

REF. NO.: 91A/0550

CERTIFICATE NO.: 14606B

PROPOSAL: Change of house type

LOCATION: Site 53-71 Odd Rd. lands adjacent to WOODBROOK House

APPLICANT: High McGreevey & Sons Ltd 30002 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)	@ £55	<u>£556</u>	<u>£550</u>	—		
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>					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing 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: 11/4/91

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



Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

---

RE: SUBS 53-71 odd Rd 1 at lands adjacent to WOODSBROOK House  
Exree Lane

REG. REF.: 91A/0550

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

A reduced fee (i.e.  $\frac{1}{2}$ ) 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/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.Y.  
15/4/91*

---

A. Hinchy,  
Senior Executive Draughtsman/Technician

P/2453/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0550

Date Received : 9th April 1991

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

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

Location : sites 53-71 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/AC)

Report of the Dublin Planning Officer dated 27 May 1991.

This is an application for PERMISSION for change of approved house type to give optional conservatory to the rear on sites 53-71, Road 1, at land 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 County 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/543, 91A/544, 91A/545, 91A/546, 91A/547 and 91A/549. No increase in house number or change of layout is proposed in any of these applications.

Under Reg. Ref. No. 89A/982 house Nos. 53-71 were approved as house type E, ~~at four at 110 sq.m.~~ 4 bedroomed semi-detached house with a half hipped roof part brick front and gable over first-floor windows.

The current application provides for the inclusion of an optional conservatory to the rear. This has a floor area of 25.8 sq.m. and will not extend beyond the rear building line of the approved kitchen extension to the rear.

Minor elevational changes are also proposed. The applicants submitted unsolicited additional information in this regard on 22.05.91. These

CN8675  
6201214

<u>CONTRIBUTION:</u>	
Standard:	75240
Roads:	1420 (same)
S. Servs:	
Open Space:	98,000
Other:	48,000
<u>SECURITY:</u>	
EST. TO I.F.:	244,000
GR. B.	150,000

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0550

Page No: 0002

Location: sites 53-71 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

elevational changes relate only to Houses 61-71 i.e. the gable above the first-floor windows is to be omitted on these houses. House Nos. 55-59 have already been constructed with this gable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, subject to the following (g) 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. *to this regard layout 25*  
*as cost of construction - letter dated 22nd May 1991*  
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 The development shall be carried out in conformity with Condition Nos. 5-12, and 14-16 inclusive of An Bord Pleanála's decision to grant *of planning* permission for 160 no. houses at this location, under Reg. Ref. No. *PLG/15/18195* 89A/982, dated 14.09.90, *as amended by 21/11/92* save as amended to conform with the revisions indicated in the plans lodged 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 *£200,000* or a cash lodgement of *£100,000* in respect of the overall development, as required by Condition No. 2 of An Bord Pleanála's decision to grant *of* planning permission, *see Reg. Ref. No. 89A/982* under Reg. Ref. No. 89A/982, *to be made prior to the commencement of construction of the proposal* ~~be strictly adhered to in respect of the above proposal.~~ *THE ARRANGEMENTS*
- 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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0550

Page No: 0003

Location: Sites 53-71 odd incl., Road 1 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

development.

- 06 That arrangements be made for the payment of the financial contribution in the sum of £ 72,400 in respect of the overall development as required by Condition No. 3 of An Bord Pleanála's ~~decision to grant of~~ <sup>REF. PL-515-181275</sup> planning permission under Reg. Ref. No. 89A/982. ~~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 £ 14,200 <sup>per house</sup> in respect of the overall development as required by Condition No. 4 of An Bord Pleanála's ~~decision to grant of~~ <sup>REF. PL-515-181275</sup> planning permission under Reg. Ref. No. 89A/982. ~~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.
- ~~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. 89A/982.~~
- ~~08 REASON: In the interest of the proper planning and development of the area.~~
- 08.09 That a comprehensive landscaping plan be submitted for the site (as required by condition No. 13 of An Bord Pleanála's ~~decision to grant of~~ <sup>REF. PL-515-181275</sup> planning permission under Reg. Ref. No. 89A/982). This is to include, inter alia, a programme of tree surgery for the site and a street tree planting scheme. Measures to protect trees to be retained during construction and landscaping works to be carried out.
- 09 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 <sup>REF. PL-515-181275</sup> required 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.
- 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/0550

Page No: 0004

Location: sites 53-71 odd incl., Road 1 at lands adjacent Wills 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.



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/ 2453 /91 Date of Decision : 31st May 1991

Register Reference : 91A/0550 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 53-71 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:- <sup>9</sup>.....ATTACHED.

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

Date:.....<sup>4/6/91</sup>.....

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



Reg. Ref. 91A/0550  
Decision Order No. P/ 2453 /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. In this regard layout to be as proposed in letter dated 22nd May, 1991.  
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 The development shall be carried out in conformity with Condition Nos. 5-12, 14-16 inclusive and 17(c) of An Bord Pleanála's grant of planning permission for 160 no. houses at this location, under Ref. No. PL 6/5/81895, dated 14.09.90, 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 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.
- 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 £75240. in respect of the overall development as required by Condition No. 3 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. 89A/982. The arrangements to be made prior to the commencement of this proposal.
- 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. per house in respect of the overall development as



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/0550  
Decision Order No. P/ 2453 /91

Page No: 0003

*SM* required by condition No. 4 of An Bord Pleanála's grant of planning permission under <sup>REF. PL 6/5/81895</sup> Reg. Ref. No. 89A/982. 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.

08 That a comprehensive landscaping plan be submitted for the site (as required by condition No. 13 of An Bord Pleanála's ~~decision to 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 and 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. *SM*

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.

FRANK ELMES & Co.  
ARCHITECTS  
PLANNING CONSULTANTS

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

**URGENT ATTENTION ;  
MARY GALVIN  
D.C.C. PLANNING DEPT.**

date :  
your ref :  
our ref :

DATE: 22-05-01

TIME: 5:10

FAX NO: 951703

FACSIMILE TRANSMISSION

*W.D.  
A.  
22/5/01*

TO: MARY GALVIN  
OF: DUBLIN CO. COUNCIL, PLANNING DEPT.  
ADDRESSEE'S FAX NO: 724896  
FROM: WILLIAM P. QUINN  
RE: ELMBROOK, WILSBROOK HOUSE, WOOD  
OPERATOR: W.D.

THIS MESSAGE COMPRISES ..... 5 ..... PAGES INCLUDING THIS PAGE

If you do not receive the correct number of pages or any parts of the transmission are illegible, please contact the above OPERATOR at 951514/5 (Telephone) immediately.

MESSAGE (IF ANY)

*Exact Information, as requested*

**FRANK ELMES & Co.**ARCHITECTS  
PLANNING CONSULTANTSNo. 2 WALDEMAR TERRACE,  
MAIN STREET, DUNDRUM,  
DUBLIN 14.  
TELEPHONE : 951514 / 5  
FAX No. : 951703Attention: Ms. Mary Galvin,  
Dublin County Council,  
Planning Dept.  
Irish Life Centre,  
DUBLIN 1.

date 22/5/91

your ref :

our ref :

RE: Change of Approved House Type to give optional  
Conservatory to rear (89A/0982) at Brook House,  
Esker Lane, Lucan for Hugh McGreevy & Sons Ltd.  
Reg. Ref. 91A/0550

Dear Ms. Galvin,

Further to your telephone conversation of to-day, we wish to confirm that House type "E" on sites nos. 53 to 59 odd inclusive on Road 1 at the above site will have front elevational treatment as shown on enclosed dwg. marked "A".

Sites type "E" 61 to 71 odd inclusive on Road 1, will have front elevational treatment as shown on attached dwg. marked "B".

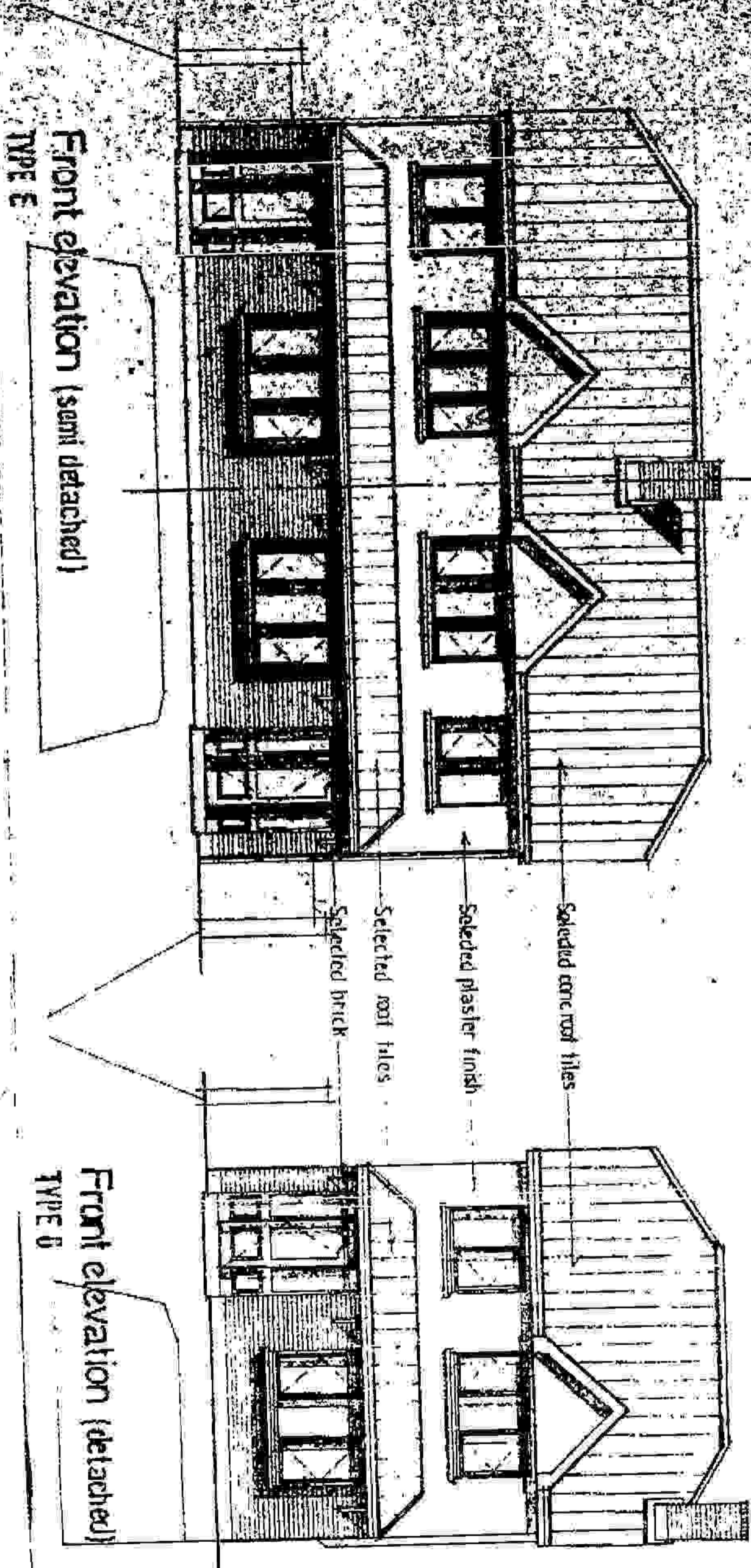
I trust this is in order and if you have any queries, please do not hesitate to contact this office.

Thank you for your kind assistance in this matter.

Yours sincerely,

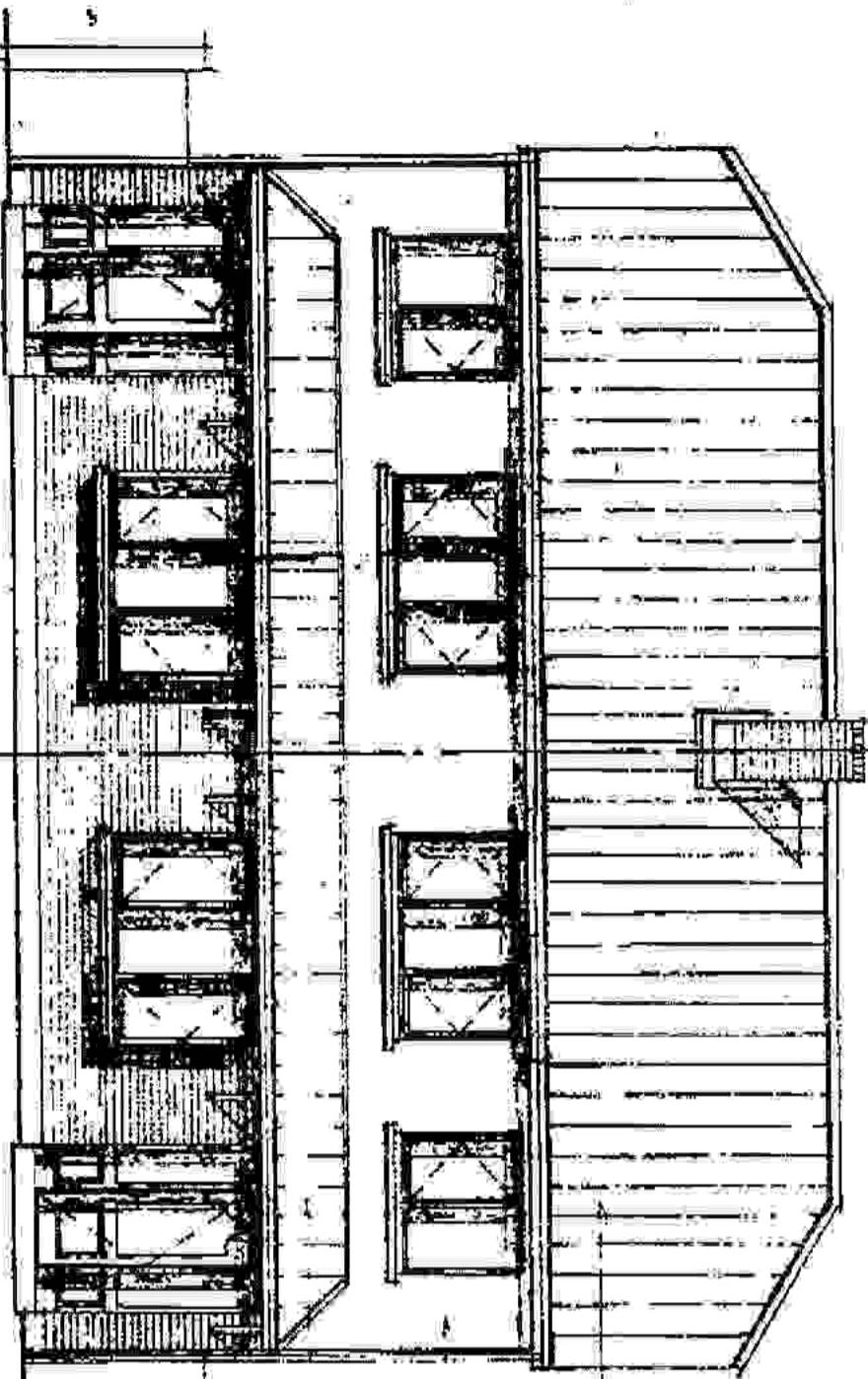
Wm. Plunkett  
FRANK ELMES & CO.

# DRAWING



# D.R.C.C. B

Front elevation (semi detached)  
TYPE E



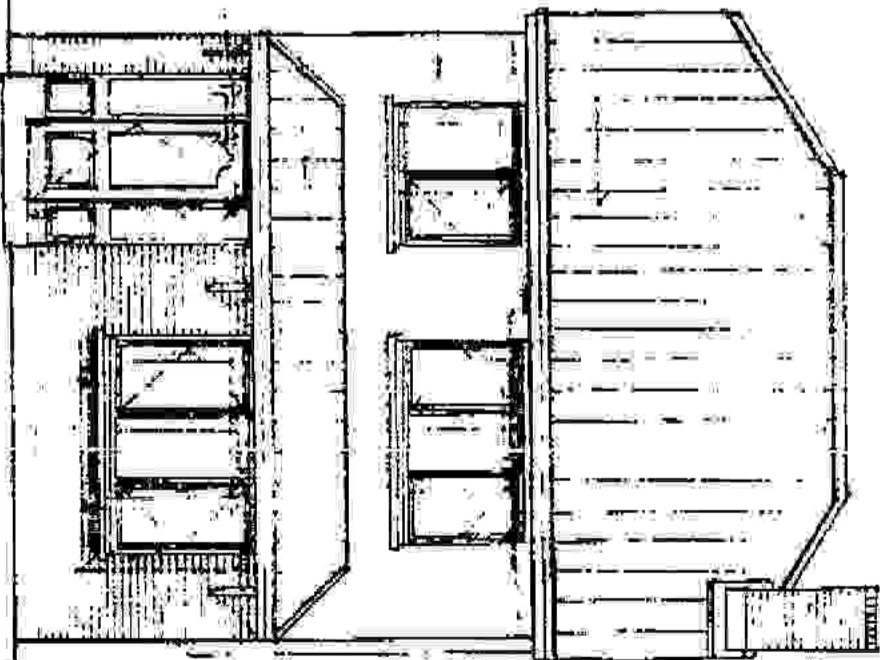
Selected concrete roof tiles

Selected plaster finish

Selected roof tiles

Selected brick

Front elevation (detached)  
TYPE G





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/0550

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 53-71 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 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 SITES 53-71 ODD INCL. ROAD 1, AT LANDS ADJACENT  
(If none, give description sufficient to identify) WILLS BROOK HOUSE, ESKER LANE, BALLYOWEN TA LUCAN

3. Name of applicant (Principal not Agent) HUGH MC GREEVY & SONS LTD.  
Address 4/2 & BELOW Tel. No. \_\_\_\_\_

4. Name and address of FRANK ELMES & CO. ARCHITECTS, 2 WALDENAR TERRACE  
person or firm responsible for preparation of drawings MAIN ST. DUBLIN 14 Tel. No. 931514/15

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 (014/902)

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 2100 SQ M Sq. m.  
(b) Floor area of proposed development 1157 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

15. List of documents enclosed with CHEQUE / NEWSPAPER NOTICE / COVERING LETTER  
4 X OUTLINE SPEC.  
4 X DRG. NOS EH/01/01 EL/05/06-10-11-14

CO. DUBLIN - Permission sought for change of approved house type (Reg. Ref. 09A/882) to give optional conservatory to rear of sites 53-71 odd incl. road 1, at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D. Lucan. - Hugh McGreevy & Sons Ltd.

16. Development (See back) 1157 SQ M Sq. m.  
No of dwellings proposed (if any) 10 NO Class(es) of Development CLASS 1

Fee Payable £ 630.00 Basis of Calculation (10 x 55.00) BAYS (10 x 32.00 x 1/4) PL  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 4-4-91

Application Type P/BBL FOR OFFICE USE ONLY  
Register Reference 01A/0550  
Amount Received £ \_\_\_\_\_  
Receipt No \_\_\_\_\_  
Date 17/6,7



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

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

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

**NB. Applications must be received within 2 weeks from date of publication of the notice.**

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

CASH

CHEQUE

M.O.

S.L.

L.T.

Issue of this receipt is not an acknowledgement that the amount tendered is the prescribed amount.  
No. N-35146

£ 30.00

Received this 21<sup>st</sup> day of April 1991

from Miss M. Carey Mrs H

the sum of eighty Pounds

Pence, being no pence

planning application at 53-71 Dillebrook House

Melanie Deane Cashier

S. CAREY Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

[RECEIPT CODE]

PAID BY  
CAS  
CHECK  
M.O.  
B.L.  
I.T.

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

BYE LAW APPLICATION.

REC. No. N 35437

£550.00

Received this 9th day of April 1991

from Messrs. Mc Grovey & Sons Ltd.

the sum of Five hundred & fifty Pounds

Pence being 400

bye-law application at 53-71 Willsbrook

Hence Madeen Sean

Cashier

S. CAREY  
Principal Officer

[Signature]

# 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 53-71 Odd 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

Residential development at  
Wills Brook Lucan Co Dublin

for  
Hugh Mc Greevy and Sons 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 (300mm *4p 17/2*) 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.  $\frac{1}{2}$  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  $\emptyset$ , 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.

## UL 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.

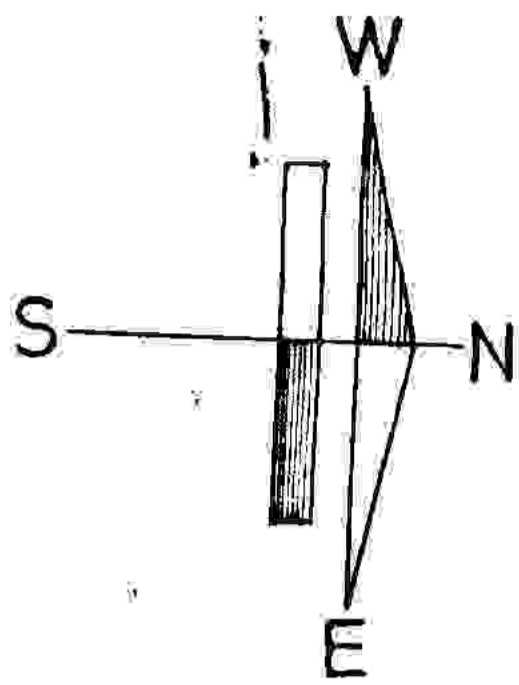
Trusses to be laid and braced strictly in accordance with I.S. 193 (1986), 175 x 25mm soffit & fascia.

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



conservatory

Water tank and support to  
IS 193 1986

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

Bedroom 3

Bath

75 mm stud  
partitions

Flashing 150 min upturn  
75x100 wallplate

225 75 Trimmers

lintol  
3 courses  
solid boarded  
work over

low to  
fill  
Cill  
under

Kitchen

Breakfast

Utility

WC

Double joists  
under stud  
partition

150 above

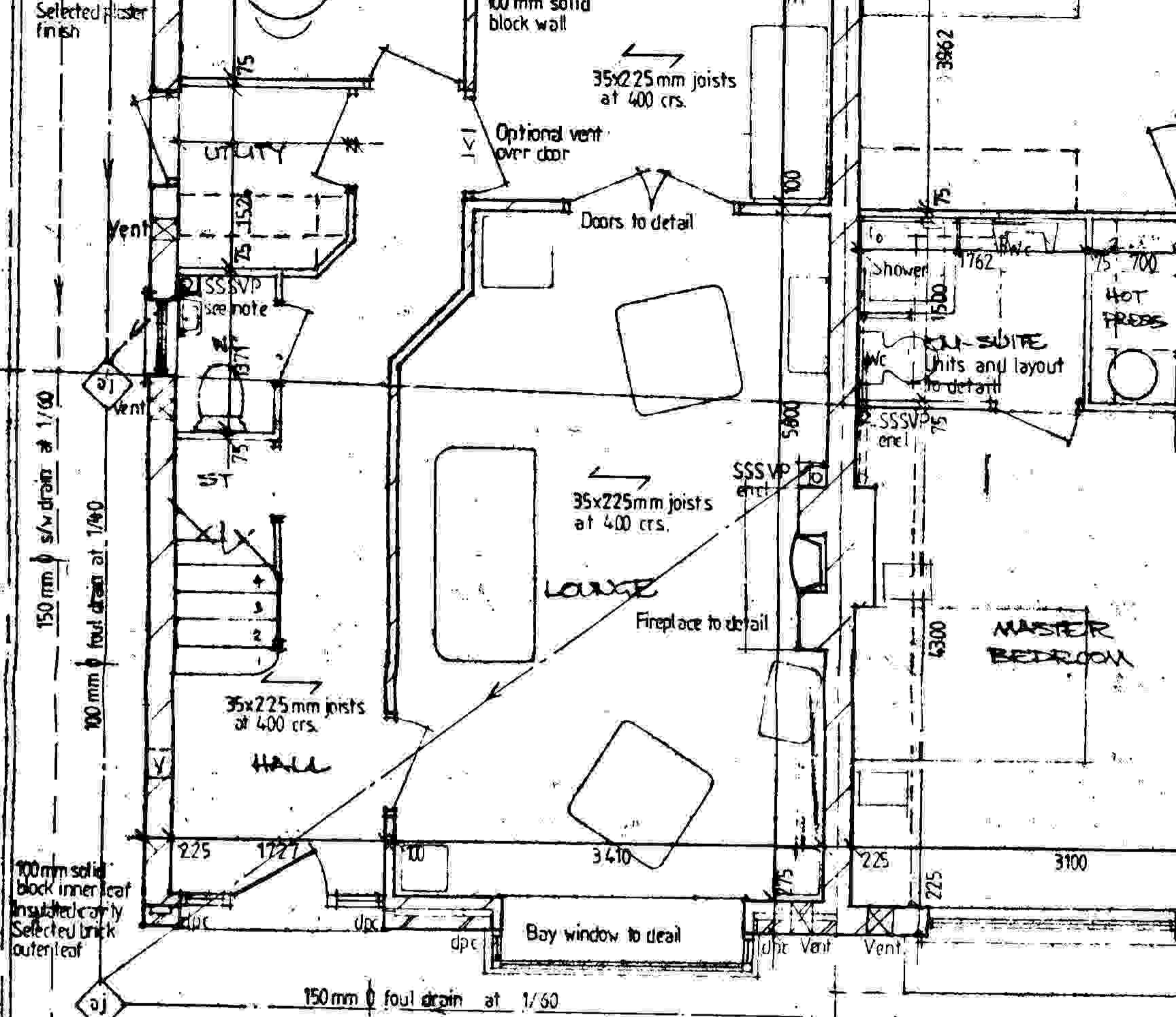
675

675

# SECTION AA-BB

rising wall to be of  
solid block construction  
dpc level

lintols to be laid in  
strict accordance with  
manufactures instruction



NOTE  
Vertical Upic to be returned around  
all jambs and opes

GROUND  
FLOOR  
PLAN.

Front elevation (semi detached)  
TYPE E



Optional Velux  
roof windows for  
internal bathr

Selected plaster

Selected concrete

Optional conservatory

Rear elevation (semi detached)  
TYPE E

