

REF. NO.: 910/1222 CERTIFICATE NO.: 1586
 PROPOSAL: Change base type
 LOCATION: 21-39 odd ind, 65-71 odd ind, lands adj Willbrook House, Esker Lane
 APPLICANT: Hugh McCreery + sons Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats) 14	@ £55	↓ 275	192.50	↓ 82.50		
B	Domestic Ext. (Improvement/Alts.)	@ £30	↓			Reduced fee allowed	
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70		19		On 12 sites (2 sites are on SPA/902)	
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70				are outside 12 month period)	
E	Petrol Filling Station	@ £200				82.50 9/8/91	
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater				N147023	

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: NOV Grade: CLD Date: 25/7
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. *910/122*

Cert. No. *26/42*

PROPOSAL *Change base type*

LOCATION *21-39 odd ind. b.s.-71 odd ind. lands adj. Willbrook House Estate*

APPLICANT *Hugh McCreery & sons Ltd*

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings <i>14</i>	@£32	<i>112</i>	<i>£112</i>		
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: *noth* Grade: *6/a* Date: *25/7*

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

DATE REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FOR AREA OF PRESENT PROPOSAL:

PREPARED BY:

CHECKED BY:

TITLE OF ASSESSMENT:

LOCAL ASSESSMENT

ASSESSOR'S OFFICE NO: 17 /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN 1.

Frank Elars & Co. Architects,

2 Waldemar Terrace,

Main Street,

Dundrum,

Dublin 14.

1/8/91

REG. REF.: 91A/1272

RE: Change house type at 21-39, odd incl., 45-71 odd incl., lands adj. Millbrook House, Eske Lane for Hugh McGreevy & Sons Ltd.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is E 275.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £192.50

AMOUNT DUE = £ 82.50

Yours faithfully,



for PRINCIPAL OFFICER

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Change of House Type

REG. REF.: 91A/1222

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. 1/2) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: ^{89A/982}91A/549 on which a full fee was paid is attached.
~~91A/550~~

Richard Whelan,
Staff Officer,
Registry Section.

Rd. 1. 21-39 incl. No alteration to layout. 89A/982
65-71 incl. DO. COMPARED WITH

Mr. R. Whelan,

Registry Section.

Rd. 1. 25-39 incl. No alteration to layout 91A/549

Rd. 1. 65-71 incl. No alteration to layout 91A/550

A. Hinchy,
Senior Executive Draughtsman/Technician

Mary Jelvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1222.
DEVELOPMENT: Change of approved house type (Reg. Ref: 89A/982).
LOCATION: Sites 21-39 odd incl., & 65-71 odd incl., Road 1 at lands adj. Willsbrook House, Esker Lane, Ballyowen T.D., Lucan.
APPLICANT: Hugh McGreevy & Sons Ltd.
DATE LODGED: 22.7.91.

All Conditions relevant from previous permissions in respect of 89A/982, 91A/544, 91A/1028 to apply (including financial contributions).

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.09.91
Time 9.30

TB/BMcC
2.9.91.

SIGNED: 4.9.91

ENDORSED: _____

DATE: 2/9/91

DATE: _____

SS only -

Register Reference : 91A/1222

Date : 25th July 1991

Development : Change of approved house type (Reg.Ref. 89A/982)

LOCATION : sites 21-39 odd incl., and 65-71 odd incl., Road 1 at lands adjacent Willsbrook House, Esker Lane, Ballyowen T.D., Lucan

Applicant : Hugh McGreevy + Sons Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 22nd July 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 Tobin

Date received in sanitary services

DUBLIN Co. COUNCIL
12 AUG 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
18 SEP 1991
Returned *[Signature]*

FOUL SEWER

Available - existing system.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.09.91
Time 10.30

SURFACE WATER

Available - existing system.

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

[Signature] 10/9/91.

J.R.
10/9/91

Register Reference : 91A/1222

Date : 25th July 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY..... *Water available. See previous report
dated 3/5/91 for 89A/982.*

*A. J. King
19/8/91
F. M. V. V. V.
20/8/91*

.....
ENDORSED *[Signature]* DATE *12/9/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.09.91
Time 10.30

17/4 22 5/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1222

Date Received : 22nd July 1991

Correspondence : Frank Elmes & Co. Architects,
Name and : 2 Waldemar Terrace,
Address : Main Street,
Dundrum,
Dublin 14

Development : Change of approved house type (Reg.Ref. 89A/982)

Location : sites 21-39 odd incl., and 65-71 odd incl., Road 1 at
lands adjacent Willsbrook House, Esker Lane, Ballyowen
T.D., Lucan

Applicant : Hugh McGreevy + Sons Ltd.

App. Type : Permission

Zoning :

EN 8675
BN 1214

CONTRIBUTION	
Standard	75240
Area	1420 sq ft
Open Space	49 sq ft
Security	4800
SECURITY	
Fund D.M.F.	240000
Cash	150000

(MG/BB)

Report of Dublin Planning Officer dated 2nd September, 1991

This is an application for PERMISSION for change of approved house type at sites 21-39 odd incl. and 65-71 odd incl. Road 1 at lands adjacent to Willbrook House, Esker Lane, Ballyowen for H. McGreevy & Co.

Reg. Ref. No. ^{89A/}91A/982 refers to the grounding permission for housing development at this site, Reg. Ref. Nos. 91A/543, 544, 545, 546, 547, 549, 550 and 91A/1028 refer to subsequent grants of permission for changes to approved house type. A number of these refer to the sites the subject of the current application.

Reg. Ref. No. 91A/544 refers to a grant of permission for change of house type to give optional conservatory to rear at sites 1-23, Road 1 for Glendorn.

Reg. Ref. No. 91A/549 refers to a grant of planning permission for change of approved house type to give optional conservatory to rear of sites 25-43, Road 1 for H. McGreevy & Sons Ltd.

Reg. Ref. No. 91A/550 refers to a grant of permission for change of approved house type to give optional conservatory to rear of sites 53-71, Road 1 for H. McGreevy & Sons Ltd.

The current application is for change of house type at sites 21-39 and 65-71, Road 1. This site was inspected on 19.08.1991. Work has commenced i.e. the laying foundations at sites 33-39 only. It is unclear precisely which house

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1222

Page No: 0002

Location: sites 21-39 odd incl., and 65-71 odd incl., Road 1 at lands adjacent Willsbrook House, Esker Lane, Ballyowen T.D., Lucan

types are proposed at each of the sites.

Unsolicited Information submitted on 27th August, 1991, clarified this situation.

The application provides for similar house types to those previously approved but includes a number of optional feature i.e. 3 or 4 bedrooms, optional kitchen annex and conservatory.

There is no increase in house numbers proposed.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (2) conditions:-

CONDITIONS / REASONS

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

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

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

REASON: To prevent unauthorised development.

03 That the development shall be carried out in conformity with Condition Nos. 5-12 and 14-16 of An Bord Pleanála's ~~decision to grant~~ planning permission for 160 no. houses at this location, under Reg. Ref. No. ~~DL 615 (81895)~~ 89A-982, dated 14th September, 1990, ^{Reg. Ref. 21A 1222} save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

04 That arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of ~~£240,000~~ or a cash lodgement of ~~£150,000~~ in respect of the overall development, as required by Condition No. 2 of An Bord Pleanála's ~~decision to grant~~ planning permission under ^{Reg. Ref. DL 615 (81895)} Reg. Ref. No. 89A/982. ~~be~~ The ~~arrangement~~ ^{arrangement}

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1222

Page No: 0003

Location: sites 21-39 odd incl., and 65-71 odd incl., Road 1 at lands adjacent Willsbrook House, Esker Lane, Ballyowen T.D., Lucan

strictly adhered to in the above proposal. It can be made prior to the commencement of the full plan

04 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

05 That arrangements be made for the payment of the financial contribution in the sum of £ 75,000 in respect of the overall development as required by Condition No. 3 of An Bord Pleanála's ~~decision to grant~~ planning permission under Reg. Ref. No. 90A/982. *The arrangement will be made prior to the commencement of the full plan*

05 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

06 That arrangements be made for the payment of the financial contribution in the sum of £ 140,000 in respect of the overall development as required by Condition No. 4 of An Bord Pleanála's ~~decision to grant~~ planning permission under Reg. Ref. No. 89A/982. *The arrangement will be made prior to the commencement of the full plan*

06 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

~~07 That arrangements be made for the payment of the financial contribution in the sum of £ _____ in respect of the overall development as required by Condition No. 17 of An Bord Pleanála's decision to grant planning permission under Reg. Ref. No. 89A/982.~~

~~07 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.~~

08 That a comprehensive landscaping plan is to be submitted for the site (as required by Condition No. 13 of An Bord Pleanála's ~~decision to grant~~ planning permission under Reg. Ref. No. 89A-982). This is to include, inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.

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

Condition No. (13) over 2

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1222

Page No: 0004

Location: sites 21-39 odd incl., and 65-71 odd incl., Road 1 at lands adjacent Willsbrook House, Esker Lane, Ballyowen T.D., Lucan

Edg. That arrangements be made with regard to the payment of (a) £98,000. and (b) £48,000. required by Condition No. 17 of the planning permission granted under Ref. PL5/5/21275, Register Reference 89A/982. The arrangements to be made prior to the commencement of this proposal.

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

Endorsed: *[Signature]*
for Principal officer

[Signature]
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated : *10 September 1991* *K.O. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~26 August~~, 1991.

4th September



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

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

Decision Order Number : P/ 4225 /91 Date of Decision : 10th September 1991

Register Reference : 91A/1222 Date Received : 22nd July 1991

Applicant : Hugh McGreevy + Sons Ltd.

Development : Change of approved house type (Reg.Ref. 89A/982)

Location : sites 21-39 odd incl., and 65-71 odd incl., Road 1 at
lands adjacent Willsbrook House, Esker Lane, Ballyowen
T.D., Lucan

Floor Area : Sq.Metres

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.

Frank Elmes & Co. Architects,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14

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.



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

Reg.Ref. 91A/1222
Decision Order No. P/ 4225 /91
Page No: 0002

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ... 8 ... ATTACHED.

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

Date: ... 11/9/91 ...

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/1222
Decision Order No. P/ 4225 /91
Page No: 0003



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application 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 each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That the development shall be carried out in conformity with Condition Nos. 5-12 and 14-16 of An Bord Pleanála's grant of planning permission for 160 no. houses at this location, under Ref. No. PL 6/5/81895, dated 14th September, 1990, Reg. Ref. 89A-0892 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £240,000 or a cash lodgement of £150,000 in respect of the overall development, as required by Condition No. 2 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. No. 89A/982. The arrangements to be made prior to the commencement of this proposal.
- 04 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 05 That arrangements be made for the payment of the financial contribution in the sum of £75,240 in respect of the overall development as required by Condition No. 3 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. 89A-982. The arrangements to be made prior to the commencement of the proposal.
- 05 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 06 That arrangements be made for the payment of the financial contribution in the sum of £1,420 per house in respect of the overall development as required by Condition No. 4 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.
- 06 REASON: To ensure that a ready sanction may be available to the Council

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.



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

Reg.Ref. 91A/1222

Decision Order No. P/ 4225 /91

Page No: 0004

to induce the provision of services and prevent disamenity in the development.

07 That a comprehensive landscaping plan is to be submitted for the site (as required by Condition No. 13 of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-982). This is to include, inter alia, a programme of tree surgery for the site a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.

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

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out.

08 That arrangements be made with regard to the payment of (a) £98,000 and (b) £48,000 required by Condition No. 17 of the planning permission granted under Ref. PL 6/5/21275, Register Reference 89A-0982. The arrangements to be made prior to the commencement of this proposal.

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

FRANK ELMES & Co.

ARCHITECTS
PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE : 951514 / 5
FAX No. : 951703

date : 23rd August 1991

your ref :

our ref : WP/CO'B

Mary Galvin,
Dublin County Council,
Planning Department,
Irish Life Centre,
1r. Abbey Street,
DUBLIN. 1.

91A/1222
1.8.0
Und A.!


RE: Elmbrook, Lucan. Reg. Ref. 91A/1222.

Dear Mary,

Further to your telephone call to our office on Wednesday last, I now submit, in quadruplicate, copies of house plans for house types "C" and "E". I wish to confirm that houses 25 to 39 odd inclusive have front elevations as per house type "C" and have full hipped roofs. Houses 21 and 23 and houses 65 to 71 odd inclusive have front elevations as per house type "E" and have half-hipped roofs.

We apologise for any inconvenience this may have caused you, and would like to thank you for your continued co-operation in dealing with this site. Please do not hesitate to contact this office should you require any further information or clarification.

Yours sincerely,



William Plunkett
FRANK ELMES & CO.

enc.



FRANK ELMES, Arch. M.A.A.I.
CHARLES D. ELMES, B. Eng. (Consulting)

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

Balance

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

CASH
CHEQUE
N 47023

Received this day of 19.....

from *Hugh McGreevey*

the sum of *eighty two* Pounds

fifty

Pence being

fee on

Robert

S. CAREY

Principal Officer

FRANK ELMES & Co.

ARCHITECTS

PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE : 951514 / 5
FAX No. : 951703

date : 7th August 1991

your ref :

our ref : WP/GO'B

Richard Whelan,
Planning Fee Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
DUBLIN. 1.

RE: Change of House Type at 21-39, odd incl., 65-71
odd incl., lands adj. Willsbrook House, Esker
Lane, for Hugh McGreevy & Sons Ltd., Reg. Ref. 91A/1222.

Dear Sir,

Further to the above matter and your letter of 1st inst.,
please find enclosed cheque in the sum of £82.50 as requested,
being balance of fee for this application. We trust this matter
is now in order.

Yours faithfully,



W. Plunkett
FRANK ELMES & CO.

enc.

09 AUG 91

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/1222

Date : 23rd July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type (Reg.Ref. 89A/982)

LOCATION : sites 21-39 odd incl., and 65-71 odd incl., Road 1 at
lands adjacent Willsbrook House, Esker Lane, Ballyowen
T.D., Lucan

APPLICANT : Hugh McGreevy + Sons Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 22nd July 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Frank Elmes & Co. Architects,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14



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 SITES 21-39 & 65-71 ODD INCL RIAT LANDS ADJACENT
(If none, give description sufficient to identify) WILLSBROOK HOUSE, ESKER LANE, BALLYOWEN TD, LUCAN

3. Name of applicant (Principal not Agent) HUGH MC GREEVY & SONS LTD.

Address C/O NO. 4 BELOW Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings FRANK ELMES & CO. ARCHITECTS, 2 WALDENMAR TCE, MAIN ST, DUNDRUM, DUBLIN 14. Tel. No. 0515141051514

5. Name and address to which notifications should be sent AS NO. 4 ABOVE

6. Brief description of proposed development CHANGE OF APPROVED HOUSE TYPE

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

9. In the case of any building or buildings to be retained on site, please state:

(a) Present use of each floor or use when last used N/A

(b) Proposed use of each floor N/A

CO. DUBLIN - permission sought for change of approved house type (Reg. Ref. 89A/982) on sites 21-39 odd incl. and 65-71 odd incl., Road 1, at lands adjacent Willsbrook House, Esker Lane, Ballyowen T.D., Lucan. Hugh McGreevy + Sons Ltd.

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 AS APPROVED Sq. m.

(b) Floor area of proposed development 208.284m² 22 JUL 91 Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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

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

15. List of documents enclosed with application. CHEQUE, NEWSPAPER NOTICE, 1 X OUTLINE SPECIFICATION, 4 X DRG. NO'S EL/89/06, EL/91/001, EL/91/002

16. Gross floor space of proposed development (See back) 208.284 Sq. m.

No of dwellings proposed (if any) 14 Class(es) of Development ONE

Fee Payable £ 304.50 Basis of Calculation (14 X 55.00) X 1/4 B.B.L + (14 X 32) X 1/4 P.L.

If a reduced fee is tendered details of previous relevant payment should be given 89A/982 91A/0549 91A/0550

Signature of Applicant (or his Agent) Frank Elmes Date 18/7/91

Application Type P/B Register Reference 91A/1222 FOR OFFICE USE ONLY

Amount Received £ 17-7 1.16.4

Receipt No _____ Date _____

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

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

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

REC NO. N 45321

£ 192.50

Received this 22nd day of July 1991

from Hugh McGreevy Sons Ltd,
c/o 2 Waldemar Ter,
Main St., Donnybrook

the sum of one hundred ninety two Pounds

fifty Pence, being for

bye-law application at 21-29 - 65-71
Willsbrook

S. CAREY
Principal Officer

Handwritten signature

COMPTROLLER CHONTAE ATHA CLIATH

RECEIPT CODE

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-44281

£ 12.00

Received this

22nd

day of

July

1991

from

High McCreery, Enis 10
St. Waldemar Tce

The sum of

one hundred twelve

Pounds

Pence, being

for planning application at 21-52
65-11 Wickham House

Cashier

S. CAREY
Principal Officer

Class 1 x H

OUTLINE SPECIFICATIONWHERE APPLICABLE
forResidential development at
Wills Brook Lucan, Co Dublin
for

Hugh Mc Greevy and Sons Ltd.



FOUNDATIONS

Excavate to depth and width as shown on section or to the requirement of the Local Authority, Engineer, concrete to be not leaner than 1:7.

RISING WALLS

To be in solid blockwork to D.P.C. level, min 150mm over finished ground level.

Cavities of half brick front walling to be drained min 225mm below D.P.C. level.

GROUND FLOOR

Remove 225mm vegetation layer.

Slab to be 150mm deep sanded 6:1 clean pit gravel and cement on 25mm aeroboard insulation on 1000 gauge (300mm ^{lap 17mm}) visqueen on 50mm sand blinding on 150mm well compacted hardcore.

Visqueen brought vertical and lapped over D.P.C. in walls.

FIRST FLOOR:

SEE SECTION.

BLOCKWORK

225mm hollow conc blocks to external walls as shown laid on 225mm wide D.P.C. min 150mm above finished ground level. 225mm solid blockwork in all party walls. 1/2 brick front to be 275mm cavity (100mm outer leaf, 50mm cavity, 25mm insulation, 100mm inner leaf). With ties every 450mm vertical and 750mm horizontally with D.P.C. 150mm above F.G.L. in inner and outer leaf. D.P.C. to be carried around jambs of opes in cavity walling.

Permanent Ventilation 225 x 225mm to all habitable rooms without fireplaces.

Cover of flues to fireplaces to be at least 112.5mm on flanks and 225mm on ends, Min 50mm cavity, min 225mm separation to be provided between flues of adjoining properties.

Cement mortar to be not leaner than 1:4 and gauged mortar to be not leaner than 1 cement/lime to 4 sand.

RAINWATER

To be 100mm Ø, half round black p.v.c. gutters, swan necks, down pipes and fittings to G.T.'s to A.J.'s to surface water sewer.

FOUL DRAINS

Drains to be laid on concrete beds haunched to pipes and encased in min 150mm conc. under buildings and bridged over at intersections with walls.

Vent pipe to head of drain where branch may exceed 10m.

Toilets to be perm. ventilated to the outside air.

FOUL DRAINS contd.

Ground floor waste pipes to deliver to gully trap to A.J. to foul drain.
Soil and waste pipes to be accessible throughout entire length.

W.C.'s to single stack soil vent pipe (to B.S. 5572-1978) to A.J. to M.H. to foul sewer. W.H.B.'s & baths to single stack S.V.P. to A.J. foul drain.

Rodding facilities to be provided at all intersection of drains.

JOINERY

All joinery to standard specification treated against rot, primed undercoated and gloss finished.

Hardwood to be varnished or oiled.

External windows and doors as above or "Sadolins" to all external timber work.

FINISHES

External plaster - Skud, scratch and float with sand and cement, tyrolean and nap finish.

Reveals to all opes.

Internal plaster - Gypsum undercoat and skim to internal walls only. 9.5 gypsum foil backed plasterboard on 50 x 25mm battens at 600 c/c with 50mm fiberglass to inside face of all external walls.

Ceilings to be slabbed and skimmed.

PITCHED ROOF

Selected concrete roof tiles on 50 x 50mm roofing battens on untearable roofing felt on approved pre-fabricated roof trusses to I.S. 193 (1986) @ 600mm c/c, with 100 x 25 windbracing at rafter and ceiling level galvanised straps to trusses at 1.2M centres at gable walls to be fixed across 2 No trusses over blocking pieces fixed between trusses.

Trusses to be laid and braced strictly in accordance with I.S. 193 (1986). 175 x 25mm soffit & fascia.

FIRST FLOOR Chipboard on Joists.

- NOTE: (1) Where any discrepancy occurs between spec. and dwg., Architect is to be consulted and his decision is final.
- (2) All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.
- (3) The Developer reserves the right to alter the above spec.