



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

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

Decision Order Number : P/ 0561 /92      Date of Decision : 13th February 1992

Register Reference : 91A/2019      Date Received : 20th December 1991

Applicant : D. O'Hanlon

Development : Change of approved house type and layout (reg.ref.  
91A/0370) to give 1 no. 4 bed. 2-storey house with  
garage to side

Location : Site 16, Hermitage Downs, Off Hermitage Court, Grange  
Road, Rathfarnham

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 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 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 Pleanála,  
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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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Reg.Ref. 91A/2019  
Decision Order No. P/ 0561 /91  
Page No: 0002

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...*9*...ATTACHED.

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

Date:.....*17/2/92*.....

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**5.** Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

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Decision Order No. P/ 0561 /91  
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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 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 the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That arrangements made for the payment of the financial contribution in the sum of £16860 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 91A-0370 be strictly adhered to in respect of the above proposal.

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

05 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 £40000 or a cash lodgement of £25000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 91A-0370 be strictly adhered to in respect of the above proposal.

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

06 The development shall be carried out in conformity with Condition Nos. 6-29 inclusive of the decision to grant permission in respect of the overall development (Order No. P/3668/91 dated 8th August, 1991) ~~with~~ *under* DB  
Reg. Ref. 91A-0370 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

07 That a 1.15 metre (minimum) distance be maintained between the side walls of the proposed house and the side site boundaries.

REASON: To enable access to the rear and to facilitate maintenance.

08 That the garage at the side of the house be used solely for purposes incidental to the enjoyment of the house and shall not be used for the carrying on of any trade or business.



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- 08 REASON: In the interest of the proper planning and development of the area.
- 09 That vehicular access serving the house be 3 metres wide.
- 09 REASON: In the interest of the proper planning and development of the area.

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



Bloc 2, Ionad Bheatha na hEireann,  
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Sraid na Mainistreach Iacht,  
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Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/2019

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type and layout (reg.ref. 91A/0370) to give 1 no. 4 bed. 2-storey house with garage to side

LOCATION : Site 16, Hermitage Downs, Off Hermitage Court, Grange Road, Rathfarnham

APPLICANT : D. O'Hanlon

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 20th December 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 16 HERMITAGE DOWNS OFF HERMITAGE COURT  
(If none, give description sufficient to identify) GRANGE ROAD RATHFARNHAM

3. Name of applicant (Principal not Agent) MR. D. O'HANLON  
Address C/O NO 4 BELOW Tel. No. \_\_\_\_\_

4. Name and address of FRANK ELMES + CO. ARCHITECTS 2 WALDEMAR TCE.  
person or firm responsible for preparation of drawings MAIN ST. DUNALUM D 14 Tel. No 951514/15

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

6. Brief description of CHANGE OF APPROVED HOUSE TYPE AND LAYOUT TO GIVE 1 NO 4 BED  
proposed development 2 STOREY HOUSE WITH GARAGE TO SIDE

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

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

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

32 23/12  
NS4154  
20 DEC 91  
NS422

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. YES

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 CHEQUE / NEWSPAPER NOTICE  
4 X OUTLINE SPECIFICATION  
4 X DED NO DB/91/0323 HLH/91/02-03  
SEE DB/91/0323 FOR LOCATION MAP

16. Gross floor area of proposed development (See back) 163 SQ M Sq. m.  
No of dwellings proposed (if any) 1 NO Class(es) of Development CLASS 1  
Fee Payable £ 87.00 Basis of Calculation 32.00 PL FEE + 55.00 BBL FEE  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 19-12-91

Application Type P/B FOR OFFICE USE ONLY  
Register Reference 91A/2019  
Amount Received £ \_\_\_\_\_  
Receipt No 27-11  
Date \_\_\_\_\_

1-12.0

**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.L.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

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

PAID BY  
CASH  
CHEQUE ✓  
M.O.  
B.L.  
I.T.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N° 54184

£ 32 00

Received this 20<sup>th</sup> day of December 1991

from Frank Elmes,  
2 Waldemore Terrace,  
Dundrum

the sum of thirty two Pounds

Pence being fee for

planning application at 16 Hermitage

Downs  
Noel Deane Cashier

S. CAREY  
Principal Officer  
Class 1 x 1

COMHAIRLE CHONTAE ÁTHA CLIATH

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

[Empty box for Receipt Code]

PAID BY  
CASH  
CHEQUE  
M.O.  
B.L.  
I.T.

BYE LAW APPLICATION  
N 54422  
REC. NO.

£55.00  
20th

day of December 19 91

Received this

from Frank Elmes,  
2 Waldenow Ter,  
Main St, Dundrum

the sum of ~~thirty~~ fifty five Pounds

Pence being for for

bye-law application at 16 Hermitage Downs

Michael Deane Cashier

S. CAREY  
Principal Officer  
[Signature]

OUTLINE SPECIFICATION  
WHERE APPLICABLE  
for

**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 <sup>4p 17/2</sup>) 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.

DUBLIN  
Planning Dept.  
APPL. NO. 91A/2017  
20 DEC 1991  
REG. NO. 91A/2017

**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.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2019

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u> <u>    </u>	Noted by CW Ormrod		

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

ASSESSMENT OF FINANGIAL 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



BYE LAW APPLICATION FEES

REF. NO.: 91A/2019 CERTIFICATE NO.: 17081 B  
 PROPOSAL: Change of House Use  
 LOCATION: 16 Hermitage Downs Hermitage Court, Glenga Road,  
 APPLICANT: D. O. Hanlon Ruthfoolam

NO 20/12/91

	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>£55</u>	<u>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> 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: R. O. Grade: S. O. Date: 2/1/92  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING APPLICATION FEES

Reg. Ref. 91A/2019

Cert. No. 27484

PROPOSAL: Change of house type

LOCATION: 16 Hermitage Drive, off Hermitage Court, George Rd

APPLICANT: P. O. Hancock Rathfern Lane

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	32	32	—	
2	Domestic	@£16				
3	Agriculture	@50p per m <sup>2</sup> in excess of 300m <sup>2</sup> . Min. £40				
4	Metres	@£1.75 per m <sup>2</sup> 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	: metres	@£10 per m <sup>2</sup> 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: *[Signature]* Grade: *L.O.* Date: *2/1/92*  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade: ..... Date: .....

SS - only.

Ⓟ

Register Reference : 91A/2019

Date : 9th January 1992

Development : Change of approved house type and layout (reg.ref. 91A/0370) to give 1 no. 4 bed. 2-storey house with garage to side

LOCATION : Site 16, Hermitage Downs, Off Hermitage Court, Grange Road, Rathfarnham

Applicant : D. O'Hanlon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 20th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 19.02.92 .....  
Time ..... 10.30 .....

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

Yours faithfully,

DUBLIN Co. COUNCIL  
13 JAN 1992  
SAN SERVICES

.....  
for PRINCIPAL OFFICER

Date received in sanitary services 13 JAN 1992.....

FOUL SEWER

*Insufficient information  
No drainage detail submitted*

SURFACE WATER

*As above*

*[Signature]*  
4.2.92

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

*J.R.  
5/2/92*

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
17 FEB 1992  
*[Signature]*

*SS  
J.R.*

Register Reference : 91A/2019

Date : 9th January 1992

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 19.02.92 .....  
 Time ..... 10.30 .....

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

WATER SUPPLY ..... Available.  
 See previous report:

*Positive*  
*24/1/92*  
*[Signature]*  
 24/1/92

ENDORSED [Signature] DATE 6/2/92

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 17 FEB 1992  
 Returned. [Signature]

P/561/92

# COMHAIRLE CHONTAE ATHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2019

Date Received : 20th December 1991

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

Development : Change of approved house type and layout (reg.ref. 91A/0370) to give 1 no. 4 bed. 2-storey house with garage to side

Location : Site 16, Hermitage Downs, Off Hermitage Court, Grange Road, Rathfarnham

Applicant : D. O'Hanlon

App. Type : Permission

Zoning : A

Floor Area : 163 Sq.metres

MCS  
(NOS/DK)

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

<b>CONTRIBUTION:</b>	
Standard:	16860
Roads:	
S.S.:	
Open Space:	0/11
Other:	200 ft
<b>SECURITY:</b>	
Bond / C.I.F.:	600
Cash:	25,00

This application is for PERMISSION. The proposed development consists of change of approved house type and layout (Reg. Ref. 91A-0370) to give 1 no. 4 bed, 2-storey house with garage to side at site 16, Hermitage Downs, off Hermitage Court, Grange Road, Rathfarnham. The applicant is D. O'Hanlon, who is stated to have a freehold interest in the site.

Under Reg. Ref. <sup>91A</sup>91A-0370, permission was granted by Dublin County Council for proposed 24 no. houses (10 no. 3 bed and 14 no. 4 bed.) on previously approved site (Reg. Ref. 89A-0033) at "Hermitage Lawns" by decision order P/3668/91 dated 8th August, 1991.

A 4 bed detached house (without a garage) was approved on this site under Reg. Ref. 91A-0370.

The proposed house has been relocated slightly on the site. The house type provides for a large 38.9 sq. m. garage along the side of the house.

The design of the proposed house is similar to the house which is already approved on the site.

Development Plan standards with regard to space about dwellings have been

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2019

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Location: Site 16, Hermitage Downs, Off Hermitage Court, Grange Road,  
Rathfarnham

complied with.

The proposed development is acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1962-1990 subject to the following (a) 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 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 <sup>the</sup> each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That arrangements made for the payment of the financial contribution in the sum of £16860 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 91A-0370 be strictly adhered to in respect of the above proposal.

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

05 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 £40000 or a cash lodgement of £25000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 91A-0370 be strictly adhered to in respect of the above proposal.

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

06 The <sup>29</sup> development shall be carried out in conformity with Condition Nos. 6-~~10~~ inclusive of the decision to grant permission <sup>in respect of the overall development</sup> by (Order No. P/3668/91 dated 8th August 1991) <sup>under</sup> Reg. Ref. 91A-0370 save as amended to

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2019

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Location: site 16, Hermitage Downs, off Hermitage Court, Grange Road,  
Rathfarnham

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.

07 That a 1.15 metre (minimum) distance be maintained between the side walls of the proposed house and the side site boundaries.

REASON: To enable access to the rear and to facilitate maintenance.

*omit  
R.C.*  
~~08 That no extensions, sheds, porches, conservatories, green houses, etc. be erected on the site without the prior approval of the Planning Authority.~~

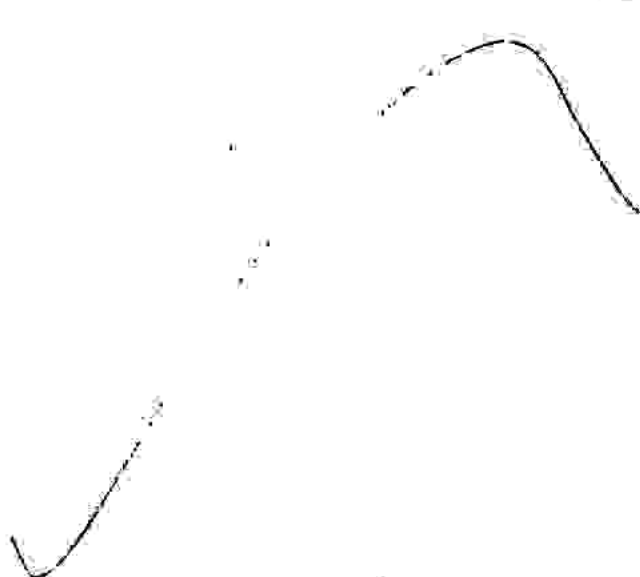
~~08 REASON: In the interest of the proper planning and development of the area.~~

08 That the garage at the side of the house be used solely for purposes incidental to the enjoyment of the house and shall not be used for the carrying on of any trade or business.

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

9 ~~10~~ That vehicular access serving the house be 3 metres wide.

9 ~~10~~ REASON: In the interest of the proper planning and development of the area.



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

Reg.Ref: 91A/2019

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Location: Site 16, Hermitage Downs, Off Hermitage Court, Grange Road,  
Rathfarnham

*[Signature]*  
Endorsed: .....  
for Principal Officer

*Richard Cernino* SEP  
for Dublin Planning Officer 7/2/92

Order: A decision pursuant to Section 26(1) of the Local Government  
(Planning and Development) Acts, 1963-1990 to GRANT PERMISSION  
for the above proposal subject to the (9) conditions set out above  
is hereby made.

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

*[Signature]*  
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~  
to whom the appropriate powers have been delegated by order of the Dublin  
City and County Manager dated 10<sup>th</sup> February 1991. 1992

*[Large handwritten mark]*