

BYE LAW APPLICATION FEES

REF. NO.: 91A/1247 CERTIFICATE NO.: 158903
 PROPOSAL: 14 houses
 LOCATION: 2-28 Even Road B, Westbury Court, Newcastle Rd, Llan
 APPLICANT: FDROIT 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)	@ £55	<u>£770</u>	<u>£770</u>	<u>/</u>		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.e Date: 21/7/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1247

Cert. No. 26189

PROPOSAL 14 houses

LOCATION 2-28 Even Road B. Mottbury. Levett, Newcastle Road, Lutter

APPLICANT Adroit Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	1448	2/448	—	
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: *Rubel* Grade: S Date: 31/7/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

INT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PROPOSED PROPOSAL:

INSURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO:
 DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRACE

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 8.10.91

Time 3.15

Register Reference : 91A/1247

Date : 2nd August 1991

ENDORSED _____ DATE _____

WATER SUPPLY... *Water available. See previous reports.* *A. J. Pa.* *12/9/91*

Refusal recommended until (a) the proposed 200 mm watermain to service the site has been laid on the Newcastle rd.
(b) a revised watermain layout showing how the proposed houses will connect to existing watermains.

ENDORSED _____ DATE _____

water storage

B. McKeen
25/9/91

AS Giff *31/10/91*

DOC
26/9/91

Mary Galvin. SS only,

(P..)

Register Reference : 91A/1247

Date : 2nd August 1991

Development : Revisions to approved layout and house type

LOCATION : Sites 2 to 28 even Road B Westbury Court, Newcastle Road, Lucan

Applicant : Adroit Limited

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 26th July 1991

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

PLANNING DEPT.

DEVELOPMENT CONTROL SECT

Date 8-10-91

Time 3.15

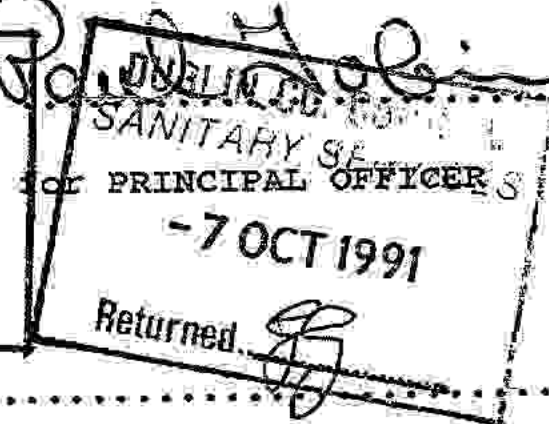
Date received in Sanitary Services

DUBLIN CO. COUNCIL

14 AUG 1991

SAN SERVICES

yours faithfully,



FOUL SEWER

Insufficient information
The applicant must indicate, finished floor levels, lowest levels of proposed infrastructure (or existing if was constructed by that applicant).

SURFACE WATER

INSUFFICIENT INFORMATION

As above, but ALSO the following applies
The stream to the rear of no. 2 to 12 and forming the boundary to no 28 is extremely important for the drainage of up stream lands. The applicants are to indicate the existing bed levels and bank levels. The applicants are to consult the Senior Engineer, Sanitary Services Department, 46/49 Upper O'Connell Street, Dublin 1, Drainage Division, design section with respect to determining the flow to be catered for and the treatment of the stream draining the existing highway fronting the site and culminating the length of the stream.

U4/B

Blunkhorn 2.10.91

P/43 95/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1247

Date Received : 26th July 1991

Correspondence : John McGivern & Associates,
Name and : 25 Millview Lawns,
Address : Malahide,
Co. Dublin.

Development : Revisions to approved layout and house type

Location : Sites 2 to 28 even Road B Westbury Court, Newcastle Road, Lucan

Applicant : Adroit Limited

App. Type : Permission

Zoning :

Floor Area : Sq. metres

(NP/DK)

Report of the Dublin Planning Officer dated 13th September, 1991.

This is an application for PERMISSION for revisions to the approved layout at sites 2 to 28 even, Road B, Westbury Court, Newcastle Road, Lucan.

Proposed alterations consist of changing the layout of 4 detached 4 bedroom houses to 2 pair of semi detached 3 bedroom houses. This allows sufficient space to provide garages to the adjoining 10 semi-detached houses.

There have been quite a number of revisions of the layout at this estate. The most recent relevant application refers to the grant of permission under Reg. Ref. 90A-1604. No increase in house numbers is proposed. The infrastructure for this estate is in situ.

Roads Engineer report *noted*.

Sanitary Services Engineer report *not received*

The proposed development is consistent with the provisions included in the Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (9) conditions:-

265387
BN1209

CONTRIBUTION:	
Standard	76740
Roads	800000
3.57%	
Open Space	300000
Other:	
SECURITY:	
Bond / C.F.	120000
	75000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1247

Page No: 0002

Location: Sites 2 to 28 even Road B Westbury Court, Newcastle Road, Lucan

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 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 The development shall be carried out in conformity with Condition Nos. 6-16 18-21 and 23-28 incl. of the decision to grant permission by Order No. P/161/90 dated 17.01.1990 Reg. Ref. 89A-0852 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON: In the interest of the proper planning and development of the area.
- 05 That arrangements made for the payment of the financial contribution in the sum of £76740 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.
- 06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £120000 or a cash lodgement of £75000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.
- 07 The development shall be carried out in conformity with Condition No. 7 of the decision to grant permission by order No. P/5018/90 dated

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1247

Page No: 0003

Location: Sites 2 to 28 even Road B Westbury Court, Newcastle Road, Lucan

01.11.1990 Reg. Ref. 90A-1604 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

08 That arrangements made for the payment of the financial contribution in the sum of £800 per house in respect of the overall development required by Condition No. 8 of planning permission granted under Reg. Ref. 90A-1604 be strictly adhered to in respect of the above proposal.

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

~~09. In lieu of open space development a financial contribution of £300 per house may be paid to Dublin County Council by the developer prior to commencement of development.~~

09. In lieu of open space development a financial contribution of £300 per house ^{shall} be paid to Dublin County Council *by the developer prior to commencement of development.*

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

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 (9) conditions set out above is hereby made.

Dated : *24 September 1991* *K. O. Sullivan*
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4 September, 1991.

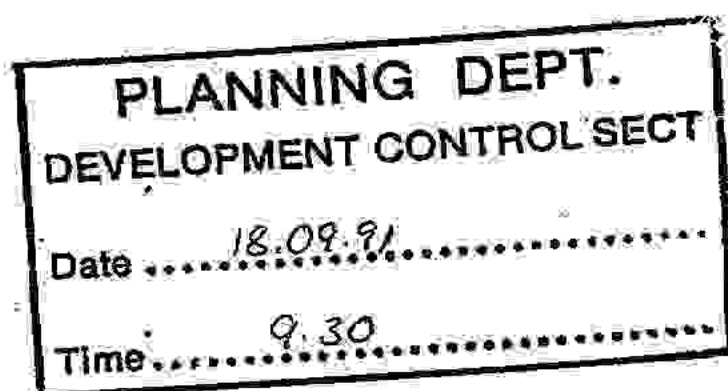
Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1247.
DEVELOPMENT: Revision to approved layout and house type.
LOCATION: Sites 2 to 28 even Road B Westbury Court,
Newcastle Road, Lucan.
APPLICANT: Adroit Ltd.
DATE LODGED: 26.7.91.

Previous Roads Reports in respect of 89A/852 still apply.

All relevant Conditions of previous planning permission to apply, particularly that concerning financial contributions (Note: Works have already commenced by Dublin County Council on the improvement of the Newcastle Road).



TB/BMcC
13.9.91.

SIGNED: _____

G. B. Smith

DATE: _____

13/9/91

ENDORSED: _____

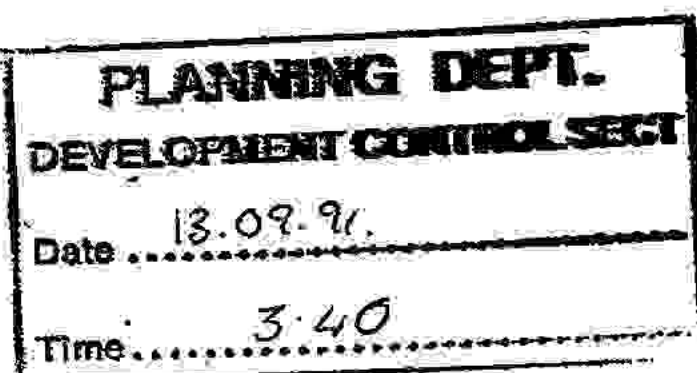
DATE: _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1247.
DEVELOPMENT: Revision to approved layout and house type.
LOCATION: Sites 2 to 28 even Road B Westbury Court,
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APPLICANT: Adroit Ltd.
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Previous Roads Reports in respect of 89A/852 still apply.

All relevant Conditions of previous planning permission to apply, particularly that concerning financial contributions (Note: Works have already commenced by Dublin County council on the improvement of the Newcastle Road).



TB/BMcC
13.9.91.

SIGNED: 4.73 Wick

DATE: 13/9/91

ENDORSED: _____

DATE: _____



Bloc 2, Ionad Bheatha na hEireanni,
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/ 4395 /91 Date of Decision : 20th September 1991

Register Reference : 91A/1247 Date Received : 26th July 1991

Applicant : Adroit Limited

Development : Revisions to approved layout and house type

Location : Sites 2 to 28 even Road B Westbury Court, Newcastle
Road, 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.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:-⁹...ATTACHED.

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

Date: ...24/9/91...

John McGivern & Associates,
25 Millview Lawns,
Malahide,
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/1247
Decision Order No. P/ 4395 /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

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07 The development shall be carried out in conformity with Condition No. 7 of the decision to grant permission by Order No. P/5018/90 dated 01.11.1990 Reg. Ref. 90A-1604 as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

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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/1247

Decision order No. P/ 4395 /91

Page No: 0003

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09 In lieu of open space development a financial contribution of £300. per house shall be paid to Dublin County Council by the developer prior to commencement of development.

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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/1247

Date : 29th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revisions to approved layout and house type

LOCATION : Sites 2 to 28 even Road B Westbury Court, Newcastle
Road, Lucan

APPLICANT : Adroit Limited

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 26th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

John McGivern & Associates,
25 Millview Lawns,
Malahide,
Co. Dublin.

John McGivern & Associates
Architectural & Planning Consultants

25 Millview Lawns,
Malahide,
Co. Dublin. Tel. 451475

V.A.T. No. 4681340M

Irish Press 26/7/91

444? 26/7

26th July 1991

P/B

N 44342

1.16.4 LAW APPLICATION.

9/10/1247

770 N 45383

The Principal Officer,
Planning & Development Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

CO. DUBLIN permission is
being sought by Adroit
Limited for revisions to
approved layout and house
type sites 2 to 28 even Road
B, Westbury Court, Newcas-
tle Road, Lucan.

re: Revisions to approved layout and house type sites
2 - 28 even Road B, Westbury Court, Newcastle Road
Lucan for Adroit Limited.

Dear Sirs,

Permission is being sought by Adroit Limited under the Local
Government (Planning & Development) Acts 1963 and 1983, and
also Building Bye Law Approval for revisions at the above.

The development which is substantially complete was approved
by your Council (Reg. Ref. 89A - 852). Adroit have an
agreement to purchase developed sites and are not responsible
for the development or financial conditions.

The proposed alterations are from four bedroom detached/semi-
detached houses to three bedroom semi-detached house, with no
increase in density.



contd.

OS 17-10

26/7

to: The Principal Officer.
date: 26th July 1991

Continuation No. 1

I enclose herewith four copies of each of:

- (a) Location Plan;
- (b) Layout Plan;
- (c) Services Layout;
- (d) House Plan;
- (e) Specification.

I also enclose copy of Irish Press, dated 26th July, containing the Planning Notice.

I further enclose cheque for £1,218.00 (£87.00 x 14) to cover the charges for this application.

Yours faithfully,


John McGivern.

COMPTROLLER CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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

BYE LAW APPLICATION.

REC. No. N 45383

£ 770.00

Received this

26th

day of

July

1991

from

Adair Ltd

the sum of

seven hundred

seventy

Pounds

Pence, being

bye-law application at Westbury Rd,
Newcastle Rd.

M. Deen

Dee

Cashier

S. CAREY

Principal Officer

CB 11 x 11

COMHARLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

L.T.

Issue of this receipt is not a
acknowledgement that the
tendered is the prescribed
fee N 44342

£448.00

Received this 26th day of July 1991

from Adroit Ltd.

the sum of four hundred forty eight — Pounds

Pence, being

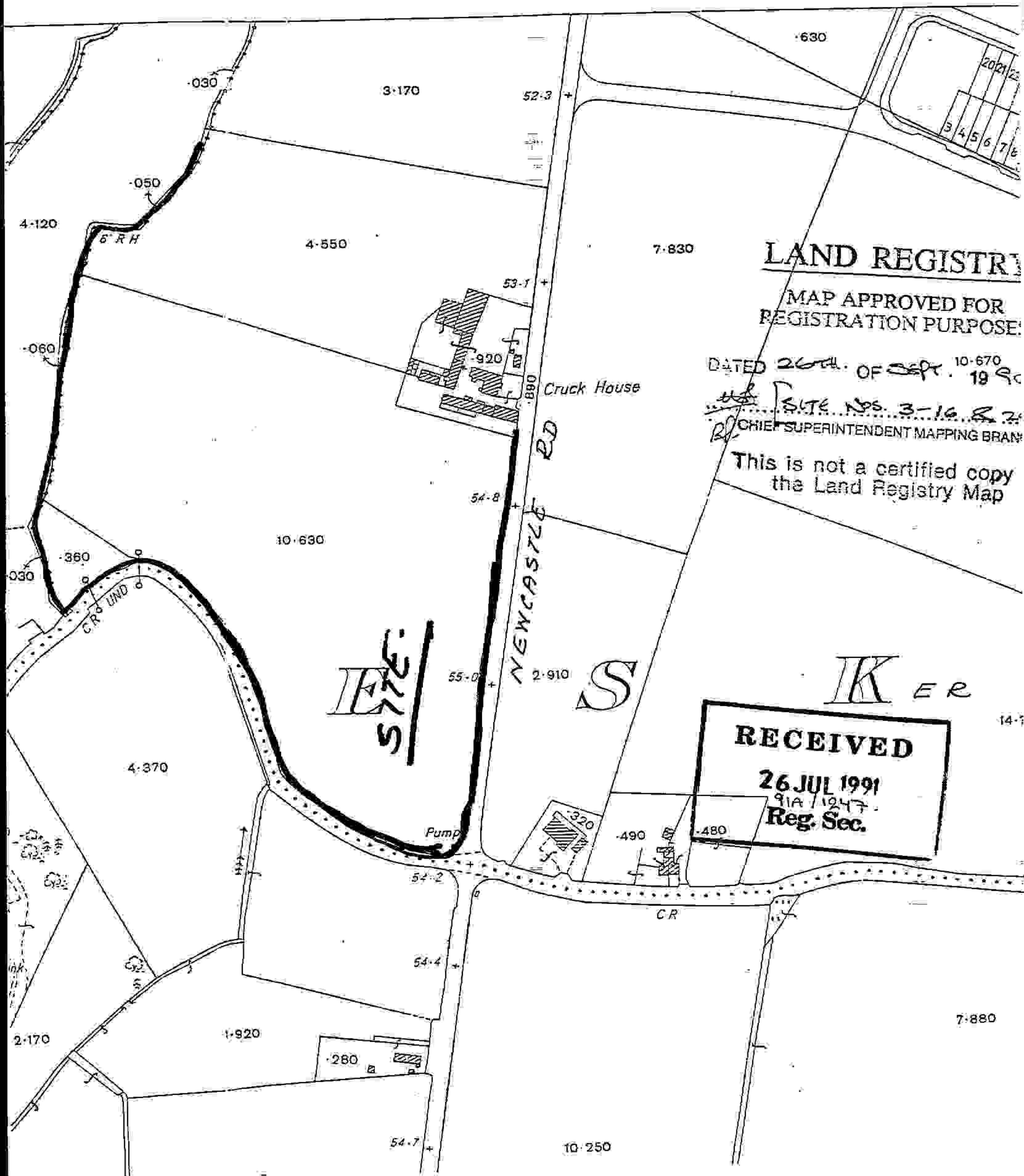
for planning application at Westbury Rd.
Newcastle Rd.

Noeleen Deane Cashier

S. CAREY
Principal Officer

Clair
1x14

N 78'



PROPOSED HOUSING DEVELOPMENT AT NEWCASTLE ROAD, LUCAN.

Builder: Adroit Limited

General: The construction generally is to be erected in accordance with the requirements of Dublin County Council and the Department of the Environment.

Foundation: These shall be concrete laid to such depth to comply with the Dublin County Council Specification.

Walling: External walls shall be of cavity construction with Brick outer leaf and 110 mm. inner leaf or 215 mm. Hollow Block as shown on plan.

Internal: Internal partition walls to be of dry construction. All walling internally to be dry lined.

Flooring: Floors to be 150 mm. concrete on D.P.M. on 150 mm. of hardcore. 25 mm. Polystyrene Sheets to be laid around perimeter of block on top of D.P.M.

Heating: Oil fired central heating with radiators as indicated on drawings.

Kitchen Fittings: These are to be fitted as per Contract Drawings and are to be mainly of Aickerplast construction on timber framing. The main wearing areas are to be surfaced with propriety laminated plastic. A stainless steel sink unit is provided. Cooker, refrigerators, etc. shown on drawings are not supplied.

Bathroom: Sanitary ware in white, low level w.c., bath, wash-hand basin with standard fittings as to builder's selection. Mechanical ventilation to en-suite where required.

Doors: All doors to be nominal 50 mm. thick, hung with 100 mm. butt hinges and fitted with suitable door furniture. Front doors shall be in hardwood.

Electrical: Light points to the ceilings and wall as indicated on drawings. 13 amp. sockets to be fitted to wall as shown in drawings. A cooker control unit incorporating a 13 amp. power socket will be provided near to the cooker space in the Kitchen. A double immersion group is provided as standard.



D.P.M.

2,000 gauge P.V.C. of Blizzard Hersion base bitumen D.P.M. to be provided as shown on drawings or as where otherwise approved.

Roof Trusses:

Roof Trusses are to manufacturers' design and specification and approved by I.I.R.S.

Roof Tiles:

Roof tiles to I.S.S. laid on untearable felt and secured on battens.

Insulation:

100 mm. Fibreglass or other approved material to be provided in the attic area. External Walls to be sheeted with 25 mm. Polyurethane Laminated to 9.7 mm. plasterboard or other approved material and bonded to wall with approved adhesive to builders selection.

Ventilation:

Vents to be provided to all habitable rooms without a fireplace.

Colour Scheme:

External woodwork to be prepared and painted two coats of undercoat and one coat of gloss. Front windows to be stained and varnished.

Internal woodwork to be prepared, primed and painted with one coat of undercoat and one coat of gloss.

Doors to be natural finish or to builders selection.

All internal walls to be prepared to builder's selection. Bathroom and kitchen to receive two coats of emulsion.

All ceilings to be stippled, finished or painted with emulsion to builder's selection.

External colour of paintwork, plastering and roof tiles to builder's selection.

Front and Rear Gardens:

Front and rear gardens to be rotovated and top soiled.