

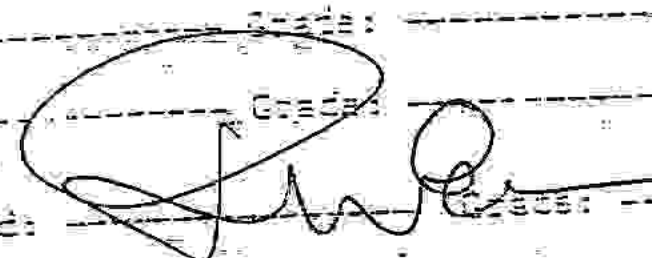
91A / 0706

CERTIFICATE NO: 25181

PROPOSAL: House  
LOCATION: 23 Knockfield Manor Knocklyon Road  
APPLICANT: Brookcraft Developments

1	2	3	4	5	6	7
CHILLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE/FEE	AMOUNT LOANED	BALANCE DUE	REMARKS	DATE RECEIVED
Dwellings	£32	£32	£32	✓		

I hereby certify that the above is a true and correct copy of the original as submitted to me.  
 I hereby certify that the above is a true and correct copy of the original as submitted to me.  
 I hereby certify that the above is a true and correct copy of the original as submitted to me.  
 I hereby certify that the above is a true and correct copy of the original as submitted to me.

Signed:  Date: 8.0 6/5/91  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

REF. NO.: 911/0706

CERTIFICATE NO.: 14835 B

PROPOSAL: House

LOCATION: 23 Knockfield Manor, Knockgan Road

APPLICANT: Brookcroft Developments

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£55	£55	/		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 100 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: B/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

*Paundard  
nil  
paid up full*

DEVELOPMENT CONTROL ASSISTANT, GRADE

*NO reports on  
file at date  
of assessment  
J. May*

# COMHAIRLE CHONTAE ÁTHA CLIATH

216

## Record of Executive Business and Manager's Orders

PL 6/5/86209

2/427/92

EN 3161 II

FINANCIAL CONTRIBUTION :-
AMOUNT €
F/ Staff 27,180

Sample 45,000  
Board 30,000  
Gul

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/706

APPEAL by Michael Kennedy care of Ronald J. Bergin of Saint Heliers, Stillorgan Park, Blackrock, County Dublin and by John and Ann O'Rourke of 25 Knockfield Manor, Knocklyon, Templeogue, Dublin against the decision made on the 19th day of June, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Brookcroft Developments Limited care of Frank Elmes and Company of 2 Waldemar Terrace, Main Street, Dundrum, Dublin for development comprising change of approved house type and layout to give one detached house on revised site 23 at Knockfield Manor, Knocklyon Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

### FIRST SCHEDULE

Having regard to the revised design layout and scale of the proposed dwelling at site 23 it is considered that it can adequately tie-in with the existing building line and provide for a rear garden without unduly impacting on the adjoining properties. It is therefore considered, that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be in accordance with the proper planning and development of the area.

### SECOND SCHEDULE

1. Conditions 6 to 18 inclusive of the permission granted by order P/1060/89 dated the 29th day of March, 1989 (Planning Register Reference Number 89A-0057) for a larger site but including the subject site shall be strictly adhered to in respect of this proposal, except insofar as these conditions may require to be modified to comply with the other conditions of this permission.

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



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

-2-

PL 6/5/86209

### SECOND SCHEDULE CONT'D

2. The arrangements made with regard to the payment of the financial contribution in the sum of £27,180 required by condition number 4 attached to the permission granted under planning register reference number 89A-0057 shall be strictly adhered to in respect of this 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 services.

3. The arrangements made with regard to the lodgement of the security required by condition number 5 of the permission granted under planning register reference number 89A-0057 shall be strictly adhered to in respect of this proposal. The security is by way of bond or letter of guarantee in the sum of £45,000 or cash in the sum of £30,000.

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

4. The external finishes shall match the finish on the adjoining houses in terms of colour and texture.

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

5. A minimum distance of 1 metre shall be provided between the side walls of the proposed house and the side boundaries of the site.

Reason: To enable access to the rear garden and enable maintenance of the house.

*F. O' Sullivan*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 17<sup>th</sup> day of December 1991.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/706

Order Noted: L.D.	<i>[Signature]</i>
Dated: 27 <sup>th</sup> JAN 1992	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated 10 <sup>th</sup> day of	DECEMBER 19 91



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

An Bord Pleanála,  
Floor 3,  
Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Our Ref: 91A/0706

Your Ref: PL6/5/86209

Date: 3 December 1991

RE: Proposed change of approved house type and layout (Req. Ref. 90A/1162) to give 1 no. 4 bed. det. house on revised site 23, Knockfield Manor, Knocklyon Road, Templeogue for Brookcroft Developments Ltd.

Dear Sir/Madam,

I refer to your letter dated 19th September, 1991 & 22nd October, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 14th June, 1991.

Yours faithfully,

\_\_\_\_\_  
for Principal Officer.

*Decision made*

p/2651/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0706

Date Received : 2nd May 1991

Correspondence : Frank Elmes & Co.,  
Name and : 2 Waldemar Tce,  
Address : Main Street,  
Dundrum,  
Dublin 14.

Development : Change of approved house type and layout (Reg. Ref. 90A/1162) to give 1 no. 4 bed. det. house on revised site 23.

Location : Knockfield Manor, Knocklyon Road, Templeogue.

Applicant : Brookcroft Developments Ltd

App. Type : Permission

Zoning :

90 3161 II  
90 895 II

PERMISSION:
Standard: Nil
Roads: Nil
S. Space: Nil
Open Space: Nil
Other: Nil
SECURITY:
Bond / C.I.F: 45,000
Cash: 30,000

(MOS/DK)

Report of the Dublin Planning Officer dated 11th June, 1991.

This application is for PERMISSION. The proposed development consists of change of approved house type and layout (Reg. Ref. 90A-1162) to give 1 no. 4 bed. detached house on revised site 23, at Knockfield Manor, Knocklyon Road, Templeogue.

The applicant is Brookcroft Developments Ltd.

The planning history of the site is as follows:

90A-0001: permission granted for revised house types on approved sites 1 to 33 (odd numbers), 17 in total at Knockfield Manor.

90A-1162: permission granted for 5 no. detached houses on approved sites at Knockfield Manor. This included the site of the current application.

90A-1619: permission granted for the retention of a revised plot layout on the adjoining site (no. 21).

90A-2069: decision to refuse permission made by Dublin County Council for proposed change of approved house type and layout to give 1 no. 4 bed. detached house on site 23.

The reason for refusal was that the proposal did not provide for adequate private open space in connection with the dwelling.

*This decision is currently on appeal to an Bord Pleanála.*  
The development proposed in this application provides for adequate private open space to the rear and side of the dwelling.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0706

Page No: 0002

Location: Knockfield Manor, Knocklyon Road, Templeogue.

The proposed vehicular access point is indicated as being only 2.5 metres wide, which is considered less than ideal. This cannot be increased in width.

I note that the north eastern site boundary shown in this application does not coincide with the ~~south eastern~~ <sup>south western</sup> site boundary shown in the earlier application for site no. 21 (Reg. Ref. 90A-1619). The south-eastern boundary of site no. 21 appears, however, to have been constructed as approved under Reg. Ref. 90A-1619.

The proposed development will ensure that the last remaining site in Knockfield Manor is developed.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (ii) 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 conditions 6-18 inclusive of permission granted by order P/1060/89, dated 29th March, 1989, Reg. Ref. 89A-0057, for a larger site but including the subject site be strictly adhered to, except insofar as they may require to be modified to comply with the other conditions of this decision.

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

05 That the arrangements made with regard to the payment of the financial contribution in the sum of £27,180 required by condition no. 4 of the

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0706

Page No: 0003

Location: Knockfield Manor, Knocklyon Road, Templeogue.

planning permission granted under Register Reference 89A-0057 be strictly adhered to in respect of this 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.

06 That arrangements made with regard to the lodgement of the security required by condition no. 5 of the planning permission granted under Register Reference 89A-0057, be strictly adhered to in respect of this proposal. The security is by way of bond or letter of guarantee in the sum of £45,000 or cash in the sum of £30,000

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

07 That a dry dash finish, be provided on the front elevation at first floor level. This finish is to match the finish on the adjoining houses in terms of colour and texture.

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

08 That the brick and roof tiles match the finishes used on the adjoining houses both in terms of colour and texture.

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

09. That a <sup>minimum</sup> 1.15 metre distance be provided between the side walls of the proposed house + the side boundaries of the site.

Reason: To enable access to the rear garden & to allow for maintenance of the house.

10. That the length of the rear garden be as shown on the Block Plan submitted at the site (see drawing KM/90/10)

REASON: In the interest of residential amenity  
ii. 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.


# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0706


Page No: 0004

Location: Knockfield Manor, Knocklyon Road, Templeogue.

16  
Endorsed:   
for Principal officer

  
for Dublin Planning officer SEP 17.6.91

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 (1) conditions set out above is hereby made.

Dated : 14 June 1991  
  
~~ASSISTANT CITY AND COUNTY MANAGER~~ APPROVED OFFICER  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.  
14 June 1991

Our Ref: PL 6/5/95209  
P.A. Ref: ~~91A/906~~

91A-706

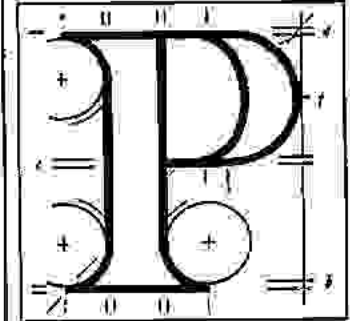
Ref  
23/12

Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 18 DEC 1991



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Appeal Re: House at 23 Knockfield Manor, Knocklyon,  
Templeogue, County Dublin.

Dear Sir,

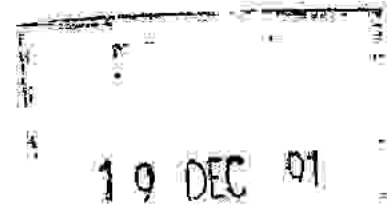
An order has been made by An Bord Pleanála  
determining the above-mentioned appeal under the  
Local Government (Planning and Development) Acts,  
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

  
Miriam Baxter.

Encl.

BP 352





AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/706

**APPEAL** by Michael Kennedy care of Ronald J. Bergin of Saint Heliers, Stillorgan Park, Blackrock, County Dublin and by John and Ann O'Rourke of 25 Knockfield Manor, Knocklyon, Templeogue, Dublin against the decision made on the 19th day of June, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Brookcroft Developments Limited care of Frank Elmes and Company of 2 Waldemar Terrace, Main Street, Dundrum, Dublin for development comprising change of approved house type and layout to give one detached house on revised site 23 at Knockfield Manor, Knocklyon Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the revised design layout and scale of the proposed dwelling at site 23 it is considered that it can adequately tie-in with the existing building line and provide for a rear garden without unduly impacting on the adjoining properties. It is therefore considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Conditions 6 to 18 inclusive of the permission granted by order P/1060/89 dated the 29th day of March, 1989 (Planning Register Reference Number 89A-0057) for a larger site but including the subject site shall be strictly adhered to in respect of this proposal, except insofar as these conditions may require to be modified to comply with the other conditions of this permission.

**Reason:** In the interest of the proper planning and development of the area.

PL 6/5/86209

SECOND SCHEDULE CONT'D

2. The arrangements made with regard to the payment of the financial contribution in the sum of £27,180 required by condition number 4 attached to the permission granted under planning register reference number 89A-0057 shall be strictly adhered to in respect of this 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 services.

3. The arrangements made with regard to the lodgement of the security required by condition number 5 of the permission granted under planning register reference number 89A-0057 shall be strictly adhered to in respect of this proposal. The security is by way of bond or letter of guarantee in the sum of £45,000 or cash in the sum of £30,000.

**Reason:** In the interest of the proper planning and development of the area.

4. The external finishes shall match the finish on the adjoining houses in terms of colour and texture.

**Reason:** In the interest of the proper planning and development of the area.

5. A minimum distance of 1 metre shall be provided between the side walls of the proposed house and the side boundaries of the site.

**Reason:** To enable access to the rear garden and enable maintenance of the house.

*[Faint circular stamp, possibly a council seal]*

*P. O' Kuffey*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 17<sup>th</sup> day of December 1991.

COMHAIRLE CHONTAE ATHA CLIATH

TO: M. O'SHEE  
Executive Planner,

REG. REF. 91A/0706

RE: Proposed change of approved house type and layout (Reg. Ref. 90A/1162) to give 1 no. 4 bed. det. house on revised site 23, Knockfield Manor, Knocklyon Road, Templeogue for Brookcroft Developments Ltd.

I attach for your observations memo/letter dated 19th September, 1991 from An Bord Pleanala.

Please reply before: 16th October, 1991

S. McMillan  
for Principal Officer

DATED: 2 October 1991

OBSERVATIONS:

Further letter of 22/10 - ABP.

no further comments to make to  
D.P.O report dated 11/6/91

Signature of person making observations: M. O'SHEE

Countersigned: P. Gemina  
(S.E.D.C.)

DATE: 13/Nov '91

DATE: 14/11/91

Our Ref: PL 6/5/86209  
P.A. Reg. Ref: 91A/706

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 11th November 1991.

Appeal re: House at 23 Knockfield Manor, Knocklyon,  
Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

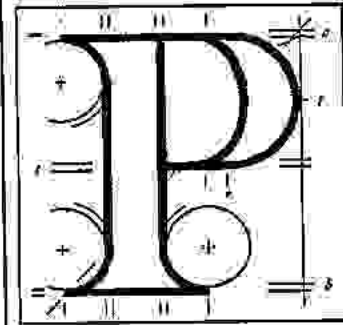
Yours sincerely,

*Suzanne Lacey*  
Suzanne Lacey

BP 553A

14 NOV 91

WSPK  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



# Ronald J. Bergin

Ronald J. Bergin Co. Ltd.,  
Civil Engineering and  
Town Planning Consultants,  
Saint Heliers,  
Stillorgan Park,  
Blackrock, Co. Dublin.

DIRECTORS: RONALD J. BERGIN C.Eng., F.I.E.I., M.Cons.E.I., DOROTHY BERGIN

(01) 883227/833271

28th October 1991.

An Bord Pleanála,  
Floor 3,  
Block 6/7 Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re: House at 23 Knockfield Manor, Knocklyon, Templeogue  
Reg. Ref. 91A/706 - Your ref: PL 6/5/86209

Dear Sir,

I refer to your letter of the the 22nd inst, and enclosures from Mr. John O'Rourke which appears to confirm that this site has now been reduced on three sides and the site is no longer the same size as that on which the applicant originally applied for permission to Dublin County Council.

The applicant should now be requested to provide documentary evidence that he is the owner of the entire site, the subject of this application, and it should not be sufficient that he provide a 1/2500 scale land registry map from which these smaller dimensions cannot be accurately scaled, particularly when the map has been photocopied a number of times.

Yours faithfully,

*Ronald J. Bergin*

Ronald J. Bergin.

RJB/DB:



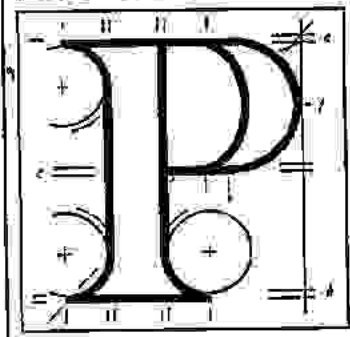
Registered in  
The Republic of Ireland  
No. 121157  
VAT No. 481-4148H

Our Ref: PL 6/5/86209  
P.A. Reg. Ref: 91A/706

M. O'Shea  
*[Signature]*

*Red  
25/10*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



Date: 22nd October 1991.

Appeal re: House at 23 Knockfield Manor, Knocklyon,  
Templeogue, County Dublin.

Dear Sir/Madam,

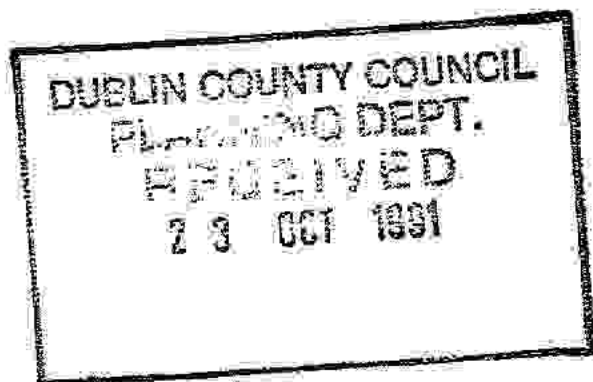
Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

*Suzanne Lacey*  
Suzanne Lacey

BP 553A



25 Knockfield Manor,  
Knocklyon Road,  
Templeogue,  
Dublin 16.

4th October 1991.

An Bord Pleanála,  
Floor 3,  
Block 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



APPEAL RE: House at 23 Knockfield Manor, Knocklyon,  
Templeogue, Dublin 16.

Your Ref: PL/ 6/5/86209


P.A. Reg. Ref: 91A/706

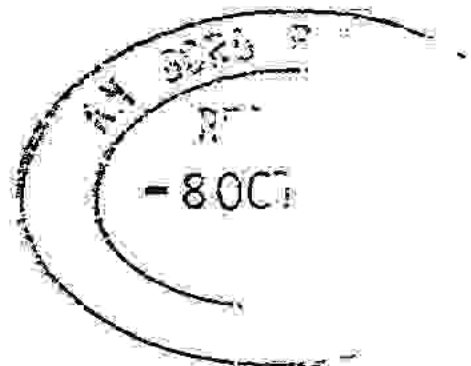
Dear Sirs,

Further to submission dated July, 1991, attached please find Schedule Folio No. 61397F and Land Registry Map pertaining to additional land at rear garden of site No. 25. The said strip of land runs diagonally the full length of the left hand side of the garden to its widest point of 6ft. at the rear wall (shown in portion shaded red on attached site plan). From the current application by Brookcroft Ltd. it would appear that this portion has been included as part of Site No. 23.

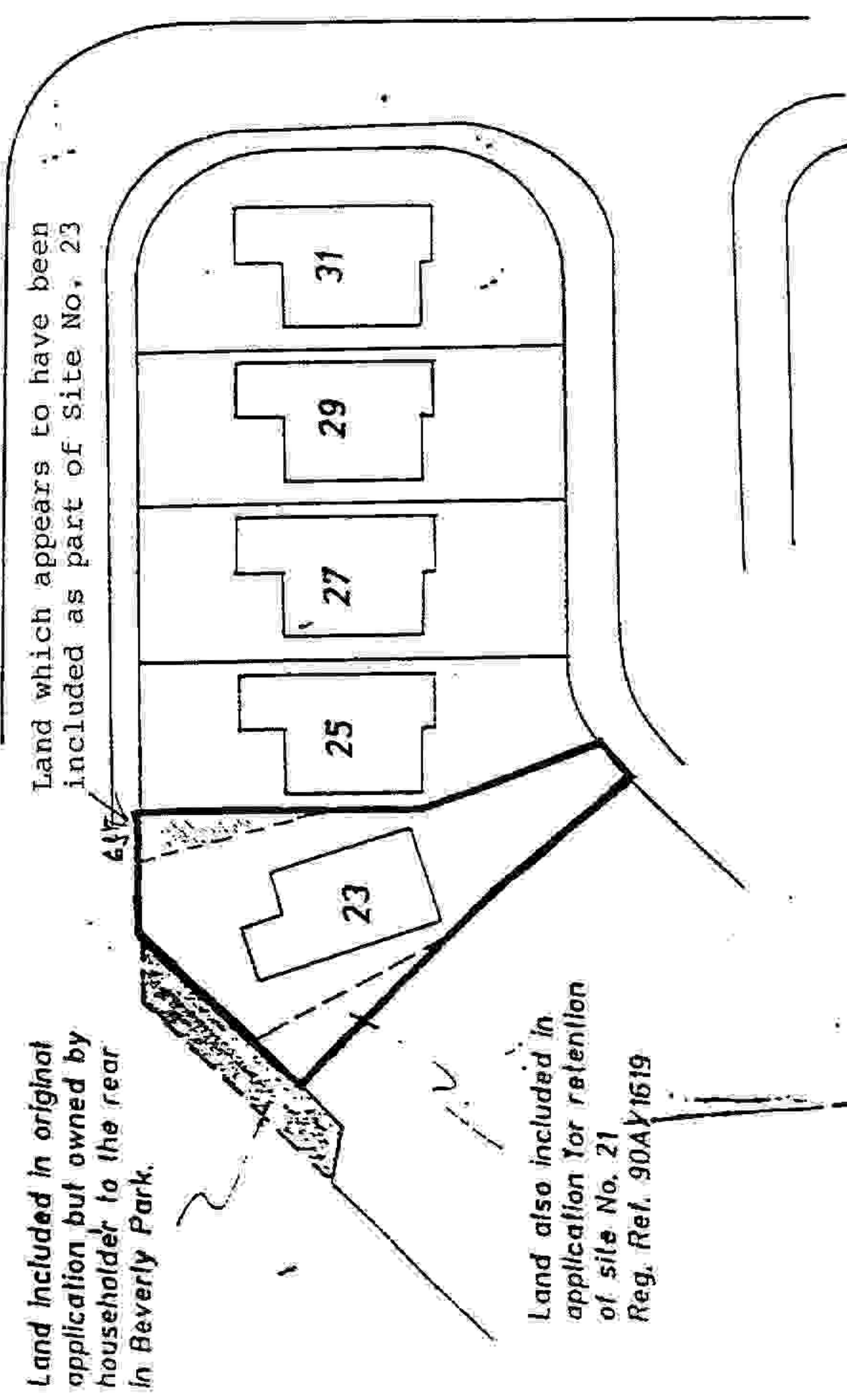
I fully agree with the recommendations of Mr. Ronald J. Bergin. on behalf of householder No. 21 and in particular with the proposal that the site be incorporated in the side gardens of both dwellings No. 21 and No. 25.

Yours faithfully,

  
John O'Rourke.



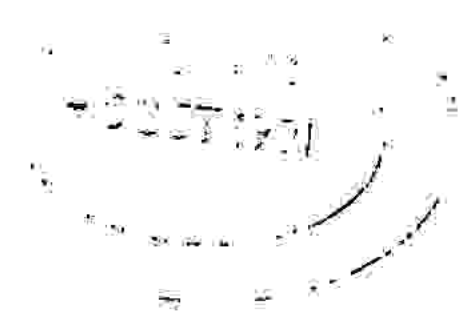
**Current Application for site No. 23.**



Land included in original application but owned by householder to the rear in Beverly Park.

Land also included in application for retention of site No. 21  
Reg. Ref. 90AY1619

Land which appears to have been included as part of Site No. 23



Layout Submitted Under  
Reg. Ref. 91A/706

Drg. No. 3139  
Sheet 4

Scale 1 : 500



LAND REGISTRY

COUNTY DUBLIN

FOLIO 61397F

TRANSFER dated the                      day of                      1991

PRINCESS HOMES LIMITED having its registered office at 16 Terenure Road East, Terenure, Dublin 6 the registered owner in consideration of the sum of One Pound now paid by the Purchaser to the Registered Owner (the receipt of which is hereby acknowledged) as beneficial owner HEREBY TRANSFERS the property described in the Schedule hereto (hereinafter called "the Scheduled Property") being part of the property described in Folio 61397 F of the Register County Dublin to JOHN O'ROURKE and ANN O'ROURKE (hereinafter called "the Purchasers")

The address of the Purchasers in the State for service of notices and their descriptions are:-

Site No. 25, Road 11, Knockfield Manor, Knocklyon Road, Dublin 16.

IT IS HEREBY CERTIFIED by the Purchasers that the Scheduled Property is situate in the County Borough of Dublin.

IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £5,000.

IT IS HEREBY FURTHER CERTIFIED for the purposes of stamping of this instrument that it is an instrument to which the provisions of Section 112 of the Finance Act 1990 do not apply for the reason that the property being transferred is a small piece of ground measuring approximately sixty square feet which does not contain any buildings thereon.

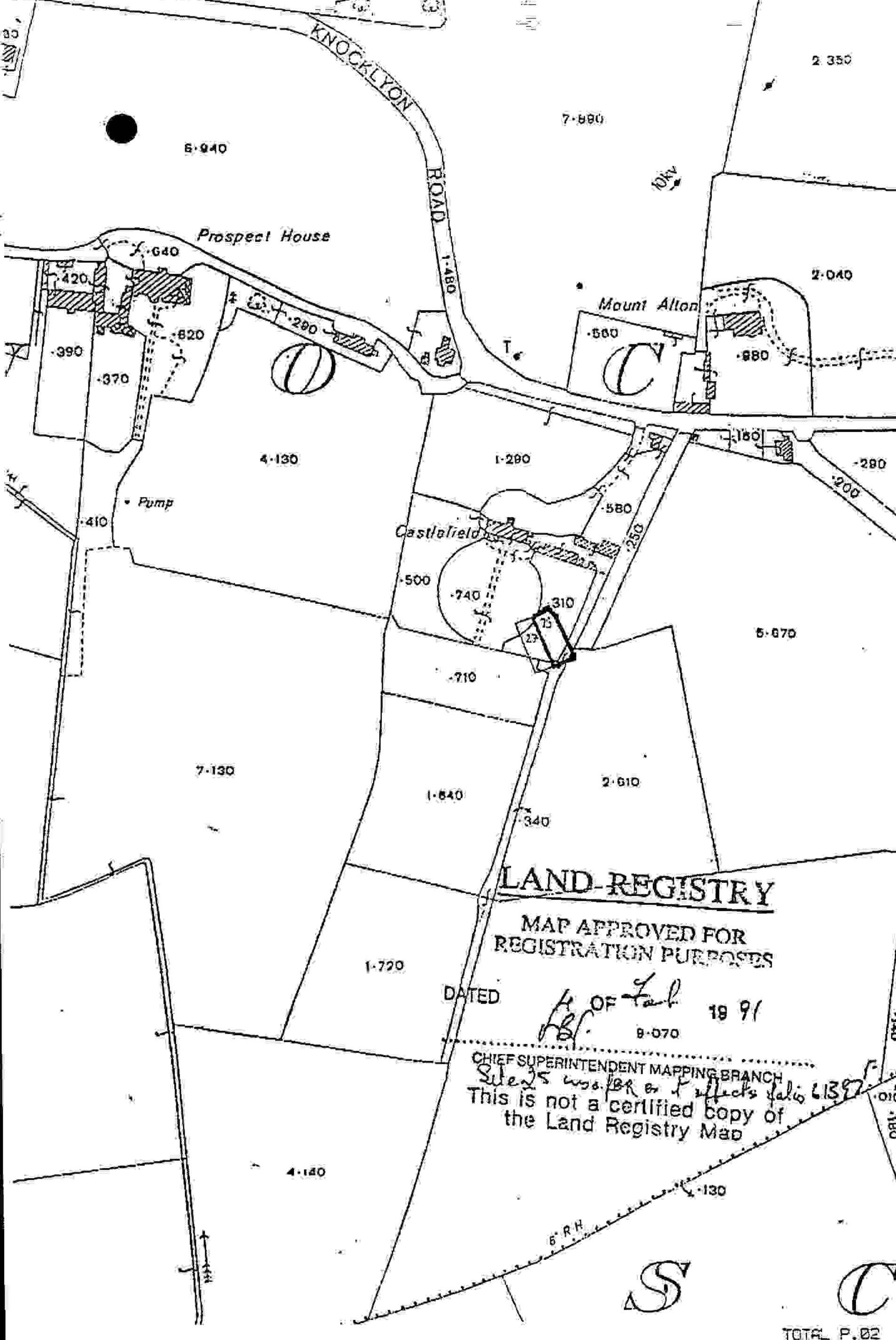
SCHEDULE

ALL THAT piece of land more particularly described on the Map annexed hereto and thereon shaded blue.

PRESENT when the Common Seal of PRINCESS HOMES LIMITED was affixed hereto:-







22-10

KLYON

KNOCKFIELD MANOR

**LAND-REGISTRY**

MAP APPROVED FOR  
REGISTRATION PURPOSES

DATED *4 OF Feb* 18 91  
*Bl.* 8-070

CHIEF SUPERINTENDENT MAPPING BRANCH  
*Sites was BR or affects folio 61397*  
This is not a certified copy of  
the Land Registry Map

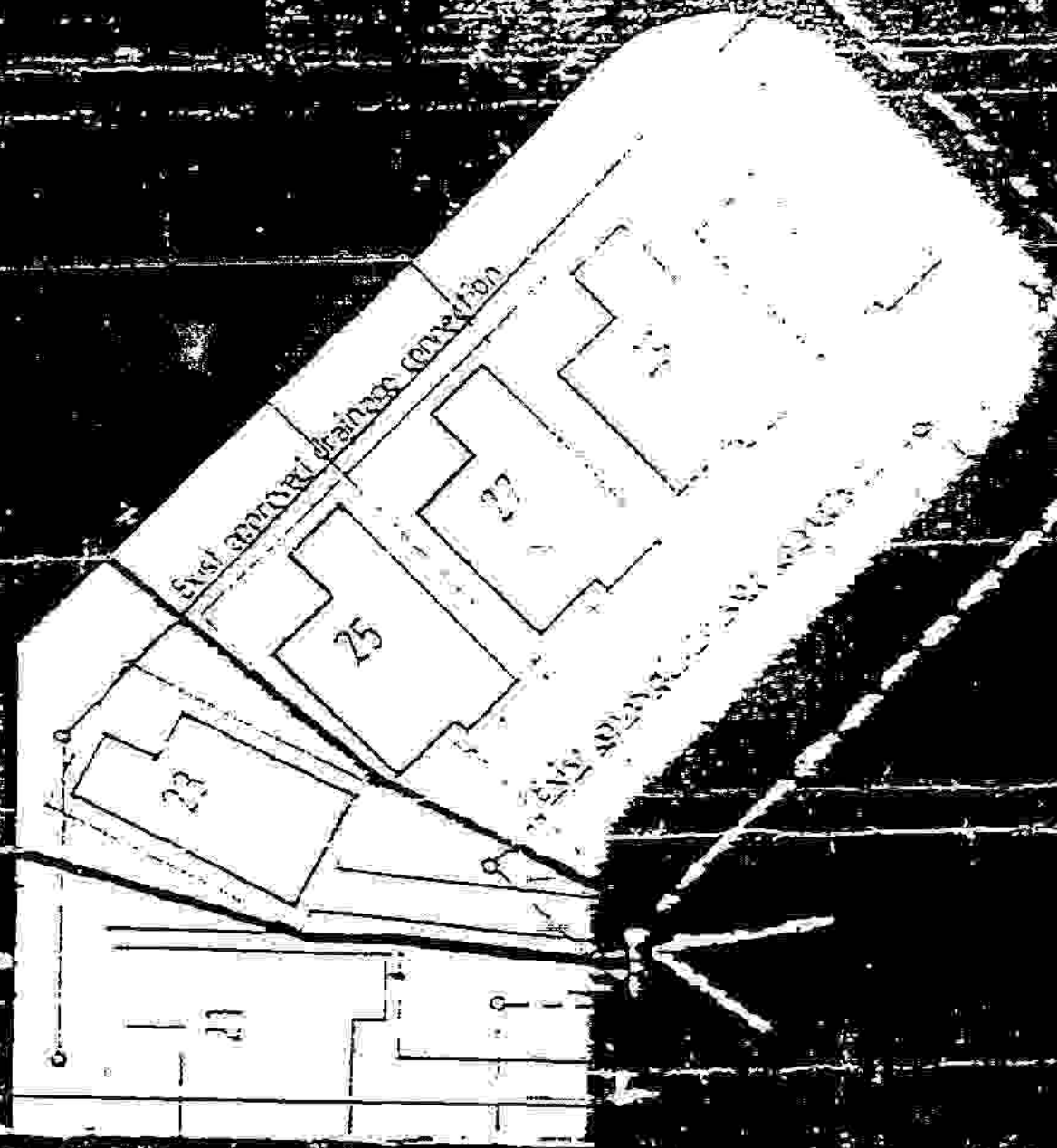
S

C

HOLARS

TOTAL P. 02





Our Ref: PL 6/5/86209  
P.A. Reg. Ref: 91A/706

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 19th September 1991.

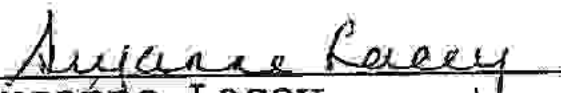
Appeal re: House at 23 Knockfield Manor, Knocklyon,  
Templeogue, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary  
for you to furnish any comments on the  
correspondence, you may do so if you wish. Any such  
comments should be forwarded within twenty-one days  
of the date of this letter to ensure that they will  
be taken into consideration in the determination of  
the appeal.

Please quote the above appeal reference number in  
any further correspondence.

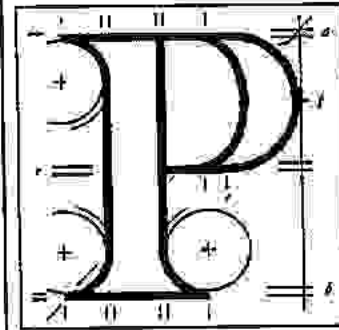
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 553

  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 7  
tel (01) 728011

*OBS*

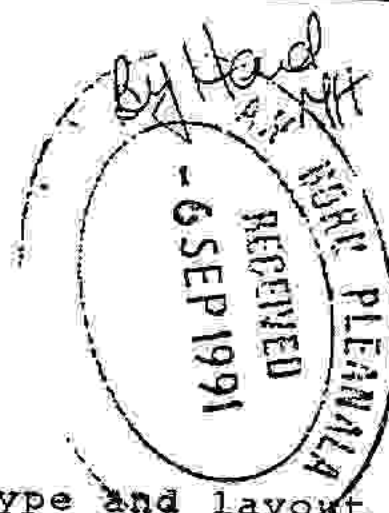


# Ronald J. Bergin

DIRECTORS: RONALD J. BERGIN C.Eng. F.I.E.L. M.Cons.E.I., DOROTHY BERGIN

5th September 1991.

An Bord Pleanála,  
Floor 3,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Re: Change of approved house type and layout (R 90A/1162) to give one No. 4 Bedroom Detached on revised site No. 23 at Knockfield Manor, Knocklyon Road, Templeogue.  
Reg. Ref. 91A/706 Your ref: PL. 6/5/86209.

Dear Sir,

I refer to my letter of the 8th July 1991 and now submit the following detailed grounds of appeal having inspected the files available at the Planning Office with the exception of Reg. Ref. 90A/001 which was available.

A copy of the original estate plan prepared by John & Associates is attached. This plan clearly shows 17 sites (Nos. 1 to 33 inclusive odd numbers) as originally intended. Site No. 23 had adequate frontage and garden depth. This drawing was misleading in so far as it included land to the rear of sites 21 and 23 which was not in the ownership of the applicant. On the 28th October 1990, an application under Reg. REF. 90A/1162 (copy of which was submitted to Dublin County Council for 5 detached houses on the previously approved site Nos. 23, 25, 27, 29 as shown on the 1/500 scale drawing No. KM.90.01. prepared by Frank Elmes, architect. An A4 size extract from this drawing is attached (sheet 1) on which the area of site 23 is outlined in red. Dublin County Council granted permission for this revision on the 3rd October 1990.

Under Reg. Ref. 90A/1619 permission was granted for the retention of the appellants house No. 21, and the area of this site is shown coloured red on the attached A4 site plan - sheet 2.

A further application for a change of house type on site No. 23 was submitted to Dublin Council under Reg. Ref. 90A/1619 on the 16th November 1990. A 1/500 scale extract from the layout plan is also attached on an A4 size sheet. Permission for the development was refused by the Local Planning Authority on the grounds that:-

Contd/....2

Contd/...2

- (1) The proposed development does not provide for adequate space about the dwelling in accordance with the development plan standards. The inadequate rear garden provided for would result in sub-standard development and would be contrary to the proper planning and development of the area. .
- (2) The proposed development would materially contravene condition No. 1 of Planning Permission granted for development of these lands under Reg. Ref. 90A/1162 dated 14th January 1991.

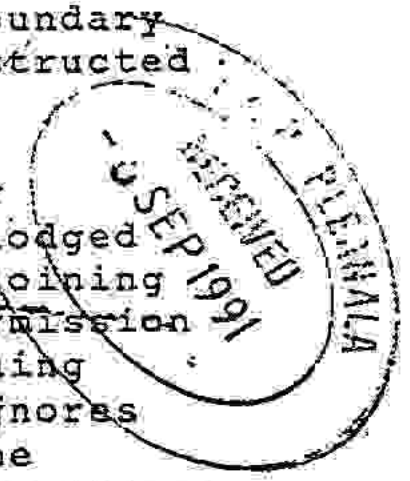
The decision of Dublin County Council to refuse permission was upheld by your Bord on the 29th July 1991 under Ref. PL. 6/5/85042 (copy attached) on the grounds that:-

"The proposed dwelling type is excessively large for the size and shape of the site and would result in incongruous set back from the standard building line, resulting in overshadowing of the adjacent property's back garden and inadequate provision of back garden area to serve the dwelling. The proposed development would, therefore, seriously injury the amenities of property in the vicinity and be contrary to the proper planning and development of the area".

The current application under Reg. Ref. 91A/706 is another application for a permission for a house on site No. 23. This time the extent of the site is as shown outlined in red on the attached A4 plan - sheet 4. It should be noted that the site includes a triangular portion (coloured yellow) which has already been included in the site of No. 21 for which permission for retention was granted under Reg. Ref. 90A/1619 and the Planning Officer also refers to this discrepancy in his report when he says:-

" I note that the north eastern site boundary shown in this application does not coincide with the south western site boundary shown in the earlier application for site No. 21, Reg. Ref. 90A/1619. The south western boundary on site No. 21 appears, however, to have been constructed as approved under Reg. Ref. 90A/1619.

Notwithstanding the fact that the Planning Officer realizes that the site is inaccurately shown on the lodged plan, and includes an area of land attached to the adjoining dwelling, he proceeds to recommend the granting of permission on the basis that it will ensure that the last remaining site in Knockfield Manor is developed. He totally ignores the fact that this triangular portion of land could be incorporated into the side gardens of the adjoining dwellings Nos. 21 and 25.



Contd/.....3

Contd/....3

I can confirm that each of these householders is prepared to purchase this land from the developer on the terms of discussions already undertaken.

The triangular portion of the land (coloured yellow) has been included in the appellants Deed of Transfer and is not available for inclusion in the current application in respect of site No. 23. I attach herewith a 1/2500 scale copy of Land Registry Map approved for registration purposes which clearly shows this fact.

The following photographs are also attached.

PHOTOGRAPH NO. 1.

A general view of site No. 21 on the left hand side, the entrance to site No. 23 in the centre and site 25 on the right hand side.

PHOTOGRAPH NO. 2.

The proposed entrance to site No. 23 is only 8' 8" clear between pillars. The total site frontage between boundary walls is 10' 2½". To achieve this it was necessary to eliminate some of the front garden of house No. 21 as shown on the lodge plans, when compared with the size of similar front gardens.

PHOTOGRAPH NO. 3.

Looking directly in to the vacant site No. 23, it is clearly visible that there is only room to provide a driveway and there will be negligible front garden available to the house.

PHOTOGRAPH NO. 5.

The pedestrian access from the rear of sites 31 to 23 to Beverly Park is shown in this photograph. This width is greater than the proposed access to site No. 23.

As can be seen from the above, the site as shown on the lodged plan does not represent the actual and available on site. Permission should be refused on the grounds that due to the shape of the site and the proposed set-back from the building line, overshadowing of the adjacent property's back gardens would result, and there is inadequate provision of back garden area to serve the dwelling. The proposed entrance is inadequate and there is insufficient front garden.

This reduction in area of rear garden results from the fact that house sizes have increased and land is included in the original application (coloured orange on sheet 4) which was

Contd/....4

Contd/....4

not in the ownership of the original applicant.

I ask your Bord, therefore, to refuse permission for this development as proposed and recommend that the land be incorporated into the adjoining sites, as the front of these sites has been clearly diminished in order to provide the absolute minimum frontage to site No. 23 in order to enable a car to drive through the entrance.

Yours faithfully,

---

Ronald J. Bergin.

RJB/DB:

Encl:

AN  
65/11



# COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 90A/1162
1. LOCATION	Knockfield Manor, Knocklyon	
2. PROPOSAL	5 detached houses on approved site s	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	(a) Requested	Date Further Particulars (b) Received
	P/BBL	28.6.90
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name Anthony F. Deegan & Assocs., Address 11 Main St., Rathfarnham, Dublin 14.	
5. APPLICANT	Name Brookcroft Developments Ltd., Address c/o A. Deegan, as above	
6. DECISION	O.C.M. No. P/3873/90	Notified 24/8/90
	Date 24/8/90	Effect To grant permission
7. GRANT	O.C.M. No. P/4576/90	Notified 3/10/90
	Date 3/10/90	Effect Permission grant
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by .....	Copy issued by <u>W. Kelly</u> Registrar	
Checked by .....	Date <u>3/9/91</u>	
	Co. Accts. Receipt No .....	



# DUBLIN COUNTY COUNCIL

Tel 724755 (ext 262 264)

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

GRANT OF  
PERMISSION

P/4576/90

Notification of Grant of Permission/A

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

To Anthony F. Deegan & Assocs.  
11 Main Street  
Rathfarnham  
Dublin 14.  
Applicant Brookcroft Limited.

Decision Order  
Number and Date P/3873/90- 24.8.90  
Register Reference No. 90A/1162  
Planning Control No. \_\_\_\_\_  
Application Received on 28.6.90  
Floor Area: 7,920 sq. ft.

A PERMISSION/ ~~has~~ has been granted for the development described below subject to the undermentioned conditions.  
five no. detached houses on approved sites at Knockfield Manor, Knocklyon.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>4. The development shall be carried out in conformity with Conditions Nos. 6-18 of the decision to grant permission by Order No. P/1060/89, dated 29th March, 1989, Reg. Ref. 89A/57, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p>	<p>1. To ensure that the development shall be in accordance with the permission.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. In the interest of the proper planning and development of the area.</p> <p>Over .....</p>

Signed on behalf of the Dublin County Council .....

*L. Doyle*  
For Principal Officer

Date 3 OCT 1990

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

5. That the arrangements made for the payment of the financial contribution in the sum of £27,180. in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/57 be strictly adhered to in respect of the above proposal.

6. That the arrangements made for the lodgement of security required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/57 be strictly adhered to in respect of this proposal. The security is by way of bond or letter of guarantee in the sum of £45,000 or cash in the sum of £30,000.

7. That details of external finishes to be agreed with the Planning Authority prior to commencement of development.

8. Details of rear boundary treatment of site No. 23 to be agreed with the Planning Authority prior to commencement of development.

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

10. 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.

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. 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 visual amenity.

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

9. In order to comply with the Sanitary Services Acts 1878-1964.

10. In the interest of reducing air pollution.

L. Doyle  
3 OCT 1990

1661 PLANNING  
05 SEP 1991

# COMHAIRLE CHONTAE ATHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 90A/2069
1. LOCATION	Site 23 Knockfield Manor, Knocklyon Road, Templeogue, Co.Dublin	
2. PROPOSAL	change of approved house type and layout (Reg. Ref. 90A/1162) to give 1 no. 4 bed detached house	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P/BBL	16 November 1990
		Date Further Particulars
		(a) Requested
		(b) Received
		1. ....
		2. ....
4. SUBMITTED BY	Name	Frank Elmes & Co., Architects
	Address	2 Waldemar Tce, Main St, Dundrum, Dublin 14.
5. APPLICANT	Name	Brook Croft Developments Ltd
	Address	C/o Frank Elmes & Co.
6. DECISION	O.C.M. No.	P/70/91
	Date	14/1/91
7. GRANT	O.C.M. No.	
	Date	
8. APPEAL	Notified	14/2/91
	Type	1st Party
9. APPLICATION SECTION 26 (3)	Date of application	
	Decision	
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by .....	Copy issued by <i>W. Kelly</i> Registrar	
Checked by .....	Date <i>3/9/91</i>	
Co. Accts. Receipt No .....		

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 90A/2059

APPEAL by Brook Croft Developments Limited, care of Frank Elmes and Company of 2 Waldemar Terrace, Main Street, Dundrum, County Dublin against the decision made on the 14th day of January, 1991 by the Council of the County of Dublin to refuse permission for development comprising change of approved house type and layout to give one four-bedroomed detached house on site 23 Knockfield Manor, Knocklyon Road, Temploegue, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed dwelling type is excessively large for the size and shape of the site and would result in an incongruous set back from the standard building line resulting in overshadowing of the adjacent property's back garden and inadequate provision of back garden area to serve the dwelling. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and development of the area.

*Danoy W. Murphy*

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 29<sup>th</sup> day of July 1991.



# DUBLIN COUNTY COUNCIL

tel 724725 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ PERMISSION: ~~PERMISSION~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Frank Elmes & Co. Arch. Register Reference No. 90A/2069  
2 Waldemar Terrace, Planning Control No. \_\_\_\_\_  
Main Street, Dundrum, Application Received 16.11.90  
Dublin 14. Additional Information Received \_\_\_\_\_  
Applicant Brook Croft Developments 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. P/ P/70/91 dated 14.01.90 decided to refuse:

~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For proposed to change approved house type and layout (Reg. Ref. 90A/1162)  
to give 1 no. 4 bed detached house on site 23 Knockfield Manor,  
Knocklyon Road, Templeogue.  
for the following reasons:

1. The proposed development does not provide for adequate space about the dwelling in accordance with the Development Plan Standards. The inadequate rear garden provided for would result in substandard development and would be contrary to the proper planning and development of the area.
2. The proposed development would materially contravene Condition No. 1 of planning permission granted for development of these lands under Reg. Ref. 90A/1162.

Signed on behalf of the Dublin County Council

*[Signature]*  
for PRINCIPAL OFFICER

14 January, 1991

Date

### IMPORTANT:

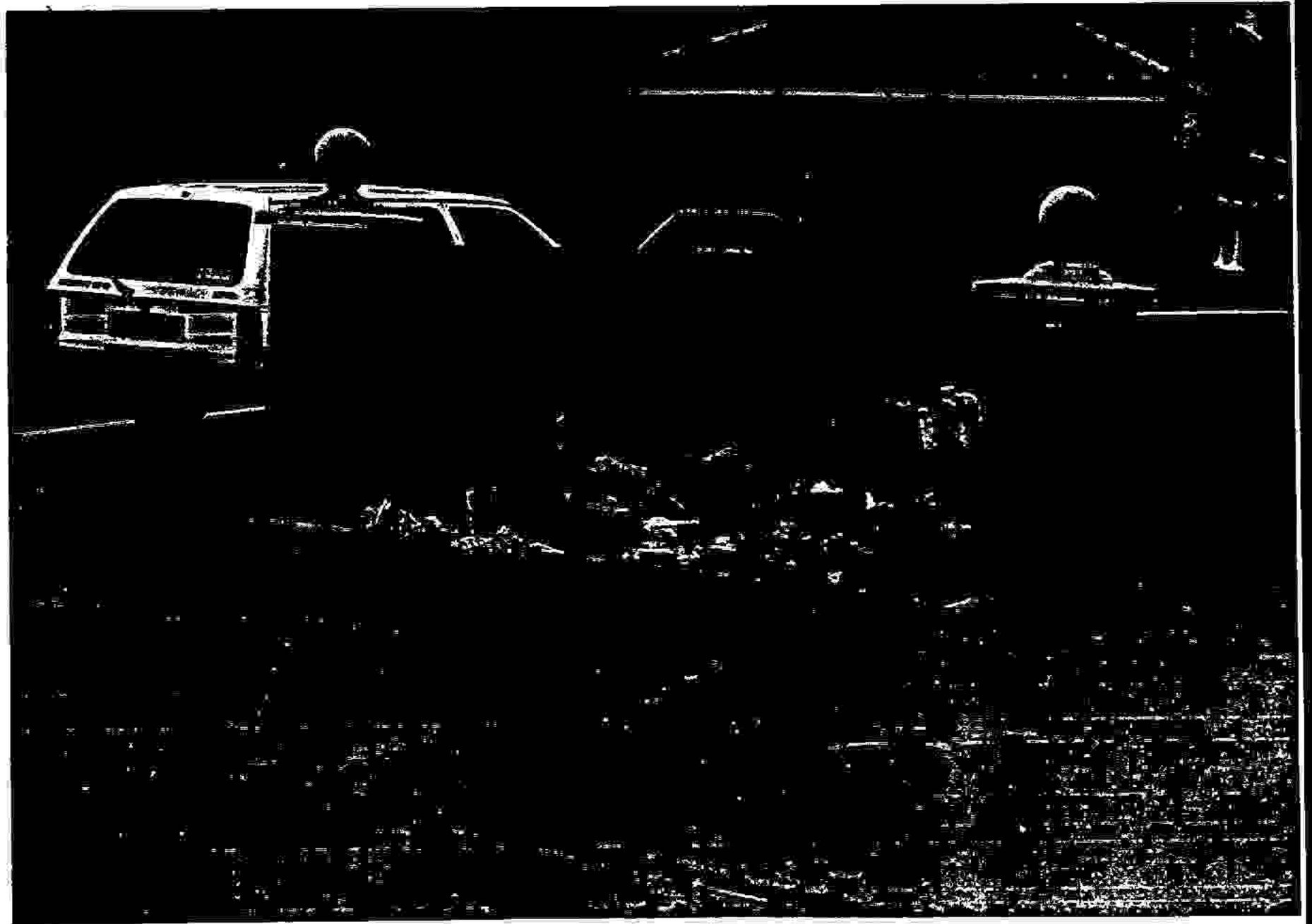
NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 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 or other special measures 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

FORM G - FUTURE PRINT LTD

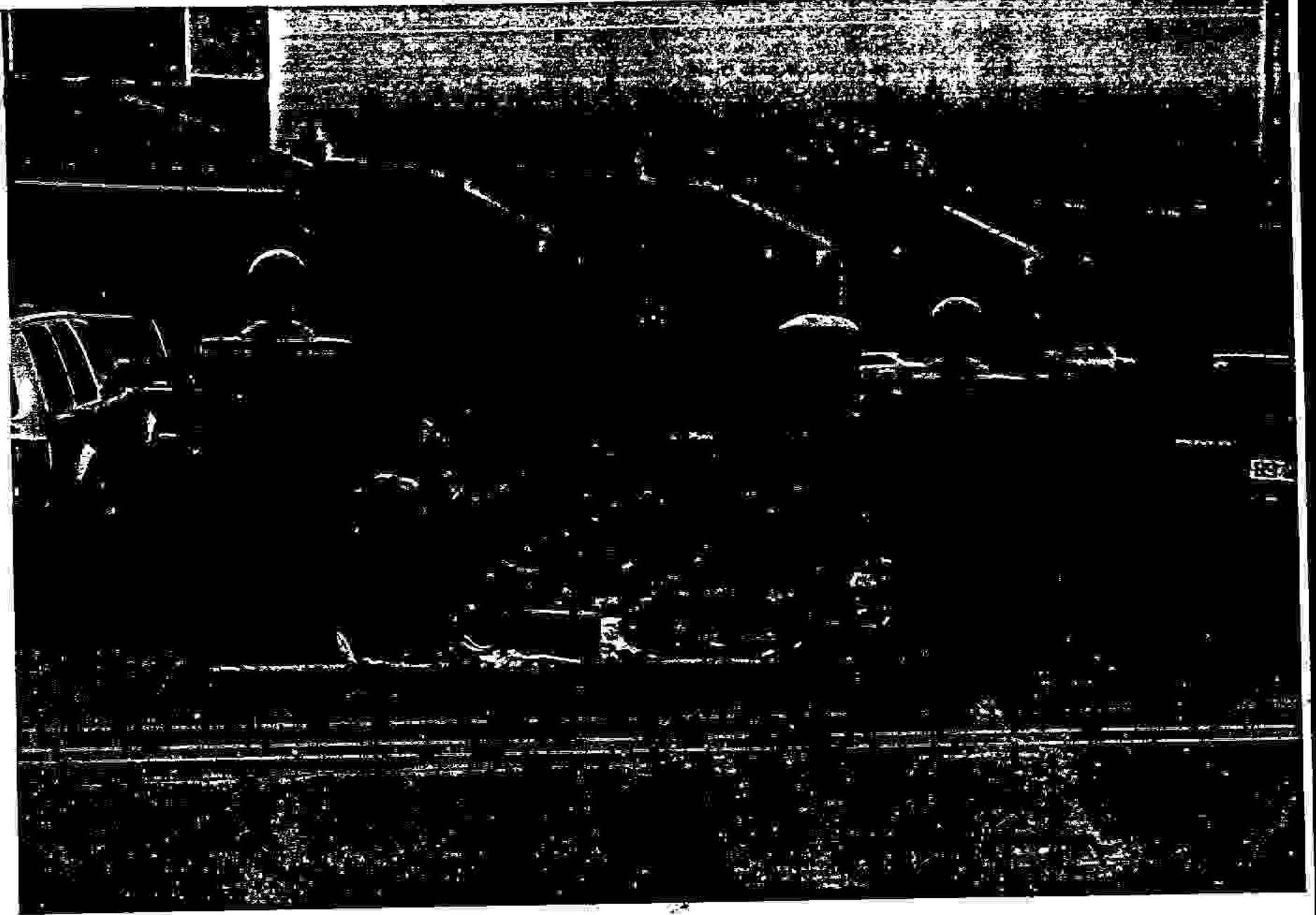




Photograph No. 1.



Photograph No. 2.



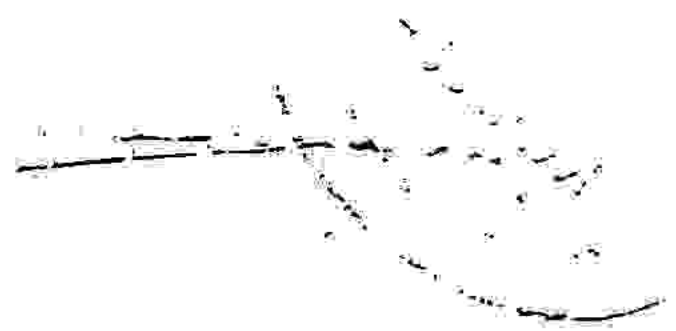
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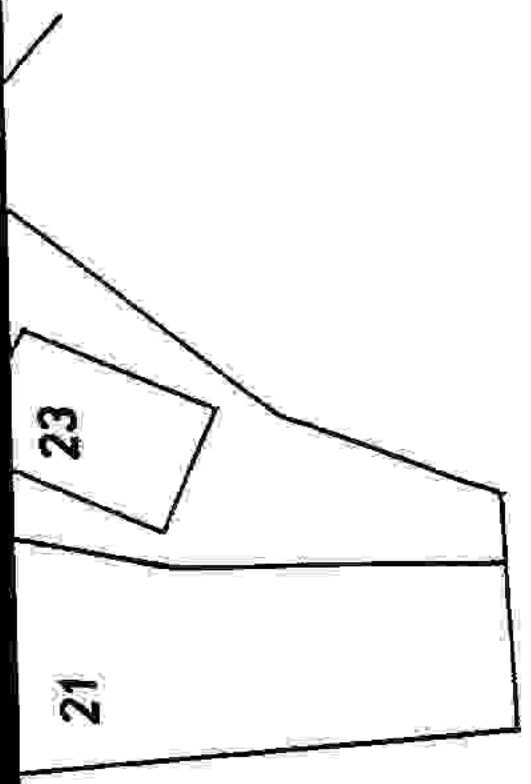


Photograph No. 4.



Photograph No. 5.



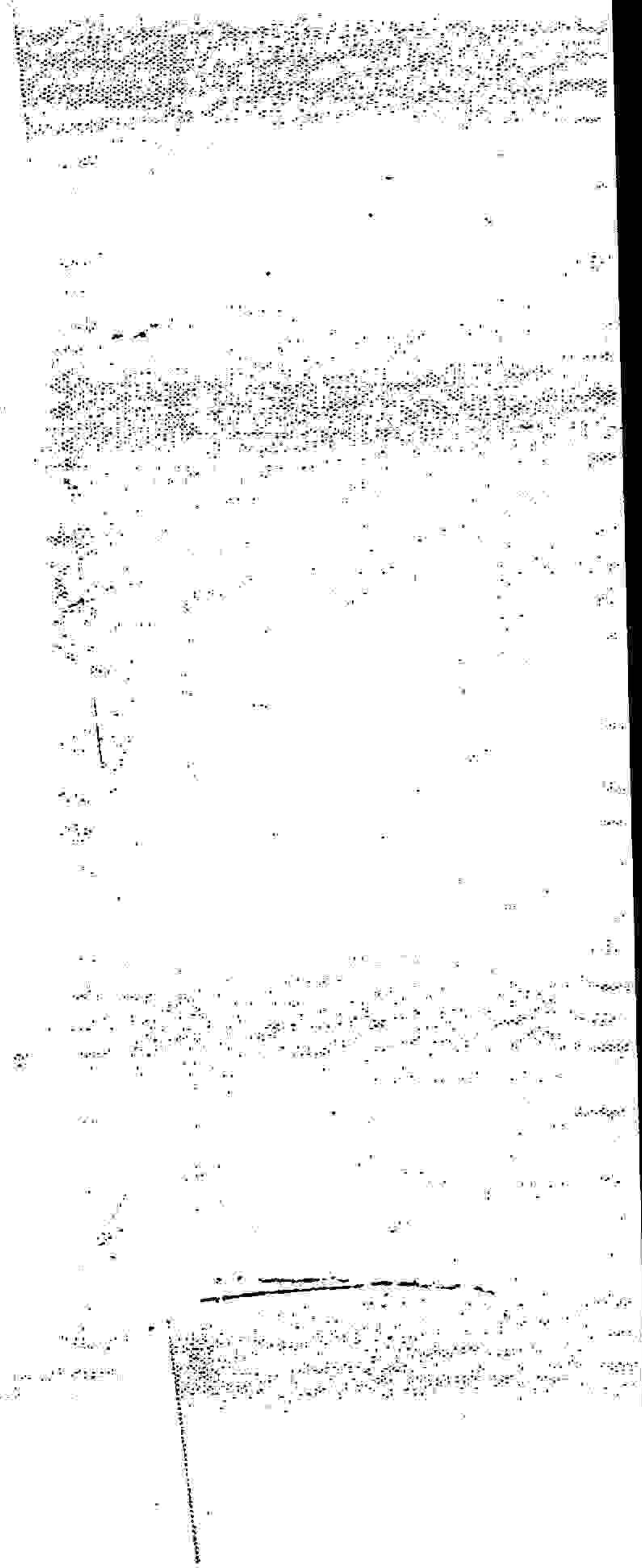


Layout Submitted Under  
Reg. Ref. 90A/2069

Scale 1 : 500

Drg. No. 3139

Sheet 3



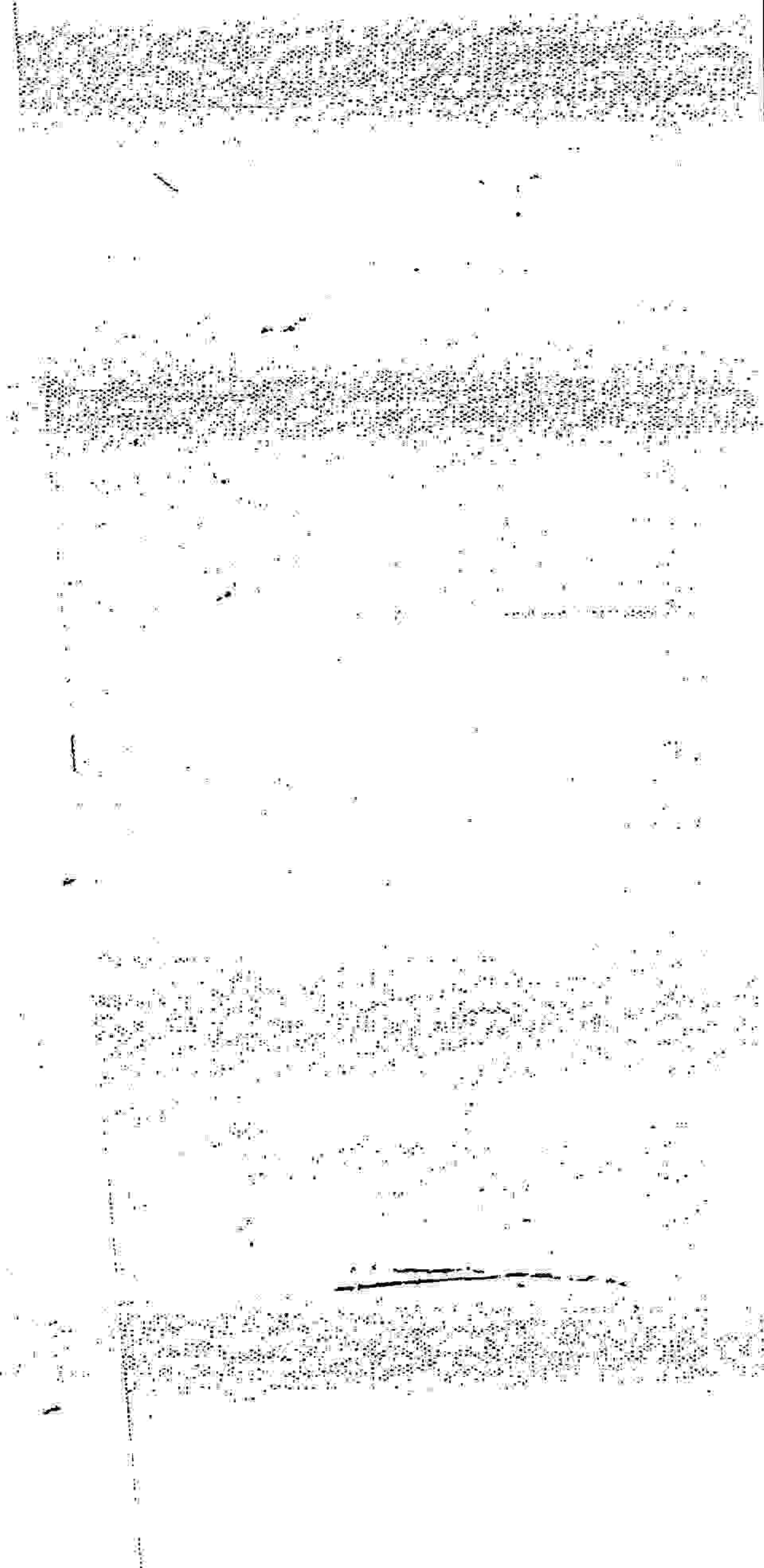
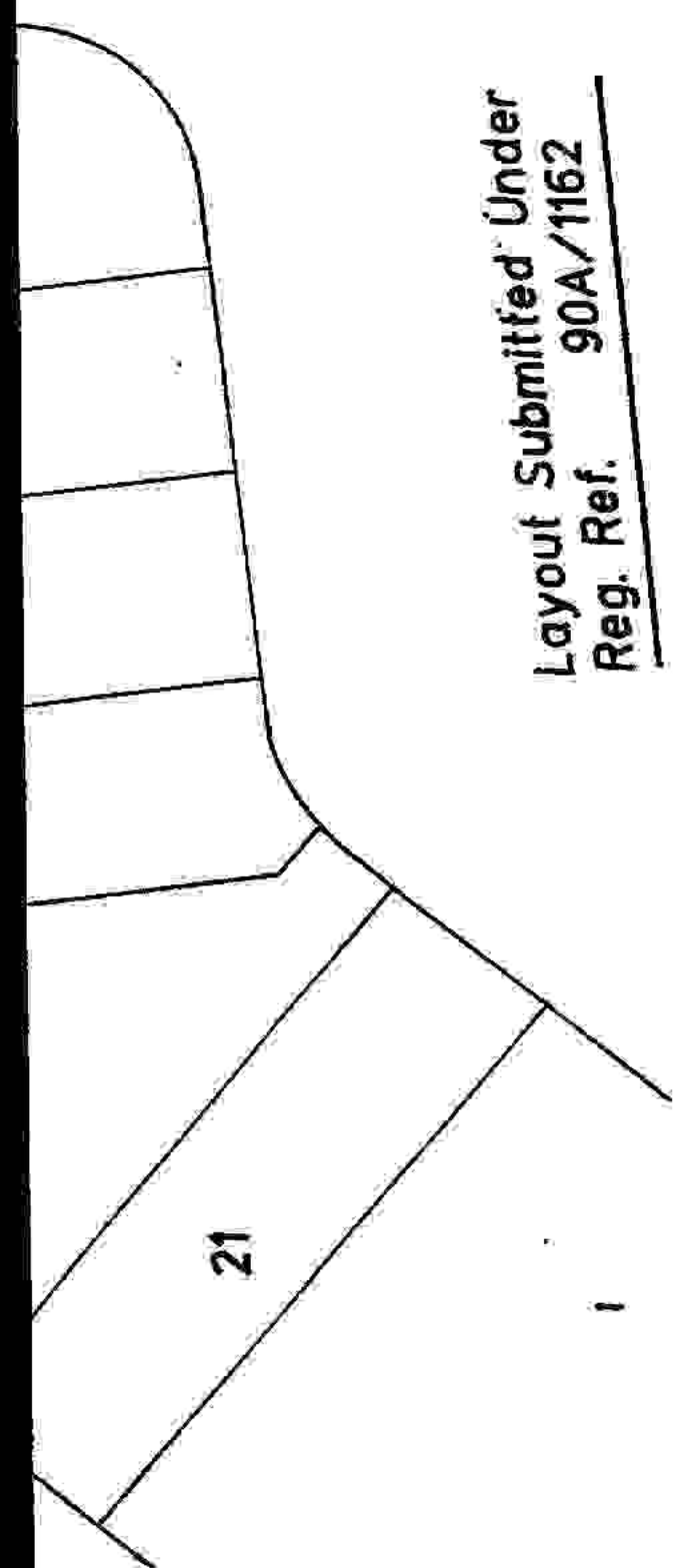
Layout Submitted Under  
Reg. Ref. 90A/1162

Drg. No. 3139

Sheet 1

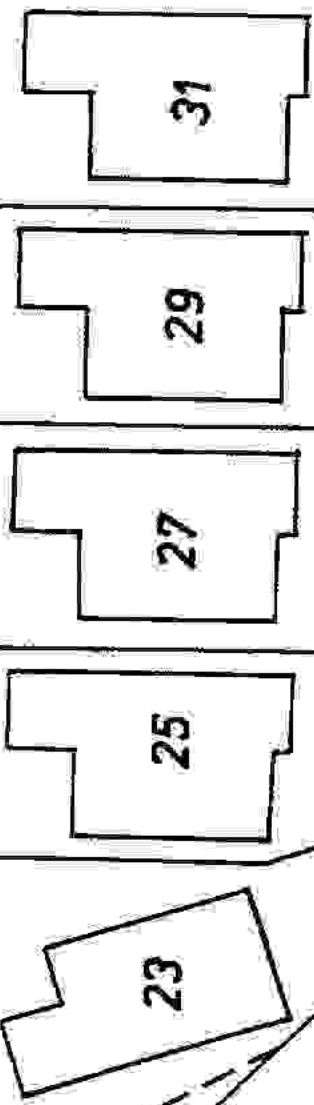
Scale 1 : 500

21





Land also included in  
application for retention  
of site No. 21  
Reg. Ref. 90A/1619



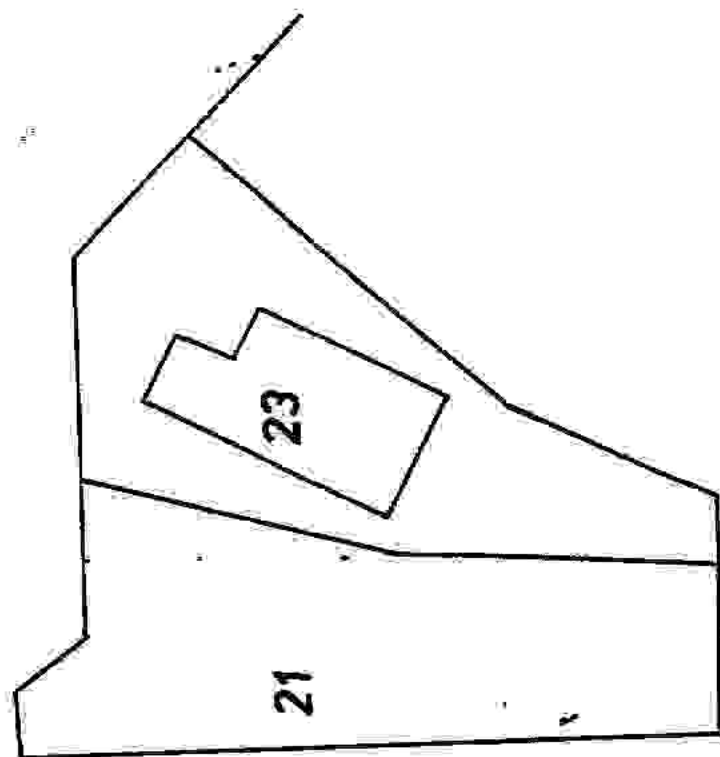
Layout Submitted Under  
Reg. Ref. 91A/706

Scale 1 : 500

Drg. No. 3139  
Sheet 4



Application for retention of site No. 21 -  
Decision to grant 14th December 1990



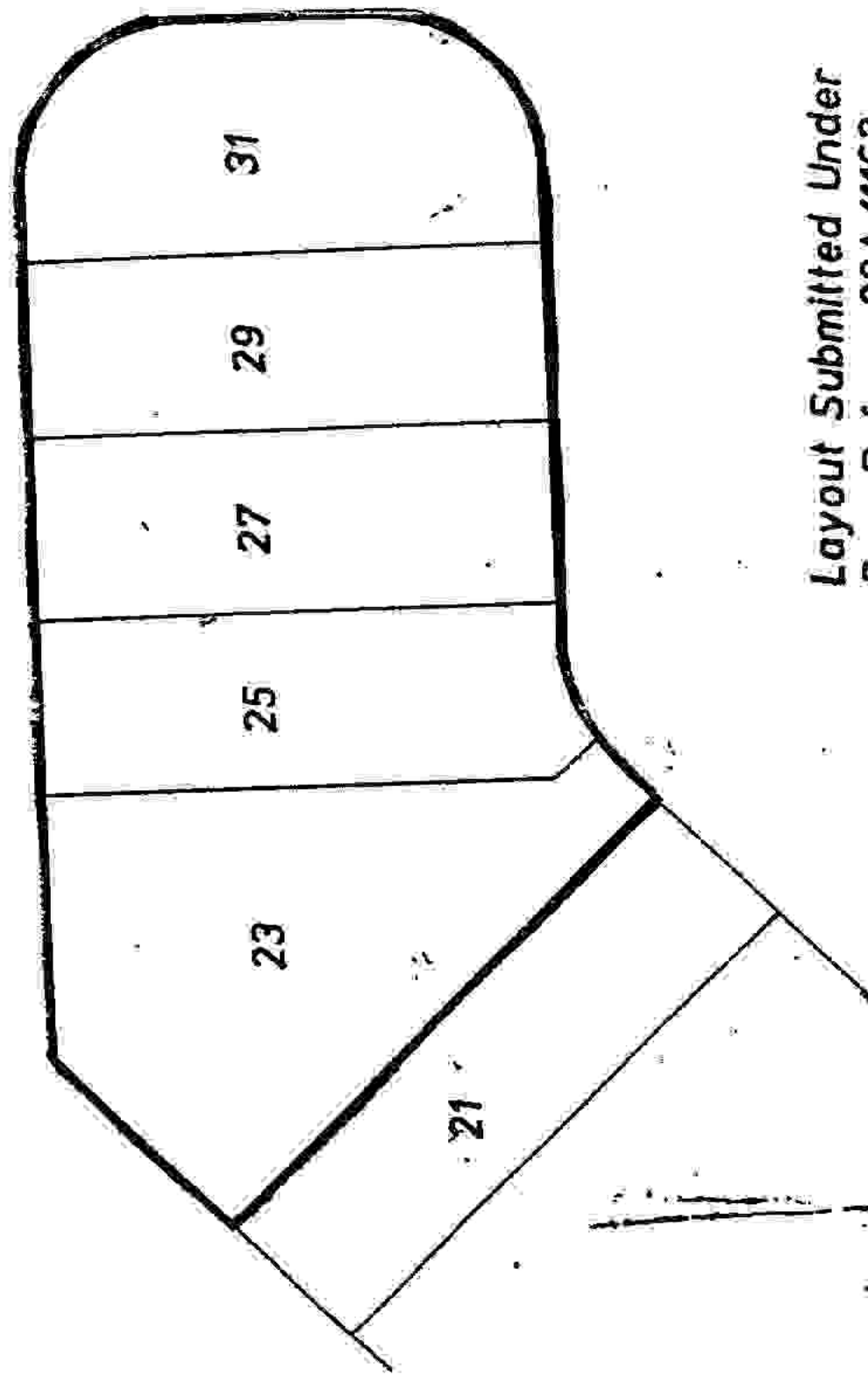
Layout Submitted Under  
Reg. Ref. 90A/1619

Scale 1 : 500

Drg. No. 3139

Sheet 2

Application for 5 houses approved on  
3rd October 1990



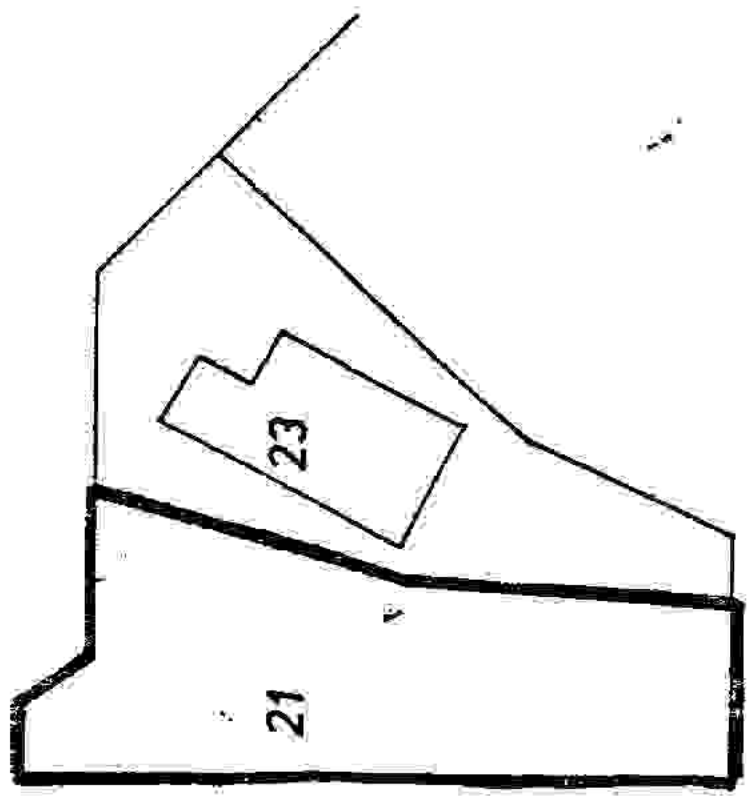
Layout Submitted Under  
Reg. Ref. 90A/1162

Scale 1 : 500

Drg. No. 3139

Sheet 1

**Application for retention of site No. 21 -  
Decision to grant 14th December 1990**



**Layout Submitted Under  
Reg. Ref. 90A/1619**

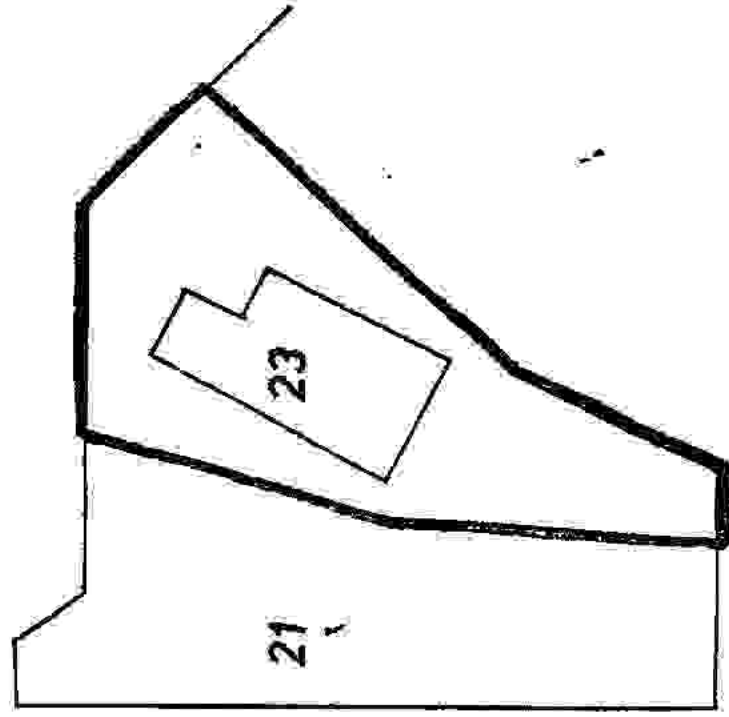
**Scale 1 : 500**

**Drg. No. 3139**

**Sheet 2**



Application for site No. 23 - Refused by Dublin  
County Council on 14th January 1991.  
Refused by An Bord Pleanala 29th July 1991.



Layout Submitted Under  
Reg. Ref. 90A/2069

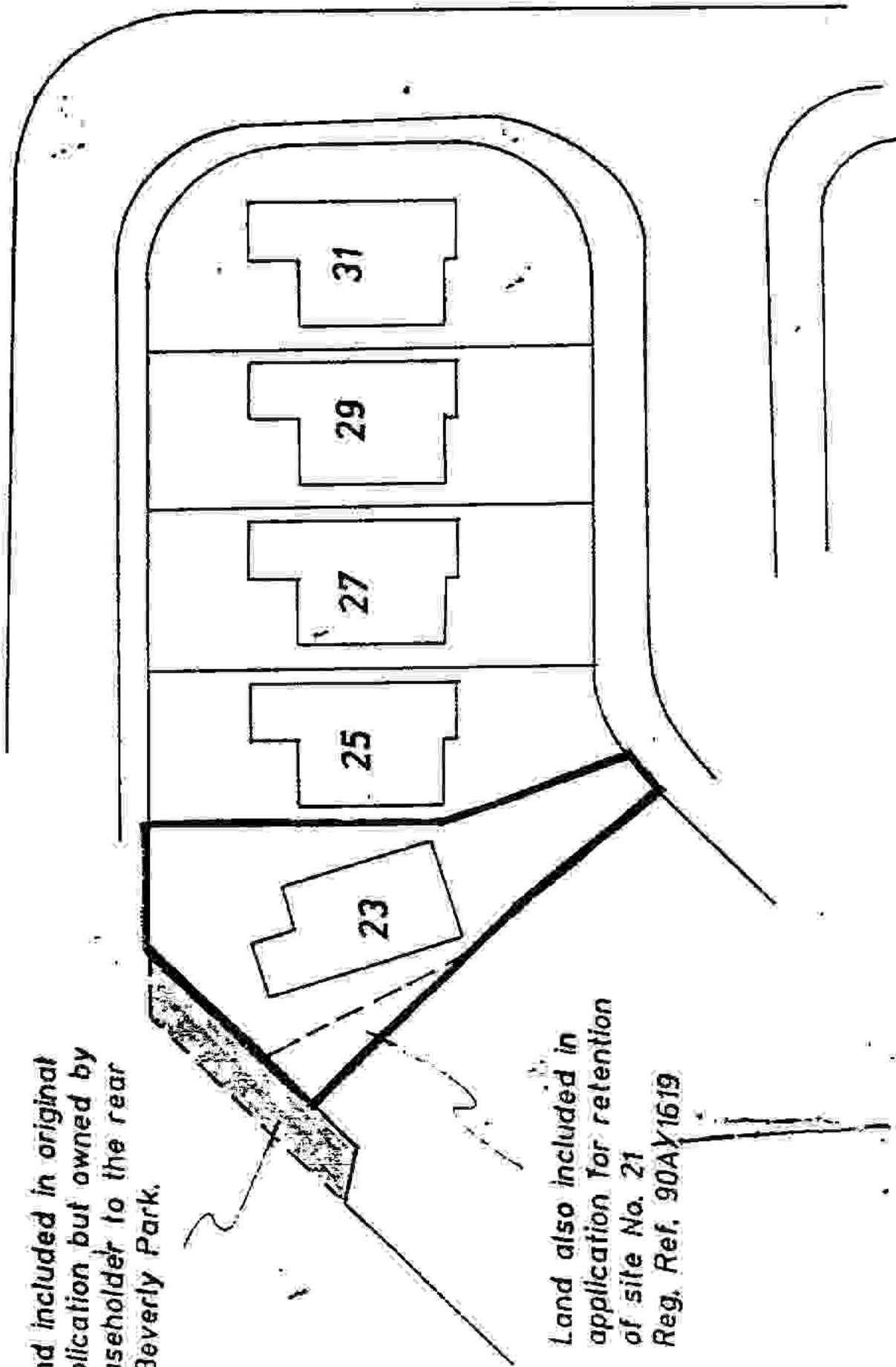
Scale 1 : 500

Drg. No. 3139

Sheet 3

**Current Application for site No. 23.**

Land included in original application but owned by householder to the rear in Beverly Park.

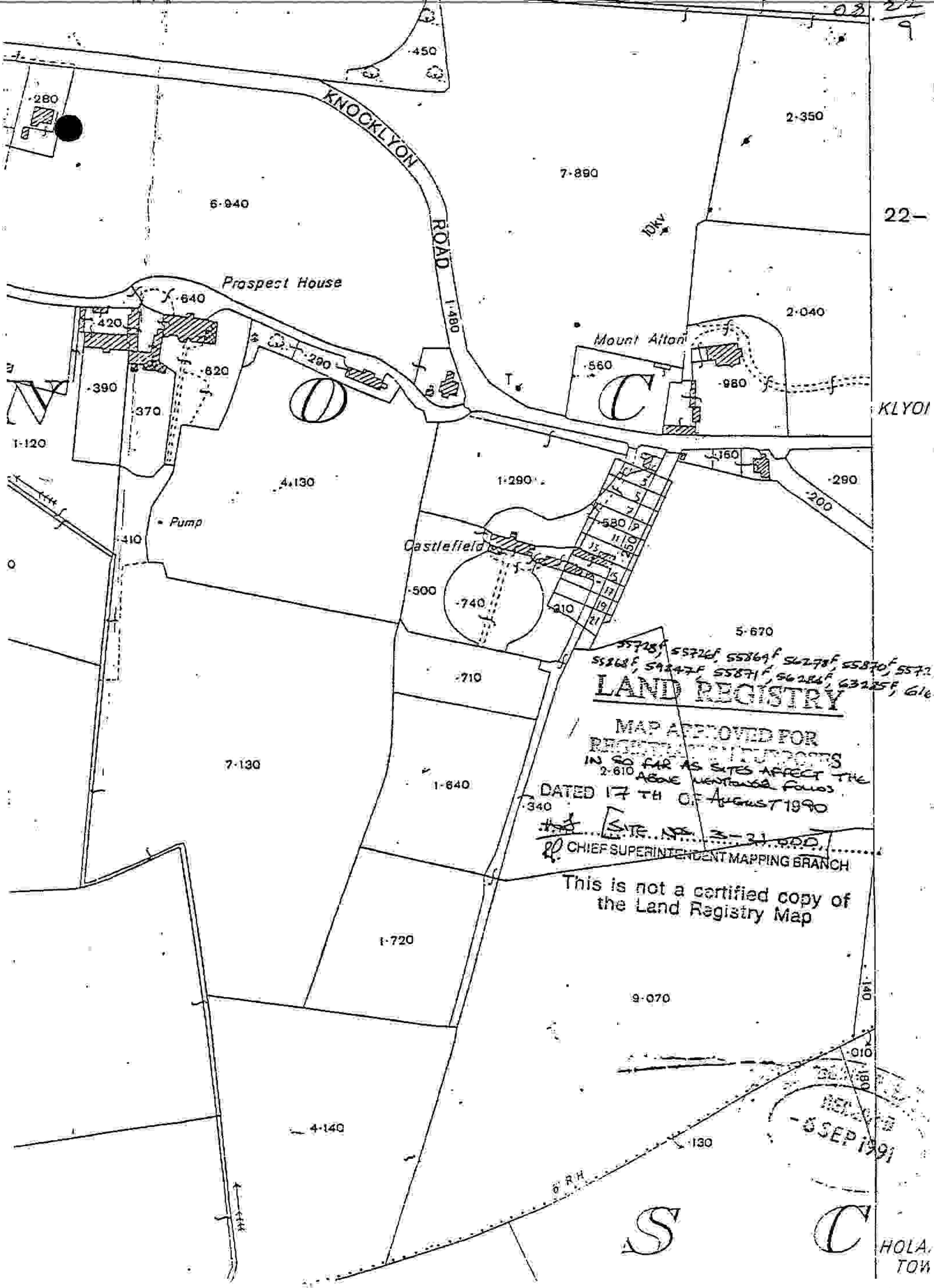


Land also included in application for retention of site No. 21  
Reg. Ref. 90AY1619

Layout Submitted Under  
Reg. Ref. 91A/706

Scale 1 : 500

Drg. No. 3139  
Sheet 4



55725f, 55726f, 55869f, 56278f, 55870f, 55722f, 55868f, 55847f, 55871f, 56284f, 63225f, 616

**LAND REGISTRY**

MAP APPROVED FOR  
 REGISTRATION PURPOSES  
 IN SO FAR AS SITES AFFECT THE  
 2-610 ABOVE MENTIONED PLOTS

DATED 17 TH OF AUGUST 1990

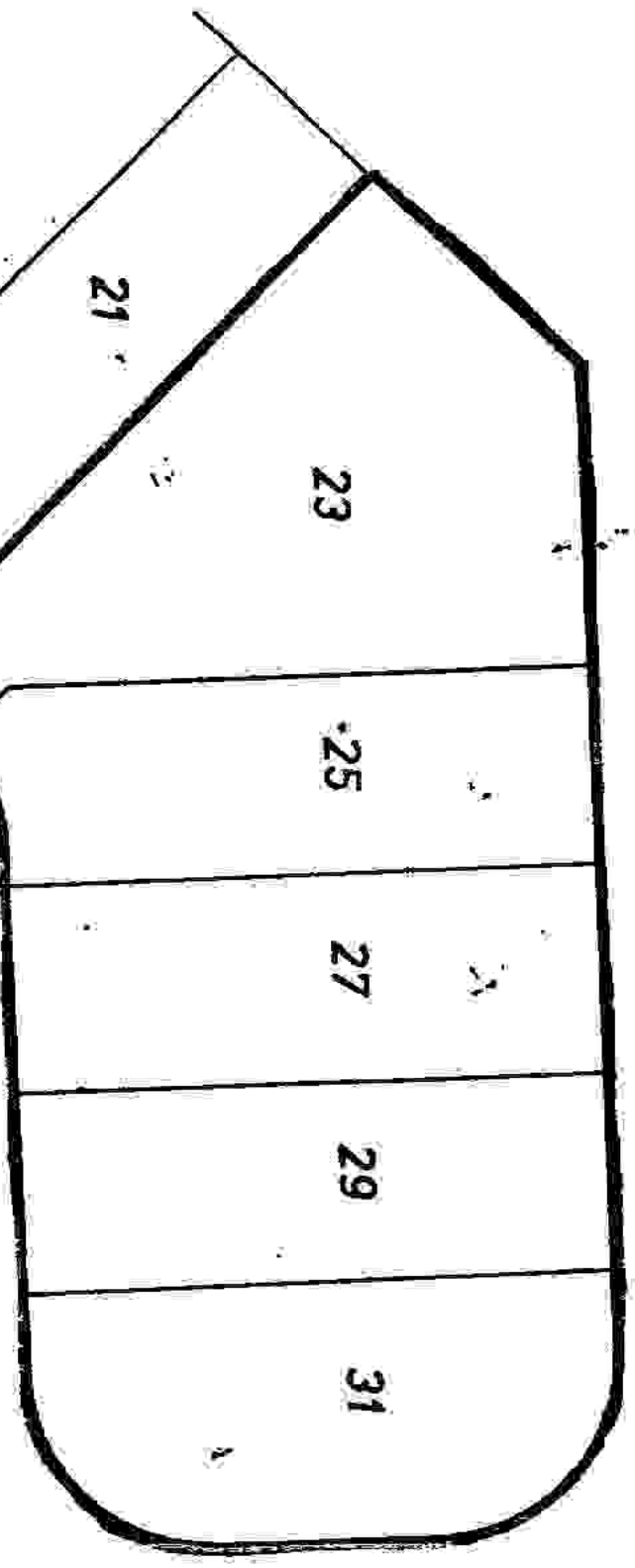
*[Signature]* SITE NO. 3-21-000  
 CHIEF SUPERINTENDENT MAPPING BRANCH

This is not a certified copy of  
 the Land Registry Map

03 SEP 1991

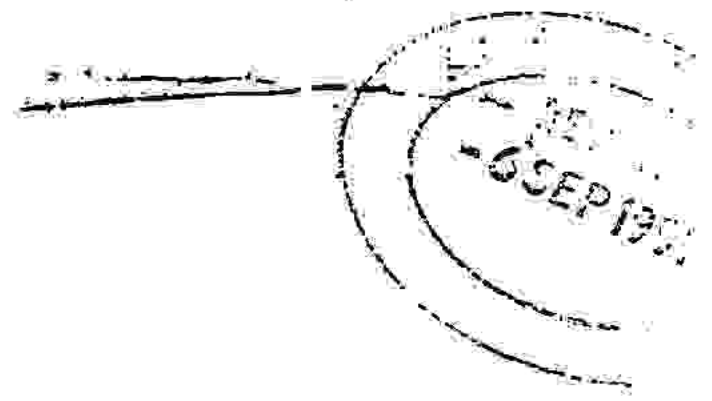
HOLA TOWN

Application for 5 houses approved on  
3rd October 1990



Layout Submitted Under  
Reg. Ref. 90A/1162

Scale 1 : 500

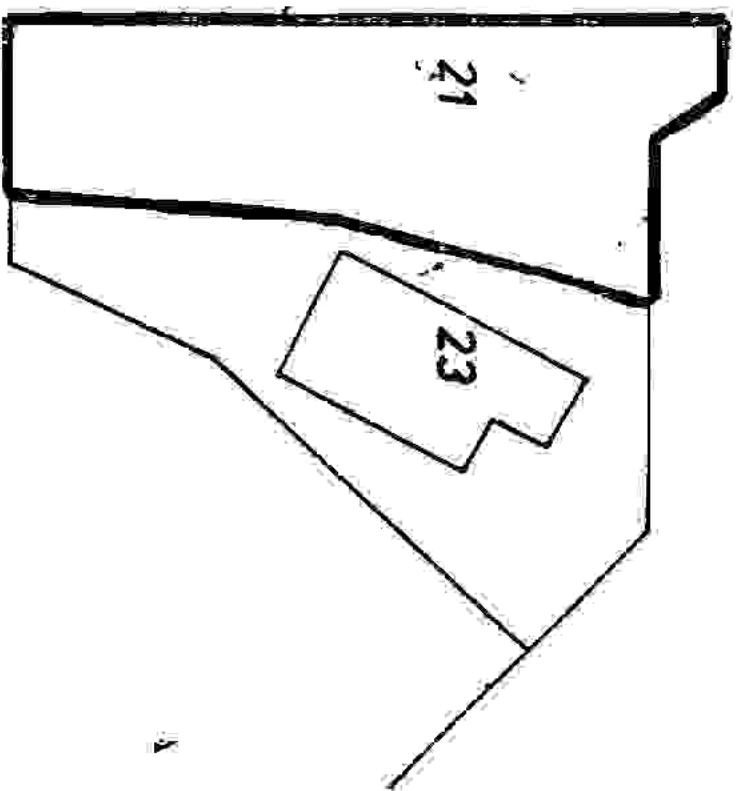


Drg. No. 3139

Sheet 1



Application for retention of site No. 21 -  
Decision to grant 14th December 1990



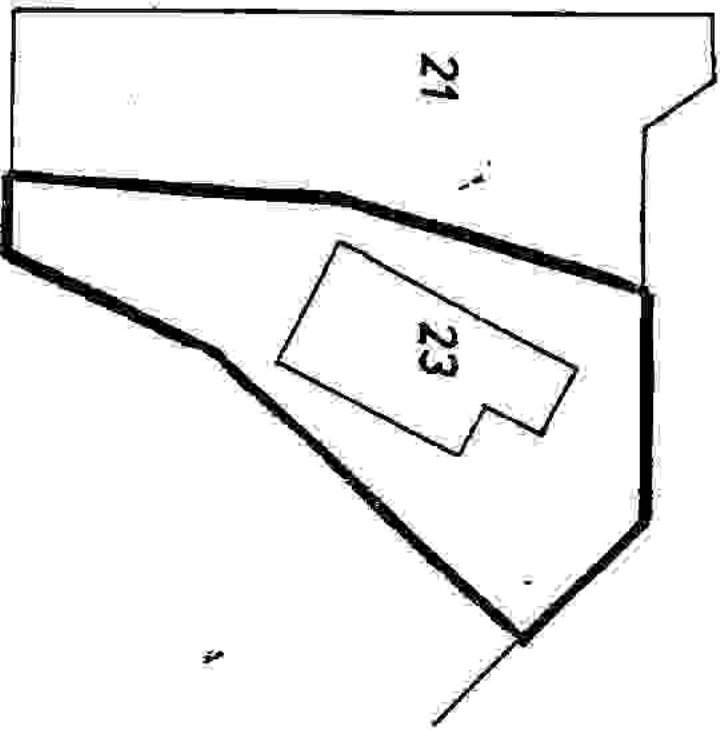
Layout Submitted Under  
Reg. Ref. 90A/1619

Scale 1 : 500

Drg. No. 3139

Sheet 2

Application for site No. 23 - Refused by Dublin  
County Council on 14th January 1991.  
Refused by An Bord Pleanála 29th July 1991.



Layout Submitted Under  
Reg. Ref. 90A/2069

Scale 1 : 500

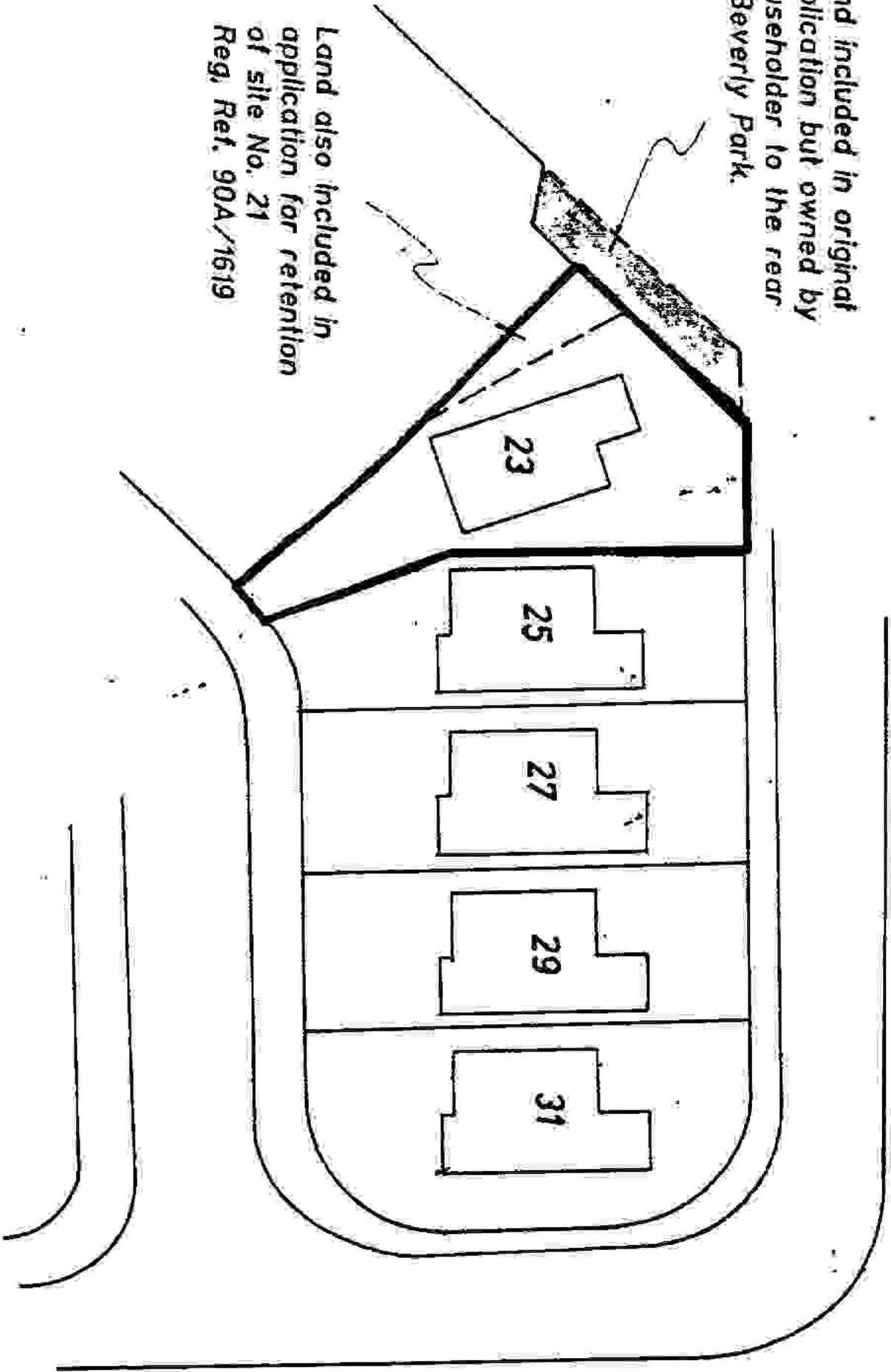
Drq. No. 3139

Sheet 3

**Current Application for site No. 23.**

*Land included in original application but owned by householder to the rear in Beverly Park.*

*Land also included in application for retention of site No. 21  
Reg. Ref. 90A/1619*



**Layout Submitted Under  
Reg. Ref. 91A/706**

**Scale 1 : 500**

**Drq. No. 3139**

**Sheet 4**

Ouy Ref: PL 6/5/86209  
P.A. Reg. Ref: 91A/706

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

15 JUL 91

Date: 11th July 1991.

Planning authority decision re: proposed house at  
23 Knockfield Manor, Knocklyon, Templeogue, County  
Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, in relation to the above-mentioned decision.

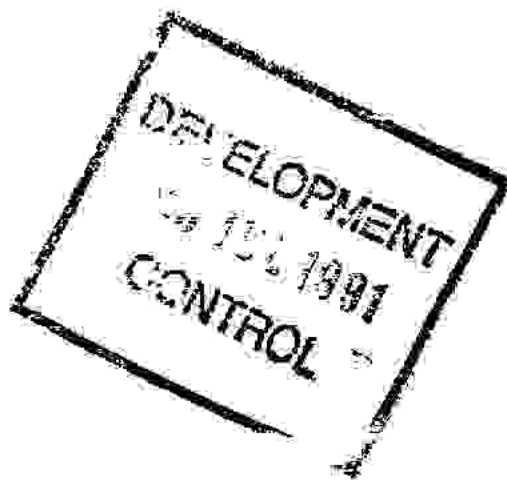
Any observations which you wish to make on the  
appeal should be conveyed, in writing, to the Board  
without delay.

As you are aware, the planning authority's decision  
in the matter is already the subject of an appeal to  
the Board.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

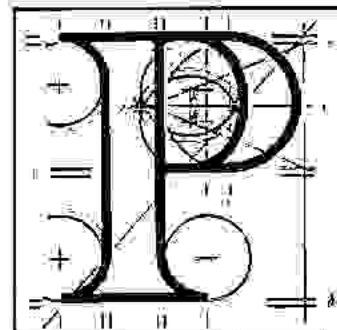
*Suzanne Lacey*  
Suzanne Lacey



Encl.

BP 004

*PL*  
An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
Tel (01) 728011



# Ronald J. Bergin

Ronald J. Bergin Co. Ltd.,  
Civil Engineering and  
Town Planning Consultants,  
Saint Heliers,  
Stillorgan Park,  
Blackrock, Co. Dublin.

DIRECTORS: RONALD J. BERGIN C.Eng. F.I.E.L. M.Cons.E.I., DOROTHY BERGIN

(01) 883227/833271

8th July 1991.

An Bord Pleanala,  
Floor 3,  
Blocks 6/7 Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re: 23 Knockfield Manor, Knocklyon Road, Templeogue.  
Change of approved house type and layout (Reg. Ref.  
90A/1162) to give 1 No. 4 bed sem-detached house on  
revised site 23. Reg. Ref: 91A/0706.

Dear Sir,

On behalf of my client, Mr. Michael Kennedy, the owner/occupier of the adjoining house No. 21, I object to the decision of Dublin County Council to grant planning permission for the construction of a house on this site, as the proposed frontage is only 10' 2 1/2" between the inside face of the boundary walls which reduces to 8' 8" clear between the pillars. Such a frontage is considered to be inadequate when considering the proper planning and development of the area and this estate in particular.

I understand that Dublin County Council have previously refused planning permission for the construction of a house on this site due to its inadequate size. There is inadequate depth of back garden and it would be more appropriate that this land be incorporated into the gardens of the adjoining sites Nos. 21 and 25.

On receipt of the usual authorization to inspect the internal reports giving rise to this decision, further and more detailed grounds of appeal will be submitted.

A cheque in the sum of £50 is attached.

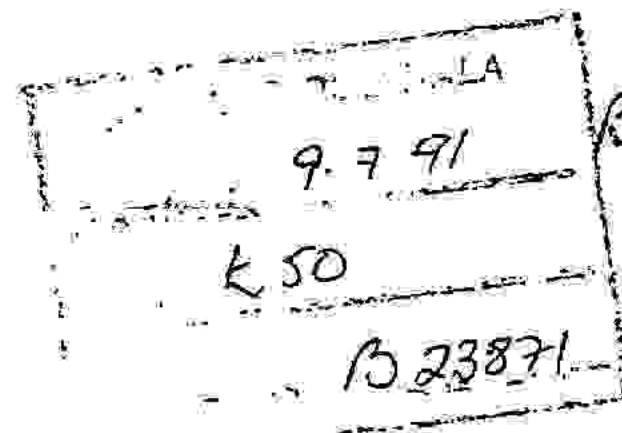
Yours faithfully,

*Ronald J. Bergin*

Ronald J. Bergin. \*

RJB/DB:

Encl:



COMHAIRLE CHONTAE ATHA CLIATH

Ext. 258/269

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

Your Ref. 6/5/86209  
Our Ref. 91A-406

~~25.07.91~~

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1983

PROPOSAL : House at 23 Knockfield Manor,  
Knocklyon, Templeogue, Dublin 16.  
APPLICANT : Brookcraft Developments Ltd.

Dear Sir,

With reference to your letter dated 11.07.91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. ~~Evening Herald 01.08.91~~
- (4) The plan(s) received from the applicant on 02.05.91
- (6) & (7) A certified copy of Manager's Order P/2651/91 together with technical reports in connection with the application.

(5) HISTORY DOC'S INCLUDED 90A-1162 90A 1619.  
FOR 90A-2069 SEE PL 6/5/85042.

Yours faithfully,

M. Murtogh  
for PRINCIPAL OFFICER

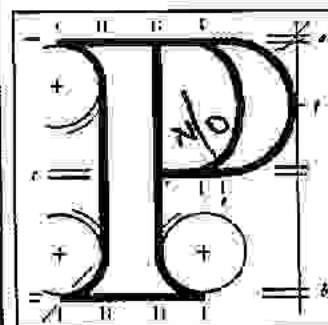
Encls.

Our Ref: PL 6/5/86209  
Your Ref: 91A/706

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

15 JUL 91

216  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 11th July 1991.

Planning authority decision re: House at 23  
Knockfield Manor, Knocklyon, Templeogue, County  
Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, in relation to the above-mentioned decision.  
So that consideration of the appeal may proceed, you  
are requested to forward to the Board within two  
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

DEVELOPMENT  
CONTROL

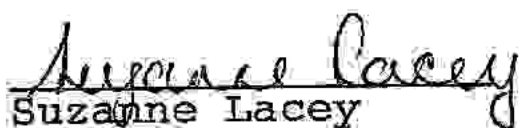
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

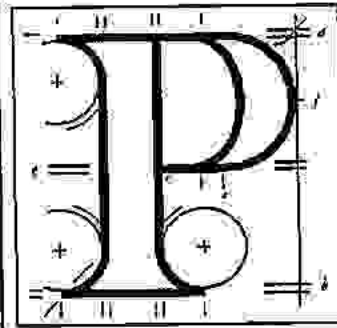
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



25, Knockfield Manor,  
Knocklyon,  
Templeogue,  
Dublin 16.

An Bord Pleanála,  
Floor 3, Block 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

8 July, 1991

Re: Proposed House at:  
Site No 23 Knockfield Manor,  
Knocklyon, Templeogue.  
RE 91A/706

Dear Sirs,

I object to the decision by Dublin County Council to grant planning permission for a house on site 23 adjoining my house. This site is too small and there is only room to provide an entrance driveway with no grass area to provide a front garden.

Permission has already been refused by Dublin County Council because the site was too small.

A cheque for £50.00 is enclosed.

Yours faithfully,

*John O'Rourke*  
JOHN O'ROURKE

9.7.91 By hand  
JC  
£50  
B23865

*Ann O'Rourke*  
ANN O'ROURKE



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

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2651 /91      Date of Decision : 19th June 1991

Register Reference : 91A/0706                      Date Received : 2nd May 1991

Applicant : Brookcroft Developments Ltd

Development : Change of approved house type and layout (Reg.Ref.  
90A/1162) to give 1 no. 4 bed. det. house on revised  
site 23.

Location : Knockfield Manor, Knocklyon Road, Templeogue.

Time Extension(s) up to and including :

Additional Information Requested/Received :      //

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

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..11.....ATTACHED.

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

Date: 20/6/91.....

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

Reg. Ref. 91A/0706  
Decision Order No. P/ 2651 /91  
Page No: 0002



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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application 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 the proposed house be used as a single dwelling unit.  
REASON: To prevent unauthorised development.
- 04 That conditions 6-18 inclusive of permission granted by order P/1060/89, dated 29th March, 1989, Reg. Ref. 89A-0057, for a larger site but including the subject site be strictly adhered to, except insofar as they may require to be modified to comply with the other conditions of this decision.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the arrangements made with regard to the payment of the financial contribution in the sum of £27,180 required by condition no. 4 of the planning permission granted under Register Reference 89A-0057 be strictly adhered to in respect of this 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.
- 06 That arrangements made with regard to the lodgement of the security required by condition no. 5 of the planning permission granted under Register Reference 89A-0057, be strictly adhered to in respect of this proposal. The security is by way of bond or letter of guarantee in the sum of £45,000 or cash in the sum of £30,000
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That a dry dash finish, be provided on the front elevation at first floor level. This finish is to match the finish on the adjoining houses in terms of colour and texture.
- 07 REASON: In the interest of the proper planning and development of the area.



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

Reg.Ref. 91A/0706

Decision Order No. P/ 2651 /91

Page No: 0003

- 08 That the brick and roof tiles match the finishes used on the adjoining houses both in terms of colour and texture.
- 08 REASON: In the interest of the proper planning and development of the area.
- 09 That a minimum 1.15 metre distance be provided between the side walls of the proposed house and the side boundaries of the site.  
REASON: To enable access to the rear garden and to enable maintenance of the house.
- 10 That the length of the rear garden be as shown on the Block Plan submitted on the site (Drawing No. KM/90/01).  
REASON: In the interest of residential amenity.
- 11 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.

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/0706

Date : 3rd May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type and layout (Reg.Ref.  
90A/1162) to give 1 no. 4 bed. det. house on revised  
site 23.

LOCATION : Knockfield Manor, Knocklyon Road, Templeogue.

APPLICANT : Brookcroft Developments Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received  
on 2nd May 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

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





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 23 KNOCKFIELD MANOR KNOCKLYON ROAD  
(If none, give description sufficient to identify) TEMPLEOGUE D16

3. Name of applicant (Principal not Agent) BROOKCROFT DEVELOPMENTS LTD  
Address 2 WALDEMAR TCE MAIN ST DUNDRUM D14 Tel. No. \_\_\_\_\_

4. Name and address of person or firm responsible for preparation of drawings FRANK EMMES + CO 2 WALDEMAR TCE MAIN ST DUNDRUM D14 Tel. No. 951514/15

5. Name and address to which notifications should be sent FRANK EMMES + CO 2 WALDEMAR TCE MAIN ST DUNDRUM D14 32 3/5

6. Brief description of proposed development CHANGE OF HOUSE TYPE TO GIVE 1 NO. 4 BED DET. HSE ON N 32059  
Revised site 23 Knockfield Manor

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

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

**THE EATN APPLICATION**  
**REC NO 455 N 39133**

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

*Herald*  
*1/5/91*

11. (a) Area of Site 342 Sq. m.  
(b) Floor area of proposed development 02 MAY '91 107.86 Sq. m.  
(c) Floor area of buildings proposed to be retained within site \_\_\_\_\_ Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
N/A - NOT APPLICABLE

15. List of documents enclosed with application CHEQUE NEWSPAPER ADVERTISEMENT  
4 NO COPIES OUTLINE SPEC / LOCATION MAP  
4 NO COPIES KH/91/01, 02, 03

**CC DUBLIN** - Permission sought for change of approved house type and layout (Reg. Ref. 90A/1162) to give 1 no. 4 bed. det. house on revised site 23 at Knockfield Manor, Knocklyon Road, Templeogue, - Brookcroft Developments Ltd.

16. Floor space of proposed development (See back) \_\_\_\_\_  
No of dwellings proposed (if any) 1 NO Class(es) of Development CLASS 1  
Fee Payable E. 27-00 Basis of Calculation 6.32-00 PLANNING 1/32-00 396-00 LAWYER SEC  
If a reduced fee is tendered details of previous relevant payment should be given

**RECEIVED**  
**02 MAY 1991**  
**LAWYER SEC**

Signature of Applicant (or his Agent) [Signature] Date 1/5/91

Application Type P/BBL FOR OFFICE USE ONLY  
Register Reference 91A/0706  
Amount Received E. 116.4  
Receipt No \_\_\_\_\_  
Date \_\_\_\_\_

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee

PAID  DUBLIN COUNTY COUNCIL  
CASH   
CHEQUE   
M.O.   
B.L.   
I.T.   
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

N 39059

£32.00

Received this 3rd day of May 1991

from Frank Elmes  
2 Waldemar Ter  
Dundrum

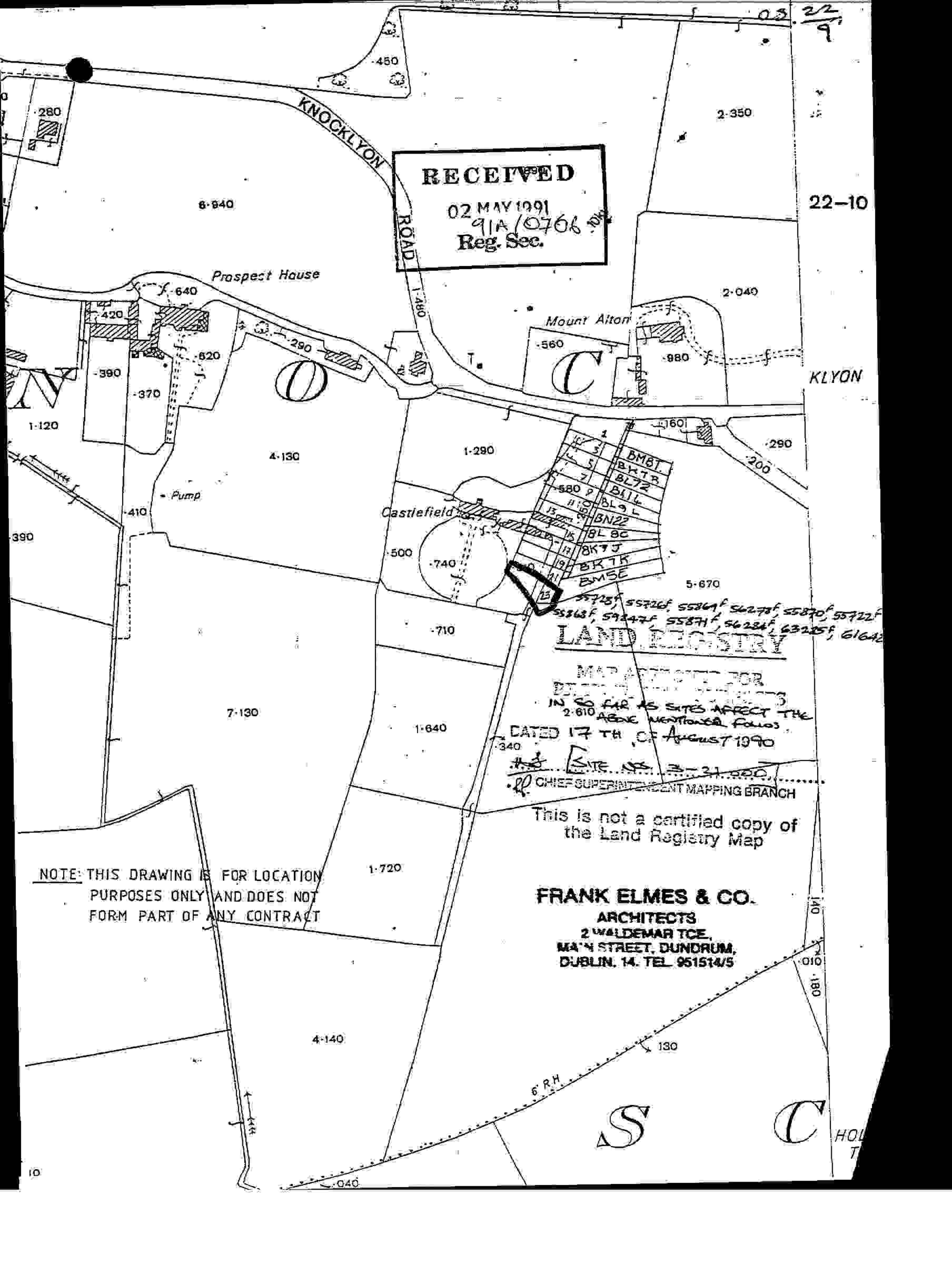
the sum of thirty two Pounds

Pence being 00

planning application at 23 Knockfield Manor

Noleen Doane Cashier

S. CAREY Principal Officer



**RECEIVED**  
 02 MAY 1991  
 91A/0766  
 Reg. Sec.

1	BMBT
2	BKTR
3	BL72
4	BALL
5	BL9L
6	BN22
7	BL8C
8	BK7J
9	BK7K
10	BMSE

55728F, 55726F, 55861F, 56278F, 55870F, 55722F  
 55263F, 59247F, 55871F, 56284F, 63225F, 61642F  
**LAND REGISTRY**

MAP ATTACHED FOR  
 IN SO FAR AS SITES AFFECT THE  
 ABOVE MENTIONED FOLIOS  
 DATED 17 TH OF AUGUST 1990  
 CHIEF SUPERINTENDENT MAPPING BRANCH

This is not a certified copy of  
 the Land Registry Map

**FRANK ELMES & CO.**  
 ARCHITECTS  
 2 WALDEMAR TCE,  
 MAIN STREET, DUNDRUM,  
 DUBLIN, 14. TEL 951514/5

NOTE: THIS DRAWING IS FOR LOCATION  
 PURPOSES ONLY AND DOES NOT  
 FORM PART OF ANY CONTRACT

0.5 22/9

22-10

KLYON

140  
180

HOL  
T



OUTLINE SPECIFICATION  
WHERE APPLICABLE  
FOR

**RECEIVED**  
02 MAY 1991  
91A/0706  
Reg. Sec.

**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 (500mm *Lap 175mm*) visqueen on 50mm sand blinding on 150mm well compacted hardcore.  
Visqueen brought vertical and lapped over D.P.C. in walls.

**FIRST FLOOR:** SEE SECTION.

**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. 1/2 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/line 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. under buildings 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.

## 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 facilities 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 & fascia.

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.