

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 513

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 28/10/91 28/10/91 28/10/91 28/10/91</p>	<p>Clk Hanahan Rec that Permission by Granted</p>		
	<p>Site is presently a builders yard. Aggravation to Local Residents Hopes site big enough for 4 Houses Residents would be satisfied if perm granted Hopes Buildings Not be too high</p>		

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 ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

91A/0513

CERTIFICATE NO:

24841

PROPOSAL: H Bungalows
LOCATION: Site off Tandy's Lane, Union
APPLICANT: Westside Construction

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	EST. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2232	4 128	4 128	-		
	2212					
	2200					
	2188					
	2176					
	2164					
	2152					
	2140					
	2128					
	2116					
	2104					
	2092					
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	16					
	4					

Item 1 Certified: _____
 Item 1 Endorsed: _____
 Items 2, 3, 4, 5, 6 & 7 Certified Signed: [Signature] Grade: _____ Date: 8-29/4/91
 Items 2, 3, 4, 5, 6 & 7 Endorsed: _____ Grade: _____ Date: _____

P/4609/91

P/4609/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0513

Date Received : 19th June 1991

T/EA

up to + incl 16/10/91 AF

Correspondence : Paul O'Connell,
Name and : O'Connell Design Services,
Address : 118/120 Lr. Rathmines Road,
Dublin 6.

Development : 4 bungalows

Location : site off Tandy's Lane, Lucan

Applicant : Westside Construction

App. Type : Permission

Zoning : A

Floor Area : 208 Sq.metres

CONTRIBUTION:	
Standard:	2322
Roads:	7120 kerb & gully
S. Sers:	800 water mains
Open Space:	1000
Other:	Gravel
SECURITY:	
Bond / C.I.F.:	2000
Cash:	2000

(MG/BB)

Report of Dublin Planning Officer dated 30th September, 1991.

This is an application for permission for 4 no. bungalows on site off Tandy's Lane, Lucan, Co. Dublin for Westside Construction.

The proposed site ~~which is surrounded to the front and sides by a high wall~~ has a stated area of 1735 sq. metres. It is located to the west of a laneway off Tandy's Lane. It adjoins existing housing/cottages at Tandy's Lane. Woodview Heights housing estate is located to the north and west. The proposed site, which is triangular in shape is surrounded by a high wall along its road frontage. There is an existing high hedgegrov (and wall in part) i.e. rear boundary walls to sheds on adjoining property to the rear at the boundary with the above mentioned Woodview Heights Estate. It adjoins a pedestrian entrance to this estate to the north. There are current proposals to extinguish the public right-of-way at this laneway.

Reg. Ref. No. TA 134 refers to a refusal of permission for a bungalow at the subject site in 1980.

The proposed site is located in an area zoned A "to protect and/or provide for residential amenity" in the Dublin County Development Plan, 1983.

It is currently used for the storage of various builders materials. (A no. of containers are also located on site). Reg. Ref. No. 90A/923 refers to a refusal by Dublin County Council and An Bord Pleanala for such a use. A subsequent application to retain the site for use as builders yard was withdrawn (Reg. Ref. 90A/1530).

Lodged plans provide for the construction of 4 no. bungalows of floor area c.77 sq. metres at this location. The site layout map submitted indicates a stepped building line. House No. 1 is to be set back some 10.5 metres from the front

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0513

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Location: site off Tandy's Lane, Lucan

boundary wall while House No. 4 is to be located some 6.8 metres from the front wall - similar building exists at the adjoining cottages to the east. Given the configuration of the site, rear gardens vary in length. Rear gardens of houses 1-3 comply generally with Development Plan Standards (house no. 3 has a rear garden of between 9.5 metres and 18 metres).

House No. 4 has a triangular shaped rear garden which is c. 15.5 metres at its longest point only. This house plot has a small side and rear garden.

The applicants indicate a small area of the site (to the north) which is to be transferred to the Local Authority for public open space. Correspondence submitted stated that it could alternatively be incorporated into private gardens. This would be more appropriate. This area would be of little utility as public open space - it is small in size and backs onto existing housing.

Lodged plans provide for 4 no. 3 bedroom pitched roof bungalows Nos. 1-3 are to have the gable end facing the public road. 2 metre high boundary walls are to be provided between the individual house plots.

No details are provided regarding the proposed boundary treatment to the rear of the site with adjoining housing areas.

Roads Department report states no objection subject to conditions. These include a 3.35 metre setback to provide for footpath (1.5 m) verge (1.85 m) etc.

Parks Department report states that the area of open space proposed is unacceptable and recommends financial contributions.

The proposed site is located in an area zoned A "to protect and/or improve residential amenity". The proposed use of this site for residential development is acceptable in principle. However, it is essential that the proposed development does not adversely affect the amenities of adjoining residents.

Drawings submitted are considered inadequate. The site layout submitted does not indicate existing adjoining housing particularly Woodview Heights to the rear.

~~The applicant should be requested to submit such drawings as Additional Information.~~

The applicants were requested to submit on 28th May, 1991, as follows:-

1. The applicant is requested to clarify if he is in a position to submit a revised housing layout which provides for minimum front and rear garden depths of 25 feet and 35 feet at each proposed dwelling. In this regard, house no. 4

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Location: site off Tandy's Lane, Lucan

may have to be omitted, and the area of proposed public open space should be incorporated into side gardens.

2. The applicant is requested to submit an accurate block plan to scale 1:250 showing: (1) existing adjoining properties; (2) the exact location of the proposed structures within the site and (3) the precise boundary between the site and the adjoining Woodview Heights housing estate.

3. The applicant is requested to submit details of the proposed boundary boundary treatment between the proposed site and the Woodview Heights Housing Estate to the north and west.

Additional information was submitted on 19th June, 1991. This included a revised site plan which identified the adjoining houses at Woodview Heights.

The site layout has not been altered and it is noted that houses nos 3-4 still have inadequate front garden lengths while no. 4 has an insufficient rear garden length.

With regard to front gardens, the applicant notes that the existing building line has been retained and makes the case for a lesser setback on the basis that Tandy's Lane is bypassed and is used primarily for access.

With regard to site no. 4 the applicant notes that the proposed public open space could be incorporated into this plot to increase the overall site size. The applicant also notes that the houses are single storey and will not overlook adjoining properties. From the layout submitted it is noted that this house (no. 4) is located some 2.5-3 metres from the boundary hedge at its nearest point and some 12 metres from the nearest house at Woodview Heights.

Such proximity would give rise to overlooking from Woodview Heights and is considered undesirable.

The additional information comments on the existing boundary with Woodview Heights comprising a mature hedgerow. Certain houses have screen walls (rear walls to sheds). The applicant states that he will provide screen walls at those houses where some exists (stated at nos. 122-125 and 131). No boundary wall is proposed at Nos. 132-134, adjoining open space although this is the only portion of Woodview Heights exposed to public view.

A further revised layout was submitted as unsolicited additional information on 28th August, 1991 (application on time extension to 14/10/91). This provided for an improved layout consisting of 3 no. bungalows instead of 4 as originally proposed.

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Location: site off Tandy's Lane, Lucan

The revised layout identifies the front boundaries set back 1.8 metres (to provide for footpath). A front building line of 7.5 metres is to be provided at the three houses. Individual plot sizes have been increased. The layout provides for 2 no. gable fronted bungalows at sites 1-2. Both of these houses have rear gardens which exceed Development Plan Standards. No. 3 is to have a rear garden length of between 5 - 6 metres - 17 metres. This is considered adequate given the overall plot size in this instance. The proposed house faces nos. 27-28 Woodview Heights but will be 17 metres from these houses at the nearest point.

Lodged plans identify boundary treatment to the front of the houses as comprising 0.75 metre wall. The position of the proposed screen wall to the north has been altered.

An area of open space is still proposed. However, it is considered that this is of little utility and should be included within the curtilage of site no. 3.

Sanitary Services report noted.

The revised layout is considered acceptable. It provides for a lesser number of houses and improved house plots. Garden lengths are of a sufficient length to protect the amenities of the houses at Woodview Heights to the rear.

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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information lodged on 19.06.91, and ~~28.08.91~~ additional drawing no. 05/L/005 lodged ^{25/2/91} save as may be required by the other conditions attached hereto. In particular 3 no. houses only are to be constructed and the proposed layout is to be as identified on drawing no. 05/L/005.

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, 1978-1964.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: site off Tandy's Lane, Lucan.

03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

04 That a financial contribution in the sum of £ 2322 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

05 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.

07 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.
REASON: In the interest of amenity and public safety.

08 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON: In the interest of the proper planning and development of the area.

09 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the sanitary services Acts, 1878-1964.

10 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

11 That the area shown as public open space to the north of the site be incorporated into the curtilage of site no. 3. This area to be bounded along the road frontage by a 0.75 metre high boundary wall, similar to that proposed to the front of the three houses

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: site off Tandy's Lane, Lucan

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

12 That a 1.8 metre wide footpath be provided by the applicant at his own expense along the entire frontage of the site (including the area identified as public open space and required to be incorporated into site No. 3 by condition No. 11 above)

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

13 That a financial contribution in the sum of ~~£1000.00~~ ^{£800.00} per house be paid to the County Council towards the cost of road improvements which will facilitate the development. This contribution to be paid prior to the commencement of development on site. The agreed cost of the footpath required by Condition No. 12 above to be offset against this contribution.

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

14 That a financial contribution in the sum of ~~£3000~~ ^{£3000} be paid by the applicant to Dublin County Council in lieu of the provision of public open space in the area of the proposed development. This contribution to be paid prior to the commencement of development on site.

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

15 That a 2 metre high wall in block or similar durable material be provided along the boundary of the site with the rear gardens of Nos. 131-134 Woodview Heights.

REASON: To screen exposed rear garden from public view in the interests of amenity.

15 That the applicant make arrangements for the safe relocation of all existing poles on site

Reason: In the interest of the proper planning & development of the area

(See conditions 17 & 18 over)

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Location: site off Tandy's Lane, Lucan.

17. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, ~~Open Spaces~~, Car Parks, Sewers, Watermains and Drains, has been given by:-
- Lodgement with the Council of an approved Insurance Company Bond in the sum of £2,000. which shall be renewed by the developer from time to time as the Roads, ~~Open Spaces~~, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
OR/...
 - Lodgement with the Council of a Cash Sum of £2,000. to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
OR/...
 - Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

18. Heating to be provided by the use of either oil, gas, electricity or by ~~solid~~ fuels in furnaces or appliances suitable only for burning solid ~~solid~~ fuels.
Reason: In the interest of reducing air pollution.

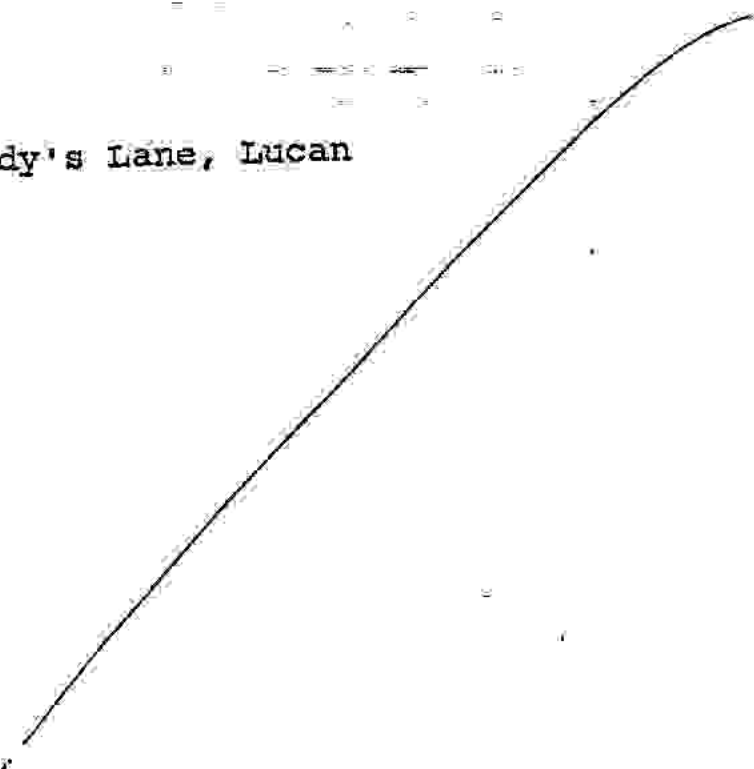
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0007

Location: site off Tandy's Lane, Lucan



[Handwritten initials]

[Handwritten signature]
Endorsed:-.....
for Principal Officer

[Handwritten 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 ~~(4)~~ conditions set out above is hereby made.

Dated : *10th October 1991*.....
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4 September, 1991.

October

[Handwritten signature]

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

ES. REF.: 91A-513.

INT. REF.:

UTILITIES INVOLVED: WATER, SOIL SEWER, SURFACE WATER

AREA OF SITE: 0.387 Acres

LAND AREA OF PRESENT PROPOSAL:

PREPARED BY:

REVIEWED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

MAPPER'S ORDER NO: 91/1/91
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

Mr. Beatty
Gendard
0.387 @ 6000
= 2322

DEVELOPMENT CONTROL ASSISTANT GRADE

loads
per ~~1000~~ 800 per acre
see report dated 11/1/91
ds
1000 per acre
see report dated 9/1/91
Dant
over?
9/10/91
Mike Semmy
had 2000
all 2000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 4 bungalows on site off Tandy's Lane, Lucan,
for Westside Construction.

Mr. Paul O'Connell,
O'Connell Design Services,
118/120 Lower Rathmines Road,
Dublin 5.

Reg. Ref. 91A/0513
Appl. Rec'd: 5/4/91
Time Ext. let. rec'd: 13/8/91
Time Ext. up to: 14/10/91
Add. Info. rec. 19/6/91

Report of the Dublin Planning Officer, dated 14 August 1991

This is an application for permission for 4 bungalows on site off Tandy's Lane, Lucan, for Westside Construction.

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 14th October, 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: 18 August, 1991.



Approved Officer.

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6th August, 1991.

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



SENIOR STAFF OFFICER.

Mary Galvin

SS only

Register Reference : 91A/0513

Date : 12th April 1991

Development : 4 bungalows

LOCATION : site off Tandy's Lane, Lucan

Applicant : Westside Construction

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 5th April 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 J. Galvin

DUBLIN Co. COO
23 APR 1991
SAN SERVICES

DUBLIN Co. COO
SANITARY SERV.
28 MAY 1991
Returned *gg*

Date received in Sanitary Services

FOUL SEWER

*Insufficient information.
The applicant has identified outfall points, but has not demonstrated acceptable outfall details; i.e. invert levels, ground levels and gradients. The finished floor level would be determined by these details.*

SURFACE WATER

As above.

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

PLANNING DEPT.
DEVELOPMENT CONTROL
Date 29.05.91
Time 10.45

*J.R.
22/5/91*

A.F.B.B.L.

Register Reference : 91A/0513

Date : 12th April 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. Notes available. See the Storage Regd. for
each unit. Connection to existing system including
and characterisation by DEC personnel of
applicats. expense. J. Gyles. EE. 7/5/91

.....
J. Gyles

ENDORSED _____

J. Rice

DATE _____

22/5/91

for S.E.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	29.05.91
Time	10.45

P/2245/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0513

Date Received : 5th April 1991

Correspondence : Paul O'Connell,
Name and : O'Connell Design Services,
Address : 118/120 Lr. Rathmines Road,
Dublin 6.

Development : 4 bungalows

Location : site off Tandy's Lane, Lucan

Applicant : Westside Construction

App. Type : Permission

Zoning : A

(MG/BB)

Report of Dublin Planning Officer dated 16th May, 1991.

This is an application for permission for 4 no. bungalows on site off Tandy's Lane, Lucan, Co. Dublin for Westside Construction.

^{which is surrounded to the front and sides by a high wall}
The proposed site has a stated area of 1735 sq. metres. It is located to the west of a laneway off Tandy's Lane. It adjoins existing housing/cottages at Tandy's Lane. Woodview Heights housing estate is located to the north and west. The proposed site, which is triangular in shape is surrounded by a high wall along its road frontage. There is an existing high hedgegrow to the rear at the boundary with the above mentioned Woodview Heights Estate. It adjoins a pedestrian entrance to this estate to the north. There are current proposals to extinguish the public right-of-way at this laneway. ^(see council's report)
Reg. Ref. No. TA 134 refers to a refusal of permission for a bungalow at the subject site in 1980.

The proposed site is located in an area zoned A "to protect and/or provide for residential amenity" in the Dublin County Development Plan, 1983.

^(A no. of containers are also located on site)
It is currently used for the storage of various builders materials. Reg. Ref. No. 90A/923 refers to a refusal by Dublin County Council and An Bord Pleanála for such a use. A subsequent application to retain the site for use as builders yard was withdrawn (Reg. Ref. 90A/1530).

Lodged plans provide for the construction of 4 no. bungalows of floor area c.77 sq. metres at this location. The site layout map submitted indicates a stepped building line. House No. 1 is to be set back some 10.5 metres from the front boundary wall while House No. 4 is to be located some 6.8 metres from the front wall - similar building exists at the adjoining cottages to the east. Given the configuration of the site, rear gardens vary in length. Rear gardens of

COMHAIRLE CHONTAE ÁTHA CLIATH

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houses 1-3 comply generally with Development Plan Standards (house no. 3 has a rear garden of between 9.5 metres and 18 metres).

House No. 4 has a triangular shaped rear garden which is c. 15.5 metres at its longest point only. This house plot has a small side and rear garden.

The applicants indicate a small area of the site (to the north) which is to be transferred to the Local Authority for public open space. Correspondence submitted stated that it could alternatively be incorporated into private gardens. This would be more appropriate. This area would be of little utility as public open space - it is small in size and backs onto existing housing.

Lodged plans provide for 4 no. 3 bedroom pitched roof bungalows Nos. 1-3 are to have the gable end facing the public road. 2 metre high boundary walls are to be provided between the individual house plots.

No details are provided regarding the proposed boundary treatment to the rear of the site with adjoining housing areas.

Roads Department report states no objection subject to conditions. These include a 3.35 metre setback to provide for footpath (1.5 m) verge (1.85 m) etc. The applicants indicate a 1.5 footpath. This is considered adequate given the location of the site on a laneway off Tandy's lane.

Sanitary Services Report not received.

Parks Department report states the area of open space proposed is acceptable and recommends financial contribution.

The proposed site is located in an area zoned A "to protect and/or improve residential amenity". The proposed use of this site for residential development is

acceptable in principle. However, it is essential that the proposed development does not adversely affect the amenities of adjoining residents.

Drawings submitted are considered inadequate. The site layout submitted does not indicate existing adjoining housing particularly Woodview Heights to the rear.

The applicant should be requested to submit such drawings as Additional Information.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The applicant is requested ^{to verify if he is in a position} to submit a revised housing layout which provides for minimum front and rear garden depths of 25 feet and 35 feet at each proposed dwelling. In this regard, house No. 4 ~~should~~ ^{may have to be} omitted, and the area of proposed public open space should be incorporated into side gardens.
- 02 The applicant is requested to submit an accurate block plan to scale 1/250 showing: (1) ~~the~~ existing adjoining properties; (2) the exact location of the proposed structures within the site and (3) the precise

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

boundary between the site and the adjoining Woodview Heights housing estate.

- 03 The applicant is requested to submit details of the proposed boundary treatment between the proposed site and the Woodview Heights Housing Estate to the north and west.

[Signature]
.....
for Dublin Planning Officer

[Signature]
.....
Endorsed:.....
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : 27 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.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

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

Our Ref.
Your Ref.
Date 09.05.1991

RE: Bungalow at Tandy's Lane, Lucan. Reg. Ref. 91A/0513.

With reference to this application, the Parks Departments comments are:

- 1) The area of land shown on the lodged drawings with this application is not acceptable as public open space in terms of the 1983 County Development Plan, and it is recommended that a financial contribution of £1,000 per site is sought towards the further development of public open space in the surrounding area.
- 2) A scheme of street tree planting to be submitted and agreed with the County Council, prior to the commencement of development.

James Banell
SENIOR PARKS SUPERINTENDENT



Mos

DUBLIN COUNTY COUNCIL

REG. REF:

91/A/513

LOCATION:

site off Tandy's Lane, Lucan.

APPLICANT:

Westside Construction.

PROPOSAL:

4 bungalows.

DATE LODGED:

5th April, 1991.

The lane is used by a bus and has a number of houses on it and a pedestrian entrance to a housing estate.

Permission was refused by An Bord Pleanala for retention of use of the site as a builders yard.

No Roads objection subject to:-

1. Front boundary wall to be removed and new front boundary to be set back at least 3.35 metres from edge of carriageway and to be less than 1 metre in height.
2. New 1.5 metre footpath, 1.85 metre verge and kerb to be constructed by applicant at his own expense along new boundary, against a clean saw cut edge of the existing carriageway.
3. All poles to be safely relocated by applicant at his own expense.
4. Applicant to make a contribution of £800 per house towards road improvements which will facilitate the development. The agreed cost of the above works in (2) only to be offset against the contribution.

TR/MM 1/5/91.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 07/05/91
 Time 9.30 AM

SIGNED:

Laura Ryan

DATE:

1/5/91

ENDORSED:

C. J. L. K

DATE:

1/5/91



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

Mr. Paul O'Connell,
O'Connell Design Services,
118/120, Lr. Rathmines Road,
Dublin 6.

Reg. Ref. 91A-0513

11 October 1991

Re: Proposed 4 bungalows on site off Tandy's Lane, Lucan
for Westside Construction.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 11 October 1991, in connection with the above.

Signed: _____

On behalf of: (Name) _____
(Address) _____

I hereby certify that the above Notification, dated 11 October
1991, was handed by me to the above signed today.

SIGNED: Louise Corrigan
DATED: 11/10/91

Mary Murphy
11.10.91



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
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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/ 4609 /91 Date of Decision : 10th October 1991

Register Reference : 91A/0513 Date Received : 19th June 1991

Applicant : Westside construction

Development : 4 bungalows

Location : site off Tandy's Lane, Lucan

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :280591//190691

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:- ~~1.6~~...ATTACHED.

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

Date:.....11/6.01/91.....

Paul O'Connell,
O'Connell Design Services,
118/120 Lr. Rathmines Road,
Dublin 6.

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/0513
Decision Order No. P/ 4609 /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, as amended by Additional Information lodged on 19.06.91, additional drawing no. OS/L/005 lodged 28.08.91, save as may be required by the other conditions attached hereto. In particular 3 no. houses only are to be constructed and the proposed layout is to be as identified on drawing no. OS/L/005.

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 That a financial contribution in the sum of £2322 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

05 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

6 ~~06~~ That public lighting be provided as street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.

REASON: In the interest of amenity and public safety.

7 ~~07~~ That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

8 ~~08~~ That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

NOTES

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Dublin 1.

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(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).

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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.



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Reg. Ref. 91A/0513

Decision Order No. P/ 4609 /91

Page No: 0003

- 9 ~~10~~ That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 10 ~~11~~ That the area shown as public open space to the north of the site be incorporated into the curtilage of site no. 3. This area to be bounded along the road frontage by a 0.75 metre high boundary wall, similar to that proposed to the front of the three houses.
REASON: In the interest of the proper planning and development of the area.
- 11 ~~12~~ That a 1.8 metre wide footpath be provided by the applicant at his own expense along the entire frontage of the site (including the area identified as public open space and required to be incorporated into site No. 3 by condition No. 11 above.
REASON: In the interest of the proper planning and development of the area.
- 12 ~~13~~ That a financial contribution in the sum of £800.00 per house be paid to the County Council towards the cost of road improvements which will facilitate the development. This contribution to be paid prior to the commencement of development on site. The agreed cost of the footpath required by Condition No. 11 above to be offset against this contribution.
REASON: In the interest of the proper planning and development of the area.
- 13 ~~14~~ That a 2 metre high wall in block or similar durable material be provided along the boundary of the site with the rear gardens of Nos. 131-134 Woodview Heights.
REASON: To screen exposed rear garden from public view in the interests of amenity.
- 14 ~~15~~ That the applicant make arrangements for the safe relocation of all existing poles on site.
REASON: In the interest of the proper planning and development of the area.
- 15 ~~16~~ That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory

NOTES

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Reg.Ref. 91A/0513

Decision Order No. P/ 4609 /91

Page No: 0004

completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Car Parks, Sewers, Watermains and Drains, has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £2,000. which shall be renewed by the developer from time to time as the Roads, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

(b) Lodgement with the Council of a Cash Sum of £2,000. to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

16 2A 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.

REASON: In the interest of reducing air pollution.

NOTES

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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.

27th August 1991.

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



91A/513
1-40
Ward A.1.

RE: APPLICATION FOR BUNGALOWS ON SITE AT TANDY'S LANE, LUCAN,
CO. DUBLIN - REG. REF. 91A/0513, ADDITIONAL INFORMATION.

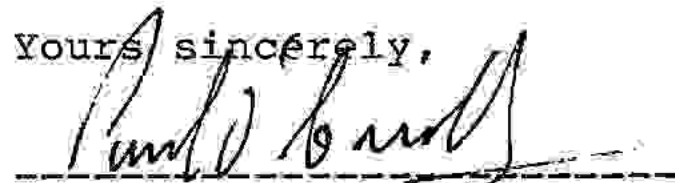
Dear Sirs,

With reference to the above and our request dated the 13th of August 1991 for an extension of time for consideration of the above, we now enclose a revised site layout showing the following:

1. 3 no. bungalows instead of 4 as originally proposed.
2. We have set back the front boundary wall of the sites a distance of 1.8 metres from the existing edge of the carriageway to incorporate the construction of a footpath.
3. In conjunction with above changes we have relocated the entrance gates to each site and marginally amended the location of the screen wall bordering the open space.

I trust that the above changes will enable the Planning Department to issue a favourable decision in relation to the application.

Yours sincerely,



Paul O'Connell. B. Arch.

Architects and Planning Consultants

Mr. Paul O'Connell,
O'Connell Design Services,
118/120 Lower Rathmines Road,
Dublin 6.

Reg. Ref.: 91A/0513

15 August 1991

RE: Proposed 4 bungalows on site off Tandy's Lane, Lucan for Westside Construction.

Dear Sir,

With reference to your planning application received here on 5th April, 1991, (letter for extension period received 13th August, 1991), 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 14th October, 1991.

Yours faithfully,


for Principal Officer.

13th August 1991.

Ms. Rose Kenny,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.


13. AUG 91

RE: APPLICATION REG. REF. 91A/0513 - APPLICATION FOR 4 NO.
BUNGALOWS ON SITE OFF TANDY'S LANE, LUCAN, CO. DUBLIN FOR
WESTSIDE CONSTRUCTION.

Dear Ms. Kenny,

With reference to the above and my telephone conversation this morning with Mr. Noel Prendergast, Senior Planner, on behalf of my client, I wish to apply for a time extension for consideration of the application up to and including the 14th of October '91 to allow us the opportunity to lodge additional relevant information in connection with the application.

Yours sincerely,


Paul O'Connell. B. Arch.



Ms. Rose Kenny,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

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/0513

Date : 20th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : 4 bungalows

LOCATION : site off Tandy's Lane, Lucan

APPLICANT : Westside Construction

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 19th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Paul O'Connell,
O'Connell Design Services,
118/120 Lr. Rathmines Road,
Dublin 6.

91A/0513

1.4.0

A.1.



14th June 1991.

Principal Officer,
Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: REG. REF 91A-0513 - PROPOSED FOUR BUNGALOWS ON SITE AT TANDY'S
LANE, LUCAN, FOR WESTSIDE CONSTRUCTION - ADDITIONAL INFORMATION.

Dear sirs,

With reference to your letter of the 28th of May 1991 requesting additional information in relation to the above. I attach as requested four copies of a site block plan to a scale of 1:250 showing existing adjoining properties and the location of the proposed dwellings within the site.

The site is separated from the rear gardens of adjoining houses to the North East in Woodview Heights, housing estate, by a mature hedge and garden screen walls constructed by the residents of most of the adjoining Woodview Heights properties.

My client has advised me that only five houses adjoining the site i.e. house nos. 122 to 125 and 131 of Woodview Heights, do not have a screen wall constructed to the end of their rear gardens. My client proposes to construct a 2m high screen wall in concrete block between the site and these properties. These walls can be constructed on the site or alternatively should the occupants of the five properties in question prefer, then with their permission, the walls can be constructed at the end of their rear gardens similar to other walls already constructed and mentioned above.

Concerning your comments relating to the front and rear garden depths, we have no problem in providing the depths mentioned for house nos. 1, 2 and 3, but would prefer to retain the existing layout. Concerning house no. 4, you will note that the existing building line of the semi-detached two storey cottage to the South of the site has been adhered to. In consideration of the depth of the front gardens we would ask you to consider this and the fact that the lane is effectively by passed by the main road and sees little traffic or pedestrian movement, it is primarily for access to existing properties along this section of the lane.

Architects and Planning Consultants

Concerning back garden depths you will note that house no. 4 is shown as occupying an irregularly shaped site and has a garden depth varying in length from a maximum of approximately 50 feet. We have shown in the layout as required under the Development Plan, an area proposed for transfer to the Local Authority as public open space to the North of site no. 4. We mentioned in the notes accompanying the original application that because of its size and the resulting difficulty of maintenance, the Parks Department may be reluctant to take this area in charge and as a result the Local Authority may require that it be incorporated into the side garden of site no. 4, thus increasing its overall plot size.

We understand that the written statement accompanying the 1983 County Development Plan states that "in particular and exceptional cases where special design and/or social considerations apply, the above stipulation may be varied, where the Council is of the opinion that the proposal would otherwise comply with the proper planning and development of the area in question", the stipulation in this case relates to back garden lengths.

In considering my comments above relating to garden depth we would ask you also to consider the fact that the housing units have been designed as single storey bungalows rather than semi-detached two storey houses such as those constructed in Woodview Heights and other nearby estates. As single storey units they will not overlook adjoining properties. The units are designed as detached single storey bungalows with a relatively small floor area and relatively large garden plots and my client feels that they will have an appeal to retired persons as potential purchasers. They will also add to the existing housing mix in the general area. We would also ask you to note that the orientation of the houses is towards the West and not to the North West directly facing Woodview Heights.

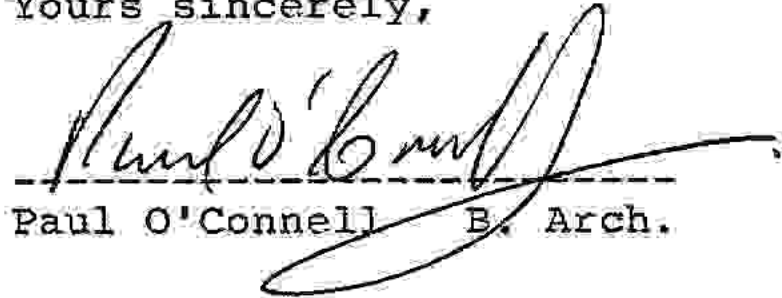
Our proposal shows a drainage connection to a public sewer in Woodview Heights estate some distance away from the site. Its cost of construction must be supported by a development that will give a reasonable economic return on investment to the developer. My client feels that four units are necessary to achieve this and any decision that would lead to a reduction in the number of units might make the present application economically unviable necessitating at least a redesign to incorporate two storey dwellings on the site or at the very worst the site remaining undeveloped.

We would also ask you to consider that some local residents have in the past opposed the existing use of the site and we understand from comments made to my client in the recent past by residents that they would similarly welcome the development of the site for residential use.

For the above reasons we would ask you to favourably consider the application and issue a decision as speedily as possible.

Should you have any queries in relation to my comments above or the attached please contact me.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Paul O'Connell". The signature is written over a horizontal dashed line.

Paul O'Connell B. Arch.

Mr. Paul O'Connell,
O'Connell Design Services,
118/120, Lower Rathmines Road,
Dublin 6.

Reg. Ref. 91A-0513

28 May 1991

Re: Proposed 4 bungalows on site off Tandy's Lane, Lucan
for Westside Construction.

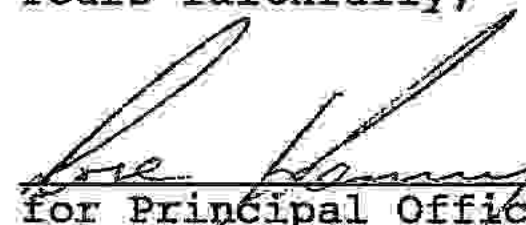
Dear Sir,

With reference to your planning application, received here on 5th April, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to clarify if he is in a position to submit a revised housing layout which provides for minimum front and rear garden depths of 25 feet and 35 feet at each proposed dwelling. In this regard, house no. 4 may have to be omitted, and the area of proposed public open space should be incorporated into side gardens.
2. The applicant is requested to submit an accurate block plan to scale 1:250 showing: (1) existing adjoining properties; (2) the exact location of the proposed structures within the site and (3) the precise boundary between the site and the adjoining Woodview Heights housing estate.
3. The applicant is requested to submit details of the proposed boundary treatment between the proposed site and the Woodview Heights Housing Estate to the north and west.

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

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/0513

Date : 8th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 4 bungalows

LOCATION : site off Tandy's Lane, Lucan

APPLICANT : Westside Construction

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 5th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Paul O'Connell,
O'Connell Design Services,
118/120 Lr. Rathmines Road,
Dublin 6.



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
(If none, give description sufficient to identify) SITE OFF TANDY'S LANE, LUCAN, CO. DUBLIN
3. Name of applicant (Principal not Agent) WESTSIDE CONSTRUCTION, TANDY'S LANE, LUCAN
Address TANDY'S LANE, LUCAN, CO. DUBLIN Tel. No.
4. Name and address of PAUL O'CONNELL T/A O'CONNELL DESIGN SERVICES
person or firm responsible for preparation of drawings 118/120 LA MATHURINS RD, D.B. Tel. No. 9165234
5. Name and address to which AS 4 BUNGALOWS
notifications should be sent
6. Brief description of 4 BUNGALOWS
proposed development 128 5/4 N 35083
7. Method of drainage CONNECT TO PUBLIC MAINS Source of Water Supply PUBLIC MAINS
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. J. P. 27/3/91
(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? N.A.
- 11.(a) Area of Site 1735 Sq. m.
(b) Floor area of proposed development 308 m² 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.) FREEHOLD
- 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:
APPLICATION FOR BYE LAW LA 157
- 15.List of documents enclosed with application.
4 COPIES NOTES TO ACCOMPANY APPLICATION
4 NO COPIES DRAWINGS OS/L/002, 304
CO. DUBLIN Application for 4 bungalows on site off Tandy's Lane, Lucan for Westside Construction
FOR COPY NEWS PAPER AD IP 27/3/91
- 16.Gross floor space of proposed development (See back) 308 Sq. m.
No of dwellings proposed (if any) 4 Class(es) of Development 1
Fee Payable € 32 x 4 = 128 Basis of Calculation € 128 = 32 x 4
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Paul O'Connell Date 27/3/91

Application Type Planning
Register Reference 91A/0513
Amount Received €.....
Receipt No.....
Date.....

FOR OFFICE USE ONLY

2:12.0
5 APR 1990

91A/0513

17-16

RECEIVED

APPLICATION TYPE ON FILE

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, Lt. 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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A.	Dwelling (House/Flat)	£55.00 each
B.	Domestic Extension (improvement/alteration)	£30.00 each
C.	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D.	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E.	Petrol Filling Station	£200.00
F.	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is taken as acknowledgement that the sum of £128.00 tendered is the prescribed amount for the year N 35083

£128.00

11th

day of

April

1991

Received this

from

Westside Conot. Ltd,

Tandys Lane

Lucan

the sum of

one hundred and twenty eight

Pounds

Pence, being

plus application at Tandys Lane

Neelie

Deans

Cashier

S. CAREY

Principal Officer

11.04.91

3rd April 1991.

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

RE: APPLICATION FOR 4 BUNGALOWS ON SITE OFF TANDY'S LANE,
LUCAN, CO. DUBLIN.

Dear Sirs,

I attach for your attention the necessary documentation relating
to the above application.

Prior to lodging, I had discussions with Mr. Peter Byrne, Planner
and Mr. Barry Morris, Sanitary Services in relation to the
proposal.

Foul and surface water connections are proposed to be made to the
existing 225mm foul sewer and existing 300mm surface water drain
in the Estate Access road of Woodview Heights housing estate.
Both surface water and foul are proposed to be laid in the
pedestrian access laneway connecting Woodview Heights to Tandy's
Lane which we understand has been taken in charge by the Co.
Council.

It is proposed to connect to the foul manhole shown on sanitary
services drawings as reference number J-54. A new manhole will
be constructed along the existing surface water drain shown on
sanitary services drawings between manholes reference numbers J-
13 and J-11. We understand that a 4" public water mains is laid
along the side of Tandy's Lane beside the site boundary.

We have indicated on our site plan an area beside site number 4
which can be made available to the Co. Council for public open
space. Should the Co. Council consider that because of the size
of this area that it would be impractical for them to take it in
charge. My client will be happy to retain it and incorporate it
with adjoining private gardens.

I trust that you will find the attached satisfactory should you
have any queries in connection with same please contact me.

Yours -sincerely,

Paul O'Connell. B.Arch.

Architects and Planning Consultants

Celbridge

Lucan Golf Course

9-550

16-520

16-800

1-420

Dodsboro

610

Tank

3-130

290

Tank

230

Pump

Fn

580

480

Statue

6-580

13-630

TANDY'S LANE

DOD

ND

S B

O

R

C

3-080

Surveyed in 1837. Revised in 1969.

5 APR 1990

REG. No. 91A/093

APPLICATION TYPE D/P/A/B/L CHARACTERISTICS AND SYMBOLS FOR BOUNDARIES &c.

County..... County Borough, Borough, Urban..... Bound.....