

REF. NO.: 91A/0544

CERTIFICATE NO.: 14612B

PROPOSAL: Change of house type

LOCATION: Sites 1-23 Odd Road 1 lands adjacent to ~~2000 Brook~~

APPLICANT: Flendorn House, Essex Lane

	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)	£ 555	4 660	4 660	/		
B	Domestic Ext. (Improvement/Amts.)	£ 250					
C	Building for office or other comm. purpose	£ 23.50 per sq. ft. or £70					
D	Building or other structure for purposes of agriculture	£ 21.00 per sq. ft. in excess of 300 sq. ft. Min. £70					
E	Petrol Filling Station	£ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or 20 per sq. ft. 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: 11/9/91

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

RE: LANDS ADJACENT WILLSBROOK HOUSE/ESKER LANE/BALLYOWEN ROAD  
LUCAN for GLENDORAN LTD.

Breakdown of applications enclosed in overall cheque

1.	Change of approved house type to give optional Conservatory to rear Sites 1-23 Odd incl. Road 1	12 no. Houses	12 x £55.00	BBL Fee =	£660.00	
			12 x £32.00	x 1/4 Pl. Fee =	£96.00	£756.00
2.	Bye Laws only for approved Houses on on Sites 18 - 24 Even incl. Road 2	4 no. Houses	4 x £55.00	BBL Fee =	£220.00	£220.00
3.	Change of approved house type on Sites 2 - 16 Even incl. Road 2	8 no. Houses	8 x £55.00	BBL Fee =	£440.00	
			8 x £32.00	x 1/4 Pl. Fee =	64.00	£504.00
4.	Change of approved house type on Sites 1 - 14 Odd incl. Road 2	10 no. Houses	10 x £55.00	BBL Fee =	£550.00	
			10 x £32.00	x 1/4 Pl. Fee	80.00	£630.00
5.	Change of approved House type on Sites 21 - 31 Odd incl. Road 2	6 no. Houses	6 x £55.00	BBL Fee =	£330.00	
			6 x £32.00	x 1/4 Pl. Fee =	48.00	£378.00
6.	Change of approved House type on Sites 33 - 55 Odd incl. Road 2	12 no. Houses	12 x £55.00	BBL Fee =	£660.00	
			12 x £32.00	x 1/4 Pl. Fee =	96.00	£756.00
TOTAL						£3,244.00

NOTE:

All reduced Fees are based on previous Permission Reg. Ref. 89A/982.

NOTE

The above amount of £3244.00 is made up of two cheques in the amount of £3288.00 and £16.00.

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

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RE: Sites 1-23 odd incl Rd 1 at lands adjacent to  
Woodsbrook House, Esker Ice, Ballymore

REG. REF.: 91A/0544

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)  
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e.  $\frac{1}{4}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 89A/982 in which a full fee was paid is attached.

Richard Whelan,  
Staff Officer,  
Registry Section.

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Mr. R. Whelan,  
Registry Section.

*No attention to site layout.*

*J.Y.  
15/4/91.*

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A. Hinchy,  
Senior Executive Draughtsman/Technician

91A/05 44

CERTIFICATE NO: 24900

PROPOSAL: Change of house type  
 LOCATION: Sites 1-23 odd inc Rd 1 at home adjacent to Wells Brook  
 APPLICANT: Glendon  
Enter Len Bagshaw

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2232	96	96			
	2216					
	2200					
	2184					
	2168					
	2152					
	2136					
	2120					
	2104					
	2088					
	2072					
	2056					
	2040					
	2024					
	2008					
	1992					
	1976					
	1960					
	1944					
	1928					
	1912					
	1896					
	1880					
	1864					
	1848					
	1832					
	1816					
	1800					
	1784					
	1768					
	1752					
	1736					
	1720					
	1704					
	1688					
	1672					
	1656					
	1640					
	1624					
	1608					
	1592					
	1576					
	1560					
	1544					
	1528					
	1512					
	1496					
	1480					
	1464					
	1448					
	1432					
	1416					
	1400					
	1384					
	1368					
	1352					
	1336					
	1320					
	1304					
	1288					
	1272					
	1256					
	1240					
	1224					
	1208					
	1192					
	1176					
	1160					
	1144					
	1128					
	1112					
	1096					
	1080					
	1064					
	1048					
	1032					
	1016					
	1000					

Item 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Item 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Items 2,3,4,5,6 & 7 Certified Signed: [Signature] Grade: SO Date: 11/4/91  
 Items 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

SS only.

Register Reference : 91A/0544

Date : 16th April 1991

Development : Change of approved house type to give optional conservatory to rear

LOCATION : Sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

Applicant : Glendorn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 9th April 1991

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

yours faithfully,

DUBLIN Co. Council  
 cc  
 23 APR 1991  
 SAN SERVICES..

DUBLIN Co. Council  
 SANITARY SERVICES  
 PRINCIPAL OFFICER  
 31 MAY 1991  
 Returned *GR*

Date received in sanitary services .....

.....  
FOUL SEWER

*Available to approved system*

.....  
SURFACE WATER

*Available to approved system*

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

*M. Rice*  
*28/5/91*

GK.

Register Reference : 91A/0544

Date : 16th April 1991

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

WATER SUPPLY..... *N/A to water system.* ..... *P. Gifford 3/5/91*

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE *28/3/91*

P/2378/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0544

Date Received : 9th April 1991

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

Development : Change of approved house type to give optional conservatory to rear

Location : Sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

Applicant : Glendorn

App. Type : Permission

Zoning : A1

CN 8675  
BN 1214

CONTRIBUTION	
Standard:	75240
Roads:	1400 per acre
S Sers:	
Open Space:	98,000
Gravel:	48,000
SECURITY	
Bond / C.I.F.	240,000
Cash:	150,000

(MG/DK)

Report of the Dublin Planning Officer dated 23rd May, 1991.

This is an application for PERMISSION for change of house type to give optional conservatory to rear on sites 1-23, Road 1, at land adjacent to Willsbrook House, Esker Lane, Ballyowen, Lucan for Glendorn.

Reg. Ref. No. 89A-0982 refers to the grounding permission for housing (to comprise 102 4 bed roomed and 55 3 bed roomed houses) at this location. This was granted by the Council and on appeal by An Bord Pleanála following a third party appeal. Construction work has commenced on foot of this grant of permission.

There are current applications for changes to approved house types elsewhere on site under Reg. Ref. Nos. 91A-0543, 545, 546, 547, 549 and 550. No increase in house numbers or change in layout is proposed.

Under Reg. Ref. No. 89A-0982, house nos. 1-23, Road 1, were approved as house type E - a semi detached house of floor area 110.05 sq. m. Lodged plans provided for a four bedroom house with a kitchen extension to the rear at ground floor level.

The current application provides for the inclusion of an 'optional conservatory' to the rear. The proposed conservatory has a floor area of c. 5.8 sq. m. and does not extend beyond the rear building line of the approved kitchen extension.

Drawings submitted identify minor elevational changes to the front facade, i.e. a small gable feature at roof level is to be omitted.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0544

Page No: 0002

Location: Sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

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 (9) 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 the development shall be carried out in conformity with conditions nos 5 to 12 and 14 to 16 of An Bord Pleanála's decision to grant of planning permission for 160 no. houses at this location under Reg. Ref. No. PL 6/5/81895 89A-0982, 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.

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

05 That 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 Pleanála's decision to grant permission under Reg. Ref. No. 89A-0982 be strictly adhered to in respect of the above proposal. THE ARRANGEMENTS TO BE MADE PRIOR TO THE COMMENCEMENT OF THIS PROPOSAL

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



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0544

Page No: 0003

Location: Sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

06 That arrangements be made for the payment of the financial contribution in the sum of £ 75240 in respect of the overall development as required by condition no. 3 of An Bord Pleanála's decision to grant <sup>of</sup> planning permission under <sup>Reg. Ref. No. 89A-0982.</sup> ~~Reg. Ref. No. 89A-0982.~~ <sup>THE ARRANGEMENTS TO BE MADE PRIOR TO THE COMMENCEMENT OF THIS PROPOSAL.</sup>

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

07 That arrangements be made for the payment of the financial contribution in the sum of £ 1420 <sup>per house</sup> in respect of the overall development as required by condition no. 4 of An Bord Pleanála's decision to grant <sup>of</sup> planning permission under <sup>Reg. Ref. No. 89A-0982.</sup> ~~Reg. Ref. No. 89A-0982.~~ <sup>THE ARRANGEMENTS TO BE MADE PRIOR TO THE COMMENCEMENT OF THIS PROPOSAL.</sup>

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

~~08 That arrangements be made for the payment of the financial contribution in the sum of £ \_\_\_\_\_ in respect of the overall development as required by condition no. 17 of An Bord Pleanála's decision to grant planning permission under Reg. Ref. No. 89A-0982.~~

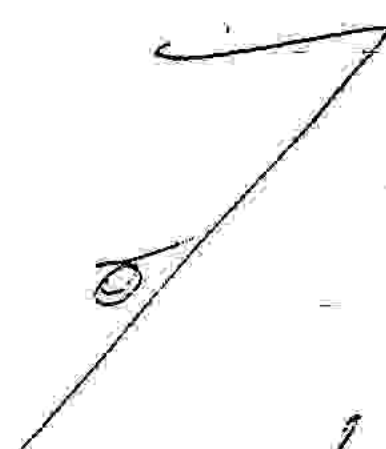
~~08 REASON: In the interest of the proper planning and development of the area.~~

09 That a comprehensive landscaping plan is to be submitted for the site (as required by condition no. 13 of An Bord Pleanála's decision to grant <sup>of</sup> planning permission under <sup>Reg. Ref. No. 89A-0982.</sup> ~~Reg. Ref. No. 89A-0982.~~). 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.

08 REASON: In the interest of visual and residential amenity.

09 10 That arrangements be made with regard to the payment of (a) £98,000. and (b) £48,000. required by condition no. 17 of the planning permission granted under <sup>Register Reference 89A/982.</sup> ~~Register Reference 89A/982.~~ The arrangements to be made prior to the commencement of this proposal.

09 10 REASON: In the interest of the proper planning and development of the area.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0544

Page No: 0004

Location: Sites 1-23 odd incl., Road 1 at lands adjacent Willis Brook House, Esker Lane, Ballyowen T.D., Lucan

*ms*  
Endorsed: *[Signature]*  
for Principal Officer

*[Signature]*  
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : *31 May 1991* *[Signature]*  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

DUBLIN COUNTY COUNCIL

REG. REF:

91/A/543, (544), 545, 546 and 547

MG

LOCATION:

Willsbrook House, Esker Lane, Ballyowen, Lucan.

APPLICANT:

Glendorn

PROPOSAL:

Change house type.

DATE LODGED:

9/4/91.

Previous Roads reports dated 20/7/89, 22/11/89, 31/1/90 and 13/3/90 in respect of 89/A/982 refer. Please note in particular report dated 13/3/91 as applied to permission granted. No Roads objections. All conditions of previous approvals to apply.

TB/MM 2/5/91.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 3/5/91 .....  
 Time ..... 4 pm .....

SIGNED: \_\_\_\_\_

*C. B. [Signature]*

ENDORSED: \_\_\_\_\_

DATE: \_\_\_\_\_

*2/5/91*

DATE: \_\_\_\_\_



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/ 2378 /91      Date of Decision : 31st May 1991

Register Reference : 91A/0544      Date Received : 9th April 1991

Applicant : Glendorn

Development : Change of approved house type to give optional conservatory to rear

Location : sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

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:- .....9.....ATTACHED.

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

Date:.....4/6/91.....

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

Reg.Ref. 91A/0544  
Decision Order No. P/ 2378 /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

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 the development shall be carried out in conformity with conditions nos 5 to 12, 14 to 16 & 17(c) of An Bord Pleanála's grant of planning permission for 160 no. houses at this location under Ref. PL/6/5/81895 dated 14.09.1990, Reg. Ref. 89A/982 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That 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 Pleanála's grant of permission under Ref. PL6/5/81895, Reg Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.
- 05 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 06 That arrangements be made for the payment of the financial contribution in the sum of £75,240. in respect of the overall development as required by condition no. 3 of An Bord Pleanála's grant of planning permission under PL/6/5/81895, Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That arrangements be made for the payment of the financial contribution in the sum of £1,420 per house in respect of the overall development as required by condition no. 4 of An Bord Pleanála's grant of planning



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/0544

Decision Order No. P/ 2378 /91

Page No: 0003

permission under Ref. PL/6/5/81895, Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.

07 REASON: In the interest of the proper planning and development of the area. ~~in the sum of £1,4200. in respect of the overall development as required by condition no. 17 of An Bord Pleanála's grant of planning permission under Reg. Ref. No. 89A-0982.~~

08 That a comprehensive landscaping plan is to be submitted for the site (as required by condition no. 13 of An Bord Pleanála's grant of planning permission under Ref. PL/6/5/81895, Reg. Ref. No. 89A-0982). 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.

REASON: In the interest of visual and residential amenity.

09 That arrangements be made with regard to the payment of (a) £98,000. and (b) £48,000 required by Condition No. 17 of the planning permission granted under Ref. PL/6/5/81895, Reg. Ref. 89A/982. The arrangements to be made prior to the commencement of this proposal.

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

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



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

Register Reference : 91A/0544

Date : 10th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type to give optional conservatory to rear

LOCATION : Sites 1-23 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

APPLICANT : Glendorn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 9th April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Frank Elmes & Co.,  
Architects,  
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 SITE 1-23 ODD INCL ROAD 1 AT LANDS ADJACENT  
(If none, give description sufficient to identify) WILLS BROOK HOUSE, ESKER LANE, BALLYOWEN TD, LUCAN

3. Name of applicant (Principal not Agent) GLENDORN  
Address 2/O NO 4 BELOW Tel. No. \_\_\_\_\_

4. Name and address of FRANK ELMES & CO. ARCHITECTS 2 WALDEMAR TCE.  
person or firm responsible for preparation of drawings MAIN ST. DUNDURUM DUBLIN 14 Tel. No. 951514/15

5. Name and address to which AS AT NO 4 ABOVE  
notifications should be sent 10/4/91

8. Brief description of proposed development CHANGE OF APPROVED HOUSE TYPE (REG REF 91A/982) TO GIVE OPTIONAL CONSERVATORY TO REAR

7. Method of drainage AS APPROVED 8. Source of Water Supply AS APPROVED

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

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

11.(a) Area of Site 2550 SQ M Sq. m.  
(b) Floor area of proposed development 1388 SQ M Sq. m.  
(c) Floor area of buildings proposed to be retained within site N/A 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. YES

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

CO. DUBLIN - Permission sought for change of approved house type (Reg. Ref. 91A/982) to give optional conservatory to rear on sites 1-23 odd incl. road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen TD, Lucan - Glendorn.

Documents enclosed with CHEQUE / NEWSPAPER NOTICE / COVERING LETTER / FEE BREAKDOWN  
4 X OUTLINE SPEC.  
4 X DRG NOS ET/51/01 EL/91/06-10 P. 11 P. 14 P.

16.Gross floor space of proposed development (See back) 1320 SQ M. Sq. m.

No of dwellings proposed (if any) 12 00 Class(es) of Development CLASS 1  
Fee Payable € 336.00 Basis of Calculation (12 x € 28.00) + (12 x 32.00 x 1/4) = (€ 600 + 96)  
If a reduced fee is tendered details of previous relevant payment should be given 91A/982

Signature of Applicant (or his Agent) Mark O'S. Date 4-4-91

Application Type P/BBL FOR OFFICE USE ONLY  
Register Reference 91A/0544 2-10-4  
Amount Received £ \_\_\_\_\_  
Receipt No \_\_\_\_\_  
Date 17/6/91





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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed amount  
fee. N 35150

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

£96.00

Received this 12th day of April 1991

from Blanchardstown (142)  
to 2 Dalde new Tce,  
Dunelm

the sum of ninety six Pounds

Pence, being two

planning application at 1-23 odd Lond 2  
Willbrook House  
Mosley Deans

Cashier

**S. CAREY**  
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

EYE LAW APPLICATION.

REC. No. N 35442

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

£660.00

Received this 10th day of April 1991

from Glendon Ltd.,  
2 Widdemore Terrace,  
Dundrum

the sum of six hundred and sixty Pounds

Pence, being

for eye law application at 1-23 Wood Road 2

Willbrook House

Moolva Deane Cashier

S. CAREY  
Principal Officer

10/11/91



09-04-1991

93-31-20

10 MAIN STREET DUNDRUM DUBLIN 14

Pay Dublin County Council or order

Sixteen pounds only

IRE 16.00

FRANK ELMES  
NO 2 ACCOUNT

Allied Irish Banks, p.l.c.

⑈600323⑈ 93⑈3120⑈ 04833155⑈ 02



2nd March 1991

83-20-78

62 ST BRIGID'S ROAD ARTANE DUBLIN 5

Pay Dublin County Council or order

Three thousand two hundred and

IRE 3228.00

eight pounds

MCGREEVY TAYLOR MCKIERNAN  
MCGREEVY T/A GLENDORN

Allied Irish Banks, p.l.c.

⑈500007⑈ 93⑈2078⑈ 09463077⑈ 02

# FRANK ELMES & Co.

ARCHITECTS  
PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,  
MAIN STREET, DUNDRUM,  
DUBLIN 14.  
TELEPHONE : 951514 / 5  
FAX No. : 951703

Dublin County Council,  
Planning Dept.  
Irish Life Centre,  
Lower Abbey St.  
DUBLIN 1.

date : 8/4/91

your ref :

our ref :

RE: Change of Approved House Type (Reg. Ref. 89A/982) to give optional Conservatory to rear on sites 1 - 23 Cdd incl Rd. 1 at lands adjacent Wills Brook House, Esker Lane Ballyowen T.D. Lucan for Glendorn Ltd.

Dear Sirs,

Further to the above application we would point out that this application is for Change of Approved House type only and does not involve any change in the layout.

All site works are as previously approved and submitted.

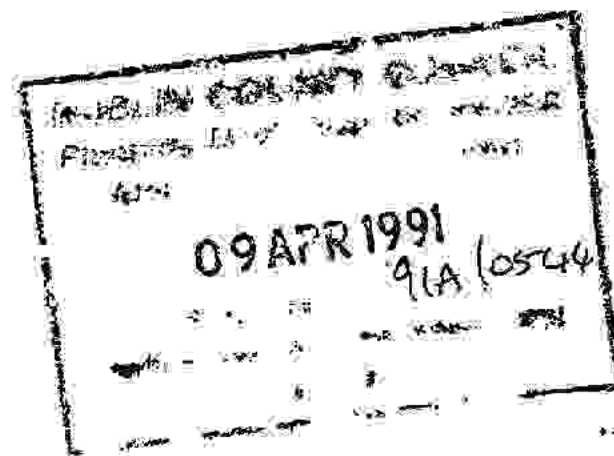
Water main layout is as approved except where revisions were required by BBL Approvals 2693/89, and 4650/89.

Accordingly we hope that a favourable Decision will issue in early course. However, if you have any queries, please do not hesitate to contact us.

Yours faithfully,



Wm. Plunkett  
FRANK ELMES & CO.



OUTLINE SPECIFICATION

WHERE APPLICABLE

for

Proposed residential development  
at Wills, Brook, Lucan, Co., Dublin.

For

GLENDORN LTD

09 APR 1991

**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 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/lime to 4 sand.

**RAINWATER**

To be 100mm Ø, half round block p.v.c. gutters, swan necks, down pipes and fittings to G.T.'s to A.U.'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.

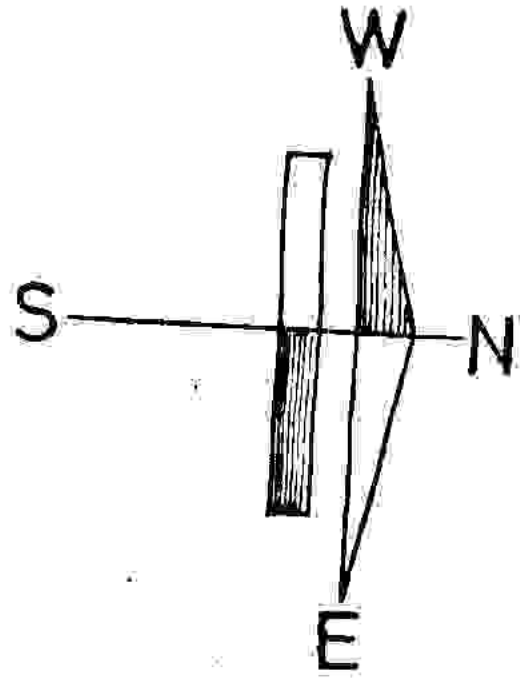
PITCHED  
ROOF

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.

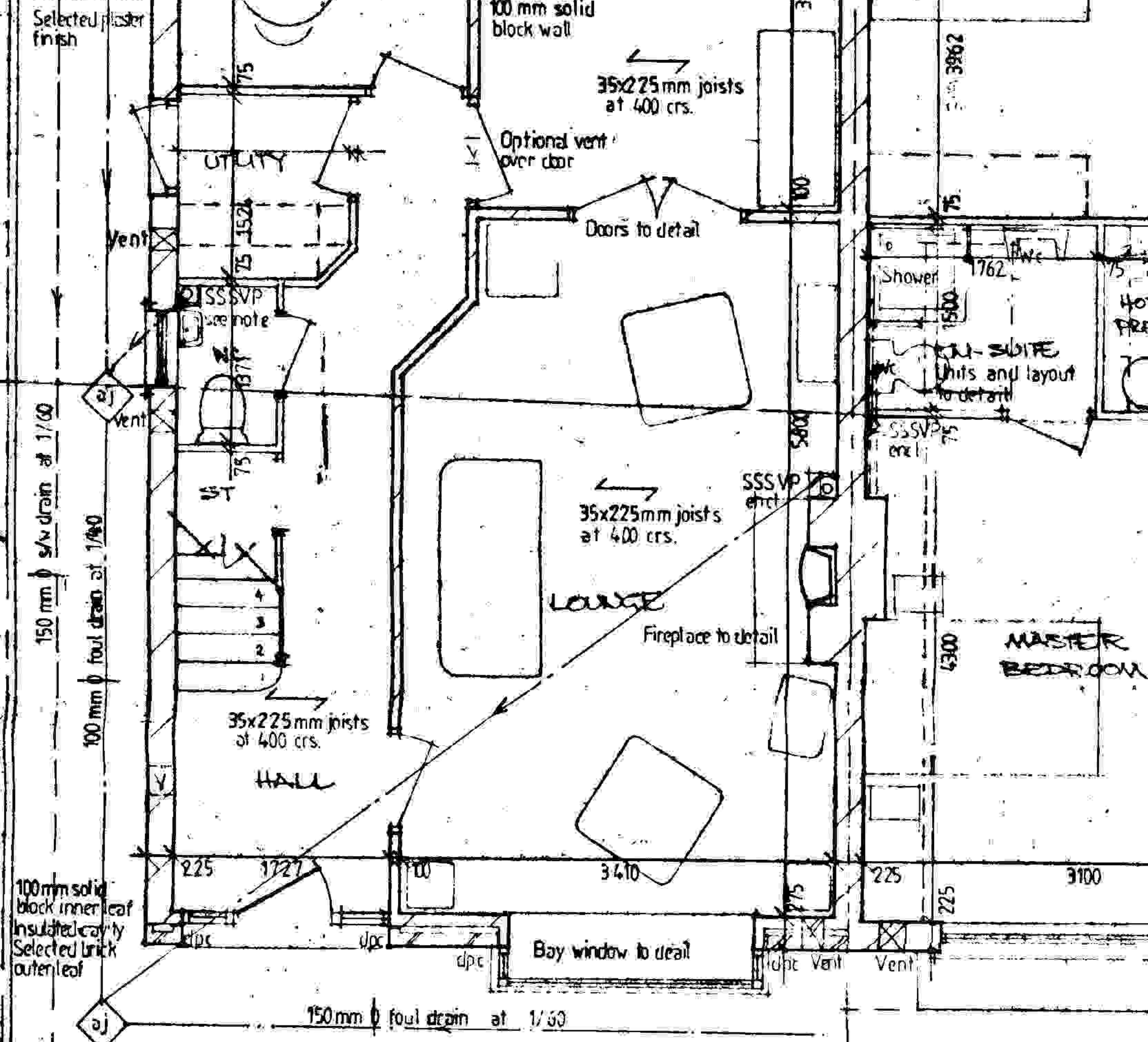
- NOTE: (1) Where any discrepancy occurs between spec. and dwg., Architect is to be consulted and his decision is final.
- (2) All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.
- (3) The Developer reserves the right to alter the above spec.



WILLS  
PROPOS

# Site Location Map





Selected plaster finish

100 mm solid block wall

35x225 mm joists at 400 crs.

Optional vent over door

Doors to detail

UTILITY

Vent

SSSVP (see note)

Shower

3962

75

1762

1500

SSSVP (see note)

1300

MASTER BEDROOM

150 mm  $\phi$  s/w drain at 1/60

100 mm  $\phi$  foul drain at 1/60

35x225 mm joists at 400 crs.

SSSVP (see note)

LOUNGE

Fireplace to detail

35x225 mm joists at 400 crs.

HALL

100 mm solid block inner leaf  
Insulated cavity  
Selected brick outer leaf

Bay window to detail

150 mm  $\phi$  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 tops

GROUND FLOOR PLAN.

225 Hollow block wall  
drylined internally and  
smooth plaster finish  
externally

selected roof ties on  
untearable roofing felt  
on roofing battens on  
125x50 rafters and ceiling  
joists on wall plates bolted  
to walls

Bedroom 3

Bath

75 mm stud  
partitions

Flashing 150 mm upturn  
75 x 100 wallplate

225 75 Trimmers

PCPS lintel  
with 3 courses  
of solid bonded  
blockwork over

Window to  
detail

PCPS sill  
dpc under

DPC 150 above  
fgl

Double joists  
under stud  
partition

Kitchen

Breakfast

Utility

WC

750

225

675

675

# SECTION AA-B B

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

All lintols to be laid in  
strict accordance with  
manufactures instruction

Front elevation (semi detached)  
TYPE E



Opti  
roof  
inter

Sele

Sele

Optional conservatory

Rear elevation (semi detached)  
TYPE E

