


9/18/03 48

CERTIFICATE NO: 24568

PROPOSAL: House  
LOCATION: 2 Riverside Park, Ayresbury Old Barn  
APPLICANT: R. Farahmand

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOADED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	£532	£32	£32	/		
	£216					
	£500 per sq ft in excess of 2000 sq ft					
RETTEN	£21.15 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					
x .1 FACT.	£225 per sq ft					

Sum 1 Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sum 1 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sums 2,3,4,5,6 & 7 Certified Signed:  Grade: S.O Date: 19/3/91  
 Sums 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

REF. NO.: 91A/0348

CERTIFICATE NO.: 14268<sup>B</sup>

PROPOSAL: House

LOCATION: 2 Pineview Park, Aylesbury Old Barn

APPLICANT: R. Faralmond

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£55	£55	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £100					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 ha. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: R. Faralmond Grade: 80 Date: 11/3/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

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: P/A / - -  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



Bosca 174,  
P. O. Box 174,  
5 Rae Gardner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01) 727777  
Fax: (01) 725782

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P. 594  
Your Ref.  
Date 02.04.1991

*MD*

RE: Application for 1 No. house at 2 Pineview Park, Aylesbury,  
Tallaght. Reg. Ref. 91A/0348.

In the event of it being decided to grant planning permission,  
the following matter should be included:-

The applicant has not provided any public open space in  
accordance with the 1983 Development Plan Standards. The  
applicant should, therefore, be requested to pay a financial  
contribution of £1,000 towards the ongoing development of the  
class I open space at Aylesbury, which is directly opposite the  
applicant's site and which will facilitate the proposed  
development.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	8/4/91
Time .....	3.00

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/348  
LOCATION: 2 Pineview Park, Aylesbury, Oldbawn, Tallaght.  
APPLICANT: R. Farahmand.  
PROPOSAL: Detached house to side.  
DATE LODGED: 14th March, 1991.

This application is for full permission for detached house at 2 Pineview Park, Aylesbury.

The proposed development constitutes infill development in a standard housing estate. The site is located on the intersection of Pineview Park and Pineview Rise, and some form of development would improve on the existing derelict structure.

No Roads objection subject to:-

1. Any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.
2. The development would require the footpath and kerb to be dished further. This is to be to the satisfaction of the Area Engineer.
3. All works to be carried out prior to the house being occupied.
4. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
5. A financial contribution, in the sum of money equivalent to the value of £800 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/MM 30/4/91.



SIGNED: Michael Arthur

ENDORSED: E. Madden

DATE: 30-4-91

DATE: 2nd May '91

SS only, (H.O)

(P)

Register Reference : 91A/0348

Date : 21st March 1991

Development : Detached house to side

LOCATION : 2 Pineview Park, Aylesbury, Oldbawn, Tallaght

Applicant : R. Farahmand

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. DARLEY

Date Recd. : 14th March 1991

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

Yours faithfully,

*Paul Tobin*

DUBLIN Co. COUNCIL	SANITARY SERVICES DEPT.
- 2 APR 1991	PRINCIPAL OFFICER
SAN SERVICE	- 9 MAY 1991
	Returned <i>g</i>

Date received in Sanitary Services .....

FOUL SEWER

*Available - levels permitting*

PLANNING DEPT:  
DEVELOPMENT CONTROL SECT

Date *14.4.91*

Time .....

SURFACE WATER

*Available - levels permitting*

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

*J. Rice*  
*6/5/91*

*EMCD.*

Register Reference : 91A/0348

Date : 21st March 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available for 7 medusa 24 hours  
storage to be provided.

A/Kant  
8/4/91

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

JMM 8/4/91  
K. S. 7/5/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	£750
Roads:	£800
S. Sers:	-
Open Space:	£1000
Other:	-
SECURITY:	
Bond / C.I.E.:	-
Cash:	-

Proposed detached house to side of 2, Pineview Park, Aylesbury, Oldbawn, Tallaght for R. Farahmand.

D. McCarthy & Co.,  
Consulting Engineers,  
Lynwood House,  
Ballinteer Road,  
Dundrum, Dublin 16.

Reg. Ref.	91A-0348
Appl. Rec'd:	14.03.1991
Floor Area:	120 sq. m.
Site Area:	237.50 sq. m.
Zoning:	A1

Report of the Dublin Planning Officer, dated 9 May 1991

This is an application for PERMISSION for a house at 2, Pineview Park, Aylesbury, Tallaght.

The site of the proposed development is located in an area zoned "to provide for new residential communities in accordance with approved action area plans."

In 1989, outline permission was granted for a house on this site, by order no. P/3882/89, 7th September, 1989, Reg.Ref.89A-0941.

This proposal is in general accord with that of the outline permission granted.

There is no objection to the proposal.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) conditions:-

*GB/DK*  
(GB/DK)

(Conditions attached)

Endorsed:- [Signature]  
for Principal Officer

[Signature]  
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 (10) conditions set out above is hereby made.

Dated: 10 May, 1991.

[Signature]  
Assistant City and County Manager

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



**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed detached house to side of 2, Pineview Park, Aylesbury, Oldbawn, Tallaght for R. Farahmand.

CONDITIONS

REASONS FOR CONDITIONS

1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification 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 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. That the entire premises be used as a single dwelling unit.

3. To prevent unauthorised development.

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

4. In the interest of visual amenity.

5. That the brickwork accord with adjoining houses.

5. In the interest of visual amenity.

6. That a financial contribution in the sum of £750.00 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.

6. 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.

*omit*  
~~7. That a financial contribution in the sum of £1,000 be paid by the proposer to the Dublin County Council towards the cost of public open space 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.~~

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

78. That the existing hedge at rear shall be retained.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed detached house to side of 2, Pineview Park, Aylesbury, Oldbawn, Tallaght for R. Farahmand.

### CONDITIONS

### REASONS FOR CONDITIONS

8. The development shall comply with the requirements of the Roads Department with regard to the following:

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

(a) any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.

(b) ~~the development would require~~ the footpath and kerb to be dished further. This is to be to the satisfaction of the Area Engineer.

(c) all works to be carried out prior to the house being occupied.

(d) all work to be carried out at the applicants expense according to the Specification and Conditions of Dublin County Council.

~~(e) a financial contribution in the sum of money equivalent to the value of £800.00 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvement and traffic management proposals in the area serving this site.~~

9. 10. The development shall comply with the requirements of the Sanitary Services Department.

9. 10. To comply with the Sanitary Services Acts, 1878-1964.

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

10. In the interest of reducing air pollution.



Bosca 174,  
P. O. Box 174,  
5 Rae Gardnar,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01) 727777  
Fax: (01) 725782

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P. 594

Your Ref.

Date 02.04.1991

*MD*

RE: Application for 1 No. house at 2 Pineview Park, Aylesbury,  
Tallaght. Reg. Ref. 91A/0348.

In the event of it being decided to grant planning permission,  
the following matter should be included:-

The applicant has not provided any public open space in  
accordance with the 1983 Development Plan Standards. The  
applicant should, therefore, be requested to pay a financial  
contribution of £1,000 towards the ongoing development of the  
class I open space at Aylesbury, which is directly opposite the  
applicant's site and which will facilitate the proposed  
development.

*[Handwritten signature]*

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date <i>8/4/91</i>
Time <i>3.00</i>

*If OS is near + specific we do charge  
this one is!*

DUBLIN COUNTY COUNCIL

mD

REG. REF: 91/A/348

LOCATION: 2 Pineview Park, Aylesbury, Oldbawn, Tallaght.

APPLICANT: R. Farahmand.

PROPOSAL: Detached house to side.

DATE LODGED: 14th March, 1991.

This application is for full permission for detached house at 2 Pineview Park, Aylesbury.

The proposed development constitutes infill development in a standard housing estate. The site is located on the intersection of Pineview Park and Pineview Rise, and the form of development would improve on the existing derelict structure.

No Roads objection subject to:-

1. Any roadside drains interfered with shall be fully re-instated and shall when necessary be culverted with pipes of adequate size and strength.
2. The development would require the footpath and kerb to be dished further. This is to be to the satisfaction of the Area Engineer.
3. All works to be carried out prior to the house being occupied.
4. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
5. A financial contribution, in the sum of money equivalent to the value of £8, as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvement and Traffic Management proposals in the area serving this site.

<b>PLANNING DEPT.</b>	
<b>DEVELOPMENT CONTROL SECT</b>	
Date .....	3/5/91
Time .....	4 pm

MA/MM 30/4/91.

SIGNED: Michael Arthur

DATE: 30-4-91

ENDORSED: E. Madden

DATE: 2<sup>nd</sup> May '91

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/0348

Date : 14th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Detached house to side

LOCATION : 2 Pineview Park, Aylesbury, Oldbawn, Tallaght

APPLICANT : R. Farahmand

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 14th March 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dundrum,  
Dublin 16.

# 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/

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

To D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dundrum, Dublin 16.

Decision Order P/2104/91 10.05.91  
Number and Date  
Register Reference No. 91A/0348  
Planning Control No.  
Application Received on 14.03.91

Applicant R. Farahmand. Floor Area: 120 sq.m.

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/ for:-

detached house to side of 2 Pineview Park, Aylesbury, Oldbawn,  
Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification 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 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. That the entire premises be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That all external finishes harmonise in colour and texture with the existing premises.	4. In the interest of visual amenity.
5. That the brickwork accord with adjoining houses.	5. In the interest of visual amenity.

Over .....

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 10 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That a financial contribution in the sum of £750. 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.

7. That the existing hedge at rear shall be retained.

8. The development shall comply with the requirements of the Roads Department with regard to the following:

(a) any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.

(b) the footpath and kerb to be dished further. This is to be to the satisfaction of the Area Engineer.

(c) all works to be carried out prior to the house being occupied.

(d) all work to be carried out at the applicants expense according to the Specification and Conditions of Dublin County Council.

9. The development shall comply with the requirements of the Sanitary Services Department.

10. 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.

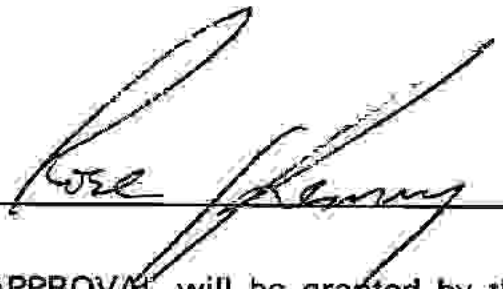
6. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

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

9. To comply with the Sanitary Services Acts, 1878-1964.

10. In the interest of reducing air pollution.



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.

Dublin County Council  
Comhairle Chontae Átha Cliath



NOTE: EXISTING OUTLINE PERMISSION,  
REG REF: 89A/941  
DATED: 7/09/89

Planning Application Form/  
Bye - Law Application Form

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

1. 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.

2. Postal address of site or building SITE TO SIDE OF NO 2 PINEVIEW PARK,  
(If none, give description sufficient to identify) AYLESBURY, OLD BAWN, TALLAGH.

3. Name of applicant (Principal not Agent) M.R. R. FARAHMAND.  
Address 12 PINEVIEW RISE, AYLESBURY, OLD BAWN.

4. Name and address of person or firm responsible for preparation of drawings D. Mc CARTHY & Co. CONSULTING ENGINEERS,  
LYNWOOD HOUSE, BALLINTEER ROAD. Tel. No 988244/984147.

5. Name and address to which notifications should be sent D. Mc CARTHY & Co. CONSULTING ENGINEERS,  
LYNWOOD HOUSE, BALLINTEER RD, DUNORUM, D. No.

6. Brief description of proposed development DETACHED HOUSE TO SIDE.

7. Method of drainage EXISTING 8. Source of Water Supply DUBLIN COUNTY COUNCIL

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
14 MAR 1991

9. 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. N/A  
(b) Proposed use of each floor N/A

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11. (a) Area of Site 1413 237.50 Sq. m.  
(b) Floor area of proposed development 120 Sq. m.  
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) CONTRACT TO PURCHASE. N34534

13. 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:  
WHERE APPLICABLE.

15. List of documents enclosed with application. 4 COPIES DRAWING NO'S. 4200/10/1A.  
SITE LOCATION MAP. & OUTLINE SPEC  
PUBLIC NOTICE "LANK PRESS" DATE 13-03-91.

16. Gross floor space of proposed development (See back) 120 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1 EA

Fee Payable £ 87 Basis of Calculation 232 + 250 = 487

Signature of Applicant (or his Agent) Brian O'Clanaghan Date 14 March 1991.

Application Type P/BBL FOR OFFICE USE ONLY  
Register Reference 91A/0348

Amount Received £ 21/16 1.124

Receipt No. 21/16  
Date

Irish  
her  
13/7/91



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 18.

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 <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

[Empty box for Receipt Code]

PAID BY

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

CASH

CHEQUE

M.O.

B.L.

IT.

REC. No. N 34534

£ 55.00

Received this

14th

day of

March

1989

from

Desmond Mc Carthy tce Ltd

Lynwood House, Ballykeese road

the sum of

fifty five

Pounds

Pence being

60 60 25

application on site to side of 2 Pine trees park, Alabany

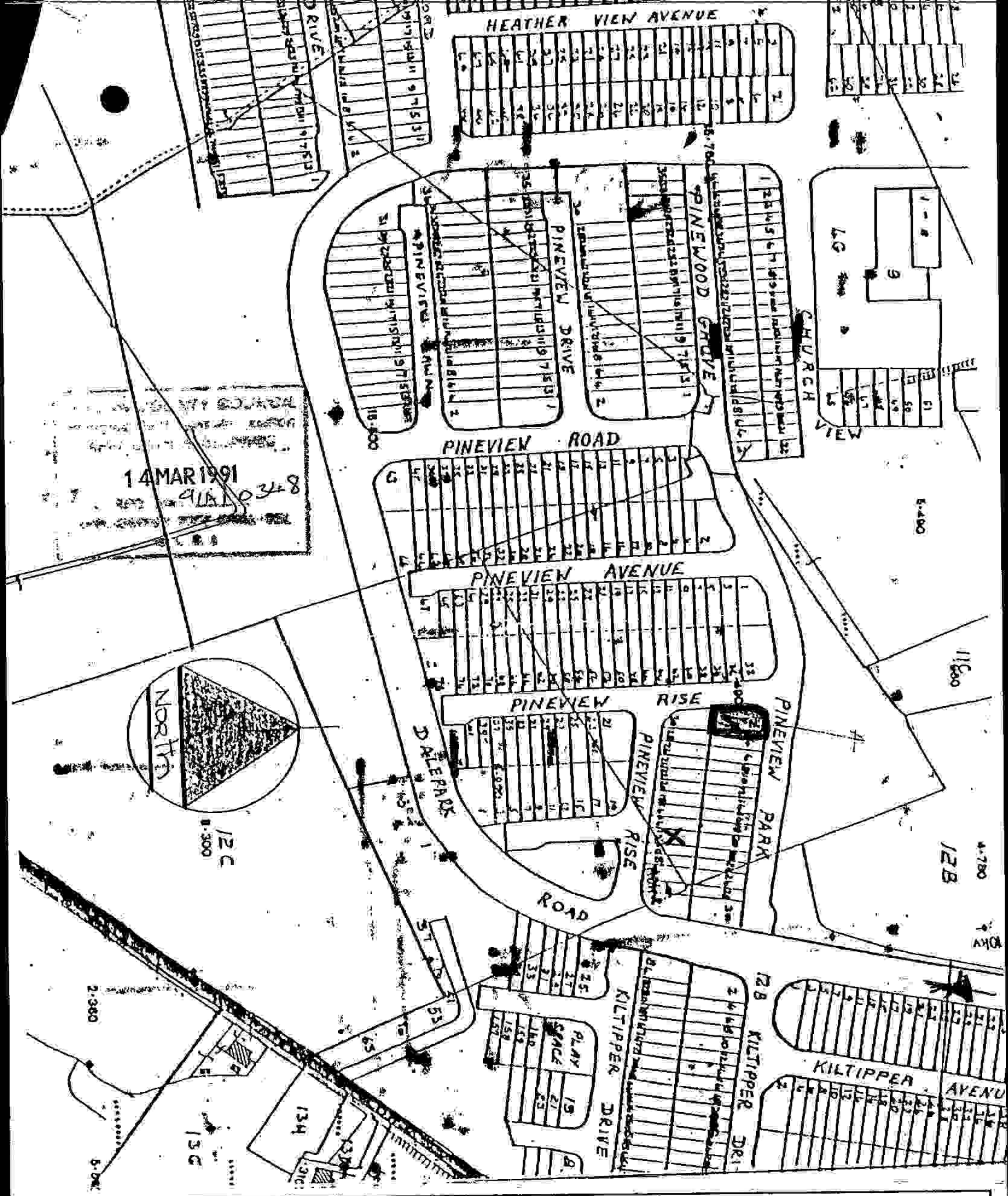
*Michael O'Leary*

Cashier

*[Signature]*

S. CAREY  
Principal Officer

Class A  
Litane



O.S. No. 21:10

SCALE 1:2500

# SITE LOCATION MAP

D. McCarthy & Co. Consulting Engineers, Lynwood House, Ballinteer Road, Dublin 16.

*D. McCarthy & Company*

*Consulting Engineers*

TELEPHONE: 984147, 988244

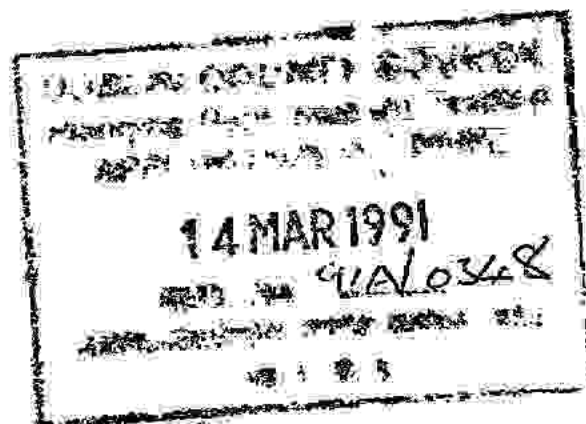
FAX: 951773

Lynwood House  
Ballinteer Road  
Dublin 16

Our Ref:

Your Ref:

OUTLINE SPECIFICATION  
WHERE APPLICABLE.



D.A. TERRY, B.E.M., E.I., F. FINNEGAN

GENERALLY,

The construction will be generally in accordance with the requirements of the Local Authorities. All materials used will generally comply with the latest Irish Standard Specification. All materials will be used in accordance with manufacturer's instructions.

2. Architect

In this specification the term "Architect" or "Estate Architect" shall mean the Architect for the time being retained by the builder, or his nominated substitute. The term "approved" as used in this specification shall mean approved by the said Architect.

3. ACCOMMODATION.

In general the accommodation provided will be as shown on the plan and will be constructed to the approximate dimensions noted thereon. In any dispute which may arise the Architect's decision shall be final and binding.

4. ALTERNATIVE,

The builder reserves the right at his absolute discretion to substitute alternative materials, or methods of construction of a similar nature as approved by the Architect, to those described in the drawings or specification, and to alter the plans or elevation if made necessary by such change of materials or methods or by legislative enactments or in order to conform with Local Authority or Department of Local Government requirements. Dimensions noted in this specification and on the drawings may vary within certain tolerances. In any dispute, the opinion of the Architect shall be final and binding.

5. SITE,

It is not possible to guarantee that the plot selected and as shown on the Deed - map will conform absolutely to the shape and dimensions shown on the drawings. However, every effort will be made to ensure that it will be as near as possible in size to the plot shown.

6. WALLS,

External walls and internal load bearing walls shall be of concrete block construction on concrete foundations. A bituminous canvas-backed or P.V.C damp proof course shall be provided in all rising walls and under all window cills.

7. EXTERNAL FINISH,

External wall finishes will vary according to the house type concerned but in general will consist of facing bricks, painted nap plaster, roughcast rendering, timber sheeting or such other finishes as may be approved from time to time.

8. Partitions

Internal partitions shall generally be of timber stud construction formed out of 75mm x 35mm stud at 400mm centres and with 75mm x 35mm heads and cills.

9. Internal finishes,
10. Floors,
11. Roof,
12. Windows
13. Doors/Frames
14. Trim and Cabinet work
15. Finished Hardware  
Front entrance,  
Rear Entrance,
16. Painting and Decorating.
17. Exterior/Interior Painting,
18. Insulation.
19. Plumbing.

The internal wall finishes shall generally be Gypsum "Dry Lining system.

Ground floors generally shall consist of concrete laid on hardcore. First floors generally shall consist of tongued and grooved boarding on 175 x 44mm joists at approx. 400mm centres, <sup>225 x 44</sup> OR AS INDICATED ON SECTION.

Generally to consist of interlocking concrete tiles and 1 layer of bituminous roofing felt on pre-fabricated timber trusses, OR SLATES ON TRADITIONAL ROOF CONSTRUCTION. Shall be manufactured to Irish Standard specification in deal and glazed in clear or obscure glass, OR ALUMINIUM OR WHITEUPVC.

Main entrance door shall be in hardwood hung on hardwood frame. Rear entrance door shall be in deal with red deal frame. Internal flush doors shall be hung on red deal frames. 1/2 OR 1HR SELF CLOSING FIRE DOORS AS REQ. Kitchen units to be plastic faced units as approved.

One pair 100mm brass butt hinges,  
One cylinder night latch with pull handle,  
One pair 100mm steel butts,

All paint to be appropriate quality supplied by approved manufacturers. The interior and exterior colour schemes will be decided upon by the Architect, except in specific cases where the client in accordance with the contract may be given an allowance to pick wallpaper of his choice.

All timber to be primed, undercoated and finished with approved paint. Ceilings shall be finished with "Artex" Stipple.

Fibreglass or other approved insulation will be provided in the roof space.

The whole of the interior pipework to be in light gauge copper or P. V. C. Hydrodare Pipe and wastes in plastic.

Provide and fix in roof space 100 gallon (Nominal) cold water supply tank.

Fit copper cylinder with immersion heater boss, In bathroom and where shown provide and fix bathroom suite with 5'6" bath, pedestal basin, W. C. suite.

Fix chrome taps, wastes and all fittings.

In kitchen supply and fix stainless steel sink top and drainer.

Water services to be P. V. C. Hydrodare pipe. complete with stop cocks and all fittings.

20. Electrical Provision,

The electrical installation will comply in all respects with the requirements of the E.S.B. Electric points and light fittings will be installed as shown on the plan. One piped television outlet will be provided as shown on the plans.

21. Warranty.

Certain components and fittings used in the house are subject to specific or implied warranties given by the manufacturers or suppliers. In these cases the builder will not accept responsibility for any defects which may occur. Any defects in the following items must be notified before the Purchaser takes possession, otherwise the builder accepts no liability.

Baths, Wash-hand basins, Tiled Hearths, W.C.'s and W.C. covers, Door locks and handles, light switches, Power socket outlets paintwork, varnishing, wallpaper, glass and casement stays.

22. Drives and Paths

All drives and paths shall be of 100mm thick insitu concrete or rectangular pavements as shown on drawings or as directed by the Architect.

23. Site Work and Cleaning.

The builder shall have the right to deposit surplus materials from excavation on such parts of the land owned or contracted to be sold to the Purchaser prior to the completion of the Sale and shall have the right to alter the natural levels of the site.

24. Public Services,

All houses will be serviced by all available public services. In the interest of amenity all public services will be placed underground.

25. Public Lighting.

Street lighting will be provided on all estate roads to the standard laid down by the Local Authority and the E.S.B.

NOTE; The developer reserves the right to alter the specification.