

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: 24-37 Cannonbrook Park, Exce licen

REG. REF.: 91A/0448

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. $\frac{2}{3}$) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 89A/2333 on which a full fee was paid is attached.



Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J.Y.
3/14/91.

A. Hinchy,
Senior Executive Draughtsman/Technician

REF. NO.: 91A/0448 CERTIFICATE NO.: 14380 B
 PROPOSAL: 14 houses
 LOCATION: Canon Woodsey Park Homes
 APPLICANT: 24-37 Cannonbrook Park Essex Lucon

	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)	@ 255	192.50	192.50			
B	Domestic Ext. (Improvement/Alts.)	@ 230					
C	Building for office or other comm. purpose	@ 23.50 per sq ft or 270					
D	Building or other structure for purposes of agriculture	@ 21.44 per sq ft in excess of 300 sq ft Min. 270					
E	Petrol Filling Station	@ 2200					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 29 per .1 hect. whichever is the greater					

No decision yet
Christie
Per bye laws
9/4/91

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: 0 Date: 2/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0448

CERTIFICATE NO: 24717

PROPOSAL: Revised House type
LOCATION: 24-37 Cannonbrook Park Essex Lucas
APPLICANT: Woodsey Park Homes

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	££32	112	112	✓		
	££16					
	££1.75					
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						
x .1 feet.						

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: *P. W. D.* Grade: *£. 0* Date: *2/4/91*

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

Paddy Keogh.

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged
15-7-91

LOCATION: Holy Family Church, Kill-O-The Grange
APPLICANT: Very Rev. M. O' Donohue
PROPOSAL: Parish Resource Centre
+ Housing 12

REG. REF. 447/91 and
448/91
Donaghmore
Corps.

WATER SUPPLY

APPLICANT TO COMPLY WITH DUBLIN CORPORATION
WATERWORK'S REGULATIONS AND REQUIREMENTS.
PRIOR TO CONSTRUCTION APPLICANT TO SUBMIT
1/500 WATERMAIN LAYOUT FOR APPROVAL

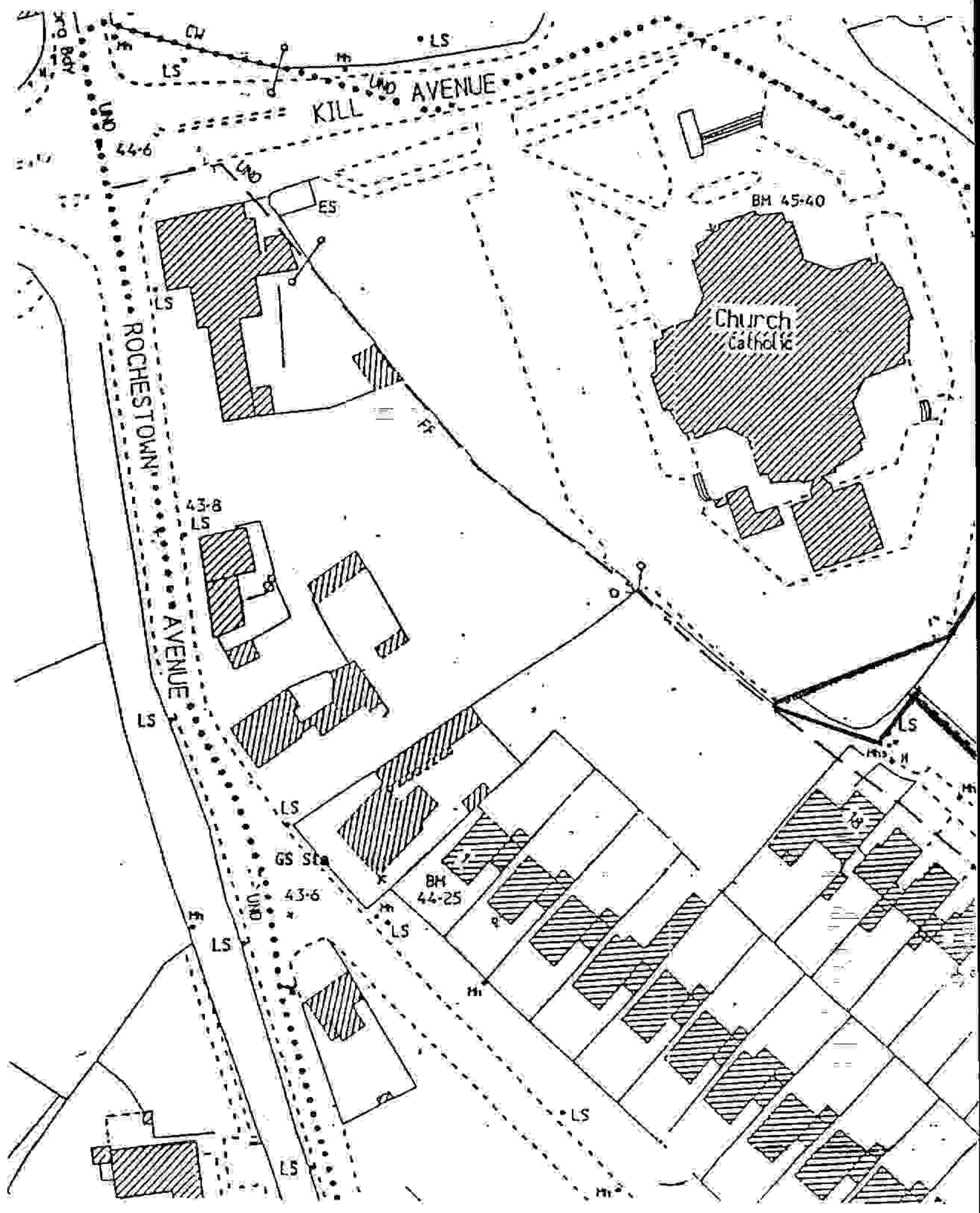
24T

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16.10.91
Time 3.30

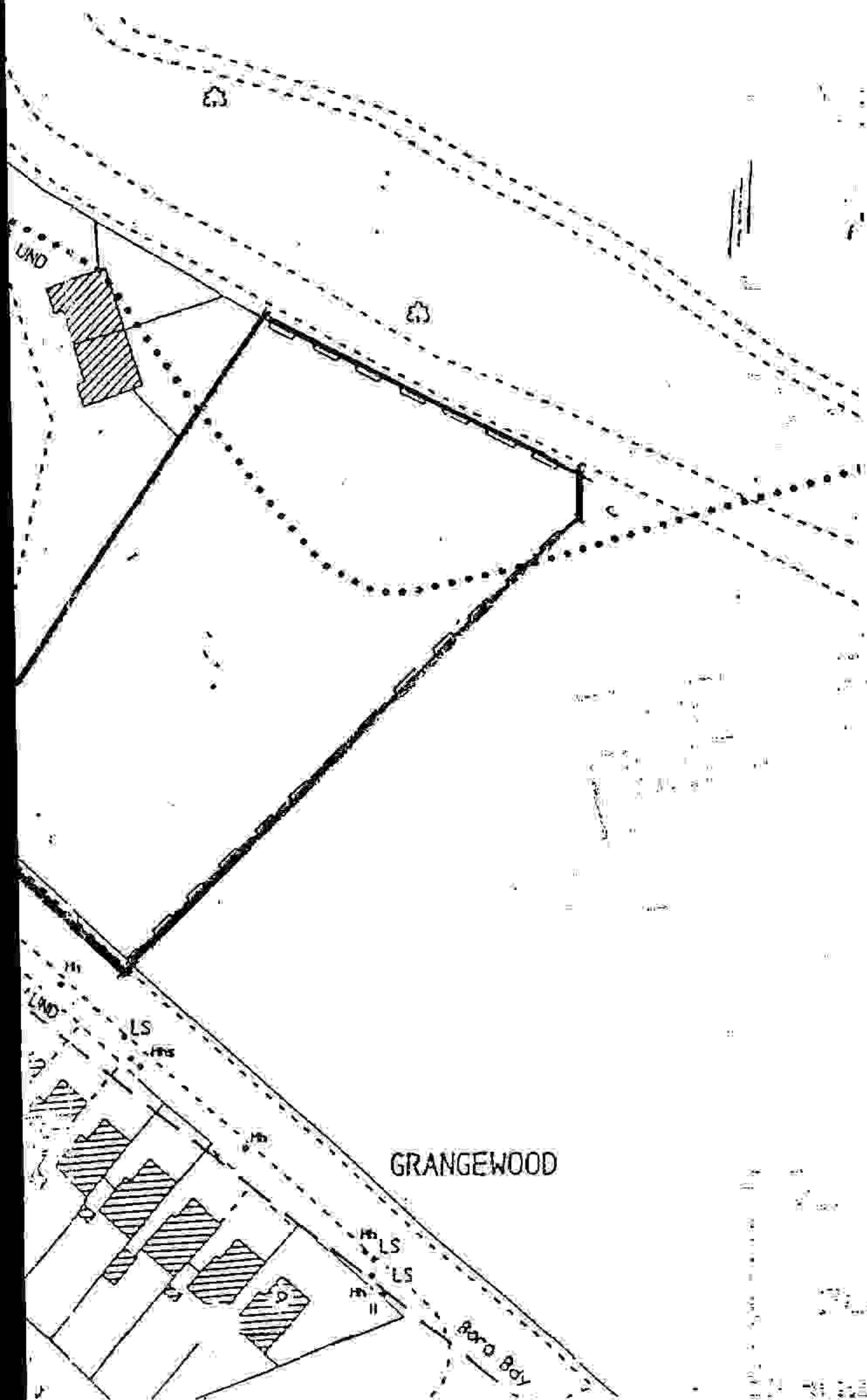
ENDORSED: M.P.H. Keogh DATE 7-10-91

RECEIVED
DIVISIONAL ENGINEER
Date 27 AUG 1991
REFER TO
M.P.H. Keogh
WATERWORKS
MARROWBONE LANE

DEVELOPMENT CONTROL SECT
 Date 16-10-91
 Time 3-30



SITE LOCATION MAP O.S. Ref. — / Job No



15.11.1991

448/91

2010/02

Quinn Barnwall Associates
 HOUSING DEVELOPMENT.
 Holy Family Parish.

p/2084/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0448

Date Received : 21st March 1991

Correspondence : John McGivern & Assoc.
Name and : 25 Millview Lawns
Address : Malahide
Co. Dublin

Development : Revisions to approved house types

Location : 24-37 Cannonbrook Park, Lucan

Applicant : Woolsey Park Homes

App. Type : Permission

Zoning :

C/W 8797 for 1234

CONTRIBUTION:	
Standard:	78,600
Roads:	
Gravel:	
Open Space:	
Water:	
SECURITY:	
Bond/C.I.F.:	100,000
Cash:	100,000

(MG/DK)

Report of the Dublin Planning Officer dated 8th May, 1991.

This is an application for permission for revisions to approved house types at sites 24-37, Cannonbrook Park, Lucan for Woolsey Park Homes.

The proposed site forms part of a large housing development currently under construction on lands adjoining St. Fintans Estate, Esker, Lucan.

The grounding permission for housing development was granted under Reg. Ref. No. 88A-2333. This refers to a grant of permission for 133 no. houses on a 12.5 acre site immediately to the south of the Lucan By-pass.

Reg. Ref. No. 90A-1363 refers to a 1991 grant of permission for the replacement of 8 semi detached houses with 8 semi detached units and the addition of 1 detached house at sites 9 - 25, Cannonbrook Court.

Reg. Ref. No. ^{91A/0447}~~91A-0047~~ refers to a current application for revisions to approved layout and house type and an additional house at site 7-16 and 16A, Cannonbrook Park for Woolsey Park Homes. A decision on this application is pending.

Under Reg. Ref. No. 89A-2333, nos. 24 to 29 were proposed as house type C - a large 4 bedroomed semi detached house. Nos. 30 to 37 were identified as house type B - a large 3 bedroom house. The current application provides for 4 bedroom semi detached houses. The applicants state that they are revising the house type in order to stay within 125 sq. m. and avoid stamp duty. (It is noted that the revised house type is slightly larger (in depth) than that previously permitted on sites 30 to 37, i.e. type B).

The proposed development involves alterations to elevations. The revised house

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0448

Page No: 0003

Location: 24-37 Cannonbrook Park, Lucan

06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £150,000 or a cash lodgement of £100,000 in respect of the overall development, required by condition No. 5 of planning permission granted under Reg. Ref. 89A-2333 be strictly adhered to in respect of the above proposal.

06 REASON: To ensure that a ready sanction may be available to the council to induce the provision of services and prevent disamenity in the development.

07 That (i) a minimum distance of 7.6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

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

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 () conditions set out above is hereby made.

Dated :

.....
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.



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

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

Decision Order Number : P/ 2084 /91 Date of Decision : 15th May 1991

Register Reference : 91A/0448 Date Received : 21st March 1991

Applicant : Woolsey Park Homes

Development : Revisions to approved house types

Location : 24-37 Cannonbrook Park, Lucan

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.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 7.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 16/5/91.....

John McGivern & Assoc.
25 Millview Lawns
Malahide
Co. Dublin

NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the 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.

Reg. Ref. 91A/0448
Decision Order No. P/ 2084 /91
Page No: 0002



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

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 Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 The development shall be carried out in conformity with conditions Nos. 6-18 incl and 20-25 incl of the decision to grant permission by Order No. P/1726/90, dated 1st May, 1990, Reg. Ref. 89A-2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the arrangements made for the payment of the financial contribution in the sum of £78,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 89A-2333 be strictly adhered to in respect of the above proposal.
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.
- 06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-2333 be strictly adhered to in respect of the above proposal.
- 06 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 07 That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

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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

Reg.Ref. 91A/0448

Decision order No. P/ 2084 /91

Page No: 0003

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

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5. Approval of the Council under the 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.

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/0448

Date : 27th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revisions to approved house types

LOCATION : 24-37 Cannonbrook Park, Lucan

APPLICANT : Woolsey Park Homes

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 21st March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

John McGivern & Assoc.
25 Millview Lawns
Malahide
Co. Dublin

John McGivern & Associates
Architectural & Planning Consultants

25 Millview Lawns,
Malahide,
Co. Dublin. Tel. 451475

V.A.T. No. 4681340M

11th March, 1991.

112
2/3 BBL
192-50
N3430
N34606
P 12/3/91
1.12.3.

The Principal Officer,
Planning & Development Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/0448

re: Housing development at Cannonbrook Estate,
Esler, Lucan for Woolsey Park Homes.
Reg. ref. 89A - 2333

CO. DUBLIN Permission is being sought by Woolsey Park Homes for revisions to approved house type sites 24 - 37 inc. at Esler.

Dear Sir,

Permission is being sought by Woolsey Park Homes under the Local Government (Planning & Development) Acts 1963 and 1983 for revisions to approved house type sites 24 - 37 inc. and also for Building Bye Law Approval at the above.

This development has the benefit of Planning Permission granted by your Council by Order P/1726/90 dated 1st May 1990 and Bye Law Approval by Order BBL/1891/90 and there is no change in the road pattern or layout of services which are complete.

The proposed changes are for a reduction in the house size to keep them below 125m² in order to avoid stamp duty and there is also a minor alteration to the front elevation.

I enclose herewith four copies of each of:

APPLICATION RECEIVED
21 MAR 1990
REG NO. 91A/0448
APPLICATION TYPE OI/A/B/L
No. L D S

RECEIVED
21 MAR 1991
REG SEC.

contd.

Planning & Development
date: 11th March, 1991

Continuation 1.

- (a) Location Plan;
- (b) Layout Plan;
- (c) House Plan;
- (d) Specification.

I also enclose copy of Irish Press dated 12th March, containing the Planning Notice.

Woolsey Park Limited are the owners of the land.

I further enclose cheque for £304.50 (14 sites at £21.75) to cover the charges for this application.

Yours sincerely,


John McGivern.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N^o 34301

£112.00

Received this 21st day of March 1991

from Peter Barry = Co. LD
"The White Oaks",
1 Wilson Cres, Mt. Merrion

the sum of one hundred and twelve Pounds

Pence, being fee for
stamp application at Cannonbrook

Thelma Deane Cashier

S. CAREY (Sd) 1x14
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 34605

PAID BY

CASH

CHEQUE

M.O.

B.L.

L.T.

£ 192.50

21st

day of

March

1991

Received this

from

Peter Carver, Co. HD,
"White Oaks"

1 Wilson Cres, Mt. Merrion

the sum of

one hundred and ninety two

Pounds

fifty

Pence, being

100 for

bye-law application at Cannonbrook

rd.

Michael De

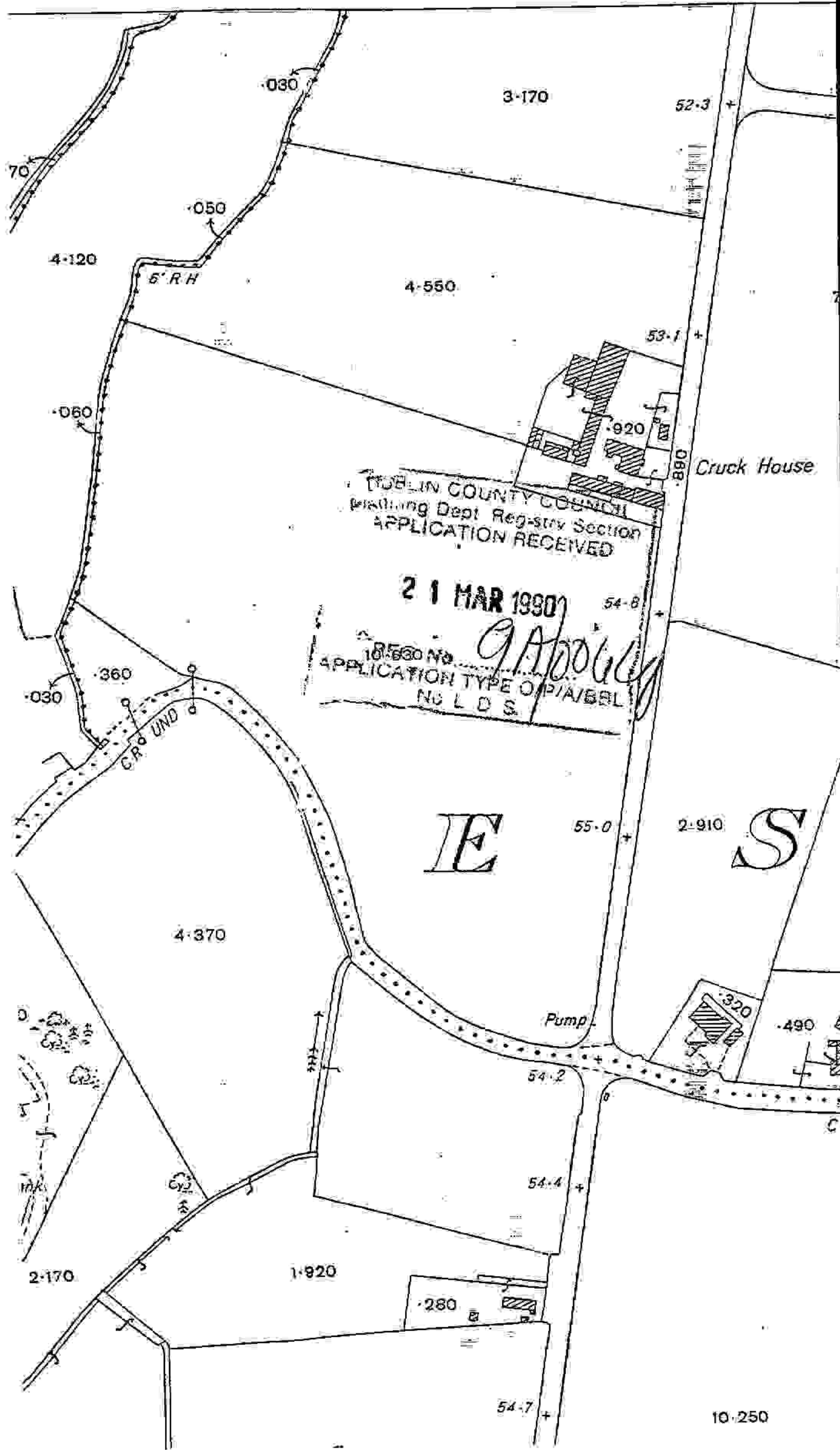
Cashier

S. CAREY

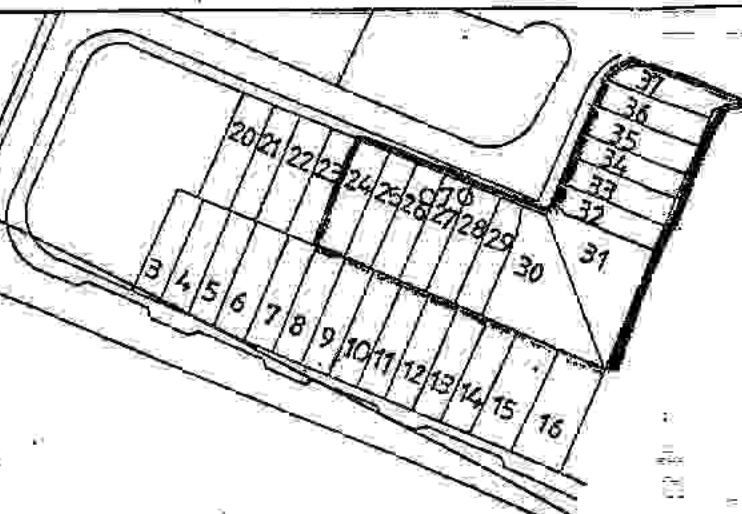
Principal Officer

(Signature) AX

14



630



8-830

830

LAND REGISTRY

MAP APPROVED FOR
REGISTRATION PURPOSES

DATED 26th. OF Sept. 1990 ¹⁰⁻⁶⁷⁰

Handwritten: SITE NOS. 3-16 & 20-37 inc.
CHIEF SUPERINTENDENT MAPPING BRANCH

This is not a certified copy of
the Land Registry Map

6-500

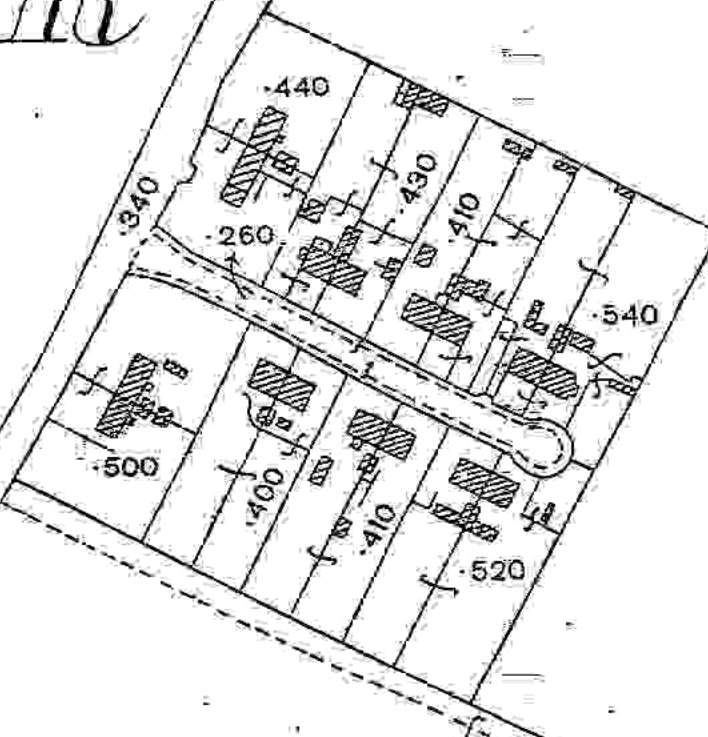
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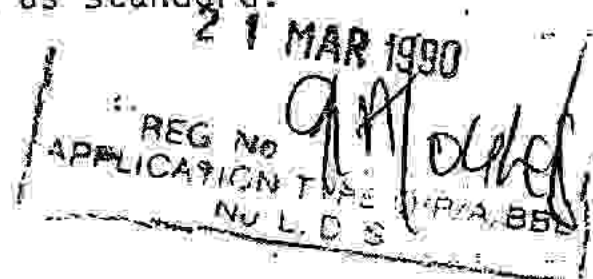
510

7-880

7-240

PROPOSED HOUSES AT CANNONBROOK PARK, NEWCASTLE ROAD, LUCAN---

- Builder: Wolsey Park Homes
- General: The construction generally is to be erected in accordance with the requirements of Dublin County Council and the Department of the Environment.
- Foundation: These shall be concrete laid to such depth to comply with the Dublin County Council Specification.
- Walling: External walls shall be of cavity construction with Brick outer leaf and 110 mm. inner leaf or 215 mm. Hollow Block as shown on plan.
- Internal: Internal partition walls to be of dry construction. All walling internally to be dry lined.
- Flooring: Floors to be 150 mm. concrete on D.P.M. on 150 mm. of hardcore. 25 mm. Polystyrene Sheets to be laid around perimeter of block on top of D.P.M.
- Heating: Solid Fuel high output back boiler with radiators as indicated on drawings or Electric Central heating to Builder's selection.
- Kitchen Fittings: These are to be fitted as per Contract Drawings and are to be mainly of Aickerplast construction on timber framing. The main wearing areas are to be surfaced with propriety laminated plastic. A stainless steel sink unit is provided. Cooker, refrigerators, etc. shown on drawings are not supplied.
- Bathroom: Sanitary ware in white, low level w.c., bath, wash-hand basin with standard fittings as to builder's selection. Mechanical ventilation to en-suite where required.
- Doors: All doors to be nominal 50 mm. thick, hung with 100 mm. butt hinges and fitted with suitable door furniture. Front doors shall be in hardwood.
- Electrical: Light points to the ceilings and wall as indicated on drawings. 13 amp. sockets to be fitted to wall as shown in drawings. A cooker control unit incorporating a 13 amp. power socket will be provided near to the cooker space in the kitchen. A double immersion group is provided as standard.



D.P.M.

2,000 gauge P.V.C. of Blizzard Hersion base bitumen D.P.M. to be provided as shown on drawings or as where otherwise approved.

Roof Trusses:

Roof Trusses are to manufacturers' design and specification and approved by I.I.R.S.

Roof Tiles:

Roof tiles to I.S.S. laid on untearable felt and secured on battens.

Insulation:

100 mm. Fibreglass or other approved material to be provided in the attic area. External Walls to be sheeted with 25 mm. Polyurethane Laminated to 9.7 mm. plasterboard or other approved material and bonded to wall with approved adhesive to builders selection.

Ventilation:

Vents to be provided to all habitable rooms without a fireplace.

Colour Scheme:

External woodwork to be prepared and painted two coats of undercoat and one coat of gloss. Front windows to be stained and varnished.
Internal woodwork to be prepared, primed and painted with one coat of undercoat and one coat of gloss.
Doors to be natural finish or to builders selection.
All internal walls to be prepared to builder's selection. Bathroom and kitchen to receive two coats of emulsion.
All ceilings to be stippled, finished or painted with emulsion to builder's selection.
External colour of paintwork, plastering and roof tiles to builder's selection.

Front and Rear Gardens:

Front and rear gardens to be rotovated and top soiled.