

REF. NO.: 91 P/0549

CERTIFICATE NO.: 146078

PROPOSAL: 10 houses

LOCATION: Site 25-43 odd Rd. lands adjacent to WOODBROOK House

APPLICANT: Hugh Mc Grawney & Sons Ltd

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-------|--|---|----------------------|-------------|-------------|----------------|------------------|
| CLASS | DWELLINGS/AREA LENGTH/STRUCTURE | RATE | AMT. OF FEE REQUIRED | AMT. LODGED | BALANCE DUE | RED. FEE APPL. | AMT. OF RED. FEE |
| A | Dwelling (Houses/Flats) | € 255 | 4550 | 4550 | — | | |
| B | Domestic Ext. (Improvement/Alts.) | € 230 | | | | | |
| C | Building for office or other comm. purpose | € 23.50 per M ² or €70 | | | | | |
| D | Building or other structure for purposes of agriculture | € 21.00 per M ² in excess of 300 M ² Min. €70 | | | | | |
| E | Petrol Filling Station | € 200 | | | | | |
| F | Dev. of prop. not coming within any of the 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: R. O. Grade: S.O Date: 11/4/91

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

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Sites 25-43 odd at lands adjacent to WOODSBROOK House

REG. REF.: 91A/0549

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/892 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.

J. J.

15/4/91

A. Hinchy,
Senior Executive Draughtsman/Technician

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 ORDERED NO: R/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Change of House Type

REG. REF.: 91A/1222

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

A reduced fee (i.e. 1/2) 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}91A/549 on which a full fee was paid is attached.
91A/550

Richard Whelan,
Staff Officer,
Registry Section.

| | | | | |
|-------------------|---------------|--------------------|---------------------------------|------------------------|
| | <u>Rd. 1.</u> | <u>21-39 incl.</u> | <u>No alteration to layout.</u> | <u>89A/982</u> |
| | | <u>65-71 incl</u> | <u>Do.</u> | <u>COMPARISON WITH</u> |
| Mr. R. Whelan, | <u>Rd. 1.</u> | <u>25-39 incl</u> | <u>No alteration to layout</u> | <u>91A/549</u> |
| Registry Section. | <u>Rd. 1.</u> | <u>65-71 incl</u> | <u>No alteration to layout</u> | <u>91A/550</u> |

A. Hinchy,
Senior Executive Draughtsman/Technician

P/2326/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0549

Date Received : 9th April 1991

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

Development : Change of approved house type to give optional conservatory to rear (89A/0982)

Location : Sites 25-43 odd incl.,. Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

Applicant : Hugh McGreevy & Sons Ltd

App. Type : Permission

zoning : A1

(MG/CM)

Report of the Dublin Planning Officer, dated 21st May, 1991.

This is an application for permission for change of approved house type to give optional conservatory to the rear on Sites 24-43, Road 1, at lands adjacent to Willsbrook House, Esker Lane, Ballyowen, Lucan, for Hugh McGreevy & Sons.

Reg. Ref. No. 89A/982 refers to the grounding permission for housing (to comprise 102 4-bedroomed and 58 3-bedroomed 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, 91A/0544, 91A/0545, 91A/0546, 91A/0547 and 91A/0550. No increase in house numbers or change of layout is proposed in any of these applications.

Under Reg. Ref. No. 89A/982, House Nos. 25-43, Road 1, were approved as House type C, a hipped roof, four bedroomed semi-detached house with a kitchen annex to the rear.

The current application provides for the inclusion of an 'optional conservatory' to the rear of each house. This is to have a floor area of c.56sq. metres and will not extend beyond the rear building line of the proposed kitchen annex.

The proposed development is considered acceptable.

EN3645
B101214

| CONTRIBUTION: | |
|---------------|----------------|
| Standard: | 75240 |
| Roads: | 14206.11.11.11 |
| S. Sers: | |
| Open Space: | 98000 |
| Other: | 48,000 |
| SECURITY | |
| Bond/G.I.F | 240,000 |
| Cash: | 150,000 |

①
②

✍

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0549

Page No: 0002

Location: Sites 25-43 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

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 Condition Nos. 5-12, and 14-16 of An Bord Pleanála's decision to grant planning permission for 160 no. houses at this location under Reg. Ref. No. 89A/982, dated 17th 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 planning permission under Reg. Ref. No. 89A/982, be strictly adhered to in respect of the above proposal.

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

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 decision to grant of

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0549

Page No: 0003

Location: Sites 25-43 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

REG. AVAILABILITY
planning permission under Reg. Ref. No. 89A/982. *the arrangements to be made prior to the commencement of this proposal*
REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

07 That arrangements be made for the payment of the financial contribution in the sum of £1420 *per plot* in respect of the overall development as required by Condition No. 4 of An Bord Pleanála's decision to grant *of a ready sanction* planning permission under Reg. Ref. No. 89A/982. *the arrangements to be made prior to the commencement of this proposal*
REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

~~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/982.
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.~~

09 ~~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 *of* planning permission under Reg. Ref. No. 89A/982). This is to include inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.
08 REASON: In the interest of visual and residential amenity.

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

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


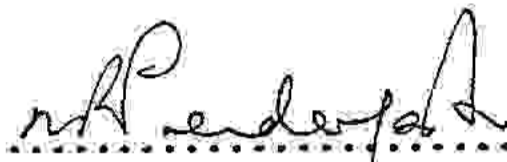
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders


Reg.Ref: 91A/0549

Page No: 0004

Location: Sites 25-43 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

Endorsed:  
for Principal Officer for Dublin Planning Officer

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

Dated : 
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.



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/ 2326 /91 Date of Decision : 29th May 1991

Register Reference : 91A/0549 Date Received : 9th April 1991

Applicant : Hugh McGreevy & Sons Ltd

Development : Change of approved house type to give optional
conservatory to rear (89A/0982)

Location : Sites 25-43 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:-ATTACHED.

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

Date: 31/5/91

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

Reg.Ref. 91A/0549
Decision Order No. P/ 2326 /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 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 Condition Nos. 5-12, 14-16 and 17(c) of An Bord Pleanalas grant of planning permission for 160 no. houses at this location under Ref. No. PL 6/5/81895, dated 14th September, 1990, Reg. Ref. 89A-0982 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 Pleanalas grant of planning permission Ref. PL 6/5/81895 under Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.

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

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 Pleanalas grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A/982. The arrangements to be made prior to the commencement of this proposal.

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

07 That 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 Pleanalas grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A/982. The



Blóc 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/0549

Decision Order No. P/ 2326 /91

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arrangements to be made prior to the commencement of this proposal.

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

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/982). This is to include inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.

REASON: In the interest of visual and residential amenity.

09 That arrangements be made with regard to the payment of the financial contributions in the sum of (a) £98,000 and (b) £48,000 required in respect of the overall development by condition no. 17 of the planning permission granted under Ref. PL 6/5/81895, Register Reference 89A-0982. 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/0549

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 (89A/0982)

LOCATION : sites 25-43 odd incl.,. Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

APPLICANT : Hugh McGreevy & Sons Ltd

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 Terrace,
Main Street,
Dundrum,
Co. Dublin.



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

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.
2. Postal address of site or building SITE 25-43 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) HUGH M. GREEVY + SONS LTD.
Address 4/A NO 4 BELOW Tel. No. _____
4. Name and address of FRANK ELMES + CO. ARCHITECTS 2 MALDENWATER TCE, MAIN ST.
person or firm responsible for preparation of drawings DUNDRUM DUBLIN 14 Tel. No. 931519/15
5. Name and address to which AS AT NO 4 ABOVE
notifications should be sent
6. Brief description of proposed development CHANGE OF APPROVED HOUSE TYPE TO GIVE OPTIONAL CONSERVATORY TO REAR (COA/982)
7. Method of drainage EXIST. 8. Source of Water Supply EXIST.
9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. 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 2160 SQ M
(b) Floor area of proposed development 1157 SQ M
(c) Floor area of buildings proposed to be retained within site N/A
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
15. List of documents enclosed with application. CHEQUE / NEWSPAPER NOTICE / COVERING LETTER
4 x OUTLINE SPEC.
4 x DRG. NOS. EL/91/01 EL/89/06-102-112
16. Gross floor space of proposed development (See back) 1100 SQ M Sq. m.
No of dwellings proposed (if any) 10 NO Class(es) of Development CLASS 1
Fee Payable £ 4030.00 Basis of Calculation (10 x £55.00 BBLs) + (10 x £32.00) x 1/4 PLANNING C.
If a reduced fee is tendered details of previous relevant payment should be given
89A/982

E. Heron 4/4/91
SSO N35436
80 9/4
N35145

CO. DUBLIN - Permission sought for change of approved house type (Reg. Ref. 89A/982) to give optional conservatory to rear of sites 25-43 odd incl. road 1, lands adjacent Wills Brook House, Esker Lane, Ballyowen TD, Lucan - Hugh McCreavy & Sons Ltd.

Signature of Applicant (or his Agent) Frank Elmes Date 4-5-91
Application Type P/B02 FOR OFFICE USE ONLY
Register Reference 91A/0549 2.16.4
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, Lt. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

| CLASS NO. | DESCRIPTION | FEE |
|-----------|--|---|
| A | Dwelling (House/Flat) | £55.00 each |
| B | Domestic Extension (improvement/alteration) | £30.00 each |
| C | Building — Office/Commercial Purposes | £3.50 per m ² (min. £70.00) |
| D | Agricultural Buildings/Structures | £1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00) |
| E | Petrol Filling Station | £200.00 |
| F | Development or Proposals not coming within any of the foregoing classes. | £9.00 per 0.1 ha (£70.00 min.) |
| | | Min. Fee £30.00 Max. Fee £20,000 |

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

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

[RECEIPT CODE]

PAID BY
CASH
CHEQUE
B.L.
I.T.

BYE LAW APPLICATION.

REC. No. N 35436

£500.00

Received this 9th day of April 1991

from Hugh McGreevy & Sons Ltd,
Ye & Buldeman Tce,
Dundrum

the sum of two hundred and fifty Pounds

Pence, being two for

bye-law application at 25-113 Willbrook House

Michael Scane Cashier

S. CAREY
Principal Officer 10.1.91

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 application fee. N 35145

CASH
B.L.
I.T.

£80.00

Received this 9th day of April 1991
from Hazel M. Groovy - Loue H.

the sum of eighty Pounds

plus application at 25-43 Hillbrook House
Pence, being ten to

Aileen O'Connell Cashier

S. CAREY Principal Officer

FRANK ELMES & Co.

ARCHITECTS
PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE: 951514 / 2
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 rearl on Sites 25 - 43 Odd incl. Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D. Lucan for Hugh McGreevy & Sons 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

Residential development at
Wills Brook, Lucan, Co Dublin

for

Hugh Mc Greevy and Sons Ltd.

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 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.

09 APR 1991

Galister

1300m 17 Sep 17/91

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.

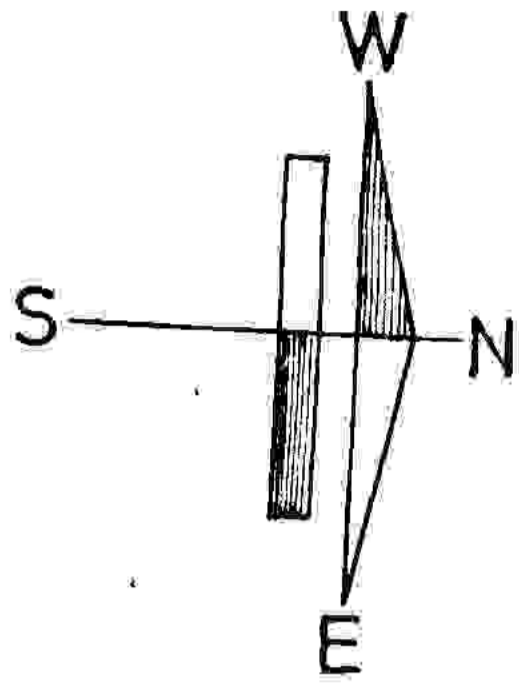
PITCHED ROOF

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 BROOK
PROPOSED

Site Location Map

225 mm hollow
conc. block wall
Selected plaster
finish

100 mm solid
block wall

35x225 mm joists
at 400 crs.

Optional vent
over door

Doors to detail

Shower

BATH-SUITE
Units and layout
to detail

HOT
PRESS

UTILITY

Vent

SSSVP
see note

Vent

35x225 mm joists
at 400 crs.

SSSVP
encl.

LOUNGE

Fireplace to detail

MASTER
BEDROOM

35x225 mm joists
at 400 crs.

HALL

Bay window to detail

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

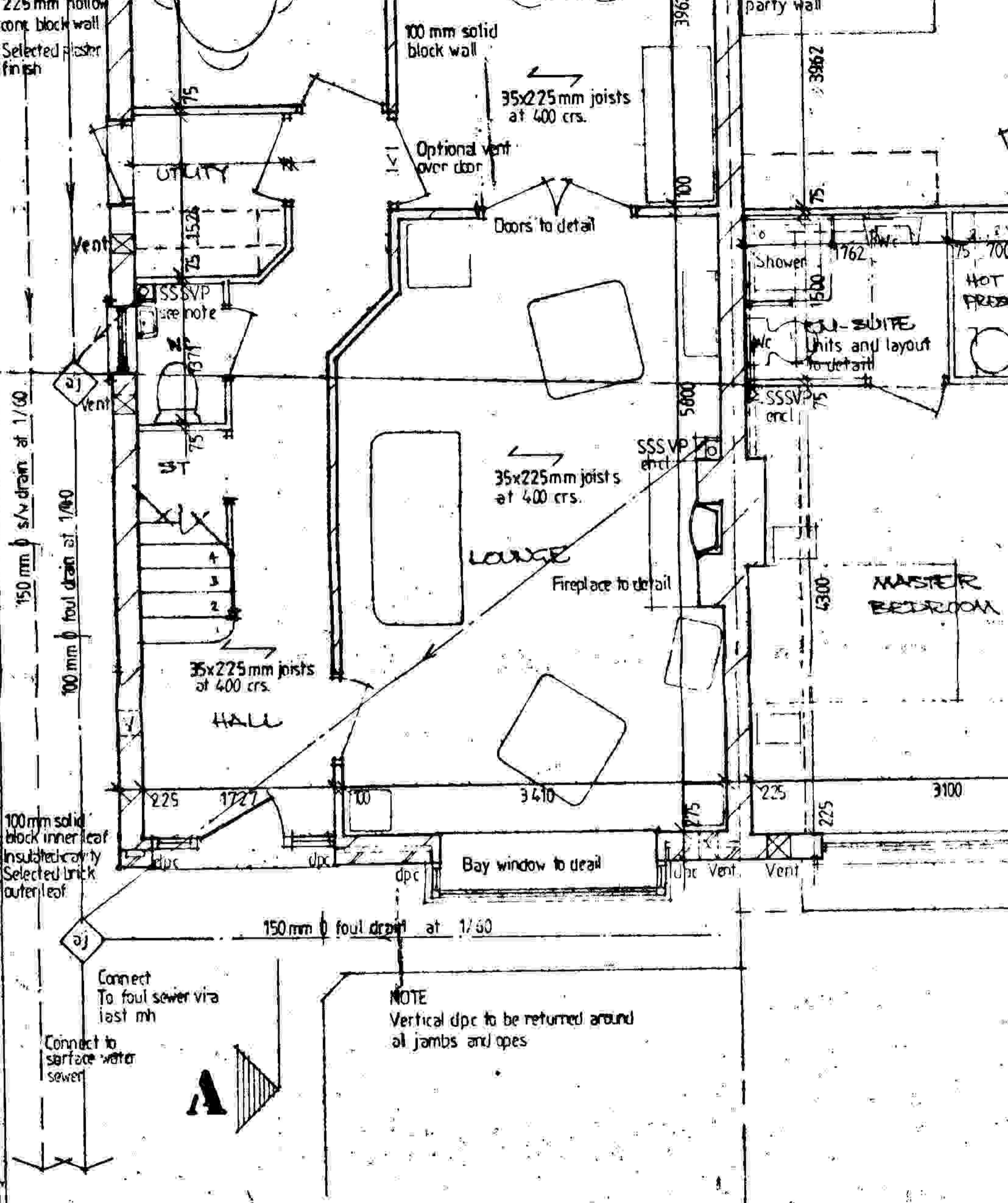
150 mm ϕ foul drain at 1/60

Connect
To foul sewer via
last mh

Connect to
surface water
sewer

NOTE
Vertical dpc to be returned around
all jambs and opes

GROUND
FLOOR
PLAN.



225 Hollow block wall
drylined internally and
smooth plaster finish
externally

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

Flashing 150 min upturn
75x100 wallplate

75mm stud
partitions

225 75 Trimmers

Double joists
under stud
partition

PCPS lintel
with 3 courses
of solid bonded
blockwork over

Window to
detail

PCPS sill
dpc under

DPC 150 above
fof

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

