officer : P.BYRNE

Date Recd. : 1st February 1991

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

Yours faithfully,

DUBLIN Co. CU. 22 FEB 1991 SAN SERVIC	DUB. SANITARY & PRINCIPAL OFFICER 22 MAR 1991 Returned <i>GF</i>
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Date received in sanitary services

FOUL SEWER

Available

PLANNING DEPT. DEVELOPMENT CONTROL SECT Date <i>25/3/91</i> Time <i>12:30</i>
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SURFACE WATER

Available subject to the following:

The applicant must cater for any land drainage crossing this site or the adjacent site, by piping with a new system in to the proposed surface water system all to the requirements of the R.B.I. Dept.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

Blunthorn
19.3.91

Filed

file

Register Reference : 91A/0098

Date : 14th February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY

Available for general use 24 hour
storage to be provided.

J. Hunt
27/2/91
J. Hunt
27/2/91

.....
ENDORSED _____

DATE _____

[Signature] 20/3/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed retention of houses nos. 59 and 60 at
Cherrywood Drive, Nangor Road, Clondalkin, for Kelland
Homes Ltd.

Joseph Shannon, Architect,
Roseboro,
Maudlings,
Naas,
Co. Kildare. (Kelland Homes Ltd)

Reg. Ref. 91A/0098
Appl. Rec'd: 1/2/91
Time Ext. let. rec'd: 27/3/91
Time Ext. up to: 30/4/91

Report of the Dublin Planning Officer, dated 27 March 1991

This is an application for permission for retention of houses nos. 59 and 60, Cherrywood Drive, Nangor Road, Clondalkin, for Kelland Homes Ltd.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 30th April, 1991.

I recommend that the period to be extended accordingly.


Reason: To facilitate full consideration of the application.



for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 27 March, 1991.


_____ *K. O. Sullivan*
Dublin City & Co. Manager
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 27th March 1991

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.


_____ *J. de Bouchard*
SENIOR STAFF OFFICER.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~App.~~

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

To **Joseph Shannon, Architect,**
Roseboro,
Maudlings, Naas,
Co. Kildare.

Decision Order p/1869/91 - 29.04.1991
Number and Date

Register Reference No. **91A-0098**

Planning Control No.

Application Received on **01.02.1991**

Applicant **Kelland Homes Ltd.**

Floor area: **1,674 sq. ft.**

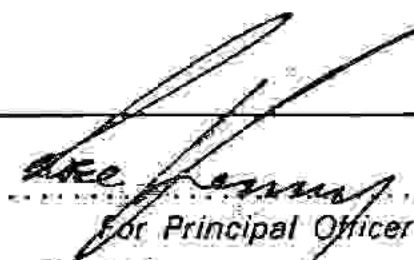
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~App.~~ for:-

retention of house nos. 59 and 60 at Cherrywood Drive, Nangor Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application, 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 each proposed house be used as a single dwelling unit.	2. To prevent unauthorised development.
3. That a financial contribution in the sum of £4,000 per acre 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 on receipt of planning permission.	3. 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.
4. That no occupation of these dwellings takes place until such time as the applicant has been notified in writing that the road network necessary to serve this site has been completed to taking in charge standard by Dublin County Council and is available to the applicant.	4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council


Principal Officer

Date **29.04.1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

Joseph Shannon, Arch.,
Roseboro,
Maudlings,
Naas,
Co. Kildare.

91A/0098

27 March 1991

Re: Proposed retention of houses nos. 59 & 60 at Cherrywood Drive,
Mangor Road, Clondalkin, for Kelland Homes Limited.

Dear Sir,

With reference to your planning application received here on
1 February, 1991, (letter for extension period received 27.03.91), in
connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning
and Development) Act, 1963, as amended by Section 39(F) of the Local
Government (Planning and Development) Act, 1976, the period for
considering this application within the meaning of subsection (4A) of
Section 26 has been extended up to and including 30 April, 1991.

Yours faithfully,

J. de Bauréal
for Principal Officer.

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

27th March, 1991.

Mr Dermot Drumgoole,
Assistant Principal Officer,
Dublin County Council,
Planning Dept,
Lower Abbey Street,
Dublin, 1.

Re: 59 & 60 Cherrywood Drive, Nangor Road, Clondalkin.

Reg ref 91A/0098.

Dear Sir,

We would ask you to extend the period for consideration of the above application to the 30th April, 1991 to allow further negotiations to take place.

Yours faithfully,
For Kelland Homes Limited,



Joseph Shannon.

02 APR 91

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

27th March, 1991.

Mr Dermot Drumgoole,
Assistant Principal Officer,
Dublin County Council,
Planning Dept.,
Lower Abbey Street,
Dublin, I.


Re: 59 & 60 Cherrywood Drive; Nangor Road, Clondalkin,

Reg ref 91A/0098.

Dear Sir,

We would ask you to extend the period for consideration of the above application to the 30th April, 1991 to allow further negotiations to take place.

Yours faithfully,
For Kelland Homes Limited,



Joseph Shannon.

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 : 91A/0098

Date : 5th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of houses Nos. 59 & 60

LOCATION : Cherrywood Drive, Nangor Road, Clondalkin

APPLICANT : Kelland Homes Ltd.,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 1st February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Joseph Shannon, ARCh.,
Rosebroro,
Maudlings,
Naas,
Co. Kildare.

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.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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 ² (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 ² 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 ² (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

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

None of this receipt is not an
acknowledgement that the fee
incurred is the prescribed application
fee. N 31139

€ 64.00

1st

day of

February

1991

Received this

from

Kelland Homes Ltd,

Monastery Rd,

Clonsilla

the sum of

sixty four

Pounds

Pence, being

00 for

planning application at 59-60 Clonsilla Dr

Aideen Deane

Cashier

S. CAREY

Principal Officer

1688 1x2

KELLAND HOMES LTD.
OUTLINE SPECIFICATION.

Preparing Site

1. Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundation.

Excavation

2. The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches.

Foundations

3. Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

Rising Walls

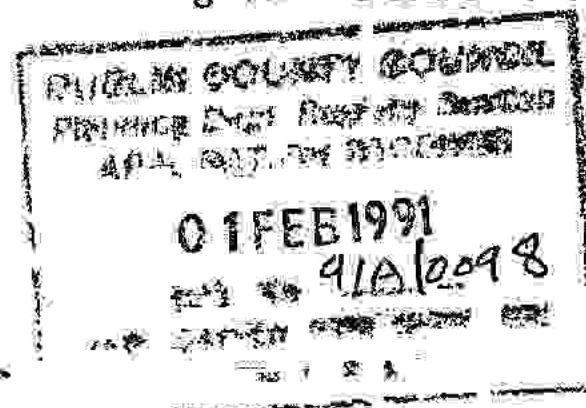
4. Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete mix A to widths and heights indicated.

Blockwork

5. Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91 All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.

Cavity Walls

6. Walls shall be formed of two solid 112mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide the drainage of moisture to the outside, at the base.



Hollow Block Walls

7. 225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

Facings

8. Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

9. Opes in External Walls

Where any duct, pipe, etc is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

10. Solid Partition

Solid partitions shall be 112 mm thick or block work, laid to break joint, in gauged mortar bonded 112 mm at junctions.

D.P.C.

11. The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm cover finished ground level or paved area.

At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under and turned up at ends and back of all sills and external room ventilation grids.

In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

Under lowest ground floor timbers and not lower than wall D.P.C.

Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

Lintels

12. Concrete lintels mix B Cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturers instructions.

Window Cills

13. Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back and 225 mm wider than ope: reinforced adequately, seated rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

Concrete Floors

14. All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

Roof Trusses

15. Roof Trusses to I.S. 193 (p) adequately braced diagonally, at centres not greater than 600 mm.

Stud Partitions

16. Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on double joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required.

Proprietary Partitions

17. Accepted proprietary partitions, erected to manufacturer's instructions may be used.

Plastering

18. External Plastering

225 mm hollow block, 225 mm solid block and chimney stacks:

scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20 mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash: or prepared for proprietary finish.

275 mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13 mm thick and finished as above.

Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

Reveals

Plaster reveals to opes shall be 20 mm thick and finished smooth with scored drip groove to soffit of head.

Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge. Plaster finish to extend below finished ground level.

Internal Plastering

Scud walls and plaster one coat 12 mm thick, 1 cement: 1 lime: 6 sand.

Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 10 mm plaster boards or slabs with skimmed plaster finish or alternatively 12 mm patent sheets, all erected, jointed and finished to manufacturers instructions.

General

Precautions shall be taken to protect floors and surrounding work during plastering.

Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Plumbing

19. Incoming service pipe to be 15 mm diameter laid in trench 600 mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

Cold water supply

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22 mm overflow from tank to discharge externally. Connect to service tank 50 mm over bottom of tank and take 22 mm feed to 150 litre hot water cylinder to IS 161 with 22 mm branch over top of cylinder to bath and 15 mm connections off wash hand basin and W.C.

Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22 mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22 mm do. branch to bath and 15 mm connections off for wash hand basin, sink etc.

General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system.

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes I.S. 123, 134, or 135 where used shall be fixed at least 75 mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

20. Insulation to be in accordance with the values laid down by the Department of Environment. Pitched roof of slates or tiles on battens on sarking felt - 100 mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors - 25 mm polystyrene 1 m wide laid under floor slab and abutting outside walls.