



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

f / 3398/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0887

Date Received : 30th May 1991

Correspondence : Gerard Cramer,  
Name and : 13 Birchwood Heights,  
Address : Springfield,  
Dublin 24.

Development : Extension to existing entrance and new driveway in front garden

Location : 13 Birchwood Heights, Tallaght

Applicant : G. Cramer

App. Type : Permission

Zoning :

CONTRIBUTION
Standards <i>Nil</i>
Fees <i>No additional</i>
S.S. Services <i>Services</i>
Open to: <i>...</i>
Other:
SECURITY
Bond / C.I.F.:
Cash: <i>[Signature]</i>

*yfb*

(MD/BB)

Report of Dublin Planning Officer dated 17th July, 1991.

This is an application for PERMISSION for extension to existing entrance and new driveway in front garden of 13 Birchwood Heights, Tallaght.

This proposal is considered acceptable.

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

### CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

*omit by*  
02 That before development commences, <sup>only necessary</sup> approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0887

Page No: 0002

Location: 13 Birchwood Heights, Tallaght

*am 2 by*

03 That the ~~entire~~ premises be used as a single dwelling unit.  
REASON: To prevent unauthorised development.

02

~~That~~ That all external finishes harmonise in colour and texture with the existing premises.  
REASON: In the interest of visual amenity.

03

That the footpath be disbed in accordance with the requirements of the Roads Department Dublin Co Council.

Reason: In the ~~interest~~ interest of the proper planning and development of the area.

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

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

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated : ..... *24/7/91* .....  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~6 July 1991~~ *24/7/91*





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

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

Decision Order Number : P/ 3398 /91      Date of Decision : 24th July 1991

Register Reference : 91A/0887              Date Received : 30th May 1991

Applicant : G. Cramer

Development : Extension to existing entrance and new driveway in  
front garden

Location : 13 Birchwood Heights, Tallaght

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...<sup>3</sup>...ATTACHED.

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

Date: ... 25/7/91 .....

Gerard Cramer,  
13 Birchwood Heights,  
Springfield,  
Dublin 24.

## NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0887  
Decision Order No. P/ 3398 /91  
Page No: 0002



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Fax. (01)724896

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

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

REASON: In the interest of visual amenity.

03 That the footpath be dished in accordance with the requirements of the Roads Department, Dublin County Council.

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

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REG. REF. 91A/0887 REFERS.

INFORMATION REQUESTED.

DEVELOPMENT:- EXTENSION TO EXISTING ENTRANCE AND  
NEW DRIVEWAY TO 13 BIRCHWOOD HEIGHTS,  
TALLAGHT, DUBLIN 24.

THE LEGAL INTEREST IN THE PROPERTY IS LEASEHOLD

91A/0887

3.0.0

# INFORMATION REQUESTED.

Dublin County Council  
Comhairle Chontae Átha Cliath



Planning Application Form/  
Bye - Law Application Form

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

1. Application for Permission  Outline Permission  Approval  Place / in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ..... 13 BIRCHWOOD HEIGHTS  
(if none, give description sufficient to identify)..... SPRINGFIELD, TALLFENT DUBLIN 24.

3. Name of applicant (Principal not Agent)..... GERARD CRAMER

Address..... Tel. No.....

4. Name and address of .....  
person or firm responsible for preparation of drawings ..... Tel. No .....

5. Name and address to which notifications should be sent

6. Brief description of proposed development

7. Method of drainage ..... 8. Source of Water Supply .....

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

24 JUN 91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof?

11.(a) Area of Site ..... Sq. m.

(b) Floor area of proposed development ..... 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.) ..... (LEASEHOLD)

13.Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place  in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with application. ....  
REG. REF. 91A/0887 REFERS.

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

No of dwellings proposed (if any) ..... Class(es) of Development .....

Fee Payable £..... Basis of Calculation .....

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Gerard Cramer Date 17/6/91

Application Type ..... FOR OFFICE USE ONLY

Register Reference .....

Amount Received £.....

Receipt No .....

Date .....

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
  - (a) The address of the structure or the location of the land.
  - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
  - (c) The name of the applicant.

**NB. Applications must be received within 2 weeks from date of publication of the notice.**

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2. & 3 are.
  - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
  - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
    - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
  - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements:	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <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)

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

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.



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/0887

Date : 31st May 1991

Dear Sir/Madam,

Development : Extension to existing entrance and new driveway in front garden

LOCATION : 13 Birchwood Heights, Tallaght

Applicant : G. Cramer

App. Type : PERMISSION

Date recd. : 30th May 1991

I refer to your planning application in connection with the above. You have omitted to state your/your client's legal interest in this property, (i.e. whether freehold, leasehold etc.). This information is required to comply with Article 17 of the Local Government (Planning and Development) Regulations 1977.

Please submit this information at your earliest convenience.

Yours faithfully,

.....

PRINCIPAL OFFICER

Gerard Cramer,  
13 Birchwood Heights,  
Springfield,  
Dublin 24.



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

Dear Sir/Madam,

DEVELOPMENT : Extension to existing entrance and new driveway in  
front garden.

LOCATION : 13 Birchwood Heights, Tallaght

APPLICANT : G. Cramer

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 30th May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Gerard Cramer,  
13 Birchwood Heights,  
Springfield,  
Dublin 24.





Bloc 2, Ionad Bheatha na hEireann,  
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Yours faithfully,

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Gerard Cramer,  
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Springfield,  
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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 13 BIRCHWOOD HEIGHTS,  
(If none, give description sufficient to identify) SPRINGFIELD, TALLAGHT, D. 24

3. Name of applicant (Principal not Agent) GERARD CRAMER

Address AS ABOVE Tel. No. \_\_\_\_\_

4. Name and address of person or firm responsible for preparation of drawings MARY WALSH 77 BANNVILLE RD  
TALLAGHT, D. 24 Tel. No. \_\_\_\_\_

5. Name and address to which notifications should be sent GERARD CRAMER  
13 BIRCHWOOD HEIGHTS, SPRINGFIELD

6. Brief description of proposed development EXTENSION TO EXISTING ENTRANCE & NEW CONCRETE DRIVEWAY

7. Method of drainage PUBLIC 8. Source of Water Supply PUBLIC

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 \_\_\_\_\_

30 MAY 91  
DUBLIN COUNTY COUNCIL  
Planning

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

Site has 18/5/91

11(a) Area of Site 129 M<sup>2</sup> Sq. m.

(b) Floor area of proposed development 11.575 M<sup>2</sup> / DRIVEWAY AREA FOR DEVELOPMENT 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.) \_\_\_\_\_ DATE 31/5

13.Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place / in appropriate box. NO

14 Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: \_\_\_\_\_

15.List of documents enclosed with application 4 COPIES OF PLAN, SECTION, LOCATION MAP, PAGE OF PAPER WITH AD. REGISTRATION FEE OF £16

CO. DUBLIN permission requested for extension to existing entrance and new driveway in front garden of Birchwood Heights, Tallaght. G. Cramer

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

No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development 2

Fee Payable £ 16 Basis of Calculation CLASS 2

If a reduced fee is tendered details of previous relevant payment should be given.

Signature of Applicant (or his Agent) Gerard Cramer Date 17/5/91

Application Type \_\_\_\_\_ FOR OFFICE USE ONLY

Register Reference 91N/0887

Amount Received £ \_\_\_\_\_ 1.80

Receipt No \_\_\_\_\_

Date 21/2

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PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C.	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D.	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E.	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F.	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.





HAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N 41027

£ 16.00

Received this 31st day of May 1991

from Gerard Cramer  
13 Birchwood Heights  
Springfield

the sum of sixteen Pounds

Pence, being fee for  
planning application at above address

Noelle Deane Cashier

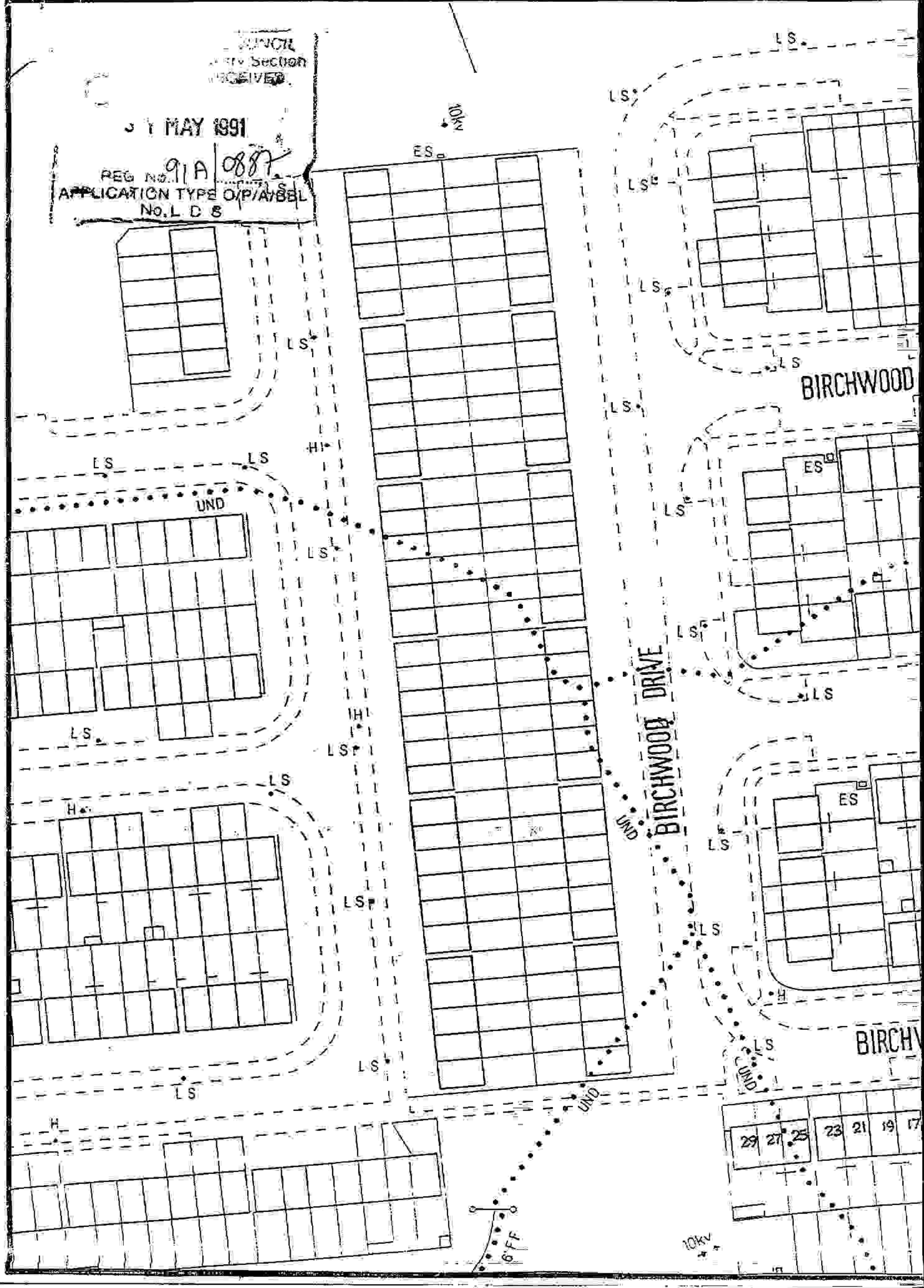
S. CAREY Clerk 2  
Principal Officer



COUNCIL  
Section  
RECEIVED

31 MAY 1991

REG NO. 91A/0887  
APPLICATION TYPE O/P/A/BEL  
No. L D S



LOCATION MAP

O.S. SHEET 3389-10

Scale 1:1,000

DRIVE

Springfield Extension

UND

N

GERARD CRAMER,  
13 BIRCHWOOD HEIGHTS,  
SPRINGFIELD, TALLAGHT,  
DUBLIN 24.

WOOD HEIGHTS

MAPLEWOOD ROAD

