

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1985

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

PLANNING APPLICATION FEES

Reg. Ref. 9.1A/1985 Cert. No. 27442

PROPOSAL Baylow + garage

LOCATION Greenways, Tupper lane, Lucon

APPLICANT Pete Hennessy

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 m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 20/12/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

DIST. 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:

Standard

£750

banks request

£1000 not

conditioned

not practice to

condition as

suppl. quality with

[Signature] 22/4/92

DEVELOPMENT CONTROL ASSISTANT GRADE

Mary Galvin ^{SS only}

(P)

Register Reference : 91A/1985

Date : 2nd January 1992

Development : Bungalow
LOCATION : Tubber Lane, Lucan
Applicant : Peter Hennessy
App. Type : PERMISSION
Planning Officer : M.GALVIN

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 04.02.92
Time 2.30

Date Recd. : 17th December 1991

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
- 9 JAN 1992.
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
for PRINCIPAL OFFICER
- 6 FEB 1992
Returned *[Signature]*

Date received in sanitary services

FOUL SEWER

Insufficient information

The applicants would have to detail the connection to the foul sewer, in particular the means of negotiating the road ditch fronting the premises.

A long section would be required, including invert levels ground levels, and bed and bank levels of the stream. *[Note: invert floor levels are required]*

SURFACE WATER

Insufficient information, detail of the access to the site over the highway ditch, this ditch must not be restricted by the bridging on the foul drain.

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

[Signature]
31.1.92

J.P.
3/2/92

SS Filed

P/1782/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONFIDENTIAL
Standard: 1750
Roads:
S. Sars:
Open Space:
Other:
SECURITY:
Bond/C.I.F.A:
Cash:

Register Reference : 91A/1985

Date Received : 28th February 1992

Correspondence : Peter Hennessy,
Name and : 35 Crodaun Forest Park,
Address : Celbridge,
Co. Kildare

Development : Bungalow

Location : Tubber Lane, Lucan

Applicant : Peter Hennessy

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/BB)

Report of Dublin Planning Officer dated 16th April, 1992.

This is an application for PERMISSION for a bungalow at Tubber Lane, Lucan for P. Hennessy.

Additional Information was requested from the application by order dated 13th February, 1992, as follows:

1. The newspaper notice submitted with the application is considered to be inaccurate. The applicant is requested to submit a revised newspaper notice as follows:

"Co. Dublin - Permission sought for a dormer bungalow at Tubber Lane, Lucan for Peter Hennessy."

2. The applicant is required to submit properly dimensioned drawings of scale not less than 1:500 identifying the location of the existing cottage on the adjoining site to the south. This should include details of levels of the proposed site and adjoining site in order to assess the extent of possible overlooking.

3. The applicant is requested to submit details of proposed boundary treatment

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 90A/1985

Page No: 0002

Location: Tubber Lane, Lucan

between the side and the adjoining property to the south. In this regard the applicant is requested to clarify whether the existing dense hedgerow is to be maintained and/or reinforced at this location.

4. The applicant is requested to clarify whether he has any interest or right of way over the portion of the existing entrance lane way outside the site of the current application and over which it is intended to provide access to the site. Documentary evidence of such interest or right of way should be submitted.

5. The applicant is requested to clarify whether he has any interest in the lands to the north of the proposed site which would enable him to improve vision at the proposed access to the requirements of the Roads Department, Dublin County Council.

Reg. Ref. 90A-1850 refers to a grant of outline permission for a dormer bungalow at the front of this site to an A. Cass. The present dormer bungalow is located to the rear of the site and is in excess of 70 ft. from the back of existing bungalow to the south. There is substantial hedging between the two properties.

Roads Engineer report noted.

Sanitary Services report noted.

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

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1990, subject to the following (7) 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 amended by additional information received on 28.02.1992 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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1985

Page No: 0003

Location: Tubber Lane, Lucan

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 a financial contribution in the sum of £ 750 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.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard in relation to foul sewer a long section is required showing ground and invert levels of pipes relative ~~to~~ bed and bank levels of stream and finished floor level of house. Bridging of ditch will not be accepted.

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

06 The following requirements of the Roads Engineer to be complied with:

- a. Fence wing walls to be reduced to 1 m. for 15 m. each side of access;
- b. Ditch to be piped to Area Engineers specifications;
- c. Access to be widened at carriageway edge;
- d. Poles to be relocated as necessary.

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

07 That the hedging and screening along the southern boundary be maintained and reinforced to ensure that adjoining property is not overlooked.

07 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/1985

Page No: 0004

Location: Tubber Lane, Lucan

M. Pendergast
.....
for Dublin Planning officer

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

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : *23rd* APRIL 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

10th February 1992

P/693/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1985

Date Received : 17th December 1991

Correspondence : Peter Hennessy,
Name and : 35 Crodaun Forest Park,
Address : Celbridge,
Co. Kildare

Development : Bungalow

Location : Tubber Lane, Lucan

Applicant : Peter Hennessy

App. Type : Permission

Zoning :

Floor Area : 236 Sq. metres

(MG/BB)

Report of Dublin Planning Officer dated 12th February, 1992.

This is an application for PERMISSION for a bungalow at Tubber Lane, Lucan for P. Hennessy.

The proposed site which has a stated area of 2196 sq. metres is located to the east of Tubber Lane in an area zoned B "To protect and provide for the development of agriculture". It forms part of the site of an existing dwelling at this location. The site frontage is defined by a deep surface water drain. It is currently well screened along the road frontage with woodland vegetation. The rear portion of the site is defined by mature vegetation which screens it from the higher ground to the east.

Reg. Ref. No. 90A-1850 refers to a grant of outline permission for a dormer bungalow on a smaller site at this location for A. Coss. This permission was granted despite the zoning as it involved infill housing in an area which is re-zoned A in the context of the Draft Development Plan, 1991.

The current application provides for a 236 sq. metre dormer bungalow and garage at this site. In this regard it is noted that the newspaper notice submitted is inaccurate in that it refers only to a bungalow development. It is considered that a revised newspaper notice is required.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

The proposed bungalow is to be set back some 40 metres from the road frontage at Tubber Lane i.e. behind the building line established by existing housing at this location. As such it will be set back ^{behind} an existing single storey cottage on a site to the south and overlooking may result. This house is not indicated on the block plans submitted. On site inspection it was noted that there is existing dense hedgerow vegetation between the two sites. This would minimise overlooking if it is maintained and supplemented.

Lodged plans provide for a shared access with the adjoining bungalow. Roads Department note that vision at this access is poor and requires various measures to be taken i.e. (1) ditch to be piped (2) access to be widened at carriageway edge (3) fence wing walls to be reduced in height to less than 1 metre for 15 metres each side of access to improve vision (4) poles to be relocated and (5) 2 extra car spaces to be provided on site.

The site location map submitted (scale 1:2500) indicates ^{the} site boundary running down the centre of this existing entrance laneway. The applicants have not indicated whether they have any interest in or rights of way over the remainder to entitle them to gain access to the site or to carry out the works required by the ^Roads department. This matter should be clarified.

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

- 01 The newspaper notice submitted with the application is considered to be inaccurate. The applicant is requested to submit a revised newspaper notice as follows:-

Co. Dublin - Permission sought for a dormer bungalow at Tubber Lane, Lucan for Peter Hennessey.

- 02 The applicant is required to submit properly dimensioned drawings of scale not less than 1:500 identifying the location of the existing cottage on the adjoining site to the south. This should include details of levels of the proposed site and adjoining site in order to assess the extent of possible overlooking.

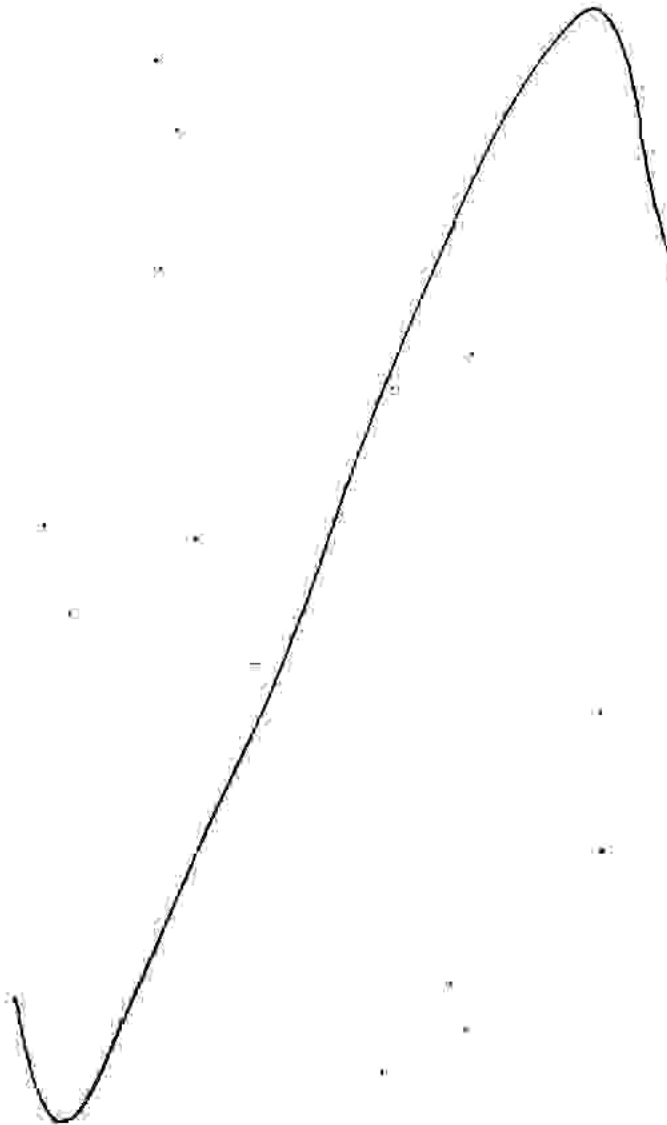
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

03 The applicant is requested to submit details of proposed boundary treatment between the site and the adjoining property to the south. In this regard the applicant is requested to clarify whether the existing dense hedgerow is to be maintained and/or reinforced at this location.

04 The applicant is requested to clarify whether he has any interest in or right of way over the portion of the existing entrance ^{land} outside the site of the current application and over which it is intended to provide access to the site. *Documentary interest of such interest or right of way should be submitted.*

05 The applicant is requested to clarify whether he has any interest in the lands to the north of the proposed site which would enable him to improve vision at the proposed access to the requirements of the Roads Department, Dublin County Council.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

RP
.....
for Dublin Planning Officer

AK *AK*
Endorsed:.....
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 : *13th* 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 *10th January 1991-1992*

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1985.
DEVELOPMENT: Bungalow.
LOCATION: Greenways, Tubberlane, Lucan.
APPLICANT: P. Hennessy.
DATE LODGED: 17.12.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.01.92
Time 4.00

This proposal constitutes undesirable ribbon development on a substandard rural lane, which lead to demands for the uneconomic provision of services.

Vision at the access is poor as the existing fence is at the carriageway edge.

If permission is granted it should be subject to:-

Applicant to submit a drawing of the access and boundary treatment for compliance.

1. The fence wing walls should be reduced in height to less than 1 metre for 15m each side of the access to improve vision.
2. Ditch to be piped at access to requirements of Area Engineer (Roads Maintenance). Access to be widened at carriageway edge to requirements of Area Engineer (Roads Maintenance).
3. Poles to be relocated to a safe place on site frontage at his own expense.
4. 2 extra car parking spaces to be provided on site.

TR/BMcC
14.1.92.

SIGNED: J. Rogers
DATE: 14/1/92

ENDORSED: 4R/Sk
DATE: 15/1/92

Register Reference : 91A/1985

Date : 2nd January 1992

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 07. 02. 92
Time 2.30

ENDORSED _____

DATE _____

WATER SUPPLY... Water available. 24hr storage
required. All connections etc to be
by DCC personnel at applicants' PRAL
expense.

John Pollock
9/1/92

J. Howell
17/1/92

ENDORSED _____

DATE _____

[Signature] 4/2/92

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1985.
 DEVELOPMENT: Bungalow.
 LOCATION: Greenways, Tubberlane, Lucan.
 APPLICANT: P. Hennessy.
 DATE LODGED: 17.12.91.

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3. Poles to be relocated to a safe place on site frontage at his own expense.
4. 2 extra car parking spaces to be provided on site.



TR/BMcC
 14.1.92.

SIGNED: J. Ryan

DATE: 14/1/92

ENDORSED: 4R/12

DATE: 15/1/92



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.

Your Ref.

Date 15.01.1992

RE: Bungalow at Tubber Lane, Lucan. Reg. Ref. 91A/1985.

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 should be provided towards the further development of public open space in the surrounding area.

Handwritten signature

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 21.01.92
Time 3:45

SENIOR PARKS SUPERINTENDENT

WMP

60 Maynooth Park,
Maynooth,
Co. Kildare.

4th May, 1993.

Mr. Bob Matthews, *b16*
Planning Department,
Dublin County Council,
Irish Life Centre,
Block 2,
Lr. Abbey Street,
Dublin, 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
04 MAY 1993
RECEIVED

Re: Tubber Lane, Lucan, Co. Dublin.
91A/1985

Dear Mr. Matthews,

With reference to our telephone conversation regarding the above planning permission I enclose herewith copy of sketch showing proposed changes to roof and elevation. In making these changes I have kept the roof height the same as before and window sizes have not been altered.

The difficulties with the original design involved extensive use of steel to support the roof. The chimney on the side of the house would be impractical as well because so much of it is free standing and to comply with the new building regulations would look to be out of proportion.

Should you require any further information please contact me at any time to arrange a meeting.

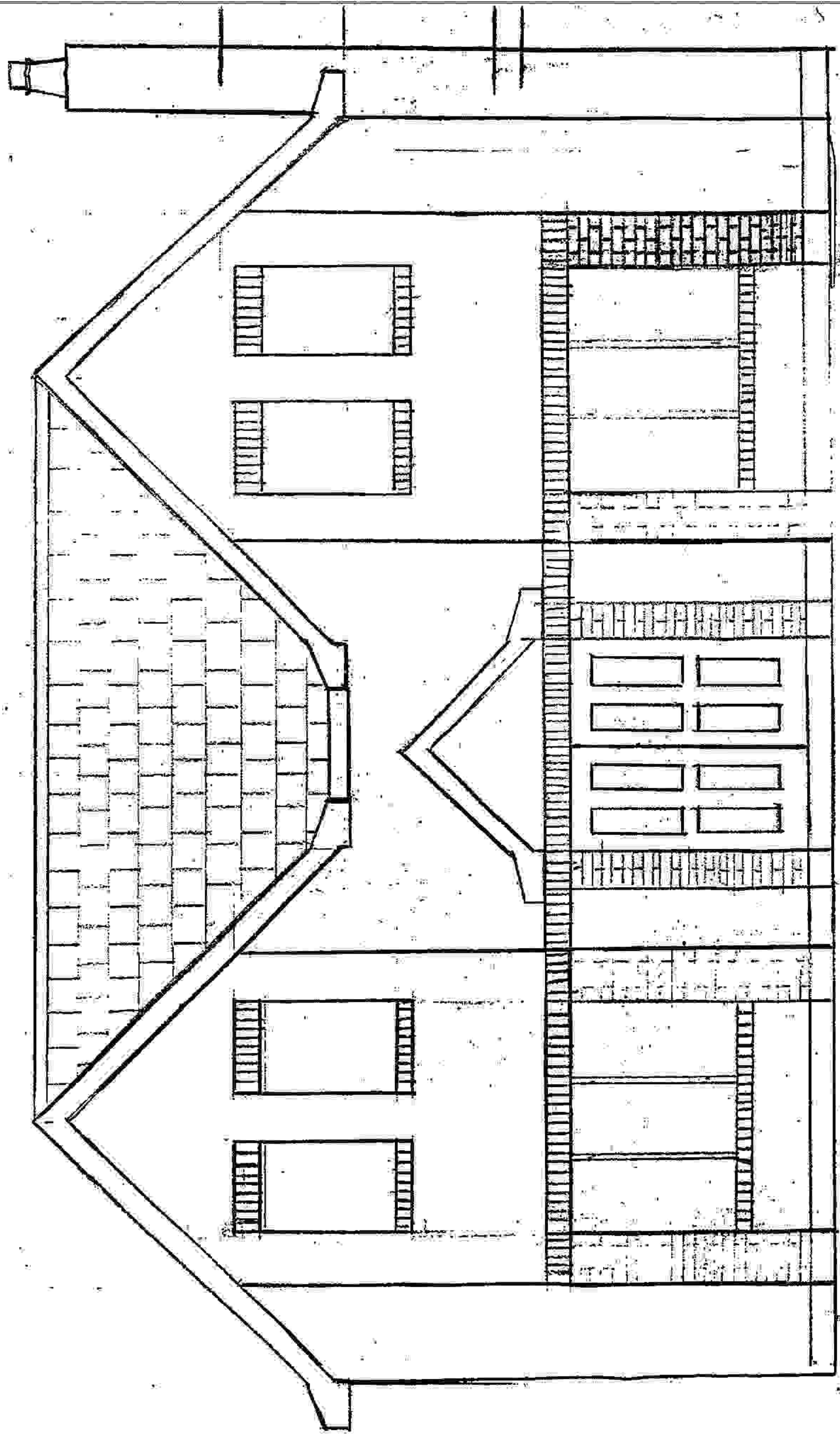
Thanking you,

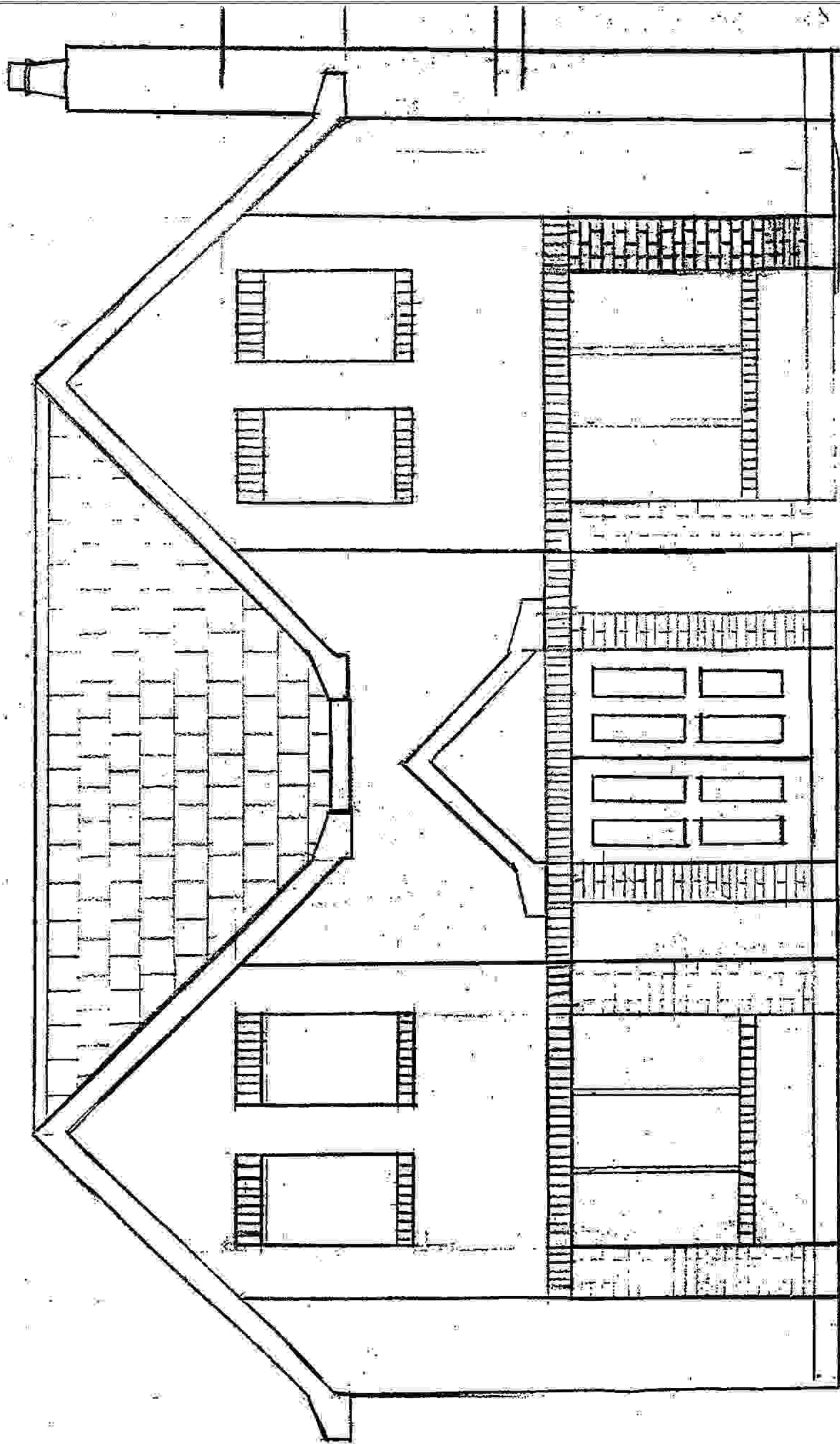
Yours sincerely,

Peter Hennessey
PETER HENNESSEY

Advised above that alterations to roof design requires new permission & advised to make application.

AM 20/5/93





MR BOB MATT HEWES

ROOM 120

IRISH WIFE

CENTRE

NO.	NAME	ROOM	STATUS	DATE	TIME	REMARKS
1	MR BOB MATT HEWES	ROOM 120	IRISH WIFE			
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Register Reference : 91A/1985/c1

Date : 23rd April 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : Bungalow
LOCATION : Tubber Lane, Lucan.
APPLICANT : Peter Hennessey,
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 9th March 1993.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Mr. Peter Hennessey,
35 Crodaun Forest Park,
Celbridge,
Co. Kildare.

35 Crodaun Forest Park,
Celbridge,
Co. Kildare.

5th March, 1993.

Dublin County Council,
Planning Department,
Bloc 2,
Irish Life Centre,
Lower Abbey Street,
Dublin, 1.

91A/1085.

Re: Tuber Lane, Lucan
Reg. Ref. 91A/1085
Decision Order No. P/1782/92
Grant Order No. P/2685/92

comh

1.2.0

B.

Dear Sir,

With reference to your letter of 10th June, 1992 relating to the above project I enclose herewith section drawing required to comply with section 05.

Yours faithfully,

B. Hennessey

PETER HENNESSEY

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

09 MAR 1993

RECEIVED

C

C.H. INVERT LEVEL. EXIST GRD LEVEL. PROP GRD LEVEL

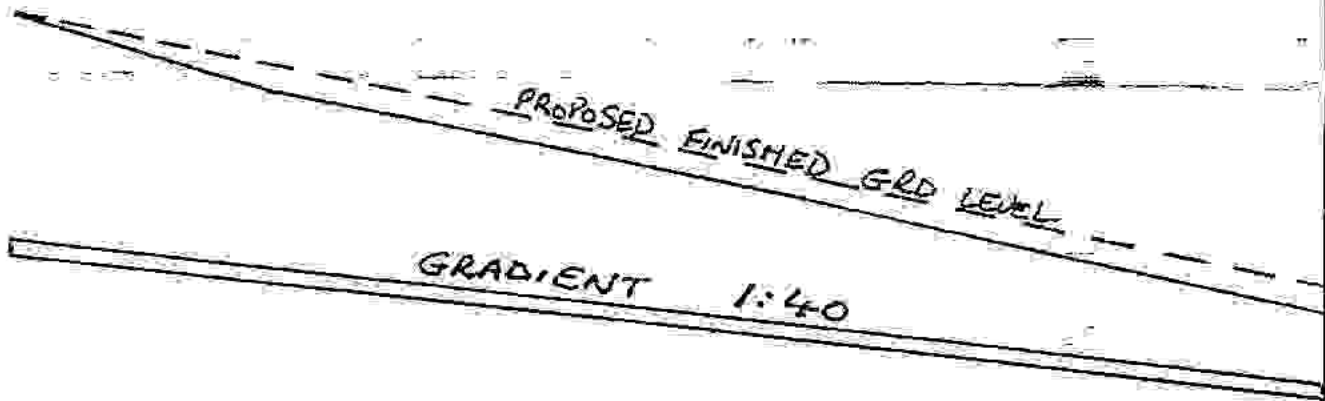
0+000 101.100 102.300 102.300

5+000 100.975 101.950 102.040

15+000 100.725 101.450 101.530

25+000 100.475 100.900 101.020

FFL = 102.450



HOUSE AT TUBBER LANE
LUCAN FOR P. HENNESSEY.

TITLE

LONGITUDINAL SECTION
OF PROPOSED 100MM Ø.
SEWER.

PLANNING REF.

91A. 1985.

DECISION ORDER NO.

P. 1782. 91.

CASCADE MANHOLE.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED

09 APR 1993

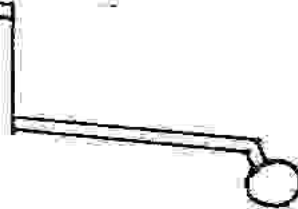
REG No.

91A/1985

GRADIENT 1:40.



INVERT LEVEL CULVERT 99.400.



INVERT-BRANCH PIPE 98.575
INVERT MAIN SEWER 98.275.

35.000 99.475 100.550 100.510

45.000 99.175 100.000 100.000
98.700

50.000.

SCALES

VERTICAL 1:50.

HORIZONTAL 1:200

99.675



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 1963-1991.

Decision Order Number : P/ 1782 /92 Date of Decision : 23rd April 1992
Register Reference : 91A/1985 Date Received : 28th February 1992
Applicant : Peter Hennessy
Development : Bungalow
Location : Tubber Lane, Lucan
Floor Area : Sq.Metres
Time Extension(s) up to and including :
Additional Information Requested/Received :130292//280292

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:- 7.....ATTACHED.

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

Date: 23/4/92

Peter Hennessy,
35 Crodaun Forest Park,
Celbridge,
Co. Kildare

Reg.Ref. 91A/1985
Decision Order No. P/ 1782 /91
Page No: 0002



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

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 amended by additional information received on 28.02.1992 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 a financial contribution in the sum of 750. 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.

04 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

05 That water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard in relation to foul sewer a long section is required showing ground and invert levels of pipes relative to bed and bank levels of stream and finished floor level of house. Bridging of ditch will not be accepted.

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

06 The following requirements of the Roads Engineer to be complied with:

a. Fence wing walls to be reduced to 1 m. for 15 m. each side of access;

b. Ditch to be piped to Area Engineers specifications;

c. Access to be widened at carriageway edge;

d. Poles to be relocated as necessary.

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

07 That the hedging and screening along the southern boundary be maintained and reinforced to ensure that adjoining property is not overlooked.



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

Reg.Ref. 91A/1985
Decision Order No. P/ 1782 /91
Page No: 0003

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

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



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

Register Reference : 91A/1985

Date : 5th March 1992

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Bungalow
LOCATION : Tubber Lane, Lucan
APPLICANT : Peter Hennessy
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 28th February 1992.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Peter Hennessy,
35 Crodaun Forest Park,
Celbridge,
Co. Kildare

JAMES V. TIGHE & CO.

SOLICITORS

Main Street,
Celbridge,
Co. Kildare

Telephone: (01) 6272397/6286794

Planning Dept.,
Dublin County Council,
Lower Abbey Street,
Dublin 1.

91A/1985
2.4.0
A-1.

Our Ref

Your Ref

JVT/ED

Date

February 27th. 1992

RE: ADDITIONAL INFORMATION.

RE: Our Client: Peter Hennessy.

Planning Application Reference No. P/0693/92.

CO. DUBLIN - Permission
sought from Dublin County
Council for a dormer bungalow at
Tubber Lane, Lucan, for Peter
Hennessy.

Dear Sirs,

Your's of the 13th. inst. addressed to our above named client has been handed to us for attention in relation to a number of the points.

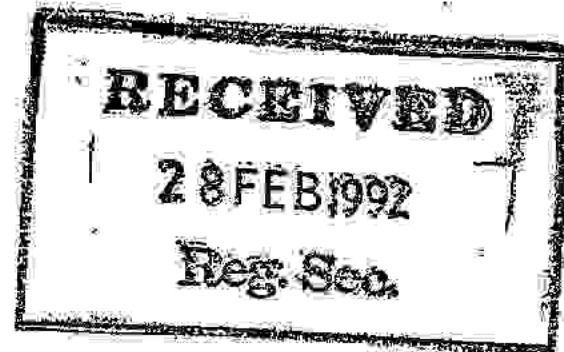
We confirm that our client has a legal interest in half of the lands at the existing entrance laneway outside the site of the current Application and over which it is intended to provide access to the site. We enclose copy Map showing this.

If you require any further information please do not hesitate to contact us.

Yours truly,

James V. Tighe
for James V. Tighe and Co.

Irisl Lines
21/2/92



Greenways,
Tubber Lane,
Lucan,
Co. Dublin
February 27th. 1992.

Planning Dept.,
Dublin County Council,
Lower Abbey Street,
Dublin 1.



ADDITIONAL INFORMATION.

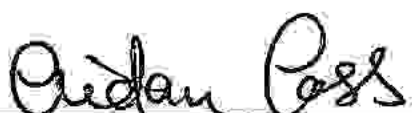
Re: Planning Application of Peter Hennessy.
Planning Ref. No. P/0693/92.
Development Bungalow at Tubber Lane, Lucan.

Dear Sirs,

I refer to the Planning Application of Peter Hennessy for the erection of a bungalow at Tubber Lane, Lucan, County Dublin .

I have had sight of your letter of the 13th. of February and I refer to Point No. 5. I confirm that I am the owner of the lands to the north of the proposed site and I confirm and undertake to carry out whatever Works the Council require to improve the vision at the proposed access to the requirements of the Roads Department.

Yours faithfully,


Aidan Coss.



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/ 0693 /92 Date of Decision : 13th February 1992

Register Reference : 91A/1985 Date Received : 17th December 1991

Applicant : Peter Hennessy

Development : Bungalow

Location : Tubber Lane, Lucan

Dear Sir/Madam,

With reference to your planning application, received here on 17.12.91 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 The newspaper notice submitted with the application is considered to be inaccurate. The applicant is requested to submit a revised newspaper notice as follows:-

Co. Dublin - Permission sought for a dormer bungalow at Tubber Lane, Lucan for Peter Hennessey.

02 The applicant is required to submit properly dimensioned drawings of scale not less than 1:500 identifying the location of the existing cottage on the adjoining site to the south. This should include details of levels of the proposed site and adjoining site in order to assess the extent of possible overlooking.

03 The applicant is requested to submit details of proposed boundary treatment between the site and the adjoining property to the south. In this regard the applicant is requested to clarify whether the existing dense hedgerow is to be maintained and/or reinforced at this location.

Peter Hennessy,
35 Crodaun Forest Park,
Celbridge,
Co. Kildare

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

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

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

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

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

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

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

(c) A party to an appeal making a request to An Bord 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.



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

Reg.Ref. 91A/1985
Decision Order No. P/ 0693 /91
Page No: 0002

04 The applicant is requested to clarify whether he has any interest or right of way over the portion of the existing entrance laneway outside the site of the current application and over which it is intended to provide access to the site. Documentary evidence of interest or right of way should be submitted.

05 The applicant is requested to clarify whether he has any interest in the lands to the north of the proposed site which would enable him to improve vision at the proposed access to the requirements of the Roads Department, Dublin County Council.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. J. ...'.

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,
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/1985

Date : 18th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow
LOCATION : Tubber Lane, Lucan
APPLICANT : Peter Hennessy
APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 17th December 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Peter Hennessy,
35 Crodaun Forest Park,
Celbridge,
Co. Kildare



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 GREENWAYS, TUBBER LANE, LUCAN, CO. DUBLIN.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) PETER HENNESSY
Address 35 CRODAUN FOREST PARK CELBRIDGE CO. KILDARE Tel. No. 6271607

4. Name and address of JAMES MURRAY, 26 MONKSFIELD WALK, CLONDALKIN
person or firm responsible for preparation of drawings DUBLIN 22 Tel. No. 591796

5. Name and address to which PETER HENNESSY, 35 CRODAUN FOREST PARK, CELBRIDGE,
notifications should be sent CO. KILDARE.

6. Brief description of proposed development NEW DORMER BUNGALOW AND GARAGE.

7. Method of drainage MAIN SEWER 8. Source of Water Supply MAINS WATER SUPPLY

8. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. NONE. EYE LAW APPLICATION

Irish Times

(b) Proposed use of each floor NIL 17 DEC

11/12/91

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 CO. DUBLIN - I, Peter Hennessy, wish to apply to Dublin County Council for permission to erect a bungalow at Tubber Lane, Lucan. 2190 Sq. m.
(b) Floor area of proposed development 236 Sq. m.
(c) Floor area of buildings proposed to be retained within site Sq. m.

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place / in appropriate box. 17 DEC 91

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

15. List of documents enclosed with application. 4 SETS OF DRAWINGS
PAGE OF NEWSPAPER WITH STATUTORY NOTICE
Cheque for £32.00

16.Gross floor space of proposed development (See back) 236 Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development PRIVATE HOUSE. 12/12
Fee Payable £ 32.00 Basis of Calculation £32
If a reduced fee is tendered details of previous relevant payment should be given NSM23

Signature of Applicant (or his Agent) Peter Hennessy Date 12-12-91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1985
Amount Received £ 28.0
Receipt No 17/5
Date 17/5

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

CHEQUE

M.O.

ISSUE OF THIS RECEIPT IS NOT AN

ACKNOWLEDGEMENT THAT THE FEE

TENDERED IS THE PRESCRIBED APPLICATION

FEE. N 54123

£ 32.00

17th

day of December 19 91

Received this

from

B. Hennessy

35 Crodaun Forest Park,

Colbrinck

the sum of

thirty two

Pounds

Pence, being

for for planning application at Greenways, Tubber Lane

Michael Doane

Cashier

S. CAREY
Principal Officer

U121

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT ORDER NO AND DATE:
P/1487/91 - 15/05/91

Notification of Grant of Outline Permission

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

To..... Colm McLoughlin,	Decision Order	P/1487/91	11.04.91
..... Tandys Lane,	Number and Date		
..... Lucan,	Register Reference No.	90A/1850	
..... Co. Dublin.	Planning Control No.		
Applicant A. Coss	Application Received on	16.10.90	
	Additional Information received	15.02.91	

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

..... a dermer bungalow at Tubber Lane, Lucan

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
17 DEC 1991
REG No 90A/1988

CONDITIONS

REASONS FOR CONDITIONS

1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

2. That a financial contribution, to be determined by the Planning Authority on submission of detailed plans for approval, be paid by the applicant 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.

3. That details regarding the proposed entrance to Tubber Lane be submitted and approved by the Planning Authority at approval stage. In this regard any footpath or road improvements necessary at the front of the site to be at the applicant's expense.

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

2. 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.

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

Over

Signed on behalf of the Dublin County Council

For Principal Officer

Date

15 MAY 1991

IMPORTANT: The Outline Permission is subject to further APPROVAL being obtained in accordance with the provisions contained in the Local Government (Planning & Development) Acts, 1963-1983 prior to the commencement of development.

FORM F 1 - FUTURE PRINT LTD

4. 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.

4. In the interest of reducing air pollution.


15 MAY 1991