

BYE LAW APPLICATION FEES

REF. NO.: 91A/1840

CERTIFICATE NO.: 16272B

PROPOSAL: Change of house type

LOCATION: Orlagh Grove, Schelerocton, Rathfarnham

APPLICANT: Mendelly Properties Ltd

log 22/11/91

	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>4825</u>	<u>4821</u>	<u>4</u>	<u>not sought</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.O Date: 27/11/91

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

Mr. A. Hinchy.

Senior Executive Draughtsman/Technician

RE:


Orleigh Green, Schloerstown Rathfriland

REG. REF.:

91A/1840

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.: 91A/195 on which a full fee was paid is attached.


Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

Sites 26-48 incl Road A - No change to o/a
Site or in no. of houses (12)
Sites 2-8^{incl} Road B - Alterations to sites. Increase from
3 to 4 houses
Sites 10-14 incl Road B - Alterations to sites. Increase
from 6 to 8 houses
See attached dty.

J. L.
6/12/91.

A. Hinchy,

Senior Executive Draughtsman/Technician

PLANNING APPLICATION FEES

Reg. Ref... *91A/1840*

Cert. No.... *27207*

PROPOSAL... *Change of house type*

LOCATION... *Orlagh Grove, Scheldestown, Rathfriland*

APPLICANT... *Memoely Properties Ltd*

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<i>480</i>	<i>480</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				

Reduced fee allowed as 12th

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: *RUE* Grade Date *26/11/91*

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.:

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 ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

*for
assessment
requested in
Planning, Control
as at before
17/1/92*



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

Fenton-Simons,
Planning & Dev. Consultants,
29 Fitzwilliam Place,
Dublin 2.

Reg. Ref. 91A/1840
App. Recd: 22.11.1991
Floor Area:
Site Area:
Zoning:

CONTRIBUTION:
Standard: 112,260
Roads: 850 Pave
S. Serv: 34,700
Open Space: 2,000
Other: 1000 Pave
SECURITY:
Bond/C.I.F.: 200,000
Cash: 125,000

Report of the Dublin Planning Officer, dated 14 January 1992

This is an application for PERMISSION for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

The planning history of the site is as follows:-

Reg. Ref. 89A/24: Permission granted by Dublin County Council for 143 houses on lands between Scholarstown Road, Stocking Lane and the proposed Southern Cross Motorway. (Decision Order P/703/90 dated 16.2.90).

Reg. Ref. 90A/1536: Permission granted by Dublin County Council for revision within approved layout (Reg. Ref. 89A/24) for 24 no. bungalows and 56 no. semi-detached houses at Orlagh Grove, Scholarstown Road, Dublin 16 (Decision Order P/6039/90 dated 20.12.90).

Reg. Ref. 91A/195: Permission granted for change of house type on approved layout Reg. Ref. 89A/24 from 96 no. 4 bed detached and semi-detached houses on sites nos. 48-143 inclusive to 22 no. bungalows, 44 no. 4 bed semi-detached houses and 30 no. 3 bed semi-detached on site known as Orlagh Grove, Scholarstown, Rathfarnham (Decision Order P/1515/91 dated 16.4.91).

The proposed development, if permitted, would increase the number of houses on this site by 3, when compared to the number (re. 96) approved on this site under Reg. Ref. 91A/195. The increase in the number of houses is made possible by the replacement of 5 approved bungalows by 8 no. semi-detached houses on sites nos. 2A to 16A.

The applicant in a covering letter states that the builder on the adjoining site (Reg. Ref. 91A/57 refers) will be reducing the overall number of houses on his site by 5 no., but this does not appear to be the case. In the covering letter it is noted that the applicant proposes to comply with a no. of the conditions attached to 90A/195.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

This covering letter should also have been submitted as a compliance submission lodged under Reg. Ref. 91A/0195.

The replacement of the ^{four out of the} ~~only~~ five approved bungalows on road B by semi-detached houses is considered acceptable from a planning point of view. The proposed house types, are similar in design terms to the approved house types on the remainder of this road.

The Roads report (dated 4.12.91) states that the roads department has no objection to the proposed development. It recommended that a financial contribution of £1850 per each additional house be levied towards road improvements in the area.

The Sanitary Services Engineer has reported (report dated 9.1.92) that insufficient information has been lodged and that houses nos. 8A and 10A appear to be located within 5 metres of the line of the foul and surface water systems. It states that the applicants should indicate the "as constructed" line of these sewers. It notes that the services drawing submitted is of very poor quality.

The development of 2 two storey houses on sites nos. 2A and 4A in such close proximity (i.e. 1 metre) to the northern boundary of the site is considered undesirable from a planning point of view.

The proposed houses would be visually obtrusive when viewed from the immediately adjoining property to the north (House No. 46, granted permission under Reg. Ref. 89A/1255), *due to*

~~Due to~~ the difference in ground level and consequently the finished floor levels (i.e. the difference of 2.8 metres) of the houses on this and the adjoining site.

The development of a bungalow on this site as approved under Reg. Ref. 91A/195 would be preferable on planning grounds.

The proposed development is considered acceptable subject to conditions requiring:-

1. The omission of the proposed garages at the side of house nos. 8A and 10A.
2. The omission of houses nos. 2A and 4A.
3. A financial contribution of £2000 (i.e. £1000 x 2 houses) should be levied on the developer towards the provision and/or development of public open space for the extra ~~2~~ 2 houses.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission req. ref. 91A/0195.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (17) conditions:-

(conditions attached).

MOS
(MOS/BB)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

17.1.92

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 (17) conditions set out above is hereby made.

Dated: 20th January, 1992.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10th December 1992

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

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.

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

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

4. The development shall be carried out in conformity with Conditions Nos. 7, 10, 12, 14, 18, 19, 21 and 22 of the decision to grant permission by Order No. P/1515/91, dated 16/4/91, Reg. Ref. 91A/0195, in respect of the larger site of which the site of the current application forms part shall apply, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

5. That all houses are to be provided with 10.7 metres (minimum) long rear gardens as measured from the main external wall of the house and 7.5 metres (minimum) long driveways.

6. That the garages be omitted from House No. 8A and 10A, and side windows installed to serve the hall and w.c. at ground floor level in the side elevations of these houses. The gable elevation fronting onto the pedestrian way is to have a brick finish at ground floor level.

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

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

3. To prevent unauthorised development.

4. In the interest of the proper planning and development of the area.

5. In the interest of the proper planning and development of the area.

6. The proposed ^{apud}houses are located less than the required 5 metre distance from the proposed public sewers as shown on drawing No. SW102 A.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

CONDITIONS

REASONS FOR CONDITIONS

7. That the arrangements made for the payment of the financial contribution in the sum of £112,200 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/24 be strictly adhered to in respect of the above proposal.

7. 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.

8. 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:-

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

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £200,000 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 £125,000 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 specification.

OR.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission req. ref. 91A/0195.

CONDITIONS

REASONS FOR CONDITIONS

- 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.

As required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/24.

9. That a financial contribution in the sum of £850 per house be paid by the proposer to Dublin County Council towards the cost of improvement of the exiting road network 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.

10. That the arrangements made for the payment of the financial contribution in the sum of £34,700 i.e. £2,000 per acre in respect of the overall development required by Condition No. 30 of planning permission granted under Reg. Ref. 89A/24 be strictly adhered to in respect of the above proposal.

11. That a financial contribution of £2000 in respect of 2 additional houses proposed be paid by the developer towards the provision and/or development of public open space in the area of the proposed development.

9. 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.

10. 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.

11. In the interest of the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission req. ref. 91A/0195.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|---|--|
| <p>11 12. That house nos. 2A and 4A be omitted from the proposed development.</p> | <p style="text-align: center;">Road B</p> <p>11 Two storey houses, constructed in such close proximity to the northern boundary of the site, would be visually obtrusive when viewed from the adjoining house to the north, because of the difference in the ground levels between adjoining sites. The proposed finished floor levels of houses nos. 2A and 3A would be significantly higher than the finished floor level of the adjoining house to the north. The construction of two storey houses there would seriously reduce the amenities of the adjoining property.</p> |
| <p>12 13. That details of any proposed rear boundary treatment to site nos. 48A to 34A inclusive (i.e. at end of Road A) to be agreed in writing prior to the commencement of development on the site.</p> | <p>12 In the interest of the proper planning and development of the area.</p> |
| <p>13 14. That no garden sheds, greenhouses or other similar structures are to be erected on sites nos. 48A-34A (inclusive) Road A without the prior approval of the Local Authority.</p> | <p>13 In the interest of the proper planning and development of the area.</p> |

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 No. B type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission reg. ref. 91A/0195.

CONDITIONS

REASONS FOR CONDITIONS

14 ~~13~~. That the finished floor levels on the following houses shall not exceed the following:

Nos. 46A & 48A, 44A, 42A (Road A)	-	93.9
Nos. 40A & 38A (Road A)	-	93.5
Nos. 36A & 34A (Road A)	-	93.1
Nos. 6A & 8A (Road B)	-	93.0

15 ~~16~~. That a 1.15 metre passageway be provided between the side wall of any house without a garage attached (i.e. house nos. ~~46A~~, 6A, 8A, 10A, 24A, 28A, 38A & 40A) and the side site boundary.

17. That a special roads contribution in the sum of £1,000. per house (i.e. £98,000. for 98 houses on this site) in respect of the overall development as required by Condition No. 7 of Decision Order P/703/90 dated 16.2.90 (Reg. Ref. 89A/24) be paid by the proposer to the Dublin County Council towards the completion of the Green Route which will directly service this development. This contribution to be paid before the commencement of development.

16 ~~17~~. That details of proposed side screen boundary walls (including finishes, which should be brick) on site nos. 32A, 10A and 8A are to be agreed in writing with the Planning Authority prior to the commencement of development.

14 ~~13~~. In the interest of the proper planning and development of the area.

15. To provide access to the rear and to facilitate maintenance.

17. 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.

16 ~~17~~. In the interest of the proper planning and development of the area.

(See cond. 17 over)

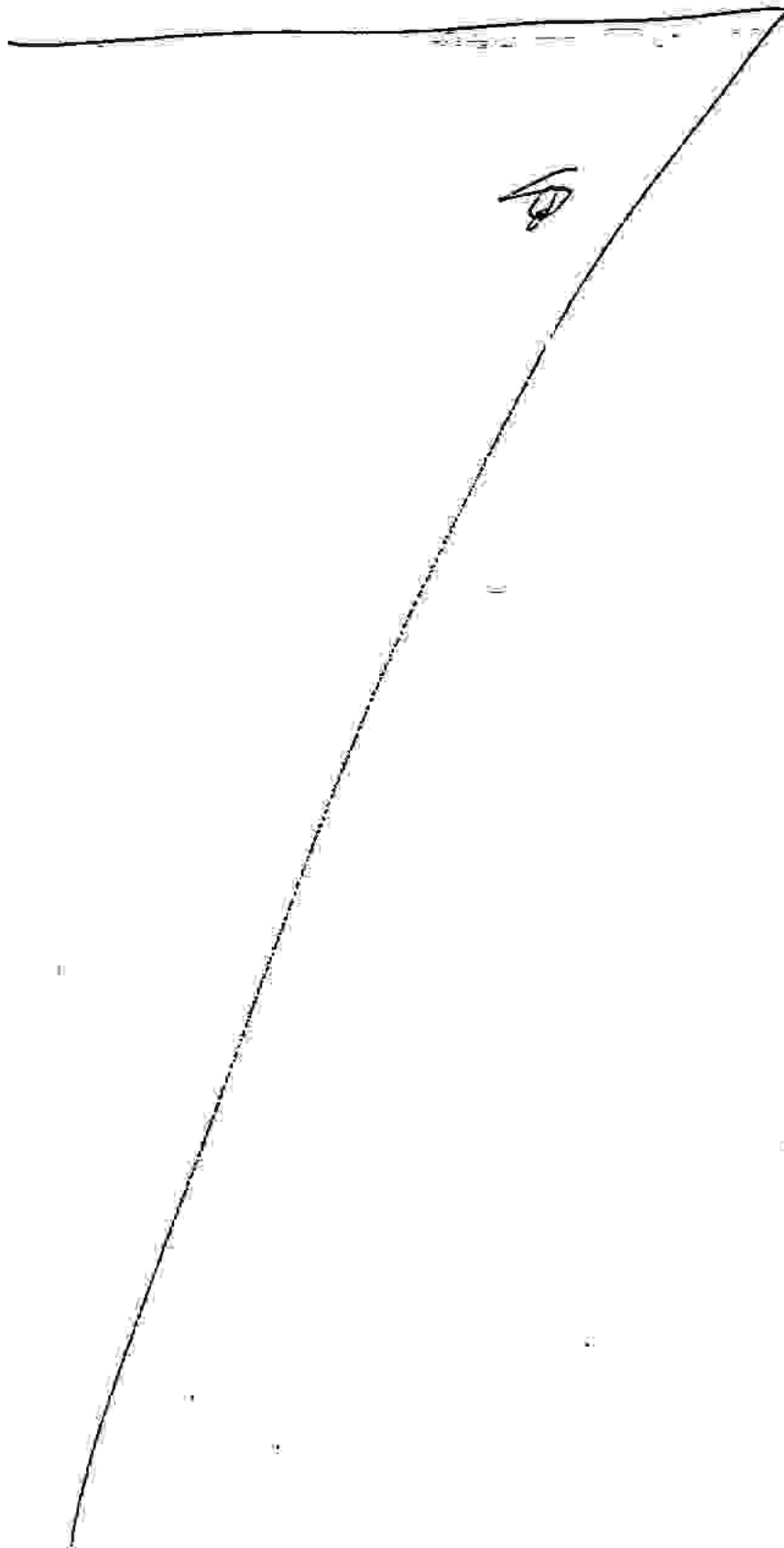
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of house type and layout changes from 12 No. C and B type houses, sites 26 to 48 Road A even No.s to 9 no. C type and 3 No. B. type houses and from 9 No. A, B and C type houses sites 2 to 18 Road B even No.s to 3 No. B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd. previous permission Reg. Ref. 91A/0195.

18
19. That a financial contribution in the sum of £1,000 per house be paid by the proposer to Dublin County Council towards the completion of the Green Route which directly serves this site. This contribution to be paid prior to commencement of this proposal.

18
19. In the interest of proper planning and development of the area.



(1) Date Lodged

22-11-91

LOCATION:

Orlagh Grove (Phase 2)

REG. REF. 91A/1840

APPLICANT:

Mendly Properties Ltd.

PROPOSAL:

Change of house type etc.

(2) Date Referred:

UL SEWER

Insufficient information
 houses nos 8 and 10⁴ would appear to be
 extremely close to the line of the foul and surface
 water sewers. (i.e. with in).

*The applicant must indicate the as-
 constructed line of eff. these sewers (within the
 pedestrian way and the relationship to the above
 proposed houses*

SPACE WATER

*Note: The Services drawings are of very poor
 quality and should be resubmitted.*

See above



Blm Morris
 2.1.92

DUBLIN CO. COUNCIL

7 JAN 1992

Dispatched from

SANITARY SERV.

14 JAN 1992

Returned to Planning

(6) Date to Planner

(7) D.P.C. report
 to be submitted
 before

(8) D.P.C. report
 submitted to
 S.A.C. etc.

(3) Decision due:

ENDORSED

DATE

J.R.
 9/1/92

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

22-11-91

LOCATION: Orlagh Grove (Phase 2)

REG. REF. 91A/1840

APPLICANT: Mendly Properties Ltd.

PROPOSAL: Change of house type

WATER SUPPLY



ENDORSED:

[Signature]

DATE

10/12/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1840.
DEVELOPMENT: Change of house type.
LOCATION: Orlagh Grove, Scholarstown, Rathfarnham.
APPLICANT: Menolly Properties Ltd.
DATE LODGED: 22.11.91.

This application is for a change of house type and increase in number from 21 no. houses under previous permission Reg. Ref: 91A/0195 to 24 number houses in the present application, on an unchanged road layout already approved.

There are no Roads objections subject to the following:-

1. All conditions attached to planning permission Reg. Ref: 91A/0195 to apply.
2. A contribution of £850 per house for the 3 no. additional houses towards the improvement of the existing road network.
3. A special contribution of £1,000 per house for each additional house towards the completion of the Green Route.



AMcS/BMcC
3.12.91.

SIGNED: _____

A. M. Stary

DATE: _____

4/12/91

ENDORSED: _____

G. B. Smith

DATE: _____

4/12/91

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged

LOCATION:

O'Leary Grove (Phase 2)

REG. REF. 91A/1840

22-11-91

APPLICANT:

Mendly Properties Ltd.

PROPOSAL:

Change of house type etc.

(2) Date Referred:

JL SEWER

Insufficient information

House nos 8 and 10th would appear to be extremely close to the line of the foot and surface water sewers (i.e. with 5m).

The applicant's plan indicates the as constructed line of effluent sewers (within the pedestrian way and the relationship to the above proposed houses.

SPACE WATER

Note: The Services drawings are of very poor quality and should be resubmitted.

See above



Blm Arnold
2.1.92

Decision due:

ENDORSED

DATE

DUBLIN CO. COUNCIL

7 JAN 1992

(4) Dispatched from
SANITARY SERVICES.

(5) Date to Planning

(6) Date to Planner

(7) D.C. report
to be submitted
before(8) D.C. report
to be submitted
before

J.R.
9/1/92

PLANNING DEPARTMENT

BOOK FOLIO

Date Lodged

LOCATION:

Oslagh Grove (Phase 2)

REG. REF.

91A/1840

APPLICANT:

Merrill Properties Ltd.

PROPOSAL:

Change of house type22-11-91

WATER SUPPLY

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 10. 01. 92
Time 3. 00.

ENDORSED:



DATE

10/1/92

Fenton Simons,
Planning and Development Cons.,
29 Fitzwilliam Place,
Dublin 2.

91A/1840

26 November 1992

Re: Change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48, Road A even nos. to 9 no. C type and 3 no. B type houses and from 9 no. A, B and C type houses site 2 to 18 Road B even nos. to 3 no. B and 9 no. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham (Previous permission Reg. Ref. 91A-0195) for Menolly Properties Ltd.

Dear Sir,

I refer to your submission received on 24th September, 1992, to comply with Condition No. 12, of decision to grant permission by Order No. P/0156/92, dated, 20th January, 1992, in connection with the above.

In this regard, I wish to inform you that the submission received on the 24th September, 1992, is acceptable and complies with Condition No. 12 of decision to grant permission by Order No. P/0156/92, dated 20th January, 1992.

Yours faithfully,


for Principal Officer.

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

Change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48, Road A even nos. to 9 no. C type and 3 no. B type houses and from 9 no. A, B and C type houses site 2 to 18 Road B even nos. to 3 no. B and 9 no. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham (Previous permission Reg. Ref. 91A-0195) for Menolly Properties Ltd.

Fenton Simons,
Planning and Development Cons.,
29, Fitzwilliam Place,
Dublin 2.

Reg. Ref. 91A-1840
COMP. REC'D: 24.09.1992

Report of the Dublin Planning Officer, dated 10 November 1992.

This is a submission for COMPLIANCE with Condition No. 12 of decision to Grant Permission by Order No. P/0156/92, dated 20th January, 1992, in connection with the above.

Condition No. 12 states:

"That details of any proposed rear boundary treatment to site nos. 48A to 34A inclusive (i.e. at end of Road A) to be agreed in writing prior to the commencement of development on the site."

In the submission lodged in this Department on 24th September, 1992, it is stated that a concrete post and timber ^{slated screen} fence was erected inside the rear site boundary following consultations with the adjoining residents of Woodfield Estate to the north. A drawing (No. A1) has been submitted showing the proposed boundary treatment.

It is stated that the construction of a post and timber slated screen fence was built in preference to a wall in order to protect the trees to the rear of the houses at Woodfield.

I understand that the residents of the adjoining Woodfield Estate are satisfied with the boundary treatment as built (Phone conversation with representative of the residents of No. 28-46 inclusive of Woodfield Estate on 5th November, 1992).

The submission is acceptable and the applicant should be advised accordingly.

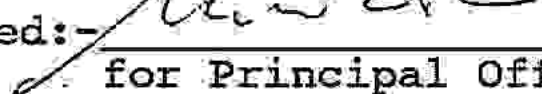
WCS
(MOS/DK)

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

Change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48, Road A even nos. to 9 no. C type and 3 no. B type houses and from 9 no. A, B and C type houses site 2 to 18 Road B even nos. to 3 no. B and 9 no. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham (Previous permission Reg. Ref. 91A-0195) for Menolly Properties Ltd.

(Continued)

Endorsed:  for Principal Officer

 SEP
For Dublin Planning Officer

20/11/92

Order:- Applicant to be informed as set out in the above report.

Dated: 25th November, 1992.


South Dublin County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 28/9/92

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/1840/c1

Date : 1st October 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Compliance with condition no. 12

LOCATION : Orlagh Grove, Phase 2, Scholarstown, Rathfarnham

APPLICANT : Menolly Properties Ltd.

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 24th September 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Fenton-Simons Planning and
Development Consultants,
29 Fitzwilliam Place,
Dublin 2

Comp

Fenton-Simons

Planning and Development Consultants

29 Fitzwilliam Place, Dublin 2.

Tel: 686042/610344/610936 Fax: 766232

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

24 SEP 1992

RECEIVED

Our Ref: SF/SC/B 903-027

Your Ref:

Date: 23rd September 1992

Principal Officer
Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1

RE:-

ORLAGH GROVE PHASE 2 FOR MENOLLY PROPERTIES
REG.REF. 91A/1840

Dear Sirs,

Further to your letter of the 17th September 1992 regarding Compliance with Condition No.12 of the Grant of Permission, we wish to reply as follows:-

1. Discussions were held with the Planning Officer for the area several months ago and it was suggested that a concrete post and timber slated screen fence be erected along the rear boundary. The reason for this was to accommodate the construction of a rear boundary treatment that would require no foundation in order to preserve the trees and hedge on the boundary thus ensuring the privacy of the adjoining Residents in Woodside. Subsequently a meeting was held by the Developer with the Residents and the screen wall described on the attached drawing was agreed and subsequently built.

We now hereby submit the attached drawing No.B 903/A1 for fromal Compliance with the Condition.

Yours faithfully,

Shay Fenton

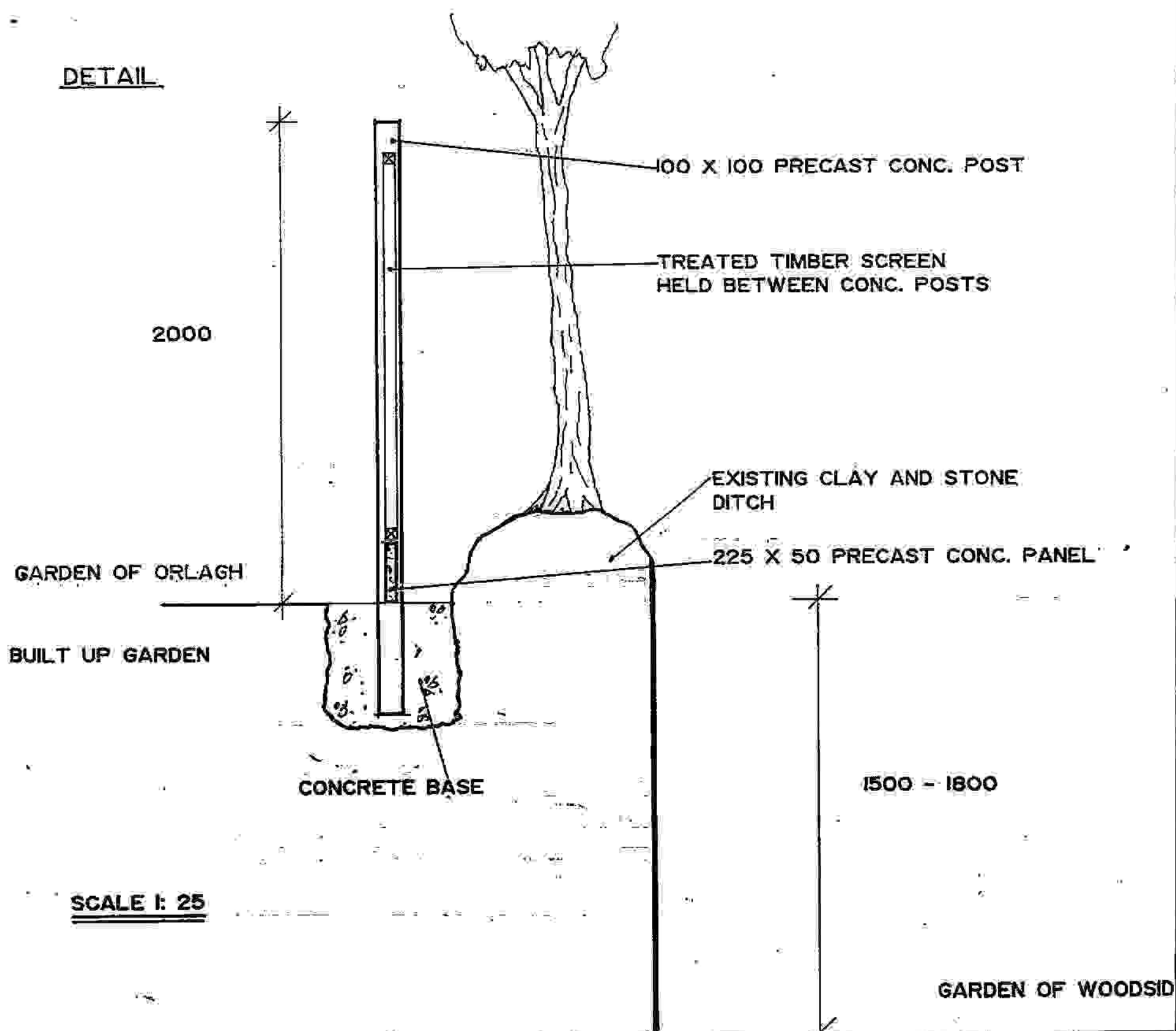
Shay Fenton
FENTON - SIMONS

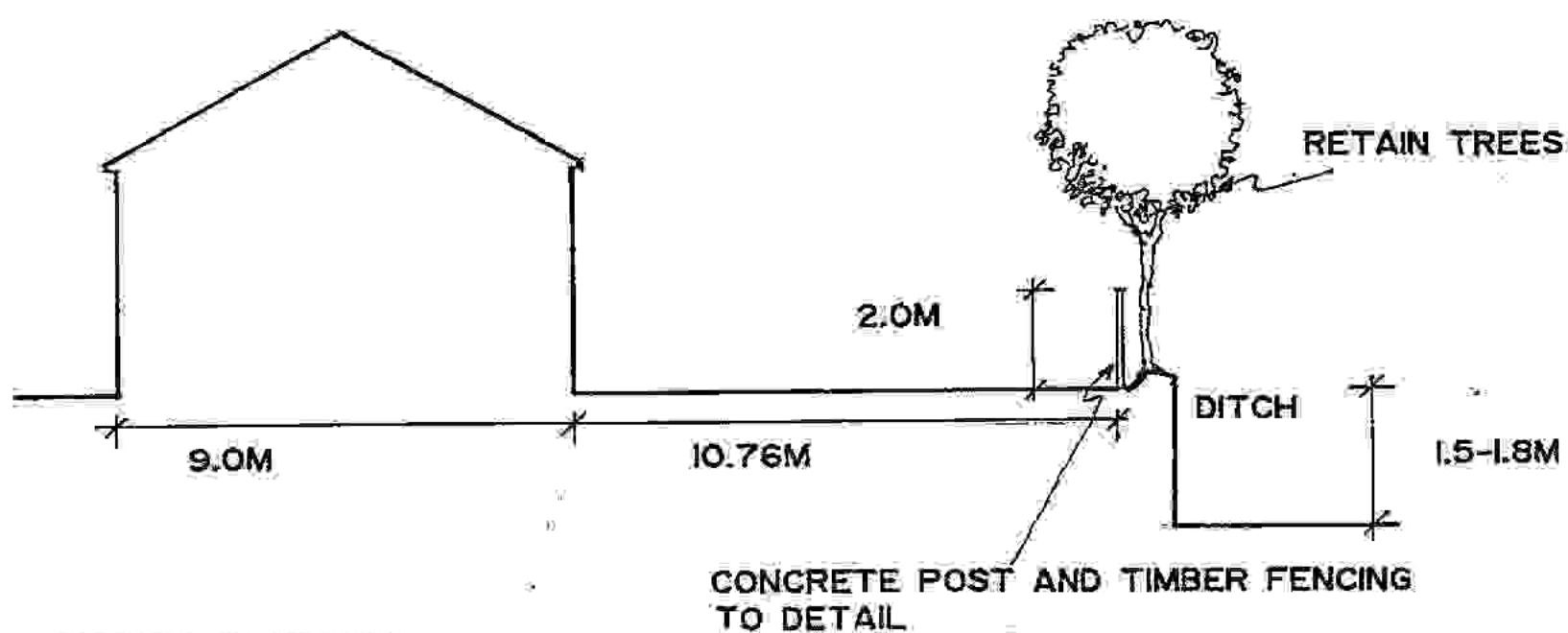
Encls.

Shay Fenton Dip Arch, Dip TP, MRIAI, MIPI.
Frank Simons B.E., DPA, M.Sc., C.Eng., FIEI, MICE, MIHT.



DETAIL





Fenton-Simons
Planning and Development Consultants

29 Fitzwilliam Place, Dublin 2.
Tel: 610344 Fax: 766232

JOB TITLE

DEVELOPMENT AT ORLAGH GROVE

DRAWING TITLE

COMPLIANCE WITH CONDITION No. 12

SCALE 1:200 1:25

DATE SEPT '92

JOB NO.

DRG. NO.

DRAWN

B903

A1

30H1430

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To **Fenton-Simons,** Decision Order **P/156/92 - 20.01.1992**
Number and Date
Planning & Development Cons., Register Reference No. **91A-1840**
29, Fitzwilliam Place, Planning Control No.
Dublin 2. Application Received on **22.11.1991**
Applicant **Menolly Properties Ltd.**

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/Approval for:-

change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 no. B type houses and from 9 no. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No. B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham. (Previous permission Reg. Ref. 91A-0195).

SUBJECT TO THE FOLLOWING CONDITIONS

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 each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.

(Continued)


Signed on behalf of the Dublin County Council

Rose Newman
For Principal Officer

20.01.1992

Date

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>4. The development shall be carried out in conformity with Conditions Nos. 7, 10, 12, 14, 18, 19, 21 and 22 of the decision to grant permission by Order No. P/1515/91, dated 16/4/91, Reg. Ref. 91A/0195, in respect of the larger site of which the site of the current application forms part shall apply, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p> <p>5. That all houses are to be provided with 10.7 metres (minimum) long rear gardens as measured from the main external wall of the house and 7.5 metres (minimum) long driveways.</p> <p>6. That the garages be omitted from House No. 8A and 10A, and side windows installed to serve the hall and w.c. at ground floor level in the side elevations of these houses. The gable elevation fronting onto the pedestrian way is to have a brick finish at ground floor level.</p> <p>7. That the arrangements made for the payment of the financial contribution in the sum of £112,200 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/24 be strictly adhered to in respect of the above proposal.</p> <p>8. 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:-</p>	<p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. The proposed garages are located less than the required 5 metre distance from the proposed public sewers as shown on drawing No. SW102 A.</p> <p>7. 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.</p> <p>8. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> 

(Continued)

NOTE:

If there is no appeal to An Bord Pleanála 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. 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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under 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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **Fenton-Simons,**
Planning & Development Cons.,
29, Fitzwilliam Place,
Dublin 2.
Applicant **Menolly Properties Ltd.**

Decision Order **P/156/92 - 20.01.1992**
Number and Date
Register Reference No. **91A-1840**
Planning Control No.
Application Received on **22.11.1991**

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/ for:-
change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 no. B type houses and from 9 no. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No. B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham. (Previous permission Reg. Ref. 91A-0195).

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued)	
a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £200,000 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 £125,000 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 specification. OR.....	
(Continued)	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

20.01.1992

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

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.

As required by Condition No. 5 of permission granted under Reg. Ref. 89A/24.

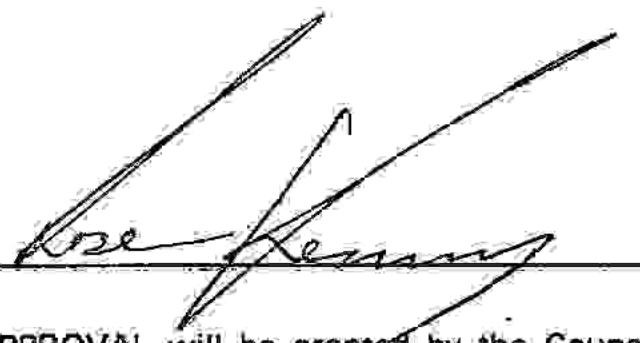
9. That a financial contribution in the sum of £850 per house be paid by the proposer to Dublin County Council towards the cost of improvement of the exiting road network in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

10. That the arrangements made for the payment of the financial contribution in the sum of £34,700 i.e. £2,000 per acre in respect of the overall development required by Condition No. 30 of planning permission granted under Reg. Ref. 89A/24 be strictly adhered to in respect of the above proposal.

(continued)

9. 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.

10. 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.



NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To **Fenton-Simons,**
Planning & Development Cons.,
29, Fitzwilliam Place,
Dublin 2.

Decision Order **P/156/92 - 20.01.1992**
Number and Date

Register Reference No. **91A-1840**

Planning Control No. **22.11.1991**

Application Received on

Applicant **Menolly Properties Ltd.**

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 ~~for~~ for:-

change of house type and layout changes from 12 no. C and B type houses, sites 26 to 48 Road A even nos. to 9 No. C type and 3 no. B type houses and from 9 no. A, B and C type houses sites 2 to 18 Road B even nos. to 3 No. B and 9 No. C type houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham. (Previous permission Reg. Ref. 91A-0195).

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued)	
11. That house nos. 2A and 4A Road B be omitted from the proposed development.	11. Two storey houses, constructed in such close proximity to the northern boundary of the site, would be visually obtrusive when viewed from the adjoining house to the north, because of the difference in the ground levels between adjoining sites. The proposed finished floor levels of houses nos. 2A and 3A would be significantly higher than the finished floor level of the adjoining house to the north. The construction of two storey houses here would seriously reduce the amenities of the adjoining property.
(Continued)	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

20.01.1992

Date

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
12. That details of any proposed rear boundary treatment to site nos. 48A to 34A inclusive (i.e. at end of Road A) to be agreed in writing prior to the commencement of development on the site.	12. In the interest of the proper planning and development of the area.
13. That no garden sheds, greenhouses or other similar structures are to be erected on sites nos. 48A-34A (inclusive) Road A without the prior approval of the Local Authority.	13. In the interest of the proper planning and development of the area.
14. That the finished floor levels on the following houses shall not exceed the following: Nos. 46A & 48A, 44A, 42A (Road A) - 93.9 Nos. 40A & 38A (Road A) - 93.5 Nos. 36A & 34A (Road A) - 93.1 Nos. 6A & 8A (Road B) - 93.0	14. In the interest of the proper planning and development of the area.
15. That a 1.15 metre passageway be provided between the side wall of any house without a garage attached (i.e. house nos. 6A, 8A, 10A, 24A, 28A, 38A & 40A) and the side site boundary.	15. To provide access to the rear and to facilitate maintenance.
16. That details of proposed side screen boundary walls (including finishes, which should be brick) on site nos. 32A, 10A and 8A are to be agreed in writing with the Planning Authority prior to the commencement of development.	16. In the interest of the proper planning and development of the area.
17. That a financial contribution in the sum of £1,000 per house be paid by the proposer to Dublin County Council towards the completion of the Green Route which directly serves this site. This contribution to be paid prior to commencement of this proposal.	17. In the interest of the proper planning and development of the area.



NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

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Approval of the Council under 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 hÉireann,
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/1840

Date : 25th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of house type and layout changes from 12 no. C
& B type houses, sites 26 to 48 Road A even nos. to 9
no. C type and 3 no. B type houses and from 9 no. A, B
& C type houses sites 2 to 18 Road B even nos. to 3
no. B and 9 no. C type houses

LOCATION : Orlagh Grove, Phase 2, Scholarstown, Rathfarnham
previous permission reg. ref. 91A/0195

APPLICANT : Menolly Properties Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Fenton-Simons,
Planning & Development Consultants
29 Fitzwilliam Place,
Dublin 2.



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
(If none, give description sufficient to identify) Orlagh Grove, Scholarstown, Rathfarnham.

3. Name of applicant (Principal not Agent) Menolly Properties Ltd

Address 222 -224 Harolds Cross Road, Dublin 6W Tel. No. 610344

4. Name and address of Fenton - Simons, Planning and Development Consultants,
person or firm responsible
for preparation of drawings 29 Fitzwilliam Place, Dublin 2 Tel. No. 610344

5. Name and address to which Fenton - Simons, Planning & Development Consultants,
notifications should be sent 29 Fitzwilliam Place, Dublin 2

6. Brief description of proposed development Change of house type and layout changes from 21 No. A, B & C type houses to 24 No. B & C type houses.

7. Method of drainage Public B. Source of Water Supply Public

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

(b) Proposed use of each floor

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 Sq. m.

(b) Floor area of proposed development Sq. m.

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

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

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:
As far as possible

15.List of documents enclosed with application.
See letter of application

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

No of dwellings proposed (if any) 24 Class(es) of Development Residential

Fee Payable £ 1301 Basis of Calculation 12X £87 = 4 and 12 X £87 = £1301

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

Reg.Ref. 91A/0195

Signature of Applicant (or his Agent) Shay Fenton Date 20/11/91

Application Type P.BBL FOR OFFICE USE ONLY

Register Reference 91A/1840

Amount Received £ 216.00

Receipt No

Date

216.00

22 NOV 91

4821 N 51796

480 N 51288

DUBLIN 16 Permission sought for change of house type and layout changes from 12 No C & B type houses, sites 26 to 48 Road A even nos. to 9 No C type and 3 No B type houses and from 9 No. A, B & C type houses sites 2 to 18 Road B even nos. to 3 No B and 9 No.C type Houses at Orlagh Grove, Phase 2, Scholarstown, Rathfarnham for Menolly Properties Ltd, previous permission reg. ref. 91A/0195

J. Press
21/11/91

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 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.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

PAID BY
CASH
CHEQUE
M.O.
S.L.
P.T.

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

N 51288

£ 480.00

~~22nd~~ 25th day of November 1991

Received this

from Menolly Props. Ltd,
221-224 Harold's Cross Rd.
D.6W

the sum of four hundred and eighty Pounds
Pence, being

planning application at Orlagh Grove

Msdean Deane Cashier

S. CAREY
Principal Officer

Class 1 x 24

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

BYE LAW APPLICATION

REC. No. N 51796

£825.00

Received this

25th

day of

November

19

from

Manally Reps. Ltd,

222-224 Harold's Cross Rd

DUBLIN

the sum of

eight hundred and twenty five

Pounds

pence being

bye-law application at Orlagh Grove

CAREY

Cashier

Principal Officer

Fenton-Simons
Planning and Development Consultants

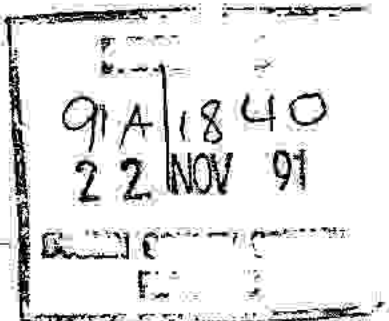
29 Fitzwilliam Place, Dublin 2.
Tel: 686042/610344/610936 Fax: 766232

Our Ref: SF/SC/B 903-021
Your Ref:
Date: 21st November 1991

Principal Officer
Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1

RE:

PLANNING AND BYE-LAW APPLICATION FOR CHANGE OF HOUSE TYPE
AND LAYOUT CHANGES FROM 12 NO. C AND B TYPE HOUSES
SITES 26-48 ROAD A TO 9 NO.C TYPE AND 3 NO.B TYPE HOUSES
AND FROM 9 NO. A,B AND C TYPE HOUSES SITE NOS. 2-18 ROAD B
TO 3 NO.B AND 9 NO. C TYPE HOUSES
AT ORLAGH GROVE PHASE 2, SCHOLARSTOWN FOR MENOLLY PROPERTIES LTD
PREVIOUS PERMISSION REG.REF. 91A/0195



Dear Sirs,

On behalf of Menolly Properties we wish to apply for Planning Permission and Bye-Law Approval for the above development. The changes have been brought about by market conditions and sales on the site.

The original permission for this overall site was for 143 houses Reg.Ref. 89A/24 and subsequently the site was acquired by Menolly Properties Ltd. Part of the site adjacent to Phase 1 of Orlagh Grove is being developed by another builder, but Menolly Properties retain Planning Control over the entire site. Menolly themselves have retained the sites now under construction under a revised Planning Application for 96 houses Reg.Ref. 91A/0195.

Shay Fenton Dip Arch, Dip TP, MRIAL, MIPL
Frank Simons B E, DPA, M Sc, C Eng, FIEI, MICE, MIHT.

The adjoining developer of the site who is building large detached houses will be reducing the overall numbers on the site by 5 houses, and Menolly Properties propose that this loss of houses be recouped in this current application by 3 houses, increasing the numbers in the application from 21 houses to 24 houses.

We trust that this is satisfactory from a planning viewpoint. Permission Reg.Ref. 91A/0195 had a number of Conditions which we have complied with as follows.

- Condition No.4: The financial contributions have been agreed with the Development Section Dublin County Council.
- Condition No.5: The bonding arrangements have been agreed with Dublin County Council.
- Conditions 6,8 & 9: The roads contribution has been agreed with Dublin County Council.
- Condition No.10: Following discussions with the Planning Officer for the area it was decided to use the same clay brick as the adjacent development and the same flat black roof tiles.
- Condition no.11: This condition will be complied with but it does not effect the current application.
- Condition No.12: Where it is proposed that a garage be attached to a house and the garage converted into living space, a space of 1.15 metres will be provided at the side. Where a garage is not converted access to the garden will be by way of the garage.
- Conditions No.13: The rear boundary wall of sites No. 34-48 adjoining the adjacent development will be constructed as a 2 m high block wall with piers, with precast concrete capping.
- Condition No.16: The current application has eliminated the access problem as both garages to house Nos. 34 and 48 will be converted into a study.
- Condition No.17: Landscape details of the proposed pedestrian corridor are being prepared following discussions with the Parks Department, regarding taking in charge.

Condition 19 & 22: All details of the roads have been agreed and set out in conjunction with Building Control of Dublin County Council.

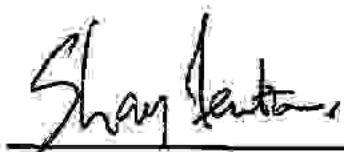
Our application is accompanied by the following documents in quadruplicate:-

1. Site Location Map 1:1000
2. Site Layout 1:500
3. Site Drainage 1:500
4. Plans, House Type B and C.
5. Completed Application Form.
6. Newspaper Notice Irish Press dated 21st November 1991.
7. Planning fee £1301.00

The Planning and Bye-Law fee is made up by paying quarter fee for the 12 houses on Road A as this is simply a change of house type while the full fee will be paid for change of house type and increase in number from 9 to 12 on Road B.

We trust everything is in order and that a favourable decision can be issued.

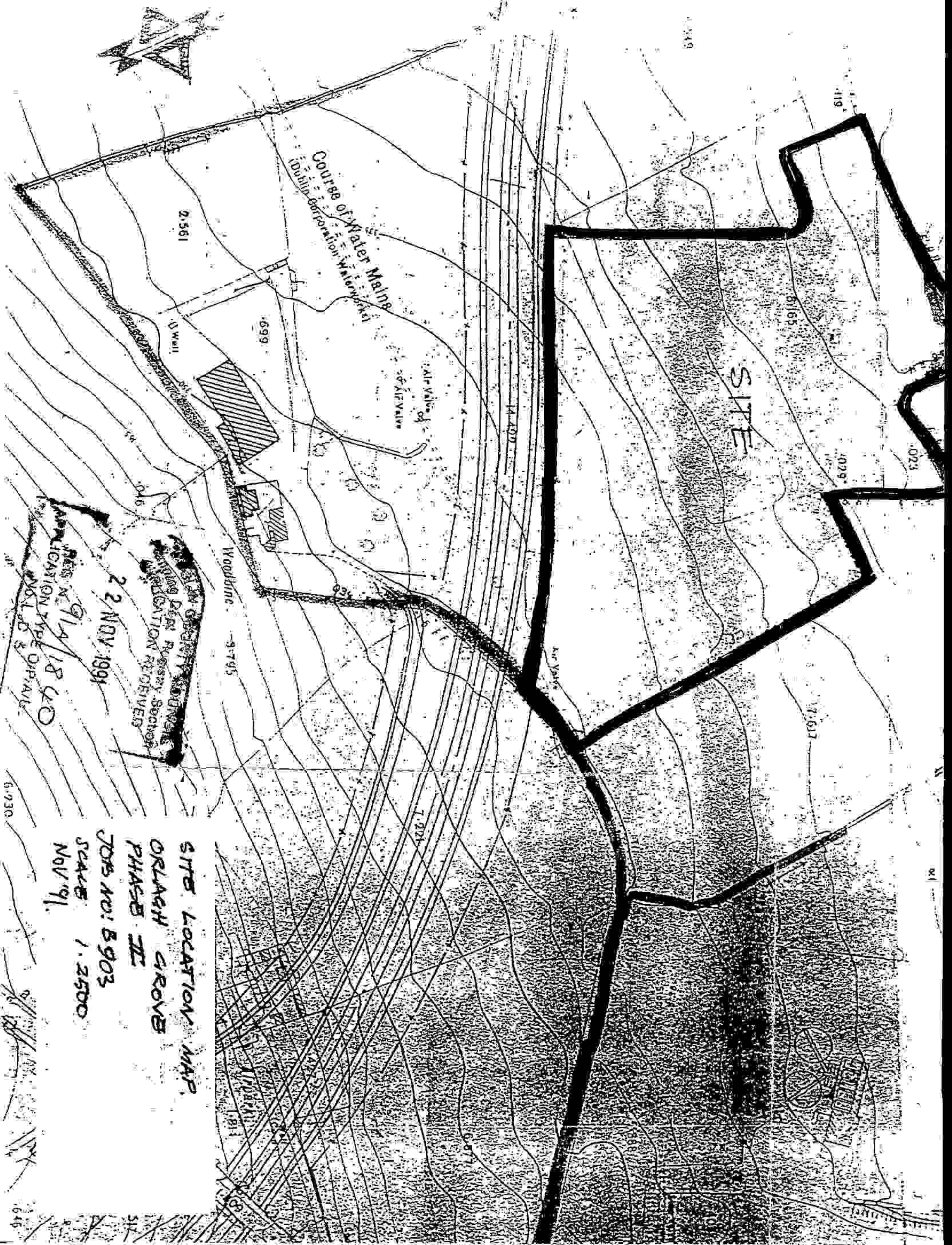
Yours faithfully,



Shay Fenton

FENTON - SIMONS

Encls.



SITE

22 NOV 1991

COMMUNICATIONS SECTION
RECEIVED

SITE LOCATION MAP

ORLAGH GROVE
PHASE II

JOBS NO: 8903

SCALE 1:2500

NOV '91

91/11/18 40
COMMUNICATIONS SECTION
NOV 18 1991

