

91A/0858

CERTIFICATE NO:

25450

PROPOSAL: 25 horses  
 LOCATION: Horse Numbers 3-27 Hermitage Gorda, Hermitage #14  
 APPLICANT: Jack Duda/Inets Ltd Ballydowd WCW

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	Rate	Art. of Fee Req.	Amount Lodged	Balance Due	Balance Paid	Date/Receipt No.
Dwellings	SE03	\$800	\$800	—		
	SE04					
	SE05					
	SE06					
	SE07					
	SE08					
	SE09					
	SE10					
	SE11					
	SE12					
	SE13					
	SE14					
	SE15					
	SE16					
	SE17					
	SE18					
	SE19					
	SE20					
	SE21					
	SE22					
	SE23					
	SE24					
	SE25					
	SE26					
	SE27					

Loan 1 Certificate Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Loan 1 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Loans 2,3,4,5,6 & 7 Certificate Signed: Rules Grade: 2.0 Date: 29/5/91  
 Loans 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: R/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADUATE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0858.

DEVELOPMENT: Amendments to approved plans involving ret. of existing site layout to houses no. 3-27 inclusive.

LOCATION: Hermitage Gardens (Road 7) Hermitage Park, Ballydowd.

APPLICANT: Lark Developments Ltd.

DATE LODGED: 24.5.91.

No Roads objection subject to Conditions of previous permission 88A/1381 where appropriate.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 03.07.91 .....  
 Time ..... 3.15 .....

TR/BMcC  
1.7.91.

SIGNED: Terence Rogers  
 DATE: 2/7/91

ENDORSED: 4.P.B.k  
 DATE: 2/7/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P73291/91

## Record of Executive Business and Manager's Orders

CN 72661 ON 1017  
CONTRIBUTION:  
Standard: NIL (oppt)  
Nos: NIL (oppt)  
Sers:  
Open Space:  
Other:  
SECURITY: *Colgan*  
Bond/C.M.F.: 160,000  
Cash: 100,000

Amendments to approved plans involving retention of existing site layout to houses no. 3 - 27 inclusive Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, Lucan for Lark Developments Ltd.

Keane Murphy Duff, Archts.,  
4 Princes Street South,  
City Quay,  
Dublin 2.

Reg. Ref. 91A/0858  
App. Recd: 24.5.91  
Floor Area:  
Site Area: 19 acres.  
Zoning:

Report of the Dublin Planning Officer, dated 15 July 1991

This is an application for PERMISSION for amendments to approved plans involving retention of existing site layout at houses nos 3-27 inclusive at Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, Lucan for Lark Developments Ltd.

Reg. Ref. No. 87A/1341 refers to the original grant of planning permission for housing development at this location.

Reg. Ref. 88A/1206 refers to a grant of planning permission for change of house type and density from four bedroom to three bedroom at Nos. 12-15, from terraced units to three bedroom semi-detached houses at Nos. 7-11 and 18-22 and the realignment of Nos. 16-17 at Road 7 (now Hermitage Gardens).

Reg. Ref. No. 88A-1381 refers to a grant of planning permission for change of house type at sites 1-26 Road 7, 66-68, Road 1 and 3-8, 14 and 15 Road 5.

Reg. Ref. No.: 88A-1521 refers to a grant of planning permission for a detached house at site no. 3 (with optional single storey extension) and repositioning of houses on Road 7.

Construction commenced on foot of the grant of permission under Reg. Ref. No. 88A-1521.

This was not carried out in conformity with condition no. 21A of the abovementioned grant of permission which required that a minimum distance of 7ft. 6" (2.28 metres) be provided between each block of houses. Enforcement file 5643 refers.

This site was inspected on 11th July, 1991, all the houses at sites 3 - 27 have been completed and all appear occupied.

The current application provides for the retention of the ~~20~~25 houses as constructed. Dimensioned drawings submitted as unsolicited additional information on 31st May, 1991, identify the distances between the various houses.

Contd.... /

COMHAIRLE CHONTAE ÁTHA CLIATH  
Order No. P73291791

Record of Executive Business and Manager's Orders

Amendments to approved plans involving retention of existing site layout to houses no. 3 - 27 inclusive Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, Lucan for Lark Developments Ltd.

Contd.... /

The distances between all the houses is less than the 2.3 metres (7'6") required. However, because of the particular layout on a curved road, the houses 'fan out' and greater distances are afforded between houses to the rear.

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 (2) conditions:-

(CONDITIONS ATTACHED)

MD (MG/BB)

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 ( 2 ) conditions set out above is hereby made.

Dated:

19 July, 1991.

  
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P/3291/91

## Record of Executive Business and Manager's Orders

Amendments to approved plans involving retention of existing site layout to houses no. 3 - 27 inclusive Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, Lucan for Lark Developments Ltd.

### CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, <sup>As amended by Submission 3/15/91</sup> save as may be required by the other conditions attached hereto.

2. That the development shall be carried out in conformity with Condition Nos. 3, 6-17 and 19-20, <sup>213-27</sup> of the decision to grant planning permission by order no. P/36/89 dated 12th January, 1989, Reg. Ref. No. 88A/1521, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

3. That the arrangements made for the payment of the financial contribution in the sum of £72,520 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 88A/1521 be strictly adhered to in respect of the above proposal.

4. 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. 88A/1521 be strictly adhered to in respect of the above proposal.

### REASONS FOR CONDITIONS

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

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

3. 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.

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

Contd.../

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0858.  
DEVELOPMENT: Amendments to approved plans involving ret. of existing site layout to houses no. 3-27 inclusive.  
LOCATION: Hermitage Gardens (Road 7) Hermitage Park, Ballydowd.  
APPLICANT: Lark Developments Ltd.  
DATE LODGED: 24.5.91.

---

No Roads objection subject to Conditions of previous permission 88A/1381 where appropriate.



TR/BMCC  
1.7.91.

SIGNED: Jane Rogers  
DATE: 2/7/91

ENDORSED: C. J. B. K.  
DATE: 2/7/91

May 91

2

Register Reference : 91A/0858

Date : 29th May 1991

Development : Amendments to approved plans involving retention of existing site layout to houses no 3-27 inclusive

LOCATION : Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, Lucan.

Applicant : Lark Developments Ltd.

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 24th May 1991

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

Yours faithfully,

*Paul Tobin*

DUBLIN CO. COUNCIL  
PRINCIPAL OFFICER  
SANITARY SERVICES  
- 4 JUL 1991  
Returned: *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

*No objection*

SURFACE WATER

*No objection, subject to the surface water arrangements for the boundary ditch to the Fox Hunter being to the satisfaction of the B.B.L. dept.*

*[Signature]*  
28.6.91

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 08.07.91 .....  
Time ..... 2.30 .....

*[Signature]*  
28/6/91



Register Reference : 91A/0858

Date : 29th May 1991

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

.....  
WATER SUPPLY.....

Water available  
No objection,

*Shekar* 2/6/91

.....  
ENDORSED *[Signature]* DATE *28/6/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... **08.07.91** .....  
Time ..... **2.30** .....

# 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/A

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

To **Keane Murphy Duff, Architects,** Decision Order **P/3291/91 19.07.91**  
Number and Date  
**4 Princes Street South,** Register Reference No. **91A/0858**  
**City Quay,** Planning Control No.  
**Dublin 2.** Application Received on **24.05.91**  
Applicant **Lark Developments Ltd.** Site Area: **19 acres**

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:-

amendments to approved plans involving retention of existing site layout to house nos. 3-27 inclusive, Hermitage Gardens (Road 7) Hermitage Park, Ballydowd, 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 as amended by submission lodged 31.05.91, 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 the development shall be carried out in conformity with Condition Nos. 3, 6-17 and 19-20, 21b - 27 of the decision to grant planning permission by order no. P/36/89 dated 12th January, 1989, Reg. Ref. No. 88A/1521, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	2. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

19 July 1991

Date

**IMPORTANT: Turn overleaf for further information**

CONDITIONS

REASONS FOR CONDITIONS

**NOTE:**

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

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

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

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

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

# KEANE MURPHY DUFF

Chartered Architects, Designers & Project Managers



4 Prince's Street South, City Quay, Dublin 2. Telephone: 770077 Fax: 771186

Ref: NP/MQ

31st May, 1991.

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Re: House Nos. 3 - 27 Inclusive Hermitage Garden (Road 7), Hermitage Park, Ballydowd, Lucan / Plan Reg. Ref. No. 91A/0858 "Unsolicited Additional Information".

Dear Sirs,

Further to our recent application for retention of existing house nos. 3 - 27 inclusive, Hermitage Garden, (Road 7), Hermitage Park, Ballydowd, Lucan, which was lodged on the 24th May 1991, we now wish to lodge with yourselves 4 copies of our drawing no. 10584/100F. Outlined on this drawing is the distance between each of the gables of the houses as they exist on site. This drawing supercedes the already lodged drawing no. 10584/79A. Drawing no. 19584/79A was lodged in error as it did not indicate the distance between the gables of the houses.

We regret any inconvenience caused by this "unsolicited additional information" and would be grateful if the enclosed could be processed as part of the application lodged on the 24th May 1991.

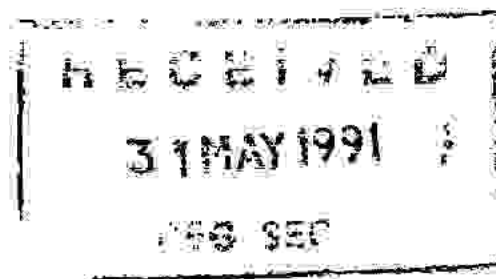
Yours sincerely,

Niall Phelan,  
KEANE MURPHY DUFF.

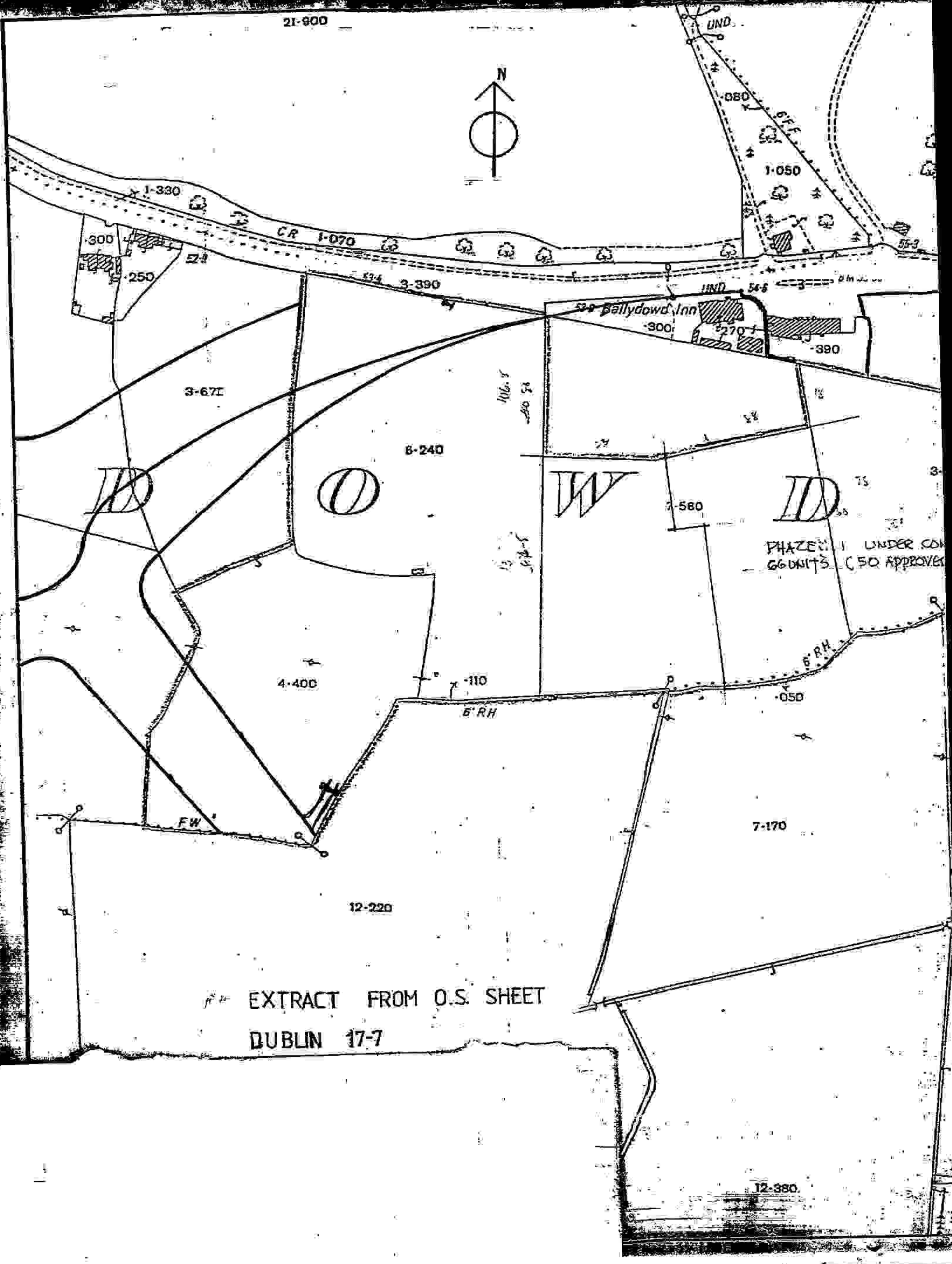
C.C. Lark Developments Ltd.

Encls.

91A/0858  
1.4.0  
inst A.1



31/5

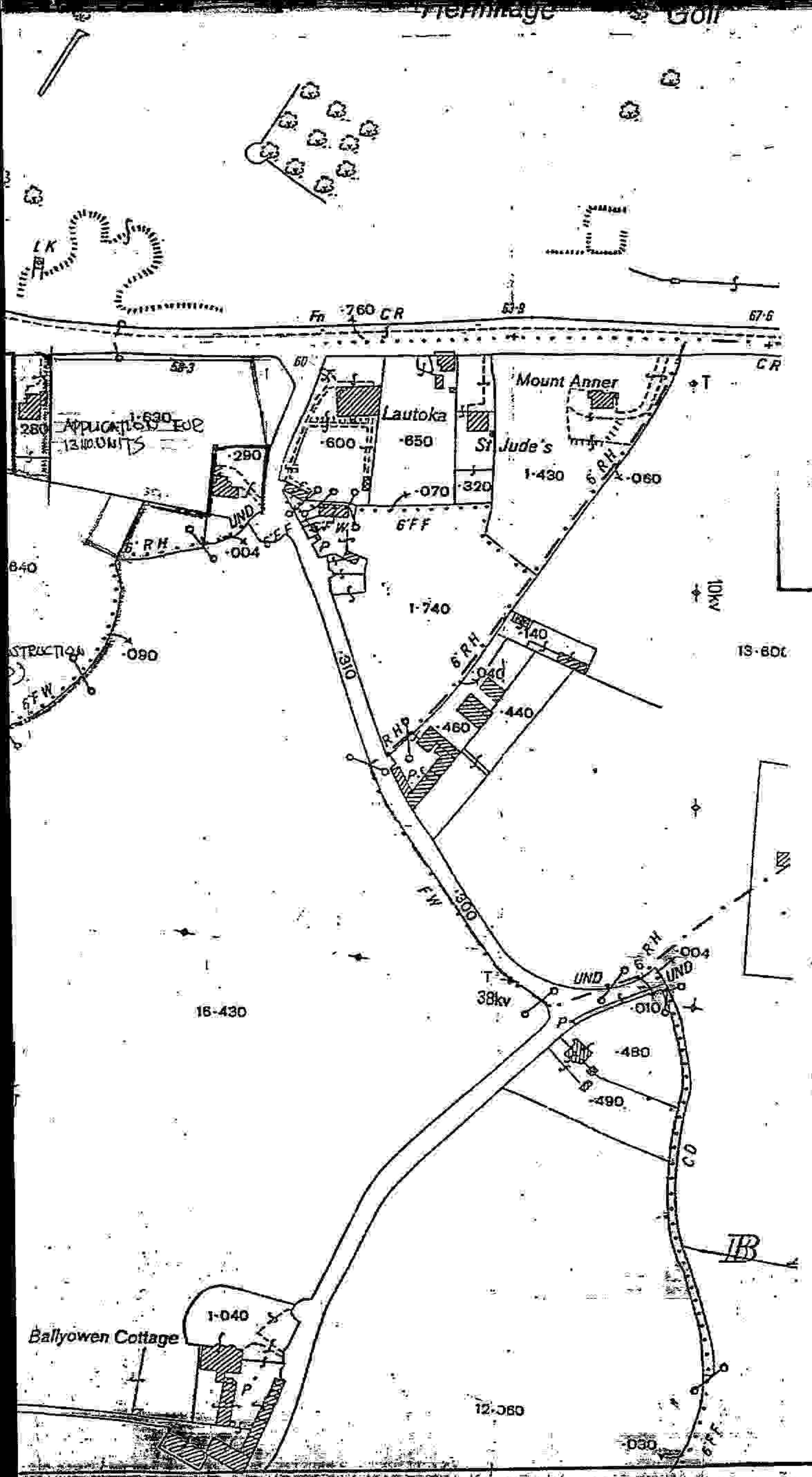


PHASE I UNDER CON  
66 UNITS (50 APPROVED)

EXTRACT FROM O.S. SHEET  
DUBLIN 17-7

12-380

# KMO



24 MAY 1991  
 QIA/0558  
 REG SEC.

**KEANE  
 MURPHY  
 DUFF**

**Chartered  
 Architects**

36 FENIAN STREET  
 DUBLIN 2  
 PHONE 611711

RESIDENTIAL DEVELOPMENT  
 at BALLYDOWD, LUCAN  
 for LARK HOMES LTD

SITE LOCATION MAP

Scale	Date
1:2500	JUNE 86

E.I.R. 105/84 39

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/0858

Date : 27th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Amendments to approved plans involving retention of  
existing site layout to houses no 3-27 inclusive

LOCATION : Hermitage Gardens (Road 7) Hermitage Park, Ballydowd,  
Lucan.

APPLICANT : Lark Developments Ltd.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 24th May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Keane Murphy Duff,  
Architects,  
4 Princes Street South,  
City Quay,  
Dublin 2.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place  in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building House Nos. 3 - 27 (incl) Hermitage Garden, (Road 7).  
(If none, give description sufficient to identify) Hermitage Park, Ballydowd, Lucan, Co. Dublin.

3. Name of applicant (Principal not Agent) Lark Developments Ltd.  
Address 8 Hermitage Park Road, Ballydowd, Lucan, Co. Dublin. Tel. No. 6261748

4. Name and address of person or firm responsible for preparation of drawings Keane Murphy Duff, Architects, 4 Princes Street South,  
City Quay, Dublin 2. Tel. No. 770077

5. Name and address to which notifications should be sent Keane Murphy Duff Architects, 4 Princes Street South,  
City Quay, Dublin 2.

6. Brief description of proposed development Retention of houses 3 - 27 (incl), Hermitage Garden,  
(Road 7) Hermitage Park, Lucan, Co. Dublin.

7. Method of drainage Main sewer 8. Source of Water Supply Mains supply

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 Dwelling houses **N/A**  
(b) Proposed use of each floor Dwelling houses

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 Area of overall housing development = 19 acres = 800 Sq. m. **27/5**  
(b) Floor area of proposed development N/A **N 39752**  
(c) Floor area of buildings proposed to be retained within site 3 Bed = 101m<sup>2</sup>, 4 Bed = 119m<sup>2</sup> 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.

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

15. List of documents enclosed with application 4 copies of drawing nos. 10584/79A and 39,  
Newspaper notice dated 23rd May 1991, completed application form, cheque for £800.

CO. DUBLIN permission sought for amendments to approved plans involving retention of existing site layout to houses no 3 - 27 inclusive Hermitage Gardens (Road 7) Hermitage Park Ballydowd, Lucan for Lark Developments Ltd

16. Gross floor area of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) 25 Class(es) of Development 1  
Fee Payable £ 800 Basis of Calculation 25 x £32  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) \_\_\_\_\_ Date 15th May, 1991.

Application Type P FOR OFFICE USE ONLY 24/5  
Register Reference 91A/0258  
Amount Received £ 2,800  
Receipt No 17-7  
Date \_\_\_\_\_

Irish Press 23/5/91



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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

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

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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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.

HAIRLE CHONTAE ÁTHA CLIAITH

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 39752

CA  
CHEQUE  
M.O.  
B.L.  
I.T.

£800.00

Received this

27th

day of

May

1991

from

Irish Dev. Ltd.

8 Hermitage Park Rd.

Ballydowd

the sum of

eight hundred

Pounds

Pence being

no p

planning application at 3-27 Hermitage

ladder

Noel

Deane

Cashier

S. CAREY

Principal Officer

(Signature)

# KEANE MURPHY DUFF

Chartered Architects, Designers & Project Managers

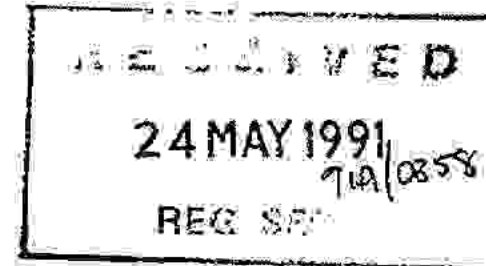


4 Prince's Street South, City Quay, Dublin 2. Telephone: 770077 Fax: 771186

Ref: NP/MQ

15th May, 1991.

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.



Re: Residential Development At Road 7 (Hermitage Garden), Ballydowd, Lucan,  
For Lark Developments Ltd.

Dear Sirs,

On behalf of our Client Lark Developments Ltd., we wish to apply for retention of house nos. 3 - 27 (inclusive) on Hermitage Garden (Road 7), Hermitage Park, Ballydowd, Lucan.

There have been several previous Planning Permissions granted by the Dublin County Council Planning Department and these are as follows;

- A. A37A/1341 dated 15th March 1988.
- B. Plan Reg. Ref. No. 88A/1206 dated 20th December 1988.
- C. Plan Reg. Ref. No. 88A/1381 dated 26th January 1989.
- D. Plan Reg. Ref. No. 88A/1521 dated 23rd February 1989.

An Enforcement Notice dated 3rd May 1990 was issued by the Dublin County Council to our Client outlining that the development had not been carried out in conformity with Condition No. 21A of the Dublin County Council grant of Planning Permission, Plan Reg. Ref. No. 88A/1381 dated 26th January 1989, and Plan Reg. Ref. No. 88A/1521 dated 23rd February 1989. The Condition refers to a minimum distance of 7 ft. 6" (2.28) to be provided between each block of houses.

Contd/.....

24 MAY 91

Directors: Ian Duff, B.Arch., Dip.A.P., M.R.I.A.I. Noel Murphy, Dip.Arch., A.R.I.B.A., M.R.I.A.I. J. F. Reynolds, B.Arch., M.R.I.A.I., R.I.B.A., Dip. Proj. Man.  
Michael J. Kinsella, B.Arch., M.R.I.A.I., R.I.B.A., Dip. Proj. Man., HNC (B.S.) Eugene F. Dunne, B.Arch., M.R.I.A.I., R.I.B.A.  
Consultant: David Keane, B.Arch., F.R.I.A.I., R.I.B.A., A.C.I.Arb., Barrister-at-Law.  
Associates: D. O'Doherty, R.I.A.I. (Tech), Niall Phelan, R.I.A.I. (Tech), M.B.I.A.T. Colin Reid, B. Arch., M.R.I.A.I., R.I.B.A.  
KEANE MURPHY DUFF LIMITED.  
Company Registration Number: 155935

We are enclosing for your attention four copies of our drawing no. 10584/79A which outlines the position of the houses effected by the Enforcement Notice as they presently exist on site. The distance between each pair of houses front and back is marked thereon.

As indicated on the enclosed drawings most of the pairs of houses on Road 7 are not parallel to one another. As a result of the curved nature of the rear boundary these houses tend to fan out, resulting in the distance between gables along the front face of the dwelling being shorter than that at the rear. In some cases the distance at the front is slightly below the required 7 ft. 6" (2.28) but the distance between gables at the rear more than compensates for this as it is substantially greater.

In a couple of instances the distance between gables falls short of the minimum distance. This situation is regrettable but was unavoidable at the time due to the following reasons;

1. The extreme western boundary of the site i.e. reservation line at bottom of Outer Ring Road was not fully established at the time of lodging for Planning Permission. Indeed it was only as the houses were being constructed that this boundary was plotted on site.
2. The eastern boundary which separates the Fox Hunter Lounge from house no. 3 on Road 7 was also undefined when construction of the houses on Road 7 commenced. The existence of a ditch along this same boundary resulted in the boundary wall being re-located, thereby decreasing the effective length of Road 7.

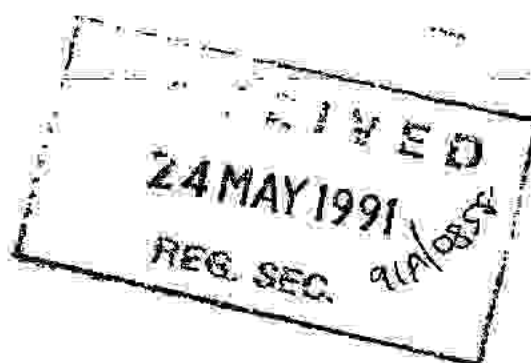
Our Client Lark Developments Ltd., regret that the recommended distance between gables was not achievable.

We trust that sufficient information has been provided to enable you to assess this application and look forward to receiving from yourselves an early favourable decision.

Yours sincerely,

Niall Phelan,  
KEANE MURPHY DUFF.

C.C. Lark Developments Ltd.



OUTER RING ROAD

Grass  
side  
plantations

ROAD 8

