CERTIFICATE NO: 25 720

91A/1008

PROPOSAL: Retention of house

LOCATION: Site 51 Road 1 Lands adjacent Wellbrook House Ballycastle Lane

APPLICANT: H McGreery & Sons Ltd

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| DWELLINGS/AREA LENGTH/STRUCT | RATE | AMT. OF FEE REQ. | AMOUNT LODGED | BALANCE DUE | BALANCE DUE | DATE/ RECEIPT NO |
| Dwellings | £132 | £32 | £32 | — | | |
| | £216 | | | | | |
| | £50 p. cent. in excess of 300m². Min. £50 | | | | | |
| metres² | £41.75 per m² or part | | | | | |
| x .1 hect. | £215 per hect. or part | | | | | |
| x .1 hect. | £215 per hect. or part | | | | | |
| x .1 hect. | £215 per hect. or part | | | | | |
| | £4100 | | | | | |
| x metres² | £215 per m² or part | | | | | |
| x 40,000m² | £215 per hect. or part | | | | | |

Items 2,3,4,5,6 & 7 Certified: Signed: Grade: Date:

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

Items 2,3,4,5,6 & 7 Certified: Signed: Grade: Date:

Items 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date: 26/6/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CNT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

BASIS OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT, GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1028.

DEVELOPMENT: Ret. of change of approved house type, show house, (Reg. Ref: 89A/982) to give conservatory to rear and for ret. of revised layout.

LOCATION: Site 51 Rd. 1 at lands adj. Wills Brook House, Esker Lane, Ballyowen T.D., Lucan.

APPLICANT: Hugh McGreevy & Sons Ltd.

DATE LODGED: 21.6.91.

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Previous Roads Reports of 20.7.89, 22.11.89 and 13.3.90 in respect of 89A/982, for the overall estate, refers.

Roads have no objection to this application but note the requirements concerning front walls and gates and financial contribution required by previous permissions.

SS/BMcC
8.7.91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 09.07.91
Time 4:15

SIGNED: [signature] ENDORSED:

DATE: 9/7/91 DATE:

Order No. P/3840/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

CONTRIBUTION:
Standard: 75240
Roads 1420 per unit
Open Space: 146000
Other: C96000 + £800
SECURITY:
Bond / C.I.F.: 269000
Cash: 150000

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan for Hugh McGreevy & Sons Ltd.

Frank Elmes & Co., Archs.,
2 Waldemar Tce.,
Main St., Dundrum,
Dublin 14.

Reg. Ref. 91A/1028
App. Recd: 21.06.1991
Floor Area: 110 sq. metres
Site Area: 192 sq. metres
Zoning:

Report of the Dublin Planning Officer, dated 14 August 1991

This is an application for PERMISSION to retain change of approved house type, show house to give conservatory to rear and for retention of revised layout at site 51, Road 1 adjacent to Willsbrook House, Esker Lane, Ballyowen T.D., Lucan for Hugh McGreevy & Sons Ltd.

Reg. Ref. 89A-982 refers to the grounding permission for housing development at this site.

A number of planning permissions have subsequently been granted for variations to approved house type. A number of ~~three~~ (Reg. Ref. Nos. 544, 549 and 550) provided for conservatories to the rear of previously approved houses.

The current application provides for the retention of a c. 6 sq metre conservat~~ion~~ory adjoining an approved kitchen annex to the rear.

This site was inspected on 13th August, 1991. The boundary walls (including 2 metre high walls from the building line back) have been erected in the revised location.

Roads Department Report noted.

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 (8) conditions:-

(Conditions attached)

Contd.../

Order No. P/3840/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan for Hugh McGreevy & Sons Ltd.

| 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 the entire premises be used as a single dwelling unit. | 2. To prevent unauthorised development. |
| 3. That the development shall be carried out in conformity with Condition Nos. 5-12 and 14-16 of An Bord Pleanala's ~~decision to~~ grant planning permission for 150 no. houses at this location under Reg. Ref. No. 89A-982, dated 14th September, 1990, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application. | 3. In the interest of the proper planning and development of the area. |
| 4. That the arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £[illegible] or a cash lodgement of £[illegible] in respect of the overall development, as required by Condition No. 2 of An Bord Pleanala's ~~decision to~~ grant planning permission under Reg. Ref. 89A/982 ~~be strictly adhered to in respect of the above proposal.~~ [illegible] | 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. |
| 5. That ~~the~~ arrangements made for the payment of the financial contribution in the sum of £[illegible] in respect of the overall development required by Condition No. 3 of An Bord Pleanala's ~~decision to~~ grant planning permission under Reg. Ref. 89A/982 ~~be strictly adhered to in respect of the above proposal.~~ [illegible] | 5. 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. |

Contd.../

Order No. P/3840/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan for Hugh McGreevy & Sons Ltd.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| 6. That ~~the~~ arrangements made for the payment of the financial contribution in the sum of £1420 ~~in respect of the overall development~~ required by Condition No. 4 of An Bord Pleanala's ~~decision to~~ grant planning permission under Reg. Ref. 89A/982 ~~be strictly adhered to in respect of the above proposal~~. | 6. 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. |
| 7. That ~~the~~ arrangements made for the payment of the financial contribution ~~in the sum of~~ £4600 in respect of the overall development required by Condition No: 17 of An Bord Pleanala's ~~decision to~~ grant planning permission under Reg. Ref. 89A/982 ~~be strictly adhered to in respect of the above proposal~~ | 7. 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. |
| 8. That a comprehensive landscaping plans is to be submitted for the site (as required by Condition No. 13 of An Bord Pleanala's ~~decision to~~ grant planning permission under Reg. Ref. No. 89A-982). This is to include, inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out. | 8. In the interest of residential amenity. |

NOTE: This permission does not imply and consent or approval for the structural stability and/or habitability of the works carried out.

Order No. P/3840/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan for Hugh McGreevy & Sons Ltd.

(See Conditions over)

(MG/BB)

For Dublin Planning Officer

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 ( ; ) conditions set out above is hereby made.

Dated: August, 1991.

_____
~~ASSISTANT CITY & COUNTY MANAGER~~
Executive Officer

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th August, 1991.

Mary Galvin -

DUBLIN COUNTY COUNCIL

**REG. REF:** 91A/1028.

**DEVELOPMENT:** Ret. of change of approved house type, show house, (Reg. Ref: 89A/982) to give conservatory to rear and for ret. of revised layout.

**LOCATION:** Site 51 Rd. 1 at lands adj. Wills Brook House, Esker Lane, Ballyowen T.D., Lucan.

**APPLICANT:** Hugh McGreevy & Sons Ltd.

**DATE LODGED:** 21.6.91.

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Previous Roads Reports of 20.7.89, 22.11.89 and 13.3.90 in respect of 89A/982, for the overall estate, refers.

Roads have no objection to this application but note the requirements concerning front walls and gates and financial contribution required by previous permissions.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16.07.91
Time 3.25

SS/BMcC
8.7.91

**SIGNED:** [signature] **ENDORSED:** _____

**DATE:** 9/7/91 **DATE:** _____

# 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/[redacted]**

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

To: Frank Elmes & Co., Archs.,
2 Waldemar Tce.,
Main St., Dundrum,
Dublin 14.

Decision Order Number and Date: P/3840/91 - 19.08.1991

Register Reference No.: 91A/1028

Planning Control No.:

Application Received on: 21.06.1991

Applicant: High McGreevy & Sons Ltd.

Floor Area: 110 sq. m.

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 [redacted] for:-

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., 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 the entire premises be used as a single dwelling unit. | 2. To prevent unauthorised development. |
| 3. That the development shall be carried out in conformity with Condition Nos. 5-12 and 14-16 and 17(c) of An Bord Pleanala's grant of planning permission for 160 no. houses at this location under Ref. PL 6/5/81895 (Reg. Ref. No. 89A-982), dated 14th September, 1990, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application. | 3. In the interest of the proper planning and development of the area. |

Continued.../

Signed on behalf of the Dublin County Council: [signature]
For Principal Officer

Date: 19th August, 199[illegible]

**IMPORTANT: Turn overleaf for further information**

| CONDITIONS | REASONS FOR CONDITIONS |
| --- | --- |
| 4. That the arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £240,000 or a cash lodgement of £150,000. in respect of the overall development, as required by Condition No. 2 of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 (Reg. Ref. 89A/982). The arrangements to be made prior to the commencement of this proposal. | 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. |
| 5. That arrangements be made for the payment of the financial contribution in the sum of £75,240. in respect of the overall development required by Condition No. 3 of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 (Reg. Ref. 89A/982) The arrangements to be made prior to the commencement of this proposal. | 5. 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. |
| 6. That arrangements be made for the payment of the financial contribution in the sum of £1420. per house as required by Condition No. 4 of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 (Reg. Ref. 89A/982). The arrangements be made prior to the commencement of this proposal. | 6. 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. |
| 7. That arrangements be made for the payment of the financial contributions totalling £146,000. in respect of the overall development required by Condition No. 17 (A) and (B) of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 (Reg. Ref. 89A/982). The arrangements to be made prior to the commencement of this proposal. | 7. 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. |

**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.

FUTURE PRINT LTD.

# 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/[redacted]**

**Local Government (Planning and Development) Acts, 1963–1983**

To: Frank Elmes & Co., Archs.,
2 Waldemar Tce.,
Main St., Dundrum,
Dublin 14.

Decision Order Number and Date: P/3840/91 - 19.08.1991

Register Reference No.: 91A/1028

Planning Control No.:

Application Received on: 21.06.1991

Applicant: High McGreevy & Sons Ltd. Floor Area: 110 sq. m.

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/[redacted] for:–

Permission for retention of change of approved house type (Reg. Ref. 89A/982) to give conservatory ro rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

SUBJECT TO THE FOLLOWING CONDITIONS

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| 8. That a comprehensive landscaping plans is to be submitted for the site (as required by Condition No. 13 of An Bord Pleanala's grant of planning permission under Ref. PL 6/5/81895 (Reg. Ref. No. 89A-982). This is to include, inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out. | 8. In the interest of residential amenity. |
| NOTE: This permission does not imply and consent or approval for the structural stability and/or habitability of the works carried out. | |

Signed on behalf of the Dublin County Council: Rose Fleming
For Principal Officer

Date: 19th August, 1991.

**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.

FUTURE PRINT LTD

**Dublin County Council** Comhairle Chontae Atha Cliath **Planning Department**

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

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

Register Reference : 91A/1028 Date : 24th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of change of approved house type, show house, (Ref. Ref. 89A/982) to give conservatory to rear and for retention of revised layout

LOCATION : Site 51 Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

APPLICANT : Hugh McGreevy & Sons Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 21st June 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Frank Elmes & Co. Architects,
2 Waldemar Tce,
Main Street,
Dundrum,
Dublin 14.

**Dublin County Council**
Comhairle Chontae Átha Cliath

**Planning Application Form/**
**Bye - Law Application Form**

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

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

2. Postal address of site or building SITE 51 ROAD 1 AT LANDS ADJACENT
(If none, give description sufficient to identify) WILLS BROOK HOUSE, ESKER LANE, BALLYOWEN T.D. LUCAN

3. Name of applicant (Principal not Agent) HUGH Mc GREEVY + SONS LTD
Address C/O NO 4 BELOW Tel. No.

4. Name and address of FRANK ELMES + CO. ARCHITECTS 2 WALDEMAR TCE.
person or firm responsible MAIN ST. DUNDRUM DUBLIN 14 Tel. No 93 15 13 / 14
for preparation of drawings

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

6. Brief description of proposed development RETENTION OF CHANGE OF APPROVED HOUSE TYPE (REG. REF. 89A/982) TO GIVE CONSERVATORY TO REAR, AND RETENTION OF REVISED LAYOUT.

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

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used RESIDENTIAL
(b) Proposed use of each floor RESIDENTIAL

£32 21/6
N 41310

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

E Hewetson 18/6/91

11.(a) Area of Site 192 SQ M 2063 sq ft Sq. m.
(b) Floor area of proposed development 110 SQ M Sq. m.
(c) Floor area of buildings proposed to be retained within site 110 SQ M 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. NO NIL

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

15. CHEQUE / COVERING LETTER / NEWSPAPER NOTICE
4 X OUTLINE SPECIFICATION
4 X ORG NO.S EL/89/10R-11R EL/91/20

CO. DUBLIN — Permission sought for retention of change of approved house type, show house, (Reg. Ref. 89A/982) to give conservatory to rear and for retention of revised layout on site 51, Road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan. — Hugh McGreevy & Sons Ltd.

16. Gross Floor Space of Development (See back) 110 SQ M Sq. m.
No of dwellings proposed (if any) 100 Class(es) of Development
Fee Payable £ £32.00 Basis of Calculation 1 x £32.00 PLANNING FEE
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Frank Elmes. Date 18-06-91

Application Type P-Ret
Register Reference 91n/1028
Amount Received £ 05 17-7
Receipt No
Date

FOR OFFICE USE ONLY

21/6
2.12.4

## 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 m² (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 m² (min. £70.00) |
| D | Agricultural Buildings/Structures | £1.00 per m² 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.

RECEIPT CODE

# COMHAIRLE CHONTAE ATHA CLIATH

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

CHEQUE

N 41310

Received this day of 19

from

the sum of Pounds

Pence being

S. CAREY

Cashier Financial Officer

# FRANK ELMES & Co.

ARCHITECTS & ENGINEERS,
PLANNING CONSULTANTS.

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.

TELEPHONE : 951514 / 5


date 20/6/91

your ref :

our ref : ME/WP

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

RE: Site 51, Road , Elmbrook - At lands adjacent Villsbrook House,
Esker Lane, Ballyowen Road., Lucan.
(Previously approved under Reg. Ref. 89A/982).

Dear Sir,

Further to above site, we wish to apply for retention of revised layout and for retention of a conservatory to the rear of house No. 51.

Due to an error in - on site setting out, the link road between roads 1 and 2 has increased from 6.6m to 7.275m in width. This has resulted in the gable of house No. 51, having a reduced set back from the back of the footpath of 1.324m. However, we do not believe this materially detracts from the house or site, nor are any site lines affected. Accordingly we wish to apply for retention of this revised layout.

Also, in order to stimulate interest in the 4 bed house types, our Client wishes to offer an optional conservatory to the rear of the 4 bed house type. This has been approved under an application to give a change of house type to give optional conservatory to rear. (Reg. Ref. 91A/0544/0549/0550), consequently we wish to apply for retention of a conservatory to the rear of No. 51, which is the 4 bed show house.

We trust the foregoing is in order, and apologise for any inconvenience this may cause.

If you require any further information or clarification, which would enable you to issue a decision to grant a permission, please do not hesitate to contact this office.

Yours sincerely,

William Plunkett,
For and behalf of
Frank Elmes & Co.




FRANK ELMES, Arch M.A.AI.
CHARLES D. ELMES, B. Eng.

K ELMES & Co.
ARCHITECTS & ENGINEERS,
PLANNING CONSULTANTS.

NO. 2 WALDEMAR TERR
MAIN STREET, DUNDRU
DUBLIN 14.
TELEPHONE: 951514/5

DUBLIN CO
Planning Dep
APPLICATION

OUTLINE SPECIFICATION
WHERE APPLICABLE
for
Residential development at
Wills Brook Lucan Co Dublin
for
Hugh Mc Greevy and Sons Ltd.

21 JUN 1991
REG No. 91A/1028
APPLICATION TYPE O/P/A/BBL
No. L D 8

FOUNDATIONS — Excavate to depth and width as shown on section or to the requirement of the Local Authority, Engineer, concrete to be not leaner than 1:7.

RISING WALLS — To be in solid blockwork to D.P.C. level, min 150mm over finished ground level.
Cavities of half brick front walling to be drained min 225mm below D.P.C. level.

GROUND FLOOR — Remove 225mm vegetation layer.
Slab to be 150mm deep sanded 6:1 clean pit gravel and cement on 25mm aeroboard insulation on 1000 gauge (300µ) visqueen on 50mm sand blinding on 150mm well compacted hardcore.
Visqueen brought vertical and lapped over D.P.C. in walls.
SEE SECTION.

FIRST FLOOR BLOCKWORK — 225mm hollow conc blocks to external walls as shown laid on 225mm wide D.P.C. min 150mm above finished ground level. 225mm solid blockwork in all party walls. ½ brick front to be 275mm cavity (100mm outer leaf, 50mm cavity, 25mm insulation, 100mm inner leaf). With ties every 450mm vertical and 750mm horizontally with D.P.C. 150mm above F.G.L. in inner and outer leaf. D.P.C. to be carried around jambs of opes in cavity walling.
Permanent Ventilation 225 x 225mm to all habitable rooms without fireplaces.
Cover of flues to fireplaces to be at least 112.5mm on flanks and 225mm on ends, Min 50mm cavity, min 225mm separation to be provided between flues of adjoining properties.
Cement mortar to be not leaner than 1:4 and gauged mortar to be not leaner than 1 cement/lime to 4 sand.

RAINWATER — To be 100mm Ø, half round black p.v.c. gutters, swan necks, down pipes and fittings to G.T's to A.J.'s to surface water sewer.

FOUL DRAINS — Drains to be laid on concrete beds haunched to pipes and encased in min 150mm conc. underbuildings and bridged over at intersections with walls.
Vent pipe to head of drain where branch may exceed 10m.
Toilets to be perm. ventilated to the outside air.

FRANK ELMES & Co.
ARCHITECTS & ENGINEERS,
PLANNING CONSULTANTS.

NO. 2 WALDEMAR TERRACE
MAIN STREET, DUNDRUM,
DUBLIN 14.

TELEPHONE: 951514 / 5

FOUL DRAINS contd.

Ground floor waste pipes to deliver to gully trap to A.J. to foul drain.
Soil and waste pipes to be accessible throughout entire length.

W.C.'s to single stack soil vent pipe (to B.S. 5572-1978) to A.J. to M.H. to foul sewer. W.H.B.'s & baths to single stack S.V.P. to A.J. foul drain.

Rodding facilites to be provided at all intersection of drains.

JOINERY

All joinery to standard specification treated against rot, primed undercoated and gloss finished.

Hardwood to be varnished or oiled.

External windows and doors as above or "Sadolins" to all external timber work.

FINISHES

External plaster - Skud, scratch and float with sand and cement, tyrolean and nap finish.

Reveals to all opes.

Internal plaster - Gypsum undercoat and skim to internal walls only. 9.5 gypsum foil backed plasterboard on 50 x 25mm battens at 600 c/c with 50mm fiberglass to inside face of all external walls.

Ceilings to be slabbed and skimmed.

PITCHED ROOF

Selected concrete roof tiles on 50 x 50mm roofing battens on untearable roofing felt on approved pre-fabricated roof trusses to I.S. 193 (1986) @ 600mm c/c, with 100 x 25 windbracing at rafter and ceiling level galvanised straps to trusses at 1.2M centres at gable walls to be fixed across 2 No trusses over blocking pieces fixed between trusses.

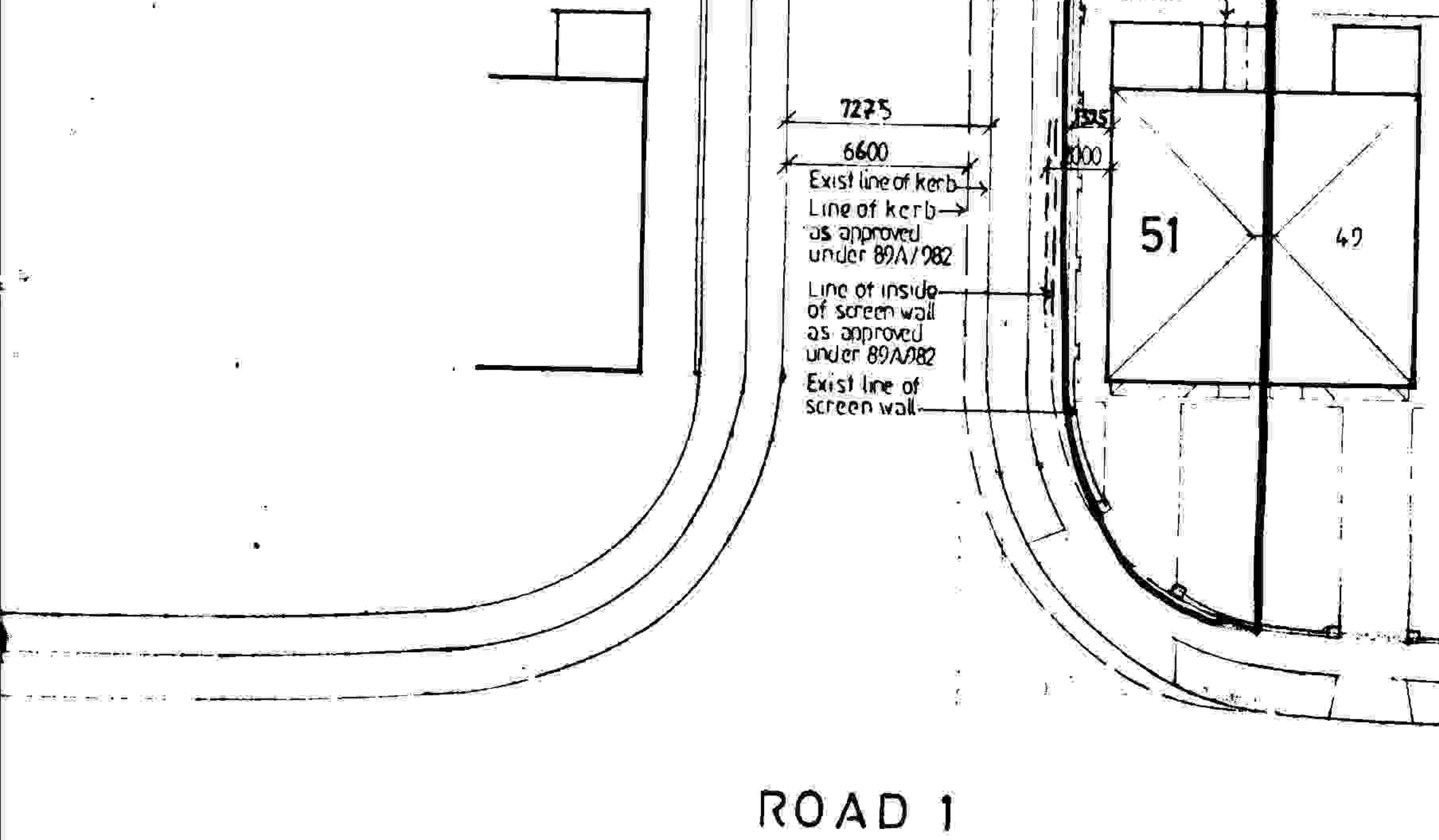
Trusses to be laid and braced strictly in accordance with I.S. 193 (1986), 175 x 25mm soffit & facia.

FIRST FLOOR Chipboard on Joists.

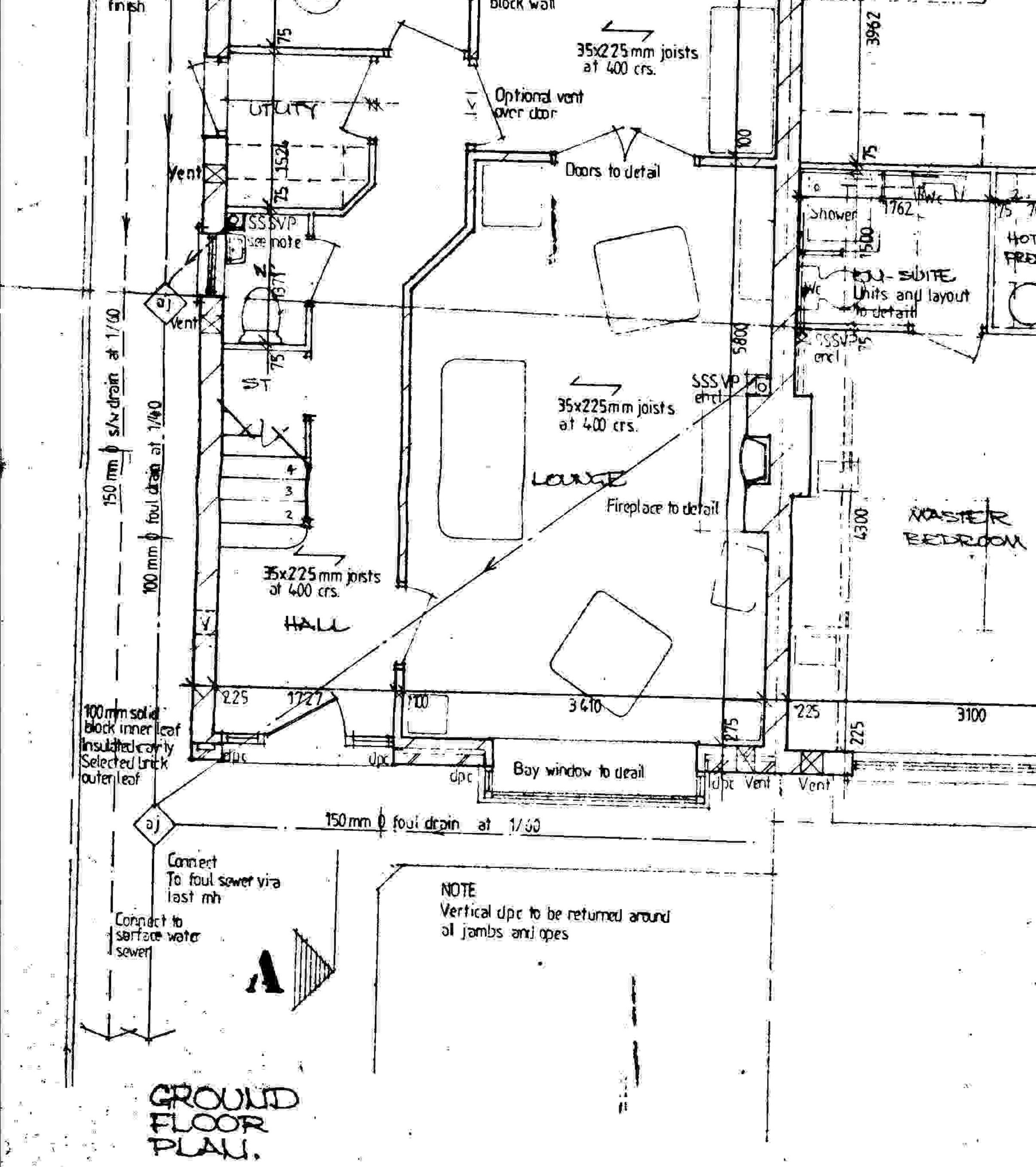
NOTE: (1) Where any discrepancy occurs between spec. and dwg., Architect is to be consulted and his decision is final.

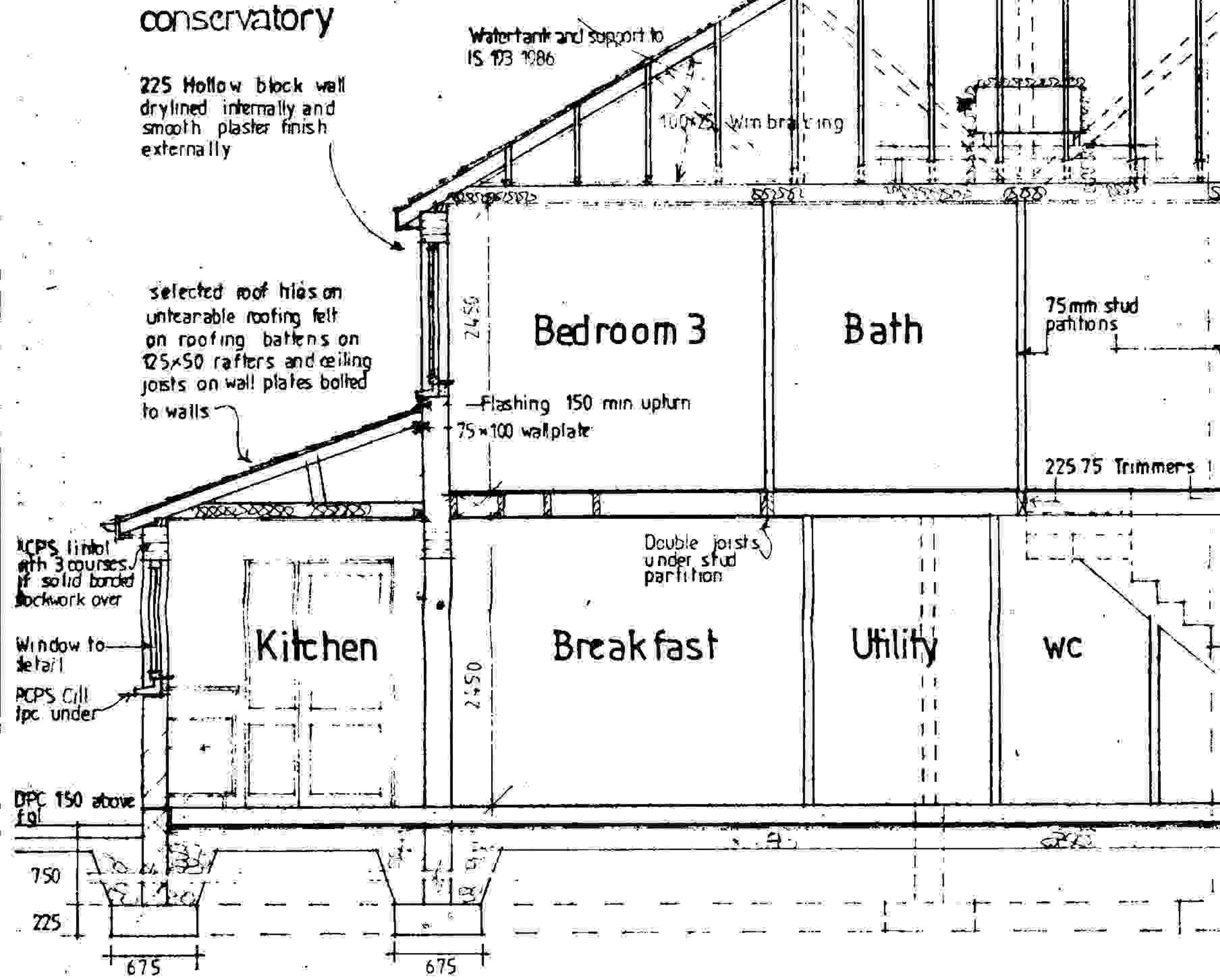
(2) All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.

(3) The Developer reserves the right to alter the above spec.


7275
6600
Exist line of kerb
Line of kerb as approved under 89A/982
Line of inside of screen wall as approved under 89A/982
Exist line of screen wall
51
49
ROAD 1

# BLOCK PLAN


finish
block wall
35x225mm joists at 400 crs.
Optional vent over door
UTILITY
Doors to detail
Vent
SSSVP see note
Vent
Shower
1762
WC
EN-SUITE
Units and layout to detail
SSSVP elect
150 mm ϕ s/w drain at 1/60
100 mm ϕ foul drain at 1/40
35x225mm joists at 400 crs.
SSSVP elect
LOUNGE
Fireplace to detail
MASTER BEDROOM
35x225 mm joists at 400 crs.
HALL
100 mm solid block inner leaf
Insulated cavity
Selected brick outer leaf
dpc
Bay window to detail
Vent
150 mm ϕ foul drain at 1/60
Connect To foul sewer via last mh
Connect to surface water sewer
NOTE
Vertical dpc to be returned around all jambs and opes
A
GROUND FLOOR PLAN.




# SECTION AA-BB

All rising wall to be of solid block construction to dpc level

All lintols to be laid in strict accordance with manufactures instruction