

BYE LAW APPLICATION FEES

REF. NO.: 9/12/1984 CERTIFICATE NO.: 170333
 PROPOSAL: 19 houses
 LOCATION: Bellyculles Road, Knocklyon
 APPLICANT: Standon Contractors

ng 16/12/91

	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	<i>2/1045</i>	<i>2/1045</i>			
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: 18/12/91
 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 ORDERED NO: B/
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 91A/1984 Cert. No. 27432
 PROPOSAL 19 houses
 LOCATION Ballyculla Road, Knocklyon
 APPLICANT Standan Contractors

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£152	£152		
2	Domestic,	@£16				
3	Agriculture	@50p per m ² in excess of 500m ² . Min. £40				
4	Metres	@£1.75 per m ² 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 m ² 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: S Date: 18/12/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____


Mr. A. Hinchy,
Senior Executive Draughtsman/Technical

RE: 19 houses at Ballyjordan Road

REG. REF.: 9/A/1984

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

A reduced fee (i.e. *) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref. 89A/2133 on which a full fee was paid is attached.



Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

Sites 1-8 incl - 8 no S/Det houses originally
8 No Det houses. No change to 9A site
Site No. 9 - No change
Sites 10-19 incl. No change. J. Y. 19/11/84

A. Hinchy,
Senior Executive Draughtsman/Technical

Dublin County Council Comhairle Chontae Atha Cliath

Planning Department



Building Control Section,
Liffey House,
24/26 Tara Street,
Dublin 2.
Telephone (01) 773066
Fax (01) 711056

FAX TRANSMISSION

TO: *Planning Dept* FROM: *Urbt - Building Control*

ATTENTION OF: *Margaret O'Shea* NO. OF PAGES TO FOLLOW: *2*

FAX NUMBER:

DATE: *02/12/92*

Informed

COMMENTS

At 11.45

DUBLIN COUNTY COUNCIL

Record of Executive Business and Manager's Orders

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS**APPROVAL ORDER****SOUTH COUNTY**

Address for
Correspondence:
Building Control Section
Planning Dept
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 16/12/91

Applicant: Standon Contractors Ltd.

Submitted by: Francis M. Whelan & Assocs. Botanic Court, 30 Botanic Rd. Glasnevin

Reg. No: 91A/1984

Order No: BEL/464/92

Proposal: Revised house type

Location: Sites nos 1-19 incl. Ballyculfer Road, Knocklyon.

The above plans have been examined and I recommend that approval under the Building Bye Laws be accorded subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- 2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) a) That not more than six houses be connected into a combined drain.
Note: Surface water drainage to houses to be amended accordingly.
- b) That manholes be provided to house drains within the curtilage of site before connecting to main sewers.
- c) That the manhole covers and frames to house drains comply with the following standards:
 - (1) 6 mm thick steel chequered plated cover and frame for light vehicular loading in driveways.
 - (2) 3 mm thick steel chequered plated cover and frame for pedestrian loading at rear and side passageways.

a) That the structural timber be strength class SCC in accordance with SR11:1988 structural timber for Domestic Construction.

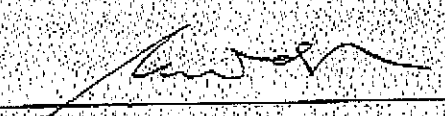
b) That the roof rafters to garages / utility be a minimum of 125 x 35 @ 400 centres.

c) That the ceiling joist of corners of roof to semi-detached houses be a minimum of 125 x 35 @ 600 centres.

- (5) That full details and design calculations of the following, be submitted before work commences accompanied by a Certificate from a Chartered Engineer to confirm that the items are designed in accordance with relevant Codes of

Cont'd/

Endorsed:


Senior Administrative Officer


for County Engineer

ORDER: Recommendation approved.

DATE:

10th MARCH 1992

Assistant County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County
Manager dated 10th February 1992

practice.

- a) First floor trimmers and joist hangers to living/dining area in semi-detached houses with kitchen extension.
 - b) First floor R.C. beams to kitchen area in detached and semi-detached houses.
 - c) First floor construction, first floor load bearing stud partitions and cut roof construction in detached house.
- (6) That the front walls be constructed in cavity construction throughout.
 - (7) That the precast lintol construction and installation comply with the requirements of IS 240 1980 and be supplied by an approved manufacturer. The installation should comply with any additional requirements specified by the manufacturers.
 - (8) That the walls between garage and main house be constructed in 225 mm thick solid blockwork.
 - (9) That all habitable rooms, without fireplaces, be provided with permanent ventilation to the open air.
 - (10) That the areas of windows and opening sashes to habitable rooms be at least equal to 10% and 5%, respectively, of the floor areas.
 - (11) That the application complies with B.S. 5572 : 1978 in relation to the single stack system.
 - (12) That the materials, design, fabrication and erection of the timber trusses should be in accordance with IS 193:1986 Timber Trussed Rafters For Roofs published by the National Standards Authority of Ireland, Dublin 9.
 - (13) That all works be carried out in accordance with the requirements of Dublin County Council's Building Bye Laws.
 - (14) That all previous conditions in relation to this development be complied with.

NOTE: All necessary rights and permissions to be obtained by the applicant in respect of properties and services not in his ownership.

NOTE: The freestanding walls are not covered by the Building Bye Laws. However, the applicant's attention is drawn to the requirements of I.S.325 Code of Practice for the Structural Use of Unreinforced Masonry, produced by the National Standards Authority of Ireland, Dublin 9.

S.D.



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) 872 4755
Fax (01) 872 4896

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1992.

Decision Order Number : P/ 2178 /93 Date of Decision : 24th June 1993

Register Reference : 93A/0547 Date Received : 27th April 1993

Applicant : Standon Contractors Ltd.,

Development : Change of approved housing layout incorporating 27 no. houses, comprised of 24 no. 3 bed. semi-detached houses; 4 with garages and 3 no. 4 bed detached houses, 1 with garage on sites formally known as sites 41-65 incl. on Reg.Ref. 89A/2133.

Location : at "Glenlyon" Ballycullen Road, Knocklyon

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 REFUSE PERMISSION in respect of the above proposal.

Francis M. Whelan & Assoc.,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Máinistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 872 4755
Fax (01) 872 4896

Reg.Ref. 93A/0547

Decision Order No. P/ 2178 /93

Page No: 0002

For the Reasons set out on the attached Numbered Page .

NUMBER OF REASONS:-ATTACHED.

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

Date: 24/6/93.....

Reg. Ref. 93A/0547
Decision Order No. P/ 2178 /93
Page No: 0003



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) 872 4755
Fax (01) 872 4896

REASONS FOR REFUSAL

01 The applicant has not demonstrated that the required county council standards with regard to the provision of space about dwellings can be met. Some gardens and driveways are less than 10.7 metres and 7.5 metres in length respectively.

Some of the proposed gardens are narrow and irregularly shaped. The proposed development would represent an overdevelopment of the site and would result in a substandard development. The proposed development would thereby be contrary to the proper planning and development of the area.

02 The proposed development would result in inadequate setbacks being maintained between the development and the proposed road reservation to the south (i.e. the proposed access road to the Scholarstown Road interchange) as well as between the development and the proposed 38KV line. The proposed development would also be located closer to the existing 110KV. E.S.B. overhead line than that already approved under Plan Ref. WO 89A/2133. The proposed development would be contrary to the proper planning and development of the area.

P/926/92

ON 8692
BW 1217

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONFIRMATION:	
Standard:	40,800
Roads:	1550 Remane
S. Sers:	
Open Space:	ent 300 m ²
Other:	
SECURITY:	
Bond / C.I.F.:	60,000
Cash:	40000

Register Reference : 91A/1984

Date Received : 18th February 1992

Correspondence : Francis M. Whelan & Associates,
 Name and : Botanic Court,
 Address : 30 Botanic Road,
 Glasnevin,
 Dublin 9.

Development : Revised house types

Location : Site nos. 1-19 incl., Ballycullen Road, Knocklyon

Applicant : Standon Contractors Ltd

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 233) Sq.metres

WC)
(MOS/BB)

Report of the Dublin Planning Officer dated 27th February, 1992.

This application is for PERMISSION. The proposed development consists of revised house types at sites nos. 1-19 inclusive, Ballycullen Road, Knocklyon.

PLANNING HISTORY

Reg. Ref. 89A-2133 - Permission was granted for 11 no. two storey detached four bedroomed houses, 30 no. two-storey semi-detached four bedroom houses and 24 no. two-storey semi-detached 3 bedroom houses on site at Ballycullen Road, Knocklyon (decision order P/396/90 dated 31st January, 1990).
 The site was larger than the subject site but included the subject site.

Reg. Ref. 91A-1579 - Permission granted for change of house types of previously approved scheme for 65 houses on sites 1 to 29 on site adjacent to Ballycullen House, Ballycullen Road, Knocklyon (decision order P/5321/91 dated 28th November, 1991).

In this application it is proposed to construct 19 no. houses which is the same number of houses approved under Reg. Ref. 91A-1579. The proposed houses are four bed with hipped roofs and a semi-brick, semi-rendered external finish on the front elevation. The approved houses (i.e. under Reg. Ref. 91A-1579) on these sites have pitched roofs.

Additional Information was requested from the applicant in a letter dated 12th

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1984

Page No: 0002

Location: Site nos. 1-19 incl., Ballycullen Road, Knocklyon

February, 1992, with regard to the following:-

1. All of the proposed driveways serving the houses are less than the required 7.5 metres minimum length. The gable wall of house no. 10 is located at a distance of less than the required 2 metres from the side site boundary. The applicant is requested to demonstrate how it is proposed to comply with the required standards with regard to the provision of space about dwellings (e.g. minimum 10.7 m. long rear garden, minimum 7.5 metre long driveway, 2.3 metre required distance between the flank walls of semi-detached houses and 2 metre required distance between the gable wall of house no. 10 and the side site boundary). The applicant should note that this may necessitate modifying the proposed house types.

2. A number of bedrooms would appear to be less than 6.5 sq. m. in floor area. The applicant is required to demonstrate that the minimum required bedroom size (i.e. 6.5 sq. m.) can be met and submit drawings showing this.

The applicant submitted the Additional Information requested to this department on 18th February, 1992.

The applicant has demonstrated on drawing no. 9139/08 that the proposed driveways serving the houses will be 7.5 metres (minimum) in length and that a 2.3 metre distance will be maintained between the flank walls of pairs of semi-detached houses.

Drawing No. 9139/02A submitted shows that all gardens will be 10.7 metres (minimum) in length and that a distance of 2 metres will be maintained between the gable wall of house no. 10 and the side site boundary. Finally drawing no. 9139/07 gives the dimensions for bedroom sizes. All bedrooms will be a minimum of 6.5 metres. *Square metres*

The proposed development is now considered acceptable from a planning point of view.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1984

Page No: 0003

Location: Site nos. 1-19 incl., Ballycullen Road, Knocklyon

(13) 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, as ~~also~~ *Clarified* amended by additional information received on 18th February 1992 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £ 40800 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 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:-
A. Lodgement with the Council of an approved Insurance Company Bond in the sum of £ 60,000 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 £ 40,000 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 specifications. Or./...

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1984

Page No: 0004

Location: Site nos. 1-19 incl., Ballycullen Road, Knocklyon

C. Lodgement with the Planning Authority of a letter of guarantee 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.

- 06 The development shall be carried out in conformity with Conditions Nos. 6-8, 10-17 incl. & 20 of the decision to grant permission by order No. P/396/90, dated 31.01.1990, Reg. Ref. 89A/2133, save as amended by conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application. *in respect of the overall site of which the subject site forms part*
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That no garden sheds or other structures shall be constructed directly onto the rear garden walls of House Nos. 3-9, and 10-19 inclusive.
- 07 REASON: In the interest of *visual and residential amenity.* *PC.* ~~the proper planning and development of the area.~~
- 08 That the roof finishes ~~on all the proposed 65 houses on this site~~ *shall* ~~of which this site~~ *forms part* consist of grey/black concrete roof tiles.
- REASON: In the interest of visual amenity.
- 09 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
- REASON: In the interest of reducing air pollution.
- 10 That the road reservation lines for the Ballycullen Road and the proposed road to the south of the site be set out on site by the applicant and be checked by an engineer from the Roads Department prior to the commencement of development on the site. The exact location of the proposed boundary walls along these ~~reservations~~ *res* is to be agreed with the Roads Department on site prior to the commencement of development on site.
- 10 REASON: In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £1,550. per house be paid by the proposer to Dublin County Council towards the cost of improvement of Ballycullen Road which will directly facilitate this proposal; this contribution to be paid prior to commencement of development on site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1984

Page No: 0005

Location: Site nos. 1-19 incl., Ballycullen Road, Knocklyon

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

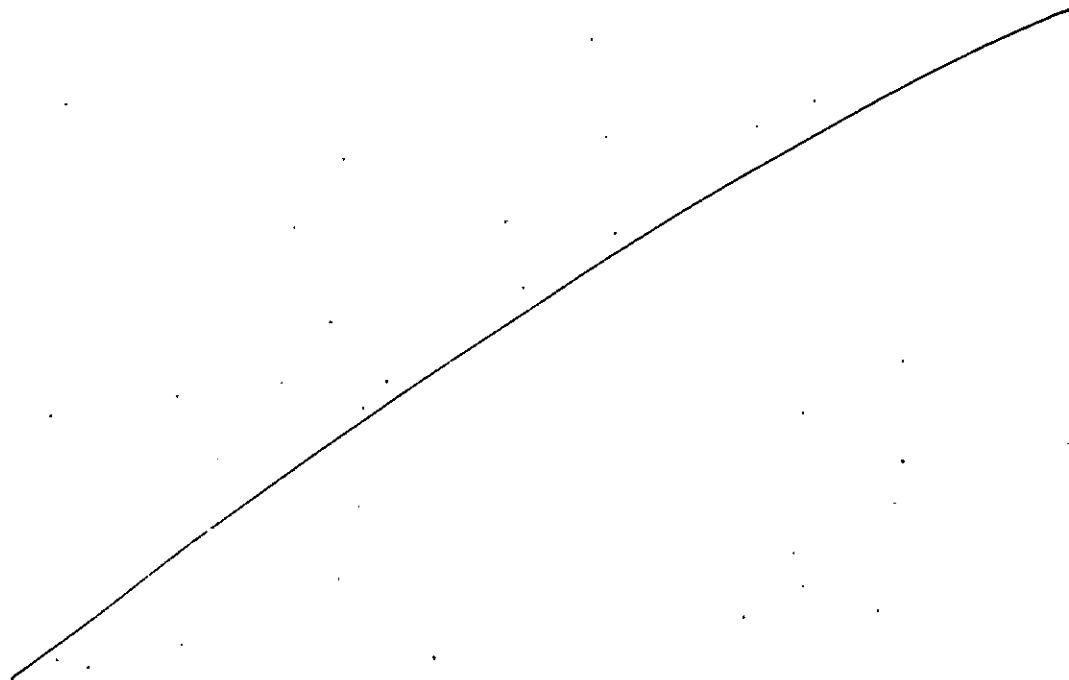
12 That the area shown as open space ^{under per. granted by the Council} be levelled, soiled, seeded and landscaped to the satisfaction of the County Council, and to be available for use by residents on completion of their dwellings. A landscape plan ^{for the overall site} with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting with temporary protective fencing, pedestrian paths, boundary treatment and details of maintenance. OR/..... In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.

(Reg Ref 89A 2133)
KPK

9

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

13. Two car parking spaces are to be provided side by side in front of house no. 19.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1984

Page No: 0006

Location: Site nos. 1-19 incl., Ballycullen Road, Knocklyon

Richard Cernino SEP
.....
for Dublin Planning Officer *6/3/92*

Endorsed: - *[Signature]*
for Principal Officer *2*

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 (B) conditions set out above is hereby made.

Dated : *7th* FEBRUARY 1992
..... *AP.11*

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and county Manager dated *07 February* 1992.

NOTE FOR FILE

The additional information received in respect of this application was received in this office on 18th Feb-1992. Due to clerical error, the drawings submitted with A.I. were dated 17th Feb 1992. However, I wish to confirm that the submission was received on 18th Feb 1992.

Atulya
Asst S.S.O
6/4/92

B	<p data-bbox="525 691 690 720">D. Archer,</p> <p data-bbox="355 753 1042 810">91A/0915 Orlagh Estate, Scholarstown Road, Dublin 16.</p>	<p data-bbox="1153 753 1191 776">AP</p> <p data-bbox="1186 782 1210 805">A</p>	
§§	<p data-bbox="525 840 1063 1079">Change of use of first floor area from 4 residential units to Dentist's Surgery, Doctor's Surgery, Optician and office unit and subsequent minor alterations in previously approved neighbourhood shopping development.</p>		

R	<p data-bbox="541 1441 827 1471">Gannon Homes Ltd.,</p> <p data-bbox="355 1501 987 1531">91A/0921 14 Farrenboley Park, Dundrum.</p>	A	
§§	<p data-bbox="541 1588 1025 1671">Erection of a garage, entrance gate and boundary wall at the rear.</p>		

alaine Boothman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1984.
DEVELOPMENT: Revised house types.
LOCATION: 1-19 Ballycullen, Knocklyon.
APPLICANT: Standon Contractors Ltd.
DATE LODGED: 18.2.92.

This additional information requested by Planning clarifies the length of driveways, back gardens and boundary setbacks, as well as specifying room sizes and floor areas.

Roads Department report of 9.1.92 still applies.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 09.03.92
Time 4.00

AMcS/BMcC
2.3.92.

SIGNED: A. McStay
DATE: 3/3/92

ENDORSED: 4.92 k
DATE: 3/3/92

P/565/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1984

Date Received : 16th December 1991

Correspondence : Francis M. Whelan & Associates,
Name and : Botanic Court,
Address : 30 Botanic Road,
Glasnevin,
Dublin 9.

Development : Revised house types

Location : Site nos. 1-19 incl., Ballycullen Road, Knocklyon

Applicant : Standon Contractors Ltd

App. Type : Permission

Zoning : A

Floor Area : 2331 Sq.metres

MOS
(MOS/DK)

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

This application is for PERMISSION. The proposed development consists of revised house types at sites nos. 1-19 inclusive, Ballycullen Road, Knocklyon.

PLANNING HISTORY

Reg. Ref. 89A-2133 - Permission was granted for 11 no. two storey detached four bedroomed houses, 30 no. two-storey semi-detached four bedroom houses and 24 no. two-storey semi-detached 3 bedroom houses on site at Ballycullen Road, Knocklyon (decision order P/396/90 dated 31st January, 1990).

Reg. Ref. 91A-1579 - Permission granted for change of house types of previously approved scheme for 65 houses on sites 1 to 29 on site adjacent to Ballycullen House, Ballycullen Road, Knocklyon (decision order P/5321/91 dated 28th November, 1991).

In this application it is proposed to construct 19 no. houses which is the same number of houses approved under Reg. Ref. 91A-1579. The proposed houses are four bed with hipped roofs and a semi-brick, semi-rendered external finish on the front elevation. The approved houses (i.e. under Reg. Ref. 91A-1579) on these sites have pitched rooves.

The proposed driveway to all of the proposed houses are less than the minimum required 7.5 metres in length. The gable elevation of house no. 10 is located

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

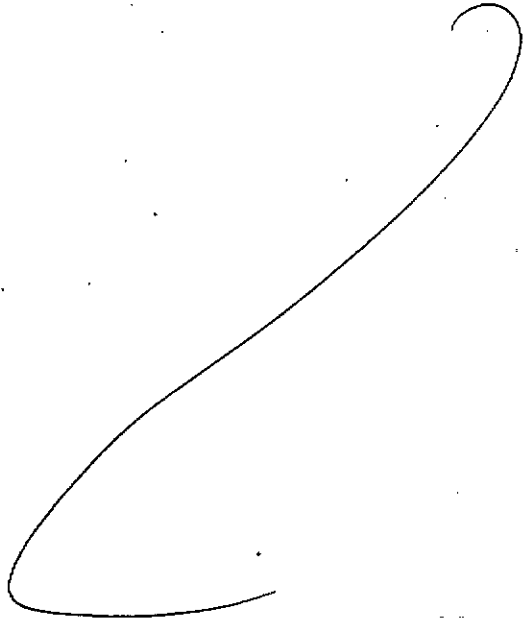
less than the required 2 metres from the side boundary of the site.

Modifications to the proposed house type would be required to ensure that Development Plan standards with regard to space about dwellings are met. Before a decision is made on this application,

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

01 All of the proposed driveways serving the houses are less than the required 7.5 metres minimum length. The gable wall of house no. 10 is located at a distance of less than the required 2 metres from the side site boundary. The applicant is ^{required} ~~required~~ to demonstrate how it is proposed to comply with the required standards with regard to the provision of space about dwellings (e.g. minimum 10.7 m. long rear garden, minimum 7.5 metre long driveway, 2.3 metre required distance between the flank walls of semi-detached houses and 2 metre required distance between the gable wall of house no. 10 and the side site boundary). The applicant should note that this may necessitate modifying the proposed house types.

02 A number of bedrooms would appear to be less than 6.5 sq. m. in floor area. The applicant is required to demonstrate that the minimum required bedroom size (i.e. 6.5 sq. m.) can be met and submit drawings showing this.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Connors SEP PK
.....
for Dublin Planning Officer *7/2/92* Endorsed: *[Signature]*
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *12th* FEBRUARY 1992
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *10th February 1991.*

Geraldine Boothman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1984.
DEVELOPMENT: 19 No. bed. detached and semi-detached houses.
LOCATION: Ballycullen Rd, Knocklyon.
APPLICANT: Standon Contractors.
DATE LODGED: 16.12.91.

This application is for revised house types on Sites 1-19 incl. Ballycullen Road, Knocklyon, Dublin 16.

There is no increase in the number of houses and the road layout is unchanged from that previously approved under Planning Permission Reg. Ref. No. 89A/2133 except for a small modification to the hammerhead which improves the situation.

There are no Roads objection to this proposal and all conditions attached to Reg. Ref: 89A/2133 should apply to the present application.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.01.92
Time 4.00

AMCS/BMcC
9.1.92.

SIGNED: *A McStay*
DATE: 9/1/1992

ENDORSED: *C. F. B. Sub*
DATE: 13/1/92



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach lacht,
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/ 0926 /92 Date of Decision : 7th April 1992
Register Reference : 91A/1984 Date Received : 18th February 1992
Applicant : Standon Contractors Ltd
Development : Revised house types
Location : Site nos. 1-19 incl., Ballycullen Road, Knocklyon
Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 120292//180292

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

subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...13...ATTACHED.

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

Date: 8/4/92.....

Francis M. Whelan & Associates,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.

Reg.Ref. 91A/1984
Decision Order No. P/ 0926 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
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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, as clarified by additional information received on 18th February, 1992, save as may be required by the other conditions attached hereto.

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

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

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

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

REASON: To prevent unauthorised development.

04 That a financial contribution in the sum of £40800.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

05 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, Water-mains and Drains, has been given by:-

A. Lodgement with the Council of an approved Insurance Company Bond in the sum of £60000.00 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 £40000.00 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 specifications. Or./...

C. Lodgement with the Planning Authority of a letter of guarantee 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.

06 The development shall be carried out in conformity with Conditions Nos.



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Reg.Ref. 91A/1984
Decision Order No. P/ 0926 /91
Page No: 0003

- 6-8, 10-17 incl. & 20 of the decision to grant permission by Order No. P/396/90, dated 31.01.1990, Reg. Ref. 89A/2133, in respect of the overall site of which the subject site forms part, 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 no garden sheds or other structures shall be constructed directly onto the rear garden walls of House Nos. 3-9, and 10-19 inclusive.
REASON: In the interest of visual and residential amenity.
- 08 That the roof finishes shall consist of grey/black concrete roof tiles.
REASON: In the interest of visual amenity.
- 09 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.
- 10 That the road reservation lines for the Ballycullen Road and the proposed road to the south of the site be set out on site by the applicant and be checked by an engineer from the Roads Department prior to the commencement of development on the site. The exact location of the proposed boundary walls along these reservations is to be agreed with the Roads Department on site prior to the commencement of development on site.
- 10 REASON: In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £1,550. per house be paid by the proposer to Dublin County Council towards the cost of improvement of Ballycullen Road which will directly facilitate this proposal; this contribution to be paid prior to commencement of development on site.
- 11 REASON: In the interest of the proper planning and development of the area.
- 12 That the area shown as open space under permission granted for the overall site (Reg. Ref. 89A/2133 refers) be levelled, soiled, seeded and landscaped to the satisfaction of the County Council, and to be available for use by residents on completion of their dwellings. A landscape plan for the overall site with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting with temporary protective fencing, pedestrian paths, boundary treatment and details of maintenance.

NOTES

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

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

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

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

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

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

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

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

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

5. Approval of the Council under the Building Bye-Laws must be obtained 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/1984
Decision Order No. P/ 0926 /91
Page No: 0004

OR/....

In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.

- 12 REASON: In the interest of the proper planning and development of the area.
- 13 Two car parking spaces are to be provided side by side in front of house no. 19.
- 13 REASON: In the interest of the proper planning and development of the area.

NOTES

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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/1984

Date : 19th February 1992

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

Dear Sir/Madam,

DEVELOPMENT : Revised house types

LOCATION : Site nos. 1-19 incl., Ballycullen Road, Knocklyon

APPLICANT : Standon Contractors Ltd

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 18th February 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Francis M. Whelan & Associates,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.

FRANCIS M. WHELAN & ASSOCIATES



ARCHITECTS • DESIGNERS • PLANNERS
BOTANIC COURT 30 BOTANIC ROAD DUBLIN 9
TELEPHONE 307560/307776 FAX 307464

Planning Dept.,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/1984

1.12.0

A.1.

18 FEB 92

For the attention of: Ms. M. O' Shea.

17 February 1992.

**Re: Revised House Types at Site No.s 1 - 19 incl., Ballycullen,
Knocklyon, Co. Dublin.
Reg. Ref. 91A/1984**

Dear Ms. O' Shea,

Further to your recent request for additional information regarding the above and our subsequent telephone conversation, I now submit the following:

1. Proposed driveways are to be minimum 7.5m in length. Enclosed drawing number 9139/08 indicates how this is to be achieved. A minimum 2.3m dimension is to be maintained between pairs of semi-detached houses. This is also indicated on drawings 9139/02 and 08.
2. All rear gardens will be of minimum 10.7m length, as indicated on drawing number 9139/02. A dimension of 2m will be maintained between the side of house no. 10 and the side site boundary.
3. All bedrooms are of minimum 6.5 sq. m. in area. Drawing number 9139/07 indicates room sizes and floor areas.

I trust that the foregoing is to your satisfaction and a favourable decision will be issued as soon as possible. Please contact me if you have any further queries.

Yours sincerely,

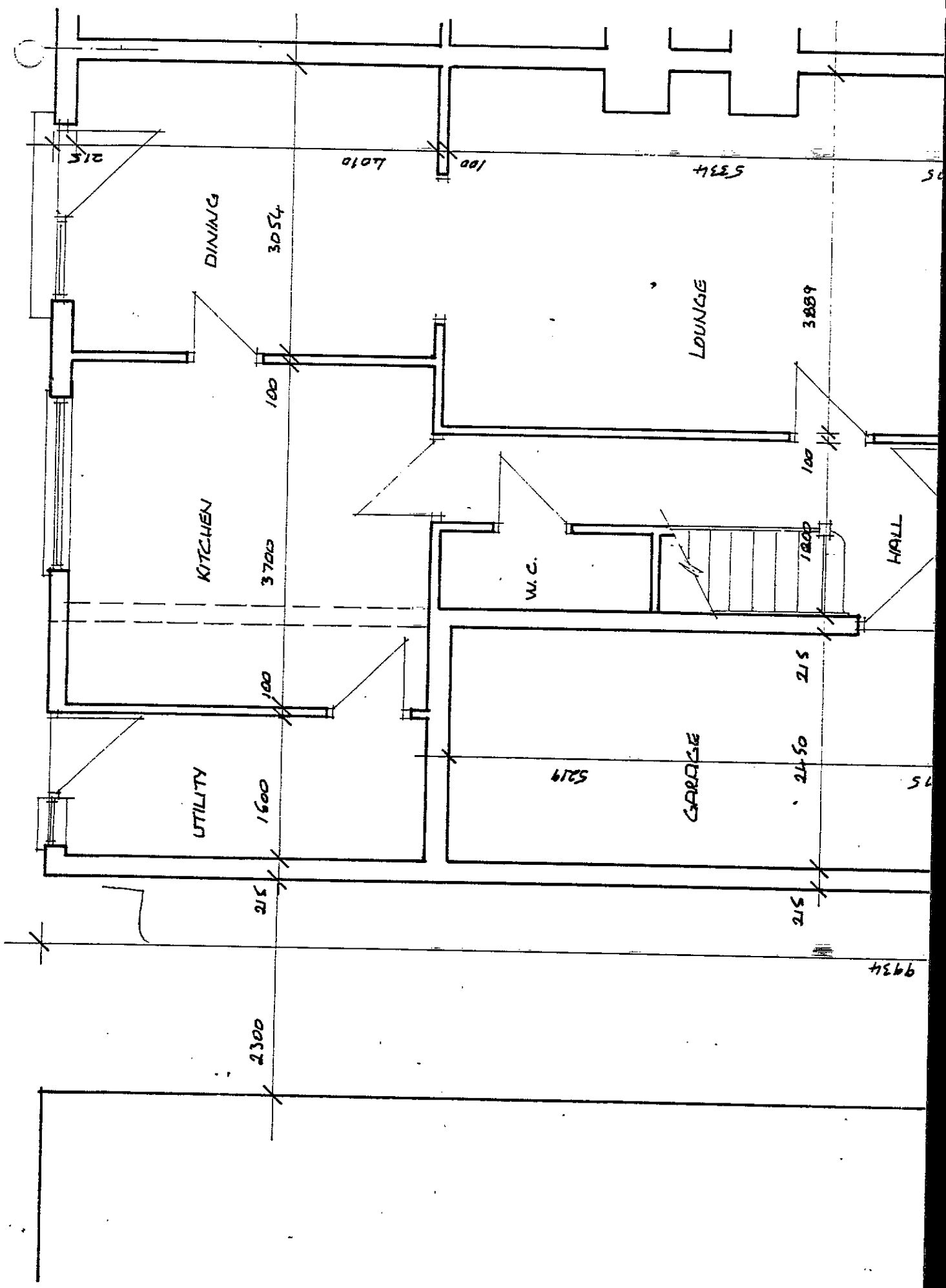
Ciaran Corcoran.

For: Francis M. Whelan & Associates.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

18 FEB 1992

REG No. 91A/1984.



UTILITY

KITCHEN

DINING

W.C.

GARAGE

LOUNGE

HALL

2300

215

1600

100

3700

100

3054

Lot 10

5219

215

2450

215

1800

100

3889

9934

5334

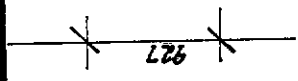
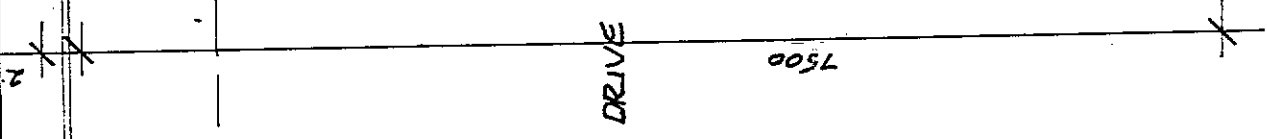
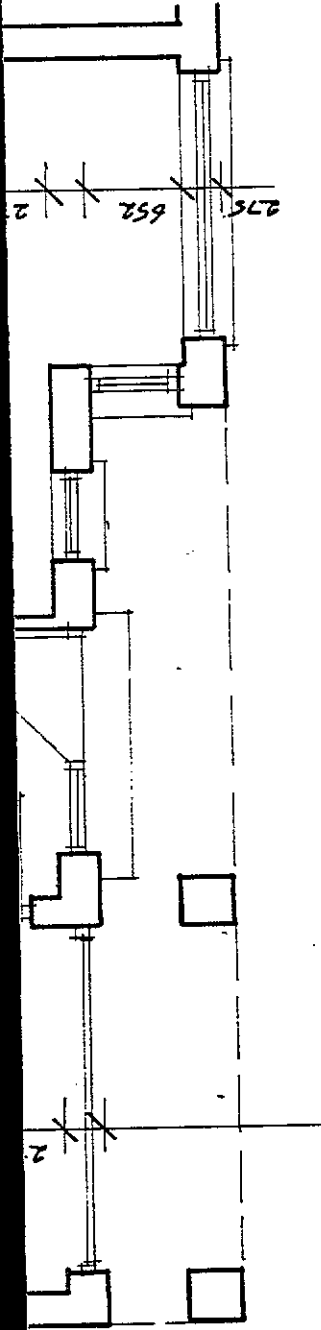
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PLANNING AUTHORITY COUNCIL
 Planning and Registry Section
 APPLICATION RECEIVED
 18 FEB 1992
 REG No. 911A/1984

GROUND FLOOR PLAN 1:50
 NOTE: USE ONLY FIGURED DIMENSIONS.

FOOTPATH.



NO	REVISION	DATE
----	----------	------

FRANCIS M WHELAN & ASSOCIATES
 ARCHITECTS • DESIGNERS • PLANNERS
 Botanic Court 30 Botanic Road Dublin 9 Tel: 307770

client STANDON CONTRACTORS LTD.		
Title HOUSING DEVELOPMENT AT BALLYCULLEN ROAD.	Scale 1:50	Orig. No. 9139/00
	Date FEB. '92	Drawn C.C.

THIS DRAWING IS TO BE READ IN CONJUNCTION
WITH DRG. NO'S 9139/01-00

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
18 FEB 1992
REG No. 91A/1991

NO	REVISION	DATE
----	----------	------

FRANCIS M WHELAN & ASSOCIATES
ARCHITECTS • DESIGNERS • PLANNERS
Botanic Court 33 Botanic Road Dublin 9 Tel: 307776

client		
STANDON CONTRACTORS LTD.		
title	scale	DRG. NO.
HOUSING DEVELOPMENT AT	1:50	9139/07
BALLYCULLEN ROAD	date	drawn
	FEB. 92	C.C.



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

Decision Order Number : P/ 0565 /92 Date of Decision : 12th February 1992

Register Reference : 91A/1984 Date Received : 16th December 1991

Applicant : Standon Contractors Ltd

Development : Revised house types

Location : Site nos. 1-19 incl., Ballycullen Road, Knocklyon

Dear Sir/Madam,

With reference to your planning application, received here on 16.12.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 All of the proposed driveways serving the houses are less than the required 7.5 metres minimum length. The gable wall of house no. 10 is located at a distance of less than the required 2 metres from the side site boundary. The applicant is requested to demonstrate how it is proposed to comply with the required standards with regard to the provision of space about dwellings (e.g. minimum 10.7 m. long rear garden, minimum 7.5 metre long driveway, 2.3 metre required distance between the flank walls of semi-detached houses and 2 metre required distance between the gable wall of house no. 10 and the side site boundary). The applicant should note that this may necessitate modifying the proposed house types.

- 02 A number of bedrooms would appear to be less than 6.5 sq. m. in floor area. The applicant is required to demonstrate that the minimum required bedroom size (i.e. 6.5 sq. m.) can be met and submit drawings showing this.

Francis M. Whelan & Associates,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
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Telephone (01) 724755
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Reg.Ref. 91A/1984
Decision order No. P/ 0565 /91
Page No: 0002

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref.
No. given above.

Yours faithfully,

PRINCIPAL OFFICER

Date : 13/2/92

NOTES

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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,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/1984

Date : 17th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised house types

LOCATION : site nos. 1-19 incl., Ballycullen Road, Knocklyon

APPLICANT : Standon Contractors Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 16th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Francis M. Whelan & Associates,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.

Dublin County Council
Comhairle Chontae Átha Cliath



Planning Application Form/
Bye - Law Application Form

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 Ballycullen Road, Knocklyon, Dublin 16.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Standon Contractors
Address Bettyville, Ballyboughal, Co. Dublin. Tel. No. _____

4. Name and address of Francis M. Whelan & Associates, Botanic Court, 30 Botanic Road,
person or firm responsible for preparation of drawings Glasnevin, Dublin 9. Tel. No. 307560/307776

5. Name and address to which notifications should be sent
As 4 Above

6. Brief description of proposed development Proposed revised house type/19 no. 4 bed, detached and semi-detached houses (some with garages)

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

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

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

(b) Proposed use of each floor N/A

CO. DUBLIN Permission sought for revised house types to sites nos. 1-19 inclusive at Ballycullen Road, Knocklyon, Co. Dublin for Standon Contractors Ltd.

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

Irish Press 13/12/91

11(a) Area of Site 7280 Sq. m.

(b) Floor area of proposed development 2331 Sq. m.

(c) Floor area of buildings proposed to be retained within site 1045 Sq. m.

1045 N 51970

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

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

14 Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:
The proposed Building Regulations have been taken into account as necessary.

15 List of documents enclosed with application.
4 No. Copies of drawing numbers 9139/01 - 06 Inclusive.
4 No. Copies of Outline Specification.
1 No. Covering Letter 1 No. Newspaper Adv. (Irish Press 13.12.91)

16 Gross floor space of proposed development (See back) 2331 Sq. m.

No of dwellings proposed (if any) 19 Class(es) of Development 1 & A

Fee Payable £1,197.00 Basis of Calculation £55.00 (B.B.L.) + £8 (P.P.) X 19
If a reduced fee is tendered details of previous relevant payment should be given

Reg. Ref. 89A 2133 & 91A/1579

Signature of Applicant (or his Agent) C. Corcoran

Application Type P/B Register Reference 91A/1984

Amount Received £ _____ Receipt No _____ Date _____

RECEIVED
FOR OFFICIAL USE ONLY
DEC 1991
Reg. Sec.

2,24.4

*22-9
22-13*

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1962 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

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

WIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

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

N 54118

£157.00

Received this 17th day of December 1991

from *London Contractors Ltd,
Ballybongard*

the sum of *one hundred and fifty two* Pounds

Pence being *no*

for application at Ballycullen Rd

W. J. Harte

Cashier

S. CAREY

Principal Officer

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

PAID BY
CASH
CHEQUE
M.O.
B.

REC. No. N 51970

Received this 1015.00 day of December 1997

from Shannon Contractors ID,

Ballynally,
Ballybonghal
the sum of thousand and forty five Pounds

Pence, being ten for
bye-law application at Ballynally Rd.

Shannon Cashier

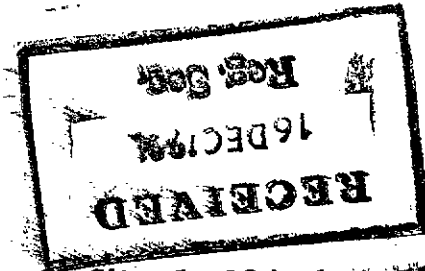
S. CAREY Principal Officer Cass. R.T.



ARCHITECTS • DESIGNERS • PLANNERS
BOTANIC COURT 30 BOTANIC ROAD DUBLIN 9
TELEPHONE 307560/307776 FAX 307464

Planning Dept.,
Dublin Corporation,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

13 December 1991.



Re: Revised House Types to Sites 1 - 19 inclusive. Ballycullen Road, Knocklyon, Co. Dublin.

Dear Sir,

We are applying for Planning Permission and Building Bye Law Approval for our client, Standon Contractors Ltd., for a revised house type at the above.

Planning Permission and Building Bye Law Approval has already been granted for this section of the site for 19 three and four bedroom houses. This application does not propose to increase this number of houses.

The drainage layout, both foul and surface water have not been revised from the original layout. The sewer levels and finished floor levels remain as already approved.

We would also request a waiver of the relevant Building Bye Laws in relation to the use on the internal single stack drainage system and internal ensuite bathroom.

In support of this application, we now submit the following;

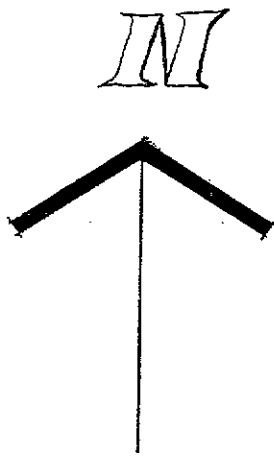
- 4 No. Copies of drawing numbers 9139/01 - 06 inclusive.
- 4 No. Copies of Outline Specification.
- 1 No. Newspaper Ad. (Irish Press 13.12.'91).
- Completed Application Form.
- Cheque in the amount of £1,197.00

We trust the foregoing is to your satisfaction, but should you have any queries, please do not hesitate to contact us.

Yours faithfully,

Ciaran Corcoran.

For: Francis M. Whelan & Associates.



BALLYCULLEN ROAD

TO FIFTHOUSE

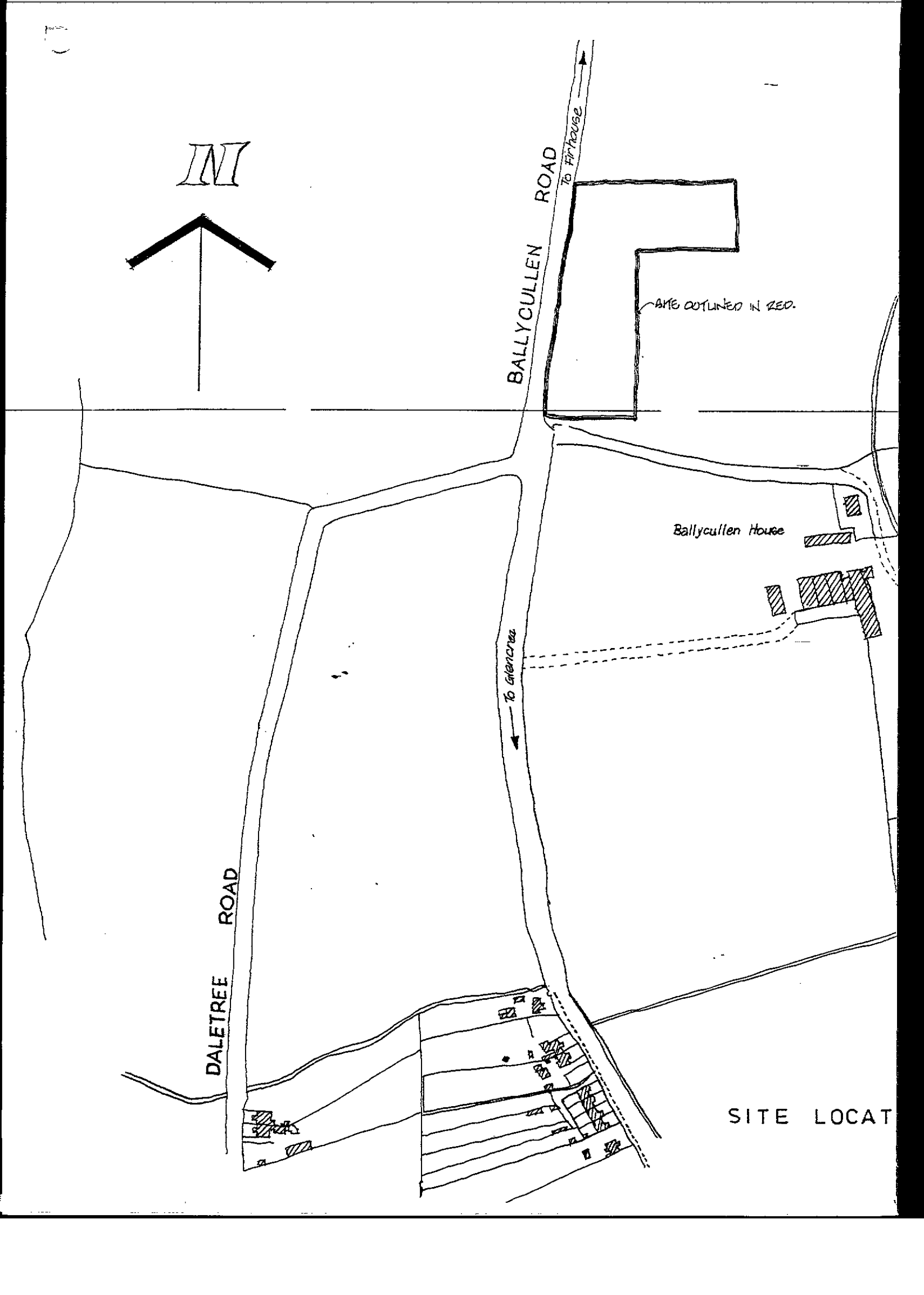
SITE OUTLINED IN RED.

Ballycullen House

TO GLENCROSA

DALETREE ROAD

SITE LOCAT



FROM O.S. SHEET
22-9 - DUBLIN

stream

LINE INDICATES EXTENT OF
O.S. SHEET DUBLIN 22-13.

FROM O.S. SHEET
DUBLIN 22-13

DUBLIN COUNTY COUNCIL
PLANNING DEPT. REGISTRY SECTION
APPLICATION RECEIVED
16 DEC 1991
REG No. ...91A/1984

NO REVISION

DATE

FRANCIS M WHELAN & ASSOCIATES
ARCHITECTS • DESIGNERS • PLANNERS
Botanic Court 30 Botanic Road Dublin 9 tele 307776

client
STANDON CONTRACTORS
Proposed Residential Development at
Ballycullen Road, Knocklyon, Dublin 16.

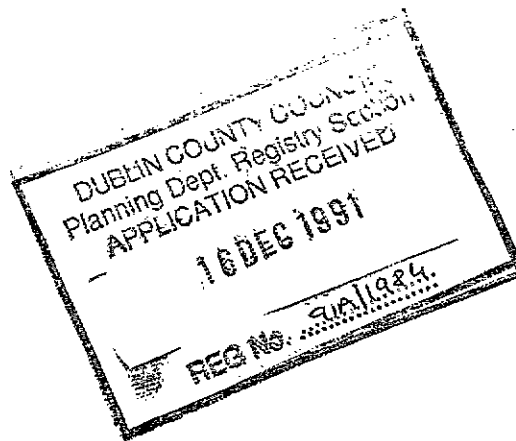
title
SITE LOCATION MAP

scale
1:2500
date
DEC. '91.

drg. no
9139/01
drawn
Leo O'Leary

ON MAP

**OUTLINE SPECIFICATION OF
WORKMANSHIP AND MATERIALS TO
BE USED IN THE ERECTION OF
THESE HOUSES AT
SITE NO.'S 1 - 19, BALLYCULLEN ROAD,
KNOCKLYON
CO. DUBLIN.**



Client:

Standon Contractors Ltd.,
Bettyville,
Ballyboughal,
Co. Dublin.

Architect:

Francis M. Whelan & Associates,
Botanic Court,
30 Botanic Road,
Glasnevin,
Dublin 9.

Proposed Work & Use:

It is proposed to construct 19 no. detached and semi-detached houses (some with garages) on site no.s 1 - 19 Ballycullen Road, Knocklyon, Co. Dublin.

1. General Items
2. Excavator
3. Drainlayer
4. Concretor
5. Blocklayer
6. Roofer
7. Carpenter
8. Plumber
9. Electrician
10. Plasterer
11. Glazier
12. Painter

PART 1 GENERAL

1 (A) MAINTENANCE PERIOD:

The contractor shall be responsible for defects, shrinkage or other faults due to materials and workmanship not in accordance with this specification which appear during this period of 12 months after completion of the work.

1 (B) STRUCTURAL GUARANTEE:

The contractor shall be responsible for structural defects which reveal themselves during a period of 24 months after completion of work. The Employer's right to require the contractor to remedy structural defects under this clause are in addition to any similar rights he may have under common law.

1 (C) INSURANCE:

The contractor shall, in the joint names of the Employer and contractor, insure the works to their full value against loss or damage by fire, storm or tempest from a period beginning at the commencement of the work and ending on the handing over of the completed work to the Employer.

1 (D) MATERIALS USED IN CONSTRUCTION:

The materials used in this construction should be approved as suitable by the Department of Local Government.

1 (E) PROVIDE EVERYTHING:

The contractor shall be responsible for providing all materials, plant, scaffolding etc., necessary for the proper execution of the work.

1 (F) WATER:

The contractor shall be responsible for the provision of a proper supply of clean water for the work.

1 (G) NOTIFICATION:

The contractor shall notify the Local Authority at the appropriate stages of the work and arrange all inspections.

PART 2 EXCAVATOR

2 (A) GENERALLY:

Excavate the site, removing all vegetable soil and spread and level. Excavate trenches for foundations and services, spread and level.

2 (B) KEEPING EXCAVATIONS FREE FROM WATER:

All water that may accumulate on the site during the progress of the works, or in the trenches and excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the contractor's expense.

2 (C) BACKFILL:

Backfilling to foundations, walls, trenches etc., shall be spread in layers not exceeding 150mm thick and each layer shall be compacted and consolidated. Filling around pipes not concreted and for a depth of 300mm over the pipes shall be fine material free from stones, and placed and consolidated by hand.

2 (D) HARDCORE:

All hardcore shall be properly compacted and shall form a freely drained bed. It shall consist of coarse gravel, hard stone or slag and hard broken brick, and shall be free from dust and any deleterious materials.

PART 3 DRAINLAYER

3 (A) CONCRETE BEDS:

Lay in trenches under drain pipes, gullies, junction, etc., layer of Mix C concrete, as described in Part 4 (C) next page. The concrete under pipes to be a minimum thickness of 100mm laid to falls with minimum projections of 75mm on either side of the drain and benched half way up the pipe.

3 (B) DRAIN PIPES:

Drain pipes to be P.V.C. or salt glazed stone-ware, or concrete to Irish Standard 6 (1949). Concrete or stoneware pipes to have joints packed with tar gaskin and filled with cement mortar, executed neatly.

3 (C) LAYING DRAINS:

All drains layed to have necessary fall and to be connected to gullies, junctions, soil pipes and manholes, in such a manner that anyline of drain is straight and true f rom a point with a regular gradient throughout its length.

3 (D) ARMSTRONG JUNCTIONS:

To be 225mm X 225mm glazed stoneware or P.V.C. with heavy galvanized cast iron cover frame set on, and surrounded with 150mm X 150mm thick concrete Mix A as described later.

3 (E) GULLY TRAPS:

Are to be 150mm X 150mm salt glazed stoneware or P.V.C. back inlet gullies with outlet jointed to drain and fitted with heavy galvanized gratings set on, and surrounded with concrete Mix A well dished down to grating.

3 (F) MANHOLES:

Form manholes, 600mm X 600mm inside concrete measurements, with 225mm solid concrete block walls bedded in

cement mortar and finished with 25mm cement plaster well haunched down to half round white glazed channels. Roofs of manholes to be Mix A. reinforced concrete 150mm thick. Where manholes exceed 1500mm deep they are to be 900mm X 600mm inside and fitted with galvanized heavy cast iron foot irons built into walls. The bottoms to be benched in fine concrete finished in pure cement average 200mm thick.

PART 4 CONCRETOR

4 (A) CEMENT:

To be Portland Cement in accordance with I.S. 1 (1971) delivered to site in properly sealed bags clearly marked with the brand name and stored clear of the floor, in a dry waterproof store protected from damp.

4 (B) AGGREGATE:

Coarse and fine aggregate shall be in accordance with I.S.5 (1949).

4 (C) WATER:

Only clean fresh water free from impurities to be used.

Concrete Mixes

4 (D) MIX A:

This mix should have a minimum works cube strength of 14 N/mm² after 7 days or 21 N/mm² after 28 days. The nominal proportions of this mix are 0.7m³ of suitable grade dry fine aggregate and 0.14m³ of suitable graded coarse aggregate per 50g cement. The maximum size of coarse aggregate should not exceed 20mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 30 litres per 50kg of cement.

MIX B:

This mix should have a minimum works cube strength of 10 N/mm² after 7 days or 14 N/mm² after 28 days. The nominal proportions of this mix are 0.1m³ of suitably graded dry fine aggregate and 0.21m³ of suitably graded coarse aggregate per 50kg cement. The maximum size of coarse aggregate should not exceed 40mm.

The water/cement should be kept to a minimum, to ensure reasonable workability but should not exceed 35 litres per 50kg of cement.

MIX C:

This mix should be in the proportion of 8 parts of suitability graded 'all in' aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

4 (E) CURING:

During initial setting and curing concrete to be protected from excessive heat, frost, shock or vibration and no traffic must be allowed on it until properly hardened.

4 (F) SOLID FLOORING (MIX B):

Provide powerfloated finish to 150mm concrete slab on 1000 gauge visqueen d.p.m. on 50mm sand blinding on 150mm min. hardcore.

4 (G) CONCRETE LINTELS:

The concrete lintels to windows and door openings are to be reinforced for every 100mm of thickness with two 12mm diameter mild steel bars. Lintels are to be constructed as shown on the drawings and to have a minimum bearing of 225mm and conforming to B.S. 1239 (1956) and produced by an approved manufacturer may be used.

4 (H) CHIMNEY CAPS:

Provide cast in situ chimney caps, throated on underside, weather or tops in cement and sand 1:3 and flaunch up around flue liners.

4 (I) CONCRETE CILLS:

Are to be finished smooth and to be rebated, weathered and throated in accordance with sizes shown on drawing.

PART 5 BLOCKLAYER

5 (A) BLOCK:

All blocks used are to comply with I.S. 20 (1971).

5 (B) MORTAR:

Cement mortar to be composed of one part cement to three parts of sand, well mixed in small quantities and used fresh. Cement mortar shall be used for all blockwork below damp-proof course. Gauged mortar (plasticised mortar) to be composed of one part cement to six parts of sand with liquid mortar plasticiser added in the proportions recommended by the manufacturer, and to be used for blockwork over damp-proof course.

5 (C) DAMP-PROOF COURSE:

Shall be 3 ply bitumen on jute canvas base to I.S. 57 (1953) or polythene to B.S. 743 (1970). Damp-proof course to be a minimum of 150mm above finished ground level. D.P.C. shall be lapped 150mm at all joints and angles and bedded in layer of cement mortar. Provide D.P.C. over all lintels to external openings of cavity wall construction stepped from top of inner lintel to under outer lintel.

Provide D.P.C. to all vertical joints at abutting of

inner and outer leaves of cavity walls and reveals.

.. .. under window cills turned up at the ends and back.

.. .. to outer leaf of cavity wall under blockwork closing cavity at head.

5 (D) CAVITY WALLS:

Build cavity walls as shown on drawings. Inner and outer leaves to be tied together with stainless steel wall ties at 900mm intervals horizontally and 450mm vertically.

Closure of cavity at foot to be a minimum of 150mm below D.P.C. level. Provide temporary openings at base of cavity for cleaning out after each day's work and brick up on completion. 50mm laths to be placed on ties to catch mortar droppings and lifted out and cleaned off before inserting new row of ties. Every possible care to be taken to keep cavities free from mortar droppings.

Provide drainage openings at bottom of cavity in cavity walls.

5 (E) BLOCK PARTITIONS:

Build block partitions in blocks bonded to external walls as the work proceeds.

5 (F) CHIMNEY BREAST & FLUE LINERS:

Build chimney breasts where shown in solid blockwork. Form opening to take fireback for fireplace, insert tapered lintel, gather to fireclay flue and flaunch around same. Build in 200mm diameter fireclay flue liners to I.S. 51 (1953). Flue to be carried up in easy bends, and to be cleared and swept as work proceeds. Flue liners to be wrapped around with 12mm thickness of lime mortar before building in.

PART 6 ROOFER

6 (A) LEAD FLASHING:

Lead to be No. 5 best milled lead to comply with B.S. 1178 (1969). At sides and front of chimney neatly dress No. 5 lead for a width of 150mm. Cover sheets at front and 150mm up against stack at front and sides. Also at sides provide lead soakers for a width of 150mm. Form chase in chimney and return lead cover flashing into same. Secure with lead wedges and point with cement mortar. When plastering, form bell cast over chase. Where chimney stack is not astride ridge provide lead gutter at back in No. 5 lead laid on 19mm boarding carried up under tiles to a height of 150mm vertically back over sole board and dressed 150mm up against back of stack and cover flashed in No. 5 lead.

6 (B) INSULATION:

100mm thick glass fibre insulation to be laid between roof joists on foil backed plasterboard.

6 (C) RAINWATER GOODS:

Rainwater downpipes and gutters to be seamless aluminium, colour and profile to be selected to match existing.

6 (D) ROOF CONSTRUCTION:

(i) Semi-detached house type; Provide selected concrete roof tiles on 50mm X 25mm treated timber battens on roofing felt on prefabricated roof trusses at 600mm centres with 75mm X 38mm bracing to manufacturers specification.

(ii) Detached house type & garage roofs; Provide selected concrete roof tiles on 50mm X 25mm treated timber battens on roofing felt on 125mm X 50mm rafters at 400mm centres with 175mm X 75mm purlins, 100mm X 75mm struts, 115mm X 38mm collars.

PART 7 CARPENTER

7 (A) TIMBER:

The timber used throughout the work to be well seasoned, dry and free from sap, shakes, large or loose knots and waney edges and with a moisture content not exceeding the permitted maximum set out in I.S. 96 (1958). Structural timber for joists to be first quality fir, arch or spruce.

Timber for carpentry to be white deal. Red deal for joinery free from all defects.

Joinery units to be delivered on job prepared, knotted, stopped and primed.

7 (B) PRESERVATIVE:

Wall plates, ends of joists and feet of rafters, back of fascia, back of soffit to be treated with approved preservative applied in approved manner. The preservation of timber shall be carried out in accordance with B.S.C.P. 98 (1964).

7 (C) GLUE:

All glue to be approved and comply with B.S. 745 (1969).

7 (D) SKIRTING:

To be 100mm X 25mm moulded red deal neatly mitred at all corners.

7 (E) ARCHITRAVES:

To be 50mm X 25mm moulded red deal neatly mitred at corners and nailed to door frames. All nails to be well punched home.

7 (F) WINDOWS:

Provide selected H/W windows to front and standard timber casement windows to rear.

7 (G) DOORS:

Provide H/W door and glazed screen to front and fully glazed timber doors to rear.

PART 8 PLUMBER

8 (A) SOIL & VENT PIPES:

Shall be 100mm P.V.C. or cast iron jointed in accordance with manufacturer's instructions with all the necessary bends etc., and connected to drain and W.C.

8 (B) TRAPS & WASTE PIPES:

Traps to sinks, bath and wash-hand basin to be solid copper deep seal with cleaning eyes 38mm diameter for bath and sink and 32mm diameter for wash-hand basins where wastes do not discharge directly to gully traps, otherwise traps to be standard pattern. Waste pipes to be manufactured from unplasticised P.V.C. conforming to B.S. 3506 (1962).

8 (C) WATER SERVICES:

Provide and connect 12mm heavy gauge P.V.C. pipe 500mm deep in ground from water supply source to storage tank complete with ball valve and 25mm overflow. Fit stop cock over floor level where supply enters house and provide connection to kitchen sink. Storage tanks to be approved type P.V.C. or galvanized steel to B.S. 417 (1964). Minimum total capacity to be 360 litres.

8 (D) COLD WATER SUPPLY:

Run 20mm copper supply from storage tank to cylinder. Run 20mm separate copper supply to bath with 12mm branches to W.C. and W.H.B. Fit 20mm full way screw down stop cocks in accessible positions to 20mm cold feeds to cylinder and bath etc.

8 (E) WATER HEATING:

Where boiler is provided, run 25mm copper flow and return to cylinder (with high and low connections). Fit draw off cock in suitable position to empty system.

PART 9 ELECTRICIAN

9 (A) GENERAL:

All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers.

9 (B) WIRING:

1. All wiring to be on ring main system using I3 a fusible plugs.
2. Provide proper identification system for each fuse unit.
3. Every light outlet shall be fitted with approved ceiling rose flex and lampholder.
4. Switches shall be flush type make and break.
5. Switches outside bathrooms.
6. Socket outlets shall be flush type bakelite 13amp. All 3 pin shutter type and fusible earth wire.
7. Wiring shall be C.T.S. I/I. 78(3/.036) for lighting circuits and 7/0.85 (7/.025) for power circuits.
8. All joints shall be in proper bakelite joint boxes.

9 (C) NOTICE TO E.S.B. :

The Electricity Supply Board shall be consulted at an early stage to arrange service and meter position.

PART 10 PLASTERER

10 (A) CEMENT:

All cement to be approved Portland Cement.

10 (B) SAND:

Shall be natural or crushed stone to comply with B.S. 1198 (9152) for plastering both under and finishing coats.

10 (C) INTERNAL PLASTERING:

All internal walls to be scudded 3:1 sand and cement. scratch coat to be 1 lime to 3 sand gauged with 10% cement and finished in hard wall plaster. Ceiling plasterboard where fixed to joists of 400mm centres or less to be 9.5mm thick. Dry line to manufacturer's specification where indicated.

10 (D) EXTERNAL PLASTER:

Scud cement and coarse sand (1:3) and render in 1 part hydrated lime, 1 part cement and 3 parts sand finished 12mm thick smooth and even. Finished coat to be 12mm 1:2:6 lime, cement sand to a fine nap finish. Form true edges and arrises etc. reveals to be finished as above keyed into rebates and finishing 25mm thick and 25mm proud of plaster work.

10 (E) DRY LINING:

External walls to be dry lined internally with 50mm insulation between 50mm X 50mm treated timber battens with plasterboard & skim finish or dry lining boards on visqueen vapour barrier.

PART 11 GLAZIER

11 (A) GENERAL:

Glass to be the best of its respective kind and conform to B.S. 952 (1964). Glass is to fit accurately into rebates, after priming and is to be well back puttied sprigged and puttied. Outside putty is to finish the full depth of rebate. Putty to be linseed oil putty to B.S. 544 (1969).

11 (B) CLEAR GLASS:

Clear glass to be sheet glass 3mm for areas up to 0.56m², 4mm glass for all areas up to 1.12m², and 6mm for larger panes. Glass to conform to B.S. 952 (1964) and shall be the best of it's kind, clear of all specks, waves, air bubbles and defects of every kind.

11 (C) OBSCURED GLASS:

Obscured glass to be small white artie glass.

11 (D) GLAZING IN DOORS:

Glass in panels to doors to be bedded in putty and held in position with glazing slips and bedded in mastic putty.

PART 12 PAINTER

12 (A) GENERAL:

None other than skilled workmen, except apprentices, to be employed on the works. All paint, wall coverings, carpet etc. are to be prepared and applied strictly in accordance with the manufacturer's instructions.

12 (B) WORKMANSHIP:

Painting and sealing internally shall not be done unless the room is free from dust. An interval of 24 hours shall be allowed between each coat. Each coat shall be properly rubbed down before the application of the following coat. Walls to be rubbed down, filled and free of all blisters and blemishes before decoration. All cracks, crevices and nail holes shall be stopped with a prepared stopping of an approved make. No decorations are to proceed with on plaster until it is perfectly dry. On no account is emulsion to be used as a primer to woodwork.

12 (C) EXISTING WOODWORK:

Burn off all existing paintwork to existing doors, skirtings, mouldings etc. and re-paint one undercoat and two finishing coats to all prepared surfaces. Apply three number coats of varnish to all existing woodgrain doors, rub down with fine sand paper between coats.

12 (D) NEW WOODWORK:

Knot, prime, stop and paint one undercoat and 2 finishing coats on all new woodwork internally and externally, including priming only back of all frames, linings etc. Apply three number coats of varnish to all new woodgrain doors, rub down with fine sand paper between coats.