

BYE LAW APPLICATION FEES

REF. NO.: 91A/2029 CERTIFICATE NO.: 17965^B
 PROPOSAL: Change of house type
 LOCATION: 12, 13, 15 & 16 Weston Ct., Lucan
 APPLICANT: Weston Props. Ltd.

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-------|---|---|----------------------|-------------|-------------|----------------|------------------|
| CLASS | DWELLINGS/AREA LENGTH/STRUCTURE | RATE | AMT. OF FEE REQUIRED | AMT. LODGED | BALANCE DUE | RED. FEE APPL. | AMT. OF RED. FEE |
| A | Dwelling x 4 (Houses/Flats) | @ £55 | £220 | £220 | - | | |
| 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: M. Deane Grade: III Date: 3/4/92

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

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A2029

| MEETING | COMMENTS | NOTED IN DEV. CONTROL | NOTED BY |
|----------------------------------|----------------------------------|--------------------------|----------|
| BELGARD H+P <u>28/1/92</u> | Noted by <u>Col O'Connell</u> | | |

PLANNING APPLICATION FEES

Reg. Ref... 9/1A/2029

Cert. No... 27494

PROPOSAL... 4 houses

LOCATION... Weston Court, Weston Park, Coldrumagh, Lucan

APPLICANT... Weston Properties Ltd

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE | AMT. OF FEE REQ. | AMOUNT LODGED | BALANCE DUE | BALANCE PAID |
|-------|-------------------------------|--|------------------|---------------|-------------|--------------|
| 1 | Dwellings | @£32 | £128 | £128 | — | |
| 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: 2/1/92

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E L G A R D

Register Reference : 91A/2029

Date Received : 20th December 1991

Correspondence : P.J. Staunton Architect,
Name and : 22 Carriglea Walk,
Address : Firhouse,
 : Co. Dublin

RN 833(B)
CN 4814(B)

Development : Change of house type

Location : sites 12, 13, 15 and 16 Weston Court, Weston Park,
 : Cooldrinagh, Lucan

Applicant : Weston Properties Ltd.

App. Type : Permission

Zoning :

Floor Area : Sq.metres

| | |
|----------------------|--------------|
| <u>CONTRIBUTION:</u> | |
| Standard: | 246,000 |
| Roads: | 800 per acre |
| S. Servs: | |
| Open Space: | 300,000 |
| Other: | |
| <u>SECURITY:</u> | |
| Bond / C.I.F.: | 160,000 |
| Cash: | 100,000 |

Report of the Dublin Planning Officer, dated 14th February, 1992.

This is an application for Permission for change of house type at sites 12, 13, 15 and 16 Weston Court, Weston Park, Cooldrinagh, Lucan, for Weston Properties Ltd.

Reg. Ref. No. 85A/417 refers to the original grounding permission for housing development at Weston Park.

Reg. Ref. No. 89A/2288 refers to a subsequent grant of planning permission for major revisions to the previously approved layout and density (reduction in density on the southern side of the site and subject of Reg. Ref. No. 85A/417).

Reg. Ref. No. 90A/2262 refers to a grant of planning permission for the provision of 12 no. dwelling and an increase in 2 no. units at Weston Court. This permission related to Nos. 18 and 29 and excluded the site of the current application under Reg. Ref. No. 91A/0902.

Under Reg. Ref. No. 89A/2288 the proposed houses were approved as house type 'B', a four bedroomed house with a recessed garage to side and a canopy feature to front.

The current application provides for modifications to this previously approved design to provide for a single storey garage and optional study/utility room to side on each of the sites. The single storey garage study/utility room is to extend to the site boundary on each of the sites.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2029

Page No: 0002

Location: sites 12, 13, 15 and 16 Weston Court, Weston Park, Cooldrinagh,
Lucan

The proposed site was inspected on 31st January, 1992. Construction work has already commenced on site No. 16. ^{The house is substantially complete} No works have commenced at sites 12, 13 and 15. No. 14 including site boundary walls has already been completed.

From drawings submitted, it is noted that the Development Plan Standard of 2.3 metres between dwellings is not adhered to in respect of Sites Nos. 12 and 13. A 1 metre separation distance is shown between Nos. 13 and 14 while a c.1.5 metre distance is identified between Nos. 12 and 13. This could be improved by the reorientation of these houses on site. This can be conditioned.

Lodged plans indicate side windows to the proposed optional study. This is located on the party wall between sites and would overlook the neighbouring site and therefore should be omitted. Such a window may be permitted at sites 12 and 13 where the relocation of the proposed houses may involve the setting back of the proposed garage/study/utility room from the side boundary to provide the necessary separation distance.

The proposed development is considered acceptable.

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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

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

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

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

REASON: To prevent unauthorised development.

04 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2029

Page No: 0003

Location: sites 12, 13, 15 and 16 Weston Court, Weston Park, Cooldrinagh,
Lucan

05 The development shall be carried out in conformity with conditions Nos. 6, 8-17 incl. and 20-23 incl. of the decision to grant permission by Order No. P/1282/90, dated 30th March, 1990, Reg. Ref. 89A/2288, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/2288 be strictly adhered to in respect of the above proposal.

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

07 That the arrangements made for the payment of a financial contribution in the sum of £800 per house shall be paid by the developer towards providing a new road network and improving the existing network in the vicinity of the site as required by condition 7 of the planning permission granted under Reg. Ref. No. 89A/2288 be strictly adhered to.

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

08 That the arrangements made for the payment of the financial contributions totalling £246,000 towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Reg. Ref. 85A/417 be strictly adhered to in respect of the proposal.

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.

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 each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2029

Page No: 0004

Location: sites 12, 13, 15 and 16 Weston Court, Weston Park, Cooldrinagh,
Lucan

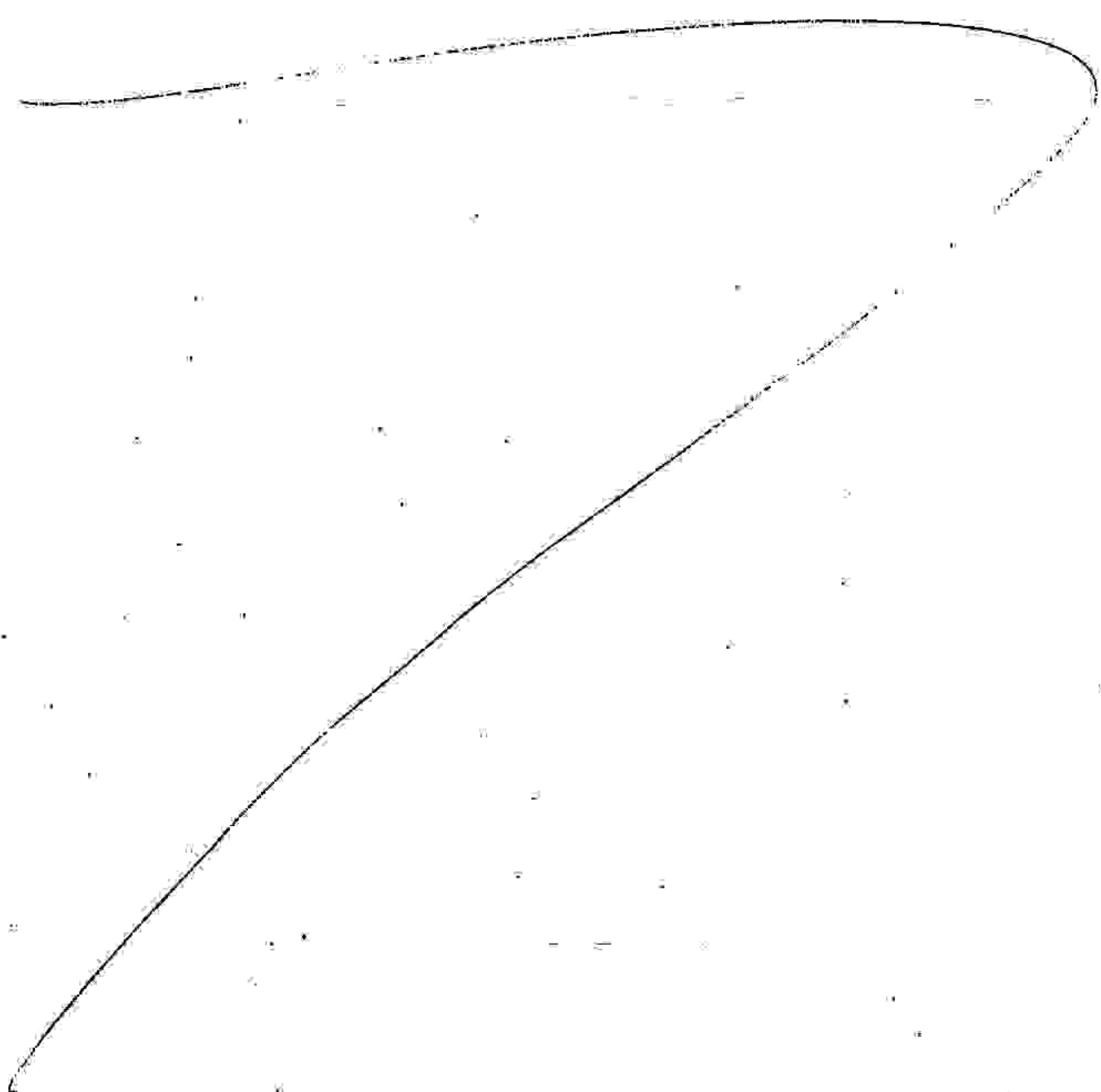
10 REASON: In the interest of the proper planning and development of the area.

11 That a minimum distance of 7'6" (2.3 metres) be provided between the proposed houses. In this regard, house nos. 12 and 13 are to be relocated on site to provide for a minimum distance of 7'6" (2.3 metres) between these houses and adjoining houses on sites 12 and 14. Details of revised layout to be submitted for agreement of Planning Authority prior to commencement of development on site.

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

12 That the proposed side window to the 'optional study' be omitted where it is located on the party wall between sites.

REASON: In the interest of residential amenity.



COMHAIRLE CHONTAE ÁTHA CLIATH

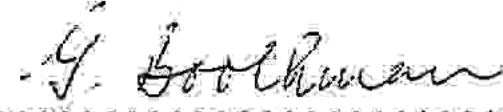
Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2029


Page No: 0005


Location: sites 12, 13, 15 and 16 Weston Court, Weston Park, Cooldrinagh,
Lucan

Endorsed: 
for Principal Officer


for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (12) conditions set out above is hereby made.

Dated :  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 1991.

MS

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

16th April, 1992

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

LOCATION: sites 12,13,15 & 16 Weston Court, Weston Park,
Cooldrinagh, Lucan

PROPOSED DEVELOPMENT: Change of house type

APPLICANT: Weston Properties Ltd.

PLANNING REG. REF.: 91A/2029

DATE OF RECEIPT OF SUBMISSION: 24th March, 1992

A Chara,

With reference to above, I acknowledge receipt of application for:
Building Sys-Law Approval

Mise, le meas
A. Smith

PRINCIPAL OFFICER

P.J. Staunton, Architect,

22 Carriglea Walk,

Firhouse,

Co. Dublin



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 SITES 12, 13, 15 & 16 WESTON COURT,
(If none, give description sufficient to identify) WESTON PARK, COOLDRINAGH, LUCAN, CO. DUBLIN.

3. Name of applicant (Principal not Agent) WESTON PROPERTIES LTD.
Address WESTON PARK, COOLDRINAGH, LUCAN Tel. No. 6280568

4. Name and address of person or firm responsible for preparation of drawings P. J. STAUNTON ARCH. 22 CARRIGLEA WALK,
FIRHOUSE, CO. DUBLIN. Tel. No. 517910 / 088-573553

5. Name and address to which notifications should be sent P. J. STAUNTON ARCH.
AS ABOVE.

6. Brief description of proposed development PROPOSED CHANGE OF HOUSE TYPE (PLANNING REF. 91A/2029)
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 _____
(b) Proposed use of each floor PRIVATE DWELLING HOUSE

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 360^{M²} PER SITE Sq. m.
(b) Floor area of proposed development 178 M 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 (OWNER)

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box. (BYE-LAW APPLICATION ONLY.)

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

15. List of documents enclosed with application. 2 COPIES OF PLANS
2 COPIES OF SITE LAYOUT PLANS **BYE LAW APPLICATION**
BYE-LAW FEE £220-00 **REC. No. N61223**
£220.00

16. Gross floor space of proposed development (See back) _____ Sq. m.
No of dwellings proposed (if any) 4 No Class(es) of Development _____
Fee Payable £ 220-00 Basis of Calculation _____
If a reduced fee is tendered details of previous relevant payment should be given _____

Signature of Applicant (or his Agent) P. Staunton Date 20/3/92

Application Type _____
Register Reference _____
Amount Received £ _____
Receipt No _____
Date _____

FOR OFFICE USE ONLY

91A/2029
1-14-0
BBL



COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET, BYE LAW APPLICATION

CHEQUE

DUBLIN 1.

M.O.

REC. No. N 61223

B.L.

I.T.

£220.00

Received this 24th day of March 1992

from Philip Staunton, 22 Carriglea Walk, Firhouse

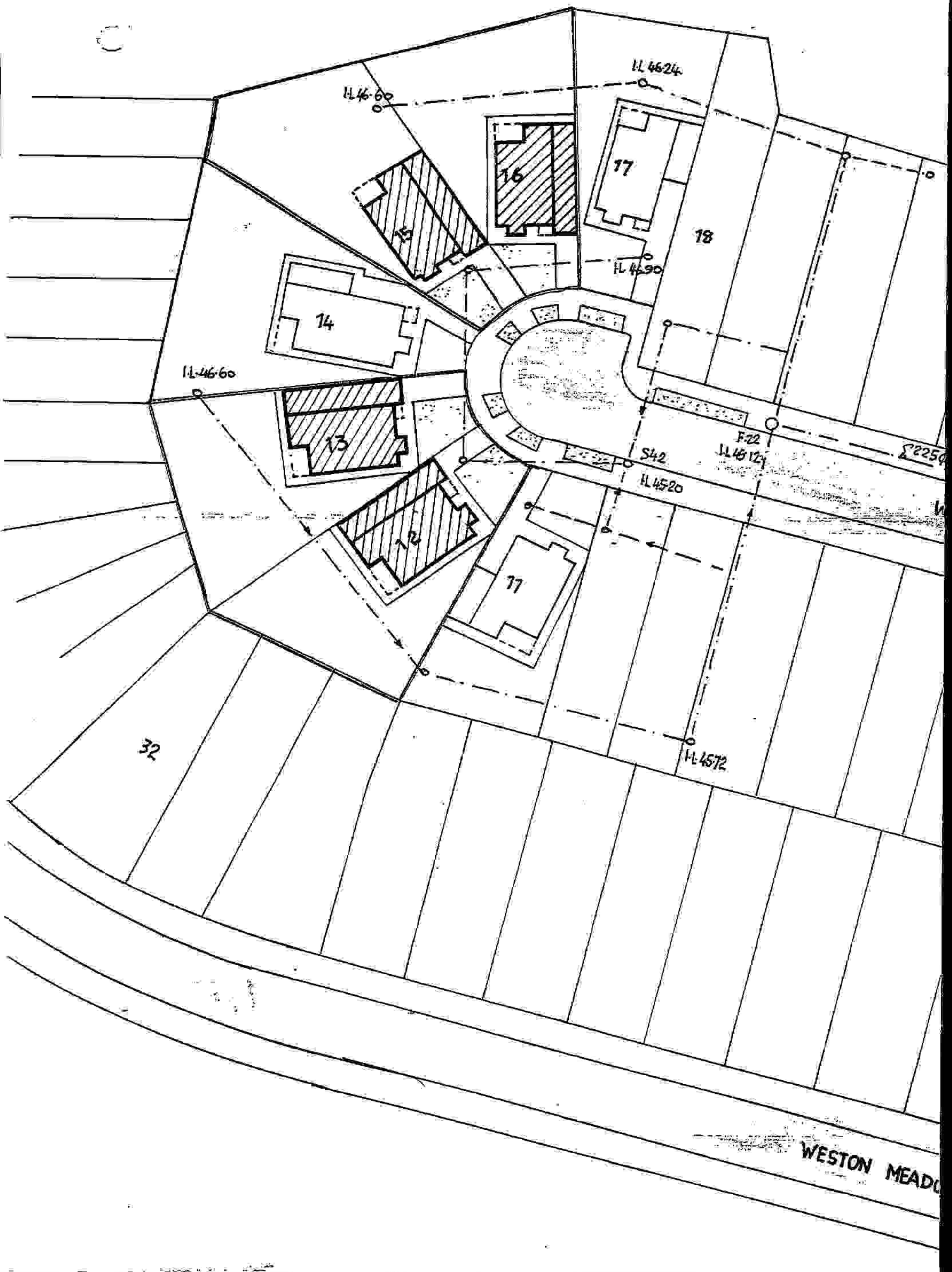
the sum of two hundred and twenty Pounds

Pence, being fee for bye-law application at 12, 13, 15 & 16 Weston Court

Moelan Deane Cashier

S. CAREY Principal Officer

Class A x 4



WESTON MEADOW

32

14

13

12

17

16

17

18

HL 4660

HL 4624

HL 4690

HL 4660

HL 4520

F22
HL 4512

HL 4572

S42

2250

WESTON LANE

24 MAR 1992

91A/2009

APPLICATION TYPE O/P/A/SBL
NO L D S

72

27

WESTFIELD AVENUE

92

@ 1:150

WESTON COURT

1

87

58

SITE PLAN 1:500

DRG No 91/8/7

C

PRECAST CONCRETE COPING

BRICK CHIMNEY

LEAD FLASHING

30°

1-G. STEEL LINTOL

P/B & SKIN

BEDROOM 4

ROOF:
SMALL CONC. TILES ON
38x25 BATTENS ON SARKING FELT ON
100x35 TIMBER RAFTERS AND
CEILING JOIST AT 300 CRS.

LEAD FLASHING

2475

GUTTER

1G STEEL LINTOLS

18MM PLYWOOD
SOFFIT

TIMBER STAIRS

HALL

2475

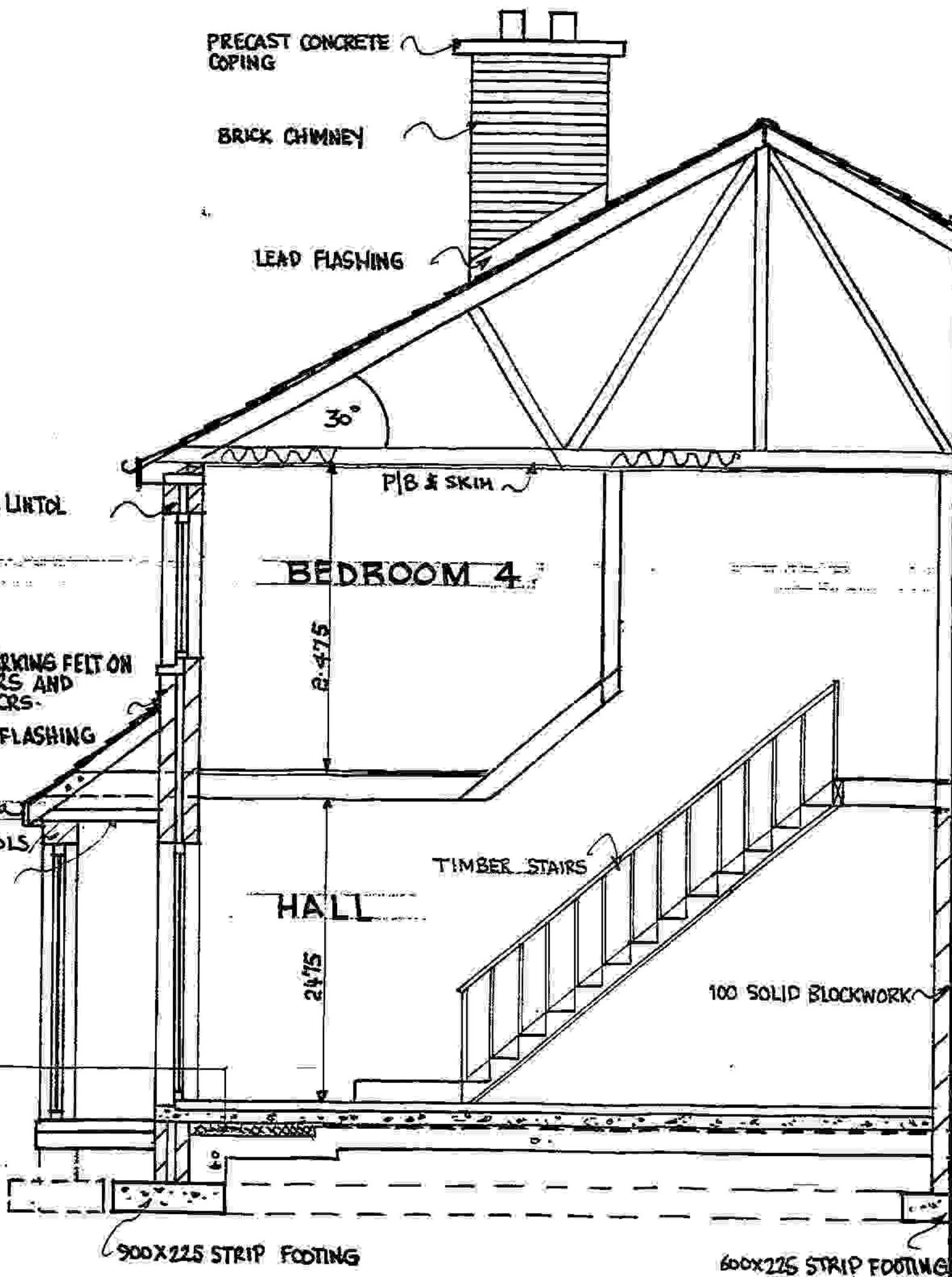
100 SOLID BLOCKWORK

40 HD POLYSTYRENE ROUND
PERIMETER

900x225 STRIP FOOTING

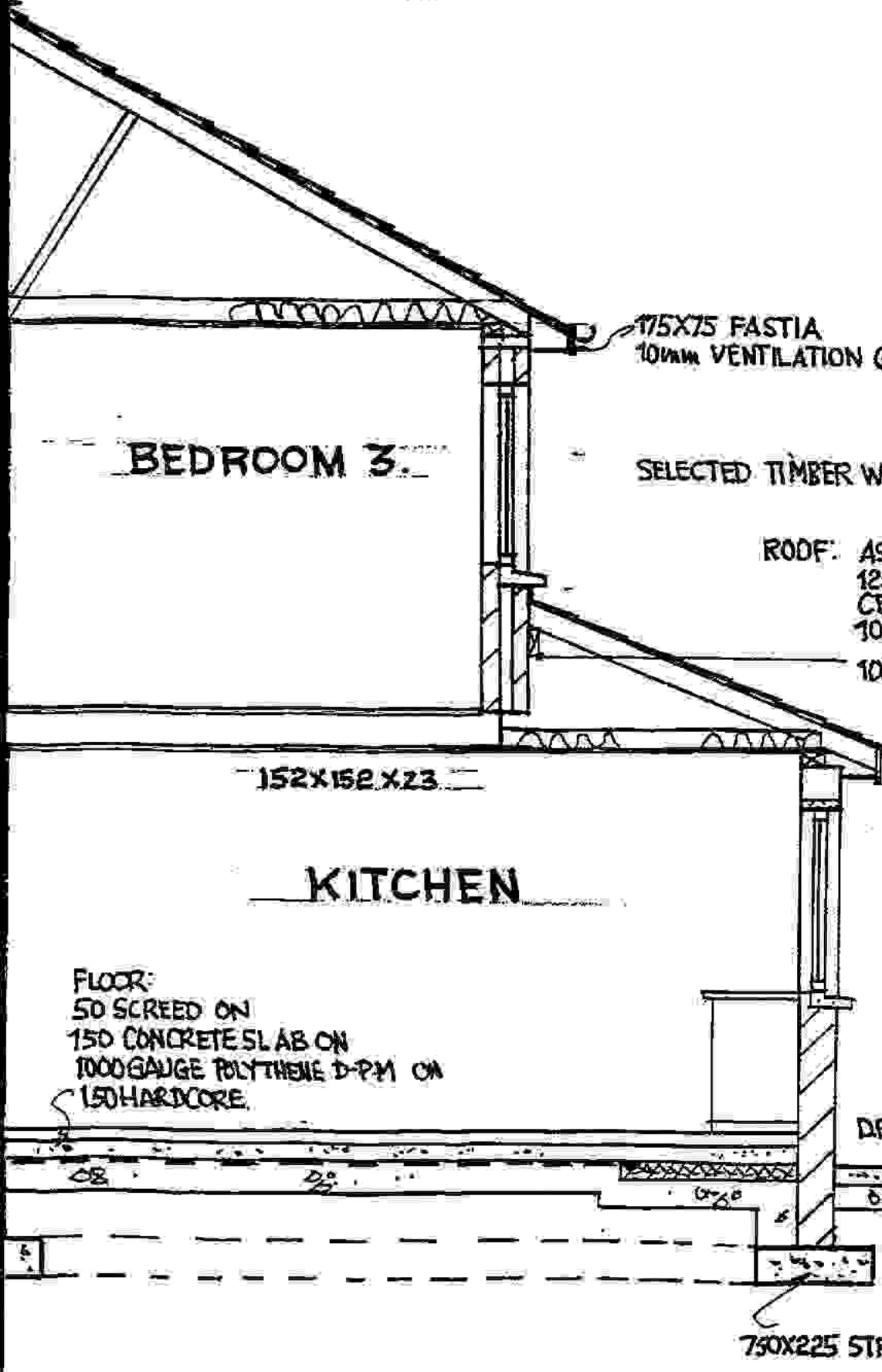
600x225 STRIP FOOTING

SECTION A-A



DUBLIN COUNTY
 Planning Dept. Reg. No.
 APPLICATION No. 24 MAR 1982
 REG. No. 91A/2029
 APPLICATION TYPE 0.2.1.18
 NO L.D.S.

ROOF: CONCRETE ROOF TILES ON
 38X38 BATTENS ON SARKING FELT ON
 PREFABRICATED ROOF TRUSSES AT 600 CCS TO IS.193.
 100 FIBREGLASS INSULATION.



75X75 FASTIA
 10mm VENTILATION GAP ALL ROUND

BEDROOM 3.

SELECTED TIMBER WINDOWS

ROOF: AS ABOVE ON
 125x35 TIMBER RAFTERS AND
 CEILING JOISTS AT 600 CRS.
 100 FIBREGLASS INSULATION
 100x75 WALLPLATE

152x152x23

KITCHEN

FLOOR:
 50 SCREED ON
 150 CONCRETE SLAB ON
 1000 GAUGE POLYTHENE D-P.M. ON
 150 HARDCORE.

PRECAST CONCRETE LINTOL

SELECTED TIMBER WINDOWS
 VERT DPC AT ALL JAMBS

CONCRETE CILL ON DPC.

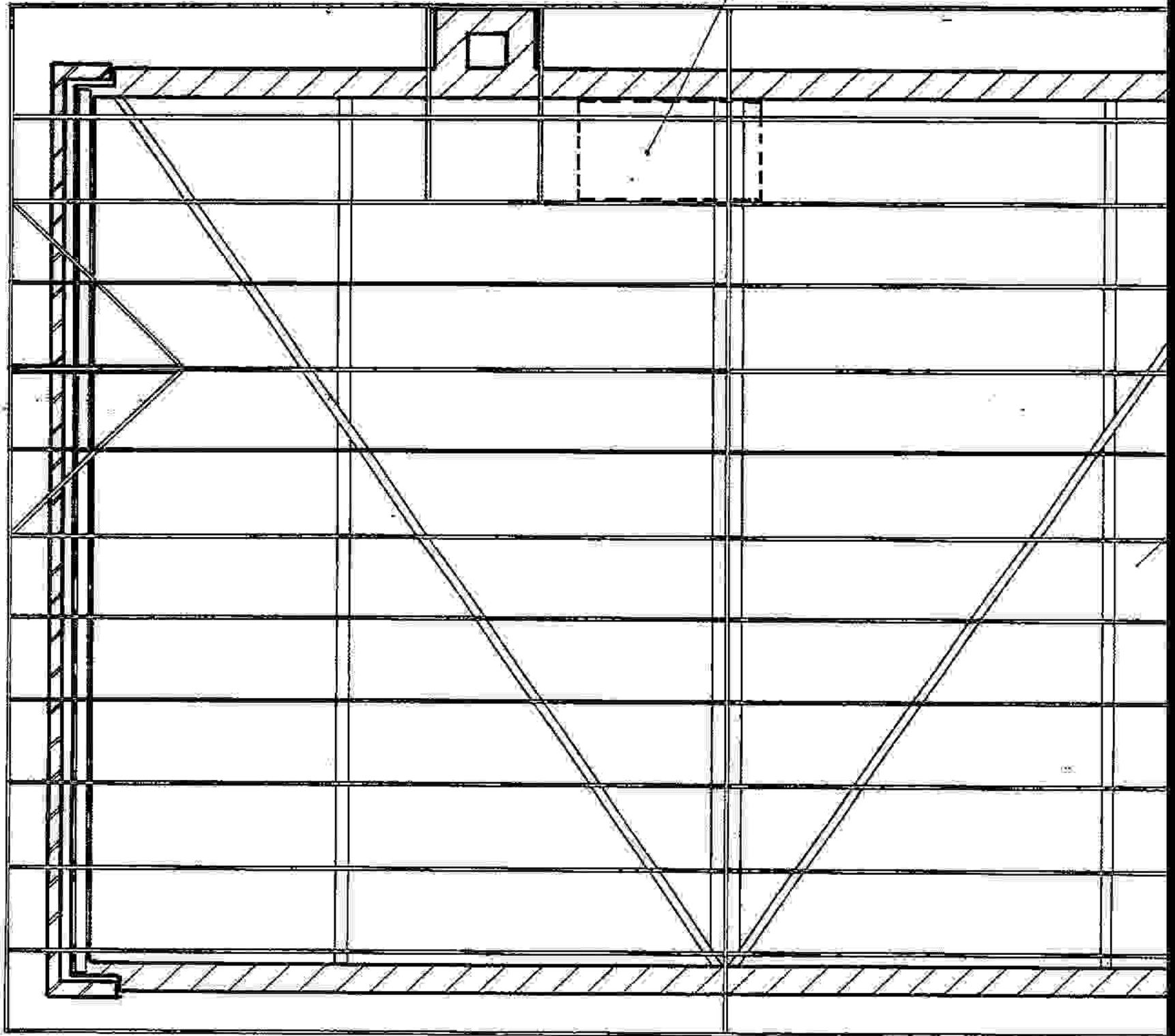
215 HOLLOW BLOCKWORK

DPC
 100 CONCRETE PATH ON
 100 HARDCORE

750X225 STRIP FOOTING.

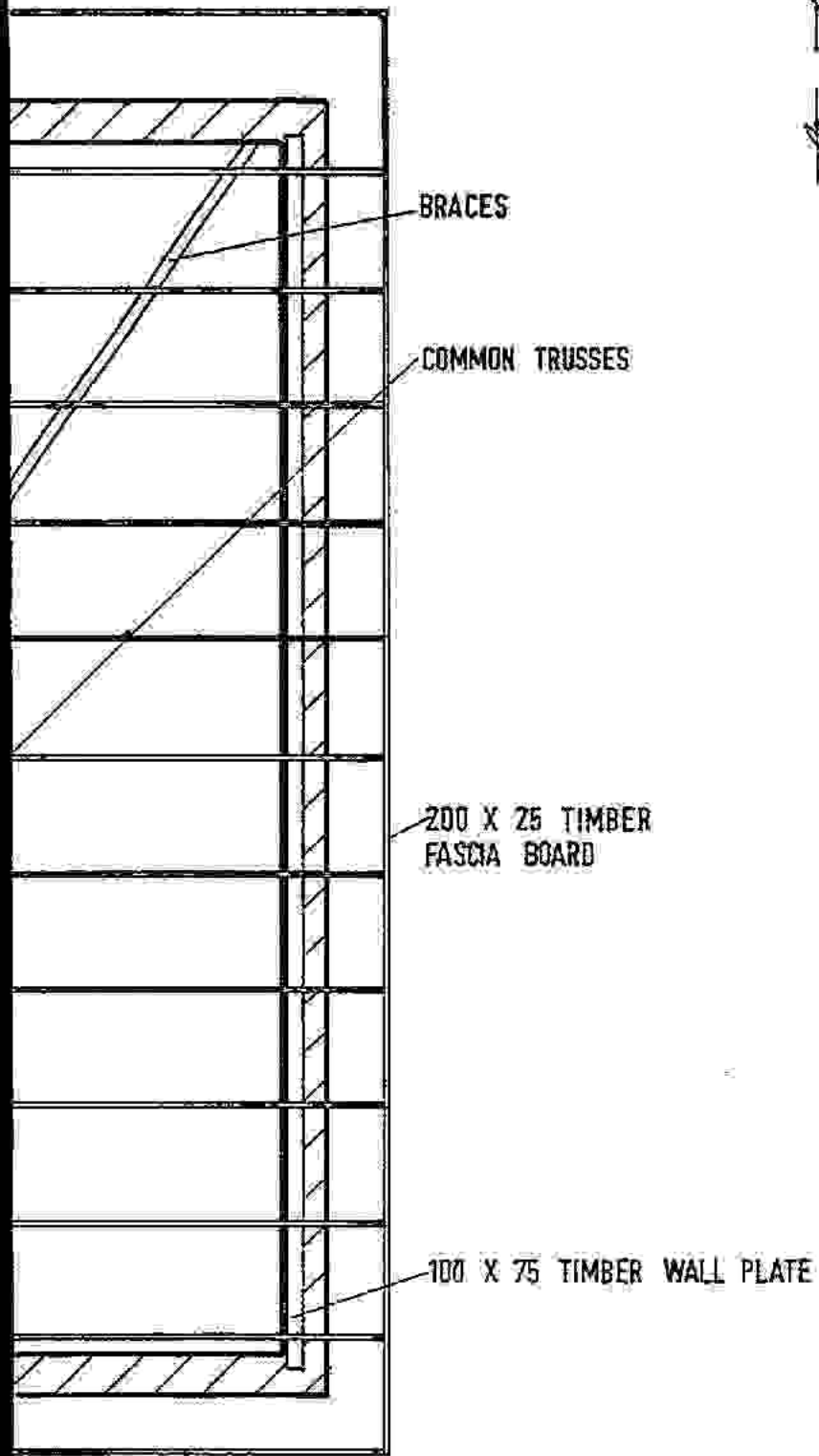
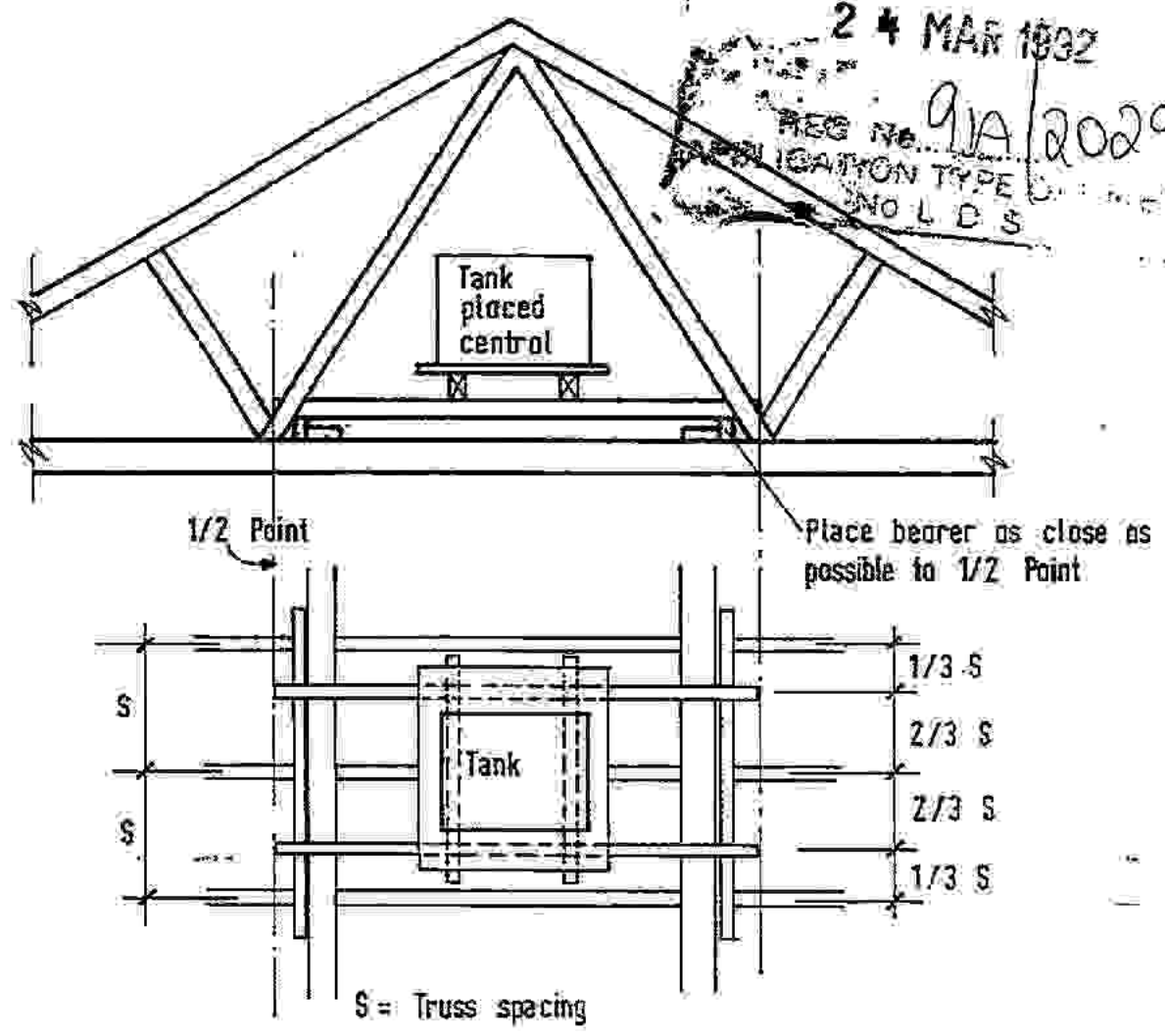
| | | |
|---|--|-------------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | Project HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | Scale: 1:50 |
| | | |
| Client WESTON PROPERTIES LTD. | Title REVISED HOUSE WESTON COURT. | DRG. NO 91/8/6 |

WATER TANK, SEE DETAIL



ROOF LAYOUT

REGISTERED ARCHITECT
 24 MAR 1992
 REG NO 91A/2029
 PROFESSIONAL TYPE
 NO L D S

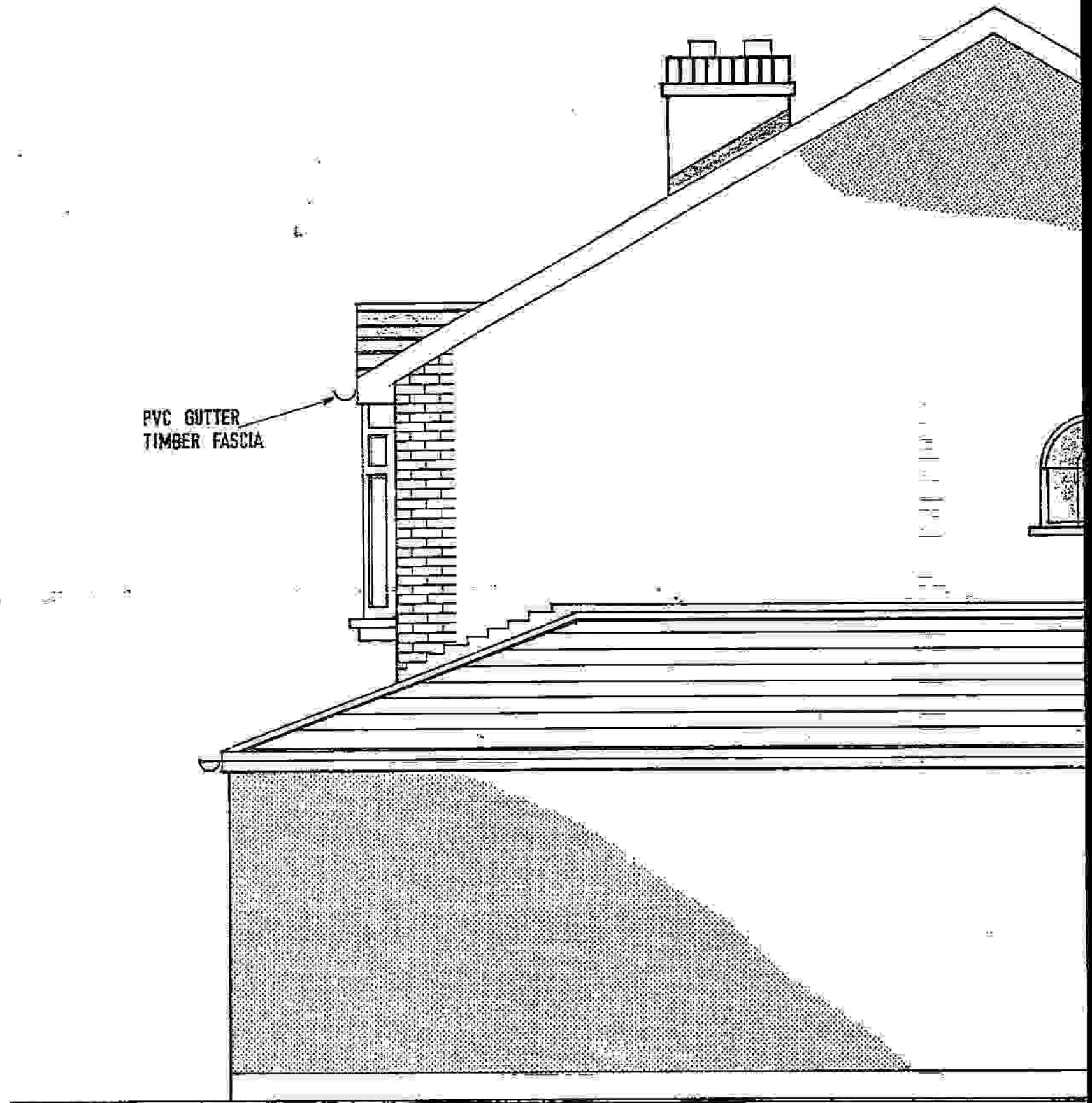


TYPICAL DETAIL FOR WATER TANK

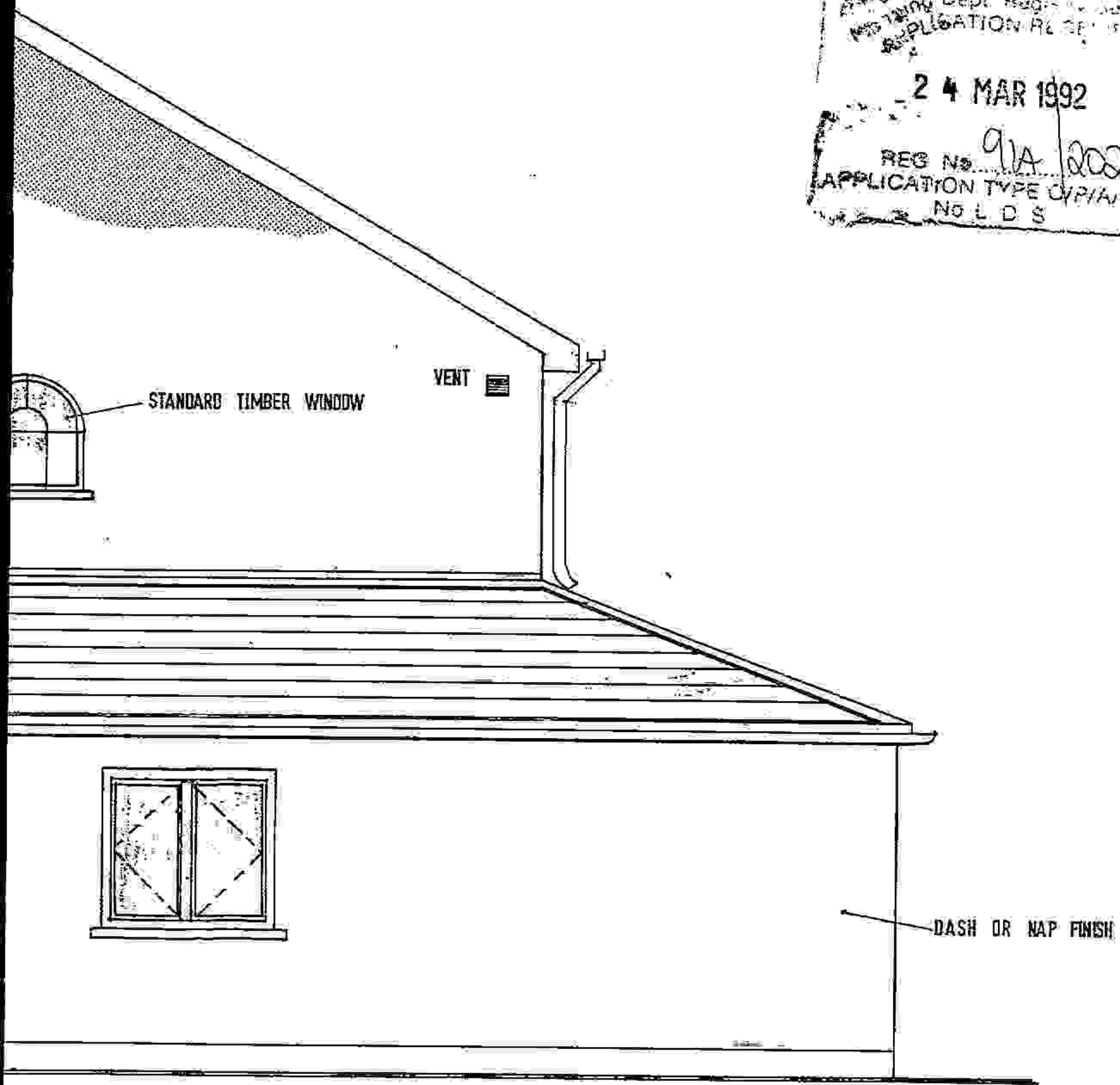
NOTE:
 Roof to be designed in accordance with
 I.S. 193 by truss manufacturer

| | | |
|---|--|------------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | PROJECT. HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN. | SCALE 1:50 |
| | | DATE DEC. '91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT. | DRG No 91/8/5 |

PVC GUTTER
TIMBER FASCIA



WICKLOW COUNTY
 Planning Dept. Reg. No. 1000
 APPLICATION REF. NO.
 24 MAR 1992
 REG. NO. 91A/2029
 APPLICATION TYPE C/P/A/B
 N5 L D S



SIDE ELEVATION

| | | |
|--|---|-----------------------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN | PROJECT HOUSING AT WESTON PARK, COOLDRINAGH, WICK | SCALE 1:50 DATE DEC. '91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT | DRG. NO. 91/8/4 |



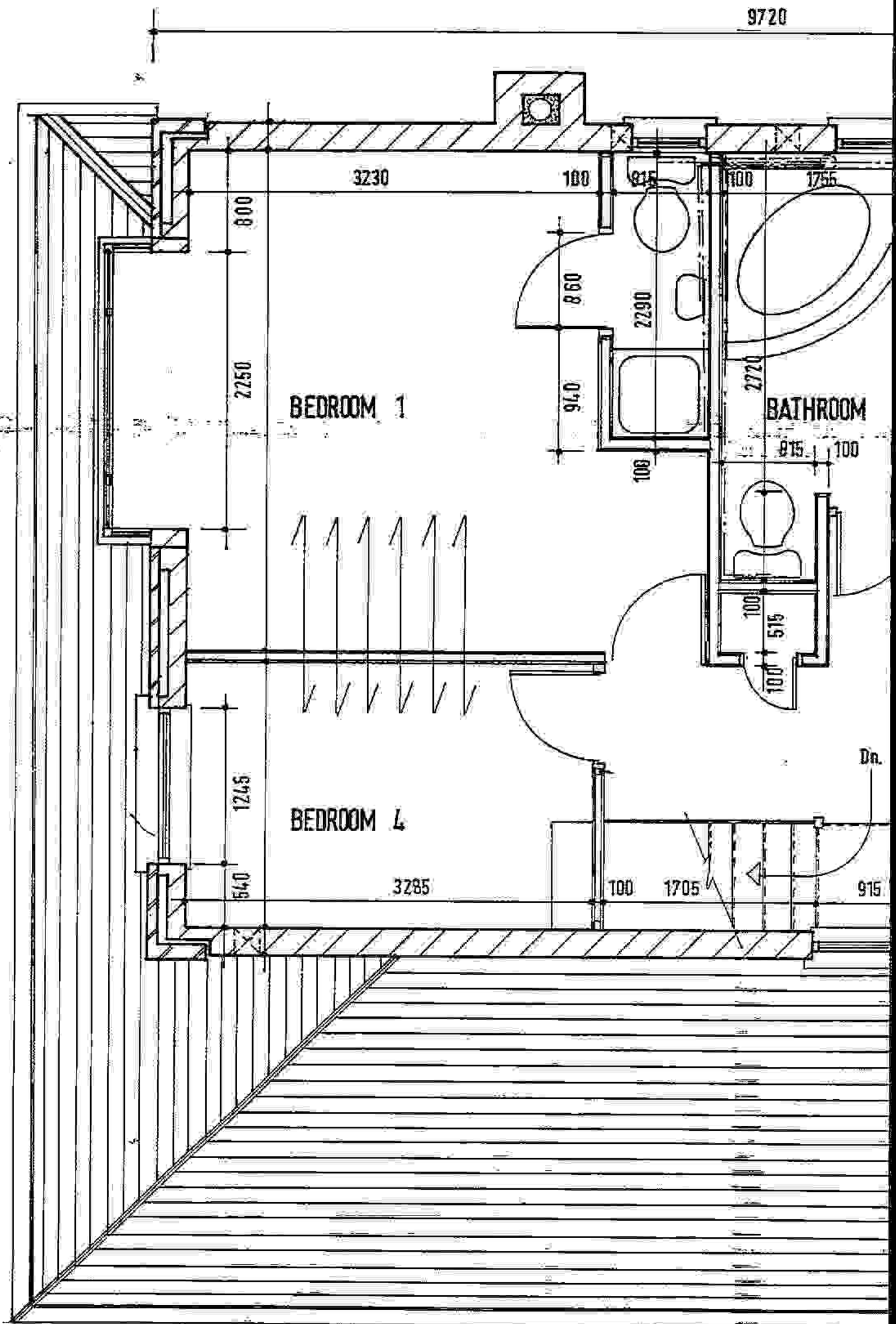
FRONT ELEVATION

DUBLIN COUNTY
 Planning Dept. A
 APPLICATION
 24 MAR 1992
 REG NO. 91A/2029



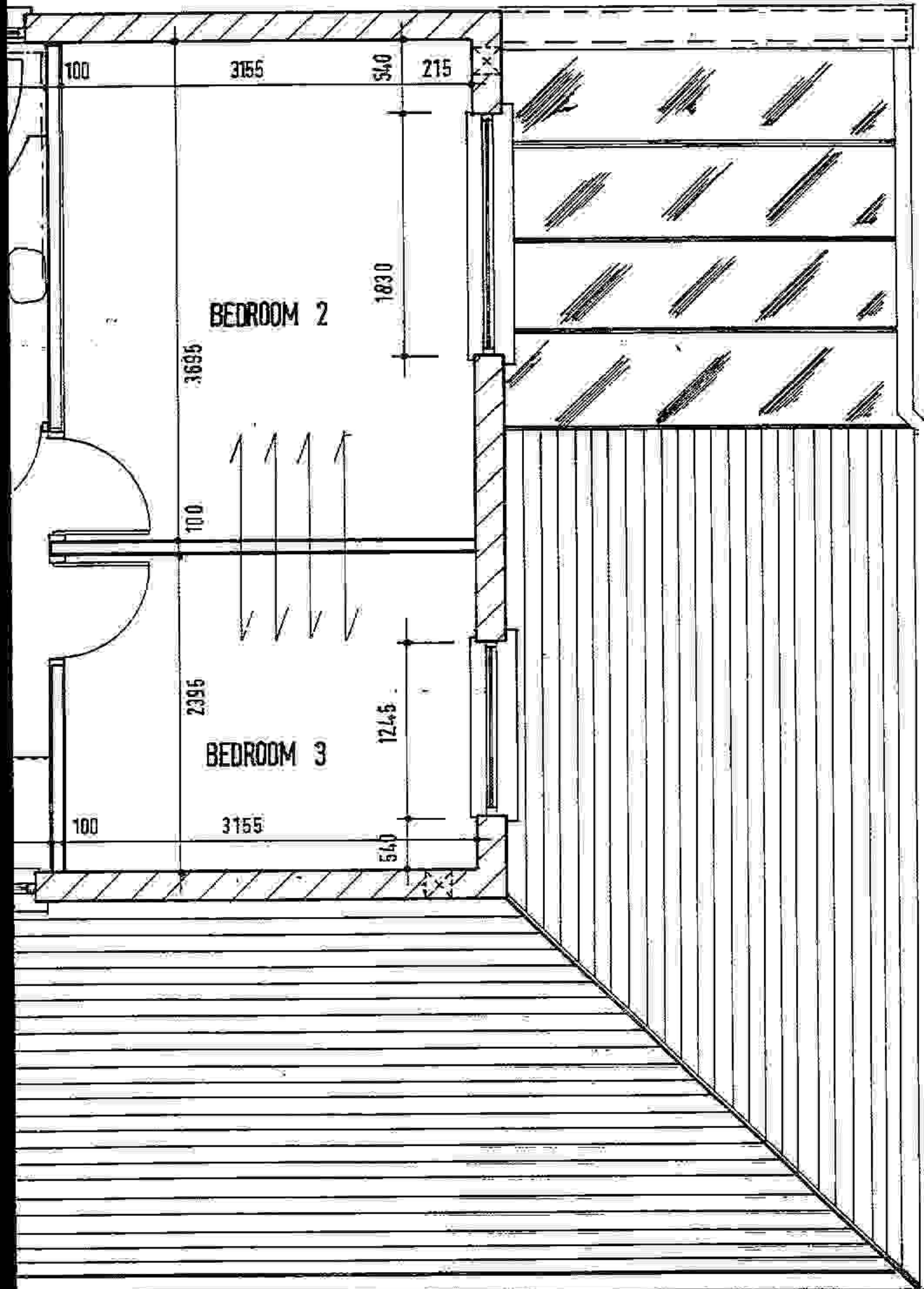
REAR ELEVATION

| | | |
|---|---|-------------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | PROJECT: HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | SCALE 1:50 |
| | | DATE DEC. '91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT. | DRG NO. 91/8/3 |



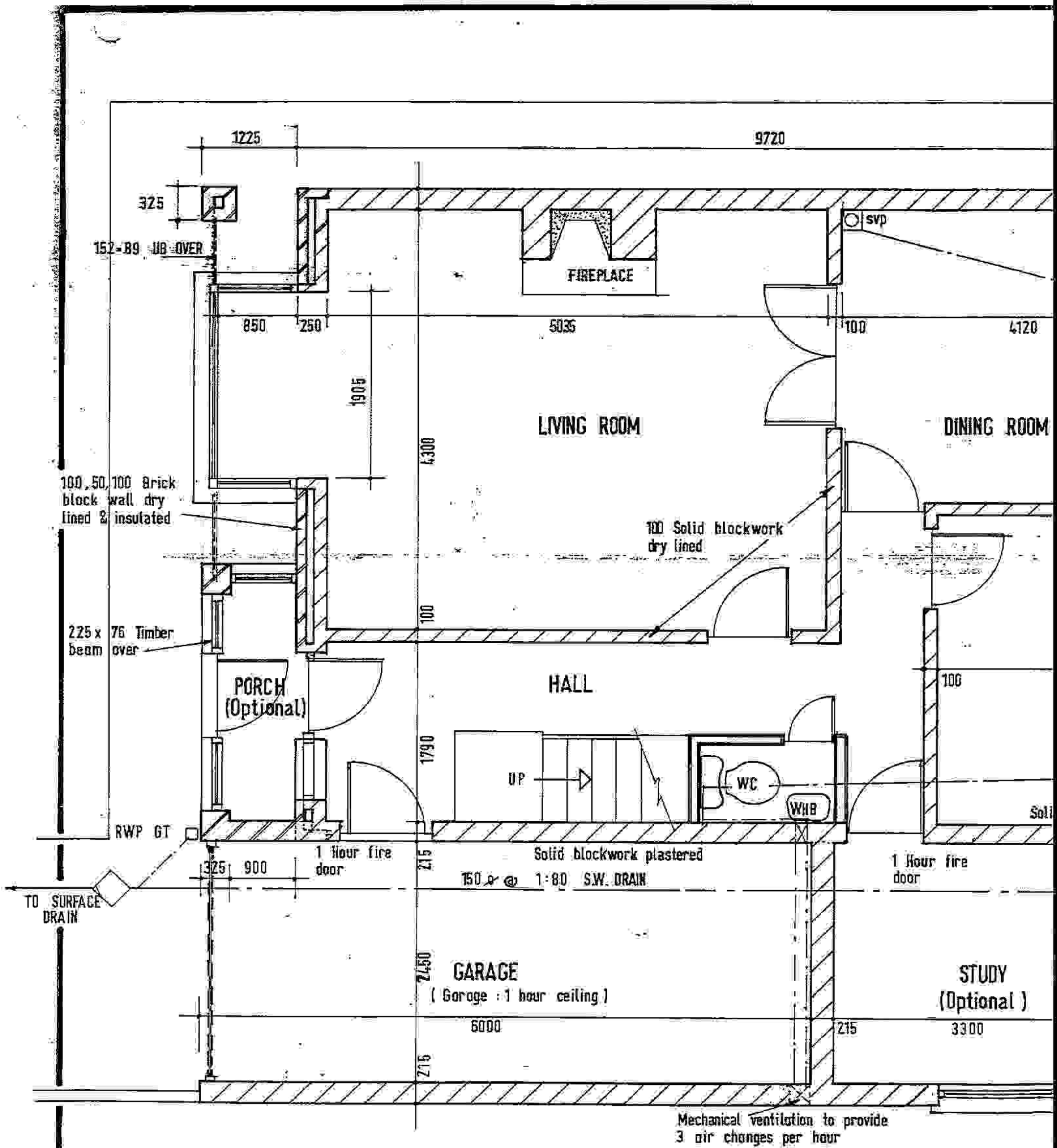
FIRST FLOOR PLAN

PLANNING COURT
Planning Dept.
APPLICATION
24 MAR 1992
REG No. 91A/2029
APPLICATION TYPE O/P/PLANS
NO L D S



6620

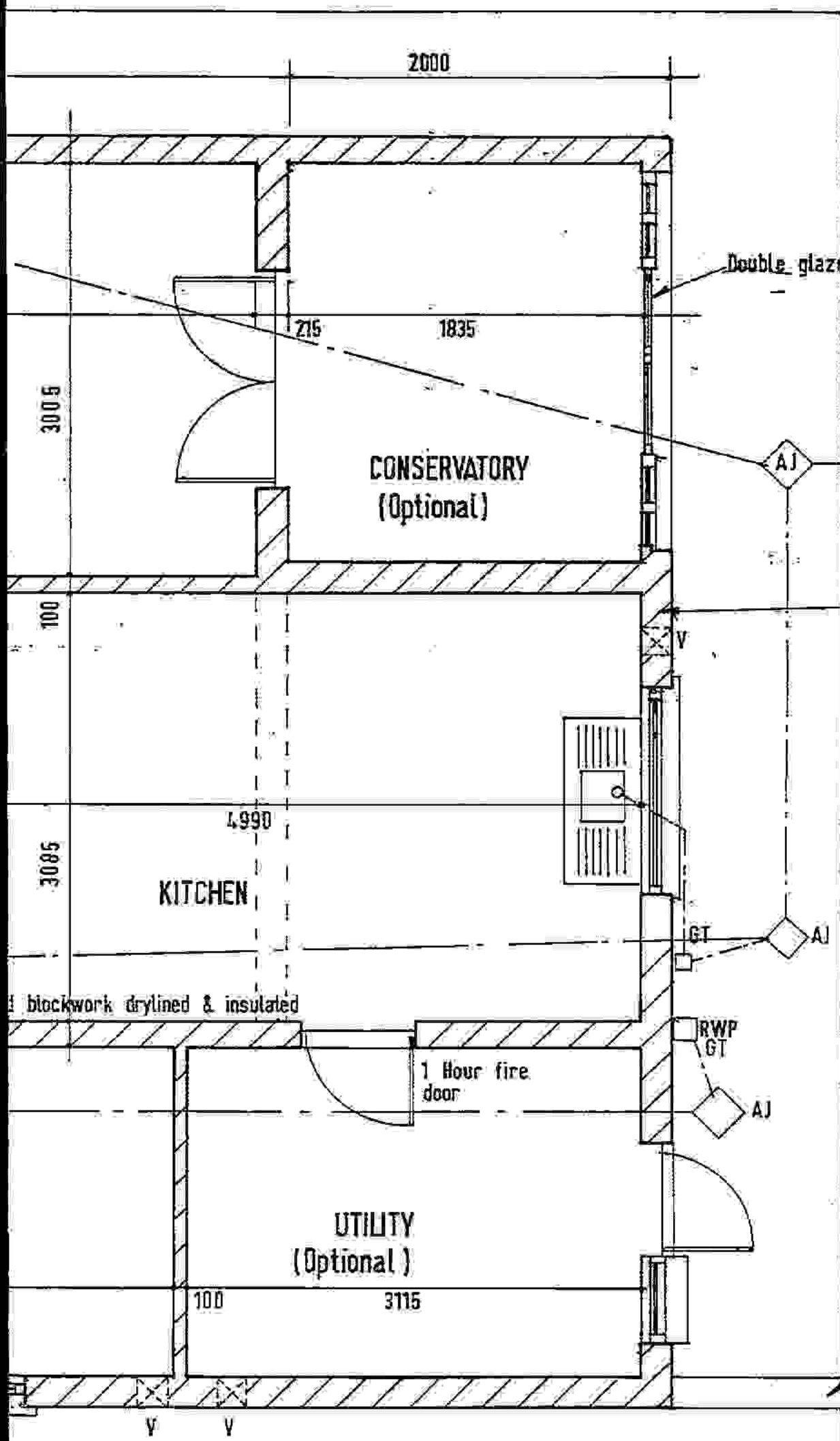
DRG. N° 91/8/2



DUBLIN COUNTY COUNCIL
 Draft Register
 APPLICATION NO. 91A/2029

24 MAR 1992

REG NO. 91A/2029
 APPLICATION TYPE O/P/A/BB
 NO L D S



Double glazed aluminium sliding door

100 ∇ @ 1:70
 TO FOUL SEWER

215 Hollow blockwork
 smooth render externally,
 drylined & insulated internally.

All pipes under ground floor slab to be
 surrounded in concrete separated from
 the slab also under paths & driveways
 150mm concrete

V = 225x225 Wall vents

Block wall

| | | |
|---|---|---|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | Project HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | Scale 1:50 |
| | Client WESTON PROPERTIES LTD. | Title REVISED HOUSE WESTON COURT. |
| | | Drg. No 91/8/1. |

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To P.J. Staunton Architect,
22 Carriglea Walk,
Firhouse,
Co. Dublin.

Applicant Weston Properties Ltd.

Decision Order P/730/92 18.02.92
Number and Date
Register Reference No. 91A/2029
Planning Control No.
Application Received on 20.12.91

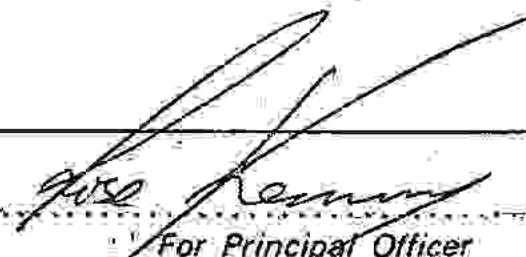
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-
change of house type at sites 12, 13, 15 and 16 Weston Court,
Weston Park, Cooldrinagh, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| 1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. | 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. |
| 2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development. | 2. In order to comply with the Sanitary Services Acts, 1878-1964. |
| 3. That each proposed house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That all external finishes harmonise in colour and texture with the existing premises. | 4. In the interest of visual amenity. |

Over

Signed on behalf of the Dublin County Council


For Principal Officer

18 February, 1992.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. The development shall be carried out in conformity with Conditions Nos. 6, 8-17 incl. and 20-23 incl. of the decision to grant permission by Order No. P/1282/90, dated 30.03.90, Reg. Ref. 89A/2288, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/2288 be strictly adhered to in respect of the above proposal.

7. That the arrangements made for the payment of the financial contribution in the sum of £800 per house in respect of the overall development required by Condition No. 7 of planning permission granted under Reg. Ref. 89A/2288 be strictly adhered to in respect of the above proposal.

8. That the arrangements made for the payment of the financial contribution in the sum of £246,000 towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Reg. 85A/417 be strictly adhered to in respect of the above proposal.

9. 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.

Over

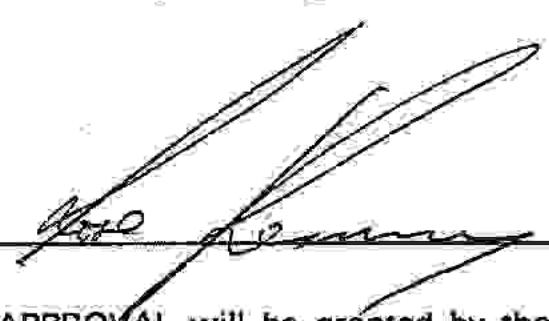
5. In the interest of the proper planning and development of the area.

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

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

8. 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.

9. In the interest of reducing air pollution.



NOTE:

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

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

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

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

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/
Local Government (Planning and Development) Acts, 1963-1983

To P.J. Staunton Architect,
22 Carriglea Walk,
Firhouse,
Co. Dublin.

Decision Order P/730/92 18.02.92
Number and Date

Register Reference No. 91A/2029

Planning Control No. 20.12.91

Application Received on

Applicant Weston Properties Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-
change of house type at sites 12, 13, 15 and 16 Weston Court,
Weston Park, Cooldrinagh, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| 10. That each house have a minimum front building line of 25ft. and rear garden depth of 35 ft. | 10. In the interest of the proper planning and development of the area. |
| 11. That a minimum distance of 7'6" (2.3 metres) be provided between the proposed houses. In this regard, house nos. 12 and 13 are to be relocated on site to provide for a minimum distance of 7'6" (2.3 metres) between these houses and adjoining houses on sites 12 and 14. Details of revised layout to be submitted for agreement of Planning Authority prior to commencement of development on site. | 11. In the interest of the proper planning and development of the area. |
| 12. That the proposed side window to the 'optional study' be omitted where it is located on the party wall between sites. | 12. In the interest of residential amenity. |

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

18 February, 1992.

Date

IMPORTANT: Turn overleaf for further information

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| <p>[Faint, illegible text in the left column of the table, likely representing conditions for a permit or approval.]</p> | <p>[Faint, illegible text in the right column of the table, likely representing reasons for the conditions.]</p> |

NOTE:

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

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

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

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773866



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/2029

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of house type

LOCATION : sites 12, 13, 15 and 16 Weston Court, Weston Park,
Cooldrinagh, Lucan

APPLICANT : Weston Properties Ltd.

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 20th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. Staunton Architect,
22 Carriglea Walk,
Firhouse,
Co. Dublin

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

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

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.

COMHARLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

ISSUE of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 54179

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£128.00

Received this 20th day of December 1991

from Philip Stanton
22 Carrislea Walk
Firhouse

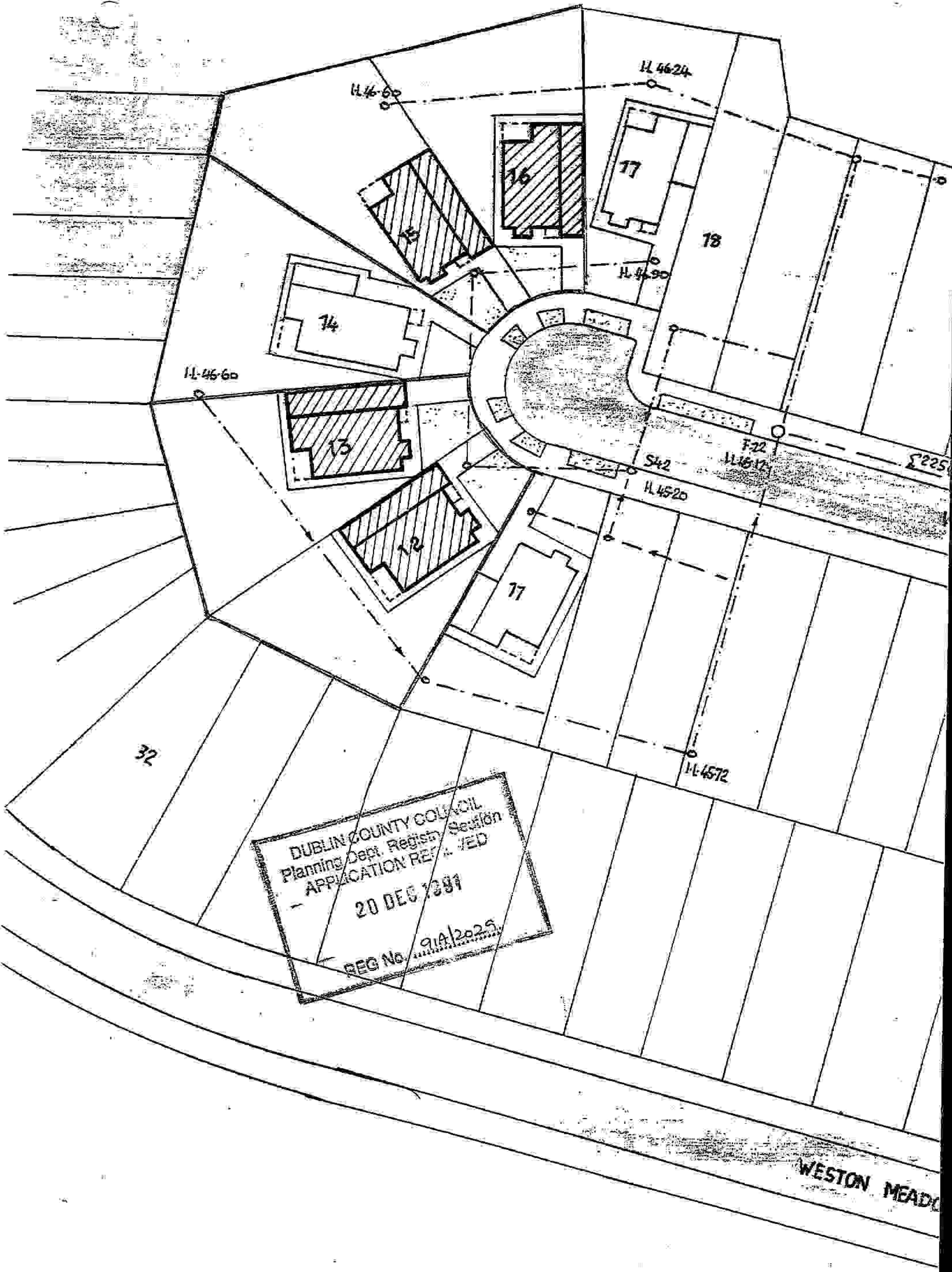
the sum of one hundred and twenty eight Pounds

Pence being fee for

planning application at Weston Court

Andree O'Connell Cashier

S. CAREY Class 1x4
Principal Officer



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION REFUSED
20 DEC 1991
REG No. 91A/2025

WESTON MEADOWS

WESTON LANE

72

WESTFIELD AVENUE

92

27

87

1:500

WESTON COURT

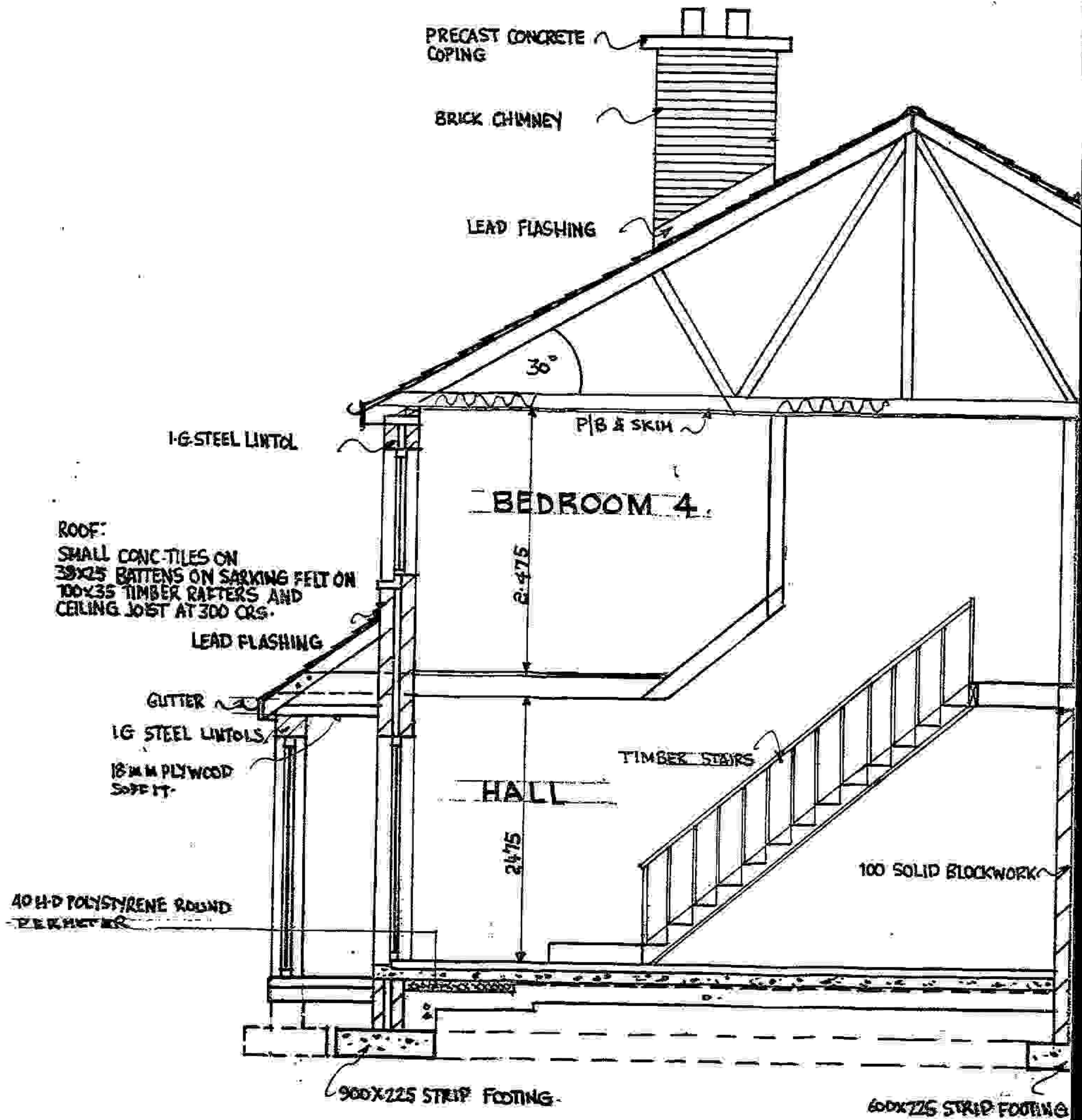
1

58

SITE PLAN 1:500

DRG No 91/8/7.

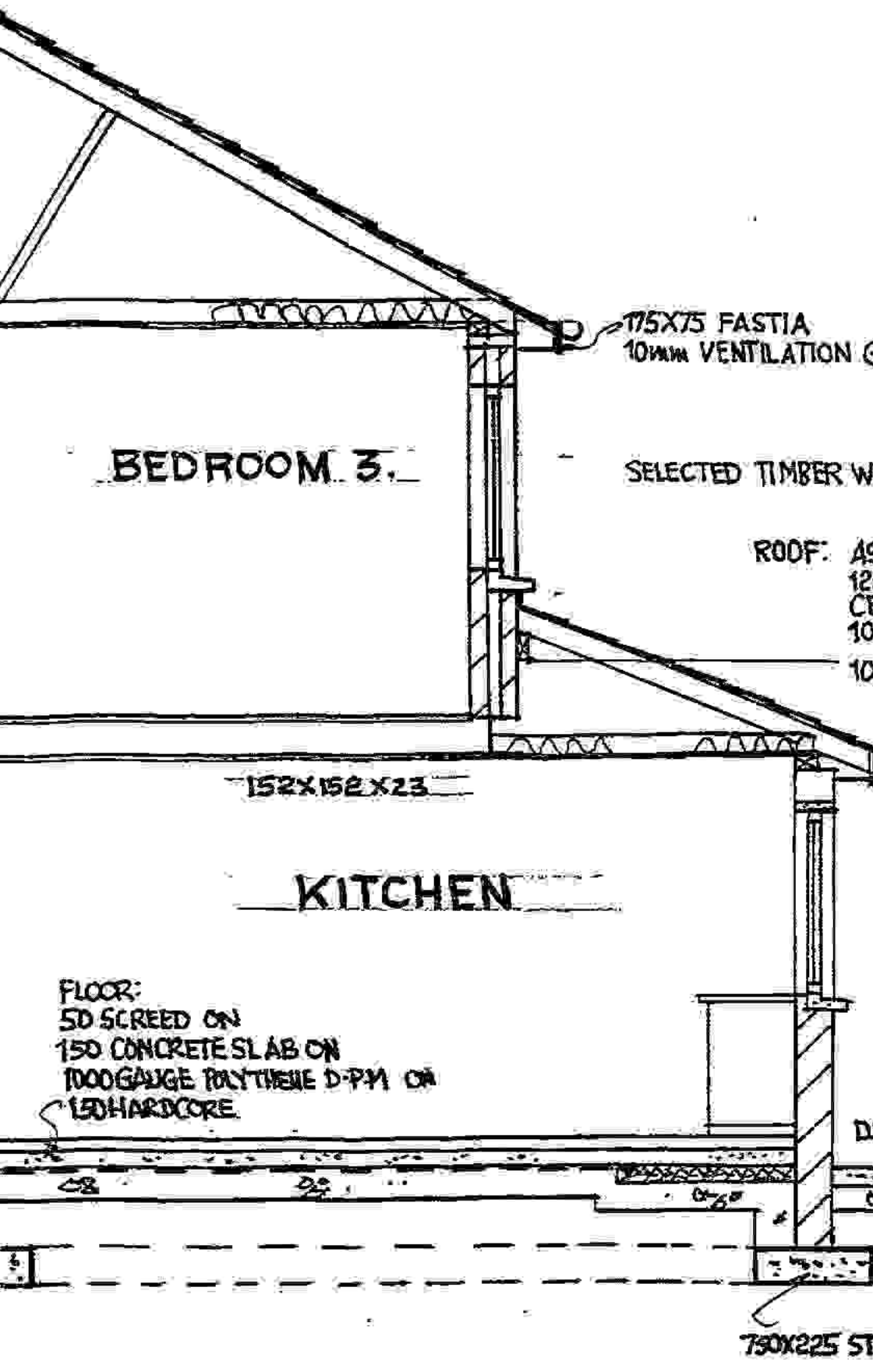
W



SECTION A-A.

ROOF: CONCRETE ROOF TILES ON
 38X38 BATTENS ON SARKING FELT ON
 PREFABRICATED ROOF TRUSSES AT 600 CRS TO IS.193.
 100 FIBREGLASS INSULATION.

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 21 DEC 1981
 REG No. 91A/2029



175X75 FASTIA
 10mm VENTILATION GAP ALL ROUND

BEDROOM 3.

SELECTED TIMBER WINDOWS

ROOF: AS ABOVE ON
 125x35 TIMBER RAFTERS AND
 CEILING JOISTS AT 600 CRS.
 100 FIBREGLASS INSULATION
 100x75 WALLPLATE

152x152x23

KITCHEN

FLOOR:
 50 SCREED ON
 150 CONCRETE SLAB ON
 100 GAUGE POLYTHENE D-PM ON
 150 HARDCORE

PRECAST CONCRETE LINTOL

SELECTED TIMBER WINDOWS
 VERT DPC AT ALL JAMBS

CONCRETE CILL ON DPC.

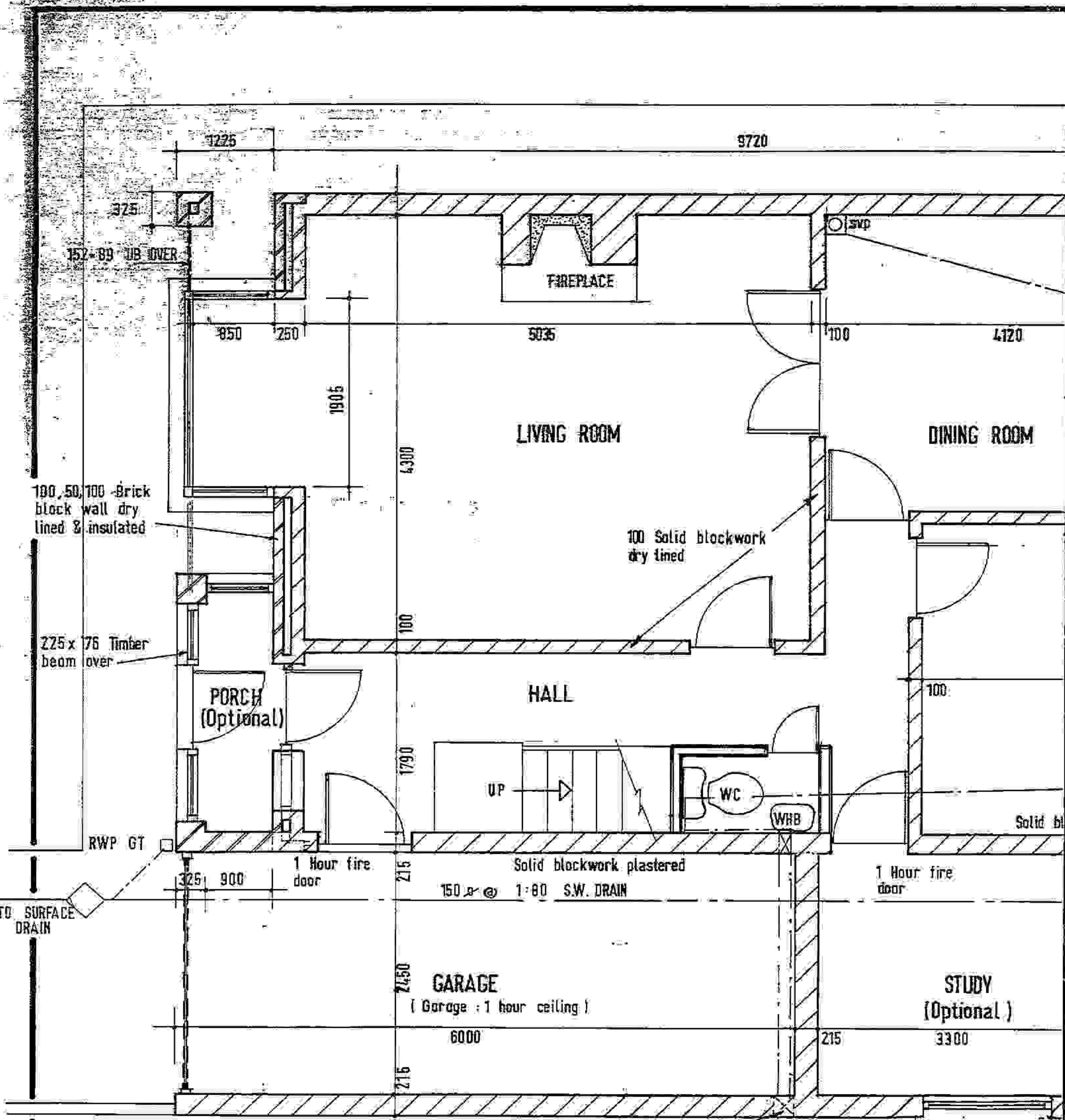
215 HOLLOW BLOCKWORK

DPC

100 CONCRETE PATH ON
 100 HARDCORE

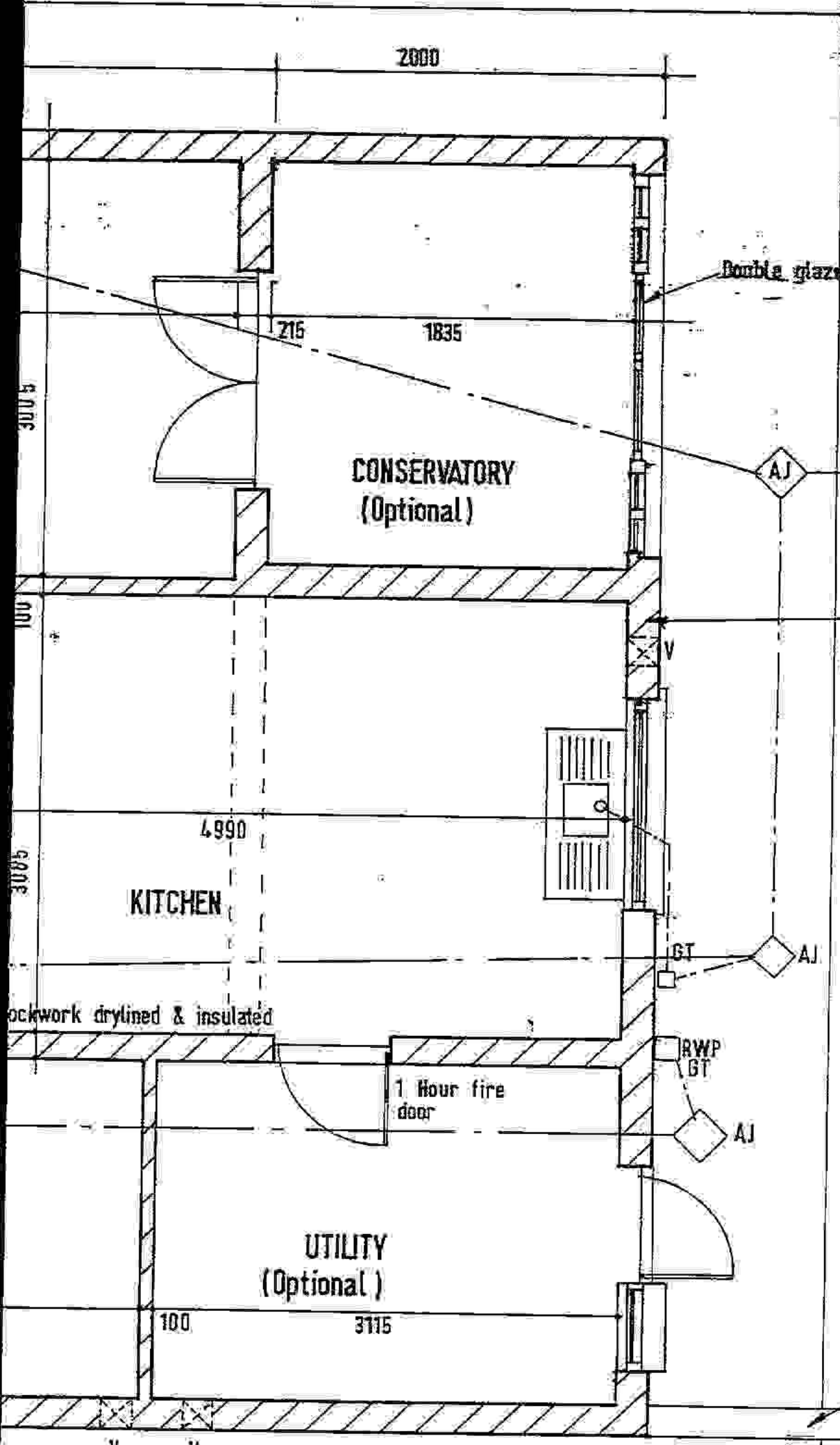
750X225 STRIP FOOTING.

| | | |
|--|---|------------------------------------|
| <p>P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN.</p> | <p>Project HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN</p> | <p>Scale 1:50</p> |
| <p>Client WESTON PROPERTIES LTD.</p> | <p>Title REVISED HOUSE WESTON COURT.</p> | <p>DRG. NO. 9/8/6</p> |



Mechanical ventilation to provide 3 air changes per hour

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 20 DEC 1991
 REG No. 91A/2029



Double glazed aluminum sliding door

100 ϕ @ 1:70
 TO FOUL SEWER

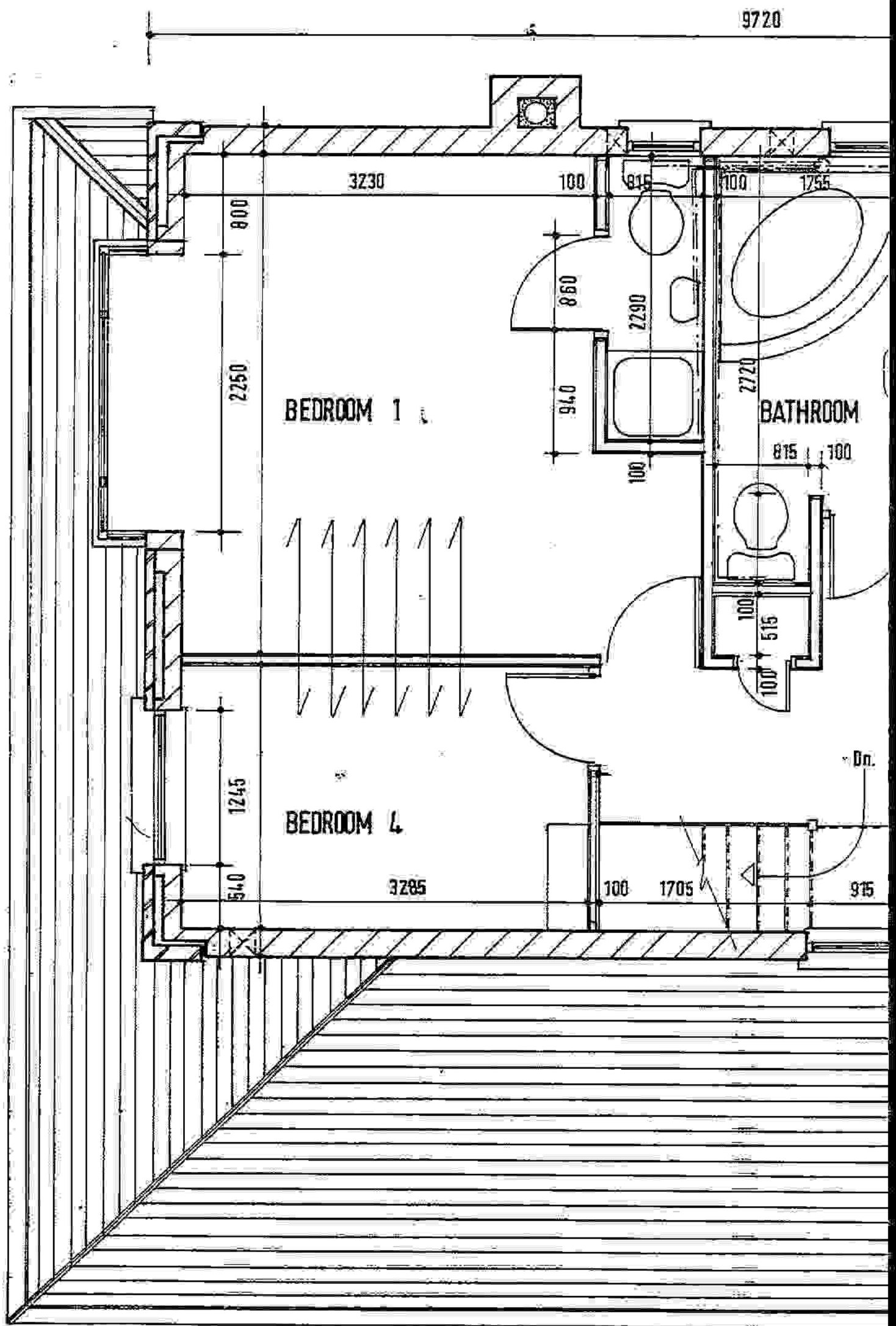
215 Hollow blockwork
 smooth render externally,
 drylined & insulated internally.

All pipes under ground floor slab to be
 surrounded in concrete separated from
 the slab also under paths & driveways
 150mm concrete

V = 225x225 Wall vents

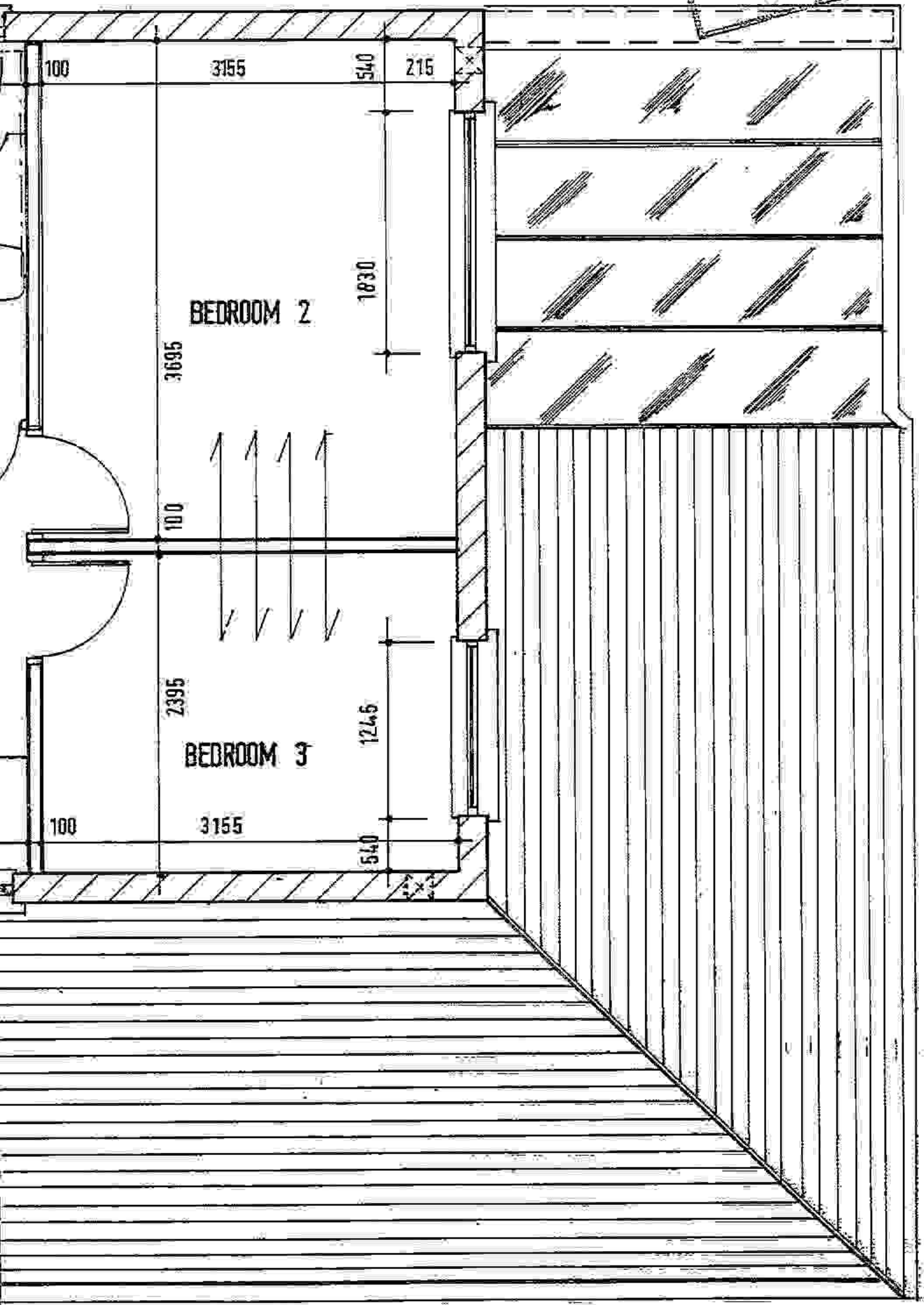
Block wall

| | | |
|---|--|-----------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | Project HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | Scale 1:50 |
| | | Drawn |
| Client WESTON PROPERTIES LTD. | Title REVISED HOUSE WESTON COURT. | Date DEC-91 |
| | | Org. No 91/8/1. |



FIRST FLOOR PLAN

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
20 DEC 1991
REG No. 91A/2029



6620

DRG. N° 91/8/2



FRONT ELEVATION

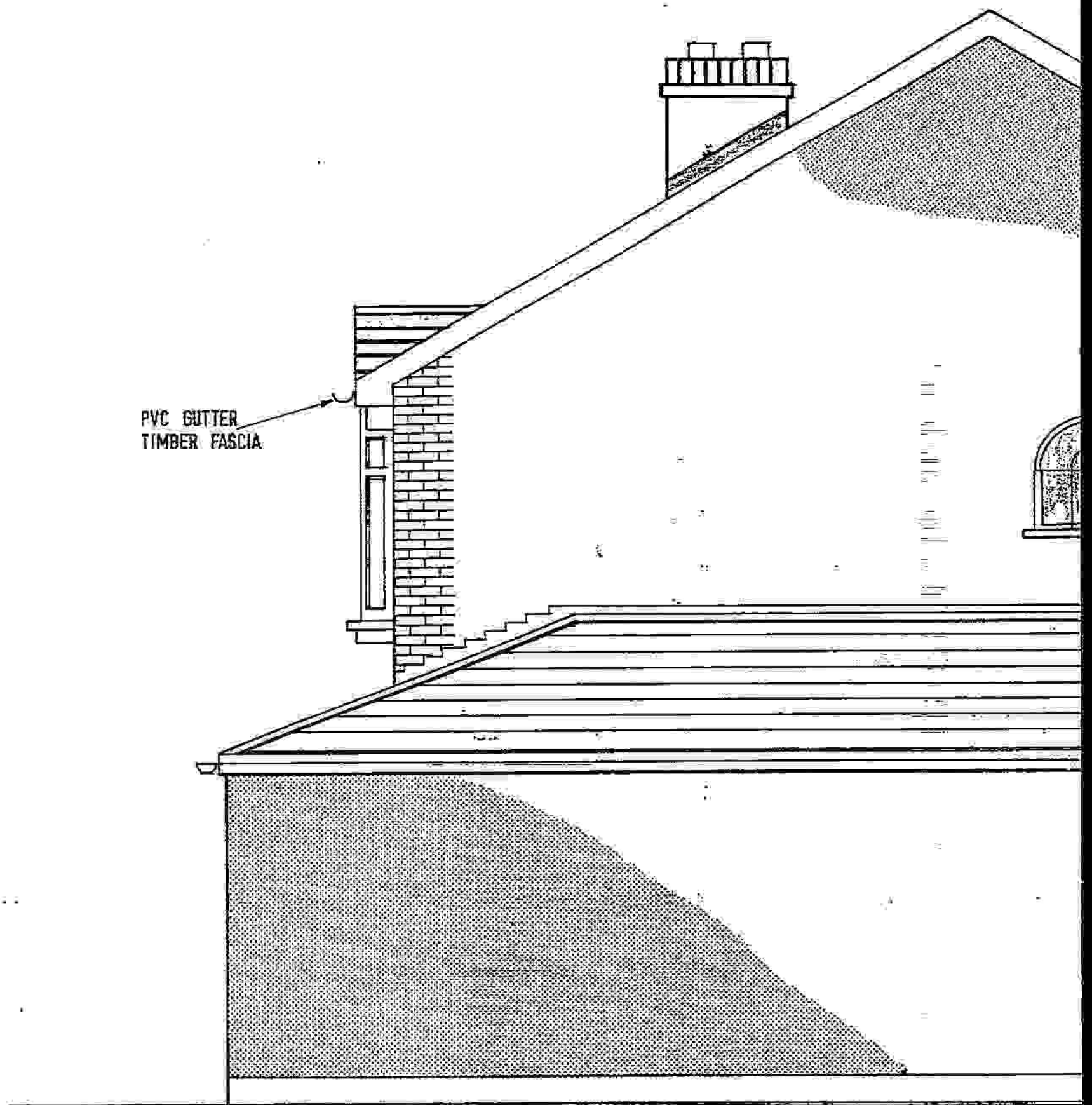
DUBLIN COUNTY CC
 Planning Dept. Received
 APPLICATION RECEIVED
 20 DEC 1991
 REG No. 91/8/3

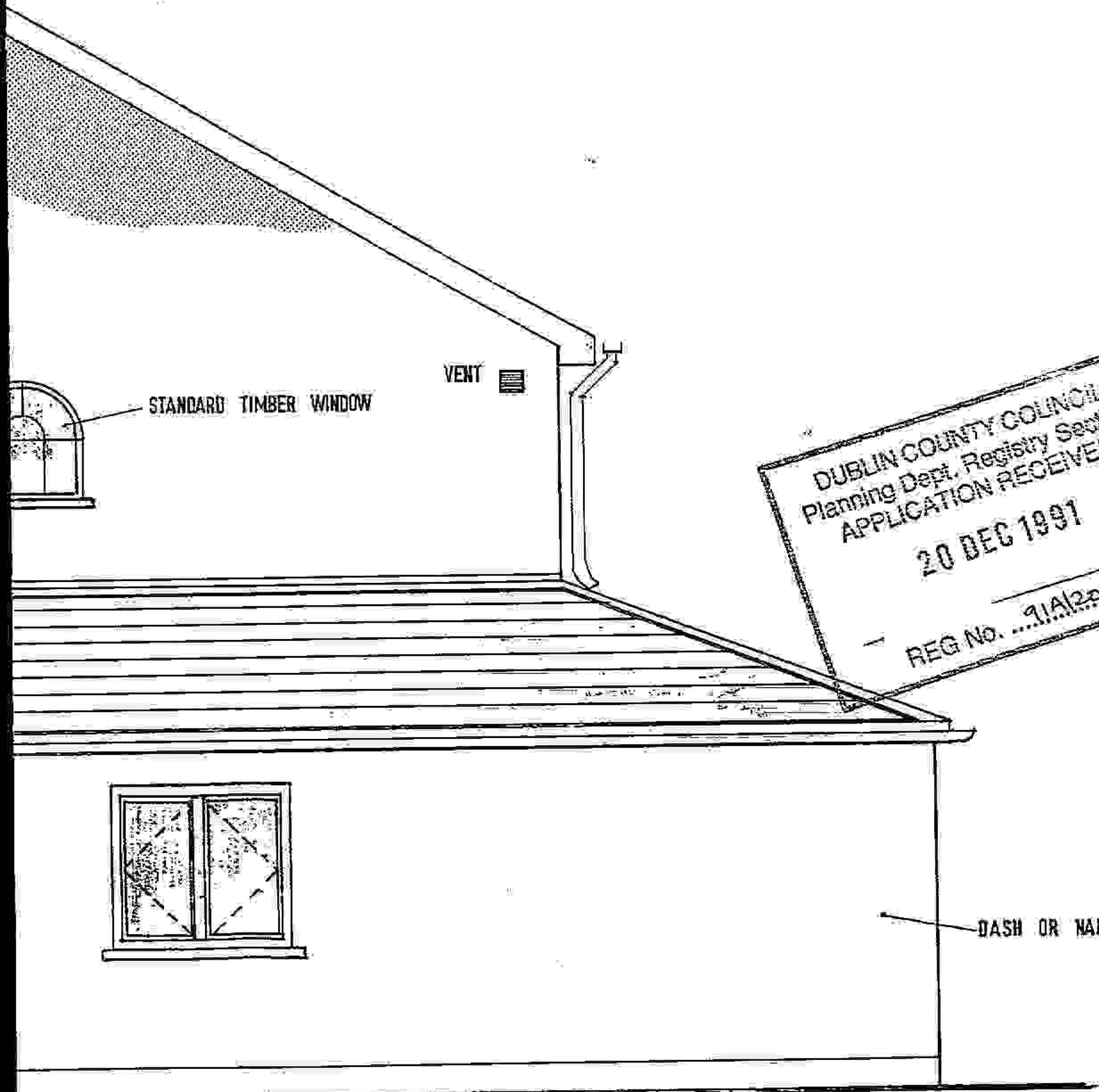


REAR ELEVATION

| | | |
|---|--|--------------|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | PROJECT HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | SCALE 1:50 |
| | | DATE DEC '91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT | DRG NO. |
| | | 91/8/3 |

PVC GUTTER
TIMBER FASCIA



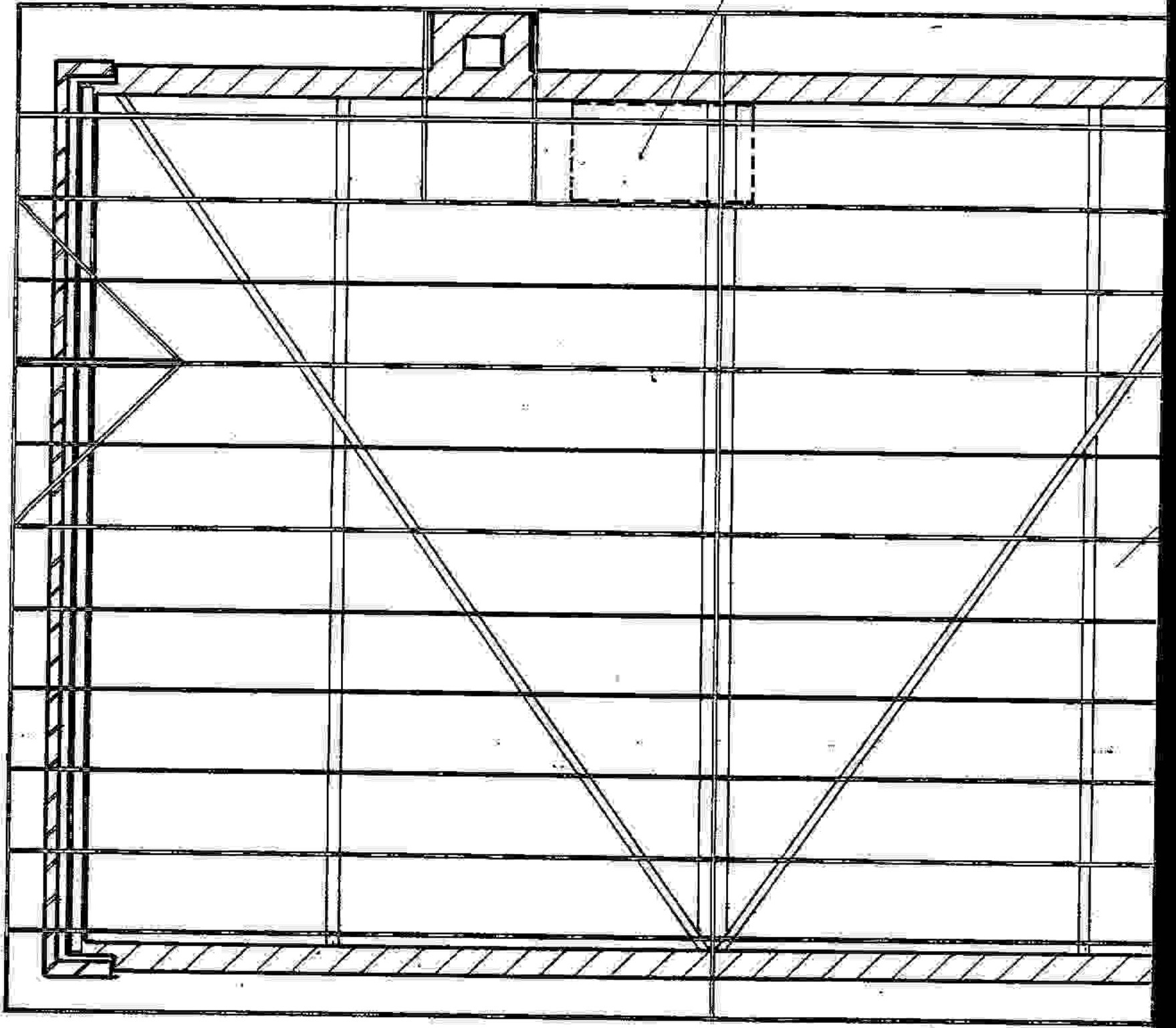


DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 20 DEC 1991
 REG No. ... 91A/2029

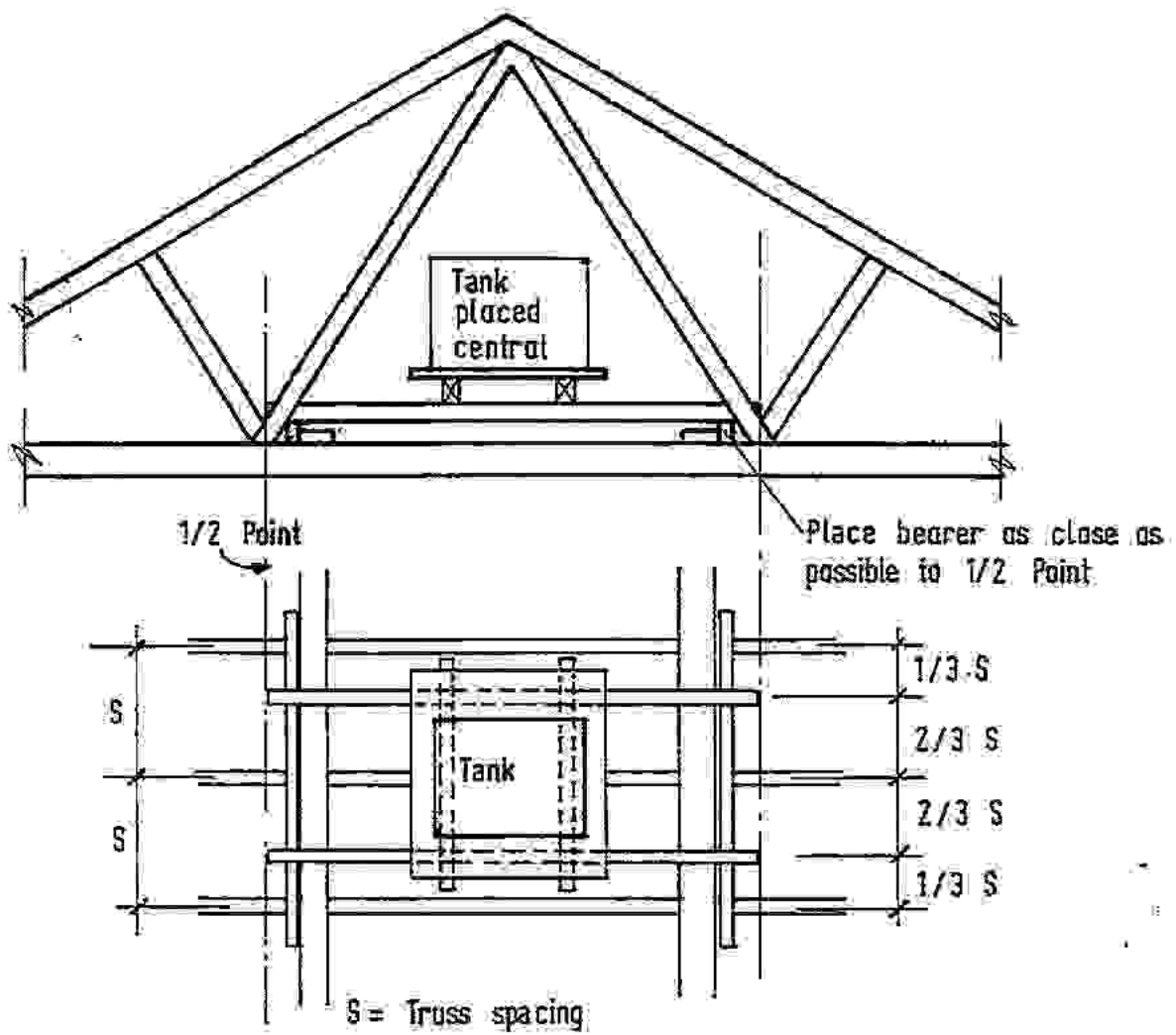
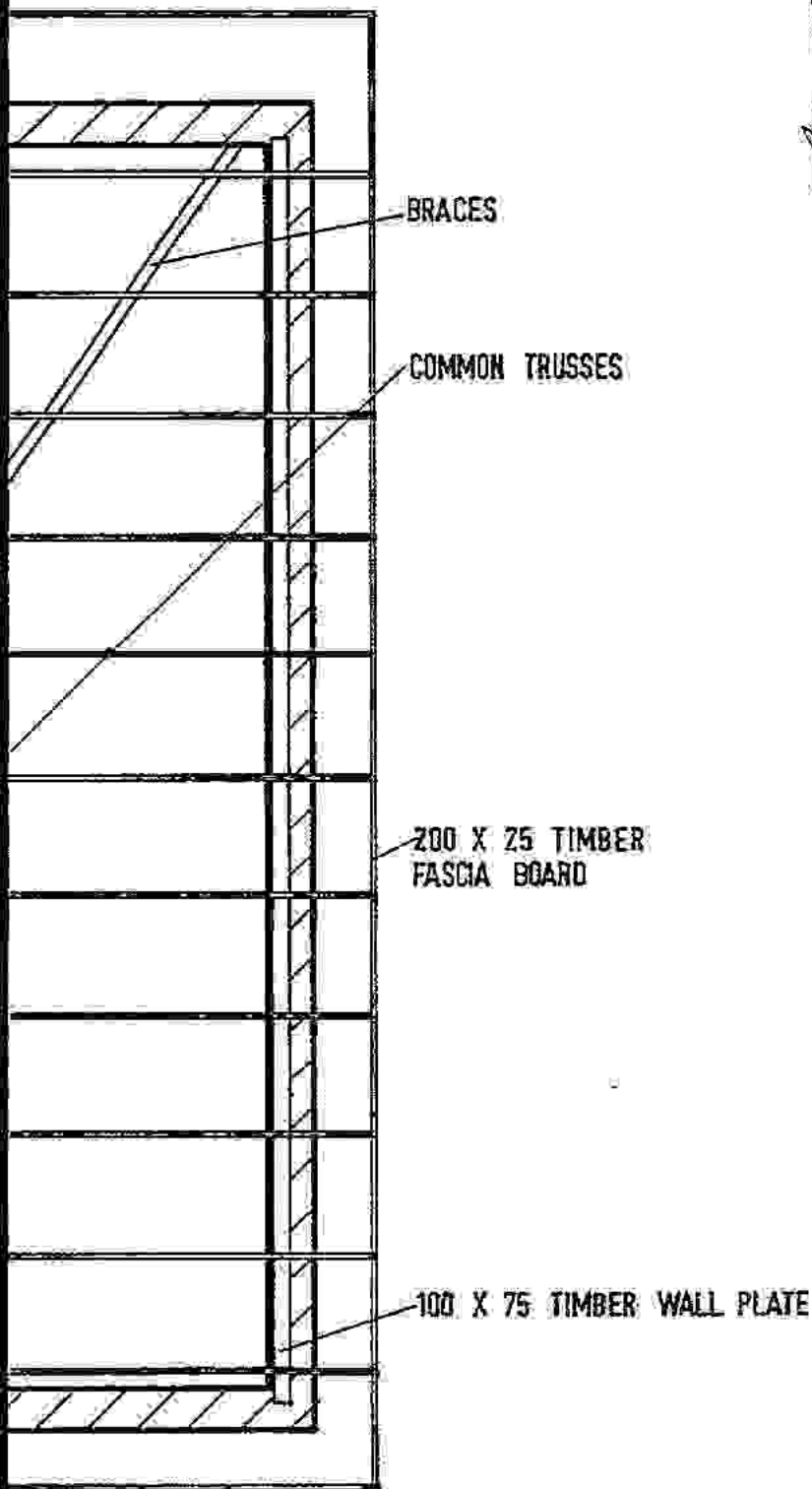
SIDE ELEVATION

| | | |
|---|--|----------------------------|
| P. J. STAUNTON ARCH 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN | PROJECT HOUSING AT WESTON PARK, COOLDRINAGH, LUCAN | SCALE 1:50 DATE DEC '91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT. | DRG. NO. 91/8/4. |

WATER TANK, SEE DETAIL



ROOF LAYOUT



TYPICAL DETAIL FOR WATER TANK



NOTE:
 Roof to be designed in accordance with
 I.S. 193 by truss manufacturer

| | | |
|--|--|--|
| P. J. STAUNTON ARCH. 22 CARRIGLEA WALK, FIRHOUSE, CO. DUBLIN. | PROJECT. HOUSING AT WESTON PARK, COOLDRIN AGH, LUCAN. | SCALE 1:50 DATE DEC. 91 |
| CLIENT: WESTON PROPERTIES LTD. | REVISED HOUSE WESTON COURT. | DRG No. 91/8/5 |