

Mr. O'Brien Aug 5.3.97  
suggest sharing access for  
his 2 houses with these

indicated " would need a  
new application

GB  
5.3.97

FINANCIAL CONTRIBUTION :-  
AMOUNT: £ 750  
C/W...  
K...  
K...  
K...

Record of Executive Business and Manager's Orders  
BELGARD

Proposed ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd. By order P/3088/91 dated 5th July, 1991 the Council made a decision to refuse permission for this proposal. On Appeal, An Bord Pleanála made the following order on 26th February, 1992:-

PW 6/5/86432

AN BORD PLEANALA

CW - 982

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990  
County Dublin

Planning Register Reference Number: 91A/0739

£ 20,000  
£ 20,000

APPEAL by Wrightway Properties Limited care of Manahan and associates of 38 Dawson Street, Dublin against the decision made on the 5th day of July, 1991 by the Council of the County of Dublin to refuse permission for development comprising ten two-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The proposed residential use is considered to be an appropriate use of these lands which are surrounded by residential development and subject to a residential land use zoning objective in the current Dublin County Development Plan, which objective is considered to be reasonable. The proposed access is considered to be satisfactory and is the best available. The additional traffic generated on the adjoining cul-de-sac will be minor and will have little or no impact on the amenities of existing houses on the cul-de-sac. The proposed development, subject to compliance with the conditions set out in the Second Schedule hereto, would accord with the proper planning and development of the area.

SECOND SCHEDULE

Water supply, foul drainage and surface water drainage shall comply with the requirements of Dublin County Council for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

All public services for the development including electrical, communal television and telephone cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

PL 6/5/86432

## SECOND SCHEDULE (CONTD.)

Details of landscaping shall be submitted to and agreed with Dublin County Council, and the developer shall pay a sum of money to the said Council as a contribution towards expenditure incurred by the said Council in the provision of public open space facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards expenditure incurred by the said Council in the provision of public open space facilitating the proposed development.

Before development is commenced, the developer shall lodge with Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be as agreed between the said Council and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.

5. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of a public water supply and piped drainage facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards expenditure incurred by the said Council in the provision of a public water supply and piped drainage facilitating the proposed development.

*Daragh W. A. Murphy*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 26<sup>th</sup> day of February 1992.

P/3547/92  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

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

3

PL. 6/5/86432

AN BORD PLEANÁLA

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

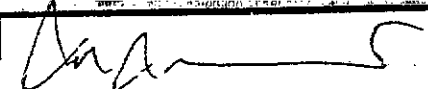
County Dublin

Planning Register Reference Number: 91A/739

With regard to Condition No.3 the financial contribution towards the provision of open space is assessed at £1,000.00 per house.

With regard to Condition No. 4 the security is assessed at at a bond or letter of guarantee in the sum of £30,000.00 or a cash lodgement in the sum of £10,000.00.

With regard to Condition No. 5 the financial contribution towards the provision of a public water supply and piped drainage is assessed at £7,500.00.

Order Noted:	L.D.
Dated:	29 <sup>th</sup> July 92
	
ASST. COUNTY MANAGER	
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	29 <sup>th</sup> day of JUNE July 19 92

~~and~~ W.T.

14/11/90

Willie Murray may  
wish to comment on  
this.

Manfred O Shee

COMHAIRLE CHONTAE ATHA CLIATH

TO: M. O'Shee,  
Executive Planner

REG. REF. 91A/0739

RE: Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I attach for your observations memo/letter dated 13th & 14th August, 1991 from An Bord Pleanala.

Please reply before: 18th November  
~~13th September~~

S  
for Principal Officer

6-11-91  
DATED: ~~29 August 1991~~

OBSERVATIONS:

Further letter of 23/10 - A.B.P.

De Lisen Made

Signature of person making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_

(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

## COMHAIRLE CHONTAE ÁTHA CLIATH

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

Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

Anthony Manahan & Assocs.,  
Chartered Town Planners,  
38 Dawson Street,  
Dublin 2.

Reg. Ref.	91A/0739
App. Recd:	07.05.1991
Floor Area:	124.30 sq. m. each
Site Area:	4,536 sq. m.
Zoning:	A

Report of the Dublin Planning Officer, dated 2 July 1991

This is an application for PERMISSION for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

The applicant is stated to have a freehold interest in the site.

There is no record of any previous planning applications on this site.

Permission was granted for a revised house at rear of no. 5 Killininny Cottages, Firhouse Road, with access from Kilakee Court by Decision Order PA/466/83 dated 14th March, 1983 (Reg. Ref. YA 102). This house has since been constructed.

Under Reg. Ref. 85A/26, permission was granted for two semi-detached houses at the rear of no. 6 Killininny Cottages with access from Kilakee Court by Decision Order P/872/85 dated 12th March, 1985. This permission was never implemented and has now expired.

91A/0903 refers to a current application presently before the County Council for its consideration, in which permission is being sought for two semi-detached houses to rear of no. 6 Killininny Cottages.

#### SITE

The site which is stated to be 1.12 acres in area zoned "A" in the 1983 County Development Plan with the objective to protect and/or improve residential amenity.

The site comprises most of the rear gardens of nos. 2, 3 and 4 Killininny Cottages on the Firhouse Road. I understand that the resident of no. 2 bought the property approximately 1 year ago with a reduced garden, while the owner of no. 3 sold part of her rear garden to the applicant.

(Continued)

## COMHAIRLE CHONTAE ÁTHA CLIATH

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

Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

(Continued)

The site is completely overgrown. The boundaries of the site are defined as follows:-

- (i) A concrete block wall c. 1.8 metres high (not capped or rendered) forms the north west boundary of the site where the site adjoins the rear gardens of no.s 2 and 3. The north west boundary is open where the site adjoins the rear garden of no. 4.
- (ii) The south east boundary is defined for the most part by a timber fence (c. 1.8 metres high) and concrete block wall (c. 1.8 metre high) separating the site from the house built under Reg. Ref. YA 102. A wire fence forms the south east boundary where the site adjoins the rear garden of no. 5.
- (iii) The north east boundary is open where it adjoins the rear garden of no. 1, which is also overgrown.
- (iv) Trees define the boundary to the south.

There are great views of the Dublin mountains from the rear gardens of the existing cottages.

#### PROPOSAL

In this application permission is being sought to build 10 no. two storey houses, (6 semi-detached and 4 detached). Access to the proposed development is onto Kilakee Court which is a small cul-de-sac presently serving 13 no. houses. The applicant has acquired a portion of the garden attached to the end house on Kilakee Court to gain access to the site.

5 no. houses (nos. 6-10) back onto the rear gardens of nos. 2, 3 and 4 of Killininny Cottages. The gable end of houses no. 1, 5 and 6 face onto the rear garden of no. 1 Kilakee Cottages. These houses are located at a distance of approximately 12 metres from the boundaries of the rear gardens of the houses fronting onto Kilakee Avenue. The proposed layout has been designed in such a way that it does not prejudice the development of the rear garden of No. 1, Killininny Cottages at some future date.

The proposed houses are 4 bedroomed with an optional garage and utility room at the side. An optional detached garage is indicated on the site plan in the rear garden of no. 3. Proposed finishes include brick on the front elevation.

(Continued)



## COMHAIRLE CHONTAE ÁTHA CLIATH

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

Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

(Continued)

It is noted that the required distance (i.e. 5 metre) between the proposed watermain and surface water sewer and the proposed building is not met. While no public open space has been provided as part of the proposed development the site is very close to an area of developed public open space at Kilakee Green.

#### REPORTS

The Sanitary Services report dated 21st June, 1991, states that services are available.

The Roads report states that access to the proposed development is via a somewhat tortuous connection through the side garden of the end house on the cul-de-sac. The Roads department recommend that Additional Information be requested, asking the applicant how it is proposed to link the proposed development with the access proposed in the other application presently before the Council. (Reg. Ref. 91A/903). The Roads department note that under Reg. Ref. 91A-0903 it is proposed to provide a cul de sac extension to Kilakee Court which would provide a much better junction access to the current proposal. The Parks report dated 27th May, 1991, <sup>acknowledges</sup> notes the conditions that should be attached in the event of a decision to grant permission being made.

#### REPRESENTATIONS

There have been a very large number of letters of objection received on behalf of residents in the area and local opposition to the proposed development is obviously strong.

Letters have been received on behalf of the residents of Kilakee Court, Kilakee Green, Kilakee Avenue and Killinenny Cottages.

The main grounds of objections from the different residents groups may be summarised as follows:

**Kilakee Court and Kilakee Green:** The residents are concerned about the additional traffic which would be generated onto Kilakee Court and Green as a result of the proposed development and the effective extension of the road serving Kilakee Court. They state that the roads are used by children for play and object to the proposed development on the grounds that it would endanger the safety of their children.

**Kilakee Avenue:** The residents here object to the proposed development on the grounds that it would result in there being a strip of undeveloped land between the proposed development and their back gardens (i.e. this area is the rear garden of No. 1, Killinenny Cottages) which would pose a security risk.

## COMHAIRLE CHONTAE ÁTHA CLIATH

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

Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

(Continued)

Killinenny Cottages: It is maintained that the proposed development will (i) block the residents view of Dublin Mountains, (ii) remove a short cut used by the children to get to school and the church, (iii) reduce the amount of open space available for children to play, (iv) overlooking into their rear gardens.

#### PLANNING ASSESSMENT

The original rear gardens of Killinenny Cottages are extremely long. The development of these gardens for residential purposes is considered acceptable in principle subject to such development being carried out in an orderly manner and in such a way that existing residential amenities are protected. Access to these lands from the Firhouse Road would be likely to be unacceptable on road safety grounds.

A concurrent application (90A-0903) presently being considered by the Planning Authority is for two no. semi-detached houses with access also from Kilakee Court.

It would be desirable from a planning point of view if the access arrangements to serve the current site could be integrated with the development proposed under Reg. Ref. 90A-0303.

It is considered that any proposals for this site should include more acceptable access arrangements which would provide a common roadway to serve the existing house at the rear of no. 5, Killinenny Cottages, the proposed two houses at the rear of No. 6 (Reg. Ref. 85A-0026 and 90A-0903 refer) and any development of the subject site. The present arrangements proposed are substandard and would detract from the residential amenity of the area.

In addition, having regard to the character of the existing and proposed new development in these former rear gardens which generally consists of houses on large sites it is considered that the proposed development by reason of its density and general character would be injurious to the residential amenity of the area.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following ( / ) Reasons:-

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

(Continued)

1. The proposed development by reason of its density and general character and by reason of its substandard access arrangements would seriously injure the amenities, and depreciate the value of property in the vicinity.

(WM/DK)

Endorsed:-

*[Signature]*  
for Principal Officer

*[Signature]*  
For Dublin Planning Officer

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the ( / ) reasons set out above and PERMISSION is REFUSED accordingly.

Dated: 5 July, 1991.

*[Signature]*  
Approved Officer.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 19th June, 1991.

*Logan*

*pl*



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.

*13/6*

Our Ref. P.P. 339  
Your Ref.  
Date 27.05.1991

11 JUN 91

RE: Housing at Firhouse Road. Reg. Ref. 91A/0739.

With reference to this application, the Parks Department's comments are as follows:-

- 1) As per the lodged drawing No. 02, the applicant has not provided any public open space according to the requirements of the 1983 County Development Plan, and it will be necessary for the applicant to make a financial contribution of £1,000 per house, towards open space development in the surrounding area. These monies to be provided towards the further development of Open Space in the Dodder Valley Park.
- 2) A scheme of street tree planting to be submitted and agreed with the County Council prior to the commencement of development.

*[Handwritten signature]*

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date... *13.06.91* ...  
Time... *5.00* ...

M. O'Shea

Register Reference : 91A/0739

Date : 16th May 1991

Development : Ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear

LOCATION : 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court

Applicant : Wrightway Properties Ltd

App. Type : PERMISSION

Planning officer : M.O'SHEE

Date Recd. : 7th May 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL  
23 MAY 1991  
SAN SERVICES

*Paul Tobin*  
PRINCIPAL OFFICER

Date received in sanitary services

FOUL SEWER

*Available.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date *25.06.91*  
Time *3:15*

SURFACE WATER

*Available.*

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

*W. L. Min 20/6/91*

*J. Rice*  
*21/6/91*

*N 7132L*

Register Reference : 91A/0739

Date : 16th May 1991

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

WATER SUPPLY. Available for prod use 24 hour storage to be provided  
Water main to end in duckfoot hydrant outside Warehouse  
note

*[Signature]*  
27/5/91

.....  
ENDORSED *[Signature]* DATE 24/6/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 25.06.91 .....  
Time ..... 3.15 .....

*original to come*

DUBLIN COUNTY COUNCIL

(P. 2)  
1/7.

REG. REF: 91/A/739

LOCATION: 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court.

APPLICANT: Wrightway Properties Ltd.

PROPOSAL: Ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear.

DATE LODGED: 7th May, 1991.

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This is an application for 10 houses at the rear of 2, 3 and 4 Killininny Cottages with access onto Kilakee Court.

Kilakee Court is a cul-de-sac with 12 houses off it. Access is proposed via somewhat tortuous connection through the side garden of the end house on the cul-de-sac.

It is not that current application Reg. Ref. 91/A/903 for two houses to the west of existing house at the end of the cul-de-sac. In this proposal it is proposed to provide a cul-de-sac extension to Kilakee Court which would provide a much better junction access to the current proposal. It should also be noted that permission has been previously granted for the 2 house development i.e. Reg. Ref. 91/A/903.

Under the circumstances Roads would recommend that a submission of Additional Information be sought showing how it is proposed, in the interests of orderly development, and to provide access to a higher standard than proposed, to link the proposed development with the access proposed in application Reg. Ref. 91/A/903.

SIGNED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

91/A / 734

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

1.25 AC

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

a. Smith

28-4-92

CHECKED BY:

① Standard

METHOD OF ASSESSMENT:

1.25 @ 6000

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

£4500

ENTERED IN CONTRIBUTIONS REGISTER:

① open space

£1000 for house

DEVELOPMENT CONTROL ASSISTANT

Security bond at 20

40% bond 16,000

25% out 10,000



29/4/92



91A/0739

CERTIFICATE NO: 05214

PROPOSAL: 10 houses  
 LOCATION: lands at rear of 2,374 Kallinenny Cottages, Fiddauro Rd D24  
 APPLICANT: Weightway Properties Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings	£372	£320	£320	-		
	£216					
	£500.000 M <sup>2</sup> IN EXCESS OF 300M <sup>2</sup> M <sup>2</sup> 240					
	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					
X . . . . .	£21.75 000 M <sup>2</sup> 00 240					

Item 1 Certified: Signed: \_\_\_\_\_  
 Item 1 Endorsed: Signed: \_\_\_\_\_  
 Items 2,3,4,5,6 & 7 Certified: Signed: Rudd Grade: 5.0 Date: 10/5/91  
 Items 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

PK

TOM WALSH  
29 KILLAKEE AVE.  
FIRHOUSE ROAD  
DUBLIN 24.

91A/739  
326

23/5/'91.

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION,  
DUBLIN C. CO.,  
IRISH LIFE CENTRE,  
BLOCK 2,  
1 R. ABBEY ST.,  
DUBLIN 1.

27/5

23 MAY 91

OB.

RE: OBJECTION TO BUILDING 10 HOUSES REAR  
KILLINING COTTAGES REF: 91A-0739.

DEAR SIR,

WE MOST STRONGLY OBJECT TO THE ABOVE  
ON THE GROUNDS THAT THE RESULTING VOID OF 7M  
IN WIDTH RUNNING THE LENGTH OF KILLAKEE AVENUE,  
WILL RESULT IN A SIGNIFICANT SECURITY RISK. IF  
THIS DEVELOPMENT GOES AHEAD IT WILL FORCE US TO  
LEAVE OUR HOUSE WHERE WE HAVE LIVED FOR THE PAST  
15 YEARS. DURING THAT TIME WE HAVE GROWN TO  
LOVE OUR AREA AND THE PEACE AND SECURITY IT HAS  
TO OFFER, AND WE FAIL TO UNDERSTAND WHY ONE DEVELOPER  
SHOULD EFFECT THE QUALITY OF OUR LIFE. THEREFORE  
WE ASK YOU TO SERIOUSLY CONSIDER OUR REQUEST  
AND TURN DOWN THE PLANNING APPLICATION.

LOOKING FORWARD TO HEARING FROM YOU.

Yours faithfully  
Tom Walsh

FILE REF: 91A 739

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD                      H+P 28                      5  <del>28/10/91</del>                      91</p>	<p>Refusal                      Recommended by                      Cllrs Tipping                      Hannon                      Cass</p> <p>Access to site is                      through a side garden                      Disregard for neighbours</p> <p>Access thru' cul de sac → Will not be a cul de sac                      if permission granted</p> <p>Small house shown on map - this                      is not correct as house is much bigger                      on ground.</p> <p>Possible problem with foul sewer</p> <p>Angle from new dev't will cut across                      O Buens House</p> <p>Hazards due to poor sight lines</p> <p>If perm is being granted can access be on to the                      Feabuse Rd.</p>		

Disputes over boundary of  
 the single detached house  
 Suggestions that application  
 Not "Kosher"

Access? ← ?

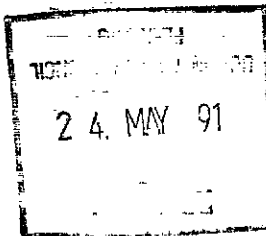
91A/0739

342

31 Killakee Avenue  
Firhouse  
Dublin 24

23 May 1991

The Principal Officer,  
The Enforcement Section  
Dublin County Council  
Irish Life Centre  
Block Number 2  
Lower Abbey Street  
Dublin 1



OB.

Dear Sir,

Planning Reference 91A-0739

Please refer to the above planning application currently before you for consideration.

I wish to strongly object to the granting of planning permission to develop this area on the following grounds:

- 1) My son is an asthmatic. The dust and fumes from cement, diesel, uprooting/digging etc would cause a severe health risk to him, most possibly resulting in his moving from here during the building or else risking hospitalisation.
- 2) I understand that the sewage waste pipes from our houses run along the rear of our houses. How is it proposed to accommodate the waste from the new development if the 20ft space at the rear of our houses is not included on the plan?
- 3) This 20ft area at the rear of our houses will become an eyesore, a dump, a security risk as vehicles can be drawn up to the proposed boundary wall and afford easy access to the rear of our houses.
- 4) At present, this area is an undisturbed rural setting. A private oasis of calm. Wildlife lives there. Disturbing this, will disturb the quality of life which both the present residents of the area (both ourselves and the wildlife) enjoy. This area has been the gardens of cottages for years, to change the zoning now would be wrong.
5. Permission is sought for 10 houses. Bearing in mind the area and the market price for housing in my opinion I do not feel that a development this size can be any way profitable at that level. This would leave us with the prospect of a half finished development or worse

an excavated field maybe one house and nothing else. Because of this there is also the possibility that a higher density of housing would actually end up there.

6. The only access to this new development is via Killakee Court, a small cul de sac. The road there cannot support the additional traffic envisaged by the proposed development. At present when the refuse truck calls each week, it is a major operation for the driver to gain access. What about fire brigades should one be required? What about the builders vehicles during construction?

At a residents meeting held on 22 May and attended by three public representatives, 8 voted for the development while 49 voted against, over 6 to 1 against. Surely this counts for something? This is not a new development to provide much needed housing, this is vandalism of an enclosed area within an existing mature housing area which is not necessary, viable or wanted.

I urge you most strongly, to please reject the application.

Yours faithfully,



M.F. Galvin

# cal nment orm?

available from local authorities. Local Government accountancy procedures should be completely overhauled. Senior local authority officials should have limited contracts renewable by the Council.

## Planning

A four month limit time should be placed on appeals. There should be more demo-

close to an election because of the amount of movement of population and this would be easier with computerisation. People, whom it is proposed to remove from the register should be notified so that they are given an opportunity to object.

Election litter should not be thrust on voters going into polling stations. Officers in charge of polling stations should exercise great vigilance in requiring the identification of voters.

Membership of the Committee for Local Government Reform consisted of the Dan Wallace, John Browne, Brian Cowan, Noel Davern, John Ellis, Dermot Fitzpatrick, Chris Flood, Denis Foley, Brendan Kenneally, Tom Kitt, Eoin Ryan, Mary Wallace and GV Wright.

## Are you Miss Tallaght?

The 1991 Miss Tallaght Contest will be held in the Green Isle Hotel on Friday 22nd February 1991. The contest is open to girls aged between 17 and 25 who are living or working in Tallaght.

The prize for the winner is a holiday for two in Malta sponsored by 747 Travel.

The current Miss Tallaght is Ms. Orla Smith from Suncroft. The contest is one of the most popular events in



Footballers are forced to change out in the open in all weather conditions in Clondalkin - see story on page one

# Kilakee tension rises

ACRA - the central body for residents associations - has called on residents of Kilakee in Firhouse, not to let a rift develop, following an escalation of the dispute over proposed housing.

As reported in the Christmas issue of South West Express, residents in Kilakee Court have vowed to retain their cul de sac as a site between them and the Firhouse Road is earmarked for a 14 house development.

One local resident has allegedly agreed to sell his side entrance to builder, Mr John Meath, sparking a wave of anger in the 13 house cul de sac. Mr Meath

last week met with the Kilakee Court residents, Mr Cooney, ACRA and representatives of the residents association.

At the meeting, which was held in Scoil Treasa, Firhouse, local Fianna Fail Councillor, John Hannon reiterated his support for Kilakee Court residents. ACRA's Noel Merrigan called on the association to unite and not fall out on the issue.

According to Vincent O'Brien, a Kilakee Court Resident, John Meath still plans to go ahead with the development. "He told us that the cul de sac will be retained, except that it will be extended by 40 houses," Mr O'Brien claimed. "The residents' association turned up on the request of Mr Cooney."

When contacted by South West Express, chairman of Kilakee Residents' Association, Jim Malone confirmed that they had been asked to attend by Mr Cooney. He also said that the association would have turned up if asked by Kilakee Court residents.

"I have no comment to make at the moment," Mr Malone told South West Express. Responding to allegations that the association had met with Mr Meath, Jim Malone said: "I can't comment on that but all I can say is that it's our right to meet with who we like."

The issue is anticipated to be a prevalent issue at the Kilakee Residents' Association AGM which is being held on February 6.



Councillor Chris Flood

cratic accountability in planning and more flexibility in accommodating major developments. Signatories to Section 4 motions relating to planning must in future come only from members of the electoral areas concerned. State bodies



NO THROUGHWAY

from P.L.



Residents of Killakee Court with Councillor John Hanmon protesting to keep their cul de sac

Killakee Residents' Association will not be making an official statement on the issue until they hold a meeting on January 7, South West Express was told.

A copy of the architect surveying consultant's plans, dated January 1990, has come into our possession. It shows a new entrance through the Killakee Court cul de sac and proposes 14 de-

tached and semi-detached houses for the 1.4 acre site.

But John Hanmon said that he was confident that any application to build houses on the site would be rejected by the County Council. "On the grounds of traffic problems alone I think that it would be turned down," he stated. "Even if there were proposals to have an entrance on the Pirbright Road, there would be danger-

ous implications from a road safety viewpoint." Builder, John Meade is a director of the company that owns the majority of the land. When contacted by South West Express he had no official comment to make but described the fears of Killakee Court Residents as "premature and speculative."

"I didn't even know there was a protest," Mr Meade revealed. "I haven't even been ap-

proached by anyone concerning these proposals, and that's all they are - proposals. There hasn't even been a planning application to the County Council."

But Killakee Court residents are emphatic that any attempts to open the cul de sac will be "nipped in the bud." A lot of animosity has arisen surrounding these proposals," said Vincent O'Brien. "But we vow to fight it till the end.

local offices of the Na-

SOUTH WEST EXPRESS PAGE 3

# Magic

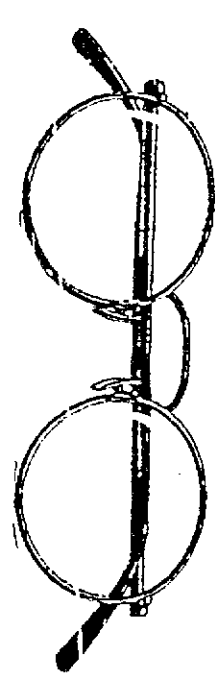
Mystery and mayhem will be the order of the day when Quentin Reynolds's Christmas Magic Show opens at St Anthony's Theatre on Merchant Quay, on December 26.

This year's all-new show includes a mesmerising mix and magic and puppetry with strong emphasis on audience participation. A feature is that some of the children get to perform the chil-

the chance to come up on stage and help. Quentin, a member of the Magic Circle, London, was the first Irish magician to be invited to perform the chil-

children's show of the International Brotherhood of Magicians in Enslinbourne last September. Earlier in the year he appeared at the Magic Castle, Hollywood and the Riviera Hotel Las Vegas. The show will run until January 6, 1991. There are two shows daily at 2pm and 4.30pm. Tickets are priced at £3 and their art group rates available. St Anthony's Theatre is opposite the Four Courts.

## TALLAGHT MEDICAL EYE CENTRE



Main Street, Tallaght Village. TEL: 523253. FAX: 529497

OPHTHALMIC AND DISPENSING OPTICIANS  
SPECIALISTS IN ATTENDANCE

# SOUTH WEST EXPREES

21st Dec. 1990

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INCORPORATING TALLAGHT NEWS

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Solicitors & Commissioners for Oaths  
Main St., Tallaght Dublin 24.  
(opposite Dominican Priory)

FOR ALL YOUR LEGAL REQUIREMENTS.  
TEL: 515055/515056 (LINES)  
FAX: 515166

TEL: 519000

# NO THROUGHWAY!

Firhouse residents fight to retain their cul de sac

By Tony McCullagh, News Editor

Proposals for 14 houses in Killimny Park, Firhouse have sparked a wave of anger in a nearby housing estate whose residents have vowed to block all moves to develop the site. But the owner of the land has described their objections as "premature and speculative."

The 1.4 acre site is located between the old cottages on the Firhouse Road and Kilahee Court, a cul de sac comprising 13 houses. Although no planning application has been submitted to the Council, the

has allegedly been approached to sell part of his garden to facilitate a right of way. A protest was organised last weekend by a number of residents in Kilahee Court. They were joined by Panna Councilor, Jean

Hannon, who has pledged his support to the residents.

"These houses were bought 15 years ago on the basis that they were in a cul de sac," Mr Hannon told South West Express. "It must be said that no planning application has been received by the Council but I will be raising the matter at future meetings. What we are talking about is a traffic hazard if there is access to this site from Kilahee Court."

Maura Gomey, who lives in one of the houses said that there are 21 children under the age of 12 living in Kilahee Court. "It would mean that children could not play in safety because of increased traffic," she stressed.

"One of the benefits of a cul de sac is that there is less traffic."

Another concerned resident, Vincent O'Brien, pointed out that there would be major problems with trucks having to reverse into the site. "It also means that this would be a fire hazard as accessibility for a fire engine would be extremely limited," he said. "A lack of parking space would also be an issue."

Fears were also expressed that the value of the property would plummet if a development on Killimny Park went ahead. One resident revealed that if the cul de sac was opened, he would sell immediately and move

cont. p.3





# OBJECTIONS FOR PLANNING

- 1 RESTRICTION OF VIEW
- 2 INVASION OF PRIVACY
- 3 DEVALUATION OF HOUSES
- 4 SECURITY RISK DUE TO VOID
- 5 DAMAGE TO ENVIRONMENT. "LOSS OF WILD LIFE"
- 6 LOSS OF CHILDREN'S PLAY AREA
- 7 NOISE INVASION
- 8 NUISANCE GATHERING IN VOID
- 9 HEALTH RISK DUE TO DUST LEVELS: <sup>ASTHMA</sup> EMPHYSEMA
- 10 PROPERTY BOUGHT - OPEN SPACE NO BUILDINGS -
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

OBJECTION FOR PLANNING PERMISSION FOR  
NEW HOUSES BEHIND KILLAKER  
AVE.

NAMES	ADDRESSES		
	53	KILLAKER AVE	
	41	" "	
Deenot Mooney	53	" "	
Hilda Smyth	43	" "	
John Blacoe	41	" "	
Joan McQuire	39	" "	
Geraldine Newby	37	" "	
Brian Preece	35	" "	
Ken Morris	33	" "	
Willie	31	" "	
Tom Ward	29	" "	
Pot Bennett	27	" "	
JAMES MALONE	25	--	--
O. Brehene	23	" "	
Catherine Quinn	19	" "	
Tom Longue	15	" "	

31 MAY 1991

REG. SEC.

We wish to register our objection to the proposed building of new houses in one area between Killakee court and Killakee Avenue:

Signature	Address
<del>Tomie O'Neil</del>	12 Killakee Court
<del>Vincent O'Brien</del>	12 Killakee Court
Roberta O'Neill	11 Killakee Court
Brendan Giffney	{ 7 Killakee Court }
Elisabeth Giffney	
Brian Gaig	13 KILLAKEE COURT
Anne-Marie Gaig	13 KILLAKEE COURT
Joe O'Neill	11 Killakee Court
Maire Gahery	9 Killakee court
Michael Gahery	9 Killakee court
Samela Mitchell	6 Killakee court
Herbert Mitchell	6 Killakee court
Hannah Abbott	8 Killakee Court
John Abbott	8 Killakee "
Noel Dunphy	2 Killakee COURT,
Anne Dunphy	" "
Margaret Dicker	4 Killakee Court
Dessa Dicker	4 Killakee Court
Beanie Langan	2 Killakee Green
Patrick Langan	2 Killakee Green
Barbara Sheridan	8 Killakee green
Thomas Lettingo	10 Killakee green
P. Nulty	12 Killakee green
Phyllis Blake	14 Killakee green
John Blake	14 Killakee green
Gregory	18 KILLAKEE GREEN
Jane McEly	18 Killakee green
Thomas V. Off	16 KILLAKEE GREEN
PATRICIA DEFF	" " "
Anne Darling	20 " "
Tom Darling	20 " "
Rita + Tony Byrne	21 Killakee Green
Mary Kilaly	3 Killakee Court

John Kelly	15	Killakee Green
Ugundy Kelly	15	Killakee Green
Michael Byrne	9	K. Walker Green
Stuart O'Searain	7	Killakee Green
Mureen Ballesty		
Dennis Johnston	5	Killakee Green
John & Martin Boyle	23	Killakee Green
Cornelie <del>Bally-O'Connell</del>	3	Killakee Green
Sta Lynch	1	Killakee Cont.
Jerry Lynch	1	Killakee Cont.

SEWER (100MM)  
SURFACE WATER SEWER  
SURFACE WATER SEWER  
ED SURFACE WATER SEWER  
ED WATERMAIN (100MM)  
ED WATERMAIN (100MM)  
AGREED WITH WATER DEPT.

PROPOSED NEW 150MM  $\phi$   
SURFACE WATER SEWER  
FALL 1:150  
EXTENDED ROADWAY 5.5M wide;  
(VERGE 1.5M) FOOTPATH 1.85M

CONNECTION TO  
EXISTING 100MM  
NOTE: BUT THIS  
SEEN ON SITE WITH THE CO. CO.  
AREA INSPECTOR  
BE MANHOLE TO THIS  
CO. CO. RECORDS SHOW  
THE LAYOUT AS SHOWN HAS  
BEEN CHECKED AND AGREED  
ON SITE WITH THE CO. CO.  
AREA INSPECTOR

43

EXISTING 100MM  $\phi$  WM.

EXISTING 150MM  $\phi$   
MAIN SURFACE WATER SEWER

JUN 1985

5.50/30

APPLICABLE TYPE O/E/V/A/ BILL NO. 1. D. S.

DRAWING NO 4

(SEE DRAWING 1/4 RE. HOUSE DRAINS.)

NOTES:

G MANHOLE.  
ROAD GULLEY.  
HYDRANT.  
EXISTING FOU  
PROPOSED IS  
EXISTING  
PROPOSED  
EXI

EXISTING MANHOLE  
EXISTING 150MM Ø FS.

2M HIGH,  
225MM BLOCK  
WALL BOUNDARY

FS MANHOLE

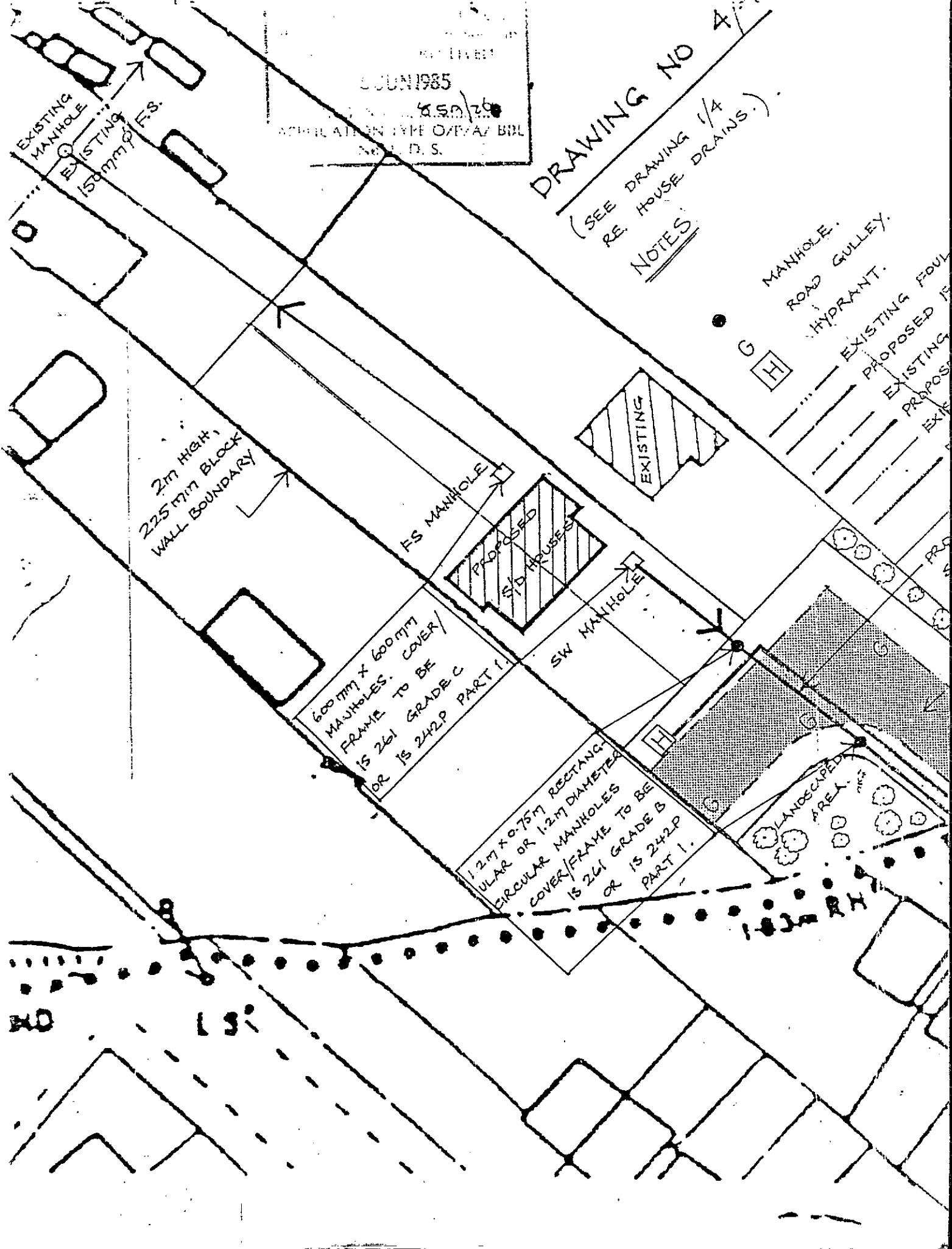
PROPOSED  
S/D HOUSES

SW MANHOLE

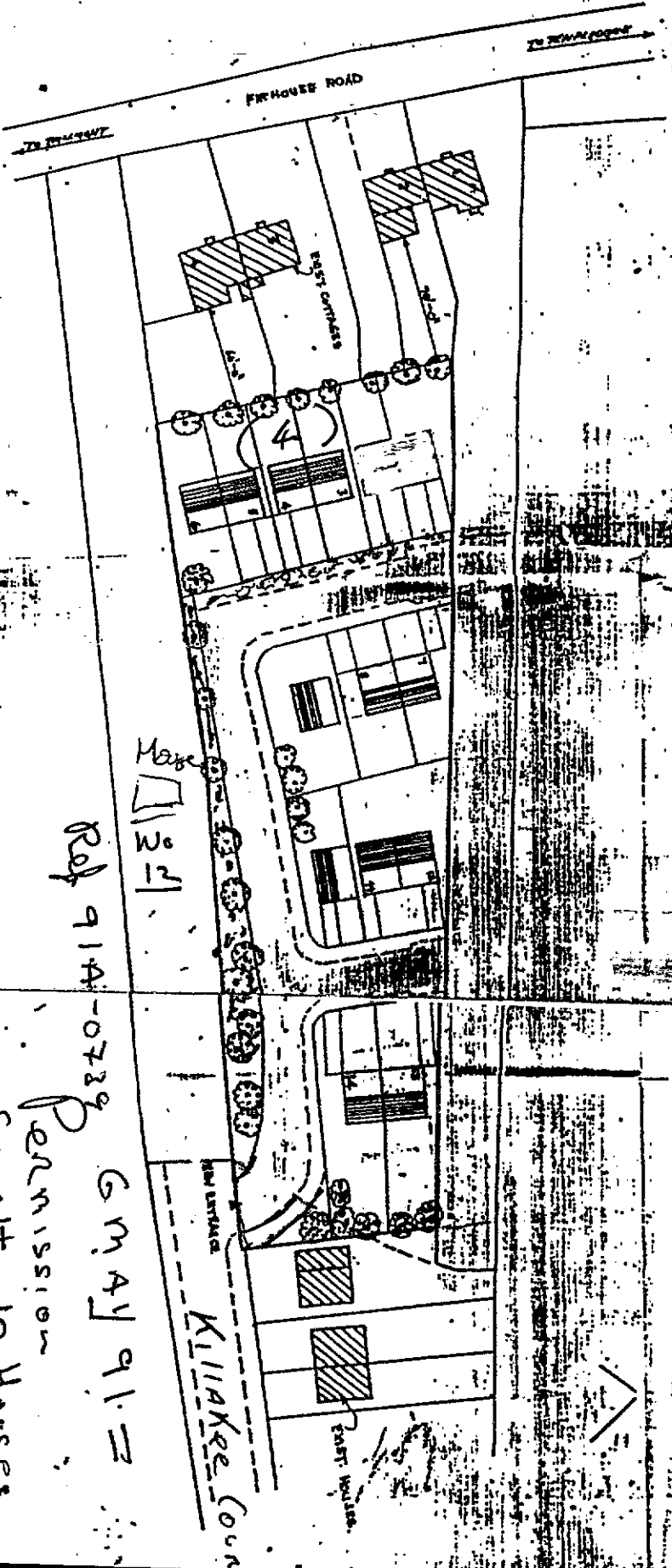
600MM X 600MM  
MANHOLES. COVER/  
FRAME TO BE  
IS 261 GRADE C  
OR IS 242P PART 1.

1.2M X 0.75M RECTANG  
ULAR OR 1.2M DIAMETER  
CIRCULAR MANHOLES  
COVER/FRAME TO BE  
IS 261 GRADE B  
OR IS 242P  
PART 1.

LANDSCAPED  
AREA



709705



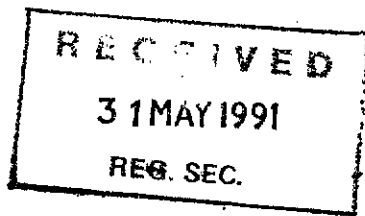
This The Builders  
SITE MAP

HOUSE TYPES:  
 SITES 1 to 8 4/2 STOREY SEMI DETACHED  
 (Expansion)  
 SITES 9 to 10 2 STOREY (Detached)  
 SITES 11 to 14 2 STOREY SEMI DETACHED (Expansion)  
 AREA OF SITE 1.40 ACRES

Ref 91A-0739  
 13/21  
 G M A Y 9 1 =  
 Permission  
 sought 10 Houses

PROPOSED 10 HOUSES AT  
 KILLININNY PARK, FIRHOUSE,  
 SCALE 1:500 DATE JAN  
 P. J. STAUNTON AREA SURVEYING &

Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952



30.05.91.

REFERENCE: PLANNING APPLICATION NO. 91A-0739.

Dear Sir,

I would like to make a formal objection to the above application to build ten houses at the rear of Killinenny Cottages with access through a garden in Killakee Court.

My objection is based on the following points: -

A). In 1983 I built the house I am living in at present in Killakee Court. In the initial stages of planning to build my house we worked closely with the planning officer a Mr. Johnson who suggested we pull the house back 250' in the interest of future planning because the Cul-de-Sac had no hammer-head for traffic to turn on. At the moment refuse collections must reverse up our cul-de-sac.

B). In 1985 I made an application to build two houses ref. no. 85A/26, which I was granted. On this planning application you will see that there was provision made for a hammer-head to facilitate two new houses on the left and also to facilitate future planning on the right hand side, thus leaving plenty of room for traffic to flow freely in the cul-de-sac.

On inspection of planning application no. 91A-0739 I notice that the entrance to this proposed development has a road in an existing front garden, surely this type of planning must be totally unsuitable, because of road traffic danger, to children & adults alike, also the emergency services such as the fire brigade & Ambulance would find it difficult to gain access to this new development.



PAGE TWO ...

*Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952*



C). Also it appears there would be a junction outside my front gate, I enclose a copy of the site map which shows the proper access for a development.

I now feel if I re-apply for planning retention it would highlight the situation where the road is only 21' wide and cannot take any more traffic.

One more point I feel very strongly about, there are at the moment 12 houses in Killakee Court with 22 children, the majority of which are under four years old. These youngsters are used to playing outside their front gates without any fear for their safety, if a road goes through this cul-de-sac their continued safety is at risk.

If the council grant planning permission I will appeal their decision to An Bórd Pleanála.

Yours faithfully,

VINCENT O'BRIEN.

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,  
I would like to make a formal objection to the planning of 10 houses at our cul de sac at Killakee Court. at the moment there are 12 houses and eighteen cars; the road is very congested; & our refuse collection has to be collected by a truck reversing in the cul de sac. I feel that adding more traffic to this small area is totally unsuitable and putting a road in our front garden was surely not in your planning.

And at the moment there are 108 houses being built at Firhouse Road, there is no need for housing in this area. and that is not to mention the safety of our children.

IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DECISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*Michael Byrne*

*9 Killakee Green  
D. 24.*

---

# KILLAKEE RESIDENTS ASSOCIATION

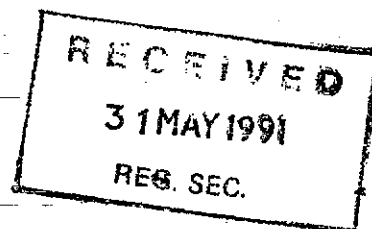
91A/0739  
353

Hon. Secretary Address

Killakee,  
Firhouse,  
Dublin 24.

30 May 1991

The Principal Officer  
The Enforcement Section  
Dublin County Council  
Irish Life Centre  
Block No 2  
Lower Abbey Street  
Dublin 1



Dear Sir

Re: Planning Reference Number 91A-0739

With reference to the above planning application we would like to make objection on the following grounds:

- (1) In the proposal, it shows a 20ft width void at the rear of Killakee Avenue running for a length of approx. 300ft which would pose a security risk in this area where break-ins and theft of property are already a problem.
- (2) Access to Killakee Court is already so limited that larger vehicles (i.e weekly refuse collection) have to reverse in via two 90 degree turns. There is also the added traffic of builders lorries, JCBs etc while the development would be in progress.
- (3) As a result of recent housing development in the area, any further development would put extra strain on the education facilities here.
- (4) We understand that the applicants have no previous track-record in Building/Development.
- (5) The only access to the feeder road is via Killakee Green which is a green area where children play. Their safety would be at risk from extra traffic.
- (6) The proposed development is not in accordance with the established development pattern in the neighbourhood.

# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

Killakee,  
Firhouse,  
Dublin 24.

- (7) In our opinion, a development of this size, with the ancilliary roads required would not be commercially viable, which would increase the possibility of the development not being completed as planned.
- (8) The submitted proposed plan, does not take into consideration, an existing property which borders the proposed development. A copy of the plan of the present situation is attached.
- (9) We are concerned about the proposed access to the development which is via a front garden; such access would be conductive to a traffic hazard. This is in conflict with the stated policy of the Development Plan.
- (10) Killakee Court already has 18 vehicles for 13 houses, any further vehicles would be gross congestion.
- (11) There is also the consideration of the wildlife in this area; at present, a variety of birds and plants are here. This provides a pleasant rural setting and as such represents an amenity which would be forever destroyed if development were allowed.

In the event of the Council granting Planning permission for the present proposals, we would appeal against the decision to An Bord Pleanala. We wish therefore to be advised of the Council's decision in relation to the current application.

Yours faithfully,  
for KILLAKEE RESIDENTS ASSOCIATION

*Christine Hurley*  
Christine Hurley  
Chairperson  
5 Killakee Walk  
Firhouse  
Dublin 24

*John Kelly*  
.....  
John Kelly  
Hon. Secretary  
13 Killakee View  
Dublin 24

Tel. 523914

Tel. 517273

Encl.

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

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And at the moment there are 108 houses being built at Firhouse Road, there is no need for housing in this area. and that is not to mention the safety of our children.

IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DECISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*Denis O'Donovan*  
*29 Killakee Green*  
*15 W. House*

---

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK -  
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YOURS SINCERELY

Tony McDonnell

4 Killakee Green

Firhouse

D. 24 -

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
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YOURS SINCERELY

*Des. Smith*

22 Killakee Gr

PLANNING REF NO. 91A 0739

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
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YOURS SINCERELY

*Jim Pabani*

*22 Killakee Ln.*

---



THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
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YOURS SINCERELY

James Mc Glyn.  
18 Killakee Green  
Firhouse.

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK "  
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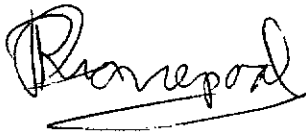
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YOURS SINCERELY



R. V. Dorrepaal  
20 Killakee Green

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
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YOURS SINCERELY

*Jack Scanlon*  
*17 Killakee Green*

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

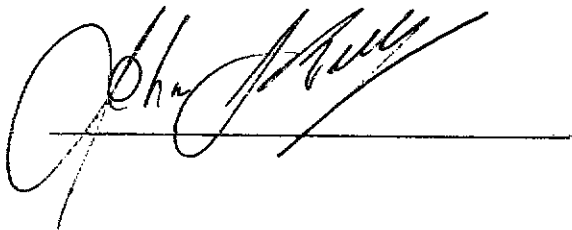
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And at the moment there are 108 houses being built at Firhouse Road, there is no need for housing in this area. and that is not to mention the safety of our children.

IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DECISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY



15 Killakee Green

Firhouse

Dublin 24.

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

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I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*P. Sheridan*

*8 Killakee Green  
Firhouse Rd.*

*D 24*

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN1.

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I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*Barbara Sheridan*  
*8, Killakee Green,*  
*Firhouse Rd.*  
*Dublin 24.*

PLANNING REF NO. 91A 0739

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Rita Byrne

21 Killakee Green  
Firhouse, D.24

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

*Jacqueline Langan*  
*19 Killakee Green*



THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Newton Johnston

5 Killakee Green Firhouse Road, P.O.

PLANNING REF NO. 91A 0739

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK -  
LR. ABBEY ST.,  
DUBLIN1.

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YOURS SINCERELY

Philip Blake.

14 Killakee Green  
Firhouse  
D. 24.

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK -  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Walter Mc Glynn

11 Killakee Green

Firhouse



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/0739

Date : 15th August 1991

Dear Sir/Madam,

Development : Ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear

LOCATION : 2, 3 and 4 Killininny Cottages, Firhouse Road with access off Kilakee Court

Applicant : Wrightway Properties Ltd

App. Type : PERMISSION

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Yours faithfully,

L.D  
.....

for PRINCIPAL OFFICER

P. Nulty,  
12 Killakee Green,  
Firhouse,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
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Yours faithfully,

..... L.D .....  
.....

for PRINCIPAL OFFICER

Vincent & Louise O' Brien,  
Killikee Court,  
Firhouse,  
Dublin 24.



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

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Yours faithfully,

.....L. D.....

for PRINCIPAL OFFICER

Stephanie Doyle,  
3 Killininny Cottages,  
Firhouse Road,  
Tallaght.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
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Yours faithfully,

..... L.D .....  
.....

for PRINCIPAL OFFICER

Oliver Breheny,  
23 Killakee Avenue,  
Firhouse,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Yours faithfully,

..... L. J. ....

for PRINCIPAL OFFICER

John Kelly,  
3 Killakee View,  
Firhouse,  
Dublin 24.





Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

Tom Walsh,  
29 Killakee Avenue,  
Firhouse Road,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Yours faithfully,

.....L.....

for PRINCIPAL OFFICER

M. F. Galvin,  
31 Killakee Avenue,  
Firhouse,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
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Yours faithfully,

..... L. D .....  
.....

for PRINCIPAL OFFICER

Noel Kavanagh,  
11 Killakee Way,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
Lower Abbey Street,  
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Yours faithfully,

.....L.S.....

for PRINCIPAL OFFICER

Michael Gohery,  
9 Killakee Court,  
Firhouse,  
Dublin 24.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Yours faithfully,

.....L.A.D.....

for PRINCIPAL OFFICER

Cathy & Gerry Quinn,  
19 Killakee Avenue,  
Firhouse,  
Dublin 24.



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Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Yours faithfully,

.....L.:D.....

for PRINCIPAL OFFICER

Christine Hurley,  
Killakee,  
Firhouse,  
Dublin 24.



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

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Yours faithfully,

.....S.A.P.....

for PRINCIPAL OFFICER

Thomas F. Mc Kenna,  
1 Killakee Green,  
Firhouse,  
Dublin 24.



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

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Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

Thomas F. Mc Kiernan,  
1 Killakee Green,  
Firhouse,  
Dublin 24.





Bosca 174,  
P. O. Box 174,  
Blóc 2, Ionad Bheatha na h-Éireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iochtar,  
Lower Abbey Street,  
Baile Átha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Noel Kavanagh,  
11 Killakee Way,  
Dublin 24.

Our Ref. **RF/LD**

Your Ref.

Date **18th July 1991**

REG. REF. 91A/0739

RE: Development at Killakee Court

Dear Sir,

I refer to your letter received in this Department on 17th July 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 5th July 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

\_\_\_\_\_  
for PRINCIPAL OFFICER

91A/0739

593

*Handwritten signatures and scribbles at the top of the page.*

26 JUN 91

*P. Kenny*  
DUBLIN COUNTY COUNCIL  
PLANNING DEPT.

12.06.91.

Miss Marjorie O'Shea.,  
Dublin County Council,  
Irish Life Centre,  
Block No. 2.,  
Lr. Abbey St,  
Dublin 1.

Noel Kavanagh.,  
11 Killakee Way,  
D. 24.

RECEIVED  
26 JUN 1991  
PLANNING DEPT.

RECEIVED  
17 JUN 1991

91A-0739

Dear Miss O'Shea,

I would like to make a formal objection to the proposed front garden entrance for 10 houses at Killakee Court. I see the builder has applied for outlying planning permission as there is no way for him to obtain services only by ripping or destroying our footpath and trees, surly with todays amimosity with planning that this application must be unnecessary and totally out of character in our estate. When the planning of the park developments designed our cul-de-sac this surly would have not been accepted and I hope the board & yourself will ensure the safety of our children, and for the easy entrance our services such as ambulance/fire brigade etc., I hope you take this into consideration before any decision can be taken.

DEVELOPMENT  
CONTROL  
17 JUL 1991

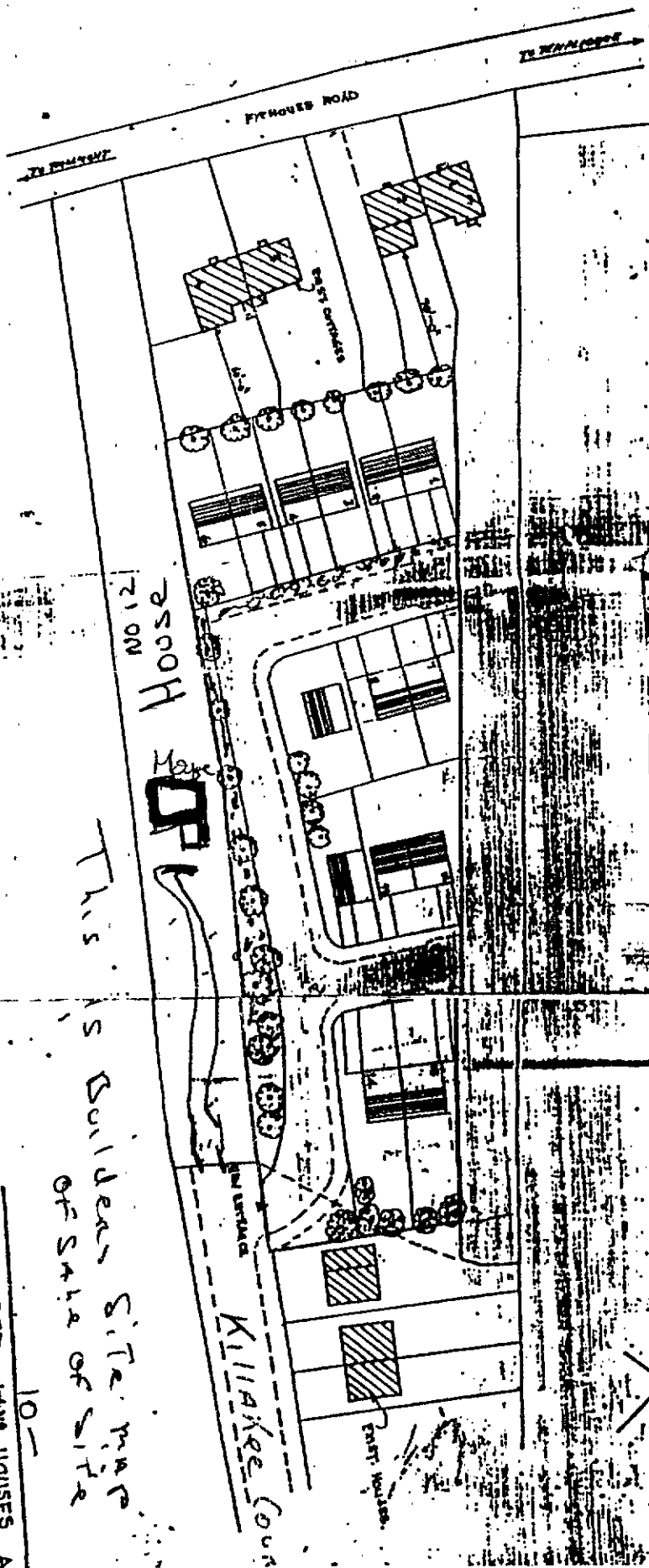
RECEIVED  
17 JUL 1991  
REC. SEC.

Yours faithfully,

NOEL KAVANAGH.

P.S. I enclose some of our demonstration and we have the support of our local councillors in which at there last meeting at Belgard planning board Mr. Al. Smith was informed of the massive objection to these houses.

107607



THIS IS BUILDERS SITE MAP  
OF SITE OF SITE

HOUSE TYPES:  
 TYPE 1 - 1 1/2 STOREY TERRACE SEMI DETACHED  
 TYPE 2 - 1 1/2 STOREY TERRACE SEMI DETACHED  
 TYPE 3 - 1 1/2 STOREY TERRACE SEMI DETACHED  
 TYPE 4 - 1 1/2 STOREY TERRACE SEMI DETACHED  
 TYPE 5 - 1 1/2 STOREY TERRACE SEMI DETACHED  
 TYPE 6 - 1 1/2 STOREY TERRACE SEMI DETACHED  
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PROPOSED HOUSES A  
 KILLINEY PARK, FIRHOUSE.  
 SCALE 1:500  
 P. J. STANTON M.A.S. SURVEYING &  
 DATE 2000

# SOUTH WEST EXPIRES

INCORPORATING TALLAGHT NEWS

21st Dec. 1990

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FAX: 515100

# NO THROUGHWAY!

Firhouse residents fight to retain their cul de sac

By Tony McCullagh, News Editor

Proposals for 14 houses in Killinimy Park, Firhouse have sparked a wave of anger in a nearby housing estate whose residents have vowed to block all moves to develop the site. But the owner of the land has described their objections as "premature and speculative."

The 1.4 acre site is located between the old cottages on the Firhouse Road and Kilakee Court, a cul de sac comprising 13 houses. Although no planning application has been submitted to the Court-

has allegedly been approached to sell part of his garden to facilitate a right of way.

A protest was organised last weekend by a number of residents in Kilakee Court. They were joined by Florida Council Councillor John

Hannon, who has pledged his support to the residents.

"These houses were bought 15 years ago on the basis that they were in a cul de sac," Mr Hannon told South West Express. "It must be said that no planning application has been received by the Council but I will be raising the matter at future meetings. What we are talking about is a traffic hazard if there is access to this site from Kilakee Court."

Maura Gomey, who lives in one of the houses said that there are 21 children under the age of 12 living in Kilakee Court. "It would mean that children could not play in safety because of increased traffic," she stressed.

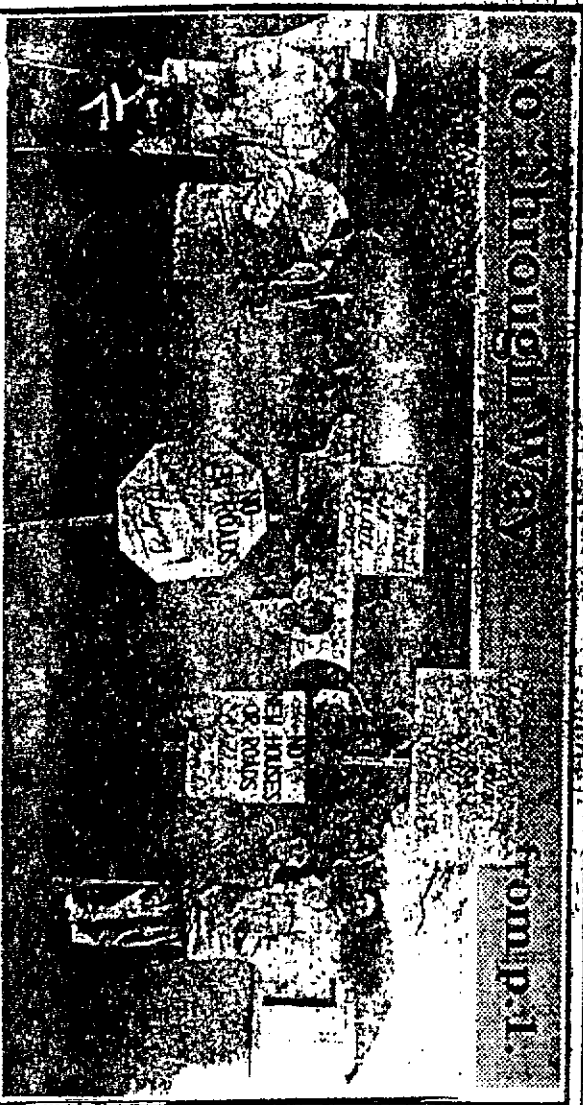
"One of the benefits of a cul de sac is that there is less traffic."

Another concerned resident, Vincent O'Brien, pointed out that there would be major problems with trucks having to reverse into the site. "It also means that this would be a fire hazard as accessibility for a fire engine would be extremely limited," he said. "A lack of parking space would also be an issue."

Fears were also expressed that the value of the property would plummet if a development on Killinimy Park went ahead. One resident revealed that if the cul de sac was opened, he would sell immediately and move

cont. p.3





Residents of Kilaakee Court with Councillor John Hannon protesting to keep their cul de sac

Kilaakee Residents' Association will not be making an official statement on the issue until they hold a meeting on January 7, South West Express was told.

A copy of the architect surveying consultant's plans, dated January 1990, has come into our possession. It shows a new entrance through Kilaakee Court and de sac and proposes 14 de-

tached and semi-detached houses for the 1.4 acre site.

But John Hannon said that he was confident that any application to build houses on the site would be rejected by the County Council. "On the grounds of traffic problems alone I think that it would be turned down," he stated. "Even if there were proposals to have an entrance on the Firhouse Road, there would be danger-

ous implications from a road safety viewpoint."

Builder, John Meade is a director of the company that owns the majority of the land. When contacted by South West Express he had no official comment to make but described the fears of Kilaakee Court Residents as "premature and speculative."

"I didn't even know there was a protest," Mr Meade revealed. "I haven't even been ap-

proached by anyone concerning these proposals, and that's all they are - proposals. There hasn't even been a planning application to the County Council."

But Kilaakee Court residents are empathic that any attempts to open the cul de sac will be "nipped in the bud." "A lot of animosity has arisen surrounding these proposals," said Vincent O'Brien. "But we vow to fight it till the end."

local offices of the Na-

# Magic

Mystery and mayhem will be the order of the day when Quentin Reynolds's Christmas Magic Show opens at St Anthony's Theatre on Merchant Quay, on December 26.

This year's all-new show includes a mesmerising mix and magic and puppetry with strong emphasis on audience participation. A feature is that some of the children get

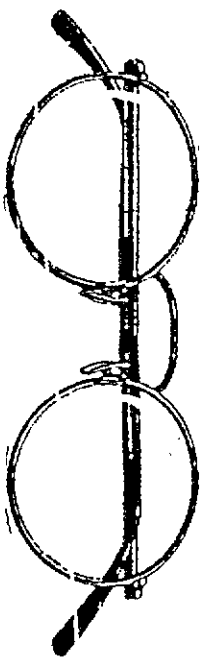
the chance to come up on stage and help.

Quentin, a member of the Magic Circle, London, was the first Irish magician to be invited to perform the chil-

dren's show of the International Brotherhood of Magicians in Eslington last September. Earlier in the year he appeared at the Magic Castle, Hollywood and the Riviera Hotel, Las Vegas.

The show will run until January 6, 1991. There are two shows daily at 2pm and 4.30pm. Tickets are priced at £3 and there are group rates available. St Anthony's Theatre is opposite the Four Courts.

## TALLAGHT MEDICAL EYE CENTRE



Main Street, Tallaght Village. TEL: 523253. FAX: 523497

OPHTHALMIC AND DISPENSING OPTICIANS

SPECIALISTS IN ATTENDANCE

# Local Government Reform?

available from local authorities. Local Government accountancy procedures should be completely overhauled. Senior local authority officials should have limited contracts renewable by the Council.

## Planning

A four month limit time should be placed on appeals. There should be more demo-

close to an election because of the amount of movement of population and this would be easier with computerisation. People, whom it is proposed to remove from the register should be notified so that they are given an opportunity to object.

Election litter should not be thrust on voters going into polling stations. Officers in charge of polling stations should exercise great vigilance in requiring the identification of voters.

Membership of the Committee for Local Government Reform consisted of the Dan Wallace, John Browne, Brian Cowan, Noel Davern, John Ellis, Dermot Fitzpatrick, Chris Flood, Denis Foley, Brendan Kennally, Tom Kitt, Eoin Ryan, Mary Wallace and GV Wright.

## Are you Miss Tallaght?

The 1991 Miss Tallaght Contest will be held in the Green Isle Hotel on Friday 22nd February 1991. The contest is open to girls aged between 17 and 25 who are living or working in Tallaght.

The prize for the winner is a holiday for two in Malta sponsored by 747 Travel.

The current Miss Tallaght is Ms. Orla Smith from Suncroft. The contest is one of the most popular events in



Footballers are forced to change out in the open in all weather conditions in Clondalkin - see story on page one

# Kilakee tension rises

ACRA - the central body for residents associations - has called on residents of Kilakee in Firhouse, not to let a rift develop, following an escalation of the dispute over proposed housing.

As reported in the Christmas issue of South West Express, residents in Kilakee Court have vowed to retain their cul de sac as a site between them and the Firhouse Road is earmarked for a 14 house development.

One local resident has allegedly agreed to sell his side entrance to builder, Mr John Meath, sparking a wave of anger in the 13 house cul de sac. Mr Meath

last week met with the Kilakee Court residents, Mr Cooney, ACRA and representatives of the residents association.

At the meeting, which was held in Scoil Treasa, Firhouse, local Fianna Fáil Councillor, John Hannon reiterated his support for Kilakee Court residents. ACRA's Noel Merrigan called on the association to unite and not fall out on the issue.

According to Vincent O'Brien, a Kilakee Court Resident, John Meath still plans to go ahead with the development. "He told us that the cul de sac will be retained, except that it will be extended by 40 houses," Mr O'Brien claimed. "The residents' association turned up on the request of Mr Cooney."

When contacted by South West Express, chairman of Kilakee Residents' Association, Jim Malone confirmed that they had been asked to attend by Mr Cooney. He also said that the association would have turned up if asked by Kilakee Court residents.

"I have no comment to make at the moment," Mr Malone told South West Express. Responding to allegations that the association had met with Mr Meath, Jim Malone said: "I can't comment on that but all I can say is that it's our right to meet with who we like."

The issue is anticipated to be a prevalent issue at the Kilakee Residents' Association AGM which is being held on February 6.

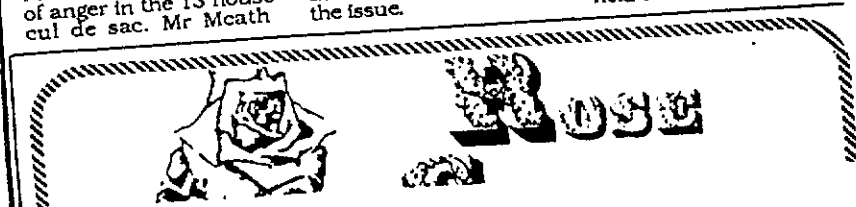


Councillor Chris Flood

Direct Brussels and aid, ning li- ral Gov-

cratic accountability in planning and more flexibility in accommodating major developments. Signatories to Section 4 motions relating to planning must in future come only from members of the electoral areas concerned. State bodies

ial ts



Mary Harney, T.D.,  
Minister for Environmental Protection,  
Office of the Minister for  
Environmental Protection,  
Baile Atha Cliath 2.

Our Ref.: 91A/0739

8 July 1991


RE: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

Dear Minister,

I refer to your recent representations on behalf of residents in Killakee Avenue in connection with the above planning application.

I now wish to inform you that the Planning Authority made a decision to refuse permission on 5th July, 1991.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

Seamus Brennan Esq. T.D.,  
Minister for Tourism, Transport,  
and Communications,  
Baile Atha Cliath 2.

Our Ref.: 91A/0739

8 July 1991

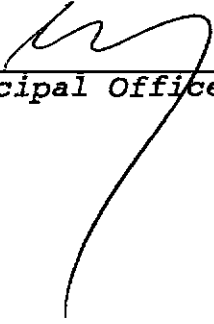
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I now wish to inform you that the Planning Authority made a decision to refuse permission on 5th July, 1991.

Yours faithfully,

  
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for Principal Officer.



**COMHAIRLE CHONTAE ATHA CLIATH**

Register Reference No.: 91A/0739

Letter No.: 395

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

Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.

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

8 July 1991

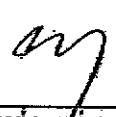
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Date of decision to refuse permission 5th July, 1991 subject to 1 reason.

Dear Sir/Madam,

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

Yours faithfully,

  
for Principal Officer.

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

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4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 414

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

Cathy Ferris Quinn & Gerry Quinn,  
19 Killakee Avenue,  
Firhouse,  
Dublin 24.

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

8 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Killakee court for Wrightway Properties Ltd.

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**COMHAIRLE CHONTAE ATHA CLIATH**

Register Reference No.: 91A/0739

Letter No.: 436

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

Noel Kavanagh,  
11 Killakee Way,  
Dublin 24.

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

8 July 1991

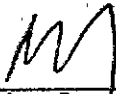
Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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**COMHAIRLE CHONTAE ATHA CLIATH**

Register Reference No.: 91A/0739

Letter No.: 408

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

Michael Gohery,  
9 Killakee Court,  
Firhouse,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Killakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 362

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

C. Mooney,  
53 Killakee Avenue,  
Firhouse,  
Dublin 24.

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

8 July 1991

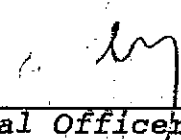
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Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Patrick Irwin,  
6 Killakee Green,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Killakee court for Wrightway Properties Ltd.

Date of decision to refuse permission 5th July, 1991 subject to 1 reasons.

Dear Sir/Madam,

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Yours faithfully,

  
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for Principal Officer.

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

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 362

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

Frances Fennelly,  
37 Killakee Green,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

Date of decision to refuse permission 5th July, 1991 subject to 1 reasons.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 362

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

James Joseph O'Connor,  
39 Killakee Green,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killininy Cottages, Firhouse Road with access off Killakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 362

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

P. Nulty,  
12 Killakee Green,  
Firhouse Road,  
Dublin 24.

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

8 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 361

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

Thomas F. McKiernan,  
1 Killakee Green,  
Firhouse,  
Dublin 24.

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

8 July 1991

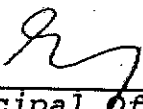
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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 354

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

Patrick & Anne Callaghan,  
4 Killinenny Cottages,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 354

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

Paul & Catherine Corbally,  
2 Killinenny Cottages,  
Firhouse Road,  
Dublin 24.

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

8 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 352

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

Oliver Breheny,  
23 Killakee Avenue,  
Firhouse,  
Dublin 24.

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

8 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Killakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

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

Letter No.: 353

Killakee Residents Association,  
% John Kelly, Hon. Secretary,  
3 Killakee View,  
Kilakee,  
Firhouse,  
Dublin 24.

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

8 July 1991

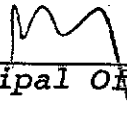
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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 354

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

James & Carol Corcoran,  
6 Killinenny Cottages,  
Firhouse Road,  
Tallaght,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 354

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

Stephanie Doyle,  
3 Killinenny Cottages,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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**COMHAIRLE CHONTAE ATHA CLIATH**

Register Reference No.: 91A/0739

Letter No.: 326

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

Tom Walsh,  
29 Killakee Avenue,  
Firhouse Road,  
Dublin 24.

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

8 July 1991


Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee court for Wrightway Properties Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0739

Letter No.: 342

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

M.F. Galvin,  
31 Killakee Avenue,  
Firhouse,  
Dublin 24.

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

8 July 1991

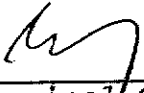
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PC

91A/0739

449



P.O. Box 174.  
Bosca 174.  
46 / 49 Sraid O'Connell Uacht,  
46 / 49 Upper O'Connell Street,  
Baile Atha Cliath  
Dublin 1.  
Telephone. (01)727777.  
Fax. (01)727434

Mr. A. Smith,  
Principal Officer,  
Planning Department.

H  
19/6

Our Ref. 10.26

Your Ref.

Date 17th June, 1991.

I attach hereto letter of 8th June, 1991 from Michael Gohery stating his objection to the extension of the road at Killakee Court, for investigation.

*for* M. Wilson  
K. Banks  
Staff Officer

18. JUN 91

MM/COK

10.26.

~~K. B. B. B.~~

Key + ref to J Henry  
to Planning Dept.

~~MS. O. ROADS DEPT~~  
13 JUN 1991

Killakee Court.  
Muirhouse.  
5th June 1991

Planning Ref. No 91A-0739

OBJE

The Senior Administrative Officer  
Roads Forward Division,  
D.C.C.

ROADS DEPT
Received by J. Henry & P. W.
DATE 17.6.91
12 JUN 1991

Dear Sir,

This application to extend the road of Killakee Court, I object to on the following grounds.

1. The residents cars are parked on this road.
2. The blind kink on this new road will leave it dangerous to our children.

Taking point 1, I wish to elaborate:-

The following is the number of cars to each house at the end of this cul de sac at this moment.

- No 9 (mine) 4 vehicles
- No 11 2 vehicles
- No 13 3 vehicles
- No 8 2 vehicles
- No 10 2 vehicles

Because of the short driveway to each house, at least three vehicles are always parked at this point where the future road is to go. If this road does go ahead these vehicles will have to be parked on this kink or

## II

bend as there is nowhere else to park.

2. The second point on which I object i.e. the danger of a kink on the road. This type of kink is something that is nowhere else in the whole Airhouse estates, and in allowing one to go ahead lowers the safety standard of our roads. Such a kink will be treated by drivers as a mere steering aberration and will not be given the same care and deliberation as a road bend. I ask you to consider the safety of our children playing on such a kink, with cars parked on both sides of the road.

Yours truly,  
Michael Foley.

P.S. There are 13 children under the age of five living in this cul. de sac.

M. F.

91A/0739

436

pk

12.06.91.

Noel Kavanagh.,  
11 Killakee Way,  
D. 24.

Senior Administrative Officer.,  
Roads Forward Division,  
Dublin County Council,  
46/49 Uppr. O'Connell St,  
D. 1.

91A - 0739

**OBJECT**

14 JUN 91

19/6

Dear Sir,

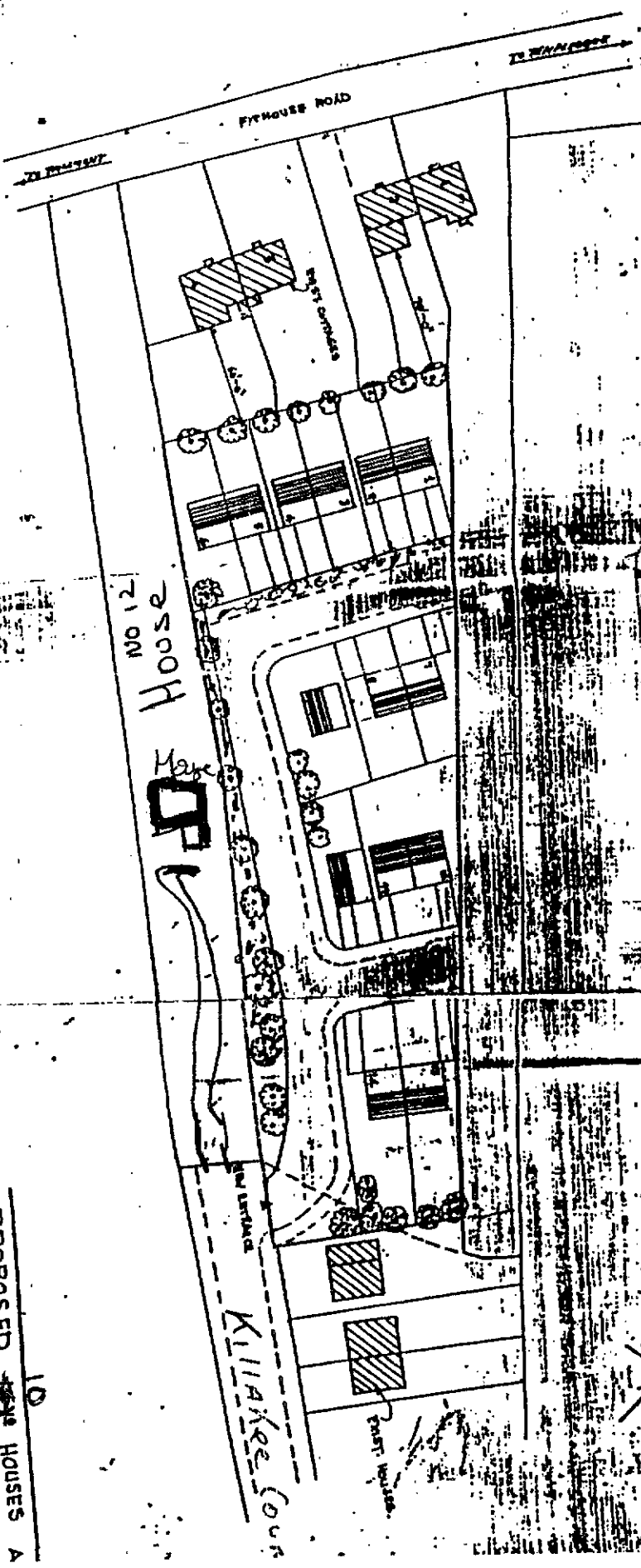
I would like to make a formal objection to the proposed front garden entrance for 10 houses at Killakee Court. I see the builder has applied for outlying planning permission as there is no way for him to obtain services only by ripping or destroying our footpath and trees, surly with todays amimosity with planning that this application must be unnessessary and totally out of character in our estate. When the planning of the park developments designed our cul-de-sac this surly would have not been accepted and I hope the board & yourself will ensure the safety of our children, and for the easy entrance our services such as ambulance/fire brigade etc., I hope you take this into consideration before any decision can be taken.

Yours faithfully,

NOEL KAVANAGH.

P.S. I enclose some of our demonstration and we have the support of our local councillors in which at there last meeting at Belgard planning board Mr. Al. Smith was informed of the massive objection to these houses.

50760+



HOUSE TYPES:  
 TYPE 1 - 1 QUARTER STREET SEMI-DETACHED  
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10  
 PROPOSED HOUSES A  
 KILLININNY PARK, FIRHOUSE,  
 SCALE 1:500  
 DATE 2011  
 P.J. STANTON A&A SURVEYING & ENGINEERING

# SOUTH WEST EXPREES

21st Dec. 1990

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(opposite Dominican Priory)

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# NO THROUGHWAY!

Firhouse residents fight to retain their cul de sac

By Tony McCullagh, News Editor

Proposals for 14 houses in Killinenny Park, Firhouse have sparked a wave of anger in a nearby housing estate whose residents have vowed to block all moves to develop the site. But the owner of the land has described their objections as "premature and speculative."

The 1.4 acre site is located between the old cottages on the Firhouse Road and Kilahee Court, a cul de sac comprising 13 houses. Although no planning application has been submitted to the Council, it has allegedly been approached to sell part of his garden to facilitate a right of way.

A protest was organised last weekend by a number of residents in Kilahee Court. They were joined by Planning Officer John Hannon, who has pledged his support to the residents.

"These houses were bought 15 years ago on the basis that they were in a cul de sac," Mr Hannon told South West Express. "It must be said that no planning application has been received by the Council but I will be raising the matter at future meetings. What we are talking about is a traffic hazard if there is access to this site from Kilahee Court."

Maura Conery, who lives in one of the houses said that there are 21 children under the age of 12 living in Kilahee Court. "It would mean that children could not play in safety because of increased traffic," she stressed.

"One of the benefits of a cul de sac is that there is less traffic."

Another concerned resident, Vincent O'Brien, pointed out that there would be major problems with trucks having to reverse into the site. "It also means that this would be a fire hazard as accessibility for a fire engine would be extremely limited," he said. "A lack of parking space would also be an issue."

Fears were also expressed that the value of the property would plummet if a development on Killinenny Park went ahead. One resident revealed that if the cul de sac was opened, he would sell immediately and move out. P.3





# Magic

Mystery and mayhem will be the order of the day when Quentn Reynolds's Christmas Magic Show opens at St Anthony's Theatre on Merchant Quay, on December 26.

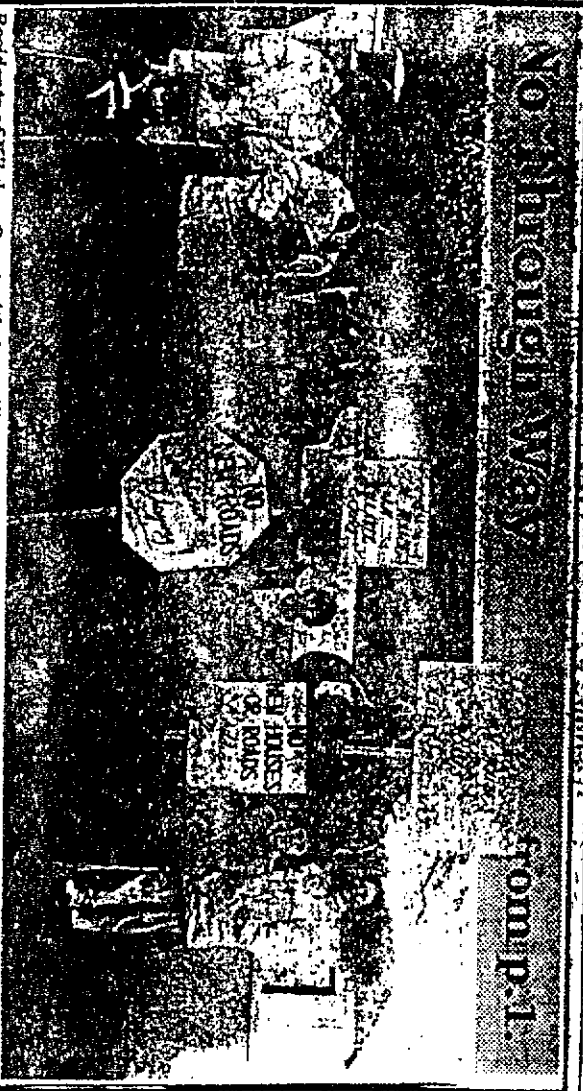
This year's all-new show includes a mesmerising mix and magic and puppetry with strong emphasis on audience participation. A feature is that some of the children get

the chance to come up on stage and help.

Quentn, a member of the Magic Circle, London, was the first Irish magician to be invited to perform the chil-

dren's show of the International Brotherhood of Magicians in Eastbourne last September. Earlier in the year he appeared at the Magic Castle, Hollywood and the Riviera Hotel Las Vegas.

The show will run until January 6, 1991. There are two shows daily at 2pm and 4.30pm. Tickets are priced at £3 and their are group rates available. St Anthony's Theatre is opposite the Four Courts.



Residents of Kilaheo Court with Councillor John Hannon protesting to keep their cul de sac

Kilaheo Residents' Association will not be making an official statement on the issue until they hold a meeting on January 7, South West Express was told.

A copy of the architect surveying consultant's plans, dated January 1990, has come into our possession. It shows a new entrance through Kilaheo Court cul de sac and proposes 14 de-

tached and semi-detached houses for the 14 acre site.

But John Hannon said that he was confident that any application to build houses on the site would be rejected by the County Council. "On the grounds of traffic problems alone I think that it would be turned down," he stated. "Even if there were proposals to have an entrance on the Fitzhugh Road, there would be danger-

ous implications from a road safety viewpoint."

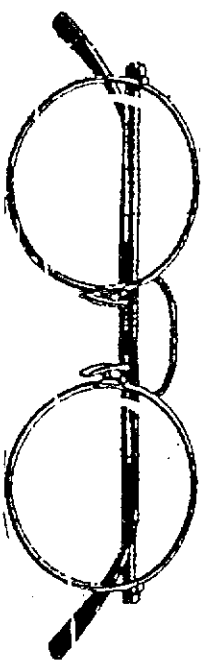
Builder, John Meade is a director of the company that owns the majority of the land. When contacted by South West Express he had no official comment to make but described the fears of Kilaheo Court Residents as "premature and speculative." "I didn't even know there was a protest," Mr Meade revealed. "I haven't even been ap-

proached by anyone concerning these proposals, and that's all they are - proposals. There hasn't even been a planning application to the County Council."

But Kilaheo Court residents are empathic that any attempts to open the cul de sac will be "slipped in the bud". A lot of animosity has arisen surrounding these proposals," said Vincent O'Brien. "But we vow to fight it till the end.

local offices of the Na-

## TALLAGHT MEDICAL EYE CENTRE



Main Street, Tallaght Village. TEL: 523253. FAX: 523497

OPHTHALMIC AND DISPENSING OPTICIANS  
SPECIALISTS IN ATTENDANCE

# cal nment orm?

available from local authorities. Local Government accountability procedures should be completely overhauled. Senior local authority officials should have limited contracts renewable by the Council.

## Planning

A four month limit time should be placed on appeals. There should be more demo-

close to an election because of the amount of movement of population and this would be easier with computerisation. People, whom it is proposed to remove from the register should be notified so that they are given an opportunity to object. Election litter should not be thrust on voters going into polling stations. Officers in charge of polling stations should exercise great vigilance in requiring the identification of voters.

Membership of the Committee for Local Government Reform consisted of the Dan Wallace, John Browne, Brian Cowan, Noel Davern, John Ellis, Dermot Fitzpatrick, Chris Flood, Denis Foley, Brendan Kennelly, Tom Kitt, Eoin Ryan, Mary Wallace and GV Wright.

## Are you Miss Tallaght?

The 1991 Miss Tallaght Contest will be held in the Green Isle Hotel on Friday 22nd February 1991. The contest is open to girls aged between 17 and 25 who are living or working in Tallaght.

The prize for the winner is a holiday for two in Malta sponsored by 747 Travel.

The current Miss Tallaght is Ms. Orla Smith from Suncroft. The contest is one of the most popular events in



Footballers are forced to change out in the open in all weather conditions in Clondalkin - see story on page one

# Kilakee tension rises

ACRA - the central body for residents associations - has called on residents of Kilakee in Firhouse, not to let a rift develop, following an escalation of the dispute over proposed housing.

As reported in the Christmas issue of South West Express, residents in Kilakee Court have vowed to retain their cul de sac as a site between them and the Firhouse Road is earmarked for a 14 house development.

One local resident has allegedly agreed to sell his side entrance to builder, Mr John Meath, sparking a wave of anger in the 13 house cul de sac. Mr Meath

last week met with the Kilakee Court residents, Mr Cooney, ACRA and representatives of the residents association.

At the meeting, which was held in Scoil Treasa, Firhouse, local Fianna Fail Councillor, John Hannon reiterated his support for Kilakee Court residents. ACRA's Noel Merrigan called on the association to unite and not fall out on the issue.

According to Vincent O'Brien, a Kilakee Court Resident, John Meath still plans to go ahead with the development. "He told us that the cul de sac will be retained, except that it will be extended by 40 houses," Mr O'Brien claimed. "The residents' association turned up on the request of Mr Cooney."

When contacted by South West Express, chairman of Kilakee Residents' Association, Jim Malone confirmed that they had been asked to attend by Mr Cooney. He also said that the association would have turned up if asked by Kilakee Court residents.

"I have no comment to make at the moment," Mr Malone told South West Express. Responding to allegations that the association had met with Mr Meath, Jim Malone said: "I can't comment on that but all I can say is that it's our right to meet with who we like."

The issue is anticipated to be a prevalent issue at the Kilakee Residents' Association AGM which is being held on February 6.



Councillor Chris Flood

direct Brussels and aid, ning li- cal Gov- al al ts cratic accountability in planning and more flexibility in accommodating major developments. Signatories to Section 4 motions relating to planning must in future come only from members of the electoral areas concerned. State bodies



# ROSE

*A. W. Smith, P.O. - 91A/0739*  
*Planning* (424)

*PK*

The Manager,  
Senior Administrative Office,  
Roads Forward Division,  
Dublin County Council,  
46/49 Upr. O'Connell Street,  
Dublin 1.

19 Killakee Ave,  
Firhouse,  
Dublin 24.

5th June 1991

*14/6*

**OBJE**

REF: 91A 0739 - Proposed housing at Killakee

Dear Sir,

Myself and my husband are living at the above address for four years now. We are not overlooked as there is a patch of vacant land behind the house which stretches from the Firhouse Road in to Killakee Court.

We wish to protest against the Planning Permission sought for 10 three and four bedroomed houses for this site. The reason why we are protesting against this is that we bought number 19 Killakee Avenue with the understanding that there would be no further development here at any time.

We feel it will be a hazard to the families of Killakee Court during the rush hour both morning and evening, especially during Summertime when children are at play.

As for the residents of Killakee Avenue, we feel that it could result to break-ins as there will be a twenty feet verge between the garden walls of Killakee Avenue to the proposed new gardens of the new development. We feel also that it could result to a rubbish dump and it is also spoiling the view of the countryside for the Killakee Avenue residents.

We trust you will look into this matter carefully before making any decision and that you will also consider the residents of this area.

Yours faithfully,

*Cathy Ferris Quinn*

Cathy Ferris Quinn  
& Gerry Quinn

13 JUN 91

RECEIVED  
12 JUN 1991  
Principal  
Officer  
Engineering Department

91A/0739

(44)

AK

Principal Officer,  
Dublin Corporation,  
Planning Dept.,  
Block 2,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.

19 Killakee Ave,  
Firhouse,  
Dublin 24.

10th June 1991

REF: 91A 0739 - Proposed housing at Killakee

13/6

**OBJEC**

Dear Sir,

Myself and my husband are living at the above address for four years now. We are not overlooked as there is a patch of vacant land behind the house which stretches from the Firhouse Road in to Killakee Court.

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We trust you will look into this matter carefully before making any decision and that you will also consider the residents of this area.

Yours faithfully,

*Cathy Ferris Quinn*

Cathy Ferris Quinn  
& Gerry Quinn

12 JUN 91

91A/0739

408

9 Killakee Court  
Muirhouse.

27th June 1991

Planning Ref. no. 91A-0739.

The Principal Officer  
The Enforcement Section  
D.C.C.

OBJEC

Dear Sir

I wish to object to the above planning application, on the grounds that the application has allowed for no open space in the plans.

At the moment there are thirteen children under the age of 5 who use Killakee Court cul de sac as a playground. There is a park at the other end of the cul de sac but is too far for such young children.

If these new houses are built without a common play area for their children then these new children will join the existing and so many playing just where the proposed new road has a blind tuck, I fear for a serious disaster to some of these innocents.

Please consider this aspect of the application for planning.

Yours Truly,  
Michael Gohery.

91A/0739

395

Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952



30.05.91.

*[Handwritten signature]*  
11/6

REFERENCE: PLANNING APPLICATION NO. 91A-0739.

07 JUN 91

**OBJE**

Dear Sir,

I would like to make a formal objection to the above application to build ten houses at the rear of Killinenny Cottages with access through a garden in Killakee Court.

My objection is based on the following points: -

A). In 1983 I built the house I am living in at present in Killakee Court. In the initial stages of planning to build my house we worked closely with the planning officer a Mr. Johnson who suggested we pull the house back 250' in the interest of future planning because the Cul-de-Sac had no hammer-head for traffic to turn on. At the moment refuse collections must reverse up our cul-de-sac.

B). In 1985 I made an application to build two houses ref. no. 85A/26, which I was granted. On this planning application you will see that there was provision made for a hammer-head to facilitate two new houses on the left and also to facilitate future planning on the right hand side, thus leaving plenty of room for traffic to flow freely in the cul-de-sac.

On inspection of planning application no. 91A-0739 I notice that the entrance to this proposed development has a road in an existing front garden, surely this type of planning must be totally unsuitable, because of road traffic danger., to children & adults alike, also the emergency services such as the fire brigade & Ambulance would find it difficult to gain access to this new development.

PAGE TWO ...

*Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952*



C). Also it appears there would be a junction outside my front gate, I enclose a copy of the site map which shows the proper access for a development.

I now feel if I re-apply for planning retention it would highlight the situation where the road is only 21' wide and cannot take any more traffic.

One more point I feel very strongly about, there are at the moment 12 houses in Killikee Court with 22 children, the majority of which are under four years old. These youngsters are used to playing outside their front gates without any fear for their safety, if a road goes through this cul-de-sac their continued safety is at risk.

If the council grant planning permission I will appeal their decision to An Bord Pleanála.

Yours faithfully,

VINCENT O'BRIEN.

JUN 1985

8.50/26

MINIATURE OF P/AZ BIL  
S.S.

DRAWING NO 4/

(SEE DRAWING 1/4  
RE. HOUSE DRAWS.)

NOTES

EXISTING  
MANHOLE  
EXISTING  
150 MM PIPES

2.7M HIGH,  
225 MM BLOCK  
WALL BOUNDARY

FS MANHOLE

PROPOSED  
S/D HOUSES

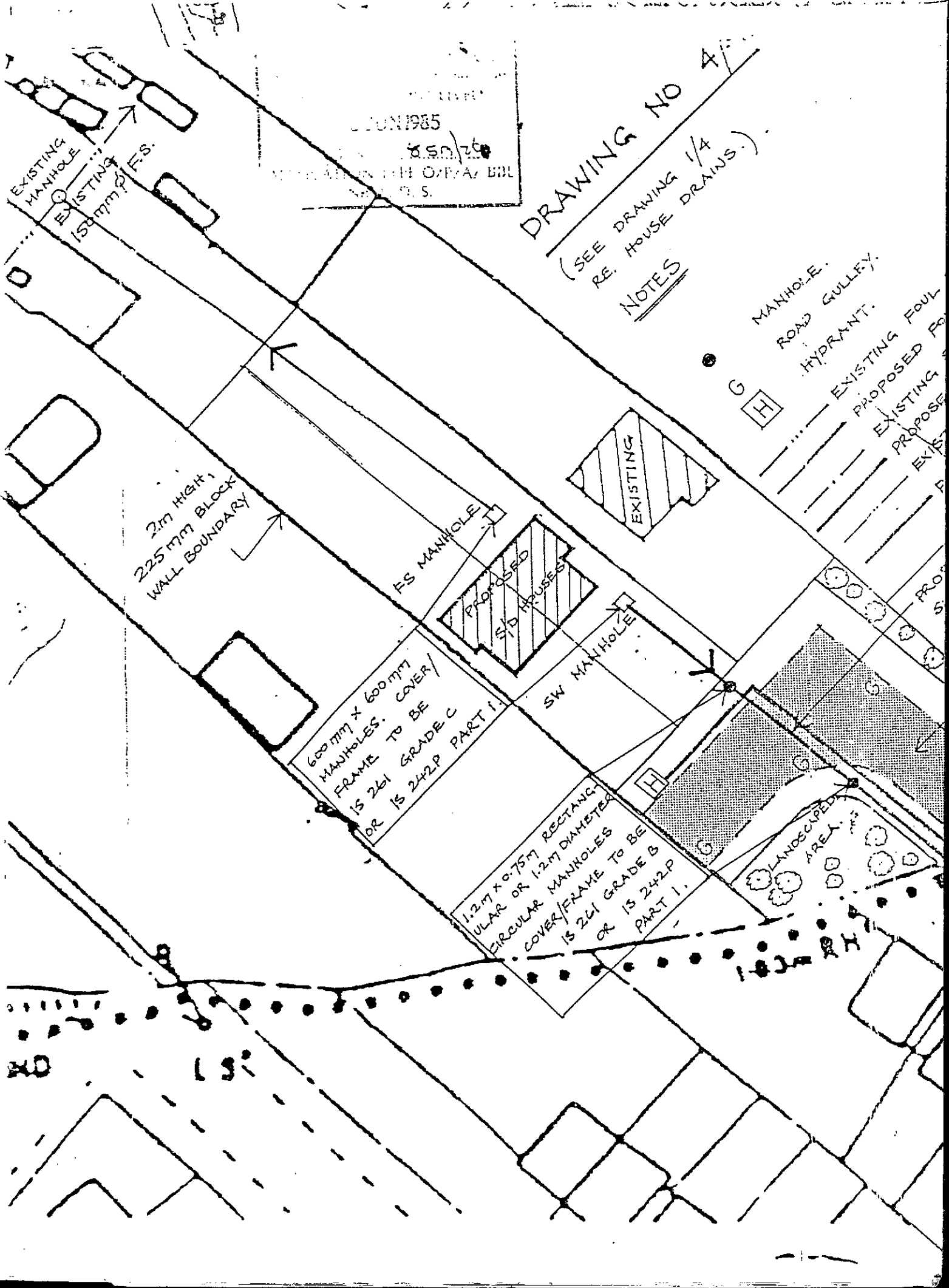
SW MANHOLE

600 MM X 600 MM  
MANHOLES. COVER/  
FRAME TO BE  
IS 261 GRADE C  
OR IS 242P PART 1.

1.2M X 0.75M RECTANG-  
ULAR OR 1.2M DIAMETER  
CIRCULAR MANHOLES  
COVER/FRAME TO BE  
IS 261 GRADE B  
OR IS 242P  
PART 1.

LANDED AREA

MANHOLE.  
ROAD GULLEY.  
HYDRANT.  
EXISTING FOUL  
PROPOSED  
EXISTING  
PROPOSED  
EXIST





SEWER (100mm)  
SURFACE WATER SEWER  
SURFACE WATER SEWER  
SURFACE WATERMAIN (100mm φ)  
EXISTING WATERMAIN (100mm φ)  
AGREED WITH WATER DEPT.

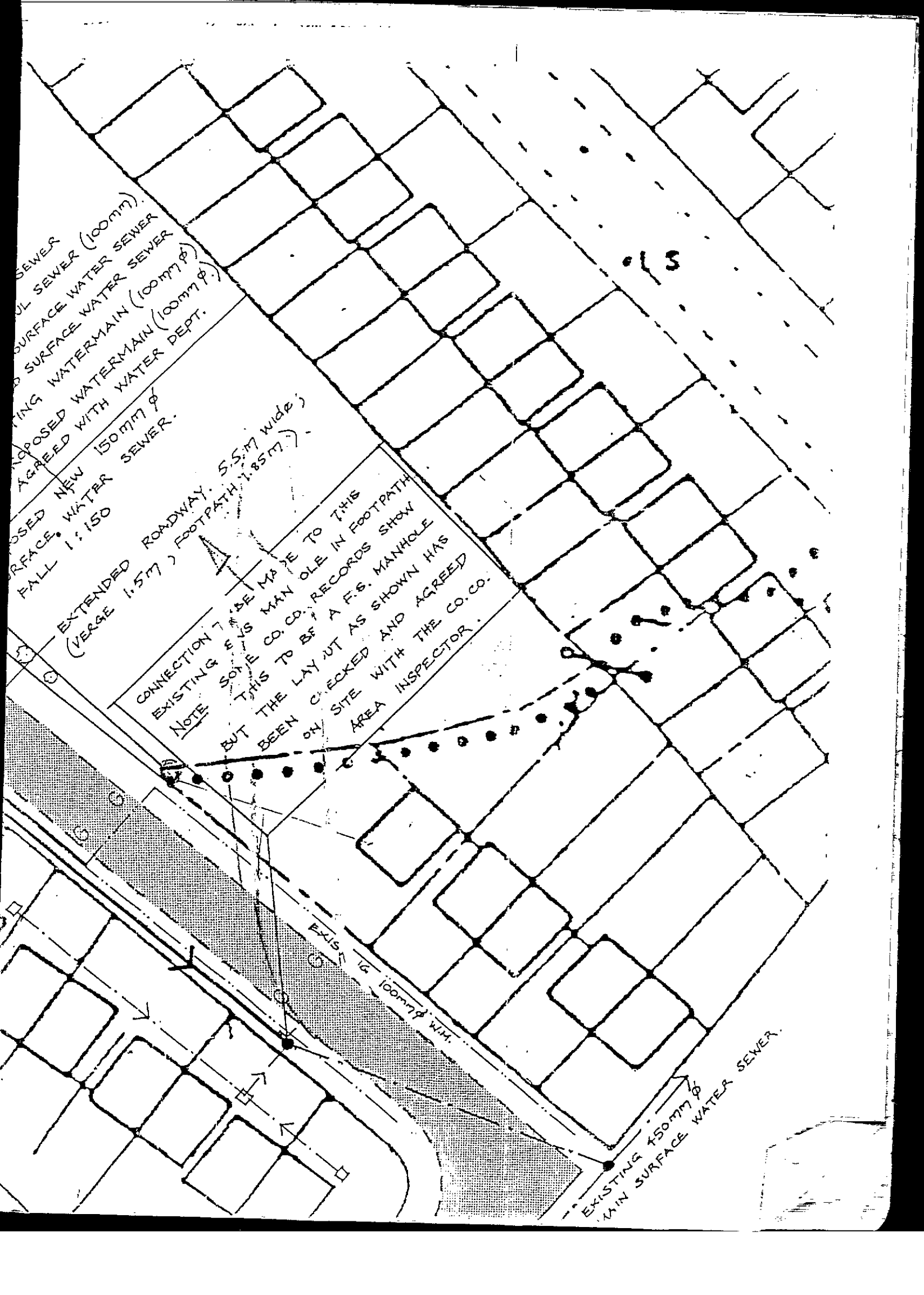
PROPOSED NEW 150mm φ  
SURFACE WATER SEWER  
FALL 1:150  
EXTENDED ROADWAY 5.5m wide;  
(VERGE 1.5m, FOOTPATH 1.85m)

CONNECTION TO BE MADE TO THIS  
EXISTING F.S. MANHOLE IN FOOTPATH  
NOTE: SOME CO. CO. RECORDS SHOW  
THIS TO BE A F.S. MANHOLE  
BUT THE LAYOUT AS SHOWN HAS  
BEEN CHECKED AND AGREED  
ON SITE WITH THE CO. CO.  
AREA INSPECTOR.

0/3

EXISTING 100mm φ W.M.

EXISTING 150mm φ  
MAIN SURFACE WATER SEWER.



41A/739  
386  
PK  
**KILLAKEE RESIDENTS ASSOCIATION**

Hon. Secretary Address

Killakee,  
Firhouse,  
Dublin 24.

**OBJEC**

20 May 1991

The Principal Officer  
The Enforcement Section  
Dublin County Council  
Irish Life Centre  
Block No 2  
Lower Abbey Street  
Dublin 1

*[Handwritten signature]*  
10/6

06 JUN 91

Dear Sir

Re: Planning Reference Number 91A-0739

With reference to the above planning application we would like to make objection on the following grounds:

- (1) In the proposal, it shows a 20ft width void at the rear of Killakee Avenue running for a length of approx. 300ft which would pose a security risk in this area where break-ins and theft of property are already a problem.
- (2) Access to Killakee Court is already so limited that larger vehicles (i.e. weekly refuse collection) have to reverse in via two 90 degree turns. There is also the added traffic of builders lorries, JCBs etc while the development would be in progress.
- (3) As a result of recent housing development in the area, any further development would put extra strain on the education facilities here.
- (4) We understand that the applicants have no previous track-record in Building/Development.
- (5) The only access to the feeder road is via Killakee Green which is a green area where children play. Their safety would be at risk from extra traffic.
- (6) The proposed development is not in accordance with the established development pattern in the neighbourhood.

# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

Killakee,  
Firhouse,  
Dublin 24.

- (7) In our opinion, a development of this size, with the ancilliary roads required would not be commercially viable, which would increase the possibility of the development not being completed as planned.
- (8) The submitted proposed plan, does not take into consideration, an existing property which borders the proposed development. A copy of the plan of the present situation is attached.
- (9) We are concerned about the proposed access to the development which is via a front garden; such access would be conductive to a traffic hazard. This is in conflict with the stated policy of the Development Plan.
- (10) Killakee Court already has 18 vehicles for 13 houses, any further vehicles would be gross congestion.
- (11) There is also the consideration of the wildlife in this area; at present, a variety of birds and plants are here. This provides a pleasant rural setting and as such represents an amenity which would be forever destroyed if development were allowed.

In the event of the Council granting Planning permission for the present proposals, we would appeal against the decision to An Bord Pleanala. We wish therefore to be advised of the Council's decision in relation to the current application.

Yours faithfully,  
for KILLAKEE RESIDENTS ASSOCIATION

*Christine Hurley*  
Christine Hurley  
Chairperson  
5 Killakee Walk  
Firhouse  
Dublin 24

*John Kelly*  
John Kelly  
Hon. Secretary  
15 Killakee View  
Dublin 24

Tel. 523914

Tel. 517273

Encl.

# OBJECTIONS FOR PLANNING

1 RESTRICTION OF VIEW

2 INVASION OF PRIVACY

3 DEVALUATION OF HOUSES

4 SECURITY RISK DUE TO VOID

5 DAMAGE TO ENVIRONMENT "LOSS OF WILD LIFE"

6 LOSS OF CHILDREN'S PLAY AREA

7 NOISE INVASION

8 NUISANCE GATHERING IN VOID

9 HEALTH RISK DUE TO DUST LEVELS: <sup>ASTHMA</sup> EMPHYSIS

10 PROPERTY BOUGHT - OPEN SPACE NO BUILDINGS -

11

12

13

14

15

16

17

18

OBJECTION FOR PLANNING PERMISSION FOR  
 NEW HOUSES BEHIND KILLAKER  
 AVE.

NAME	ADDRESS		
	53	KILLAKER AVE	
	41	" "	
Deenot Mooney	53	" "	
Hilda Smyth	43	" "	
John Blacoe	41	" "	
Jean McQuire	39	" "	
Geraldine Newby	37	" "	
Brian Barry	35	" "	
Ann Morris	33	" "	
Willie	31	" "	
Tom Ward	29	" "	
Pat Bennett	27	" "	
JAMES MALONE	25	---	---
O. Brennan	23	" "	
Catherine Quinn	19	" "	
Tom Longue	15	" "	

We wish to register our objection to the proposed building of new houses in one area between Killakee Court and Killakee Avenue:

Signature	Address
<del>Tomie O'Neil</del>	12 Killakee Court
<del>Vincent O'Brien</del>	12 Killakee Court
Robertta O'Neill	11 Killakee Court
Brendan Giffney	{ 7 Killakee Court }
Elisabeth Giffney	
Brian Craig	13 KILLAKEE COURT
Anne-Mazie Craig	13 KILLAKEE COURT
Joe O'Neill	11 Killakee Court
Maire Gahery	9 Killakee Court
Michael Gahery	9 Killakee Court
Patricia Mitchell	6 Killakee Court
Herbert Mitchell	6 Killakee Court
Hannah Abbott	8 Killakee Court
John Abbott	8 Killakee "
Noel Murphy	2 Killakee COURT,
Anne Quinn	" "
Margaret Dicker	4 Killakee Court
Dorcas Dicker	4 Killakee Court
Bernie Langan	2 Killakee Green
Patrick Langan	2 Killakee Green
Barbara Sheridan	8 Killakee Green
Thomas Lettingo	10 Killakee Green
P. Nulty	12 Killakee Green
Phyllis Blake	14 Killakee Green
John Blake	14 Killakee Green
Gregory	18 KILLAKEE GREEN
Jane McGlynn	18 Killakee Green
Thomas Duff	16 KILLAKEE GREEN
PATRICIA DUFF	" "
Anne Dowling	20 " "
Tom Dowling	20 " "
Rita + Tony Byrne	21 Killakee Green
Mary Killy	3 Killakee Court

Phil Kelly 15 Killakee Green  
 Uggally Kelly 15 Killakee Green  
 Michael Byrne 9 Killakee Green  
 Stuart & Seanan 7 Killakee Green  
 Mureen Ballesty  
 Dennis Johnston 5 Killakee Green  
 Anne & Martin Boyle 23 Killakee Green  
 Cornelius ~~Bally-O'Connell~~ 3 Killakee Green  
 Sta Lynch 1 Killakee Green  
 Jerry Lynch 1 Killakee Green

# SOUTH WEST EXPIRES

INCORPORATING TALLAGHT NEWS

21st Dec. 1990

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**John L. Mulvey  
& Co.**

Solicitors & Commissioners for Oaths

Main St., Tallaght Dublin 24.

(opposite Dominican Priory)

FOR ALL YOUR LEGAL REQUIREMENTS.

TEL: 519055 \ 519056 (6 LINES)

FAX: 515100

# NO THROUGHWAY!

Firhouse residents fight to retain their cul de sac

By Tony McCullagh, News Editor

Proposals for 14 houses in Killinenny Park, Firhouse have sparked a wave of anger in a nearby housing estate whose residents have vowed to block all moves to develop the site. But the owner of the land has described their objections as "premature and speculative."

The 1.4 acre site is located between the old cottages on the Firhouse Road and Kiltakee Court, a cul de sac comprising 13 houses. Although no planning application has been submitted to the Council, on

has allegedly been approached to sell part of his garden to facilitate a right of way. A protest was organised last weekend by a number of residents in Kiltakee Court. They were joined by Pádraig Ó'Connell, Sinn Féin

Hannon, who has pledged his support to the residents.

"These houses were bought 15 years ago on the basis that they were in a cul de sac," Mr Hannon told South West Express. "It must be said that no planning application has been received by the Council but I will be raising the matter at future meetings. What we are talking about is a traffic hazard if there is access to this site from Kiltakee Court."

Maura Gomey, who lives in one of the houses said that there are 21 children under the age of 12 living in Kiltakee Court. "It would mean that children could not play in safety because of increased traffic," she stressed.

"One of the benefits of a cul de sac is that there is less traffic."

Another concerned resident, Vincent O'Brien, pointed out that there would be major problems with trucks having to reverse into the site. "It also means that this would be a fire hazard as accessibility for a fire engine would be extremely limited," he said. "A lack of parking space would also be an issue."

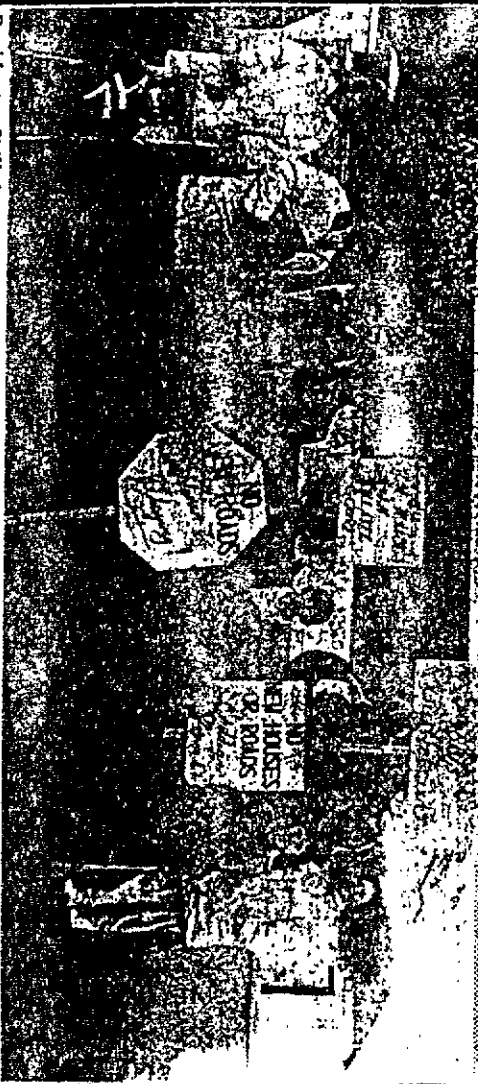
Fears were also expressed that the value of the property would plummet if a development on Killinenny Park went ahead. One resident revealed that if the cul de sac was opened, he would sell immediately and move





NO THROUGHWAY

Comp 1



Residents of Kilakee Court with Councillor John Hannan protesting to keep their cul de sac

Kilakee Residents' Association will not be making an official statement on the issue until they hold a meeting on January 7, South West Express was told.

A copy of the architect surveying consultant's plans, dated January 1990, has come into our possession. It shows a new entrance through Kilakee Court cul de sac and proposes 14 de-

ached and semi-de-ached houses for the 1.4 acre site.

But John Hannan said that he was confident that any application to build houses on the site would be rejected by the County Council. "On the grounds of traffic problems alone I think that it would be turned down," he stated. "Even if there were proposals to have an entrance on the Firhouse Road, there would be danger-

ous implications from a road safety viewpoint."

Builder, John Meade is a director of the company that owns the majority of the land. When contacted by South West Express he had no official comment to make but described the fears of Kilakee Court Residents as "premature and speculative." "I didn't even know there was a protest," Mr Meade revealed. "I haven't even been ap-

proached by anyone concerning these proposals, and that's all they are - proposals. There hasn't even been a planning application to the County Council."

But Kilakee Court residents are emphatic that any attempts to open the cul de sac will be "nipped in the bud". "A lot of animosity has arisen surrounding these proposals," said Vincent O'Brien. "But we vow to fight it till the end.

local offices of the Na-

# Magic

Mystery and mayhem will be the order of the day when Quentin Reynolds's Christmas Magic Show opens at St Anthony's Theatre on Merchant Quay, on December 26.

This year's all-new show includes a mesmerising mix and magic and puppetry with strong emphasis on audience participation. A feature is that some of the children get to perform the chil-

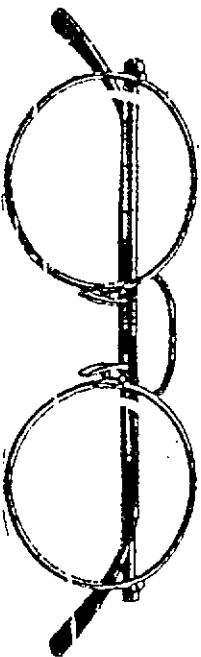
the chance to come up on stage and help.

Quentin, a member of the Magic Circle. London, was the first Irish magician to be invited to perform the chil-

children's show of the International Brotherhood of Magicians in Eastbourne last September. Earlier in the year he appeared at the Magic Castle, Hollywood and the Riviera Hotel, Las Vegas.

The show will run until January 6, 1991. There are two shows daily at 2pm and 4.30pm. Tickets are priced at £3 and there are group rates available. St Anthony's Theatre is opposite the Four Courts.

## TALLAGHT MEDICAL EYE CENTRE



Main Street, Tallaght Village. TEL: 523253. FAX: 523497

OPHTHALMIC AND DISPENSING OPTICIANS  
SPECIALISTS IN ATTENDANCE

# cal nment orm?

available from local authorities. Local Government accountancy procedures should be completely overhauled. Senior local authority officials should have limited contracts renewable by the Council.

## Planning

A four month limit time should be placed on appeals. There should be more demo-

close to an election because of the amount of movement of population and this would be easier with computerisation. People, whom it is proposed to remove from the register should be notified so that they are given an opportunity to object. Election litter should not be thrust on voters going into polling stations. Officers in charge of polling stations should exercise great vigilance in requiring the identification of voters.

Membership of the Committee for Local Government Reform consisted of the Dan Wallace, John Browne, Brian Cowan, Noel Davern, John Ellis, Dermot Fitzpatrick, Chris Flood, Denis Foley, Brendan Kennelly, Tom Kilt, Eoin Ryan, Mary Wallace and GV Wright.

## Are you Miss Tallaght?

The 1991 Miss Tallaght Contest will be held in the Green Isle Hotel on Friday 22nd February 1991. The contest is open to girls aged between 17 and 25 who are living or working in Tallaght.

The prize for the winner is a holiday for two in Malta sponsored by 747 Travel.

The current Miss Tallaght is Ms. Orla Smith from Suncroft. The contest is one of the most popular events in



Footballers are forced to change out in the open in all weather conditions in Clondalkin - see story on page one

# Kilakee tension rises

ACRA - the central body for residents associations - has called on residents of Kilakee in Firhouse, not to let a rift develop, following an escalation of the dispute over proposed housing.

As reported in the Christmas issue of South West Express, residents in Kilakee Court have vowed to retain their cul de sac as a site between them and the Firhouse Road is earmarked for a 14 house development.

One local resident has allegedly agreed to sell his side entrance to builder, Mr John Meath, sparking a wave of anger in the 13 house cul de sac. Mr Meath

last week met with the Kilakee Court residents, Mr Cooney, ACRA and representatives of the residents association.

At the meeting, which was held in Scoll Treasa, Firhouse, local Fianna Fail Councillor, John Hannon reiterated his support for Kilakee Court residents. ACRA's Noel Merrigan called on the association to unite and not fall out on the issue.

According to Vincent O'Brien, a Kilakee Court Resident, John Meath still plans to go ahead with the development. "He told us that the cul de sac will be retained, except that it will be extended by 40 houses," Mr O'Brien claimed. "The residents' association turned up on the request of Mr Cooney."

When contacted by South West Express, chairman of Kilakee Residents' Association, Jim Malone confirmed that they had been asked to attend by Mr Cooney. He also said that the association would have turned up if asked by Kilakee Court residents.

"I have no comment to make at the moment," Mr Malone told South West Express. Responding to allegations that the association had met with Mr Meath, Jim Malone said: "I can't comment on that but all I can say is that it's our right to meet with who we like."

The issue is anticipated to be a prevalent issue at the Kilakee Residents' Association AGM which is being held on February 6.



Councillor Chris Flood

irect  
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cratic accountability in planning and more flexibility in accommodating major developments. Signatories to Section 4 motions relating to planning must in future come only from members of the electoral areas concerned. State bodies

ial  
ts



PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Phyllis Blacke

14 Killakee Green

Firhouse

D. 24.

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Roads Forward Division  
Dublin County Council  
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KIND REGARDS

YOURS SINCERELY

*C. Sheridan*

*8 Killakee Green  
Firhouse Rd  
D 24.*

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KIND REGARDS

YOURS SINCERELY

*Barbara Sheridan*  
*8, Killakee Green,*  
*Firhouse Rd.*  
*Dublin 24*

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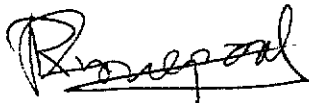
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KIND REGARDS

YOURS SINCERELY



R.V. Dorrepaal  
20 Killakee Green

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
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KIND REGARDS

YOURS SINCERELY

Jane M. Glynn  
18 Killakee Green  
Firhouse.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
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KIND REGARDS

YOURS SINCERELY

Tom M. Doran

4 Killakee Green  
Firhouse  
D. 24



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Roads Forward Division  
Dublin County Council  
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KIND REGARDS

YOURS SINCERELY

*Denis O'Donovan*  
29 Killakee Green  
Firhouse

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

YOURS SINCERELY

Rita Byrne

21 Killakee Green  
Firhouse, D.24

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

*Deven Johnston, 5 Killakee Green  
Firhouse Road - 24*

YOURS SINCERELY

---

PLANNING REF NO. 91A 0739

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Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

YOURS SINCERELY

Michael Byrne  
9 Killakee Green  
D.24.

---

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLINI.

MR ALBERT SMITH,

I would like to make a formal objection to the planning of 10 houses at our cul de sac at Killakee Court. at the moment there are 12 houses and eighteen cars, the road is very congested, & our refuse collection has to be collected by a truck reversing in the cul de sac. I feel that adding more traffic to this small area is totally unsuitable and putting a road in our front garden was surely not in your planning.

And at the moment there are 108 houses being built at Firhouse Road, there is no need for housing in this area. andthat is not to mention the safety of our children.

IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DESCISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

Vincent M/c Glynn  
11 Killakee Green  
Firhouse

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
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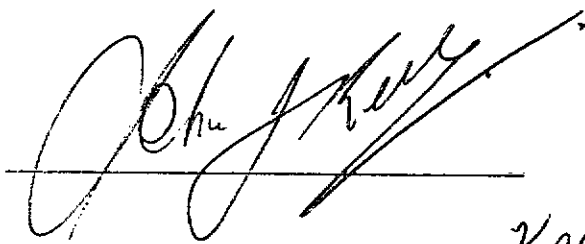
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YOURS SINCERELY



15 Killakee Green

Firhouse

Dublin 24.

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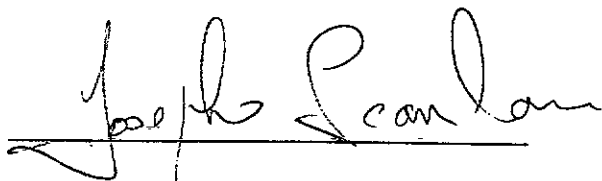
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KIND REGARDS

YOURS SINCERELY

  
Joseph Scanlan  
7 Killakee Green

PLANNING REF NO. 91A 0739

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Dublin County Council  
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Dear Sirs

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At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

*Jaqueline Langan*  
*19 Killakee Green*



PR

91A/0739  
394



P.O. Box 174.  
Bosca 174.  
46 / 49 Sraid O'Connell Uacht,  
46 / 49 Upper O'Connell Street,  
Baile Atha Cliath  
Dublin 1.  
Telephone. (01)727777.  
Fax. (01)727434

Mr. A. Smith,  
Principal Officer,  
Planning Department.

Our Ref. 10.29  
Your Ref.  
Date 6th June, 1991.

Re: Kilakee, Firhouse, Dublin 24 - Proposed Development of 10 Houses.

I attach hereto for your information copy of letter of 27th May, 1991 from Thomas F. McKenna in the above regard.

K. Banks  
Staff Officer

MM/COK

07. JUN 91

OBJ

Ref. 91A. 0739

PLANNING
Referred To J. Heneg
DATE 6.6.91
M. Heneg
ROADS DEPT

10-29.

1 Killakee Green,  
Inhouse,  
Dublin 24

27.5.91.

- 5 JUN 1991

Dear Sir,

I am writing to make known my objection to the proposed development of 10 houses in Killakee estate. We purchased our house 15 years ago facing a green belt so our children would have a safe place to play. I have 4 children aged 15 - 3 yrs.

@ Over the years we campaigned to have bollards erected at the junction of Killakee Green and Killakee Way. Last year these bollards were erected. This helped make the area safer for all the children. However if 10 new houses are erected, this will nullify the decision made to erect them in the first place. We place the safety of our children top of the list and I know you do too. Extra traffic - means extra danger. Surely human life is more important than stone buildings. Thank you.

I remain

Yours Sincerely  
Thomas Heneg

leg & ref # J Heneg Planning

(Parent)

91A/739

361

REF. 91A. 0739.

1 Killakee Green  
Inhouse,  
Dublin 24  
27-5.

17.4. JUN 91

Dear Sir,

I am writing to make known my objections to the proposed building of 10<sup>6</sup> houses in Killakee estate. I hope you will take consideration of these in formulating your decision whether to grant approval or not.

① 15 years ago we purchased our house facing a green play area, so our children would have space to play games etc. on. My 4 children range in age from 15 down to 3 and they use the green extensively. They cross back and forward across the road literally hundreds of times a day, especially in summer time. We campaigned vigorously for years to have bollards erected at the junction of Killakee Green and Killakee Way and last year - bollards were erected. It would seem to me, to be silly and insensitive to the people, if extra houses were built which would lead to extra traffic

OBJECT

thereby nullifying the decision made to erect the bollards in the first place. There are many young children in the area and extra traffic places their lives at greater risk. I would ask that you put human lives first over brick and mortar.  
Thank You.

I remain,

Yours sincerely,  
Thomas J Mc Keenan

91A/0739

362

PLANNING REF NO. 91A 0739

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

*Handwritten initials*  
5/16

**OBJEC**

MR ALBERT SMITH,

I would like to make a formal objection to the planning of 10 houses at our cul de sac at Killakee Court. at the moment there are 12 houses and eighteen cars, the road is very congested, & our refuse collection has to be collected by a truck reversing in the cul de sac. I feel that adding more traffic to this small area is totally unsuitable and putting a road in our front garden was surely not in your planning.

And at the moment there are 108 houses being built at Firhouse Road, there is no need for housing in this area. and that is not to mention the safety of our children.

IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DECISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*Handwritten signature*  
\_\_\_\_\_  
Pratt

*Handwritten address*  
12 Killakee Green

0 4 JUN 70

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

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I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*James Joseph O'Connor*

*39. KILLAKEE GREEN*

04 JUN

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK " " " " " "  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Frances Fennelly

37. KILLAKEE GREEN

04 JUN 4

PLANNING REF NO. 91A 0739

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Patrick Quinn

6 KILLAKEE GREEN

04 JUN -



THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLINI.

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YOURS SINCERELY

Patent Coy.

2. KILLAKEE GREEN

04 JUN 71

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Colooney

S3 Killakee Ave.

Firhouse.

04 JUN 91

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK " " "  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Maria Blacoe - 41, Killakee Avenue

THE PRINICAPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN1.

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YOURS SINCERELY

*Geraldine Hewley*  
*37 Killakee Ave.,*  
*Firhouse*  
*D. 24*

04 JUN 1971

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

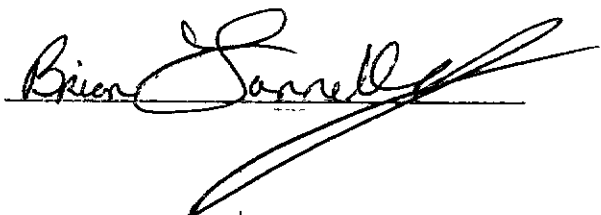
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YOURS SINCERELY



35 KILLAKEE AVE.,  
FIRHOUSE,  
D.24.

04 JUN 74

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

*JAMES MALONE*

25 KILLAKEE AVENUE

04 JUN 91

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK -  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

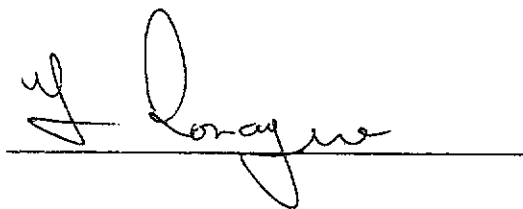
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YOURS SINCERELY



15 KILLAKEE AVE,  
FIRHOUSE,  
DUBLIN 24

04 JUN 91

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

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YOURS SINCERELY

Teresa M. Gill - Barrett  
11 Killakee Avenue,  
Firhouse  
Dublin 24.

04 JUN 91



PLANNING REF NO. 91A 0739

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

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YOURS SINCERELY

Mary O'Haire 13 Killakee Avenue.

04 JUN 21

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

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I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

*Albert Smith 2 Killakee Court*

04 JUN 31

Mrs. Anne-Marie Craig  
13 KILLAKEE COURT.  
FIRHOUSE.  
DUBLIN 24.  
30/5/91.

TO: THE PRINCIPLE OFFICER,  
THE ENFORCEMENT SECTION,  
DUBLIN COUNTY COUNCIL,  
IRISH LIFE CENTRE BLOCK,  
LR ABBEY ST.,  
DUBLIN 1.

with reference to planning application no:  
9.1A - 0739.

Mr. Albert Smith,  
I would like to make a formal objection to the planning of ten houses to be built off Killakee court. I believe the entrance to these houses would be taken through a garden off this cul-de-sac.

I oppose this destruction of a very small and quiet cul-de-sac, as there is already a parking problem and the refuse collectors have to reverse down in order to collect. Not to mention the child safety aspect, I have two small children and moved to this cul-de-sac especially for them, only one year ago. If the planning is approved there would be earthmovers and J.C.B's. every where. And then the added, and unwanted, traffic to and from these houses. We find this aspect totally unacceptable.

C 4. JUN

There are enough houses in this estate, without adding to the traffic with construction vehicles everywhere we turn. I can't believe it is even worth the developers time for just ten houses.

There is also an environmental issue. We are teaching our children to conserve nature, and yet pulling down trees and disrupting all sorts of wildlife at the same time. I think this is wrong, we should try to save any trees we can.

If the decision of the office is to grant permission I plan to appeal to an Bord Pleanála.

yours sincerely

Mrs Anne Marie Craig

I hope you will give this letter your kind consideration.

04 JUN 21

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTER  
BLOCK ~  
LR. ABBEY ST.,  
DUBLIN 1.

MR ALBERT SMITH,

I would like to make a formal objection to the planning of 10 houses at our cul de sac at Killakee Court. at the moment there are 12 houses and eighteen cars, the road is very congested, & our refuse collection has to be collected by a truck reversing in the cul de sac. I feel that adding more traffic to this small area is totally unsuitable and putting a road in our front garden was surely not in your planning.

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IF THE COUNCIL GRANT PLANNING PERMISSION. I WILL APPEAL THE DECISION OF AN BORD PLEANALA.

I Hope you will give this your kind consideration when you are making your final decision.

YOURS SINCERELY

Thomas F Mc Keen

1 Killakee Green

Firhouse

Dublin 24

04 JUN 71

Recd H/6/41

91A/739 Planning Ref NO 91A/0739

355

Dear Sir,

My Sympathy goes to the residents of Killakee Court in regard to the proposed entrance to the 10 new houses. This road at the best of times can be hazardous but with this latest proposal it would become a death trap as there are always children playing there also proposed new entrance looks very unsure as this road as it is very narrow

Oliver Brekeny,  
23 Killakee Ave.  
Dunhouse,  
Dublin 24.

91A/0739

354

Recd. 4/6/91

Senior Administration Officer  
Roads Forward Division  
Dublin County Council  
16/49 Upper O'Connell St.  
Dublin 1.

1<sup>st</sup> June 1991

Planning Ref No. 91A-0739

Dear Sir,

I would like to make a formal objection to the planning of 10 houses at the rear of my home

3 Killininy Cottages Fairhouse Rd.

There are 21 children living in our cottages and this field is used as a safe way for them to go to school the shops & church. It is also used as a playing area by them. As we live on the main on which a child was killed not too long ago I don't think of the consequences if my children are forced to use the main road. I live in a single storey house and the new houses will be about 70ft from my back door I feel these houses will be an infringement of my privacy. Two of my children suffer from severe asthma. If planning is granted their health will suffer seriously as a result of earth movement and I would have to consider selling my home and uprooting my children from their schools and home. As I am a single parent I am at my wit's end worrying about this and have no financial means to do this.

The proposed builder cleared two back gardens and left a ~~and~~ unsightly heap of rubbish 7ft High by 20ft long. I don't think what will happen to this field should planning permission be granted.

P.T.O

PLANNING REF 91A 0739

SENIOR ADMINISTRATIVE OFFICER

ROADS FORWARD DIVISION

Dublin County Council,

46-49 UPPER O'CONNELL ST

1.6.91

Dublin 1.

I would like to make a formal objection to the planning of 10 houses at the rear of our cottage No 2 Killininy Cottages FIRHOUSE ROAD Dublin 24. We have been living in the area for the past 12 months. We moved here from a built up area and to have some privacy and to enjoy the scenery of our rural background. If two story houses are put up it will block our view of the mountains and also invade our privacy we would ask you to take this into consideration. We also have 3 children attending the school nearby and cutting across the field at the rear is the only safe way as there is no footpath on the main FIRHOUSE ROAD. We would also like to add that if the Builders past record of work in the area is any thing to go by he has left nothing but unfinished work & rat infested mounds of dirt and rubble directly at the back of our cottage. When you are making your decision will you please take into consideration the safety of our children if you decide to give the Builders permission we will have no option but to appeal to an Bord Pleanala.

Yours Sincerely,

Paul - Catherine Corbeely.

2 Killininy Cottages

FIRHOUSE D. 24.



SENIOR ADMINISTRATIVE OFFICER  
ROADS FORWARD DIVISION  
DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL ST.  
DUBLIN 1

1/6/91  
PLANNING REF. No. 91A-0739

Dear Sir

On Behalf of My Wife Anne and myself, I would like to make a formal objection to the planning applications for 10 houses at the rear of my cottage -  
4 KILLWINNY COTTAGES FIRHOUSE ROAD.  
I have 3 children and they use this land as a safe way to attend school and local shops and as a safe playing area. As my children's safety are uppermost in my mind and as there are no footpaths continuing to shops and schools on the same side of the road as our cottages. If house are permitted our children will have to cross main road and this is a safety hazard.

We feel as we live in a single storey cottage 10 houses will overlook our garden eliminating our privacy.

In the event of the council granting planning permission for the present proposals we would appeal against the decision to the Board of Appeals. We wish to be advised of Council's decision in relation to the application.

Yours faithfully  
Patrick and Anne Callaghan  
4 Killwinny Cottages,  
Firhouse Road,  
Dublin 24.

Planning Ref No 91A 0739.

Senior Administrative Officer,  
Roads Forward Division,  
Dublin County Council,  
46/49 Upper O'Connell St  
Dublin 1.

Dear Sir

We would like to make a formal objection to the Planning application for the ten houses at the rear of Killininy Cottages. As we live at ~~the~~ No 6 Killininy Cottages. Our children use this area as a playing field as they cannot play on or near the main road. The main road has become extremely busy as a result of the houses which have been built directly across the road from the cottages, and we feel there is no need for further houses in the area.

In the event of the Council granting Planning Permission for the proposed houses, we will appeal to an Bord Pleanála. We wish to be advised of the Council's decision regarding this situation.

Yours faithfully

Jones and Carol (owners),  
6, Killininy Cottages,  
Furhouse Road  
Tallaght  
Dublin 24

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

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At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

*Ames*

YOURS SINCERELY

12 KILLAKEE GREEN

---

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

YOURS SINCERELY

*James Joseph O'Connor*

39

*KILLAKEE GREEN*

PLANNING REF NO. 91A 0739

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Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

YOURS SINCERELY

Frances Fenelly  
37 KILLAKEE GREEN.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Patrick Quinn

6 KILLAKEE GREEN.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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KIND REGARDS

YOURS SINCERELY



2 KILLAKEE GREEN

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

C. Mooney

53 Killakee Ave.  
Firhouse.



PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

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IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

*Maria Blace - 41, Killakee Avenue*

YOURS SINCERELY

---

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 12 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Geraldine Howey  
37 Killakee Ave.,  
Firhouse.  
D 24.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

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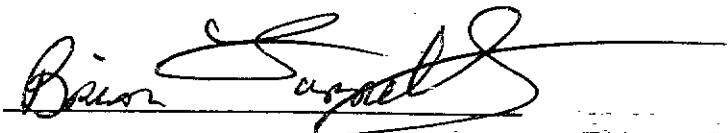
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I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY



35 KILLAKEE AVE,

Firhouse.

D. 24

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

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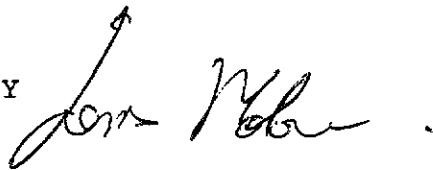
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I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY



25 KILLAKEE AVIS.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

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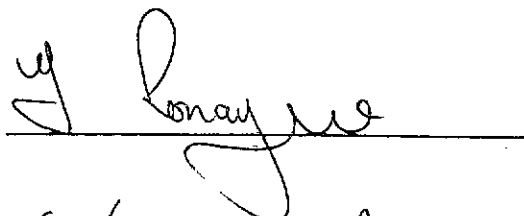
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I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY



15 KILLAKEE AVB

FIRHOUSE

D 24.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

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IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Joseph M. O'Connell - Barrett  
11 Killakee Avenue,  
Firhouse,  
Dublin 15.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

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IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Mary O'Haire

13 Killakee Avenue.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

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IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

*Noel Tunney*

2 KILLAKEE COURT.



Mrs. Anne-Marie Craig  
13 Killakee Court,  
Firhouse.  
Dublin 24.  
30-5-91.

TO: SENIOR ADMINISTRATIVE  
OFFICER.  
ROADS FORWARD DIVISION.  
DUBLIN COUNTY COUNCIL.  
46/49. UPPER O'CONNELL  
STREET D. 1.

With Reference to Planning application no:  
91A-0739,

Dear Sir,

I would like to make a formal objection to the planning of ten houses to be built off Killakee Court. I believe the entrance to these houses would be taken through a garden off this cul-de-sac.

I oppose this destruction of a very small and quiet cul-de-sac, as there is already a parking problem and the refuse collectors have to reverse down in order to collect. Not to mention the child safety aspect, I have two small children and moved to a cul-de-sac, one year ago, especially for them. If the planning is approved there would be earthmovers and J.C.B's everywhere. And then the added and unwanted traffic to and from these houses. We find this aspect totally unacceptable.

There are enough houses in this estate, without adding to the traffic with construction vehicles everywhere we turn. I can't believe it is even worth the developers time for just ten houses.

There is also an environmental issue. We are teaching our children to conserve nature, and yet pulling down trees and disrupting all sorts of wildlife at the same time. I think this is wrong we should try to save any trees we can.

If this decision of the Office is to grant permission I plan to appeal to an Bord Pleanála.

yours sincerely

Mrs Anne-Marie Craig  
Barron Crd 14.

I hope you will give this letter your kind consideration.

PLANNING REF NO. 91A 0739

Senior Administrative Officer  
Roads Forward Division  
Dublin County Council  
46/49 Upper O'Connell St.  
Dublin 1.

Dear Sirs

I would like to make a formal objection to the proposed planning of 10 houses in our cul de sac at Killakee Court. At the moment there are 10 houses and 18 cars, the road is very congested, our refuse collection has to be done by the truck reversing in the cul de sac. I feel that these house would be totally unsuitable and putting a road in our front garden was surely not in your planning.

At the moment there are 108 houses being built at Firhouse Rd., there is no need for housing in this area. And that is not to mention the safety of our children.

IF THE DECISION OF THE OFFICE IS TO GRANT PERMISSION I plan TO APPEAL.

I Hope you will give this letter your kind consideration.

KIND REGARDS

YOURS SINCERELY

Thomas F Mc Keenan

1 Killakee Green

Firhouse

Dublin 24.

The Principal Office  
The Enforcement Section  
Dublin City Council  
Sail Pipe Centre  
Block No 2  
Lower Alday Street  
Dublin 1

1<sup>st</sup> June 1991

Re: Planning Reference Number  
91A-0739

For the attention of Mr Owen Madden

I would like to make a formal ~~complaint~~ objection to the planning of 10 houses at the rear of my home  
3 Killinenny Cottages Gilhouse Rd

There are 21 children living in our cottages and this field is used as a safe way for them to go to school the shops & church. It is also used as a playing area for them. As we live on the main road on which a child was killed not too long ago I dread to think of the consequences if my children are forced to use the main road. I live in a single dwelling and the new houses will be about 70ft from my back door I feel these houses will be an infringement of my privacy.

Two of my children suffer from severe asthma. If planning is granted their health will suffer seriously as a result of earth movement and I would have to contemplate uprooting my children from their home & school and selling my home. As I am a single parent I am at my wit's end worrying about this as I have no financial means to do this.

The proposed builder cleared two back gardens and left an unsightly heap of rubbish 7ft high by 25ft long. I dread to think what would happen to this field should planning permission be granted. The scenery & wild life will be completely wiped out. As this provides a pleasant rural setting it will be an amenity which would forever be destroyed if

Planning Ref No. 91A 0789

The Principal Officer,  
The Enforcement Section,  
Dublin County Council,  
Irish Life Centre,  
Block No 2  
Lv. Abbey St  
Dublin 1.

1.6.91

Mr. Albert Smith,

We would like to make a formal objection to ten houses been built at Kildare Court which is at the rear of our cottage, No. 2 Killinimy Cottages we have been living here for just 12 months we moved here to have some privacy and to enjoy the scenery of our rural background. If the two story buildings are put up, it will block the lovely view of the mountains and also invade our privacy we would please ask you to take this into consideration. We also have three young children attending the school nearby, to get to school they cut across the field behind our back wall it is a much safer route as there is no pavement on the main Furhouse Rd. We would also like to add that if the builders past record of work is anything to go by, he has caused nothing but unfinished, rot infested mounds and piles of dirty rubble. I also bring into concern the safety of our children if the council come to a decision and grant planning permission, we will appeal the decision to An Bord Pleanála. We hope you will give this your kind consideration when you are making your final decision.

Yours Sincerely

Paul - Catherine Corbally  
2 Killinimy Cottages  
Furhouse Rd  
Dublin 24.

Planning Ref No PIA 0139,

The Principal Officer  
The Enforcement Section,  
Dublin County Council,  
1Rise Life Centre,  
Block No 2  
Le Abbey Street,  
Dublin 1

1-6-91.

Dear Sir

We would like to make a formal objection to the planning application for the ten houses at the rear of Killininy Cottages. As we live at no 6 Killininy Cottages, our children use this area as a playing field as they cannot play on or near the main road. The main road has become extremely busy as a result of the houses which have been built directly across the road from the cottages, and we feel there is no need for further houses in the area.

In the event of the Council granting planning permission for the proposed houses, we will appeal to an Bord Pleanála, we wish to be advised of the Council's decision regarding this situation.

Yours faithfully

James and Carol Concoran  
6 Killininy Cottages  
Linchouse Road  
Tallaght  
Dublin 24.

PLANNING REF. No. 91A-0017

THE PRINCIPAL OFFICER,  
THE ENFORCEMENT SECTION,  
DUBLIN COUNTY COUNCIL,  
IRISH LIFE CENTRE,  
BROCK NO. 2,  
LR. ABBEY STREET,  
DUBLIN I.

1-6-91

Dear Sir,

ON BEHALF OF MY WIFE ANNE AND MYSELF.  
I would like to make a formal objection to the  
PLANNING APPLICATIONS FOR TEN HOUSES, at the rear  
of my cottage. 4 KILLININNY COTTAGES, FIRHOUSE ROAD.

I have 3 children and they use this land as a safe  
way to attend school and local shops, and as a safe  
playing area. As my childrens safety are uppermost  
in my mind as there are no footpaths continuing to shops  
and schools on the same side of the road as our cottages.  
If houses are permitted our children will have to cross  
main roads and this is a safety hazard.

We feel as we live in a single storey cottage  
ten house will over look our garden eliminating our  
privacy.

P.T.O.

Planning Refnd 91A-0730 PK  
91A/0739  
352  
16  
30/5

Dear Sir,  
Our objections  
to the 10 Houses being built  
at the back of us are as  
follows. (Killakee Court)

There will be a void  
between the houses and  
our back wall, which  
might well be a gathering  
place for cider parties etc.  
also which would be a  
security risk as we have had  
our house burgled ~~already~~  
before.

**OBJECTOR**

RECEIVED  
29. MAY 91  
DUBLIN COUNTY COUNCIL  
PLANNING

Oliver Breheny  
23 Killakee Avenue  
Tirhouse,  
Dublin 24.



Mayomi O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0739/C1.  
DEVELOPMENT: Compliance with Conditions.  
LOCATION: 2, 3 and 4 Killininny Cottage, Firhouse Rd.  
APPLICANT: Wrightway Properties Ltd.  
DATE LODGED: 15.2.93.

The construction details of the proposed piers are acceptable to the Roads Department. The location should be such that there is 0.5m clearance between the kerblineline and the pier. The location should also not interfere with vision splays at the access.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECTION  
Date ..... 25 / 4 / 93 .....  
Time ..... 1.00 .....

TB/BMcC  
23.4.93.

SIGNED: E. W. O'Shea  
DATE: 24<sup>th</sup> April '93

ENDORSED: \_\_\_\_\_  
DATE: \_\_\_\_\_

Applicant to contact At Party for a Road  
Opening licence.

Also to contact sewerage maintenance section

If the two above are satisfied proposal complies  
with cons. no. 1 of AIP decision dated 26/2/92.

Michael Diller, EA, 31/5/95.

# Caldercourt Builders Ltd.

*Ladywell, Templeogue Road, Templeogue, Dublin 6W. Tel: 907557*

19th May, 1995

South Dublin County Council  
Tallaght  
Dublin 24

For the attention of Mr. Michael Dillon

Ref. Site at Kilakee Court, Firhouse

PL. 6/5/86432 Reg. No. 91A/739 BBL/1498

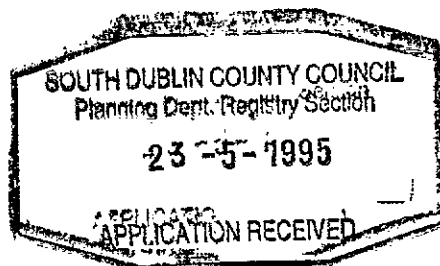
Dear Sir,

Enclosed please find revised drawing, showing revised position of sewer and surface water pipes, as discussed on telephone with Mr. Michael Dillon and on site with Mr. Charles Egan.

We would appreciate approval to lay pipes in position shown in revised drawing, as it would be more acceptable to all concerned.

Yours sincerely,

*Philip O'Sullivan*  
Philip O'Sullivan



Directors: P. O. Sullivan, B. O'Sullivan.

PL 6/5/86432

SECOND SCHEDULE (CONTD.)

3. Details of landscaping shall be submitted to and agreed with Dublin County Council, and the developer shall pay a sum of money to the said Council as a contribution towards expenditure incurred by the said Council in the provision of public open space facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

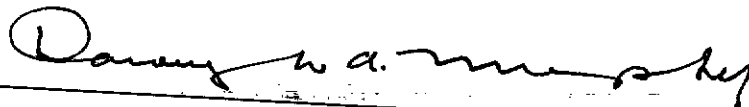
**Reason:** It is considered reasonable that the developer should contribute towards expenditure incurred by the said Council in the provision of public open space facilitating the proposed development.

4. Before development is commenced, the developer shall lodge with Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be as agreed between the said Council and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.

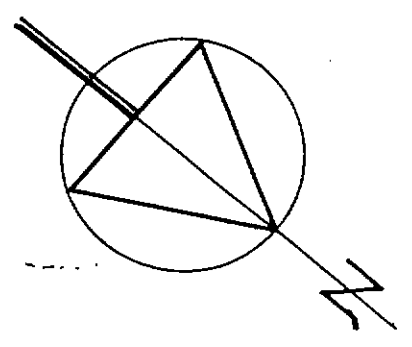
5. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of a public water supply and piped drainage facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** It is considered reasonable that the developer should contribute towards expenditure incurred by the said Council in the provision of a public water supply and piped drainage facilitating the proposed development.



Member of An Bord Pleanála duly  
authorized to authenticate the  
seal of the Board.

Dated this 26<sup>th</sup> day of February 1992.



KIKAKEE  
COURT.  
88.37

LINE OF WALL  
225 Ø  
CL 88.08

225 Ø  
CL 88.36  
IL 85.82

1186.81

F2 + 87

87.84

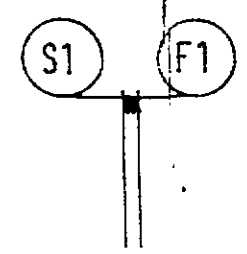
52

450 Ø  
CL 88.23  
IL 86.30

WALL

EXISTING HOUSES

225 Ø  
CL 88.40  
IL 85.67





Scott & MacNeill Architects,  
5 Farmhill Road,  
Goatstown,  
Dublin 14.

91A/739

22 July 1993

RE: 10 No. Dwellings to reere 2, 3 and 4 Killinenny  
Cottages, Firhouse Road.  
Applicant: Wrightway Properties.

Dear Sir,

I refer to your letter of the 12th July, 1993, in the above.

There is no objection to you commencing this development on foot of the permission granted on appeal (Reg. Ref. 91A/739) and if a subsequent permission for revisions is granted (including revisions to the piers) including these revisions in the development.

Yours faithfully,

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for Principal Officer.

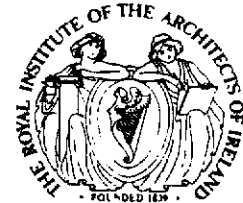
(EO'H/CM)

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# SCOTT AND MACNEILL

---

5 Farmhill Road,  
Goatstown,  
Dublin 14.  
Ph: 298 1827, 298 8531  
Fax: 298 5949



ARCHITECTS

12th July, 1993

Mr. A. Smith,  
Principal Officer,  
Planning Dept.,  
Dublin County Council,  
Irish Life Centre,  
Dublin 1.

Re: 10 No. Dwellings to re-re 2, 3 and 4  
Killinenny Cottages, Firhouse Rd.  
Applicant Wrightway Properties, Reg. Ref. 91A/739

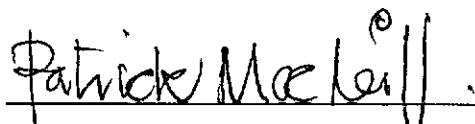
Dear Mr. Smith,

We note from your letter of 15.6.93 that it will be necessary to submit a further planning application to relocate the piers. We propose to do this in the near future.

In the meantime our clients are anxious to proceed with the development without the piers, pending a decision on the proposed application for the relocation of the piers only.

Please confirm that there is therefore no objection to the commencement of this development.

Yours sincerely,

  
\_\_\_\_\_  
Scott & MacNeill Architects.



985949

SCOTT & MACNEILL

02

Dublin County Council Comhairle Chontae Altha Cliath Planning Department



Blac 2, 3 and 4, Millinny Collages, Fishhouse Road, Dublin 15.  
Blac 2, 3 and 4, Millinny Collages, Fishhouse Road, Dublin 15.  
Blac 2, 3 and 4, Millinny Collages, Fishhouse Road, Dublin 15.  
Blac 2, 3 and 4, Millinny Collages, Fishhouse Road, Dublin 15.

Tel: 01 454 2122  
Fax: 01 454 2122

Scott & MacNeill, Architects,  
5, Farmhill Road,  
Goatstown,  
Dublin 15.

91A-07.9

15 JUNE 1993

*John Meehan*

Dear Sirs,

Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Millinny Collages, Fishhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I refer to your submission here of 15th February, 1993, purporting to be in compliance with the terms of the permission GRANTED by An Bord Pleanala in the above regard.

As the revised location of these pillars involves a MATERIAL VARIATION to the development as approved by the Board the proposal would require the submission of a further planning application.

Yours faithfully,

*[Signature]*

for Principal Officer.

Registry  
plans file.

R. Cremins  
12/1/93

Planning Office.,  
Dublin County Council,  
Irish Life Centre,  
Co. Dublin.

Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952



DUBLIN COUNTY COUNCIL  
PLANNING  
11 JAN 1993  
RECEIVED

8.1.93.

ref: 91/A/739

Dear Mr Cremins,

I enclose herewith a copy of site Map given to Mr Madden with reference to 91/A/739. It seems now they have planned another pillar to this entrance, and as my pillar which was shown in their application can not now be used, I would hope that the development would now have to apply for planning permission as their is now a full change in the entrance and reduced sub-standard entrance. I entrust your good planning and safety at all times with this matter.

Yours  
Vincent O'Brien

LOCATION MAP.

SHEET 3390-19

SCALE 1:1000.

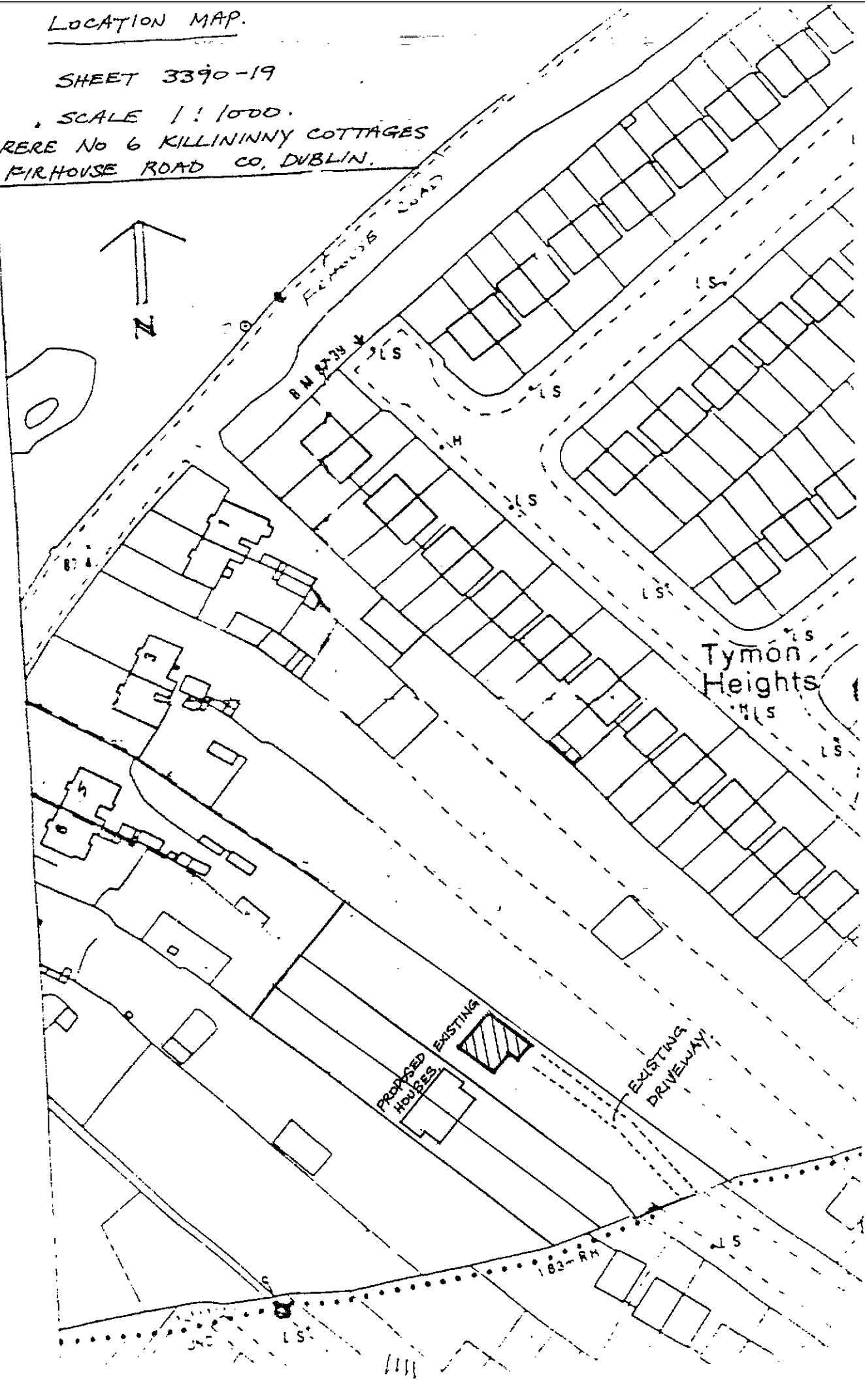
RE RENE No 6 KILLININNY COTTAGES  
FIRHOUSE ROAD CO, DUBLIN.

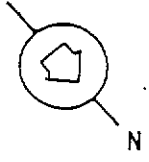


KILLININNY Td

268

267





COURT

BOUNDARY AS EXISTING

COBBLEDOCK OR SIMILAR APPROVED PAVING

GABLES OF NOS 223 FACING ROAD TO BE FINISHED IN BRICKWORK

80m

DETAILS OF COLUMN TO BE AGREED WITH LOCAL AUTHORITY

ACCESS ROAD

8500

2.0m HIGH SCREEN WALL

GRASS VERGE FOOTPATH

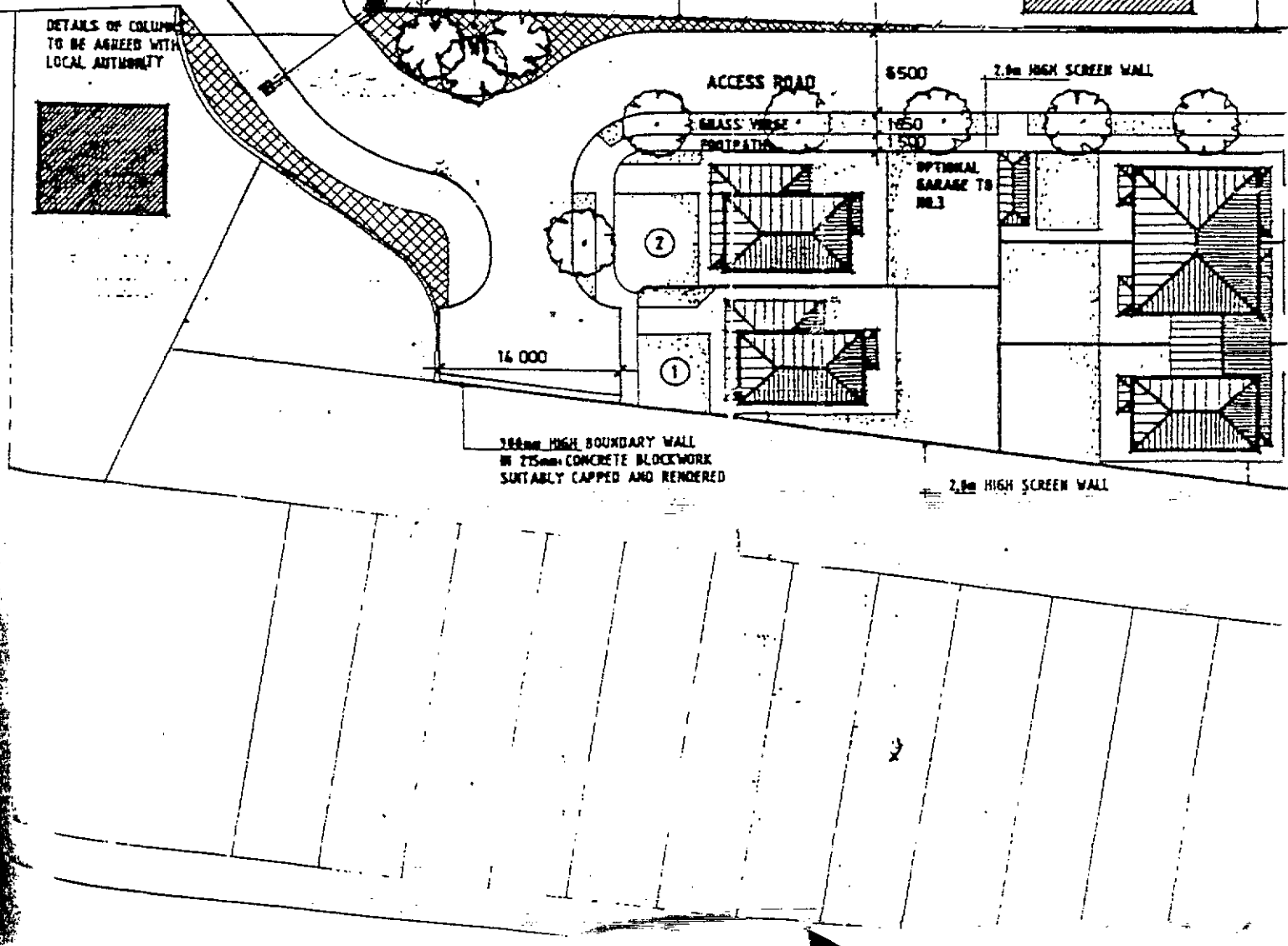
1650

OPTIMAL GARAGE TO NO.3

14 000

1.8m HIGH BOUNDARY WALL IN 215mm CONCRETE BLOCKWORK SUITABLY CAPPED AND RENDERED

2.0m HIGH SCREEN WALL



The Principle Planning Officer.,  
Road Planning Dept,  
Dublin County Council,  
O'Connell Str.

6.1.93.

Re. Application 91A/0739.

Dear Sir,

I enclose a plan drawing showing a red line in which this applicant has received planning through An Bórd Pleana., the line infringes on my property and it will seriously reduce the entrance to applicant 91A/0739. This applicant has gained planning permission showing my property.

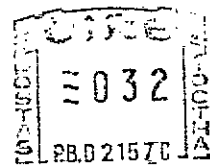
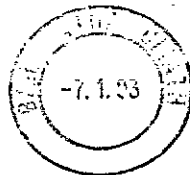
Yours Faithfully,

  
VINCENT O'BRIEN.

*Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel.(01)523952*



ATTN Mr Richard Cremins



Dublin County Council

Planning DEPT

Block 2

Grish Life Centre

Ln Abbey Street

DUBLIN 1.



Scott & MacNeill, Architects,  
5, Farmhill Road,  
Goatstown,  
Dublin 14.

91A-0739

15 June 1993

Dear Sirs,

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I refer to your submission here of 15th February, 1993, purporting to be in compliance with the terms of the permission granted by An Bord Pleanala in the above regard.

As the revised location of these pillars involves a material variation to the development as approved by the Board the proposal would require the submission of a further planning application.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

Scott & MacNeill, Architects,  
5, Farmhill Road,  
Goatstown,  
Dublin 14.

91A-0739

15 June 1993

Dear Sirs,

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I refer to your submission here of 15th February, 1993, purporting to be in compliance with the terms of the permission granted by An Bord Pleanala in the above regard.

As the revised location of these pillars involves a material variation to the development as approved by the Board the proposal would require the submission of a further planning application.

Yours faithfully,

---

for Principal Officer.



E. O'Hara,

re: 10 Dwellings at nos of 2, 3 and 4  
Killminney Cottages, Fishhouse Road.  
Permission granted by an Bord Pleanála  
Reg. Ref. 91A/737.

I refer to the applicant's lodgement dated 6/2/93 concerning the above, which requests that the Planning Authority confirm that the proposed relocation of the entrance columns by ~~to~~ approx. 3m complies with the above permission.

No conditions of the permission requires this relocation. The approved layout plan shows the location of the columns, but ~~is~~ with a note ~~is~~ stating "Details of columns to be agreed with Local Authority." I consider that this note refers to the design of the columns, which was not submitted, and not to their relocation.

I recommend that the applicant be advised accordingly.

N.B. In planning terms the proposed location would be acceptable, subject to the requirements of the Roads report dated 24/4/93, but would require a fresh application.

P. Connors SEP.

15/6/93



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

Register Reference : 91A/0739/C1

Date : 17th February 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

---

Dear Sir/Madam,

DEVELOPMENT : Compliance with conditions  
LOCATION : 2,3 & 4 Killinenny Cottages, Firhouse Road  
APPLICANT : Wrightway Properties Ltd.  
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to  
comply with conditions received on 15th February 1993.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Scott & MacNeill, Architects,  
5 Farmhill Road,  
Goatstown,  
Dublin 14

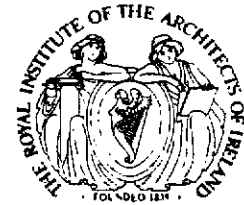
---

# SCOTT AND MACNEILL

---

5 Farmhill Road,  
Goatstown,  
Dublin 14.  
Ph: 298 1827, 298 8531  
Fax: 298 5949

**Principal Officer,**  
Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Middle Abbey Street,  
Dublin 1.



ARCHITECTS

*Conc*  
*1-2-0'*

10th February 1993

**Re: Ten 2 storey detached and semi detached dwellings at rere  
2,3,& 4 Killinenny Cottages, Firhouse Road.**

**Reg. Ref. No. 91A/739.**

Dear Sir,

Following discussions with the Road Engineer Mr Eoghain Madden we wish to submit details of the proposed piers located at the entrance to this development.

We would therefore be grateful if you might confirm that the enclosed complies with the above order made by An Bord Pleanala.

Yours sincerely,

*Patrick MacNeill*  
Patrick MacNeill

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.

15 FEB 1993

RECEIVED

90086/LA/10.2.93

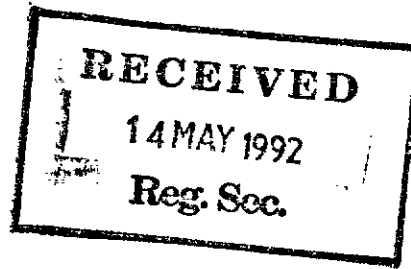
# ● Seán Forrest

CIVIL ENGINEERING CONSULTANT

Fountain House,  
55 Main Street,  
Rathfarnham,  
Dublin 14.  
Telephone: 903136.  
Fax: 905076

12th May, 1992

Dublin County Council,  
Building Bye Laws Dept.,  
Liffey House,  
Tara St.,  
DUBLIN 2.



Re: Development at Killakee, Firhouse  
For Wrightway Properties Ltd.  
Reg. Ref. 91A/739  
BBL No. 91A3739

Dear Sirs,

We are enclosing two copies of our drawing 219/3 and 219/4 showing structural details for the above schemes. We have also included structural calculations for the main structural elements.

This information is to supplement the details submitted by Messrs. Scott McNeill, Architects with the initial application, on the 31/3/92.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "M. Hamm".

MARTIN HAMM

91A/739

1.4.2

and A.1 for BBL

# DECISIONS

## APPEALS CHECK LIST

REG. REF. NO. 91A/739

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.: Appeal Decision: A.P. Appeal Date: 26/2/92	✓
		✓
		✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DCYLE FOR NOTING	

### CHANGE STATUS IN PLANAPS:

REFUSAL:.....55  
 GRANT:.....62  
 WITHDRAWN:.....54  
 CONDITIONS:.....53

(2)

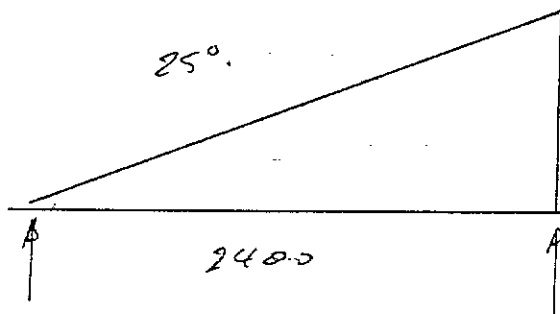
DEVELOPMENT AT KILLAKER, FIEHOUSE.

DETACHED HOUSE.

Main Roof

Provide prefabricated roof trusses  
at 600 c/c to comply with IS 193.

GARAGE ROOF.



RAFTER Span = 2.4m on plan.

S.P. 11 Table 8 35 x 150 @ 400 c/c

Timber Strength Class A Max Span = 2.72m.  
OK.

Ceiling Joists - Table 6

Timber Strength Class A - 35 x 150 @ 400  
Max Span = 2.79m.  
OK.

(3)

DEVELOPMENT AT KILLARNEY, FIRHOUSE.

FLOOR JOISTS.

Design floors to carry DL + LL + Partitions  
(Partitions are non-load bearing).

Critical area for design is Living Rm  
area directly below the bath room and  
ensuite.

$$\text{Partition load} = 0.6 \times 2.4 = 1.44 \text{ kN/m}$$

$$\begin{aligned} \text{Total length of Partitions supported} \\ = 8.5 \text{ m.} \Rightarrow \text{Load} = 1.44 \times 8.5 = 12.25 \text{ kN.} \end{aligned}$$

This load is supported over an area  
of  $3.0 \times 3.75 \text{ m}$

$$\text{Load / m}^2 = \frac{12.25}{3.0 \times 3.75} = 1.09 \text{ kN/m}^2$$

$$\text{Load per joist} = 0.4 \times (1.09 + 1.5 + 0.5) = 1.24 \text{ kN/m}$$

$$\text{Span} = 3.75 \Rightarrow M = 1.24 \times 3.75^2 / 8 = 2.18 \text{ kNm.}$$

(Try  $44 \times 775$ )

$$\frac{M}{Z} = \frac{2.18 \times 10^6 \times 6}{44 \times 225^2} = 5.87 \text{ N/mm}^2$$

$$\text{Allowable stress} = 5.6 \times 1.1 = 6.16 \text{ N/mm}^2 \text{ SCB}$$

DEVELOPMENT AT KILLAKEE, FIRHOUSE.

SEMI-DETACHED HOUSE.

Main Roof & Garage Roof  
Provide prefabricated roof  
trusses @ 600 c/c. to 15.193.

Canopy roof to consist of 35x115  
rafters and ceiling joists @ 600 to  
match garage roof.  
Max span = 650 mm.

Kitchen Ext Roof to consist of 35x115  
rafters and ceiling joists @ 400 c/c.

Floors = 44x225 joists at 400 c/c  
bridged @ 1350 c/c

Timber Class B to SR 11 as before.



DEVELOPMENT AT KILLARNEY, FIKHOUSE.

BOTH HOUSES

LINTOLS. (AT ROOF LEVEL).

MAX SPAN ONE = 1.8 m.

Roof Load =  $\frac{12.76}{2} \times 2.0 = 12.76 \text{ kN/m}$ .

To Hollow block wall provide prestressed concrete lintol with 325 mm solid block over.

From Fotes Table No 3a (one) Max allowable Load / m = 10.90 with 285 mm blockwork.

To Front Party wall provide steelite 209 deep x 15.1 kg/m lintol

Max total U.D.L = 19.5 kN with load on one leaf <  $12.76 \times 1.8 = 19.36$  applied.

LINTOLS (AT GROUND FLOOR LEVEL).

Wall over kitchen / breakfast area.

Load. Wall =  $2.7 \times 1.10 = 2.97 \text{ kN/m}$   
Roof =  $2.0 \times 1.3\frac{1}{2} = 1.30$

(6)

DEVELOPMENT AT KILLAKEE, FIRHOUSE.

LINTOLS CONT'D

Total load/m = 4.27

SPAN = 3.0 m Provide 215 mm wide prestressed concrete lintel with 325 mm solid blockwork over.

Tell 3(a) Max allowable load/m = 5.6 kN/m with 285 mm blockwork

Lintel to support wall over living room bay window.

Loads:

$$\text{Wall} = 4.32 \times 1.2 = 5.18 \text{ kN/m}$$

$$\text{Roof} = 2.0 \times \frac{1.2}{2} = 1.20 \text{ kN/m}$$

$$\text{Total} = \underline{6.38} \text{ kN/m}$$

$$\text{Span} = 2.5 \text{ m} \quad \text{U.D.L} = 6.38 \times 2.5 = 15.96 \text{ kN}$$

Use Steelite 'S' 229 x 15.10 kg/m lintel  
Max U.D.L = 26.5 kN (both leaves loaded)

(7)

DEVELOPMENT AT KILLARNEY FISHHOUSE.LINTOLS CONT'D.

Lintol to canopy over FRONT DOOR.

Loading roof (only) =  $12/2 \times 2 = 1.2 \text{ kN/m}$ 

Span = 2.5 m.

$$M = 1.2 \times 2.5^2 / 8 = 0.94 \text{ kNm}$$

$$\text{Try } 70 \times 70 \times 8 \text{ mm } = \text{L. } Z = 9.52 \text{ cm}^3$$

$$I = 47.5 \text{ cm}^4$$

$$\frac{M}{Z} = \frac{0.94 \times 10^3}{9.52} = 98.74 \text{ N/mm}^2 \quad E = 205 \times 10^3$$

$$< 165 \text{ N/mm}^2 \quad \text{OK}$$

$$\text{Deflection. } \frac{5}{384} \times \frac{WL^3}{EI}$$

$$= \frac{5}{384} \times \frac{3.0 \times 10^3 \times (2.5 \times 10^3)^3}{205 \times 10^3 \times 47.5 \times 10^4} = 6.27 \text{ mm}$$

$$\text{Allowable. } 2500 \times 0.003 = 7.5 \text{ mm} \quad \text{OK.}$$

DEVELOPMENT AT KILLARNEY, FIRHOUSE

LINTOL TO KITCHEN WINDOW.

LOADS : FLOOR =  $(1.50 + 0.50) \times 2.8/2 = 2.80 \text{ kn/m}$   
 Wall =  $2.7 \times (1.2/2 \times 1.2) = 1.94 \text{ kn.}$

TOTAL U.D.C =  $2.8 \times 1.2 + 1.94 = 5.42 \text{ kn.}$

Load/m run =  $\frac{5.42}{1.2} = 4.5 \text{ kn/m}$

Table 3(a) Provide P.C Lintol with  
 175 solid blockwork = Capacity = 8.6 kn/m run.

For similar open in cavity wall  
 use Steeltex 'S' Type 209 x 15.1 kg/m  
 lintol.

M. Ham 12/5/92.

DEVELOPMENT AT KILLAKEE, FIRHOUSE.

LOADING.

ROOF            DC = 0.75 kN/m<sup>2</sup>  
                   LL = 0.75 kN/m<sup>2</sup> (Pitch 25°)

CEILING        DC = 0.25 " "  
                   LL = 0.25 " "  
                   2.0 kN/m<sup>2</sup>

POINT LOAD = 0.9 kN.

FLOOR         DC = 0.55 kN/m<sup>2</sup>  
                   LL = 1.50 kN/m<sup>2</sup>

STUD PARTITIONS = 0.6 kN/m<sup>2</sup> (Vertical)

CAVITY WALL = 4.32 kN/m<sup>2</sup> "

215 mm HOLLOW BLOCK = 2.70 kN/m<sup>2</sup> "

215 mm SOLID BLOCK = 4.70 kN/m<sup>2</sup> "

DEVELOPMENT AT KILLAKEE, FIRHOUSE.

LOADING.

ROOF DC : 0.75 kN/m<sup>2</sup>  
 LL : 0.75 kN/m<sup>2</sup> (Pitch 25°)

CEILING DC : 0.25 " "  
 LL : 0.25 " "  
2.0 kN/m<sup>2</sup>

POINT LOAD : 0.9 kN.

FLOOR DC : 0.50 kN/m<sup>2</sup>  
 LL : 1.50 kN/m<sup>2</sup>

STUD PARTITIONS = 2.8 kN/m<sup>2</sup> (Vertical)

CAVITY WALL = 4.32 kN/m<sup>2</sup> "

215 mm HOLLOW BLOCK = 2.70 kN/m<sup>2</sup> "

215 mm SOLID BLOCK = 4.70 kN/m<sup>2</sup> "

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED

14 MAY 1992

STRUCTURAL CALCULATIONS

REG No.

91A/739

FOR  
HOUSING DEVELOPMENT  
AT  
KILLAKÉE, FIRHOUSE, DUBLIN 24.

---

Sean Forrest, B.E.,  
Consulting Engineer,  
Fountain House,  
55 Main Street,  
Rathfarnham,  
DUBLIN 14.

11th May, 1992.

Design Codes Used.

BS 449 - 1969 - The use of Structural Steel in Buildings.

I.S 20: Part 1: 1987 Concrete Building Blocks Part 1 Normal Density Blocks.

I.S.189: 1974 Concrete Building Bricks.

I.S. 193: 1986 Timber Trussed Rafters for Roofs.

I.S. 268: 1986 Metal Wall Ties for Masonry Walls.

I.S. 325: Code of Practice for Use of Masonry Part 1: 1986 Structural Use of Unreinforced Masonry.

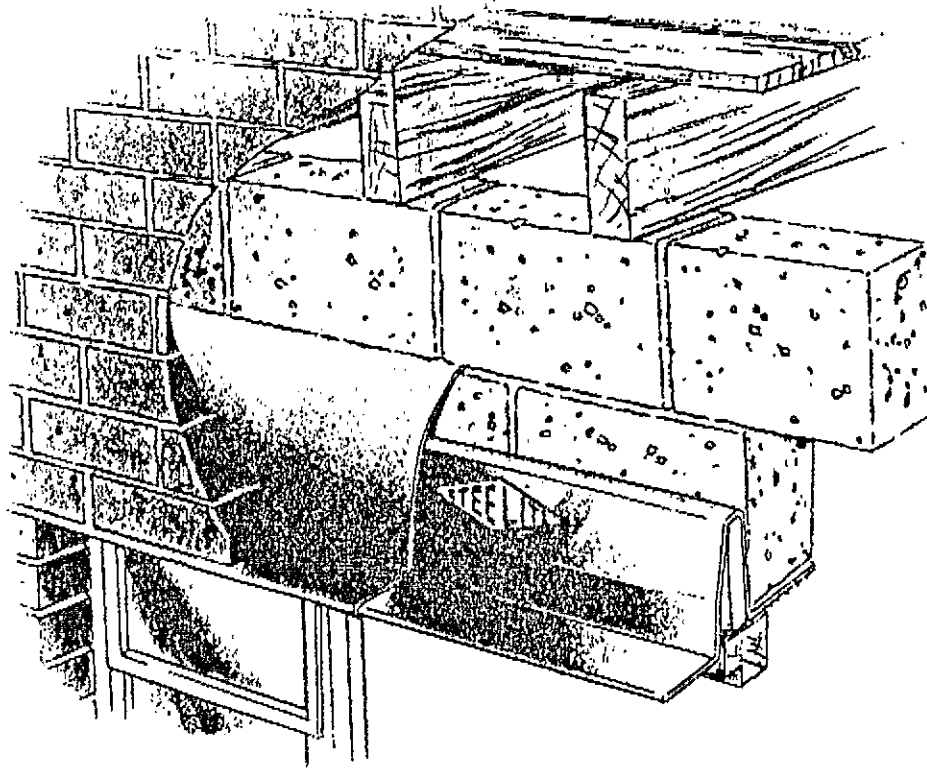
I.S. 326: 1988 Code of Practice for the Structural Use of Concrete.

SR 11: 1988 Structural Timber for Domestic Construction.

BS 6399: Design Loading for Buildings Part 3: 1988 Code of practice for imposed roof loads.

BS 8004: 1986 Code of practice for foundations.



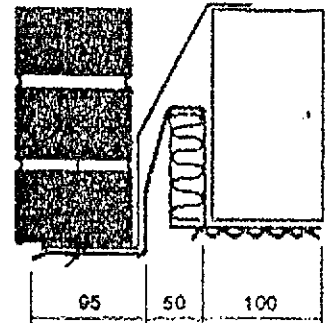


**Type S Lintel**

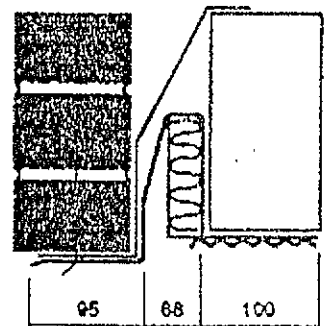
*S Type 209 H*

*This Stepped Type Lintel is best suited for all outerleaf brickwork as it provides a stop-end for the window frame and provides better weathering protection.*

Manufactured Lengths	600	1500	1800	2250	3150	3750	4250
Height (h) mm	1350	1650	2100	3000	3600	4000	4750
Thickness mm	102	118	168	206	206	206	206
Total Allowable U.D.L. K.N. (1)	2.6	2.6	2.6	2.9	3.2	3.2	3.2
Total Allowable U.D.L. K.N. (2)	16.5	18.5	24.0	26.5	28.0	26.5	20.0
Y max cm	12.0	13.5	18.0	19.5	19.5	19.0	12.5
I <sub>xx</sub> (cm) <sup>4</sup>	6.4	7.5	10.2	12.6	12.3	12.3	12.3
Z <sub>xx</sub> (cm) <sup>3</sup>	137.58	196.10	550.85	902.49	1023.24	1023.70	1023.74
Weight Kg/m	21.4	26.2	54.0	71.6	83.2	83.2	83.2
	8.2	8.8	14.7	15.1	15.1	15.1	15.1



Manufactured Lengths	600	1500	1800	2250	3150	3750	4250
Height (h) mm	1350	1650	2100	3000	3600	4000	4750
Thickness mm	100	116	168	205	205	205	205
Total Allowable U.D.L. K.N. (1)	2.6	2.6	2.6	2.9	3.2	3.2	3.2
Total Allowable U.D.L. K.N. (2)	16.0	18.0	24.0	26.0	28.0	26.5	20.0
Y max cm	12.0	13.0	18.0	19.5	19.5	19.0	12.5
I <sub>xx</sub> (cm) <sup>4</sup>	6.3	7.2	10.2	12.5	12.2	12.2	12.2
Z <sub>xx</sub> (cm) <sup>3</sup>	127.46	191.13	550.85	898.7	1010.65	1010.65	1010.65
Weight Kg/m	20.2	26.5	54.0	71.9	82.8	82.8	82.8
	8.2	8.8	14.7	15.1	15.1	15.1	15.1



Manufactured Lengths	600	1500	1800	2250	3150	3750	4250
Height (h) mm	1350	1650	2100	3000	3600	4000	4750
Thickness mm	95	113	165	204	204	204	204
Total Allowable U.D.L. K.N. (1)	2.6	2.6	2.6	2.9	3.2	3.2	3.2
Total Allowable U.D.L. K.N. (2)	15.0	16.0	24.0	26.0	27.5	26.0	19.0
Y max cm	11.0	12.0	18.0	19.5	19.0	18.0	11.0
I <sub>xx</sub> (cm) <sup>4</sup>	5.7	6.9	10.0	12.4	12.3	12.3	12.3
Z <sub>xx</sub> (cm) <sup>3</sup>	120.22	183.65	535.85	895.54	895.07	895.07	895.07
Weight Kg/m	21.1	26.6	53.6	72.2	72.8	72.8	72.8
	8.2	8.8	14.7	15.1	15.1	15.1	15.1

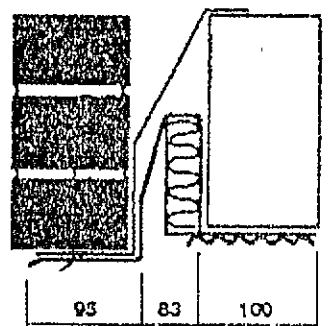
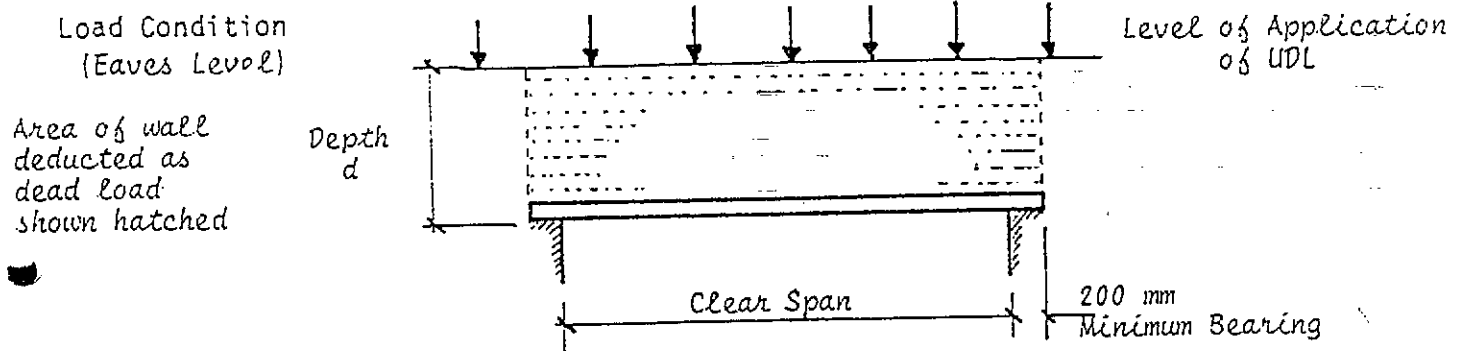


TABLE NO. 3(a)

COMPOSITE LINTEL CONSTRUCTION

Table of Uniform Distributed Loads in kN/m for Composite Lintels Constructed with  
215 mm SOLID BLOCKS



Span - Load Table

Depth d mm of 215 mm lockwork	CLEAR SPAN (METRES)										
	0.3	0.6	1.0	1.3	1.6	2.0	2.3	2.6	3.0	3.3	3.6
175	> 30	17.6	11.6	8.6	6.7	5.0	3.4	2.2	-	-	-
35 ZPS	> 30	> 30	20.6	15.3	12.0	9.8	8.3	7.1	5.6	3.8	2.2
395	> 30	> 30	29.6	21.9	17.2	14.1	11.9	10.3	9.0	8.0	6.2
505	> 30	> 30	> 30	28.6	22.4	18.4	15.6	13.4	11.7	10.4	9.3

NOTE:

- Composite lintels shall be constructed in accordance with the Construction Specification.
- Where roof and floor loads in domestic construction have not been calculated:
  - Eaves level loading is unlikely to exceed 7.5 kN/m provided that roof trusses do not exceed 10 m in length.
  - Timber floor loads are unlikely to exceed 5.0 kN/m.

Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 7th February 1992.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killininny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

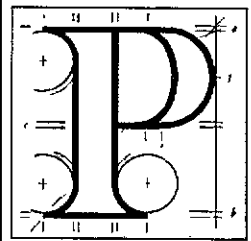
*Suzanne Lacey*  
Suzanne Lacey

Encl.

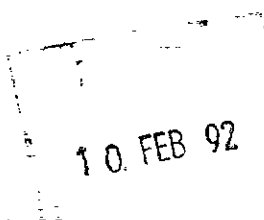
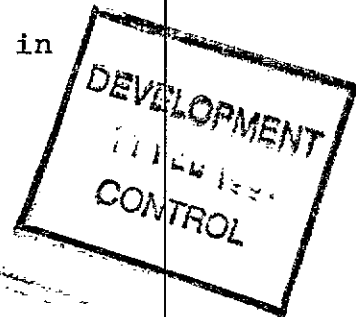
BP 555

*PL*

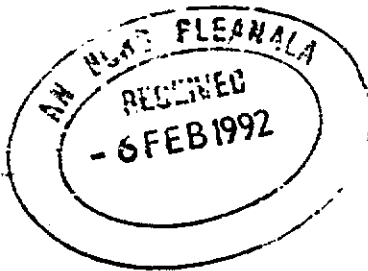
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



An Bord Pleanála.,  
Floor 3 Blocks 6&7,  
Irish Life Centre,  
Lwr. Abbey Street,  
Dublin 1.



04.02.92.

Plan No: 91A/739 PL/6/5/86432

Dear Sir/Madam,

I have read the four page letter regarding 91A/739, and find it so far from the truth that it bears absolutely no resemblance to the situation what so ever.

Every person in this area is opposed to this development: The Killakee residents association (300 members), The residents of Killinenny Cottages, Minister Seamus Breannan, T.D. Tom Kitt, T.D. Mervyn Taylor, T.D. Roger Garland, Belgard Planning council, Breda Cass (councillor), John Hannon, (councillor) etc.

I could go on and write a four page letter of objection, but I will not waste the boards time. The Planning and Roads Dept. have made the right decision short & simple.

I hope the board will keep the previous decision & refuse the planning.

Yours faithfully,

Nuala Doyle.

A handwritten signature in cursive script that reads "Nuala Doyle".

An Bord Pleanála.,  
Floor 3 Blocks 6&7,  
Irish Life Centre,  
Lwr. Abbey Street,  
Dublin 1.

04.02.92.

Plan No: 91A/739 PL/6/5/86432

Dear Sir/Madam,

I have read the four page letter regarding 91A/739, and find it so far from the truth that it bears absolutely no resemblance to the situation what so ever.

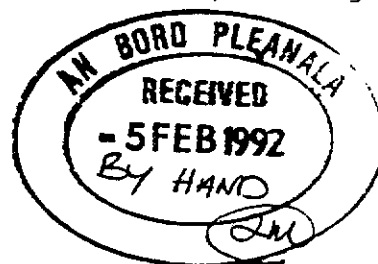
Every person in this area is opposed to this development: The Killakee residents association (300 members), The residents of Killinenny Cottages, Minister Seamus Breannan, T.D. Tom Kitt, T.D. Mervyn Taylor, T.D. Roger Garland, Belgard Planning council, Breda Cass (councillor), John Hannon, (councillor) etc.

I could go on and write a four page letter of objection, but I will not waste the boards time. The Planning and Roads Dept. have made the right decision short & simple.

I hope the board will keep the previous decision & refuse the planning.

Yours faithfully,

Nuala Doyle.



Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

Nuala Doyle,  
5 Killininny Cottages,  
Firhouse Road,  
Dublin 24.



Date: 28th January 1992.

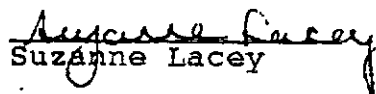
Appeal re: 10 houses to rear of 2, 3 and 4 Killininny Cottages, Firhouse Road, County Dublin.

Dear Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within seven days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

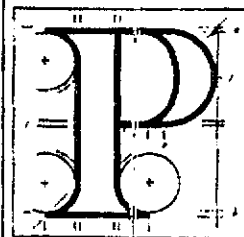
Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

  
Suzanne Lacey

BP 553A

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
Tel (01) 728011

Our Ref: PL 6/5/86432  
P.A. Ref: 91A/739

EOM

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 27 FEB 1992

**Appeal re:** Ten two-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order and a copy of the notification of the Board's decision to the applicant are enclosed.

Yours faithfully,

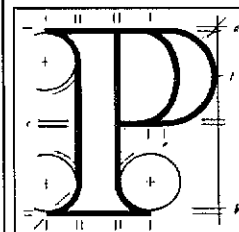


Miriam Baxter.

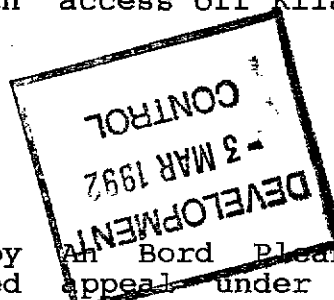
Encls.

BP 352A

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



Our Ref: PL 6/5/864323  
P.A. Ref: 91A/739

Manahan and Associates,  
Chartered Town Planners,  
38 Dawson Street,  
Dublin 2.

Date

**Appeal re:** Ten two-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

It should be clearly understood that the granting of permission under the Planning Acts does not relieve a developer of the responsibility of complying with any necessary fire safety measures which may be stipulated by the fire authority. Failure to comply with any such requirements may result in the service of a Fire Safety Notice under section 20 of the Fire Services Act, 1981. The developer should, therefore, consult with the appropriate fire authority in relation to this matter.

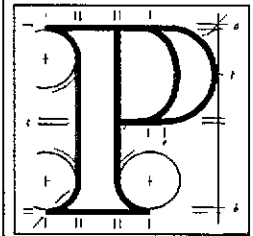
Yours faithfully,

  
Miriam Baxter.

Encl.

BP 354

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



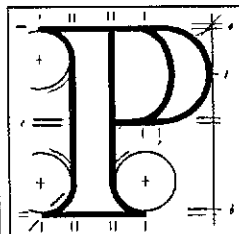
Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

PK

ED (H)  
R. Cronin

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 19th February 1992.

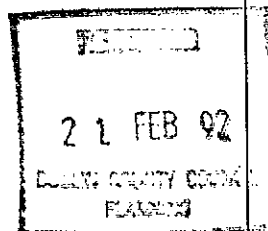
Appeal re: 10 houses to rear of 2, 3 and 4  
Killininny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey



Encl.

BP 555

RECEIVED  
11 FEB 1992

Tom Walsh,  
29 Killakee Avenue,  
Firhouse Road,  
Tallaght,  
Dublin 24.

The Secretary,  
An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re; 10 Houses to rear of 2,3, and 4, Killininy Cottages, Firhouse  
Road, County Dublin,

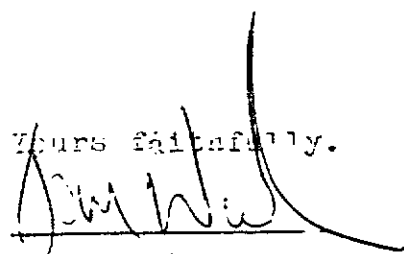
Dear Sir,

We refer to a letter by Manahan and Associates chartered town planners of the 16th October last and in particular paragraph 6, in that they refer to the residents of Killakee Avenue (no change is proposed for this area in the application). As you will see that this is not the whole truth, I question how accurate the other points raised in their appeal are.

They fail to point out that <sup>if</sup> the proposed development goes ahead avoid running the length and width of a cottage will result, thus in the opinion of the residents of the Avenue a serious security risk will present itself. I might point out that our estate is currently experiencing close on 15 house burglaries a year and we feel that such a development will enhance the chances of a substantial increase.

Notwithstanding the above as we have resided at the above address for past 10 years and during that time have loved our surroundings, such a development will be an invasion of privacy. Once again profit before people and if the appeal is successful we will be left with no alternative but to move house. It is a bitter pill to swallow that a developer can change for the worst a person's quality of life.

I earnestly ask you to evaluate our circumstances as laid out and hope that you take the course of action of turning down the appeal.

Yours faithfully,  
  
Tom Walsh.

Acc.  
12.2.92

Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

*R. Cramps*

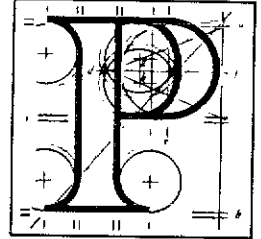
*PM*

*Handwritten initials*

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

11 FEB 92

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel: (01) 728011

Date: 10th February 1992.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killininny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555



# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

An Board Pleanála.,  
Irish Life Centre,  
Block No. 2,  
Lwr. Abbey Street,  
Dublin 1.

3 Killakee View.,  
Firhouse,  
Dublin 24.

06.02.92.

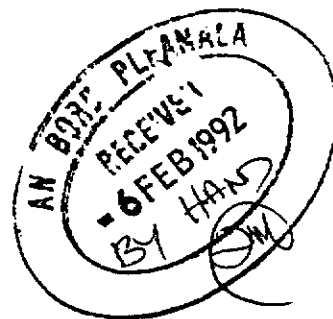
Dear Sir,

We have observed 91A/0739 & the latest letter re. same, we enclose our objection & we hope the board will refuse planning permission as did the planners.

Yours faithfully,

JOHN KELLY

SECRETARY.



# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

06.02.92.

Killakee,  
Firhouse,  
Dublin 24.

The Principle Officer.,  
The Enforcement Section,  
Dublin County Council,  
Irish Life Centre,  
Block No. 2,  
Lwr. Abbey Street,  
Dublin 1.

Dear Sir,

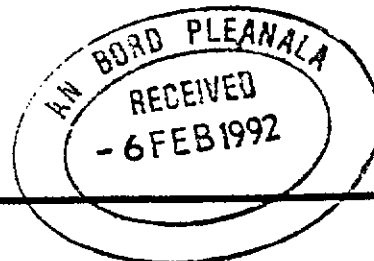
Re: Planning Reference Number 91A/0739

With reference to the above planning application we would like to make objection on the following grounds:

(1). In the proposal, it shows a 20ft width void at the rear of Killakee Avenue running for a length of approx. 300ft which would pose a security risk in the area where break-ins and theft of property are already a problem.

(2). Access to Killakee Court is already so limited that the larger vehicles (i.e. weekly refuse collection) have to reverse in via two 90° (degree) turns.

(3). As a result of recent housing development in the area, any further development would put extra strain on the education facilities here.



# KILLAKEE RESIDENTS ASSOCIATION

-2-

Hon. Secretary Address

Condt' from  
previous page

Killakee,  
Firhouse,  
Dublin 24.

(4). We understand that the applicants have no previous track-record in Building/Development.

(5). The only access to the feeder road is via Killakee Green which is a green area where children play. Their safety would be at risk from extra traffic.

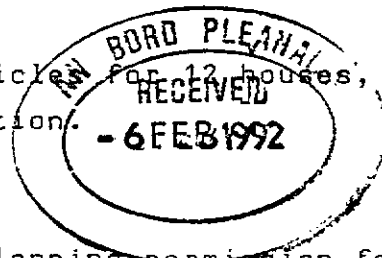
(6). The proposed development pattern in the neighbourhood.

(7). In our opinion, a development of this size, with the ancilliary roads required would not be commercially viable, which would increase the possibility of the development not being completed as planned.

(8). The submitted proposed plan, does not take into consideration an existing property which borders the proposed development. A copy of the plan of the present situation is attached.

(9). We are concerned about the proposed access to the development which is via a front garden; such access would be conductive to a traffic hazard. This is in conflict with the stated policy of the Development Plan.

(10) Killakee Court already has 18 vehicles for 12 houses; any further vehicles would be gross congestion.



In the event of the council granting planning permission for the present proposals, we would appeal against the decision to

Continued from previous page

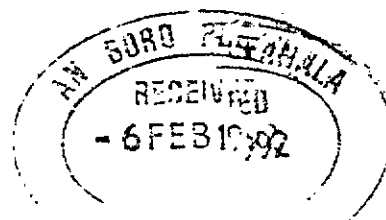
An Bord Pleanaála. We wish therefore to be advised of the Councils decision in relation to the current application.

Yours faithfully,  
KILLAKEE RESIDENTS ASSOCIATION.

Christine Hurley  
Chairperson

John Kelly  
Hon. Secretary

Encl.



No of work by partmen

20

10

100

110

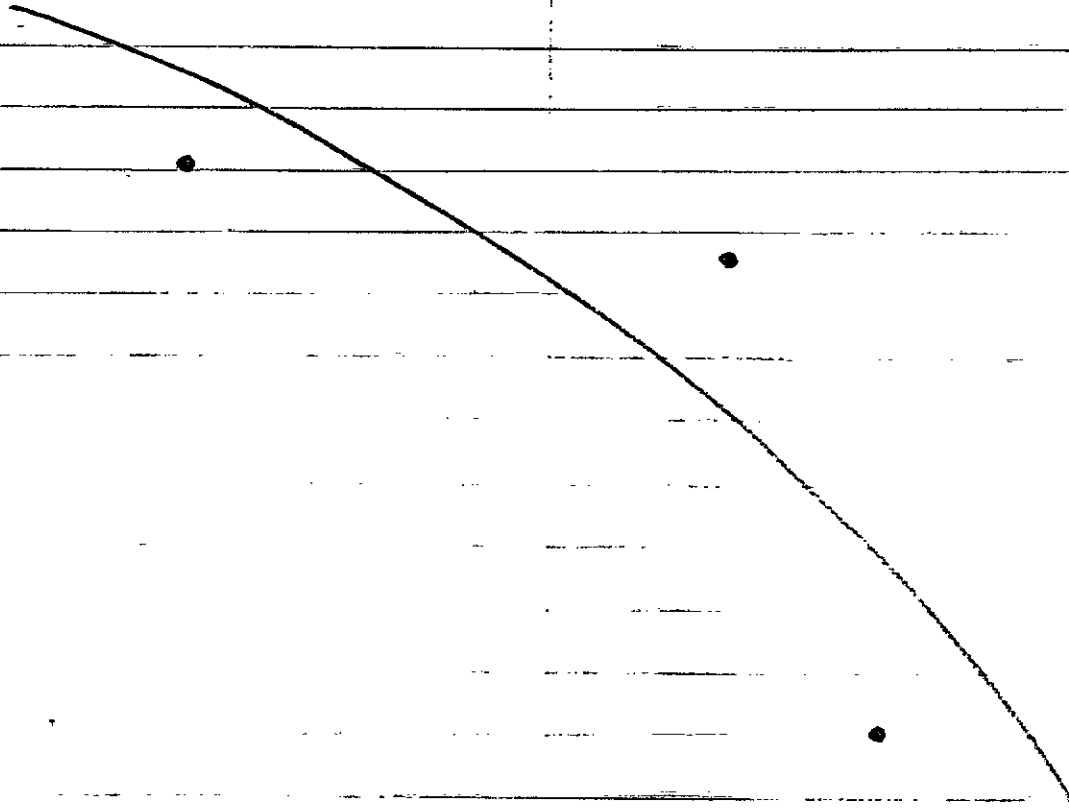
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No. Reports per Inspector



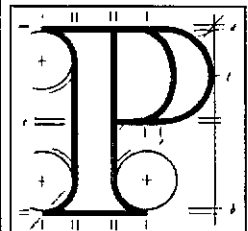


Our Ref: PL 6/5/86432  
A. Reg. Ref: 91A/739

~~M.D. Stee~~  
9. B  
ER

Handwritten initials: "H" and "11/2"

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 7th February 1992.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killinenny Cottages, Firhouse Road, County Dublin.

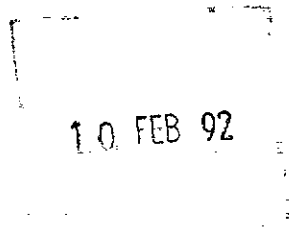
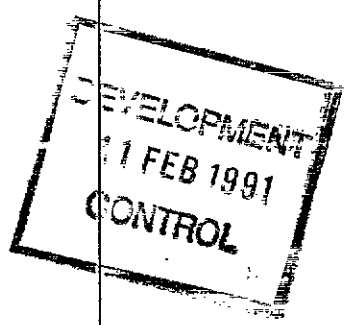
Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

Suzanne Lacey  
Suzanne Lacey



Encl.

BP 555

Tara House,  
Kilakee Court,  
Firhouse,  
Dublin 24.

4 February 1992

Ms. Suzanne Lacey,  
An Bord Pleanala,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

**RE :**                    10 HOUSES TO REAR OF  
2,3 & 4 KILLININNY COTTAGES, FIRHOUSE ROAD, CO. DUBLIN.  
REF : PL 6/5/86432; P.A. REG. REF : 91A/739.

Dear Sirs,

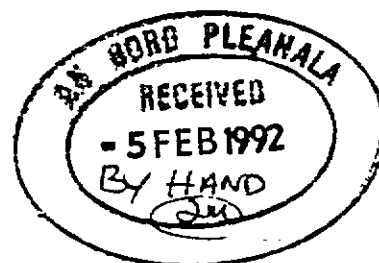
I refer to a letter from Manahan & Associates dated :  
16th October, 1991 addressed to yourselves in connection with  
the above.

Regarding the contents of this letter, I comment as follows :

1. Item 4B of the letter states that Planning Application  
Ref : 91a/903 which was made by me "is an exercise in  
insuring that a permission is not granted for our client's  
lands." This is not true as permission from the  
development on my site was previously granted on  
24th April, 1985, Reg. Ref : 85A/26.
2. The residents of Kilakee Court as well as objecting to  
the additional traffic are also concerned about the  
dangerous junction shown between the proposed development  
and the cul-de-sac at Kilakee Court.

Yours faithfully,

  
Vincent O'Brien.



Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

*Handwritten:* 2 Reg. Refs. PA

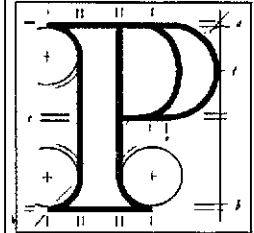
The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



24 OCT 91

*Handwritten:* 35/10

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 23rd October 1991.

Appeal re: 10 houses to rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

*Handwritten:* 065

Yours sincerely,

*Handwritten signature:* Suzanne Lacey  
Suzanne Lacey

BP 553A



MANAHAN &  
ASSOCIATES  
Chartered Town Planners

38 Dawson Street, Dublin 2.  
Tel (01) 6799094. Fax (01) 6799284.

16th, October, 1991.

The Secretary,  
An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1.

RE : 10 HOUSES TO REAR OF 2,3, AND 4, KILLININNY COTTAGES,  
FIRHOUSE ROAD, COUNTY DUBLIN.  
PL. 6/5/86432. PLAN NO. 91A/739.

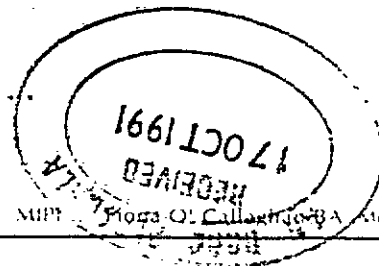
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Dear Sir,

We refer to previous correspondence on this appeal and wish to add the following further grounds of appeal.

1. The site of this application is located in an extensive tract of land at the rear of Killininny Cottages on the Firhouse Road, Co. Dublin. These lands are zoned in the Dublin County Development Plan to provide for residential development. It is noted that the report of the Planning Officer states "the development of these gardens for residential purposes is considered acceptable in principle subject to such development being carried out in an orderly manner and in such a way that existing residential amenities are protected".
2. The report from the Sanitary Services Section notes that services are available to the site. The report states that the proposals in relation to foul sewer, surface water and the supply of water to the site are acceptable. It is rare that a development receives such a clean report from Sanitary Services.
3. The plans provide for 10 houses of good quality to be constructed within this site. The layout is to County Council standards and the number of houses is within the density standards set down in the County Plan for a site of 1.12 acres.

Contd/...

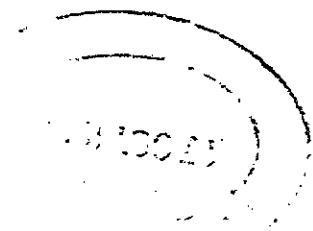


4. (a) In relation to access to the site this is proposed off Kilakee Court. The nature and design of this access was the subject of extensive consultations with the Roads Section of the County Council who confirmed in these consultations that the design of this entrance was in compliance with Council standards. During the currency of the application another application Reg. Ref. 91a/902 was lodged by the principal objector to this proposal. In this application 91a/903 the objector has requested a permission for 2 houses with an alternative roadway running in parallel to the access road to our client's proposal. The Roads report was prepared in the knowledge that this second application had been lodged and the report states that "under the circumstances Roads would recommend that a submission of additional information be sought showing how it is proposed in the interest of orderly development and to provide access to a higher standard than is proposed to link the application with the access as is proposed in the application Reg. Ref. 91a/903."

(b) The Roads report did not say that the access proposed was unacceptable or did not comply with the design standards set down by the Council. The report did not say that such a proposal would cause a traffic hazard or would be likely to lead to or cause serious congestion. The report stated that it would be preferable if it were possible to combine the 2 applications in 1 access roadway. We would agree in an ideal world with their contention. However the position is that the applicant in 91a/903 is a vehement objector to our client's scheme and has lobbied extensively in the area in an attempt to block our client's proposal. It is therefore not possible for our client and the applicant of 91a/903 to come together in order to create a single access road to these lands. It has been suggested in many quarters that the lodgement of 91a/903 is an exercise in insuring that a permission is not granted on our client's lands. We would suggest to the Board that they must look at our site as a "stand alone" application and consider it on its merits.

(c) The Roads report as we have stated simply put forward the proposal that it would be preferable that the two access are joined. The Planning Office however carried that a stage further and choose to refuse permission to our client on the grounds that the road access was unacceptable. We would submit that this is unreasonable and unfair. We would suggest to the Board that they grant a permission to our client to build his proposal as shown on the lodged plans. If in the unlikely event that the proposal under 91a/903 is built our client would be happy to accept a condition in his permission that his access road would be closed at its

Contd/...



presently proposed junction at Kilakee Court and that the 10 houses on his site are served off the new Road in 91a/903. We would strongly urge the Board to grant a permission to this site for an independent access which may at a later date be linked to the adjoining site. If however a permission is granted subject to linking with 91a/903 it is our belief that this will effectively prevent development of this site.

5. We do not agree with nor do we understand the contention of the Planning Officer that the proposal by reason of its density and general character would be injurious to the residential amenity of the area. The density as we have pointed out is within the scope of that permitted by the County Plan. The houses are of a very high quality of design and layout. The Planning Officer has accepted that a development of residential character in these lands is acceptable in principle. We do not consider that this scheme is anything other than consistent with the proper planning and development of the area.
6. Residents in the vicinity have objected to this proposal on a number of grounds. We would comment in brief on those grounds of appeal. The Residents of Kilakee Court and Kilakee Green have objected to the extra traffic likely to use their roads. We would comment that these roads are built to Council standards and are capable of carrying additional traffic over and above that which use it now. Roads are meant as an access and are not intended purely as playing areas for children. The construction of 10 extra houses is unlikely to lead to such an increase in traffic as to cause a traffic hazard on these roads. In relation to the Residents of Kilakee Avenue their houses back onto the rear garden of No. 1 Kilininy Cottages and there is no change proposed for this area in this application. In relation to the Residents of Kilininy Cottages it must be pointed out that these Residents sold this land to our client. These lands are at present considerably overgrown and it is not possible to gain access through them. They therefore cannot be used as a short cut for children nor should they be used as open space for children to play on.

In summary this proposal complies with the zoning provisions of the County Development Plan, services are available to this site, the road access is consistent with Council standards, and the layout and density of the houses is consistent with the County Plan. The proposal does not injure the residential amenities of persons living in the vicinity nor is it otherwise contrary to

Contd/...

the proper planning and development of the area and in view of this we would call upon An Bord Pleanála to grant permission for this proposal.

Yours faithfully,

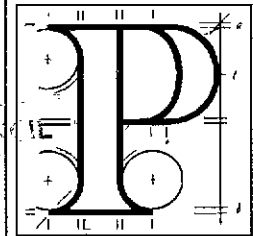
*Manahan*

-----  
MANAHAN & ASSOCIATES.

Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

*PK*  
*22/8*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

RECEIVED

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 16th August 1991.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killinenny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555

DEVELOPMENT  
CONTROL  
23 AUG 1991



# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

3 Killakee, View  
Firhouse,  
Dublin 24.

An Board Pleanala  
Irish Life Centre  
Dublin 1.

12th August 1991

Re Planning Reference No. 91A/ 0739

Dear Sirs

We objected to this application when it was submitted originally and the council has refused planning permission.

We now understand that the matter has been referred to you for appeal, so we enclose herewith our cheque in your favour for £15 so that we may be kept informed as to the hearings etc. as our feelings on this planning application have remained unchanged.

Yours sincerely

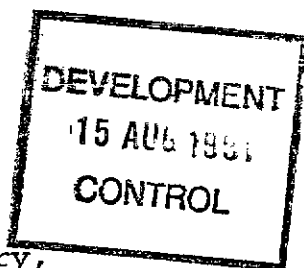


John Kelly  
Secretary

AN BOARD PLEANALA
Received <u>13/8/91</u>
Fee: <u>£15 chq.</u>
Receipt No. <u>0244 04</u>

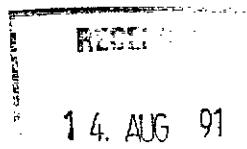
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Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

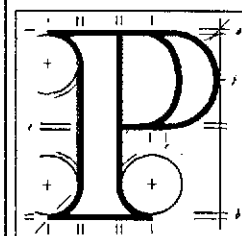


*PA*  
*15/8*

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 13th August 1991.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killinenny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary  
for you to furnish any comments on the  
correspondence, you may do so if you wish. Any such  
comments should be forwarded within twenty-one days  
of the date of this letter to ensure that they will  
be taken into consideration in the determination of  
the appeal.

*065*

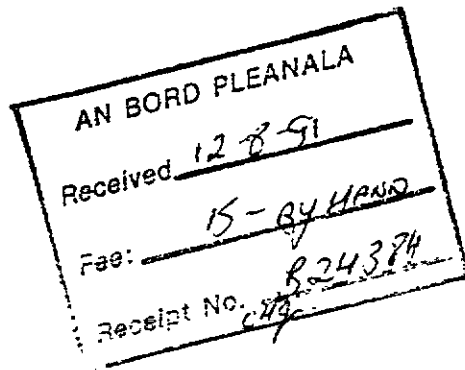
Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

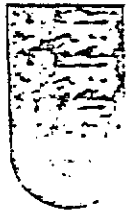
*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 553



Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952



30.05.91.

REFERENCE: PLANNING APPLICATION NO. 91A-0739.



Dear Sir,

I would like to make a formal objection to the above application to build ten houses at the rear of Killinenny Cottages with access through a garden in Killakee Court.

My objection is based on the following points: -

- A). In 1983 I built the house I am living in at present in Killakee Court. In the initial stages of planning to build my house we worked closely with the planning officer a Mr. Johnson who suggested we pull the house back 250' in the interest of future planning because the Cul-de-Sac had no hammer-head for traffic to turn on. At the moment refuse collections must reverse up our cul-de-sac.
- B). In 1985 I made an application to build two houses ref. no. 85A/26 , which I was granted. On this planning application you will see that there was provision made for a hammer-head to facilitate two new houses on the left and also to facilitate future planning on the right hand side, thus leaving plenty of room for traffic to flow freely in the cul-de-sac.

On inspection of planning application no. 91A-0739 I notice that the entrance to this proposed development has a road in an existing front garden, surely this type of planning must be totally unsuitable, because of road traffic danger., to children & adults alike, also the emergency services such as the fire brigade & Ambulance would find it difficult to gain access to this new development.

PAGE TWO .....

Vincent & Louise O'Brien,  
Tara House,  
Killikee Court,  
Firhouse,  
Dublin 24.  
Tel. (01) 523952



C). Also it appears there would be a junction outside my front gate, I enclose a copy of the site map which shows the proper access for a development.

I now have re-applied for planning permission for the two semi-attached houses at number 6, I enclose here my letter received 29th July 1991, with regard to same, and I hope the planning board will grant me permission of my two houses.

One more point I feel very strongly about, there are at the moment 12 houses in Killikee Court with 22 children, the majority of which are under four years old. These youngsters are used to playing outside their front gates without any fear for their safety, if a road goes through this Cul-de-Sac their continued safety is at risk.

Yours faithfully,

VINCENT O'BRIEN.





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

Vincent O'Brien,  
Tara House,  
Killakee Court,  
Tymon Heights,  
Firhouse,  
Dublin 24.

91A/0903

29 July 1991

RE: Proposed two semi-detached houses to rear of no. 6 Killininy Cottages, Firhouse Road with access from Killakee Court, Tymon Heights, (previously approved), for V. O'Brien.

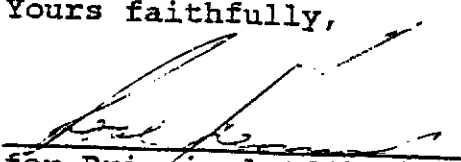
Dear Sir,

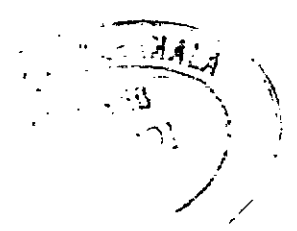
With reference to your planning application, received here on 31st May, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant is requested to submit suitably scaled drawings showing the exact site boundaries of the houses as well as individual garden space, and any neighbouring properties on adjoining lands.
2. Applicant is requested to indicate an elevational finish similar to the existing adjacent dwelling.
3. Applicant is requested to indicate how an appropriate access can be provided if required in the future to serve possible future development of lands to the north-east.

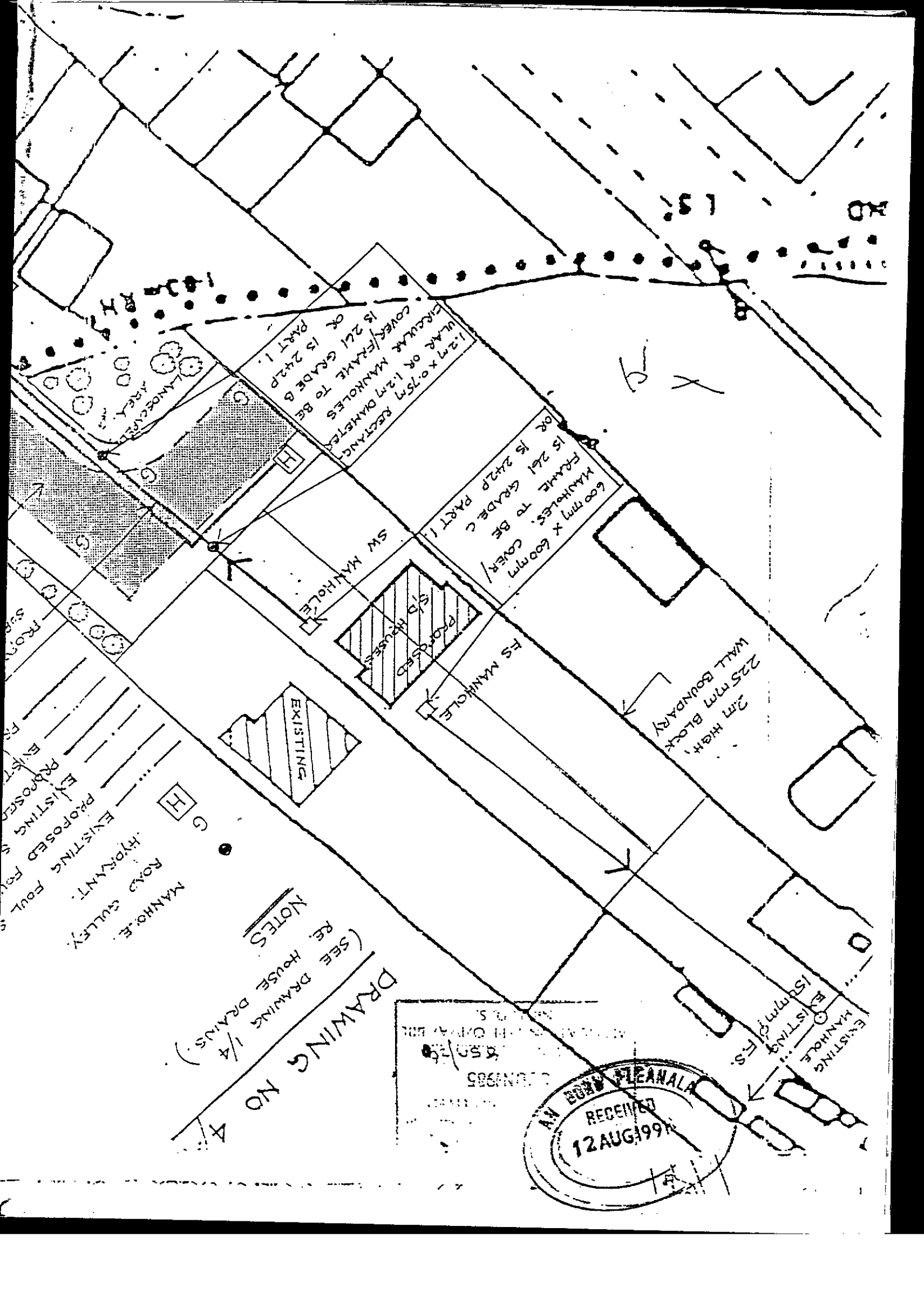
Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.







1.2M x 0.75M RECTANGULAR  
COVER OR 1.2M DIAMETER  
CIRCULAR MANHOLES  
OR 1.2M GRADE B  
OR 1.2M GRADE C  
PART 1.

600mm x 600mm  
MANHOLES TO BE  
FRAME TO BE  
1.2M GRADE C  
PART 1.

SW MANHOLE

ES MANHOLE

EXISTING

2M HIGH  
WALL BOUNDARY

G H

DRAWING NO 4  
(SEE DRAWING DRAINS)  
RE HOUSE DRAINS

AN BOD PLEANALA  
RECEIVED  
12 AUG 1997

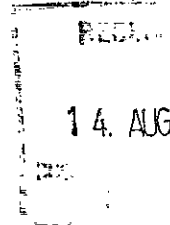
EXISTING  
MANHOLE  
1.2M x 0.75M

EXISTING  
PROPOSED  
EXISTING  
PROPOSED  
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PROPOSED  
ROAD GULLY  
HYDRANT  
MANHOLE

Our Ref: PL 6/5/86432  
P.A. Reg. Ref: 91A/739

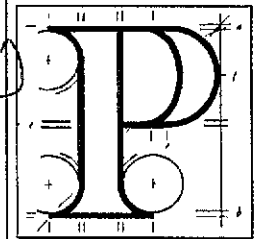


The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



*Handwritten signature*  
15/8

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 13th August 1991.

Appeal re: 10 houses to rear of 2, 3 and 4  
Killinenny Cottages, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary  
for you to furnish any comments on the  
correspondence, you may do so if you wish. Any such  
comments should be forwarded within twenty-one days  
of the date of this letter to ensure that they will  
be taken into consideration in the determination of  
the appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

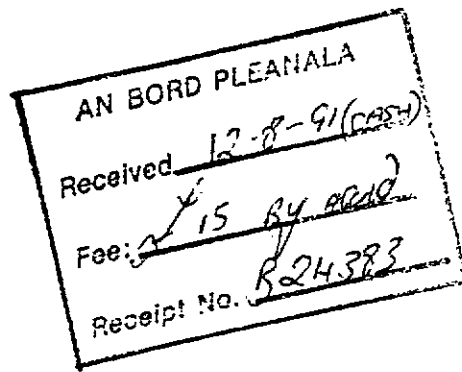
*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 553

*Handwritten initials 'ob3'*





12.08.91.

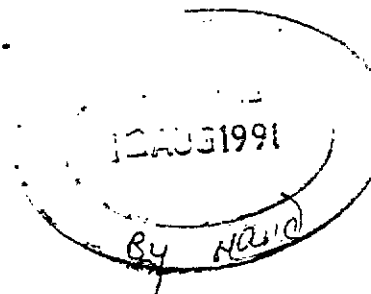
Ms. Nuala Doyle.,  
5 Killinenny Cottages,  
Firhouse Road,  
Dublin 24.

RE: PLANNING REFERENCE NUMBER 91A-0739.

Dear Sirs,

I am writing to you on behalf of the residents of Killinenny Cottages Firhouse Rd., & I would like to make a formal complaint - reasons hereunder:

- 1). Firstly our houses will be totally over-looked.
- 2). It will be hazardous to our children.
- 3). There will be a patch of roughly 50'ft width lump of land between these new houses and the exsisting ones.
- 4). It will make it very dangerous for all our safety & our houses.



Yours faithfully,

Ms. Nuala Doyle.

P.S. I enclose one of the letters that my neighbour has wrote to you in connection with her objection which basically says everything we feel.

P.P.S. I enclose also a write-up from our local paper and our demonstration. I hope you read this letter as our feelings are totally expressed in it.

August 1991.

RE: PLANNING REFERENCE NUMBER 91A-0739

Dear Sirs,

I would like to make a formal objection to the planning of 10 houses at the rear of my home 3 Killinenny Cottages Firhouse Rd.

- 1). This field is used as a safe playing area for my five children and also as a means for them to get to & from school. In all there are 21 children living in these cottages.
- 2). There are 21 children living in our cottages and this field is used as a safe way for them to go to school, also as a playing area. As we live on the main road on which a child was killed not too long ago, I dread to think of the consequences if our children are forced to use the main road, as there is no direct footpath to our schools, our children will have to cross the main road which is extremely dangerous due to the extra traffic from the new houses which have been recently built.
- 3). As I live in a single dwelling and the new houses are about 70'ft from my back door I feel these houses will be an infringement of my privacy.
- 4). Two of my children suffer from severe asthma., if planning is granted their health will suffer seriously as a result of earth movement and I would have to contimplate up-rooting my children from their home & schools and selling my home. As I am a single parent, I am at my wits end worrying about this, as I have no financial means of doing this.

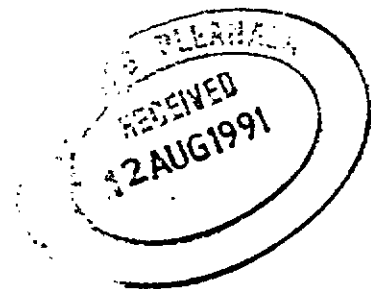
Continued to next page .....

Page two

- 5). The proposed builder cleared two back gardens and left an unsightly heap of rubbish 6'ft high by 28'ft, I dread to think what would happen to our field if he is granted planning permission.
  
- 6). The scenery & wildlife including hedgehogs badgers etc., will be completely wiped out., as this provides a pleasant rural setting it will be an amenity which would be forever destroyed if developemtn were allowed.
  
- 7). In the event of the council granting p/permission for the present proposals I would appeal against the decision to An Bórd Pleanala. I wish therefore to be advised of the councils decision in relation to the current application.

Yours faithfully,

STEPHANIE DOYLE.,  
3 KILLININNY COTTAGES,  
FIRHOUSE ROAD,  
TALLAGHT,  
D. 24.



# SOUTH WEST EXPREES

INCORPORATING TALLAGHT NEWS  
KENNEDY BUILDING, MAIN ST., TALLAGHT.

21st Dec. 1990

DELIVERED FREE

TEL: 519000

**John L. Mulvey & Co.**  
Solicitors & Commissioners for Oaths  
Main St., Tallaght Dublin 24.  
(opposite Dominican Priory)

**FOR ALL YOUR LEGAL REQUIREMENTS.**  
TEL: 515055/515077 (6 LINES)  
FAX: 515183

# NO THROUGHWAY!

Firhouse residents fight to retain their cul de sac

By Tony McCullagh, News Editor

Proposals for 14 houses in Killininy Park, Firhouse have sparked a wave of anger in a nearby housing estate whose residents have vowed to block all moves to develop the site. But the owner of the land has described their objections as "premature and speculative."

The 1.4 acre site is located between the old cottages on the Firhouse Road and Kilaclack Court, a cul de sac comprising 13 houses. Although no planning application has been submitted to the Council, Mr. John

Hannon, who has pledged his support to the residents.

"These houses were bought 15 years ago on the basis that they were in a cul de sac," Mr Hannon told South West Express. "I must be said that no planning application has been received by the Council but I will be raising the matter at future meetings. What we are talking about is a traffic hazard if there is access to this site from Kilaclack Court."

has allegedly been approached to sell part of his garden to facilitate a right of way. A protest was organised last weekend by a number of residents in Kilaclack Court. They were joined by Fiuma Fall Councillor John

"One of the benefits of a cul de sac is that there is less traffic.

Another concerned resident, Vincent O'Brien, pointed out that there would be major problems with trucks having to reverse into the site. "It also means that this would be a fire hazard as accessibility for a fire engine would be extremely limited," he said. "A lack of parking space would also be an issue."

Fears were also expressed that the value of the property would plummet if a development on Killininy Park went ahead. One resident revealed that if the cul de sac was opened, he would sell immediately and move



P. ... shapes for Christmas

RAMON EPPERT

# Magic

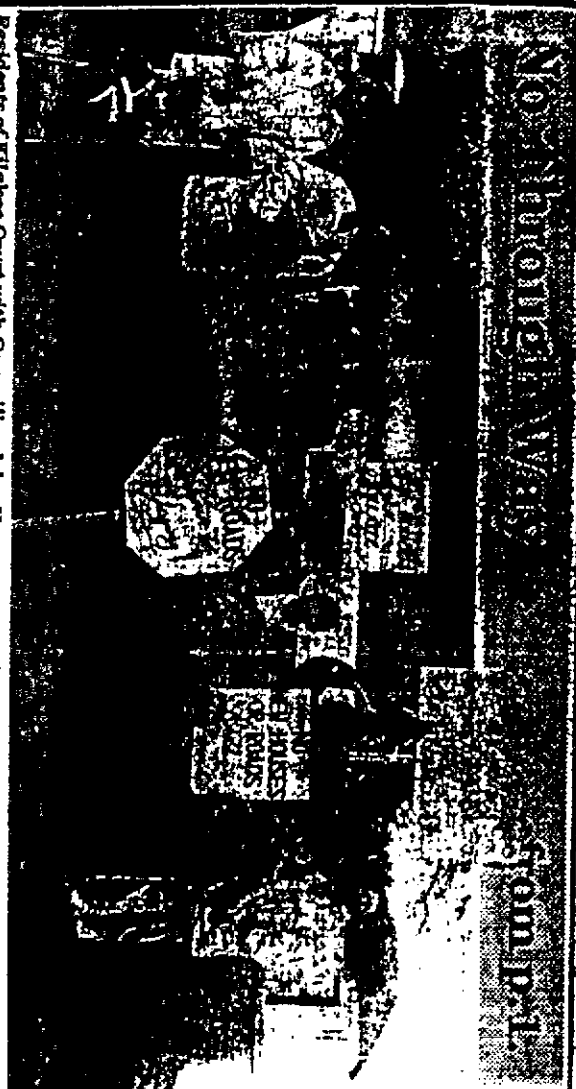
Mystery and mayhem will be the order of the day when Quentin Reynolds's Christmas Magic Show opens at St Anthony's Theatre on Merchant Quay, on December 26.

This year's all-new show includes a mesmerising mix and magic and puppetry with strong emphasis on audience participation. A feature is that some of the children get

the chance to come up on stage and help. Quentin, a member of the Magic Circle London, was the first Irish magician to be invited to perform the children's

children's show of the International Brotherhood of Magicians in Eastbourne last September. Earlier in the year he appeared at the Magic Castle, Hollywood and the Riviera Hotel, Las Vegas.

The show will run until January 6, 1991. There are two shows daily at 2pm and 4.30pm. Tickets are priced at £3 and their are group rates available. St Anthony's Theatre is opposite the Four Courts.



Residents of Kilaheo Court with Councillor John Hannon protesting to keep their cul de sac

Kilaheo Residents' Association will not be making an official statement on the issue until they hold a meeting on January 7, South West Express was told.

A copy of the architect surveying consultant's plans, dated January 1990, has come into our possession. It shows a new entrance through Kilaheo Court cul de sac and proposes 14 de-

ached and semi-de-ached houses for the 1.4 acre site.

But John Hannon said that any application to build houses on the site would be rejected by the County Council. "On the grounds of traffic problems alone I think that it would be turned down," he stated. "Even if there were proposals to have an entrance on the Fitzgane Road, there would be danger-

ous implications from a road safety viewpoint."

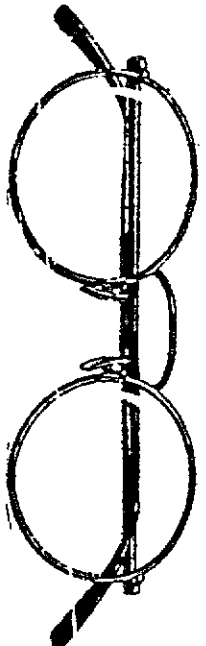
Builder, John Meade is a director of the company that owns the majority of the land. When contacted by South West Express he had no official comment to make but described the fears of Kilaheo Court Residents as "premature and speculative."

proached by anyone concerning these proposals, and that's all they are - proposals. They haven't even been a planning application to the County Council." But Kilaheo Court residents are emphatic that any attempts to open the cul de sac will be "nipped in the bud."

"A lot of animosity has arisen surrounding these proposals," said Vincent O'Brien. "But we vow to fight it till the end.

local offices of the Na-

## TALLAGHT MEDICAL EYE CENTRE



Main Street, Tallaght Village. TEL: 523253. FAX: 523497

OPHTHALMIC AND DISPENSING OPTICIANS  
SPECIALISTS IN ATTENDANCE

# cal nment orm?

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available from local authorities. Local Government accountability procedures should be completely overhauled. Senior local authority officials should have limited contracts renewable by the Council.

## Planning

A four month limit time should be placed on appeals. There should be more demo-

close to an election because of the amount of movement of population and this would be easier with computerisation. People, whom it is proposed to remove from the register should be notified so that they are given an opportunity to object.

Election litter should not be thrust on voters going into polling stations. Officers in charge of polling stations should exercise great vigilance in requiring the identification of voters.

Membership of the Committee for Local Government Reform consisted of the Dan Wallace, John Browne, Brian Cowan, Noel Davern, John Ellis, Dermot Fitzpatrick, Chris Flood, Denis Foley, Brendan Kennelly, Tom Kitt, Eoin Ryan, Mary Wallace and GV Wright.

## Are you Miss Tallaght?

The 1991 Miss Tallaght Contest will be held in the Green Isle Hotel on Friday 22nd February 1991. The contest is open to girls aged between 17 and 25 who are living or working in Tallaght.

The prize for the winner is a holiday for two in Malta sponsored by 747 Travel.

The current Miss Tallaght is Ms. Orla Smith from Suncroft. The contest is one of the most popular events in



Footballers are forced to change out in the open in all weather conditions in Clondalkin - see story on page one

# Kilakee tension rises

ACRA - the central body for residents associations - has called on residents of Kilakee in Firhouse, not to let a rift develop, following an escalation of the dispute over proposed housing.

As reported in the Christmas issue of South West Express, residents in Kilakee Court have vowed to retain their cul de sac as a site between them and the Firhouse Road is earmarked for a 14 house development.

One local resident has allegedly agreed to sell his side entrance to builder, Mr John Meath, sparking a wave of anger in the 13 house cul de sac. Mr Meath

last week met with the Kilakee Court residents, Mr Cooney, ACRA and representatives of the residents association.

At the meeting, which was held in Scott Treasa, Firhouse, local Fianna Fail Councillor, John Hannon reiterated his support for Kilakee Court residents. ACRA's Noel Merrigan called on the association to unite and not fall out on the issue.

According to Vincent O'Brien, a Kilakee Court Resident, John Meath still plans to go ahead with the development. "He told us that the cul de sac will be retained, except that it will be extended by 40 houses," Mr O'Brien claimed. "The residents' association turned up on the request of Mr Cooney."

When contacted by South West Express, chairman of Kilakee Residents' Association, Jim Malone confirmed that they had been asked to attend by Mr Cooney. He also said that the association would have turned up if asked by Kilakee Court residents.

"I have no comment to make at the moment," Mr Malone told South West Express. Responding to allegations that the association had met with Mr Meath, Jim Malone said: "I can't comment on that but all I can say is that it's our right to meet with who we like."

The issue is anticipated to be a prevalent issue at the Kilakee Residents' Association AGM which is being held on February 6.

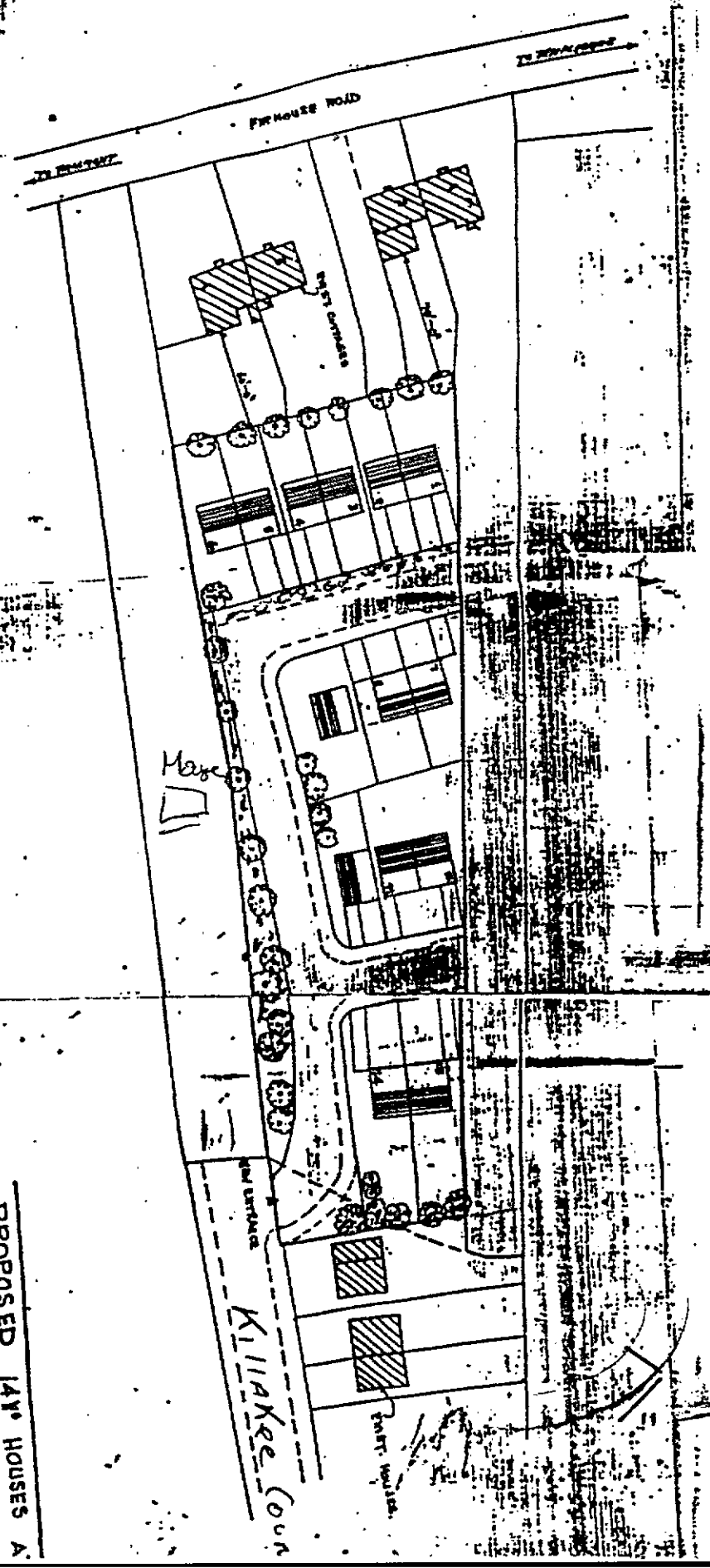


Councillor Chris Flood

Direct Brussels fund aid, limiting Central Gov-  
cratic accountability in planning and more flexibility in accommodating major developments. Signatories to Section 4 motions relating to planning must in future come only from members of the electoral areas concerned. State bodies

cial  
sts





**HOUSE TYPES:**  
 STRS 1-2 3 QUARTER SIZES  
 (COMPARED)  
 STRS 3-14 2 QUARTER SIZES  
 (COMPARED)  
 AREA OF SITE 1-0 ACRES

**PROPOSED 14 HOUSES A**  
**KILLINEY PARK, FIRHOUSE.**  
 SCALE 1/500  
 DATE 2/11  
 P. J. STAUNTON ARCHT. SURVEYOR & C.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755  
Ext: 268/269

Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Your Ref.: PL6/5/86437 13.08.91

Our Ref.: 91A-739

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: 10 houses to rear of 2, 3 and 4  
Killinany Cottages, Finhouse Rd,  
County Dublin

Applicant: Wrightony Properties Ltd.

Dear Sir,

With reference to your letter dated 7th Aug '91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e.  
IRISH PRESS 06.05.91.
- (4) The plan(s) received from the applicant on 04.05.91.
- (6) & (7) A certified copy of Manager's Order P/3088/91,  
DATED, 05.04.91 together with technical reports in connection with the application.

History included; 91A-903.

Yrs faithfully,

M. M. M. M. M.  
Principal Officer.  
s.



Our Ref: PL 6/5/86432  
Your Ref: 91A/739

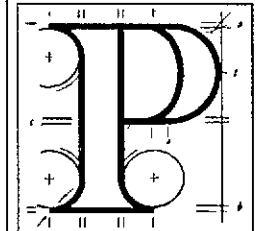
PR

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Ke  
9/8

08 AUG 91

An Bord Pleanála



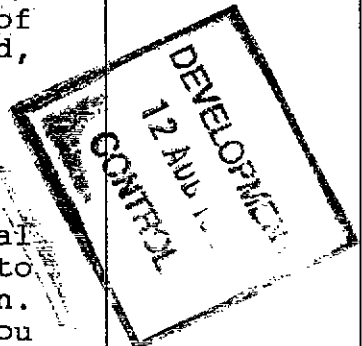
Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 7th August 1991.

**Planning authority decision re:** 10 houses to rear of  
2, 3 and 4 Killininny Cottages, Firhouse Road,  
County Dublin.

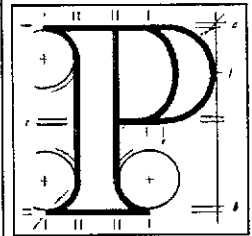
Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, in relation to the above-mentioned decision.  
So that consideration of the appeal may proceed, you  
are requested to forward to the Board within two  
weeks:



- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

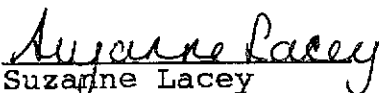
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

**MANAHAN &  
ASSOCIATES**

Chartered Town Planners

38 Dawson Street, Dublin 2.  
Tel (01) 6799094, Fax (01) 6799284.

0200  
by hand  
Levy B

18th, July, 1991.

The Secretary,  
An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1.

2/8/91  
£100 dy.  
824241

APPEAL RE : 10 2-STOREY HOUSES AT REAR OF 2, 3 AND 4, KILLININNY  
COTTAGES, FIRHOUSE ROAD, WITH ACCESS OFF KILAKEE  
COURT, FOR WRIGHTWAY PROPERTIES LTD.  
PLAN NO. 91A/0739.

Dear Sir,

On behalf of our clients, Wrightway Properties Ltd., we wish to appeal the decision of Dublin County Council to refuse permission for the above development. The date of the decision is the 5th July 1991 and the Register Reference is 91a/0739. We enclose a cheque for £100.00.

The County Council have refused permission for one reason only. We do not agree with the terms of this refusal for the following reasons. (a) The density standards applied on this site are consistent with the provisions of the Dublin County Plan 1983. (b) The proposed layout is consistent with the housing estates in the general area. (c) The access arrangements comply with the standards and requirements of the Dublin County Council Roads Section who were consulted extensively before the lodgement of this application.

In our view the proposal is consistent with the proper planning and development of the area, is consistent with the use zoning objective for the area in the County Plan and will not injure the residential or visual amenities of the area. In view of this we would ask An Bord Pleanála to grant permission for this development.

Further grounds of appeal will be submitted when the Departmental reports have been examined.

Yours faithfully,



MANAHAN & ASSOCIATES.

Encl.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~GENERAL PERMISSION:~~ PERMISSION: ~~APPROVED~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Anthony Manahan & Assocs., Register Reference No. 91A/0739  
Chartered Town Planners, Planning Control No. ....  
38 Dawson Street, Application Received 07.05.91  
Dublin 2. Additional Information Received .....

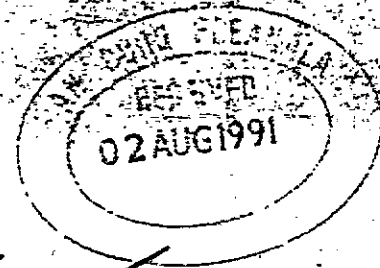
Applicant Wrightway Properties Ltd.

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, P/ 7/3088/91 dated 05.07.91 decided to refuse:

~~GENERAL PERMISSION:~~ PERMISSION ~~APPROVED~~

For ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2,3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court.  
for the following reasons:

1. The proposed development by reason of its density and general character and by reason of its substandard access arrangements would seriously injure the amenities, and depreciate the value of property in the vicinity.



Signed on behalf of the Dublin County Council

*[Signature]*  
for PRINCIPAL OFFICER

Date

5 July 1991

### IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

ER



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

Anthony Manahan & Associates,  
Chartered Town Planners,  
38, Dawson Street,  
Dublin 2.

Reg. Ref. 91A-0739

5 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinenny Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 5 July 1991, in connection with the above.

Signed: BOBNE

On behalf of: (Name) Manahan & Assoc  
(Address) 38 Dawson St  
D. 2.

I hereby certify that the above Notification, dated 5 July 1991, was handed by me to the above signed today.

SIGNED: \_\_\_\_\_  
DATED: \_\_\_\_\_

PR



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

Anthony Manahan & Associates,  
Chartered Town Planners,  
38, Dawson Street,  
Dublin 2.

Reg. Ref. 91A-0739

5 July 1991

Re: Permission for ten 2 storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4, Killinissy Cottages, Firhouse Road with access off Kilakee Court for Wrightway Properties Ltd.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 5 July 1991, in connection with the above.

Signed: BCBine

On behalf of: (Name) Manahan + Assoc  
(Address) 38 Dawson St,  
D. 2.

I hereby certify that the above Notification, dated 5 July 1991, was handed by me to the above signed today.

SIGNED: \_\_\_\_\_  
DATED: \_\_\_\_\_

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~OPEN PERMISSION~~: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Anthony Manahan & Assocs., ..... Register Reference No. 91A/0739  
Chartered Town Planners, ..... Planning Control No. ....  
38 Dawson Street, ..... Application Received 07.05.91  
Dublin 2. ..... Additional Information Received .....  
Applicant Wrightway Properties Ltd. .....

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, P/ 3088/91 dated 05.07.91 decided to refuse:

~~OPEN PERMISSION~~ PERMISSION ~~APPROVAL~~

For ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2,3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court. .....  
for the following reasons:

1. The proposed development by reason of its density and general character and by reason of its substandard access arrangements would seriously injure the amenities, and depreciate the value of property in the vicinity.

Signed on behalf of the Dublin County Council .....

  
for PRINCIPAL OFFICER

Date .....

5 July 1991

### IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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/0739

Date : 8th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear

LOCATION : 2, 3 and 4 Killinenny Cottages, Firhouse Road with access off Kilakee Court

APPLICANT : Wrightway Properties Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 7th May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Anthony Manahan & Associates,  
38 Dawson Street,  
Dublin 2.





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 ..... Lands at rear 2, 3 & 4, Killinenny Cottages.  
 (If none, give description sufficient to identify) ..... Firhouse Road, Dublin 24.

3. Name of applicant (Principal not Agent) ..... Wrightway Properties Ltd.  
 Address ..... c/o 38 Dawson Street, Dublin 2 ..... Tel. No. 6799094.

4. Name and address of ..... Scott & MacNeill Architects,  
 person or firm responsible for preparation of drawings ..... 5 Farmhill Road, Goatstown, Dublin 14 ..... Tel. No. 988531/981827.

5. Name and address to which ..... Anthony Manahan & Associates, Chartered Town Planners,  
 notifications should be sent ..... 38 Dawson Street, Dublin 2. Tel. 6799094. Fax. 6799284.

6. Brief description of .....  
 proposed development ..... 10 no. two-storey houses.

7. Method of drainage ..... Public Sewers. 8. 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. /

(b) Proposed use of each floor. /

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 ..... 1.12 acres 4,536 sq.m. Sq. m.

(b) Floor area of proposed development ..... 124.30 sq.m. optional areas: 18.12 sq.m. Sq. m.

(c) Floor area of buildings proposed to be retained within site ..... / ..... 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.

FREE PAID £ 320 DATE 7/5  
 RECEIPT NO N 39514

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
 General reference to.

15. **DUBLIN 24** Permission is sought for ten 2-storey detached and semi-detached houses with optional garages and utility rooms with associated works at rear of 2, 3 and 4 Killinenny Cottages, Firhouse Road with access to Killakee Court for Wrightway Properties Ltd.  
 Covering letter, newspaper add. Irish Press 6/5/91, drwgs. 219.1 & 2, outline specification, development specification, surface water runoff calculations, Cheque for £320.00

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

No of dwellings proposed (if any) ..... 10 ..... Class(es) of Development

Fee Payable £ 320.00 ..... Basis of Calculation ..... 10 x £32.00

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Fiona O'Callaghan ..... Date 7/5/91

Application Type ..... P FOR OFFICE USE ONLY 7/5

Register Reference ..... 918/0739

Amount Received £ .....

Receipt No .....

Date ..... 22.9.91

07 MAY 1991  
 REG. SEC.

Irish Press 6/5/91

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) 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.L.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <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 Development or Proposals not coming within any of the foregoing classes.	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F		£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 ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

48/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N-39514

CASH  
CHECK  
M.O.  
B.L.  
I.T.

£370.00

Received this 7th day of May 1991

from William Moode

the sum of three hundred and twenty Pounds

Pence, being 00

planning application at rear of 23-11  
Williamstown Cottages  
Droghda  
Cashier

S. CAREY  
Principal Officer (Sas 1x10)



addressed to the undersigned firm.

Yours faithfully,

*Eiona O'Callaghan*  
ANTHONY MANAHAN & ASSOCIATES.

RECEIVED  
07 MAY 1991  
91A/0731  
REG

Encls.



5 Farnhill Road,  
Goatstown,  
Dublin 14.  
Telephone: (01)  
981827, 988531

Client WRIGHTWAY PROPERTIES	Drawing LOCATION MAP	Scale 1:1000	Date MAY 1991
Project KILLAKEE COURT	Stage LOCAL AUTHORITY	Project no. 90086	Drg. no. Rev. 01

RECEIVED  
 LS 07 MAY 1991  
 91A10189  
 E. J. J. J.

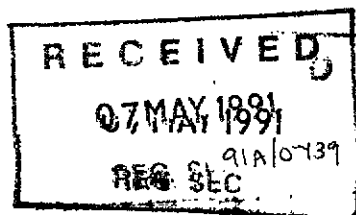


O.S. 3390-19

OUTLINE SPECIFICATION FOR

PROPOSED DEVELOPMENT CONSISTING OF THE CONSTRUCTION OF  
10 NO. 2 STOREY DWELLINGS AND ASSOCIATED SITE WORKS FOR  
ENTIRE SITE

AT



LANDS AT REAR OF 2 3 & 4 KILLININNY COTTAGES,  
FIRHOUSE ROAD,  
TALLAGHT,  
DUBLIN 24.

FOR

WRIGHTWAY PROPERTIES LTD.

Scott & MacNeill,  
Architects,  
5, Farmhill Road,  
Goatstown,  
Dublin 14.

Tel: 988531/981827

## OUTLINE SPECIFICATION FOR CONSTRUCTION OF DWELLINGS

### 1.00 EXCAVATION OF SITE

- 1.01 Remove approximately 300mm of top soil from under the proposed dwellings extensions and footpaths, roads etc. Store excavated topsoil for further use in predetermined compound area.
- 1.02 Excavate for foundation trenches to approximately 900mm deep to good bearings to the widths of foundations shown.

### 2.00 FOUNDATIONS

- 2.01 Provide 900 x 300 Grade 20 concrete to all external walling and to 215mm internal blockwork partitions. Provide min. 300 x 600 Grade 20 concrete strip foundation to all 100mm internal blockwork partitions.
- 2.02 Foundations to be formed on good bearing soil at minimum depth 950mm below finished ground level.
- Foundation to be designed in accordance with:
- |            |   |                              |
|------------|---|------------------------------|
| BS CP 2004 | : | 1972. Ref. No. AMD 1755      |
| BS CP 101  | : | 1972. Ref. No. AMD 1754 2471 |
- 2.03 All foundation trenches to be kept free of moisture and before placing concrete.
- 2.04 All concrete to be deposited as quickly as possible after delivery (if ready mix) or after mixing and shall proceed continuous to ensure that complete sections are undertaken in one operation. Concrete cube tests to be undertaken during works to ensure consistency of concrete quality.
- 2.05 Concrete work shall not be undertaken when the temperature is less than 3°C.

### 3.00 DPC

- 3.01 Vertical and horizontal DPC's to be IS 57 with 150mm mix laps.
- 3.02 DPC's to be located as follows:  
Horizontally to block walls at approximately 150mm above finished ground level.  
Vertically to all cavity closures at reveals door opes etc.  
Under at side of and behind all window cills.  
Across cavities in stepped formation as cavity trays above canopies etc.  
Insteped and overlapping pattern across cavities at canopy hips etc. (All cavity trays to be formed continuous with lead flashings).
- In stepped pattern across entire chimney stack at junction with roof and to be formed continuous with chimney flashings.  
Under chimney cappings across entire chimney stack.  
Vertically at floor slab edge under external door thresholds (to be formed continuous with vertical cavity DPC at cavity closure.)
- 3.03 Horizontal DPC to walling to be continuous with under floor DPM.  
Vertical DPC at window reveals to be formed continuous with cill DPC.



3.04 Underfloor DPM to be 1000 gauge 'visqueen' laid on blinding. DPM at joints to be lapped and folded and entire floor to be covered with continuous DPM sheeting.

**4.00 FLOOR SLAB**

4.01 Floor slab to be 150mm powerfloated grade 20 concrete on 1000 gauge visqueen on 150mm blinding and well compacted hardcore.

4.02 Hardcore to be DOE Clause 803, or as approved by County Council Building Bye-Law Department.

4.03 Spread hardcore in maximum layers of 200mm and compact with vibrating roller. Protect rising walls during compaction and backfill on external side of external walls prior to compaction.

4.04 Provide 1000mm wide perimeter insulation to entire external walling.

**5.00 BLOCK WALLING**

5.01 External walling to consist of:

(a) 100mm clay brick outer leaf  
50mm clear cavity  
100mm blockwork inner leaf with insulated drylining to inner face.

or

(b) 215mm concrete hollow blockwork rendered externally with insulated drylining to inner face.

5.02 Where situation (a) prevails:

Cavity to be closed 225mm below horizontal DPC level and weephole drainage to be provided.

Stainless steel wall ties to be built into blockwork and brickwork at 900mm horizontal centres and 450mm vertical centres in staggered pattern.

Blockwork to be evenly raised and no portion to be constructed to greater than 900mm above adjoining blockwork.

Solid blockwork only to be used below wall DPC level.

5.03 Brick and blockwork to comply with BSCP 111 1970 AMD 744 and 2031

5.04 Heads of window and door opens in brick situation to be formed with MS 'Catnic' or similar approved lintels. Heads of windows, external and internal doors in block situation to be formed with precast concrete lintels with minimum bearing of 225mm to either side. Precast lintels to be provided with mid span central support for minimum 14 days after installation and to bear on solid concrete bearing pads.

5.05 Chimneys to be constructed on minimum 300mm deep base formed at foundation level. Chimney blockwork to be bonded to gable walling at every second course. Provide DPC to chimney breast continuous with horizontal wall DPC at ground floor slab level.

Provide stepped DPC to chimney stack at junction of roof. Stepped DPC to be continuous with and lapped with external No. 5 lead flashing.

Provide horizontal DPC under brickwork capping to stack.

Chimney stack to be carried minimum 900mm above ridge height.

Form head to fireplace with precast head and gathering. Flues to fireplace with precast head and gathering. Flues to be socket and spigot parged all round with weak lime mortar mix.

Provide minimum 225mm solid blockwork between adjacent chimney flues.

No timbers to be built into chimney blockwork and to be located minimum 35 mm from same.

5.06 Party walls to be carried tight to under side of roof finish to all locations and to be fire stopped with tightly packed fibre glass. Any voids to party wall to be filled with lean mix concrete. Soffit boxes at party walls to be fire stopped.

5.07 Provide precast lintel over all pipework ducts in rising walls.

5.08 All extension block walls to be bonded to rere wall at each alternate course.

## **6.00 UPPER FLOOR**

6.01 Upper floor joists to be imported stress graded to BS 4978 and designed in accordance with the requirements of CP 112. Boarding generally to be formed with tongued and grooved flooring on joists.

Floor joists to be doubled and bridged with solid bridging at 300 centres under upper floor partitions parallel to joist span.

6.02 Joist ends where built into walling to be treated with suitable wood preservative by overnight immersion rather than brushing on at time of construction.

6.03 All upper floor joists to be provided with solid bridging at minimum centres 1500mm.

6.04 25mm marine ply or similar water resistant boarding to all upper floor bathroom and ensuites.

## **7.00 ROOFING**

7.01 Roofs to be selected concrete interlocking tiles on 50 x 35mm treated timber battens on untearable sarking felt on prefabricated roof trusses erected in accordance with manufacturers instructions.

7.02 Battens to be nailed broken jointed to trusses with no more than 2 batten joints to each truss.

7.03 Provide 100 x 75mm treated timber wall plate on DPC bedded in mortar.

7.04 Trusses to be fixed to wall plate with twisted mild steel 'bat' straps fixed to each truss and wall plate at 600 centres. Bat straps to be 700mm long with minimum 4 fixings to masonry.

- 7.05 Provide 75 gallon capacity cold water storage tank on supports to IS 193 or Engineers specification. Tank to have lid and be insulated with minimum 100mm fibre glass insulation. No insulation to be located under tank.
- 7.06 Provide 2 No. patent ridge ventilators to each house for internal bathroom and ensuite air intake.
- Provide 2 No. ventilators to soffits at each side of house. Alternatively allow 19mm continuous air gap with mesh insect barrier at soffit. Install insulation to ensure free flow ventilation to attic space.
- 7.07 Provide 150mm approved insulation on vapour barrier between ceiling joists.
- Insulation to stop short of wall plate and not to hinder free ventilation of roof space.
- 7.08 Roof trusses to be designed, delivered, stored and erected strictly in accordance with the provisions of IS 193.
- Trusses to be manufactured by approved truss manufacturer and each truss to be stamped with approved standard of construction.
- Bracing to be minimum 100 x 25 and overlapped by minimum 3 truss spacing at jointing and to be fixed with minimum 3 nails to each truss.
- Tank base to consists of 35 x 100 spreader beams spanning over 4 trusses, supporting 75 x 150 secondary bearers, supporting 35 x 100 primary bearers located parallel to trusses.

## **8.00 JOINERY**

- 8.01 Window generally to be hardwood with top hung opening sections.
- 8.02 Fascias and soffits to be 150 x 25mm treated softwood.
- 8.03 Skirtings to be 125 x 25 splayed.
- 8.04 Provide lead weathering and aprons to top, bottom and angles of tiled bay windows. (To be formed continuous with felt in a manner which directs any penetrating rain to the outside.)

## **9.00 DRAINAGE**

- 9.01 Gutters to be 100mm square section PVC secured on brackets to falls.
- Rainwater pipes to be 100mm dia. PVC secured with holderbats or fitted lugs so to stand 25mm clear of the finished wall and having all necessary toes etc.

## **9.00 DRAINAGE cont.**

- 9.02 Lay in trenches under drain-pipes, gullies, junctions etc. layer of mix A concrete to minimum thickness of 100mm laid to falls and width of twice the external diameter of the pipe resting thereon and haunched half way up pipe. Expansion joint to be provided at minimum 15 metre centres to base concrete.
- 9.03 Drain pipes to be PVC to IS 6.
- 9.04 Lay all drains to the necessary falls and connect them to gully junctions, soil pipes and manholes in such a manner that every line of drain is straight and true from point to point with a regular gradient throughout its length.
- 9.05 Armstrong Junctions to be 225 x 225 PVC with galvanised steel cover and frame set on and surrounded with 150 x 150 thick concrete mix A.
- 9.06 Gully traps to be 250mm PVC back type used where fittings drain below floor slab level. Heavy galvanised grating to be set on and surrounded by 150 x 150 concrete mix A well dished down to grating.
- 9.07 Manhole to be of dimensions to allow all junctions to be made with an easy radius curve. Manhole bases and roofs to be in mix A reinforced concrete 150mm thick. Channels haunched in concrete. Walls are to be constructed in 225 solid block plastered inside with 10mm water proof rendering.
- 9.08 Manhole covers to be deep seat pattern galvanised cast iron. Air tight cover and frame weighting a minimum of 114kg to BS 497 (1967) grade B to driveways. Frame to be bedded in mastic.
- 9.09 All drains when passing under buildings to be covered with minimum 150mm concrete.
- 9.10 Wastes from WC, WHB and bath to be connected to soil stack with approved collar boss fitting. Base of soil stack to be fitted with easy bend and cleaning eye to be fitted to stack at first floor level. Accessible full height panel to soil stack. Sound proof stack with in dwelling by surrounding fibreglass.
- 9.11 For additional drainage information refer to Engineers specification and details.

## **10.00 ELECTRICAL INSTALLATION**

- 10.01 Electrical installation to be in accordance with the rules of the ETCI and to the requirements of the ESB. Test certificate to be provided by electrical contractor on completion of installation.
- 10.02 Provide mechanical ventilator providing minimum of three air changes per hour to internal bathrooms, en-suites and understairs W.C.s.

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Patrick MacNeill. B.Arch.MRIAI.RIBA.

GB5/25.4.91

SURFACE WATER RUNOFF CALCULATIONS

FOR

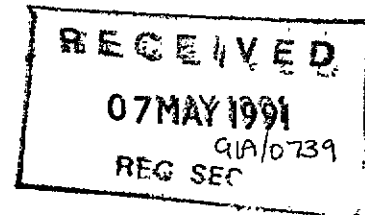
PROPOSED DEVELOPMENT

AT

KILLAKEE COURT, FIRHOUSE, DUBLIN

FOR

WRIGHTWAY PROPERTIES LTD.



Sean Forrest, B.E.,  
Civil Engineering Consultant,  
"Fountain House",  
55 Main Street,  
Rathfarnham,  
Dublin 14.

DATE: April 1991

Tel. No. 903136.  
Fax. No. 905076

AREA OF HOUSE UNIT :

$$12 \times 6m + 8 \times 2.5 \quad \text{(Incs Garage).}$$

$$= 72 + 20 = 92 \text{ sq.m.}$$

$$= 110.03 \text{ sq.yds}$$

$$= 0.0227 \text{ Acs.}$$

$$\text{Impermeable Factor} = 0.95$$

$$\text{Impermeable Area} = 0.0216 \text{ Acs.}$$

ROAD WAY :

Impermeable Area per 100m

100 x 6.5m wide = 650 sq.m.

Impermeable Factor = 0.9

Impermeable Area = 585 sq.m.

= 699.66 sq. yds.

= 0.1446 Acs / 100m.

SURFACE WATER RUNOFF CALCULATIONS FOR KILLAKEE COURT

Mh-Mh	Pipe size mm	dist m.	diff in level m.	gradt I in	velo m/s	time of flow secs.	time of conc. min	capacity lits/sec	No. of houses	Length of road m	Impermeable area acres	Total imp. area acres	Rainfall intens. ins/hr	Runoff cusecs lits/Sec	Remarks
S <sub>2</sub> -S <sub>4</sub>	225	485	.31	147	1.09	44.75	4.70	44.60	8	50	8x.0246 + .5x.1446 = .1728 + .0723 = .2451	0.2451	2.19	.54 15.33	TIME OF ENTRY 4 MINS.
S <sub>4</sub> -S <sub>3</sub>	225	485	.31	156	1.06	45.75	5.46	43.50	2	55 + 20 = 75	2x.0246 + .75x.1446 = .0432 + .10845 = .15165	0.39675	2.02	0.808 22.89	
S <sub>3</sub> -S <sub>2</sub>	225	135	.1	135	1.13	11.95	5.66	46.50	-	25	.25x.1446 = .03615	.4329	1.98	.8643 24.48	
S <sub>2</sub> -S <sub>1</sub>	225	50	.33	157.50	1.07	46.75	6.44	43.20	-	-	-	.4329	1.83	.799 22.62	

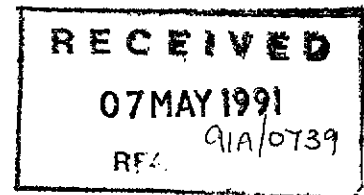
SIGNED: *R. J. Borek*

DATE: April 91



DEVELOPMENT SPECIFICATION  
FOR  
HOUSING DEVELOPMENT  
AT  
KILLAKEE COURT, FIRHOUSE, DUBLIN  
FOR  
WRIGHTWAY PROPERTIES LTD.

---



Sean Forrest, B.E.,  
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DATE: April 1991

I N D E X

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2.0 MATERIALS :	2.
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1.0 SITE CLEARANCE, ACCESS & GENERAL:

1.1 Nature of Works:

The work consists of the site clearance, the extension and laying of the foul and surface water sewers, the laying of a watermain, the construction of roads and footpaths etc., the access to Carriglea Court, together with all ancillary works.

1.2 Drawings:

The drawings to be read with this Specification are listed in Appendix 1, Page 32 and are prefaced 219/

1.3 Road Opening Licences:

To be secured from the Local Authority. The Developer shall construct temporary diversion ways wherever the Works shall interfere with existing public or private roads or other ways which there is a public or private right of way for any traffic.

1.4 Protection of Work:

The Developer, shall take all necessary precautions to protect existing and new works at the site and immediate approaches thereto from damage by traffic, weather or other causes and shall make good, any works so damaged.

1.5 Site Clearance:

All kerbs, fences etc in the way or otherwise affected by the works shall be removed with the appropriate care.

Trees, bushes, small trees etc. in proposed open space, together with those specified for retention are to be protected.

1.6 Cleaning of Roads:

Roads, lanes and public property adjacent to the site, or which form part of the site if littered with mud, clay or any material which has been deposited there as a result of the Developers operations shall be thoroughly cleansed by him immediately.

1.7 Existing Services:

If any privately owned service for water, electricity, drainage etc. passing through the site will be affected by the Works, the Developer shall provide a satisfactory alternative service in full working order to the satisfaction of the owner of the service before cutting the existing service. Before commencing any work in proximity to a known public utility service the Developer shall contact the public utility company and with their assistance establish the precise location of the service.

1.8 Existing Boundaries:

The existing boundary walls, fences, hedges etc. are to be carefully protected.

## 2.0 Material

### 2.1 Materials

As far as practicable, materials and equipment required for the works shall be of Irish origin and manufacture and shall comply with the standards quoted. All materials which the Developer proposes to use in the construction of the work shall comply with the requirements of the Irish Standard Specification for such materials, if one has been published, or with the appropriate British Standard Specification of most recent edition. If no appropriate Standard Specification has been published the material shall be the best of its kind available and to the satisfaction of the Engineer.

### 2.2 Aggregates for Concrete

Aggregates for concrete shall consist of naturally occurring material complying with the requirements of I.S.5. Flakiness index when determined by the sieve method described in B.S. 812 shall not exceed 35 for any size of coarse aggregate.

### 2.3 Cement Grout

Cement grout shall consist of one part by volume Portland Cement mixed one and a half parts by volume of water. The grout shall be used within one hour of mixing.

### 2.4 Cement Mortar

Cement mortar shall consist of :  
1 part Portland cement  
2 parts sand  
accurately gauged and mixed in an approved manner in small quantities.

### 2.5 Cement Lime Mortar

Cement lime mortar shall consist of :  
1 part Portland cement  
1 part hydrated lime  
6 parts natural sand  
accurately gauged and mixed in an approved manner in small quantities. Any mortar which has begun to set or which has been mixed for a period of more than two hours shall be rejected.

### 2.6 Concrete Classification

Concrete mixes shall be in accordance with the schedule of concrete mixes provided in Table 1 page 27 showing maximum size of aggregate, cement quantity per  $m^3$  of finished concrete, and minimum cube strength.

Class of concrete is denoted by cement content in  $kg$  per  $m^3$  / maximum size of aggregate. Thus 370/40 stands for 370  $kg$  of cement per  $m^3$  and maximum size of aggregate 40mm.

### 2.7 Ready-Mixed Concrete

Ready-mixed concrete shall comply with the requirements of the Contract and B.S. 1926.

2.8 Water

Only water taken directly from the Local Authority's watermains shall be used for mixing concrete, mortar, grout etc.

2.9 Concrete Blocks

Concrete blocks shall be made to comply with requirements of I.S. 20.

### 3.0 Earthworks

#### 3.1 Support

Excavations shall be timbered, sheeted and piled or otherwise supported to the extent necessary to support the surrounding ground and to ensure the safety of the Works and adjacent structures.

#### 3.2 Excavations to be kept free from water

The Developer shall provide and maintain and operate the pumping plant, and shall construct such grips, drains, sumps and catchwaters as may be necessary to remove water from the excavations or to prevent its entrance thereto. Water in the excavations shall be dealt with in such manner as will prevent the surfaces on or against which foundations or other work will be constructed from any deterioration of their natural condition.

#### 3.3 Embankments or Other Areas of Fill

The areas on which embankments or other areas of fill are to be constructed shall be stripped of top soil unless otherwise directed.

Embankments and other areas of fill shall be formed of suitable material.

#### 3.4 Watercourses

Excavations carried out in the diversion, enlargement, deepening or straightening of watercourses shall include the operations of any necessary trimming of slopes, grading of beds, disposal of excavated materials and pumping, timbering works and materials necessary for dealing with the flow of water.

The beds and sloping sides of watercourses shall be protected against the action of water.

Where watercourses have to be diverted from the sites of embankments or other works, the original channels shall be cleared of all vegetable growths and soft deposits and shall be connected to a Surface Water Sewer where directed.

#### 3.5 Existing Ditches

Existing ditches shall be cleared by removing vegetable growths and deposits. The sides shall be trimmed throughout and the bottoms uniformly graded and the ditches kept clean and maintained for the period of execution of the Works. Material removed from existing ditches shall be disposed of. Ditches which cross under carriageways shall be treated in accordance with the Engineer's instructions.

#### 3.6 Rock.

Rock shall be removed by excavating machine or rock breaker where possible.

#### 4.0 Concrete Work

##### 4.1 Formwork

Forms shall be constructed that the concrete can be properly placed and thoroughly compacted and that the hardened concrete while still supported by the forms shall conform accurately to the required shape, position and level, and to the finishes specified. Care shall be taken to maintain the stability of the formwork and the tightness of the joints during vibrating operations.

##### 4.2 Ties in Concrete

The whole or part of the ties shall be capable of being removed so that no part remaining embedded in the concrete shall be nearer to the surface of the concrete than the specified thickness of cover to the reinforcement. Holes left after the removal of ties shall be filled with concrete or mortar of approved composition.

##### 4.3 Preparation of Formwork

The inside surfaces of forms shall, except for permanent formwork or unless otherwise agreed, be coated with an approved material to prevent adhesion to the concrete. Such materials shall be applied strictly in accordance with the manufacturer's instructions and shall not come into contact with the reinforcement or pre-stressing tendons and anchorages.

##### 4.4 Bending of Reinforcement

Reinforcement shall be bent to the dimensions given and in a manner that will not injure the material.

Cold worked and hot rolled bars shall not be straightened or bent again one having been bent.

##### 4.5 Placing of Reinforcement

Reinforcement shall be placed and maintained in the position shown in the Drawings. Unless otherwise approved, all intersecting bars shall be tied together with the wire described in the Drawings and the ends of the wire shall be turned into the main body of the concrete.

No splices shall be made in the reinforcement except where described in the Drawings or where approved.

##### 4.6 Concrete Mixes

Unless otherwise directed in the Contract or approved ordinary Portland cement shall be used. The quantity of water shall not exceed that required to produce a concrete with sufficient workability to be placed and compacted where required.

The concrete from each mix shall be tested in accordance with Clause 909 and must satisfy the strength requirements of Table page 27.

#### 4.6 Concrete Mixes .../Contd.

Concrete mixes shall be carried out by the Developer in accordance with C.P. 114 part 2 and Tables 1 & 2, Pages 27 & 28.

The mix shall be proportioned by weight. The concrete shall be mixed by machine to a uniform colour and consistency before placing.

Aggregates for lean-mix concrete shall consist of gravel of 40mm nominal size aggregate, washed where necessary and complying with I.S.S.5.

#### 4.7 Cement

Cement shall be stored in a dry, weather-proof shed with a raised wooden floor or in a silo and shall be delivered in quantities sufficient to ensure that there is no suspension or interruption of the work of concreting at any time. If stored in sheds, each consignment shall be kept separate and distinct.

#### 4.8 Ready Mixed Concrete

Approval of the use of ready-mixed concrete as defined in B.S. 1926, batched off the Site is acceptable.

The concrete shall be carried in purpose-made agitators, operating continuously, or truck mixers. The concrete shall be compacted and in its final position within 2 hours of the introduction of cement to the aggregates.

When truck-mixed concrete is used, water shall be added under supervision either at the Site or at the central batching plant as directed but, in no circumstances, shall water be added in transit.

#### 4.9 Sampling Concrete

Sampling shall be carried out in accordance with the requirements of B.S. 1881 ; Part 1.

#### 4.10 Transport and Placing

Concrete when deposited shall have a temperature of not less than 5°C and not more than 32°C. It shall be compacted in its final position within 30 minutes of discharge from the mixer unless carried in purpose-made agitators, operating continuously, when the time shall be within 2 hours of the introduction of cement to the mix and within 30 minutes of discharge from the agitator.

Concrete shall be deposited in horizontal layers to a compacted depth not exceeding 450 millimetres where internal vibrators are used, or 300 millimetres in all other cases.

Concrete shall not be dropped into place from a height exceeding 2 metres. When trunking or chutes are used they shall be kept clean and used in such a way as to avoid segregation.

#### 4.11 Compaction of Concrete

All concrete shall be compacted to produce a dense homogeneous mass. It shall be compacted with the assistance of vibrators. Leanmix concrete must be compacted by mechanical vibration.



#### 4.12 Curing of Concrete

Immediately after compaction and for 7 days thereafter concrete shall be protected against harmful effects of weather, including rain, rapid temperature changes, frost, and from drying out.

#### 4.13 Early Loading

Concrete shall at no time be subjected to loading, including its own weight, which will include a compressive stress in it exceeding 0.33 of its compressive strength at the time of loading or of the specified 28 day strength.

#### 4.14 Testing of Concrete

150mm cubes shall be made, cured and tested all in accordance with B.S. 1881. All cubes made in compliance with this Clause shall be cast in the presence of the Engineer's representative and their reference numbers shall be submitted to the Engineer in a daily report.

The complete set of cubes taken from each mix of concrete shall be sent in time for the 7 day test. The Laboratory will retain and cure the cubes required for the 28 day test.

A minimum of 3 cubes shall be made from each batch to be tested. One cube shall be tested at 7 days and if the appropriate strength according to Table 1 page 27. is obtained the remaining 2 cubes shall be retained for the 28 day test. If the appropriate strength is not obtained a second cube shall be tested immediately.

Where the concrete to be tested has been supplied by a ready-mix company 3 No. cubes shall be tested by the supplier and 3 No. by the developer's agent.

The appropriate strength requirements for each set of 3 cubes shall be satisfied if none of the strengths of the three cubes tested, 1 at 7 days and 2 at 28 days is below the cube strength specified in Table 1 or, if the average strength of two cubes tested at 7 days is not less than the specified cube strength and the difference between the greater and lesser strength is not more than 20 per cent of the average and the third cube to be tested at 28 days is not less than the specified strength, or, if the strength of one cube tested at 7 days is satisfactory and the average strength of 2 cubes tested at 28 days is not less than the specified cube strength and the difference between the greater and the lesser strength is not more than 20 per cent of the average.

#### 4.15 Workability

Where a batch has been sampled for the purpose of determining the workability of the concrete, 1 test shall be made on each sample by compacting factor apparatus in accordance with B.S. 1881, or other approved method.

The slump requirements to be as set out in Table 2. Page 28.

5.0 Sewers and pipe laying:

5.1 Concrete Cylindrical Pipes

Concrete cylindrical pipes and specials shall be of approved manufacture and shall comply with the requirements of I.S.S. 6:1974. "Concrete Sewer Pipes" and B.S.S. 556: 1972, "Concrete Cylindrical Pipes and Fittings", and I.S. 166:1972, "Concrete Surface Water Pipes".

5.2 Concrete Saddles

Concrete saddles shall be of special castings and shall comprise a section of pipe socket with concrete flanges. They shall be cast as one piece. The flanges shall be placed so as to ensure that the end of the saddles does not project into the sewer.

5.3 Glazed Ware Pipes

Glazed ware pipes shall comply with the requirements of the I.S.S. 106:1970 for Glazed Ware Pipes or B.S. 65 and 540 and clay ware fittings complying with B.S. 539.

5.4 Hard P.V.C. Sewer Pipes

P.V.C. sewer pipes shall comply with the requirements outlines in Test Specifications KOMO, October, 1963 and S.R. 3 1973 for sewage waste pipes and fittings made of hard polyvinylchloride. They shall be free from imperfections. Pipes shall be examined on delivery to the site and any pipes or specials found defective shall be immediately removed from the site.

5.5 Asbestos Pipes

Asbestos cement sewerage pipes and fittings shall comply with the requirements of B.S. 3656 with asbestos cement sleeve joints rubber rings complying with the requirements of B.S. 2994 Class C. Depths of trench and corresponding beddings applicable to asbestos cement pipes for sewerage and drainage should comply with data given in National Building Studies special report no. 32 or any subsequent revision of this publication.

5.6 Ogee Concrete Pipes

Ogee pipes complying with I.S. 6 or B.S. 556 may be used for surface water sewers and drains only.

5.7 Bedding to Pipes

Pipes shall be laid on a bed of concrete, Class C, of the width and thickness shown in schedule of 'Bedding and Surrounds for Sewer Pipes' in Table 5. The bed shall be laid true to line and level to an even surface ready for laying of pipes. Concrete in beds and surrounds shall be placed within one hour from the time of mixing. Under no circumstances shall reconstituted concrete be permitted.

### 5.8 House Drains

The maximum number of houses to be served by a single drain shall be six unless otherwise approved. Notwithstanding any approval given during the course of construction, the entire house drainage system shall be subject to final inspection and approval on completion.

### 5.9 Access to sewers and drains

Access to sewers and drains shall be provided at maximum intervals of 90m and in the following positions :

1. At all changes of directions.
2. At all changes of gradients.
3. At the head of all sewer and drain lengths.
4. At all sewer junctions and all changes in pipe diameter.
5. At a point immediately inside the curtilage of the site adjoining the main sewer on all foul sewer drains.

### 5.10 Laying and Jointing of Pipes

Spigot and socket pipes for unplasticised P.V.C. pipes shall be flexibly jointed and sealed with a rubber ring or flexible gasket and approved by the Engineer and shall withstand the various tests specified herein for pipelines. The joints shall be capable of standing a deflection of not less than one and a half degrees in any direction and a "draw" of half an inch without failure of the test. The gap between the spigot and the shoulder of the socket when laid in the pipeline shall not be less than 6mm for pipes up to 675mm diameter and 12mm for pipes over 675mm diameter.

### 5.11 Testing of Sewers

All sewers, manholes, chambers and other work shall be absolutely watertight. In order to make sure of this, the sewers shall be subjected to a water or air test. No sewer shall be covered up until it has satisfactorily passed the test. When a water test is carried out the pipes shall be tested in sections (e.g. between manholes). Each section shall be tested by filling with water under a head of 1m. The head shall be maintained for 30 minutes. Any pipes or joints which show signs of leakage shall be taken out and replaced or re-jointed at the Developers expense until completely watertight.

Sewers and drains shall be tested by one or other of the following methods:

1. Water Test : Foul sewers and drains shall be tested for a minimum of 30 minutes under a head of not less than 1m of water over the crown at the high point and not more than 2.5m of water over the crown at low points of the line under test. The maximum allowable loss of water per house per 100 l lineal metres of pipe shall be given in Table 1.

TABLE 1 Maximum allowable water loss in litres per hour per 100 lineal metres of pipe.

PIPE DIAMETER (mm)	MAXIMUM ALLOWABLE LOSS (l/h)
100	6
150	9
225	13.5
300	18
375	45
450	54
525	63
600	72

2. Air Test : Air shall be pumped into the section of sewer or drain under test until a pressure of 100mm of water is indicated on a U-tube connected to the system. The air pressure shall not fall to less than 75mm head of water during a period of 5 minutes without further pumping after a period of requisite stabilisation.

Failure to pass this test is not conclusive and when failure does occur a water test as specified in (1) shall be carried out. Acceptable or rejection of the line under test shall be based on the results of this water test.

Infiltration Test: Manholes greater than 1m deep shall be tested for infiltration of ground water. Infiltration to manholes shall not exceed 5 litres per hour per manhole.

Infiltration tests shall be carried out when the water table in the ground adjacent to the manhole is at its highest level or at some other approved time.

#### 5.12 Cover to Sewers

All pipelines shall be laid with a minimum cover of 1.2m in roads, footpaths and grass margins and 0.9m in open spaces and fields. Where it is not possible to obtain these minimum covers, pipes shall be bedded and encased in 150mm concrete.

#### 5.13 Surround and Haunch to Pipes

Where shown on the drawings, or directed by the Engineer pipelines shall be haunched, cradled or surrounded with concrete, Class C, in the manner indicated in the schedule of "Bedding and Surrounds for S. & S." In carrying out this work, the Developer shall take care to pack the concrete under and around the pipes to ensure contact to with the previously laid concrete, bedding and solidity in the concrete. In no instance, shall the concrete be thrown directly onto the pipes and during the placing of the concrete the pipelines shall be adequately supported so that they are not disturbed in any way. The upper surface of the concrete shall be struck off with a wooden screen or otherwise and neatly finished off.

#### 5.14 Backfilling of Pipes

Type A granular material shall be provided to a minimum of 150mm over the crown of the pipe for Asbestos Cement and S & S flexible concrete pipes. Backfilling shall continue for further 300mm which shall be free from stones greater than 25mm in size, builders rubbish, vegetable matter and lumps of clay greater than 75mm in size and shall be compacted in 150mm layers to the satisfaction of Building Control Department. Thereafter, back-filling shall continue in 300mm layers. In the case where a rigid pipeline is provided only with a concrete bed and haunched selected fill shall be provided to a depth of 300mm over the pipe as prescribed above.

5.15 Excavation below necessary depths

Where the Developer excavates in trenches below the depths necessary for the work, the excess excavation shall be made good with concrete, Class D.

5.16 Connections to Sewers

Where shown on the drawings or directed by the Engineer existing sewers and drains shall be properly extended, connected and jointed to new sewers and drains. All such connections shall be made during the construction of new sewers and drains and a record of their positions kept for future use and reference. The connections shall be well and tightly made to the new sewers and drains by means of junction pipes and saddle so placed as to discharge in the direction of flow of the main sewer or drain. Where feasible, the connections shall be made at manholes.

5.17 Sealed Gullies and Connections

Gullies which are to be connected to surface water sewers shall be seal type as specified and indicated on the drawings. Outlet from bottom or rodding chamber to sewer shall be laid in such a way as to facilitate rodding and connected to sewers to splay junction pipes or splay saddles. The pipelines shall be surrounded with the gully chambers adequately supported by concrete, Class D.

5.18 Cement

Normal Portland Cement shall comply with I.S. 1:

5.19 Aggregates

Aggregates shall comply with the requirements of I.S.S. 5: "Coarse and Fine Aggregates from Natural Sources for concrete" except that other aggregates may be used if approved.

5.20 Cement Mortar

Cement mortar shall consist of one part of Portland Cement and two parts of sand. The materials shall be accurately gauged and mixed in an approved manner.

5.21 Concrete Mixes

Concrete for use in various locations shall be as given in Table below. All concrete shall be tested in accordance with B.S. 1881 and the acceptance criteria shall be in accordance with C.P. 110.

Schedule of designed concrete mixes.

Concrete Mix No.	A	B	C	D
Cube strength at 28 day min (n/mm)	30	30	20	7
Nominal maximum	40	20	40	40

Class A : In all structural concrete used in buildings, service reservoirs etc.

Class B : In valve chambers, precast posts, concrete aprons in streams, paths, manholes.

Class C : In pipe casings, bedding and surrounds cut off walls, anchor blocks etc.

Class D : Lean concrete for blinding and filling soft spots.

#### 5.22 Manhole and inspection chambers

Manholes shall comprise a rectangular chamber built of 225mm thick concrete walls of 20mm Class B mass concrete, fair faced internally, free from honey-combing and of a high standard of surface finish 150mm or 225mm thick Class B concrete foundations slab as shown on drawings. The concrete shall be laid on 75mm thick Class D concrete. Concrete shall be vibrated to the satisfaction of Building Control Department. Subject to the prior agreement of the Engineer, precast concrete manholes may be used and shall comply with B.S. 556. All pipes shall be neatly built in, cut to form channels. At manholes where there is a change in pipe size between the main pipe entering and that leaving the manhole, the connecting channel shall consist of an approved proprietary tape. Where a suitable taper or channel is not available, the channel shall be formed in in-situ concrete finished in 1:2 cement sand mortar.

Benching shall rise vertically from the top of the channel to a height not less than that of the soffit of the outlet, be sloped upward thence to the wall at a gradient of 1 in 6 finished in 1:2 cement mortar.

In the case of branch drains the benching shall be so shaped as to guide the flow of sewerage in the direction of flow.

Blockwork will only be allowed in surface water manholes situated in high ground where there is no probability of ground water pressure.

If allowed, walls shall be at least 225mm thick with joints fully packed with mortar to within 6mm of surface. A coat of water proofed plaster minimum 10mm thick shall be applied outside and inside to the wall surfaces. A single arched ring of brick shall be formed around each pipe.

#### 5.23 Manhole Dimensions

Fixed dimensions for manholes are not applicable. The dimensions will depend on the size and angle of the main sewer and on the position and number of the branch sewers entering. Suitable minimum dimensions for straight through manholes are given in Drawings. Manholes with curved channels require special consideration and must be agreed with Building Control prior to commencing development works.

NOTE : The minimum internal dimensions of manholes with a curved channel on a 225mm sewer to be 1200mm by 1200mm.

5.24 Manhole covers and frames

Manhole covers and frames shall be cast-iron circular and square covers and frames complying with B.S.S. 497 "Cast Manhole covers, Road Gully Gratings and Frame for Drainage Purposes". standard pattern

B.S 497	Location	Minimum weight of cover and frame.
Grade A	Carriageway	250 kilograms.
Grade B	Foothpaths, verges, pedestrian way	125 kilograms.
Grade C	House Drains	50 kilograms.

On main sewers which are to be taken in charge, square covers are not permitted.

5.25 Manhole rungs and step irons

Manhole rungs and step irons shall be manufactured from mild steel. They shall be hot dip galvanised by the process described in B.S. 1247 : 1975 and shall receive one coat of antigalvanic solution and two coats of red oxide or be subject to other such protective process as may be approved by the Engineer. Step irons are allowable only in manholes less than 1.5m in depth.

5.26 Ladders

Where the depths of manholes are greater than 4.5m galvanised ladders of the approve type shall be used.

5.27 Precast Concrete Manholes

These manholes may be used for surface water manholes for 225-375mm diameter pipes only and depths of 3.0m. They may not be used on carriageways. Using precast concrete components set in recess 125mm by 50mm deep formed in cast in-situ base and filled, before placing of precast unit, with approved bituminous material. The remaining faces of the joints of chamber rings, shall be liberally coated with approved material of trowelling grade prior to being fixed in position, any approved materials shall be neatly struck off. The precast concrete cover slab shall be bedded on the top-most ring on cement mortar. The precast chamber rings shall be surrounded with a thickness of 150mm Class concrete and back filling around the manhole shall be carefully placed to ensure that the rings are not displaced out of the vertical position. Approved shuttering to the requirement of the Council must be provided when placing the concrete surround to all precast manhole chambers. The precast manhole roof must have a minimum ope diameter of 600mm.

5.28 Cleaning of Sewers

At the time of completion of the development works, the developer shall ensure to the satisfaction of Building Control that all sewers and drains within the site are clean and free from obstruction.

5.29 Records

The developer shall submit 2 No. copies of "as constructed" drawings of the main sewer systems on the completion of the main drainage works for the development. The "as constructed" drawing should indicate the following information:

- (a) Ground and invert levels of main sewer manholes.
- (b) Pipe diameter.
- (c) Gradient between manholes.
- (d) Branch from junction from house drains.



6.0 Watermains

6.1 Specification

- 1. Asbestos Cement pressure pipes complying with - B.S. 486.
- 2. Ductile iron pipes cast and spun complying with - B.S. 4772.
- 3. Grey iron pipes cast and spun complying with - B.S. 4622.
- 4. Polyethylene pipes type 50 complying with - I.S. 135.
- 5. Unplasticised P.V.C. pipes complying with - I.S. 123.

6.2 Pipe Classes

U/P.V.C./ASBESTOS CEMENT	TEST PRESSURE.
Class B/15 "	130 P.S.I. or 9 Bar.
Class C/20 "	195 P.S.I. or 13 Bar.
Class D/25 "	200 P.S.I. or 17 Bar.

NOTE : All pipes are to be Class C/20 except where special permission is obtained. These pipes shall be subject to a minimum hydraulic test pressure of 150 lbs. per square inch before being back filled.

6.3 Sluice Valves

Sluice valves shall comply with B.S. 1218 or other approved standards. They shall close by turning anti-clockwise.

6.4 Location of sluice valves

Sluice valves shall be provided so that houses can be isolated in groups of not more than 40 houses and shall comply with B.S. 1218. The depth of the sluice valve spindle below finished ground level shall not exceed 600mm. For depths greater than 600mm an extension spindle (with guides built into chamber @ 450mm c/c) shall be securely fixed to sluice valve spindles.

6.5 Hydrants

Hydrants shall comply with B.S. 750 and shall be bayonet-lug type with bronze fitting and shall comply with standard pattern. They shall bear the marking B.S. 750: 1977.

6.6 Location of Hydrants

Hydrants shall be provided so that no house is more than 45m from a hydrant. The hydrant outlet point shall be 325mm below finished ground level. A tolerance of 100mm is acceptable.

### 6.7 Design of Watermains

Watermain pipe size and layout shall be in accordance with the requirements of  
However, the following criteria shall apply :-

1. The minimum pipe size shall be 100mm in housing developments or a minimum of 150mm elsewhere unless otherwise specified.
2. House connections shall not be taken across roads.
3. Watermains shall be looped except where the Council permits the use of dead ends, a duck foot hydrant shall be provided at the dead end.
4. No P.V.C. pipe size greater than 200mm shall be used.

### 6.8 Laying of Watermains

Watermains shall be laid where possible in footpaths or grass margins. Pipes shall be laid on a 50mm bed of fine grained material consisting of sand passing a 10mm sieve. Similar material, thoroughly compacted shall be placed around and over the pipe for a cover of 100mm, (150mm where stones are in excv. material).

The remainder of the back-filling shall consist of a select material approved by the  
The minimum cover to a watermain pipe shall be 900mm.

### 6.9 Pipes under roads

Pipes shall be laid on a 50mm bed of fine material consisting of sand passing a 10mm sieve. Similar material shall be placed around and over the pipe for a cover of 150mm. The remainder of the back-fill material up to road formation level, shall consist of hard core or gravel material.

### 6.10 Pipe Anchorage

Concrete anchor blocks shall be provided at :-

1. Dead Ends (duct foot hydrants)
2. Tees.
3. Bends.
4. At both sides of a sluice valve chamber.

Anchor blocks shall encase the pipe in concrete to a minimum thickness of 150mm all around and shall be a minimum length of 600mm. For large size pipes greater than 200mm diameter, the developer shall submit his anchor block details.

### 6.11 Stopcocks

Stopcocks complying with BS 1010 shall be provided on each service pipe. The stopcock should be located in the driveway to the house at a distance not greater than 0.5 metres from the back of the footpath. The top of the stopcock shall be a minimum depth of 450mm below the finished ground level. In the case of dead ends the developer shall locate the duct foot hydrant a distance of 5m from the last house services of that line.

#### 6.12 Stopcock covers

Details of approved type stopcock covers together with specification for same are shown on the attached drawing.

#### 6.13 Service Pipes

All service pipes shall have a minimum cover of 600mm. The pipes shall have a minimum of 12mm internal diameters and shall be one of the following types :

- a) Annealed copper complying with B.S. 2871 Part 1, Table Y.
- b) Polyethylene pipe 50 type complying with I.S. 134, heavy gauge.
- c) Service pipes other than (a) and (b) must have prior approval of

Fittings and specials shall be of approved type.

#### 6.14 Chambers

Chambers for sluice valves, air valves, hydrants and stopcocks shall be as shown on drawings. Chambers for stopcocks shall comply with B.S. 1185. Precast concrete or in-situ concrete chambers may also be used subject to approval.

#### 6.15 Surface Boxes

Hydrants, sluice valves, air valves chambers shall be provided with cast iron surface boxes complying with B.S. 1426 and B.S. 3461. The grade of surface box shall be in accordance with the British Standard. Heavy Grade (H) to be used in carriageways and medium grade (M) to be used in footpaths and grass verges.

#### 6.16 Indicator Plates

Hydrants, air valves and sluice valves shall be located by indicator plates positioned to the approval of the County Council and shall comply with B.S. 3251. Hydrant plates shall indicate the diameter of the watermain in millimetres on the upper part of the plate and the distance from the hydrant in metres on the lower part of the plate. All characters shall be black and the remainder of the front face shall conform to colour reference no. 309 (canary yellow) in B.S. 381C. Sluice valves and air valves shall have the appropriate letters and shall be 200mm x 200mm square. These plates shall be cast iron with the appropriate letters in relief. The plates shall be painted with black bitumastic paint and the letters with white enamel paint.

#### 6.17 Marker Posts

Where marker posts are used, they shall be concrete complying with I.S. 162 as per drawing and shall be located as an inset to the rear of the footpath (indicator plates may be fixed to solid boundary walls).

#### 6.18 Chlorination of Mains

Before any house connections are made to the watermain, the watermain shall be thoroughly swabbed and chlorinated.

6.19 Storage

Twenty four (24) hour storage is to be provided. Suggested storage for domestic purposed is as follows :-

Dwelling house with 3 bedrooms/ or less = 80 gallons. - 364 litres  
Dwelling house with 4 bedrooms/ or over = 100 gallons. - 455 litres.

## 7.0 Construction of Roads

### 7.1 Strength of Subgrade

Subgrade strength shall be established by means of the California Bearing Ratio (C.B.R.) Test in accordance with B.S. 1377. Samples shall be taken at the rate of 1 per 100m. of road and where significant variations in soil types are anticipated.

### 7.2 Strip to formation

The areas to be excavated shall be stripped of top soil.

Excavation over the full width of formation for carriageways and footpaths shall be carried out in one operation. In this operation the excavation for carriageways shall be carried down to formation level and the excavation for footpaths down to the finished level of the footpath. Under no circumstances shall the carriageway width only be excavated and the paths excavated to finished level subsequent to carriageway construction. Excavation for the path from finished level to formation level should be done after all sewers, services, etc. have been laid. All excavated material shall immediately be removed from the lines of roads, pipes, etc., or the sites of works of any description and shall be deposited at approved locations.

### 7.3 Road crossings

All sub-grade drainage, gully and house connections, service crossings and ducts for services within the formation area shall be completed before preparation and treatment of the formation commences.

A record of the position of all connections, crossings, and duct, measured from the nearest manhole, along with their description shall be kept by the Developer. The concrete channels on each side of carriageway marked to show the position and description of the connection, crossing or duct. Trenches shall be backfilled in accordance with the requirements of Clause 517 and S.D. No. 9. Backfilling around gully pits, manholes etc shall be M.O.T. graded stone compacted by power rammer or vibratory roller in accordance with the requirements of Clause 309.

### 7.4 Preparation of Formation

All surfaces below roads and hardstandings shall, after reinstatement of any soft areas, be well cleaned and freed from mud and slurry.

The surface shall be compacted by 4 passes of a smoothwheeled roller of 8-10 tonnes or equivalent.

The formation shall be regulated and trimmed.

The trimmed formation shall be rolled by 1 pass of a 2.5 tonnes smooth-wheeled roller or equivalent.

Construction of the sub-base or road base shall follow immediately the completion of the formation.

7.5 Sub-base

Sub-base material shall be granular, frost resistant and comprise crushed rock or graded gravel. The material shall be well-graded and lie within the following limits :

B.S. Sieve Size	Range of Grading : Percentage by Weight Passing
75 millimetres	100
37.5 millimetres	85-100
10 millimetres	40-70
5 millimetres	25-45
600 microns	8-22
75 microns	0-10

The particle shall be determined in accordance with the requirements of B.S. 1377.

The material passing 425 micron sieve, when tested in accordance with B.S. 1377, shall be non-plastic.

It shall be laid in layer or layers to have the total compacted thickness.

The minimum compacted thickness of layer shall be 75mm and the maximum compacted thickness shall be 150mm.

All materials shall be placed and spread evenly. Spreading shall be undertaken either concurrently with placing or without delay.

As soon as possible after the material has been spread compaction shall be completed. Special care shall be taken to obtain full compaction in the vicinity of both longitudinal and transverse joints. The surface of any layer of material on completion of compaction be well closed, free from movement under compaction plant and from compaction planes, ridges, cracks or loose material. All loose, segregated or otherwise defective areas shall be made good to the full thickness of layer and re-compacted.

The sub-base must be fully prepared and inspected by the Engineer before road base construction or concrete commences.

7.6 Depth of Sub-base

To be specified as per Road Note 29. for the appropriate road classification.

7.7 Access Road :

The access road shall be an unreinforced concrete pavement and shall be constructed as follows.

Access Road - Road base and surfacing

Road base type	Thickness required (mm)	
Rolled Asphalt	Road base	70
	Surfacing	60
	Total	130
Dense Bitumen Macadam	Road base	75
	Surfacing	60
	Total	135
Lean Mix Concrete	Road base	130
	Surfacing	60
	Total	190

(b) Concrete Pavement

Un-reinforced concrete pavements shall be in accordance with the following :

Access Road - Sub Base.

C.B.R. Sub-grade %	2 or less	2 to 4	Over 4
Thickness of sub-base (mm)	300	230	200

Access Road - Unreinforced concrete slab

Slab thickness (min)	175mm
Contraction joint spacing (max)	6m
Expansion joint spacing (max)	36m

(c) Specification for un-reinforced concrete road slabs

Mix :- Graded aggregate 40mm maximum size- minimum cement content 310 kg/cu.m minimum 28 days strength 30N/mm<sup>2</sup>.

Expansion joints shall have approved dowel bars, parallel to the finished slab surface at approximately mid depth. Such joints shall have an approved joint filler which completely separates the adjacent slabs. Contraction joints shall have a groove sawn into the top one third of the slab.

Longitudinal joints shall be spanned by tie bars as approved by the Chief Engineer.

Concrete road slabs must be laid in one course.

7.8 Road Gullies

1. Surface water gullies shall comprise a rectangular chamber to dimensions and detail shown on drawings.
2. Built of 225mm concrete block in compliance with I.S. 20, in cement mortar on Class 250/40 concrete bed.
3. Built in Class 320/20 mass concrete 225mm thick on Class 250/40 concrete bed.
4. Alternatively precast chambers may be used if approved by the Engineer.

The outlet pipe from the chamber shall be as high as possible above sump level to facilitate rodding and shall be trimmed to the inside face of the wall of the chamber into which it is built.

The gully grating and frame shall be set flush with the level of the channel and the transverse bars of the grating shall be at right angles to the line with the hinged end of the grating on the side of approaching traffic.



## 8.0 Kerbs, Footpaths etc.

### 8.1 Kerbs

Kerbs shall be either precast concrete to B.S. 340 or in-situ concrete and shall comply with the requirements of Clauses 1101 and 1103 respectively of "Specification for Road and Bridge Works". Kerbs shall show between 100 and 150mm above the channel except at vehicular accesses where they shall be reduced to 40mm. In-situ concrete kerbs shall be to the dimensions and outline shown on drawings and in the case of a concrete carriageway, shall sit 50mm minimum on to the finished carriageway surface.

Where kerbs in precast or in situ concrete are laid on concrete carriageways, transverse joints shall be formed at 3m centres so that a kerb joint will coincide with a transverse joint in the carriageway and in an in-situ concrete footpath.

At vehicular accesses, a bellmouth shall be formed for easy turning of vehicles at the kerb line. The bellmouth shall be so shaped that the width of the apron at the kerbline is at least 2m wider than at the mouth of the opening at the back of the footpath. Extruded kerbs shall be in accordance with Clause 1103 of Specification for Road Works.

### 8.2 Footpaths and Pedestrian Ways

Pavement for footpaths and pedestrian ways shall be either un-reinforced concrete, precast concrete or flexible. The minimum thickness of non-frost susceptible sub-base material shall be 100mm. At vehicular accesses, the sub base thickness shall be increased to 150mm minimum. The minimum footpath width shall be 1.5m.

#### Un-reinforced Concrete Slabs

Concrete shall be laid in one course, 100mm thick. At vehicular accesses, the minimum thickness shall be 150mm.

Mix - 20mm aggregate, minimum cement content 280 kg/cu.m, 28 day strength (min) 20N/mm<sup>2</sup>. The surface shall be brushed lightly with a bass broom.

Transverse expansion/contraction joints shall be formed at 3m centres for the full depth of the concrete and shall comprise a double thickness of bituminous roofing felt or other approved material.

#### Flexible Surface

The flexible surfacing shall be coated macadam in accordance with B.S. 4987 - 1973. It shall be laid in two courses consisting of 40mm thickness of 20mm nominal size open textured base course macadam and 25mm thickness of 10mm nominal size dense wearing course macadam.

Where flexible construction is used, satisfactory support shall be provided to both sides of the footpath or pedestrian way by concrete kerbs, edgings or other approved means. The minimum footpath width shall be 1.5m, pedestrian ways shall have a minimum width of 2.4m.

### 8.3 Electrical Supply

The Electricity and Public Lighting Department of Dublin Corporation Marrowbone Lane, Dublin 8 is the competent Lighting Authority for Dublin County. All electrical work on Public Lighting must conform to the requirements of that Department. Copies of drawings and correspondence shall be sent to the Public Lighting and Electrical Supply Section.

### 8.4 Public Lighting

Public Lighting layout must comply with the requirements of the Electricity and Public Lighting Department.  
The Electricity and Public Lighting Department will design the public lighting scheme and return it with their recommendations.

### 8.5 Lighting Standards

The general standard required is 125W mercury vapour fluorescent lanterns at 6 metres mounting height 1m outreach and with a spacing of 34 metres  $\pm$  3 metres. For pedestrian pathways a "raising and lowering" Abacus 6m x 1m is required.

In the case of larger schemes where through traffic routes may be expected to carry traffic above the average residential density or in special centres, a mounting height of 8 metres having a lantern incorporating either a 250W mercury fluorescent lamp or a 90W sodium lamp may be required.

### 8.6 Cover to mains

The minimum depth of cover to underground mains located under paths and roads shall be 500mm. Plastic insulated wire armoured sheathed cables as recommended for underground use shall normally be used. The preferred method of cable laying in pathways is to place it in a 50mm duct, rather than directly into the ground in order to facilitate easier fault finding of defective circuits, if necessary, later.

The cables should be protected by bricks or tiles or similar approved materials in pathways and laid in sand where ducts are not laid.

The cables should be protected by ducts at road crossings and gateway entrances.

### 8.7 Lanterns

All lanterns of the 125W MBF/U type must be side entry enclosed type with vandal resistant refractors, clear visor and use aluminum reflectors for light control. Control gear to be integrally mounted in the lantern compartment but remote from the lantern enclosure. Lamps to have type E.S. Cap.

All lanterns shall comply with the requirements of B.S. 1788 - specifications for street lighting lanterns.

6 metre columns to be wired with 1.5 sq. m. PVC/PVC cables.

Control of street lighting shall be by photo-electrical switches, each light individually controlled.

A 5 amp tumbler switch shall be provided in the lighting columns at the photo cell positions for day time circuit testing by short circuiting the photo electric switch.

Post top lanterns shall not be accepted.

TABLE 1.

Class		Minimum Compressive Strength		Type of construction in which mix is to be used.
Minimum cement content in concrete kg/m <sup>3</sup> .	Max. Aggr. Size mm.	7 days N/mm <sup>2</sup>	28 days N/mm <sup>2</sup>	
370	40	24	36	Single course concrete road slabs.
370	20	21	32	Top 50mm conc. of R.C. road slabs, kerbs and channel blocks.
320	20	20	30	Manhole roofs and walls.
250	40	13	20	Base course in footpaths, gully and manhole floors, manhole benching.
210	40	8	12	Bedding, haunching and surround to sewers, pipes and ducts.
370	sand	-	-	Top course in two course conc. footpath.
101	40	7	10	Leanmix roads, filling and making up to formation level.

X 1N/mm<sup>2</sup> = 150 p.s.i.

Workability shall be in accordance with the following Table

Table 2 Workability

Workability	Maximum Aggregate size mm	Slump millimetres	Compacting Factor
Low	40	25-50	0.82-0.88
Medium	20	12-25	0.82-0.88
Medium	40	50-100	0.88-0.94
	20	25-50	0.88-0.94
High	40	100-175	0.94-0.97
	20	50-125	0.94-0.97

TABLE 3.

GRAVEL BEDDING ----- FOR ASBESTOS CEMENT SEWER PIPES ALSO APPLICABLE TO A.C. WATER MAINS.

Pipe Diam M.M.	BC Outside Diam.	BW Bed Width	Y Bed Thickness	C.M. Per M. Run.	Y Bed Thickness	C.M. Per M. Run.
			1/8 BC or 100mm.		1/4 BC or 200mm.	
100	122	450	100	.067	200	.112
125	150	475	100	.074	200	.122
150	178	500	100	.082	200	.132
175	203	525	100	.090	200	.143
200	228	550	100	.097	200	.152
225	255	600	100	.111	200	.171
250	282	650	100	.125	200	.190
300	340	700	100	.144	200	.214
375	427	950	100	.226	200	.321
450	511	1050	100	.271	200	.376

NOTE : IN UNIFORM SOIL USE COLUMNS SHOWING Y = 1/6 BC or 100.  
IN ROCK USE COLUMNS SHOWING Y = 1/4 BC or 200.

TABLE 4.

CONCRETE BED AND HAUNCH FOR S & S CONCRETE SEWER PIPES.

Pipe diam MM	BC Outside diam.	BW Bed Width	Y Bed Thickness	C.M. Per M. Run
100	152	350	100	.045
150	209	410	100	.056
225	297	500	100	.073
300	400	600	100	.095
375	560	760	100	.134
450	635	835	110	.164
525	711	910	130	.204
600	800	1000	150	.252
675	848	1060	170	.293
750	952	1190	190	.367
825	994	1240	210	.413
900	1156	1445	225	.538
1050	1321	1650	260	.710
1200	1473	1840	300	.897
1350	1690	2110	340	1.168
1500	1744	2180	375	1.301

CONCRETE BED & SURROUND FOR S & S CONCRETE SEWER PIPES.

Pipe diam. M.M.	BC Outside diam.	BW Bed Width	Y Bed Thickness	C.M. Per M. Run.
100	152	350	100	.093
150	209	410	100	.115
225	297	500	100	.152
300	400	600	100	.196
375	560	760	100	.270
450	635	835	110	.316
525	711	910	130	.373
600	800	1000	150	.440
675	848	1060	170	.505
750	952	1190	190	.633
825	994	1240	210	.703
900	1156	1445	225	.931
1050	1321	1650	260	1.223
1200	1473	1840	300	1.535
1350	1690	2110	340	2.005
1500	1744	2180	375	2.196



TABLE 6.

GRAVEL BED & SURROUND FOR HARD P.V.C. WATER MAIN PIPES.

Pipe Diam. M.M.	BC Outside Diam.	BW Bed Width	Y Bed Thickness	D Cover	C.M. Per M. Run
100	110	450	100	150	.152
150	160	500	100	150	.185
175	194	525	100	150	.204
200	219	550	100	150	.220
225	243	600	100	150	.249
250	274	650	100	150	.282
300	324	700	100	150	.319

APPENDIX 1 - List of Drawings :

219/1 : Drainage Layout and Sections.

219/2 : Watermain Layout.