



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER,

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S CHECKED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRAB



P/3497/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0966

Date Received : 10th June 1991

Correspondence : Mr. Maurice Joyce,  
Name and : 23, Ardeevin Drive,  
Address : Lucan,  
Co. Dublin

*Hannigan Whyte & Assoc*  
*Mall House,*  
*Maui St.*  
*Leix Lip*  
*Co Kildare*  
*CR 752.7*

CONTRIBUTION:	
Standard:	<i>Nil</i>
Roads:	<i>partial</i>
S Sers:	<i>full</i>
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Development : Retain change of bungalow type

Location : 23 Ardeevin Drive, Lucan

Applicant : Mr. M. Joyce

App. Type : Permission

Zoning : *A*

(MG/DK)

Report of the Dublin Planning Officer dated 25th July, 1991.

This is an application for PERMISSION to retain change of bungalow type at No. 23, Ardeevin Drive, Lucan for Mr. M. Joyce.

The proposed site, which has an area of 1,747.7 sq. m., is located at the eastern end of Ardeevin Drive in an area zoned 'A' - "to protect and/or improve residential amenity."

### PLANNING HISTORY

Reg. Ref. No. 87A-0442 refers to a grant of outline permission for a dormer bungalow at this site for M. Joyce.

Reg. Ref. No. 89A-0841 refers to a grant of approval for a bungalow at this site for Mark Kelly. This application provided for a hipped roof bungalow, finished in brick, to be located close to the western boundary of the site.

Construction commenced at this site on foot of this grant of permission. However, this was not carried out in conformity with approved plans. the location of the house was altered as was the size and design. The applicant requested that these changes be considered not material on 28th March, 1991. This was rejected by the Council on 22nd May, 1991.

The current application provides for the retention of the bungalow as constructed. Lodged plans indicate a pitched roof bungalow of 373.75 sq. m. (stated), finished in brick. This has been relocated on site to within c. 1 metre of the eastern boundary. Lodged plans provide for utility room/ bathroom windows only in this eastern elevation. *There is an existing 0.2m high part stone / part brick wall along the eastern boundary.*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0966

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Location: 23 Ardeevin Drive, Lucan.

The proposed entrance is located at the south west corner of the site as required by condition no. 6 of the previous grant of planning permission under Reg. Ref. No. 89A-0841.

The proposed development 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 in its entirety to be 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 the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

*Qul*  
~~03 That a financial contribution in the sum of £\_\_\_\_\_ 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.~~

*7/* 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

*of* ~~05 That the entrance to the site be located at the south west corner of the site. In this regard, the applicant must submit documentary evidence of his right of access to the existing road, within five metres of the site, as a grant of permission.~~  
*Reason (in the interests of a proper planning & development of the area.*

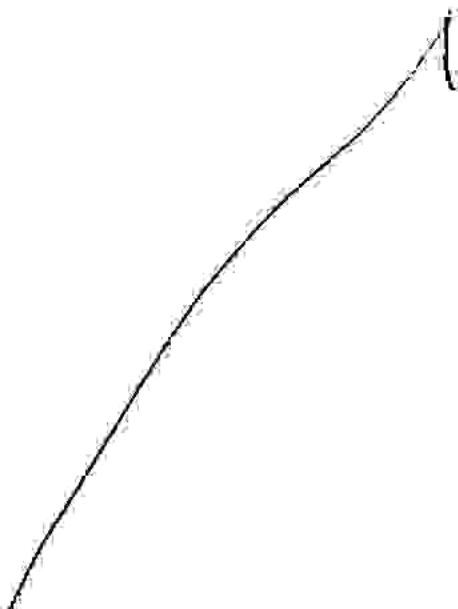
# COMHAIRLE CHONTAE ÁTHA CLIATH

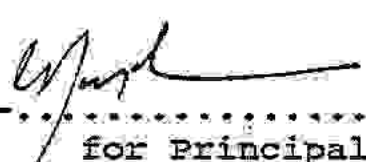
## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0966

Page No: 0003

Location: 23 Ardeevin Drive, Lucan.



Endorsed:  .....  
for Principal Officer

 .....  
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (6) conditions set out above is hereby made.

Dated : 2 August 1991 .....  
K.O. Anilina .....  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated



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

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

Decision Order Number : P/ 3497 /91      Date of Decision : 2nd August 1991

Register Reference : 91A/0966                      Date Received : 10th June 1991

Applicant : Mr. M. Joyce

Development : Retain change of bungalow type

Location : 23 Ardeevin Drive, Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received :      //

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

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *4*...ATTACHED.

Signed on behalf of the Dublin County Council..... *J. de Bantusol*.....  
for Principal Officer

Date:..... *6/8/91*.....

Mr. Maurice Joyce,  
23, Ardeevin Drive,  
Lucan,  
Co. Dublin.



## NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg. Ref. 91A/0966  
Decision Order No. P/ 3497 /91  
Page No: 0002



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

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

- 01 The development in its entirety to be 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 the proposed house be used as a single dwelling unit.  
REASON: To prevent unauthorised development.
- 03 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 04 That the entrance to the site be located at the south west corner of the site. In this regard, the applicant must submit documentary evidence of his right of access to the existing road, within two months of receipt of a grant of permission.
- 04 REASON: In the interest of the proper planning and development of the area.



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

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



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

Register Reference : 91A/0966

Date : 11th June 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Retain change of bungalow type

LOCATION : 23 Ardeevin Drive, Lucan

APPLICANT : Mr. M. Joyce

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 10th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr. Maurice Joyce,  
23, Ardeevin Drive,  
Lucan,  
Co. Dublin



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 23 ARDEEVIN DRIVE  
(If none, give description sufficient to identify) LUCAN

3. Name of applicant (Principal not Agent) MR. MAURICE JOYCE  
Address 23 ARDEEVIN DRIVE, LUCAN **EYE-LAW APPLICATION**

4. Name and address of person or firm responsible for preparation of drawings HANNIGAN-WHYTE & ASSOC. INC. No. 3  
MALL HOUSE, MAIN ST. LEIXLIP Tel. No. 6244933

5. Name and address to which notifications should be sent No. 3 & 4 ABOVE

6. Brief description of proposed development Domestic Dwelling

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC WATER MAINS

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used

CO. DUBLIN Permission to retain change of bungalow type at 23 Ardeevin Drive, Lucan, for Mr. M. Joyce

(b) Proposed use of each floor

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

11.(a) Area of Site 1747.72 Sq. m.  
(b) Floor area of proposed development 373.75 sq. m. 10 JUN 91 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 373.75 sq. m. Sq. m.

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place / in appropriate box. 32 11/6

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: as much as possible N 41174

15.List of documents enclosed with application. 4 copies D.P.S. No. 9011/01/0301 plans plan section elevations  
4 site plan 9011/01/0302  
4 copies site location map  
see cheque £32  
newspaper notification

16.Gross floor space of proposed development (See back) 373.75 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1

Fee Payable £ 32.00 Basis of Calculation class 1 Provision of dwellings  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) M. Joyce pp. 12 Whyte Date 6.6.91

Application Type P FOR OFFICE USE ONLY

Register Reference 91N/0966

Amount Received £ 1.12.0

Receipt No 17/6

Date 17/6

Irish Press 6/6/91



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 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 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.



**AIRLE CHONTAE ATHA 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 41174

£32.00

11th

day of

June

1991

Received this

from *Hannigan White Assoc,*  
*Hall House, Main St, Kantip*

the sum of

*thirty two*

Pounds

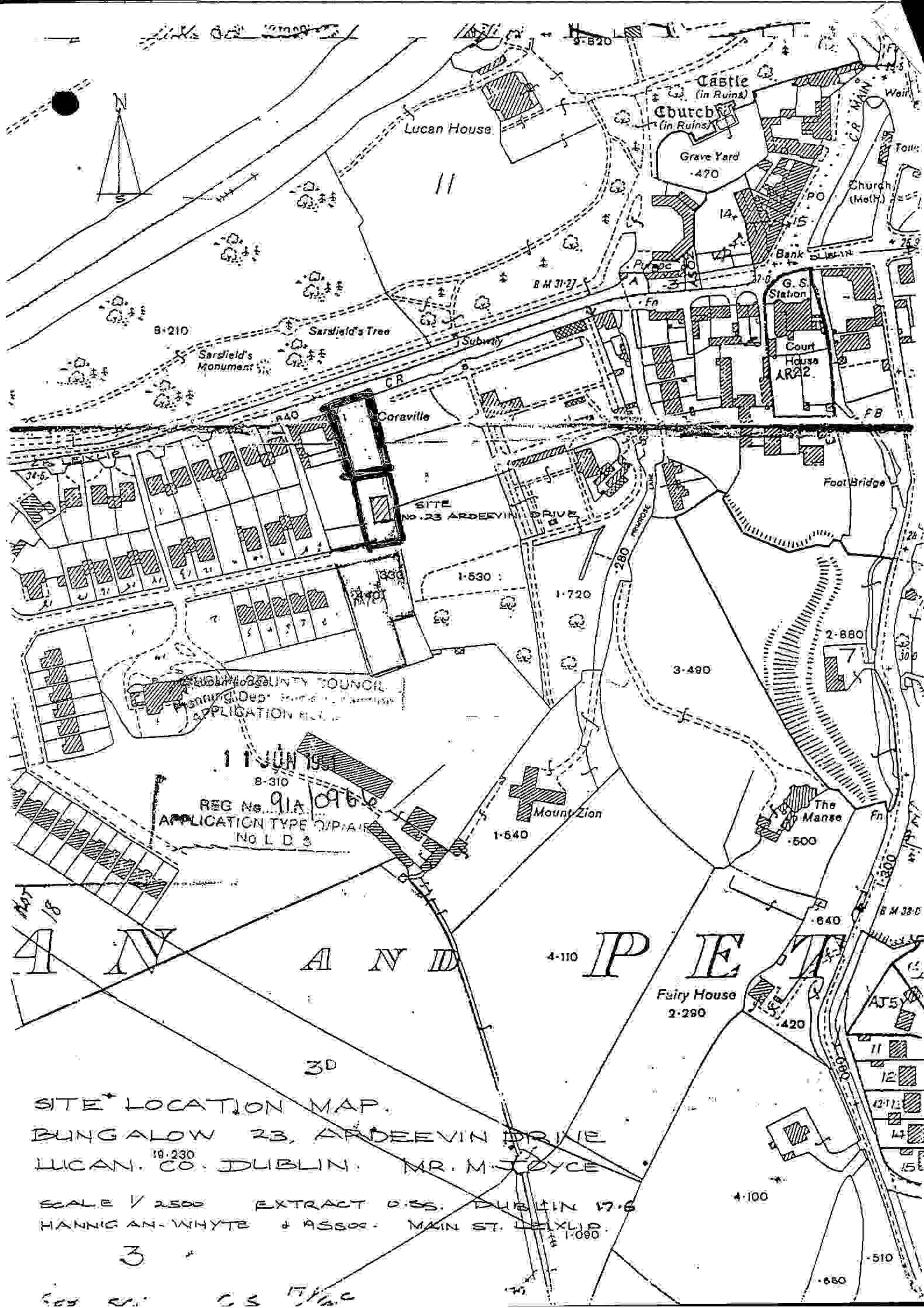
Pence, being

*zero for*  
*planning application at 23 Ardara Dr.*

*Malcolm Deane* Cashier

**S. CAREY**  
Principal Officer

*50x3 1x1*



SITE LOCATION MAP,  
 BUNGALOW 23, ARDEEVIN DRIVE  
 LUCAN, CO. DUBLIN. MR. M. JOYCE

SCALE 1/2500 EXTRACT D.S.S. DUBLIN 17.8  
 HANNIGAN-WHYTE & ASSOC. MAIN ST. LEIXLIP

3

CS 17/50

DUBLIN  
→ DUBLIN  
14.5 M. SEWAGE  
→ DUBLIN

DUBLIN COUNTY COUNCIL  
Planning Dept. Rings  
11 BELMONT RD.

11 JUN 1991  
CORRYVILLE 91A/0966  
REG NO  
APPLICATION TYPE  
N.O.L.D.

PROPERTY OWNED  
BY APPLICANT

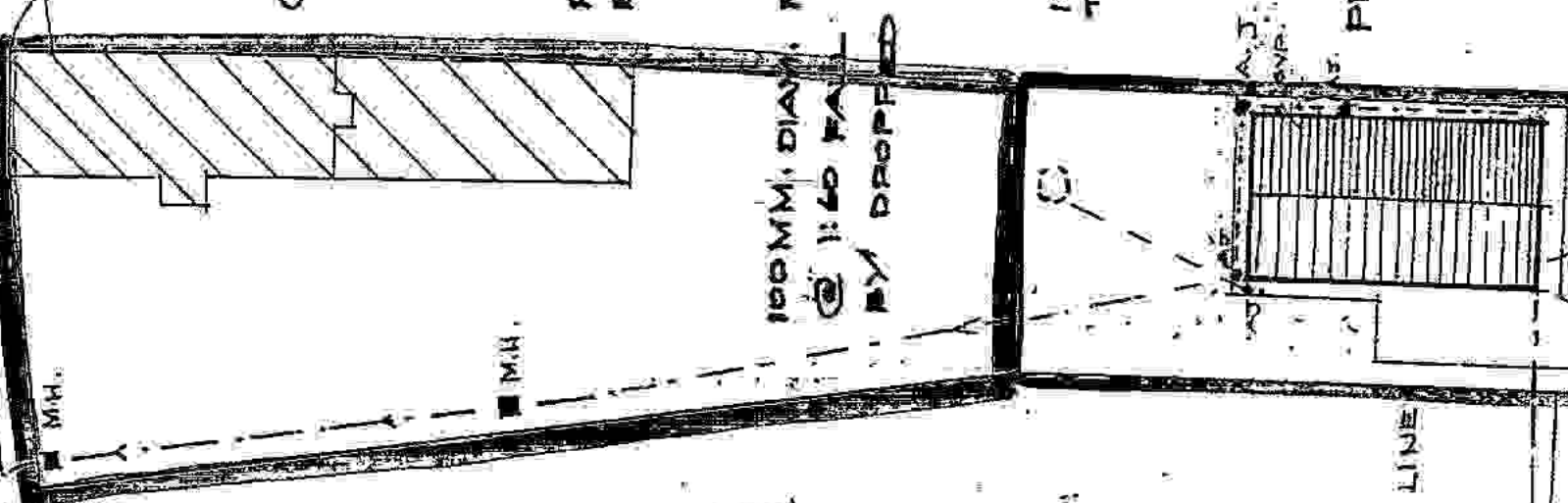
100MM DIA. FOUL SEWER  
@ 1:60 FALL  
BY DROPPED N.H.S. AS NECESSARY.

100MM Ø. S.W. DRAINS  
TO SOAKWAYS

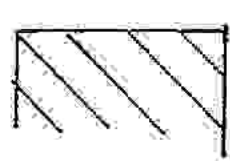
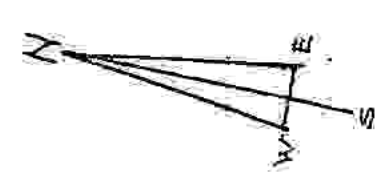
PROPOSED BUNGALOW

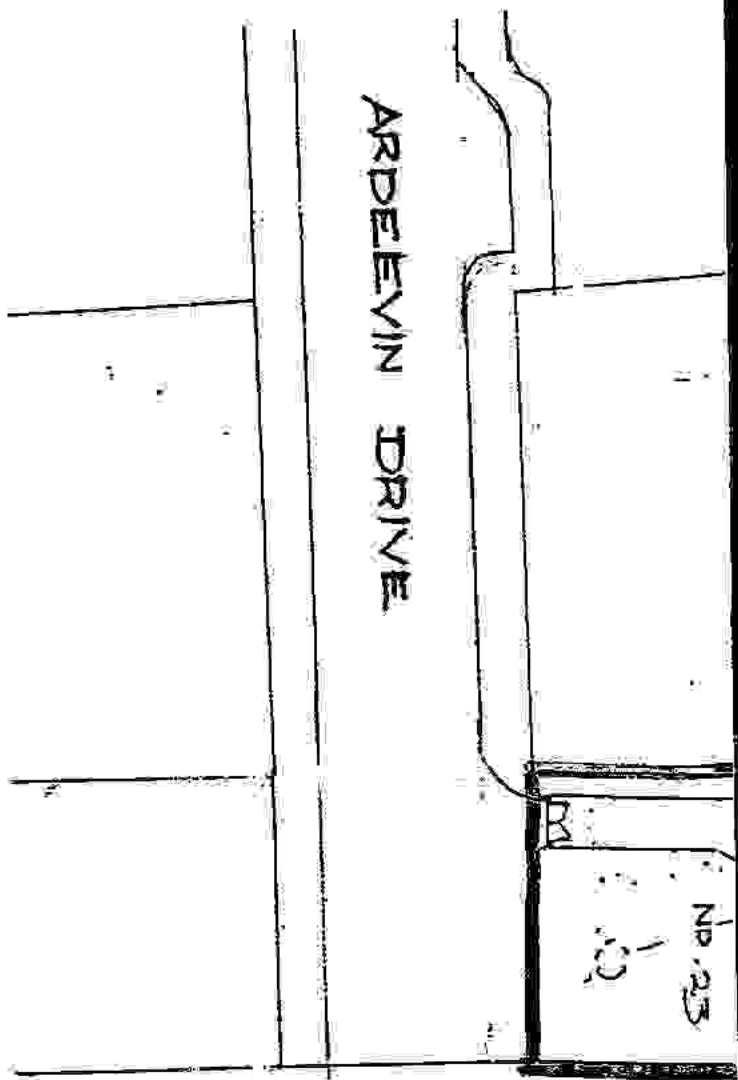
EXIST. FOUL SEWER

TRAILIP



EXISTING BUILDING LINE





FRONT BOUNDARY WALL 9'6" HIGH  
 PLASTERED CONC. BLOCK WITH  
 BRICK COPING  
 6" GA. BRICK GATE PILES 6'6" HIGH

project PROPOSED BUNGALOW AT NO. 23  
 ARDEEVIN DRIVE LICKAN CO. DUBLIN

FOR M. JOYCE

scale 1/500

date JAN 91

drawn N.C.

drawing title

SITE PLAN

project no.

9011/01

fig. no.

0302

Hannigan, Whyte and Associates, Main Street, Leixlip, Co. Kildare  
 Architects and Planning Consultants

Telephone 280933  
 281981