



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

Register Reference : 91A/0903

Date : 19th February 1992

Dear Sir/Madam,

Development : Two semi-detached houses to rear of No. 6 Killininy  
Cottage with access from Killakee Court.

LOCATION : No. 6 Killininy Cottages, Firhouse.

Applicant : V. O'Brien

App. Type : Additional Information

I wish to inform you that by Order dated 13.02.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

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



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/0903

Date : 19th February 1992

Yours faithfully,

.....>.....

for PRINCIPAL OFFICER

Councillor T. Kitt, T.D.,  
3 Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

Our Ref.: 91A/0903

17 February 1992

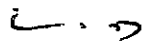
RE: Proposed two semi-detached houses to rear of No. 6 Killininy Cottage with access from Killakee Court at No. 6 Killininy Cottages, Firhouse for V. O'Brien.

Dear Councillor Kitt,

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

I now wish to inform you that by Order Dated 13th February, 1992 it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,

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

Seamus Brennan, Esq., T.D.,  
Minister for Education,  
Marlboro Street,  
Dublin 1.

Our Ref.: 91A/0903

17 February 1992.

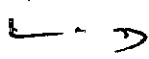
RE: Proposed two semi-detached houses to rear of No. 6 Killininy Cottage with access from Killakee Court at No. 6 Killininy Cottages, Firhouse for V. O'Brien.

Dear Councillor Kitt,

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

I now wish to inform you that by Order Dated 13th February, 1992 it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,

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

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0903

Letter No.: 527

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

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

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


30 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/Madam,

With reference to your representations/objections, I wish to inform you that additional information was requested on the proposal on 29th July, 1991 and particulars of such request have been entered in the Planning Register. The Register 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.

# KILLAKEE RESIDENTS ASSOCIATION

91A/0903

527

Hon. Secretary Address

John Kelly  
3 Killakee View  
Firhouse,  
Dublin 24.

Telephone: 517273

30 June 1991

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

04 JUL 91

517

OBJE

Dear Sir

Re: Planning Reference Number 91A-0903

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

- (1) 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.
- (2) As a result of recent housing development in the area, any further development would put extra strain on the education facilities here.
- (3) We understand that the applicants have no previous track-record in Building/Development.
- (4) 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.
- (5) The proposed development is not in accordance with the established development pattern in the neighbourhood.
- (6) 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.

# KILLAKEE RESIDENTS ASSOCIATION

Hon. Secretary Address

John Kelly  
3 Killakee View  
Firhouse,  
Dublin 24.

Telephone: 517273

- (7) 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.
- (8) We are concerned about the proposed access to the development which is via a front garden; such access would be conducive to a traffic hazard. This is in conflict with the stated policy of the Development Plan.
- (9) Killakee Court already has 18 vehicles for 13 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 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  
3 Killakee View  
Firhouse  
Dublin 24

Tel. 523914

Tel. 517273

Encl.

JUN 1985

8.50/26

NOTIFICATION TYPE O/P/A/B/DL  
M.L.D.S.

DRAWING NO 4

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

NOTES

EXISTING MANHOLE  
EXISTING  
150MM Ø F.S.

2m HIGH,  
225MM BLOCK  
WALL BOUNDARY

FS MANHOLE

PROPOSED  
S/D HOUSES

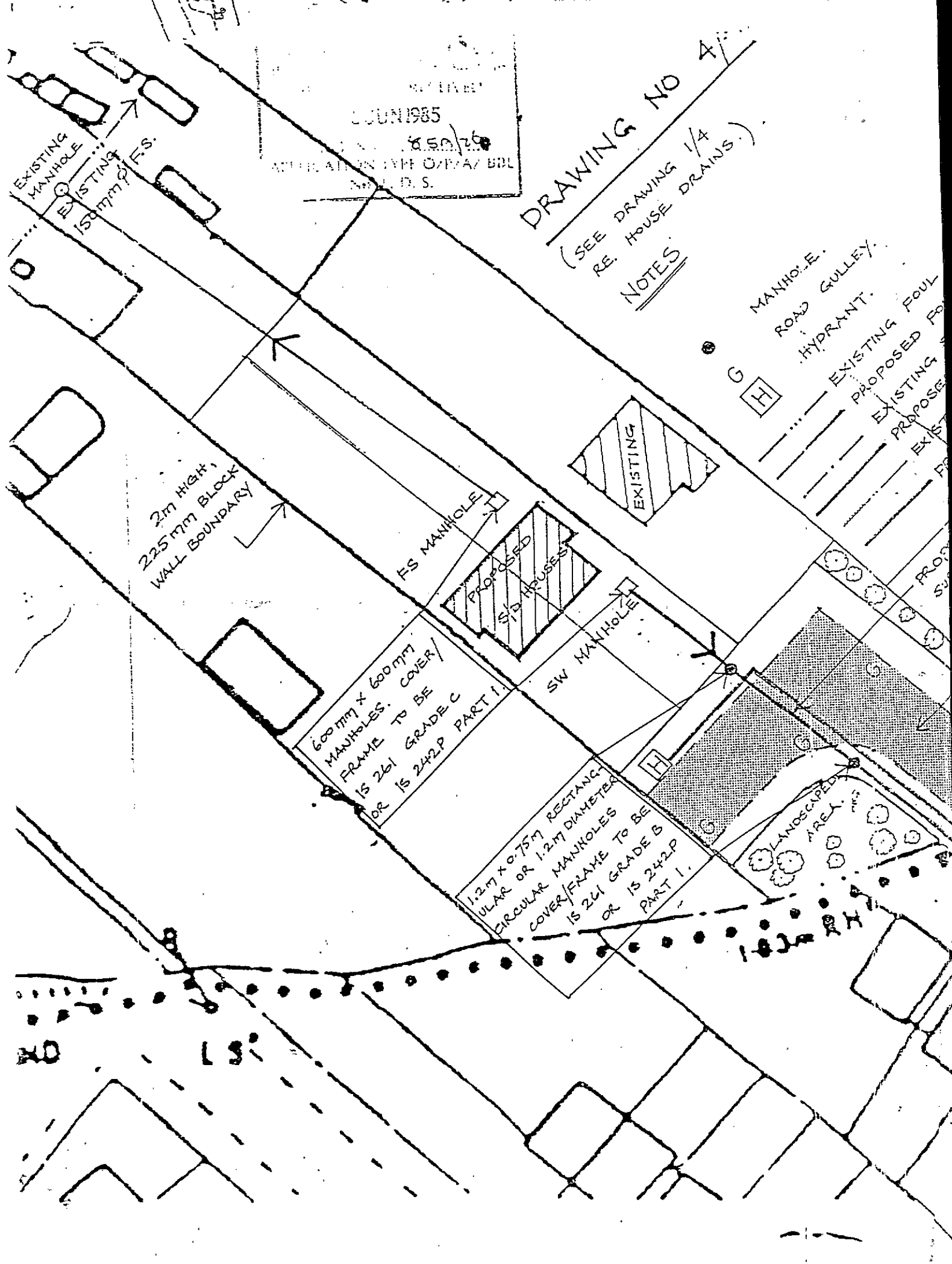
SW MANHOLE

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.

MANHO. E.  
ROAD GULLEY.  
HYDRANT.  
EXISTING FOUL  
PROPOSED FOUL  
EXISTING  
PROPOSED  
EXIST

LANDSCAPED  
AREA





SEWER  
UL SEWER (100mm)  
SURFACE WATER SEWER  
SURFACE WATER SEWER  
ING WATERMAIN (100mm φ)  
PROPOSED WATERMAIN (100mm φ)  
AGREED WITH WATER DEPT.  
POSED NEW 150mm φ  
FACE WATER SEWER  
FALL 1:150

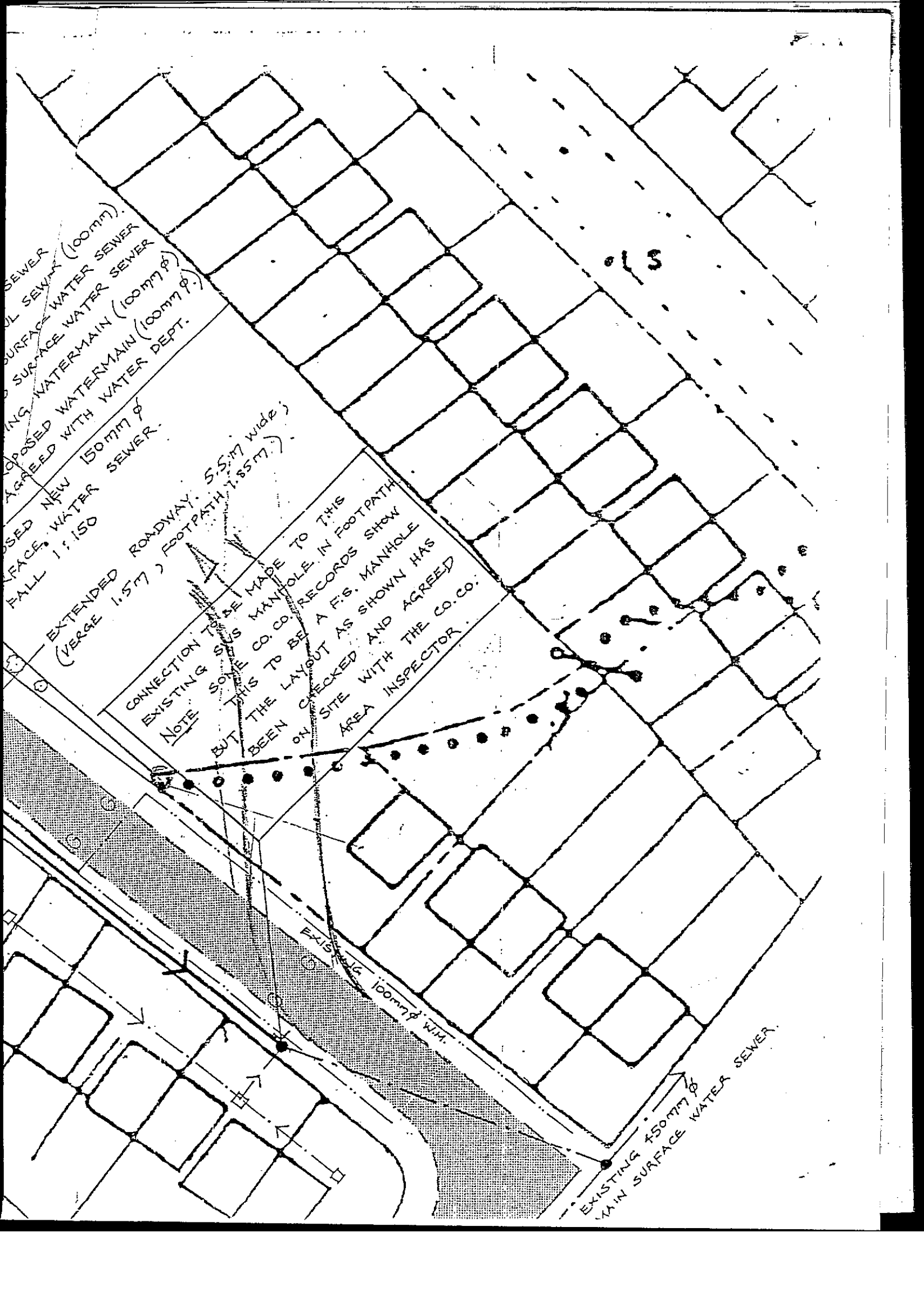
EXTENDED ROADWAY: 5.5m wide;  
(VERGE 1.5m) FOOTPATH 1.85m.

CONNECTION TO BE MADE TO THIS  
EXISTING S.S. MANHOLE IN FOOTPATH.  
NOTE: SOME S.S. 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.

015

EXISTING 100mm W.M.

EXISTING 150mm φ  
MAIN SURFACE WATER SEWER.





LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: / /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/0903

Date Received : 19th December 1991

Correspondence : Vincent O'Brien,  
Name and : Tara House,  
Address : Killakee Court, *Tymon Heights*  
Firhouse,  
Dublin 24.

Development : Two semi-detached houses to rear with access from  
Killakee Court. *of No 6 Killininy Cottages 6609*

Location : No. 6 Killininy Cottages, Firhouse.

Applicant : V. O'Brien

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : c.200 Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 4th February, 1992.

This is an application for PERMISSION for 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.

The area in which the site is located is zoned with the objective "A" - "to protect and/or improve residential amenity".

The history of the site is as follows:-

YA 102 - Permission granted for house at rear No. 5, i.e. adjoining site.

85A/26 - Permission granted for 2 houses on subject site.

81A/0739 - Permission refused for 10 houses at rear 2, 3 and 4 for reasons of density, substandard access and injury to amenity.

The site consists of a long rear back garden which reaches the end of the cul-de-sac known as Killakee Court.

<u>CONTRIBUTION:</u>	
Standard:	1500
Open Space:	
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	15000
Cash:	15000

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0903

Page No: 0002

Location: No. 6 Killininy Cottages, Firhouse.

Site dimensions were not given, when the application was originally submitted; drawings were not scaled and red lines were shown at varying points on 2 maps provided.

The house type proposed was a standard 3 bed semi-detached with a brick finish to the front. The existing detached house facing onto the cul-de-sac is in brick.

Access was shown by an extension of the existing road <sup>along</sup> the existing <sup>detached</sup> house on the adjoining site.

The original rear gardens of Killininy 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.

The current application would continue the orderly development of these lands.

At the moment there is a strip of land between the existing roadway into No. 5 and the garden of No. 4 which would prohibit access to that side of the lands from the cul-de-sac. Additional information on this point was requested so that possible future development of these lands would not be prejudiced.

A report on file from Sanitary Services indicated that foul sewer and water are available.

There is an objection to this proposal from Kilakee Residents Association. There was also strong reaction to the recent proposal for 10 houses on the adjoining lands. Reg. Ref. 91A/0739 refers.

Additional information was requested from the applicant with regard to the following:-

1. Applicant is requested to submit suitably scaled drawings showing the exact

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0903

Page No: 0003

Location: No. 6 Killininy Cottages, Firhouse.

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.

Additional Information was submitted on 19.12.91. It includes an acceptable extension of the access road which would permit orderly development of the lands to the rear of Cottage Nos. 1, 2 3 and 4. Drawing Nos. 4/6 and 5/6 refer.

A revised elevation has been submitted for the proposed two dwellings. This shows a brick finish, with a tiled panel above bay windows. The house type is a standard 3 bedroom semi. Garden space and boundaries are not clearly indicated.

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:-

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

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 19.12.91 save as may be required by the other conditions attached hereto.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0903

Page No: 0004

Location: No. 6 Killininy Cottages, Firhouse.

development.

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

03 That each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That a financial contribution in the sum of £ 1500 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

05 That rere and side boundary walls behind the building line be of concrete blockwork or other similar material, 2 metres in height and suitably capped and rendered to the satisfaction of the County Council.

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

06 The applicant to construct the carriageway, footpath and verge necessary for this development to the satisfaction of the County Council, Roads Engineers. This shall be designed to provide access to the adjoining lands, i.e. to the rere of No. 7 and Nos. 1-4 Killinney Cottages, as undertaken in applicant's letter received on 19th December, 1991, and Drawing NO. 5/6. *as shown on Eng. No. 5/6 received on 19/12/91.*

REASON: To permit the orderly development of adjoining sites and to comply with the proper planning and development of the area.

07 That an interim planting scheme, providing for ground cover plants and trees in respect of the land at the south east corner of the site separated from the proposed houses by the access roadway, be agreed by the County Council prior to commencement of development.

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

08 That adequate protection shall be provided for the root system of the mature trees on the boundary between the existing and proposed boundary prior to the commencement of development. *Details to be submitted and agreed with the Planning Authority prior to commencement of development.*

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0903

Page No: 0005

Location: No. 6 Killininy Cottages, Firhouse.

09 That the drainage arrangements for the proposed development shall be in accordance with the requirements of the sanitary services Section of the County Council.

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

10 That details of finish of front boundary walls to be agreed <sup>in writing</sup> with the Planning Authority prior to commencement of development.

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

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

Reason: In the interest of reducing air pollution

(See over-conditions to)

Endorsed: .....  
for Principal Officer

Richard Guinness SEP  
for Dublin Planning Officer

10/2/92

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 (12) conditions set out above is hereby made.

Dated : 13<sup>th</sup> FEBRUARY 1992

.....  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> February 1991. 1992.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Re: Two semi-detached houses to rear with access from Killakee at No. 6, Killininy Cottages, Firhouse.

Conditions

Reasons

12/11 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for roads, open spaces, car parks, sewers, watermains and drains, has been given by:

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000.

which shall be renewed by the developer from time to time as the roads, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council.

OR/....

(b) Lodgement with the Council of a cash sum of £5,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

OR/.....

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

12/11 To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0903.  
DEVELOPMENT: 2 semi-detached houses at rear of no. 6 Killininny Cottages.  
LOCATION: 6 Killininny Cottages.  
APPLICANT: V.O'Brien.  
DATE LODGED: 19.12.91.A.I.

This submission is additional information as requested by Dublin County Council on 29th July, 1991. Three points for further clarification were stated, the third related to "how an appropriate access can be provided if required in the future to serve possible future development of lands to the north-east."

Roads Department are satisfied with the proposed hammerhead arrangement which will lead to both orderly controlled development of the neighbouring site and an acceptable overall road network.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 30.01.92 .....  
Time ..... 2.20 .....  
C

MA/BMCC  
29.1.92.

SIGNED: Michael Adkins

ENDORSED: C. Park

DATE: 29-1-92

DATE: 29/1/92

SS

(P)

Register Reference : 91A/0903

Date : 10th June 1991

Development : Two semi-detached houses to rere with access from Killakee Court.

LOCATION : No. 6 Killininy Cottages, Firhouse.

Applicant : V. O'Brien

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 31st 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,

*Paul J. ...*

DUBLIN Co. COUNCIL	DUBLIN Co. COUNCIL
14 JUN 1991	SANITARY SERVICES PRINCIPAL OFFICER
SAN SERVICES	- 5 JUL 1991
	Returned <i>eg</i>

Date received in Sanitary Services .....

FOUL SEWER

*Available.*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ... <i>09.07.91</i> .....
Time ... <i>2.50</i> .....

SURFACE WATER

*Available.*

*Co. Sullivan 25/6/91.*

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

*J.R.  
27/6/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 08.07.61 .....  
Time: ..... 2.30 .....

Register Reference : 91A/0903

Date : 10th June 1991

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

WATER SUPPLY..... Available for zoned use 24 hours & storage...  
to be provided - from Wilkie Court

*[Signature]*  
17/6/91

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE 28/6/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0903.  
DEVELOPMENT: 2 semi-detached houses.  
LOCATION: No. 6 Killininy Cottages, Firhouse.  
APPLICANT: V. O'Brien.  
DATE LODGED: 31.5.91.

---

Permission has previously been granted on this site for a similar development Reg. Ref: 85A/26. It is noted that application on adjoining site for 10 houses 91A/739 has been recommended for Additional Information to correlate the proposed development of this cul-de-sac in an orderly fashion.

Roads would recommend that a submission of Additional Information be sought showing how it is proposed to correlate the current development with that proposed in 91A/739 to ensure orderly development of the cul-de-sac.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ....09.07.91.....  
Time.....12.20.....

EM/BMcC  
4.7.91.

SIGNED: \_\_\_\_\_ ENDORSED: E. Wadden  
DATE: \_\_\_\_\_ DATE: 4<sup>th</sup> July '91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

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.

Vincent O'Brien,  
Tara House,  
Killakee Court, *Tymon Heights*  
Firhouse,  
Dublin 24.

Reg. Ref. 91A/0903  
Appl. Rec'd: 31/5/91  
Floor Area:  
Site Area:  
Zoning:

---

Report of the Dublin Planning Officer, dated 22 July 1991

This is an application for PERMISSION for 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.

The area in which the site is located is zoned with the objective 'A' - "to protect and/or improve residential amenity."

The history of the site is as follows:-

- YA.102 Permission granted for house at rear No. 5, i.e. adjoining site.
- 85A/26 Permission granted for 2 houses on current site. *em*
- 91A/0739 Permission refused for 10 houses at rear 2, 3 and 4 for reasons of density, substandard access and injury to amenity.

The site consists of a long rear back garden which reaches the end of the cul-de-sac known as Killakee Court.

Site dimensions are not given, drawings are not scaled and red lines are shown at varying points on 2 maps provided.

The house type proposed is a standard 3-bed semi-detached with a brick finish to the front. It would be acceptable, though the existing house is finished in plaster.

Access is shown by an extension of the existing road into the existing house on the adjoining site.

The original rear gardens of Killininy 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.

Contd/.....

**COMHAIRLE CHONTAE ÁTHA CLIATH**

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

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.

The current application continues the orderly development of these lands.

At the moment there is a strip of land between the existing roadway into No. 5 and the garden of No. 4 which would prohibit access to that side of the lands from the cul-de-sac. Additional Information on this point is requested so that possible future development of these lands is not prejudiced.

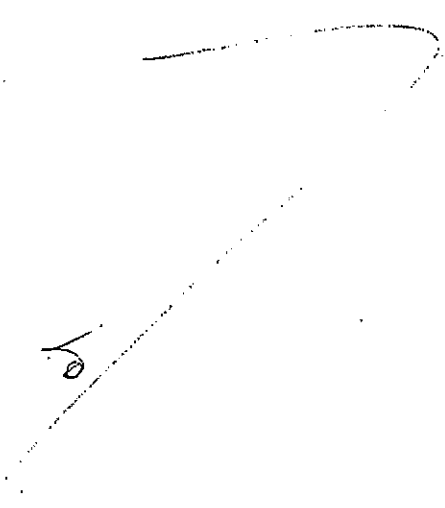
A report on file from Sanitary Services indicates that foul sewer and water are available.

There is an objection to this proposal from Kilakee Residents Association. There was also strong reaction to the recent proposal for 10 houses on the adjoining lands. Reg. Ref. 91A/0739 refers.

In the circumstances, I recommend that Additional Information be requested from the applicant with regard to the following:-

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.

Contd/.....



Order No. P/3413/91  
**COMHAIRLE CHONTAE ATHA CLIATH**

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

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.

(GB/CM)

Endorsed:- [Signature]  
for Principal Officer

[Signature]  
for Dublin Planning Officer

Order:-

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

Dated: 29 July, 1991.

K. O'Dullivan  
ASSISTANT CITY AND COUNTY  
MANAGER

Assistant City & County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991. 26/7/91



**GB.**

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0903.  
 DEVELOPMENT: 2 semi-detached houses.  
 LOCATION: No. 6 Killininy Cottages, Firhouse.  
 APPLICANT: V. O'Brien.  
 DATE LODGED: 31.5.91.

---

Permission has previously been granted on this site for a similar development Reg. Ref: 85A/26. It is noted that application on adjoining site for 10 houses 91A/739 has been recommended for Additional Information to correlate the proposed development of this cul-de-sac in an orderly fashion.

Roads would recommend that a submission of Additional Information be sought showing how it is proposed to correlate the current development with that proposed in 91A/739 to ensure orderly development of the cul-de-sac.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... **03.07.91** .....  
 Time ..... **4:20** .....

EM/BMcC  
 4.7.91.

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

ENDORSED: *P. Wadden*  
 DATE: *4<sup>th</sup> July '91*

*Geraldine Beetham*  
SS

(2)

Register Reference : 91A/0903

Date : 10th June 1991

Development : Two semi-detached houses to rere with access from Killakee Court.

LOCATION : No. 6 Killininy Cottages, Firhouse.

Applicant : V. O'Brien

App. Type : PERMISSION

Planning Officer : M.DARLEY

Date Recd. : 31st 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	DUBLIN Co. COUNCIL
14 JUN 1991	SANITARY SERVICES PRINCIPAL OFFICER
SAN SERVICES	- 5 JUL 1991
	Returned. <i>[Signature]</i>

Date received in sanitary services .....

FOUL SEWER

*Available.*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ..... <i>11.07.91</i> .....
Time ..... <i>9.35</i> .....

SURFACE WATER

*Available.*

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

*L. Quinn 25/6/91.*

*W.R.  
27/6/91*

Register Reference : 91A/0903

Date : 10th June 1991

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

WATER SUPPLY. Available for road use 24 hours & during...  
to be provided - from Wilkie Court

*[Signature]*  
17/6/91

.....  
ENDORSED *[Signature]* DATE 28/6/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 11.07.91 .....  
Time ..... 9.30 .....

*Jessalain  
Boothman*

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



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

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

Our Ref.  
Your Ref.  
Date 19.06.1991

RE: Houses at Killininy Cottages, Firhouse. Reg. Ref. 91A/0903.

With reference to this application, the Parks Department's comments are;

- 1) In lieu of public open space according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per house to be provided towards open space development in the surrounding area. This contribution to be provided towards the further development of the Dodder Valley Linear Park.

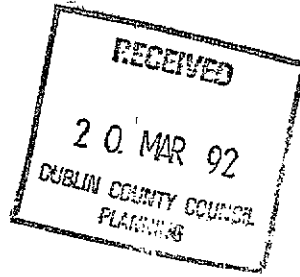
*[Handwritten signature]*

-----  
SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 24.06.91 .....  
Time ..... 9.20 .....

Our Ref: PL 6/5/88236  
P.A. Reg. Ref: 91A/903

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



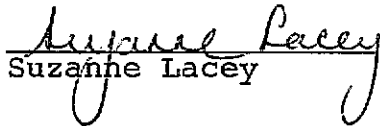
Date: 19<sup>th</sup> March 1992.

**Appeal re:** Erect two semi-detached houses to rear of  
6 Killinny Cottage, with access from Killakee Court  
at 6 Killinny Cottages, Firhouse, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
issued in relation to the above-mentioned appeal.

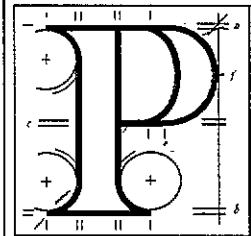
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 554

403  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Our Ref: PL 6/5/88236  
P.A. Reg. Ref: 91A/903

Killakee Residents' Association,  
C/O F. Galvin,  
Hon. Sec.,  
31 Killakee Avenue,  
Firhouse,  
Dublin 24.

Date: 19<sup>th</sup> March 1992.

**Planning authority decision re:** proposed erection of two semi-detached houses to rear of 6 Killininny Cottage, with access from Killakee Court at 6 Killininny Cottages, Firhouse, County Dublin.

Dear Sir,


An Bord Pleanála has received your letter dated the 4th of March, 1992 appealing under the Local Government (Planning and Development) Acts, 1963 to 1990, against the above-mentioned decision.

The Local Government (Planning and Development) Acts, 1963 to 1990, provide that any person other than the applicant may appeal against a decision of a planning authority within twenty-one days beginning on the day of the giving of the decision. To be in time, an appeal must be either in the post or be delivered by hand within that period and, even if it is in the post within the period, it must be received not later than the third day after the end of that period.

In this case, the decision of the planning authority was made on the 13th of February, 1992. To have been in time your appeal should have been posted or delivered by hand not later than the 4th of March, 1992. However, your appeal was delivered by hand on the 5th of March, 1992 and must therefore be regarded as invalid as not being made in time.

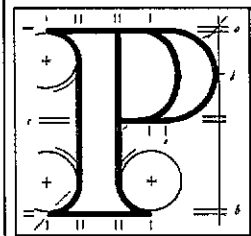
A cheque for the appeal fee lodged is enclosed.

Yours faithfully,

  
\_\_\_\_\_  
Kevin Carleton  
Executive Officer

Encl.  
BP 056

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
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/ 0558 /92 Date of Decision : 13th February 1992

Register Reference : 91A/0903 Date Received : 19th December 1991

Applicant : V. O'Brien

Development : Two semi-detached houses to rear of No. 6 Killininy  
Cottage with access from Killakee Court.

Location : No. 6 Killininy Cottages, Firhouse.

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 290791//191291

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:- ..12...ATTACHED.

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

Date: 14/2/92.....

Vincent O'Brien,  
Tara House,  
Killakee Court, Tymon Heights,  
Firhouse,  
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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



Reg.Ref. 91A/0903  
Decision Order No. P/ 0558 /91  
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 19.12.91 save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the sanitary Services Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.  
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £1500. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.  
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 That rear and side boundary walls behind the building line be of concrete blockwork or other similar material, 2 metres in height and suitably capped and rendered to the satisfaction of the County Council.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 The applicant to construct the carriageway, footpath and verge necessary for this development to the satisfaction of the County Council, Roads Engineers. This shall be designed to provide access to the adjoining lands, i.e. to the rear of No. 7 and Nos. 1-4 Killinney Cottages, shown on Drawing No. 5/6 received on 19th December, 1991.  
REASON: To permit the orderly development of adjoining sites and to comply with the proper planning and development of the area.
- 07 That an interim planting scheme, providing for ground cover plants and trees in respect of the land at the south east corner of the site separated from the proposed houses by the access roadway, be agreed by the County Council prior to commencement of development.
- 07 REASON: In the interest of the proper planning and development of the area.

## NOTES

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Irish Life Centre,  
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Dublin 1.

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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

Reg.Ref. 91A/0903  
Decision Order No. P/ 0558 /91  
Page No: 0003

08 That adequate protection shall be provided for the root system of the mature trees on the boundary between the existing and proposed boundary prior to the commencement of development. Details to be submitted and agreed with the Planning Authority prior to commencement of development.

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

09 That the drainage arrangements for the proposed development shall be in accordance with the requirements of the Sanitary Services Section of the County Council.

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

10 That details of finish of front boundary walls to be agreed in writing with the Planning Authority prior to commencement of development.

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

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

REASON: In the interest of reducing air pollution.

12 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

A. Lodgement with the Council of an approved Insurance Company Bond in the sum of £5000. which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in Charge by the Council. OR./..

B. Lodgement with the Council of a Cash Sum of £5000. to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications. Or./...

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

## NOTES

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Dublin 1.

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



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/0903

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Two semi-detached houses to rere with access from  
Killakee Court.

LOCATION : No. 6 Killininy Cottages, Firhouse.

APPLICANT : V. O'Brien

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information  
received on 19th December 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Vincent O'Brien,  
Tara House,  
Killakee Court,  
Firhouse,  
Dublin 24.

91A/0903

1.24.0

A. I.

Planning Officer,  
Dublin County Council,  
Irish Life Centre,  
Dublin 1.

Re : Proposed two semi-detached houses to rear of No. 6  
Killinenny Cottages, Firhouse Road with access from Killakee  
Court, Tymon Heights, (previously approved) - Ref 91A/0903.

\*\* ADDITIONAL INFORMATION \*\*

Dear Sir/Madam,

With reference to the above, and following discussions with  
Planning personnel, please find enclosed herewith the  
following drawings/information (in quadruplicate) intended  
to comply with the request :

1. Site layout showing all relevant features.
2. House plan showing revised front elevation.
3. A layout for further development of adjoining lands  
which would be compatible with existing housing and  
that proposed under this application.
4. Revised or improved versions of other drawings/maps  
previously submitted.

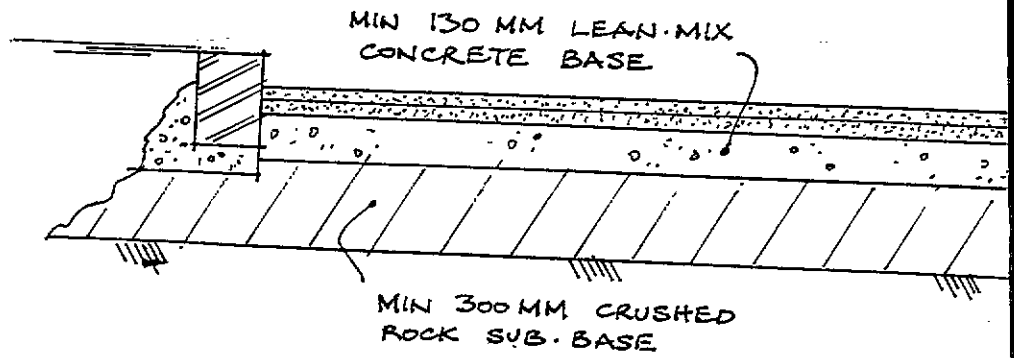
Yours sincerely,



Vincent O'Brien

19 DEC 91

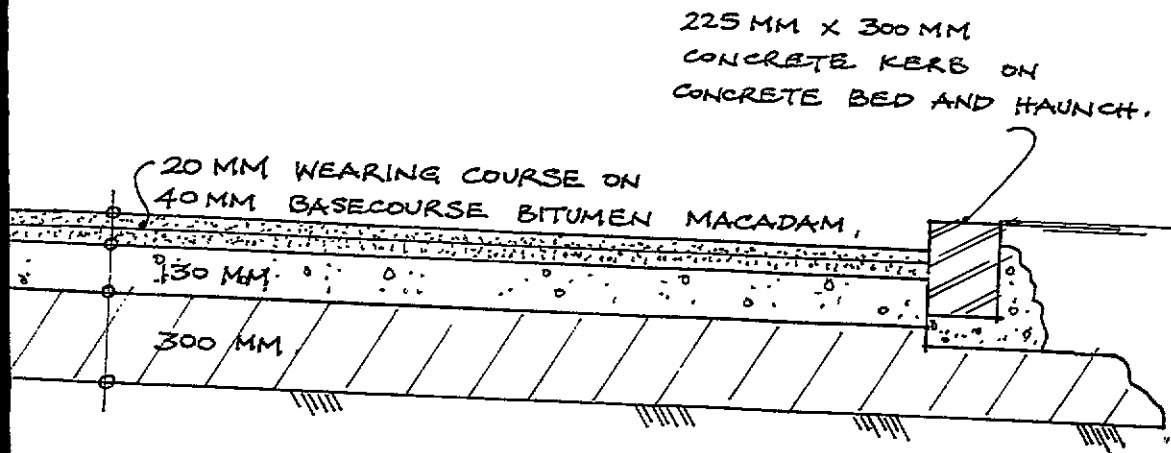
PROPOSED CARR



DRAWING NO. 6/6

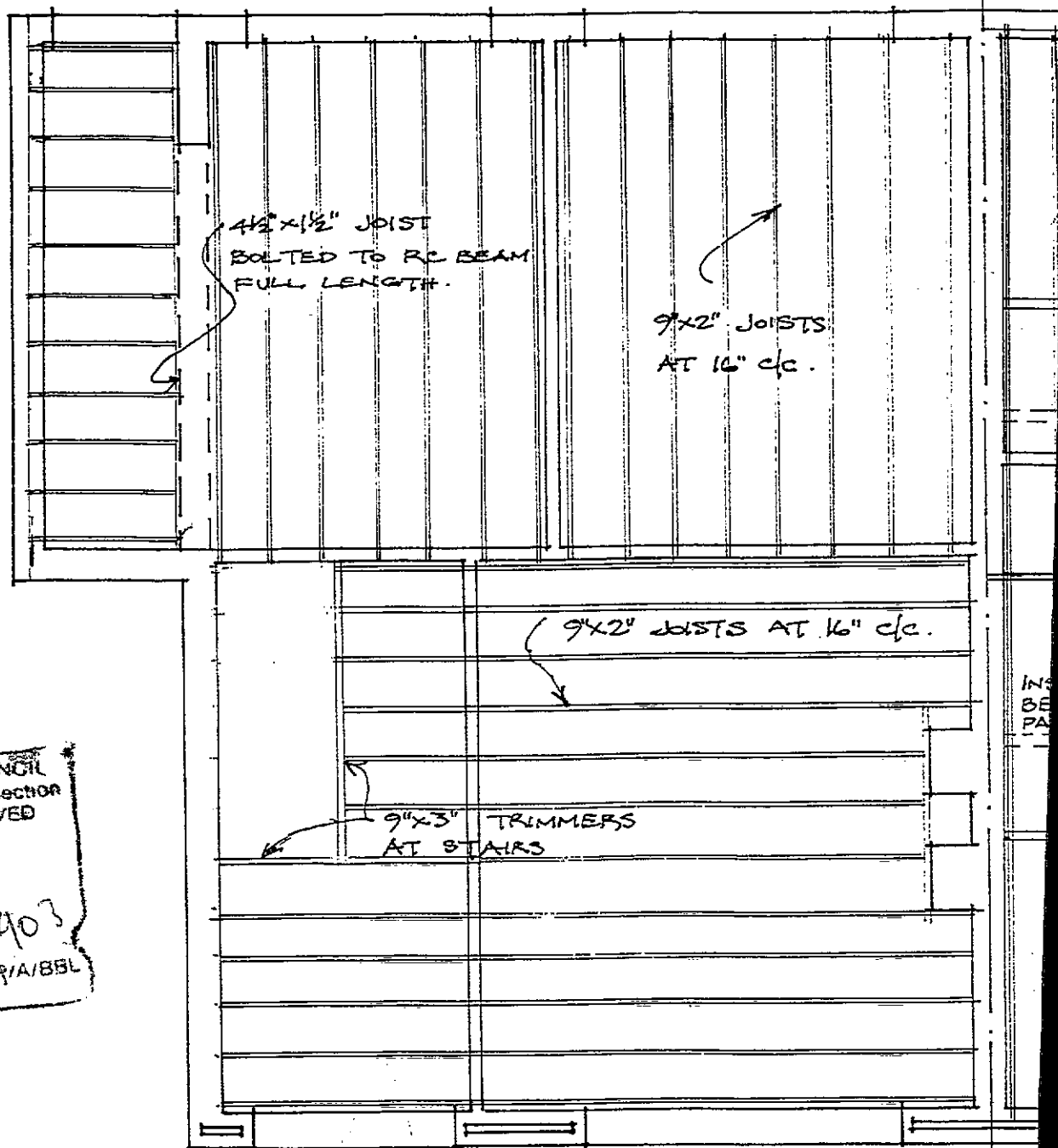
SEELIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
19 DEC 1981  
912 903  
WBBL

# AGEWAY SECTION.



SCALE 1:25





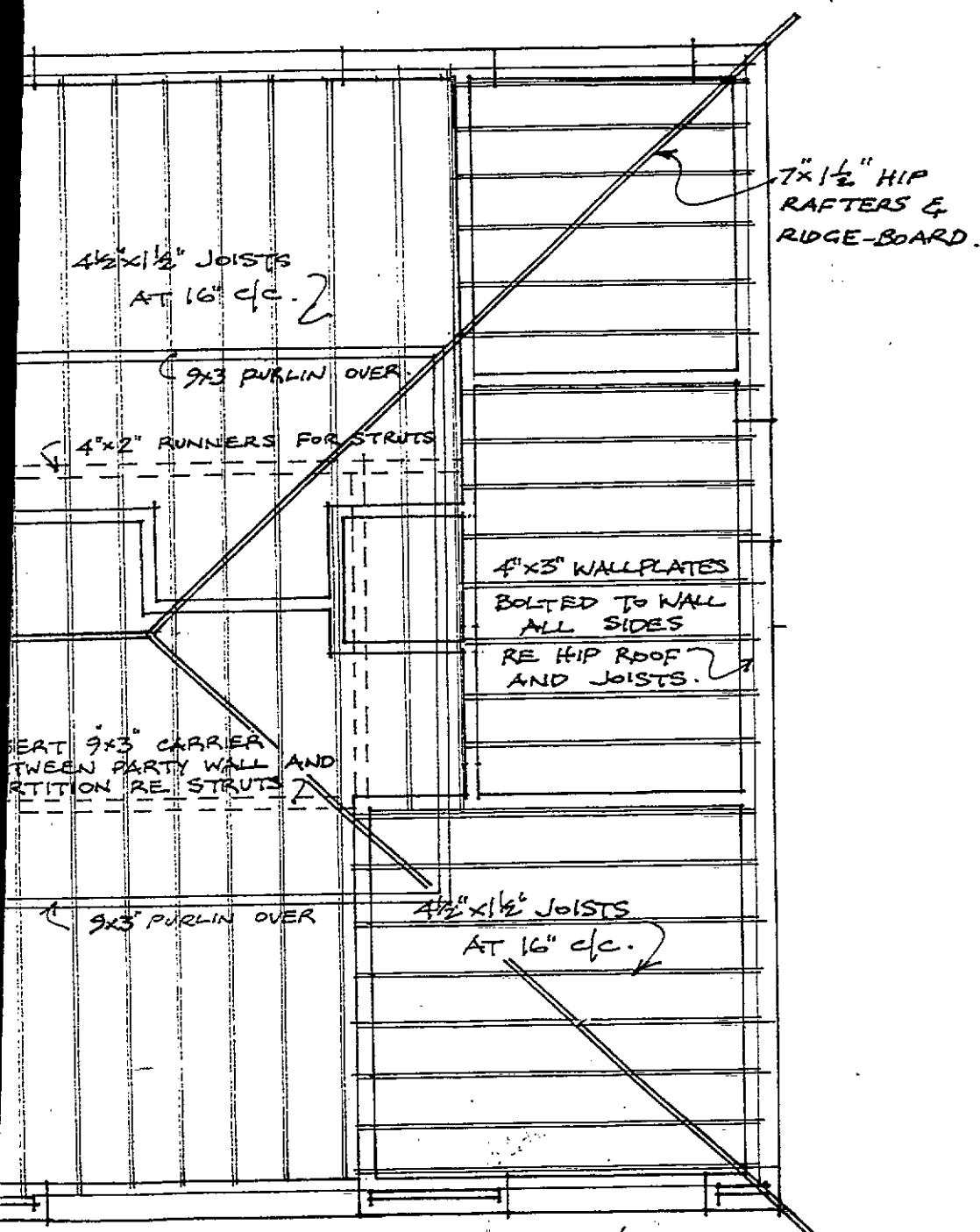
FIRST FLOOR JOISTS  
MIN. OF 1 ROW SOLID  
BRIDGING PER ROOM.

Drawing No. 2/6

LAYOUT OF ROOF TIMBERS

Scale 1/4" = 1 foot.

FRASERLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
19 DEC 1991  
91A/903  
LOCATION TYPE O/R/A/BBL  
NO L D S



4 1/2 x 1 1/2" JOISTS  
AT 16" c/c.

7 x 1 1/2" HIP  
RAFTERS &  
RIDGE-BOARD.

9 x 3 PURLIN OVER

4 x 2" RUNNERS FOR STRUTS

4 x 3" WALLPLATES  
BOLTED TO WALL  
ALL SIDES  
RE HIP ROOF  
AND JOISTS.

9 x 3 CARRIER  
BETWEEN PARTY WALL AND  
PARTITION RE STRUTS

9 x 3 PURLIN OVER




4 1/2 x 1 1/2" JOISTS  
AT 16" c/c.

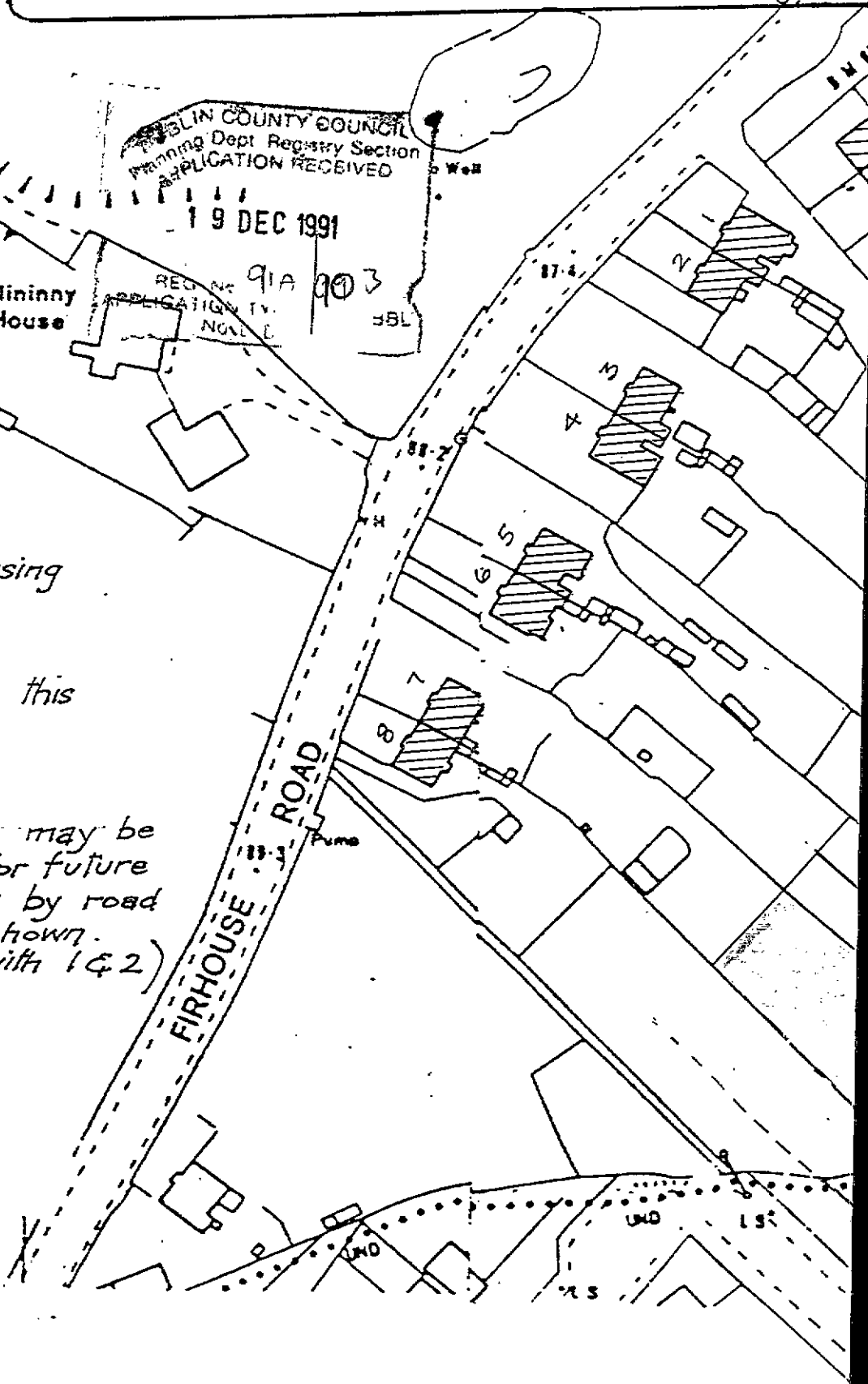
CEILING JOISTS/ROOF.  
MIN. OF 1 ROW SOLID  
BRIDGING PER ROOM.

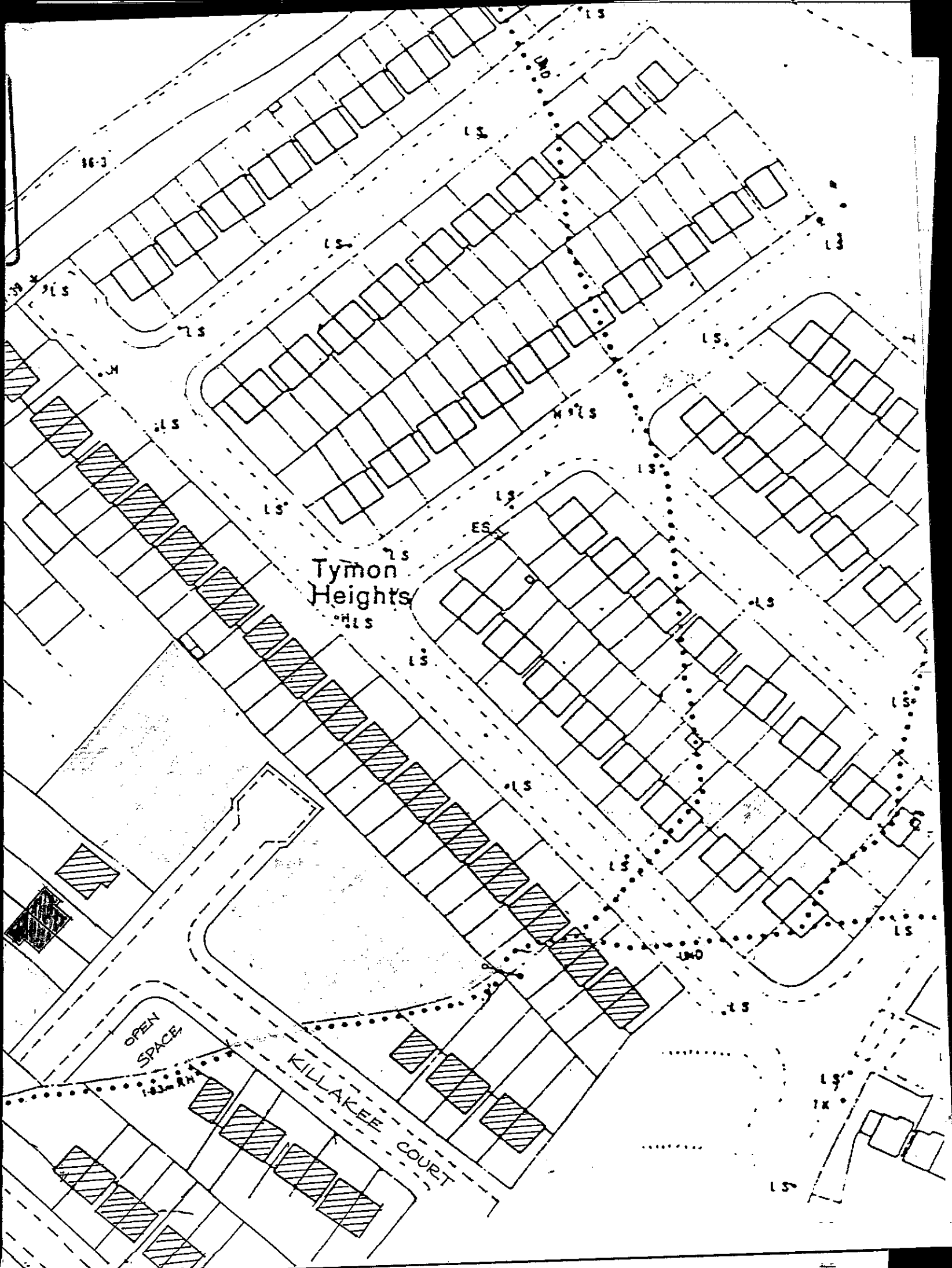
Drawing No. 5/6      Ref 91A/0903.  
 ROAD LAYOUT ENVISAGED FOR  
 DEVELOPMENT OF ADJOINING LANDS  
 Scale 1:1000.

DUBLIN COUNTY COUNCIL  
 Planning Dept Registry Section  
 APPLICATION RECEIVED  
 19 DEC 1991  
 REG NO 91A 903  
 APPLICATION TYPE  
 NGLD  
 SBL

Kilininny  
 House

- 1  Existing Housing
- 2  Proposed in this application
- 3  Lands which may be accessed for future development by road layout as shown. (compatible with 1 & 2)





Tymon Heights

OPEN SPACE

KILLAKEE COURT

143-24

143-25

ESSEX COUNTY  
Planning Dept. Reg  
APPLICATION 1  
19 DEC 1991  
REG No. 91A/0903  
APPLICATION TYPE D/P/W/B/L  
NO L.D.S.

Drawing 1  
SITE L  
Scale 1:5

Boundary walls to  
be 2m high in  
225mm blockwork.

16.4 m

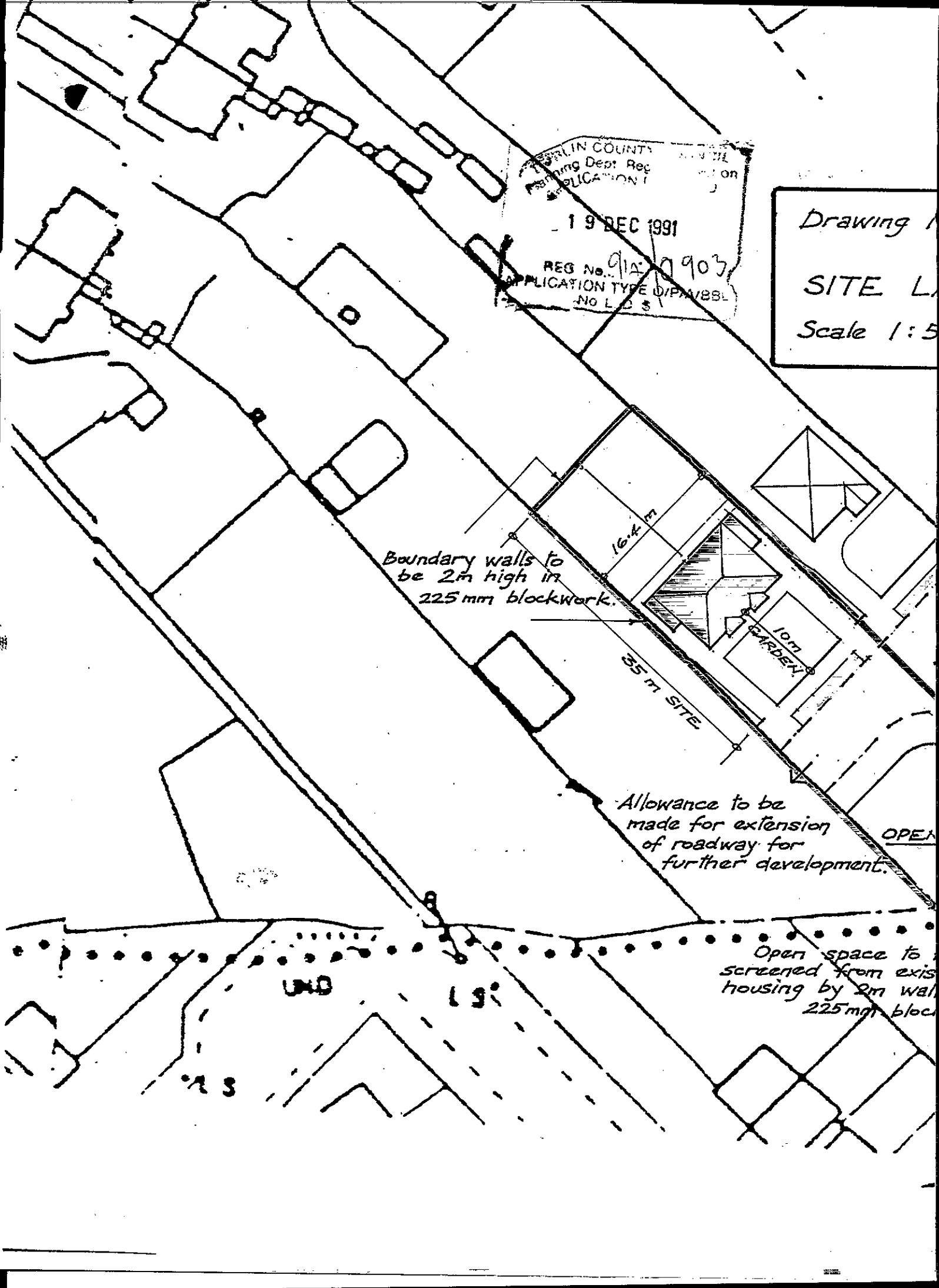
35 m SITE

10m  
GARDEN

Allowance to be  
made for extension  
of roadway for  
further development.

OPEN

Open space to  
be screened from exist  
housing by 2m wall  
225mm block



No. 3/6  
LAYOUT  
100.

15

15

15

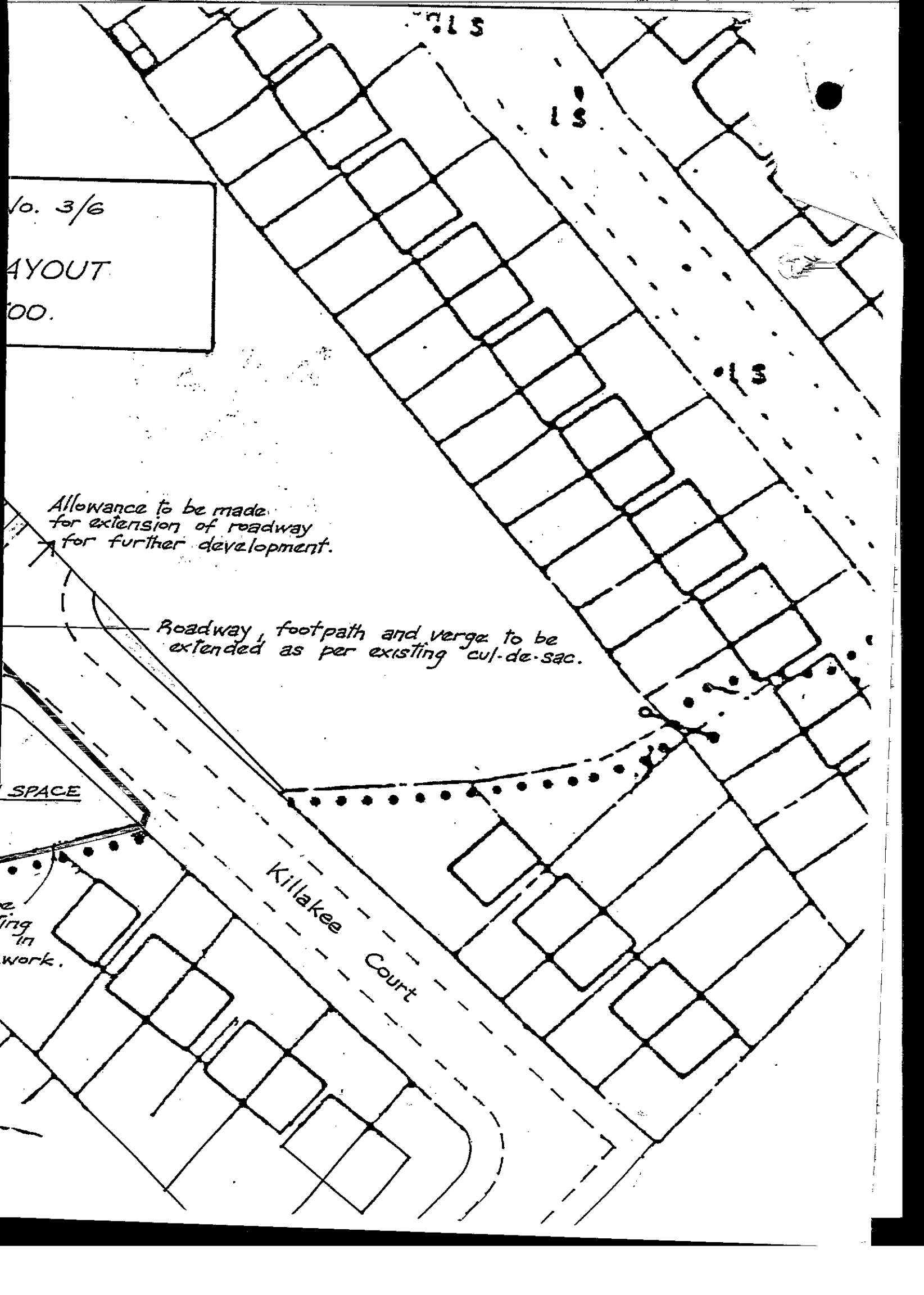
Allowance to be made  
for extension of roadway  
for further development.

Roadway, footpath and verge to be  
extended as per existing cul-de-sac.

SPACE

Killakee Court

...ing  
in  
work.



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.

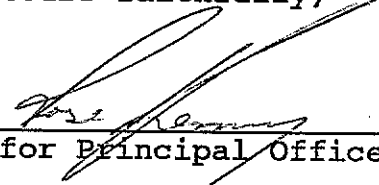
Dear Sir,

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.

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/0903

Date : 4th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Two semi-detached houses to rere with access from  
Killakee Court.

LOCATION : No. 6 Killininy Cottages, Firhouse.

APPLICANT : V. O'Brien

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 31st May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Vincent O'Brien,  
Tara House,  
Killakee Court,  
Firhouse,  
Dublin 24.





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 REAR 6 KILLININNY COTTAGES  
(If none, give description sufficient to identify) FIRHOUSE RD.

3. Name of applicant (Principal not Agent) Vincent O'Brien  
Address TARA HOUSE KILLAKEE COURT Tymon Heights Firhouse Tel. No. 523952

4. Name and address of person or firm responsible for preparation of drawings NICK Mc GILLIEN Tel. No. REGISTRATION

5. Name and address to which notifications should be sent Above **REC. NO. NCL**

6. Brief description of proposed development Two Semi Detached House.

7. Method of drainage Water Sewer B. Source of Water Supply main 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. Handwritten: 64 31/5

(b) Proposed use of each floor. Handwritten: 24/04/8

*Handwritten:* Shid  
Pres  
31/5/91

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

11.(a) Area of Site DUBLIN 24 Permission sought for 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 site Sq. m.  
(b) Floor area of proposed site Sq. m.  
(c) Floor area of buildings site Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) one use

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. Adx 31/5/91

16.Gross floor space of proposed development (See back) site Sq. m.  
No of dwellings proposed (if any) site Class(es) of Development site

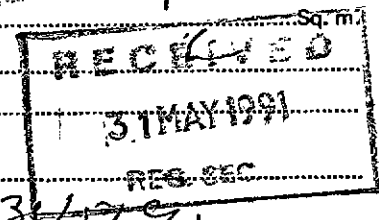
Fee Payable £ site Basis of Calculation site  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Vincent O'Brien Date 30/7/91

Application Type P FOR OFFICE USE ONLY 31/5  
Register Reference 918/0903

Amount Received £ 3,204.4

Receipt No 229  
Date site



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	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development of Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

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

Issue of this receipt is not an  
acknowledgement that the fee  
enclosed is the prescribed application  
fee. N 41048

£ 64.00

Received this 31st day of May 1991

from Vincent O'Brien,  
Tara House,  
Kilakee Court

the sum of sixty four Pounds

Pence, being fee for  
planning application at 6 Killininy Plots.

Maureen Deane Cashier

**S. CAREY** Class 1x2  
Principal Officer

# COMHAIRLE CHONTAE ATHA CLIATH

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

Issue of this receipt is not valid unless countersigned by the Principal Officer

CASH   
CHEQUE   
M.O.

tendered to the prescribed regulations  
N 41048

€ 60 00

Received this 1st day of May 1991

from Vincent O'Brien  
Sara Honan  
Kilakee Court

The sum of sixty four Pounds

planning application at 6 Pence being 60 for  
Kilminny Woods.

Maureen Deane

Cashier

S. CAREY  
Principal Officer Class 1 & 2

LOCATION MAP.

SHEET 3390-19

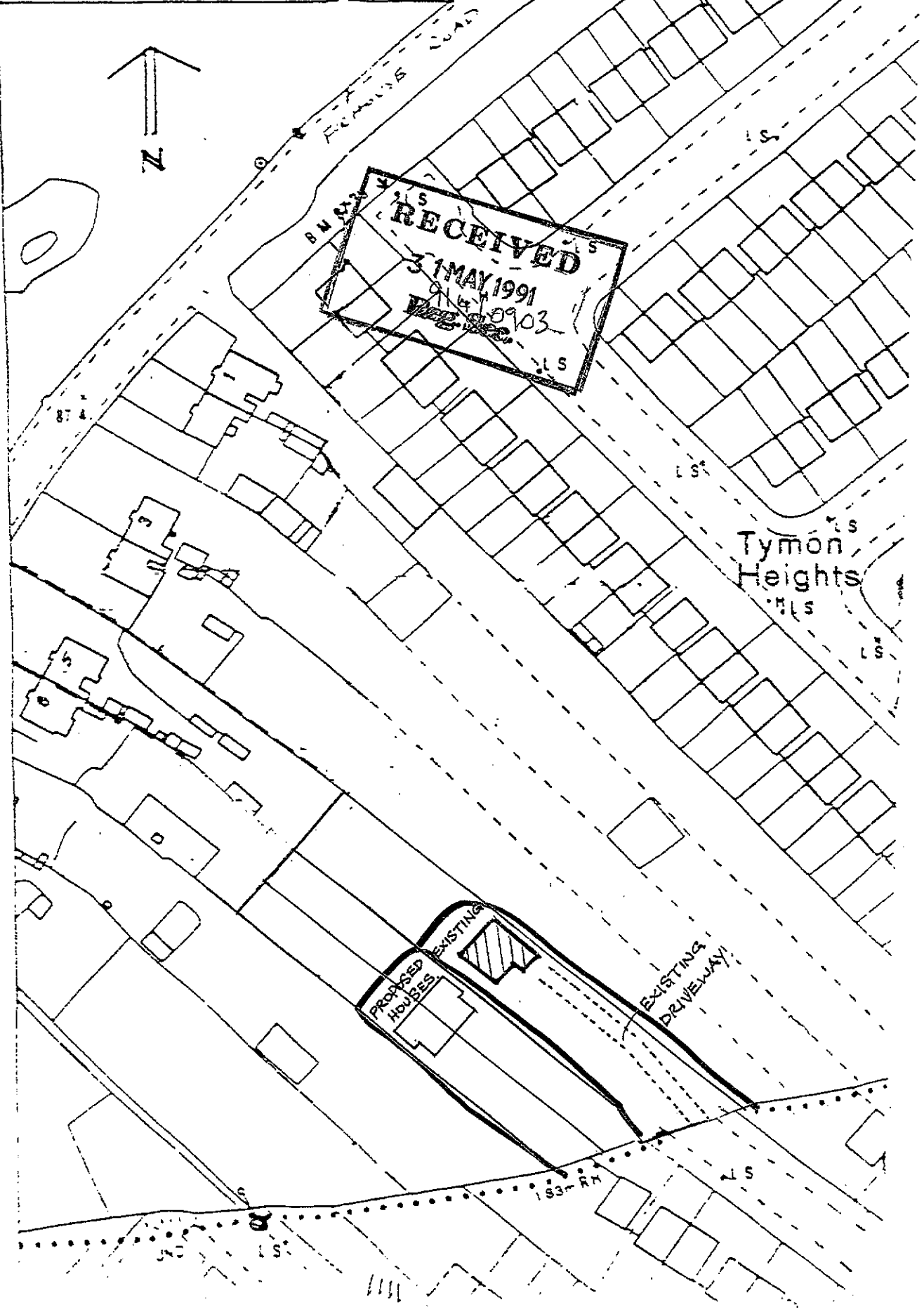
SCALE 1:1000.

REBE No 6 KILLININNY COTTAGES  
FIRHOUSE ROAD CO. DUBLIN.

KILLININNY TD

268

267



RECEIVED  
31 MAY 1991  
01470903  
MAG. SEC.

Tymon Heights

PROPOSED HOUSES  
EXISTING

EXISTING DRIVEWAY

JUN 1985

850/26

ASSOCIATION OF THE O.P.A. / B.I.L.  
S.A. P. S.

DRAWING NO 4

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

NOTES

EXISTING MANHOLE  
EXISTING 150MM D/S.

2.7M HIGH  
225MM BLOCK  
WALL BOUNDARY

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.

SIW MANHOLE

PROPOSED  
S/D HOUSES

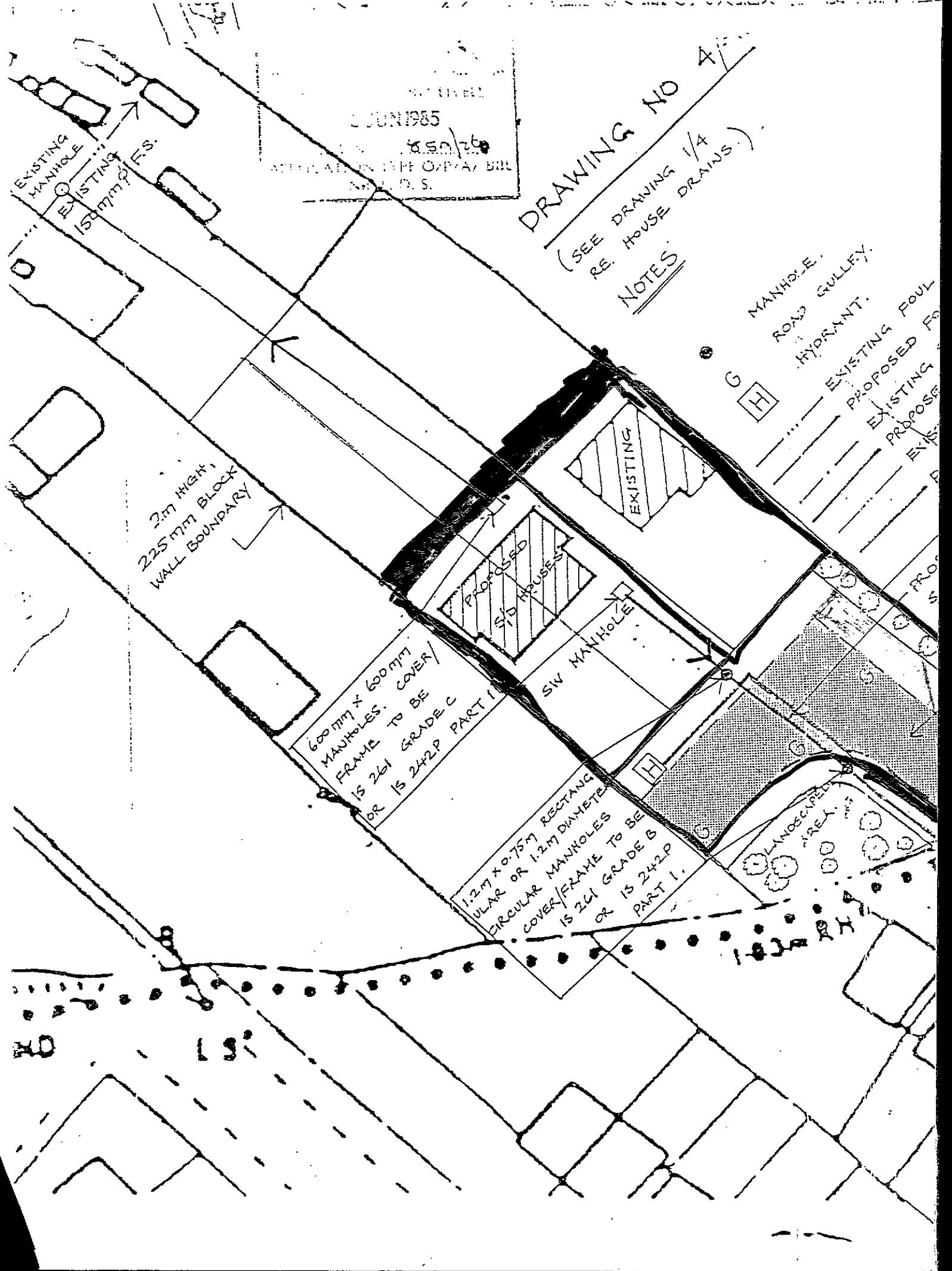
EXISTING

G MANHOLE.  
ROAD GULLEY.  
HYDRANT.  
EXISTING POUL  
PROPOSED FR  
EXISTING  
PROPOSE

H

H

LANDSCAPED  
AREA



SEWER (100MM)  
SURFACE WATER SEWER  
SURFACE WATER SEWER  
WATERMAIN (100MM)  
WATERMAIN (100MM)  
WATER DEPT.  
NEW 150MM  
AGREED WITH WATER DEPT.  
FALL 1:150

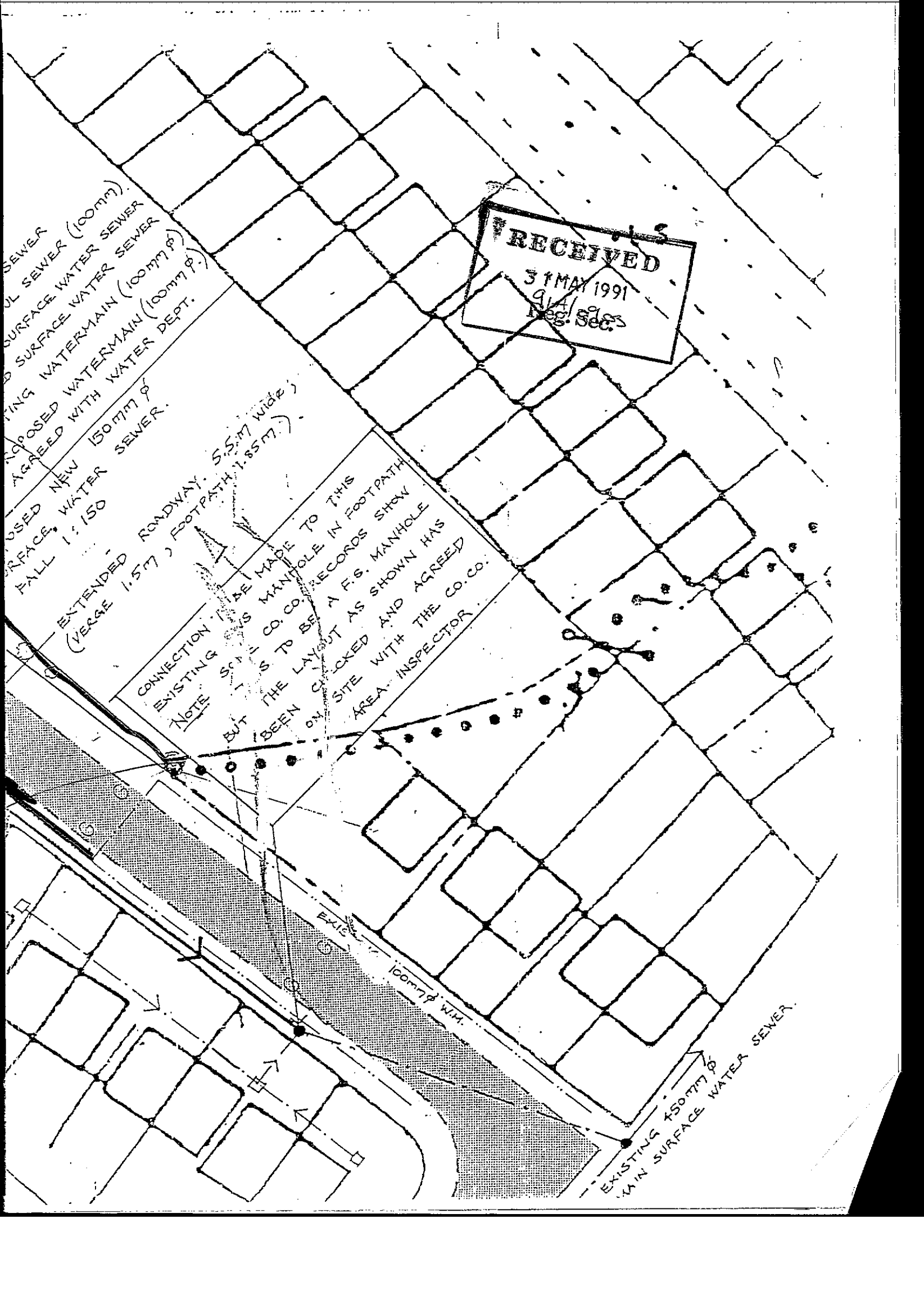
RECEIVED  
31 MAY 1991  
9/1/91  
Reg. Sec.

EXTENDED ROADWAY: 5.5m wide;  
(VERGE 1.5m) FOOTPATH (1.85m)

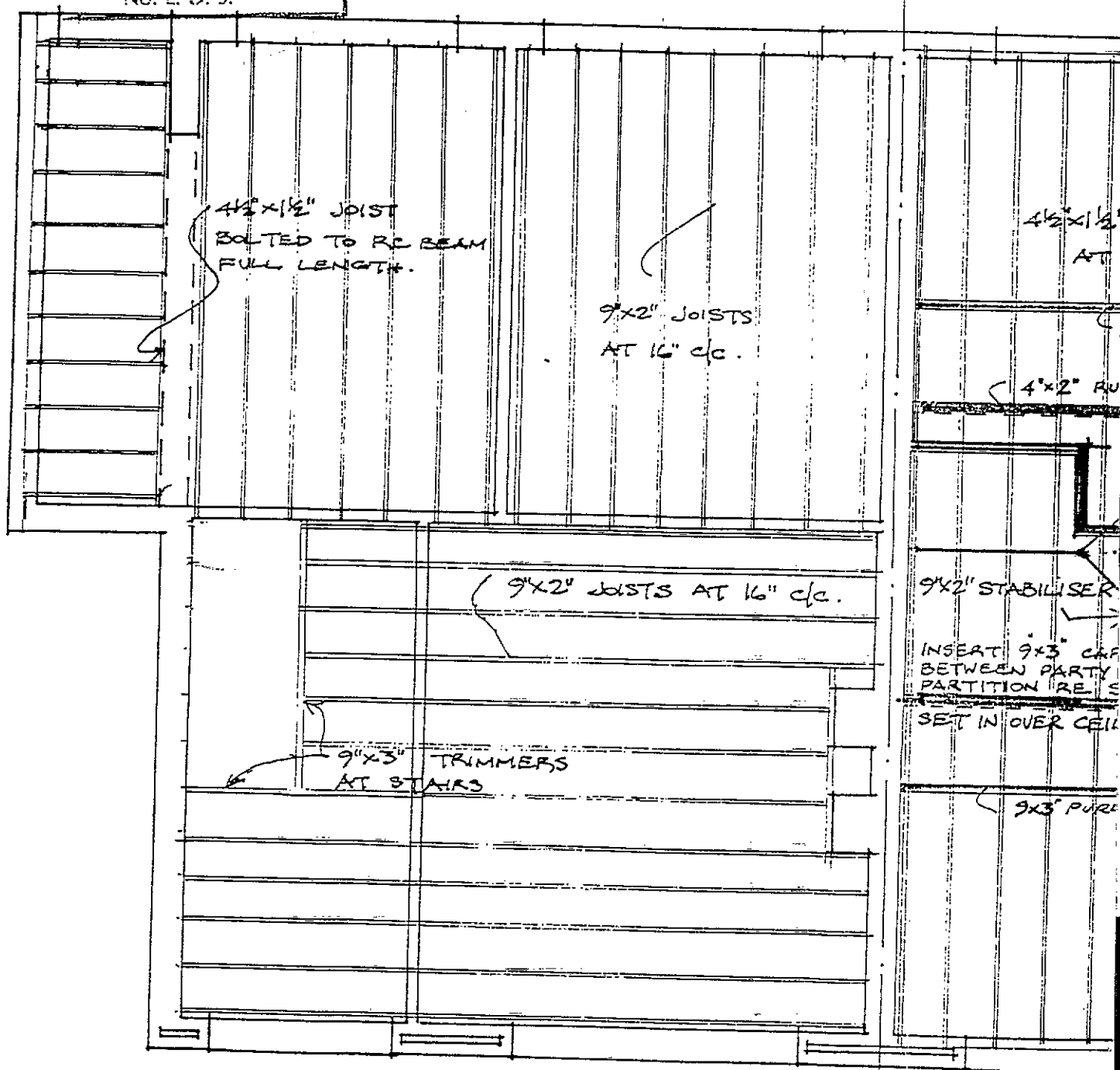
CONNECTION TO BE MADE TO THIS  
EXISTING F.S. MANHOLE IN FOOTPATH  
NOTE: S.C. CO. RECORDS SHOW  
BUT THE LAYOUT AS SHOWN HAS  
BEEN CHECKED AND AGREED  
ON SITE WITH THE CO. CO.  
AREA INSPECTOR.

EXISTING 100MM W.M.

EXISTING 150MM  
MAIN SURFACE WATER SEWER.



DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED  
 5 JUN 1985  
 REG. No. .... 45A/760  
 APPLICATION TYPE O/P/A/ BBL  
 No. L. D. S.



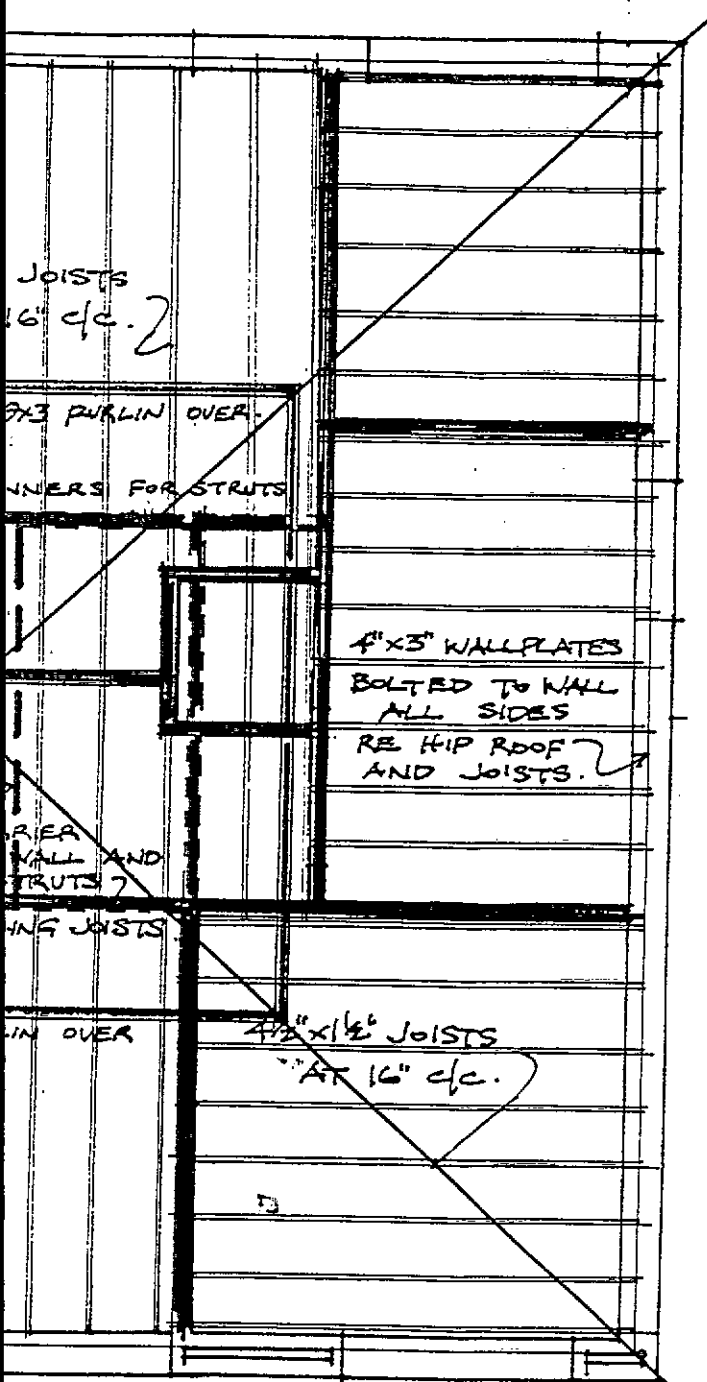
FIRST FLOOR JOISTS  
 MIN. OF 1 ROW SOLID  
 BRIDGING PER ROOM.

LAYOUT OF JOISTS  
 SCALE 1/4" = 1 foot.

DRAWING NO 2/4



RECEIVED  
 31 MAY 1991  
 91A 0903  
 Reg. Sec.



JOISTS  
 16" c/c.

9x3 PURLIN OVER

RUNNERS FOR STRUTS

4x3 WALLPLATES  
 BOLTED TO WALL  
 ALL SIDES  
 RE HIP ROOF  
 AND JOISTS.

BEARER WALL AND  
 STRUTS

JOINING JOISTS

PURLIN OVER

4 1/2 x 1 1/2 JOISTS  
 AT 16" c/c.

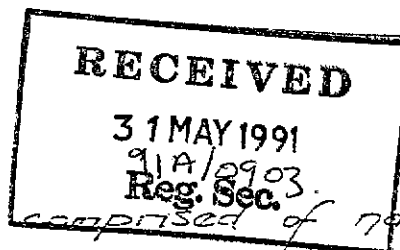
CEILING JOISTS/ROOF.

MIN. OF 1 ROW SOLID  
 BRIDGING PER ROOM.

[ Also see section, Drawing 1/4. ]

- STUD PARTITIONS
- PURLINS
- RUNNERS/BEARER.
- STABILISER RE 9"x3" BEARER.
- HIPS/RIDGE.

CARRIAGEWAY (5.05m).



Sub Base To be 300mm thick and comprised of natural gravel or crushed rock.

Base To be min 130mm lean mix concrete with an all-in aggregate having a max. nominal size not exceeding 40mm nor less than 20mm. The average 28 day strengths of groups of three cubes shall be such that not more than one in any consecutive five such averages is less than  $10\text{N/mm}^2$  nor more than  $20\text{N/mm}^2$ . Lean mix concrete shall comply with the requirements of the specification for Road Works issued by the Department of the Environment. (DOE).

Surfacing To be min. 60mm thick and shall be two courses consisting of basecourse 40mm thick of 20mm nominal size dense basecourse macadam complying with BS 4987 and a wearing course 20mm thick of 10mm nominal size dense wearing course bitumen macadam complying with BS 4987.

Surface Dressing The carriageway base shall be sealed with cutback bitumen or cationic bitumen emulsion complying with the specifications of the DOE and applied in accordance with the manual on surface dressing published by the DOE.

Footpaths Minimum width shall be 1.85m and shall have crossfall of 1 in 36 towards grass

verge. Joints shall be formed in straight lines at max. 3m spacing and each joint shall include a double thickness of bituminous roofing felt to IS 36 for the full depth of the joint. Footpath to be 100mm concrete increased to 150mm at vehicular access.

**Kerbs** To be cast in situ concrete kerbs 300mm deep by 225mm wide laid on a 100mm thick by 300mm wide concrete bed and haunch or precast kerbs 250mm by 125mm to IS 146 laid on a 100mm thick by 300mm wide concrete bed and haunch. Maintain 125mm kerb over roadway.

**Gullies** Provide gullies at the rate of 1 gully per 200m<sup>2</sup> of footpath and carriageway. Gullies to be precast complying with BS 5911. Gully gratings to comply with IS 261 Grade A. Carriageway camber and crossfall 1 in 40 to be provided to allow free drainage to gullies without pondage.

**Sewers** Foul and surface water sewers to be either spigot and socket concrete pipes to I.S. 6 or BS 5911, asbestos cement pipes to IS 243 or UPVC to the specification of the Dept. of Local Government.

**Manholes.** Manholes to be constructed of 225mm solid concrete blockwork to IS 20, 225mm in-situ concrete or precast concrete units. to BS 5911. built on a 150mm concrete base. Manhole roof to be 150mm reinforced concrete or precast concrete slab to

BS 5911. Blockwork manholes to be rendered in two coats externally and internally. Dimensions to be as shown on drawings. (1/4 and 4/4).

**Benching** To rise from the top edge of the channel to the soffit of the outlet, sloped upwards to the walls and finished in cement mortar. For branch drains the benching shall be so shaped as to guide the flow in the desired direction.

**Manhole covers.** Manhole covers and frames to comply with IS 261 or IS 242P. Minimum opening dimensions shall be 600mm x 600mm rectangular or, if circular, 550mm diameter.

Appropriate grade of cover and frame for the proposed manholes are

Type	Location
IS 261, Grade B or IS 242P Part 2.	Footpaths, verges, Vehicular accesses.
IS 261, Grade C or IS 242P Part 1	Situations inaccessible to wheeled vehicles

**Connections** All proposed road gullies may be connected to the foul sewer at a manhole. If this is not possible connection may be made via an oblique type saddle junction. Where adequate cover cannot be maintained to pipes / sewers they shall be bedded and surrounded in 150mm concrete.

WATERMAIN.

Extend watermain from existing as shown on the drawings in either polyethylene pipe Type 50 to IS 135, cast iron pipes to BS 4622 or BS 4772 or uPVC pipe to IS 123. Diameter 100mm as agreed with Water Department

Service Pipe Provide 12mm internal diameter service pipes to proposed houses in either polyethylene pipe Type 32 to IS 134 or polyethylene pipe Type 50 to IS 135. Provide stopcocks on each service pipe in the footpath immediately outside the boundary of each house. Stopcocks to comply with BS 1010.

Cover Watermain pipes to have min. cover of 900mm to pipes and service pipes shall have min. cover of 600mm.

Hydrant 'Duck-foot' hydrant to be provided where shown and shall comply with BS 750. Hydrant outlet to be no more than 200mm below finished ground (path) level. Chamber to be provided with cast iron surface box to IS 261 set over 225mm solid concrete blockwork. Hydrant to be marked by indicator plate to BS 3251 (white plate, black letters).

---

Based on

Recommendations for Site Development Works for Housing Areas by An Foras Forbartha 1984.

---

**RECEIVED**  
 31 MAY 1991  
 9/A/903  
 Reg. Sec. = 2.75 kN/m<sup>2</sup>  
 + linings

Weight of concrete blocks + linings = 2.75 kN/m<sup>2</sup>  
 Load = 2.75 × 3.9 = 11.5 kN  
 Design load = 11.5 × 1.4 = 16.1 kN

5. Imposed Loads

Taken as 0.75 kN/m<sup>2</sup> on roof (BS 6339).  
 No load from first floor (Drawing No 2/4).  
 Load = 0.75 × 3 × 2.8 = 6.3 kN.  
 Design load = 6.3 × 1.6 = 10.08 kN  
 = 3.36 kN/m.

Max Bending Moment =  $\frac{10.2 \times 9}{8} + \frac{16.1 \times 3}{6}$   
 = 19.48 kNm.

DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED  
 5 JUN 1985  
 REG. No. ... 850/26...  
 APPLICATION TYPE O/P/A/BEL  
 No. L. D. S.

$\frac{M}{bd^2} = \frac{19.48 \times 10^6}{225 \times (260)^2} = 1.2$

$\frac{100 A_s}{bd} = 0.58$  (Chart 8. CP110 1972).

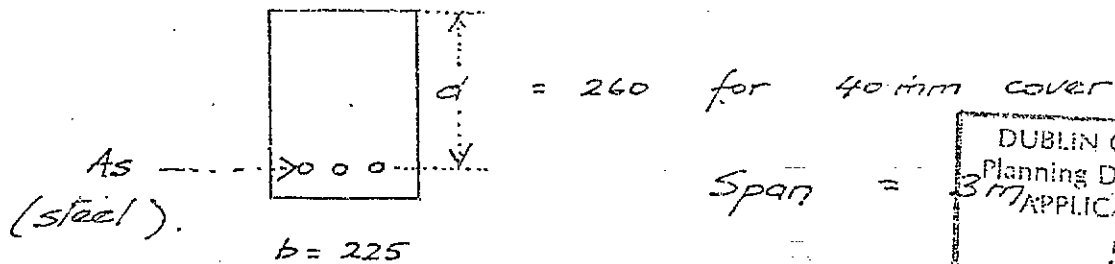
$A_s = \frac{0.58 \times 225 \times 260}{100} = \underline{339 \text{ mm}^2}$ .

∴ Provide 3 no 12mm bars [ A = 339 mm<sup>2</sup> exactly ]

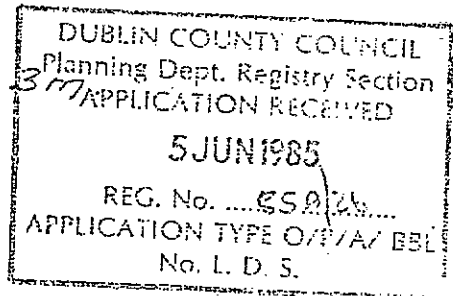
(See Drawing 1/4. for detail).

(Minimum steel required = 0.25% bd = 146 mm<sup>2</sup>).

Calculations for reinforcement for 300mm x 225mm beam.



Span = 3m



1. Self Weight.

Characteristic weight of concrete =  $24 \text{ kN/m}^3$ .

self weight =  $0.225 \times 0.3 \times 24 = 1.62 \text{ kN/m}$ .

Design load =  $1.62 \times 1.4 = \underline{2.27 \text{ kN/m}}$ .

2. Roof

Weight of tiles/battens =  $1 \text{ kN/m}^2$

Load =  $1 \times 3 \times 2.8 = 8.4 \text{ kN}$ .

Design =  $8.4 \times 1.4 = 11.76 \text{ kN}$   
 =  $\underline{3.92 \text{ kN/m}}$ .

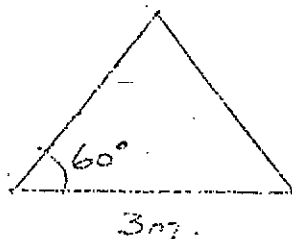
3. Side Extension

Load =  $\left( \frac{3.0 \times 1.3}{2} \right) \cdot 1 = 1.95 \text{ kN}$ .

Design =  $1.95 \times 1.4 = 2.73 \text{ kN}$   
 =  $\underline{0.65 \text{ kN/m}}$ .

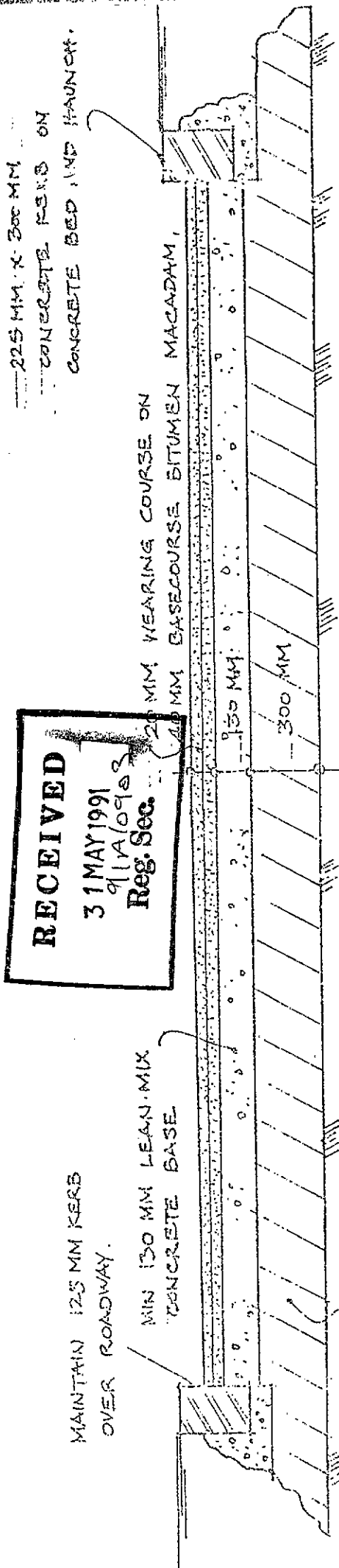
4. Blockwork.

Blockwork supported



Area =  $0.433 (7^2)$   
 =  $3.9 \text{ m}^2$ .

PROPOSED CARRIAGEWAY SECTION.



225 MM X 300 MM  
CONCRETE BED AND HAUNCH.

**RECEIVED**  
31 MAY 1991  
9/11A/0918  
Reg. Sec.

MAINTAIN 125 MM KERB  
OVER ROADWAY.

MIN 130 MM LEAN MIX  
CONCRETE BASE

MIN 300 MM CRUSHED  
ROCK SUB-BASE

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
5 JUN 1985  
850/260  
APPLICATION TYPE P/A/ BBL

SCALE 1:25

DRAWING NO. 3/4



# DUBLIN COUNTY COUNCIL

T 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982  
1963-1983

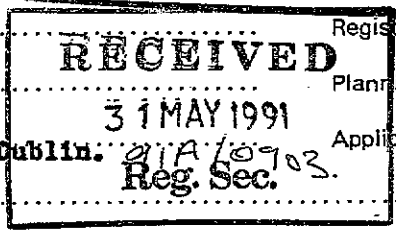
To **M. McGettigan,**  
Iona,  
The Rise,  
Blanchardstown, Co. Dublin.  
Applicant **V. O'Brien.**

Decision Order  
Number and Date **P/872/85 - 12/3/85**

Register Reference No. **85A-26**

Planning Control No. ....

Application Received on **14/1/85**



A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

two semi-detached houses at rear of no. 6 Killinenny Cottages, Firhouse Road,  
together with access from Kilakea Court, Tymon Heights.

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed houses be used as single dwelling units.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £1,500. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. That a rear boundary screen wall in stone, concrete blockwork or other similar materials, 2m. in height, suitably capped and rendered to the satisfaction of the County Council be provided along the rear boundary of the sites.	5. In the interest of amenity.

Contd./.....

Signed on behalf of the Dublin County Council ..... *Larry Dome* .....  
For Principal Officer

Date..... **24 APR 1985** .....

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.  
Form A1—Future Print Ltd.

6. Applicant to construct an access roadway with 5.5m carriageway, 1.5m verge and 1.85 m footpath on one side to the rear garden boundaries of both Nos. 5 and 6 Killinenny Cottages to the requirements of the Roads Department of Dublin County Council. The details to be submitted and agreed before development commences on site.

7. That an interim planting scheme, providing for ground cover plants and trees, in respect of the area of land at the south-east corner of the site separated from the proposed houses by the access roadway, be submitted to and agreed by Dublin County Council prior to commencement of development on the site.

6. In order to comply with the requirements of the Roads Department.

7. In order to prevent injury to amenities of the area.

①

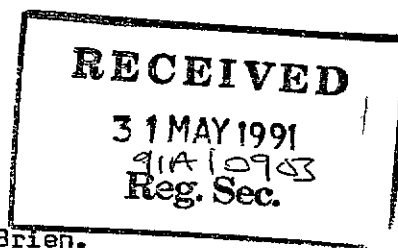
# DUBLIN COUNTY COUNCIL

## BUILDING BYE LAWS

### APPROVAL NOTICE

Personal Callers.  
Enquiries to:  
Liffey House  
24 28 Tara Street  
Dublin 2  
Telephone 773066

Address for  
Correspondence:  
Building Control Department  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1



Application received: 5/6/85  
Applicant: Mr. V. O'Brien.  
Submitted by: M. McGettigan, Iona, The Rise, Blanchardstown, Dublin 15.  
Req. No.: B5A/26  
P.C. No.:  
Order No.: BBL/2840/85  
Proposal: 2 semi detached houses with access from Kilakee Court.  
Location: Rear No. 6, Killinenny Cottages, Firhouse Road.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled

(2) The applicant must comply with the requirements of the Chief Fire Officer.

*Note A* The Chief Fire Officer's requirements include the provisions of Parts N, P, Q and R of the Draft Building Regulations (as amended) issued by the Department of the Environment

*Note B* The Applicant is advised to comply with the provisions of the Draft Building Regulations (as amended) issued by the Department of the Environment.

- (3) That the applicant complies with all requirements of
- a) Roads Department,
  - b) Sanitary Services Department
  - c) Water Department,
  - d) Public Lighting Department.
- (4) That the applicant complies with the development standards and specification of the County Council.

- Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Act, 1963 has been obtained.
- (2) At least two clear days notice in writing must be given to the Building Control Department:-
- (a) of the date on which execution of the work will be commenced.
  - (b) before proceeding with the covering up of any drain or the filling in of any foundation

Date: - 2 Aug 1985

Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to the Senior Engineer, Dublin County Council, Building Control Dept., Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the stage set out in the relevant forms, not less than 2 clear days before the inspection is to be made. Where appropriate, Architects should pass inspection forms to Builders.