REF. NO.: 91A/0557 CERTIFICATE NO.: 14620B

PROPOSAL: Bungalow + garage

LOCATION: 6 Finnstown Fairways Lucan

APPLICANT: J. Hacker

	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	455	455	—		
B	Domestic Ext. (Improvements/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.5X per M² or £70					
D	Building or other structure for purposes of agriculture	@ £1.25 per M² in excess of 200 M². 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: _____ Grade: _____ Date: _____

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

CERTIFICATE NO: 24917

REF.: 91A/0557

PROPOSAL: Bungalow + garage

LOCATION: 6 Tunnstown Fairways Lucan

APPLICANT: J. Halber

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
DWELLINGS	€32	€32	€32	—		
	€215					
	€50 per M² in excess of 300M² floor area					
metres²	€21.75 per M² or part					
x .1 hect.	€215 per .1 hect. or part					
x .1 hect.	€215 per .1 hect. or part					
x .1 hect.	€215 per .1 hect. or part					
	€215					
x metres²	€21.75 per M² or part					
M.300M²	€215 per 300M² or part					
x .1 hect.	€215 per .1 hect. or part					

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: 18/4/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/0557.

Proposed: Revised location.

At: Site no. 6 Ennistown, Naikways, Swords.

For: J. Keeper.

Plans lodged: _____

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

I have no objections to the revised location as agreed with the Planning Dept. 12/7/91.

Jackie Kelly
EHO 9/8/91.

9/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.08.91
Time 9.00

Order No. P/5341/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Change of bungalow plan at Site No. 6 Finnstown, Fairways, Lucan for J. Harper.

Mr. John Harper,
229, Ryevale Lawns,
Leixlip.
Co. Kildare.

Reg. Ref. 91A-0557
COMP. REC'D: 17.07.1991
14-10-1991

Report of the Dublin Planning Officer, dated 14 November, 1991.

This is a submission for **COMPLIANCE** with Condition No. 7 of decision to Grant Permission by Order No. P/2450/91, dated, 6th June, 1991, in connection with the above.

Condition No. 7 stated:-

> "That the house be moved northwards on the site in order to make better use available sunlight and limit proximity to adjoining site to the south. Details to be agreed with the Planning Authority prior to commencement of development".

The applicant submitted a compliance submission on 17th July, 1991, following consultation with the Planning Authority. This submission provides for the relocation of the bungalow to the north east between 5.2 and 8 metres from the boundary with the adjoining site to the south.

It is noted that the site plan submitted shows the site boundaries slightly altered. It is understood that a separate submission is to be made in relation to this.

A further submission was received on 14.10.91 in compliance with Condition No. 1 outlining the applicants intention to replace previously approved concrete roof tiles with slates. This is considered acceptable.

The compliance submission in respect of condition No. 7 and condition 1 is considered satisfactory. I recommend that the applicant be informed accordingly.

(MG/BB)

For Dublin Planning Officer

Endorsed:- for Principal Officer

Order:- Applicant to be informed as set out in the above report.

Dated: 19th November, 1991.

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

Mary Galvin.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/0557.

Proposed: Revised location.

At: Site no. 6 Ferristown, Hackways, Lucan.

For: J. Meeper.

Plans lodged: _____

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

I have no objections to the revised location as agreed with the Planning Dept. 12/7/91.

Jackie Kelly
EHO 9/8/91.

9/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.08.91
Time 4.00

P/2450/91

CN 7200 I
BN 1134

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:
Standard: 39,300
Levies:
Bond:
SECURITY
Bond, C.P.: 16000
Cash: 10,000

Register Reference : 91A/0557 Date Received : 10th April 1991

Correspondence Name and Address : Mr John Harper, 229 Ryevale Lawns, Leixlip,, Co. Kildare.

Development : Change of bungalow plan

Location : Site No. 6 Finnstown, Fairways, Lucan

Applicant : J. Harper

App. Type : Permission

Zoning :

(MG/DK)

Report of the Dublin Planning Officer dated 27th May, 1991.

This is an application for planning permission for a change of bungalow plan at site no. 6, Finnstown, Fairways, Lucan, Co. Dublin for J. Harper.

Planning permission for housing development at this location (7 no. houses) was granted under Reg. Ref. No. 88A-1461 (on foot of a Section 4 motion for a development comprising housing, a garden centre and holiday chalets).

Reg. Ref. No. 89A-1587 refers to a subsequent grant of permission for alterations to approved plans for the aforementioned housing development to provide foul drainage with connection to existing sewer instead of septic tanks. The layout submitted with this application deviated from that granted permission under Reg. Ref. No. 88A-1461. However, this matter was clarified by additional information and the original layout was resubmitted. This layout provided for a cul de sac development of 7 no. bungalows on large sites, i.e. 0.5 to 0.75 acres. Lodged plans provided for 7 no. identical L shaped bungalows with a pitched roof profile and a brick finish.

The current application provides for a revised house type to comprise a large rectangular shaped bungalow of floor area 194 sq. m. This is to have a hipped roof and a brick finish to all elevations. Lodged plans identify a 48 sq. m. detached garage to the rear. The proposed house is to be relocated on site. Lodged plans show the proposed bungalow set back some 11.5 metres from the front building line of the originally approved bungalow. At its nearest point it is located only 3.5 metres from the boundary with the adjoining house site (No. 5). The revised layout provides for the setting back of the house behind the front building line of the proposed house on site No. 5.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0557

Page No: 0002

Location: Site No. 6 Finnstown, Fairways, Lucan

The internal layout provides for the main living rooms to be located to the south and the southern elevation comprises large window opes to a sun room, living room and dining room. This elevation would be c. 9 metres from the proposed bungalow on the adjoining site to the south

The boundary treatment proposed along all boundaries to the site have been specified. This is in the main to comprise timber fencing/evergreen trees.

Supervising Environmental Health Officer reports no objection.

The proposed development is consistent with the provisions included in the Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

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 the housing layout to be in accordance with Drawing No. L119/07/F received as additional information on 4th May, 1990.
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~~ the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

04 That arrangements made for the payment of the financial contribution in the sum of £39300.00 in respect of the overall development required by Condition No. 4 , of planning permission granted under Reg. Ref. 89A-1587 , be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.

05 That the arrangements made for the lodgement of security in the form of

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A-0557

Page No.: 0003

Location: Site No. 6, Finnstown, Fairways, Lucan.

an approved Insurance Company Bond or Letter of Guarantee in the sum of £16,000.00 or a cash lodgement of £10,000, in respect of the overall development, required by condition no. 5 of planning permission granted under Reg. Ref. 89A-1587, be strictly adhered to in respect of the above proposal
REASON: In the interest of the proper planning and development of the area.

06 The development shall be carried out in conformity with Conditions Nos. 6 to 21 of the decision to grant permission by Order No. P/2875/90, dated 3rd July, 1990, Reg. Ref. 89A-1587, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON: In the interest of the proper planning and development of the area.

07 That the house be moved northwards on the site in order to make better use of available sunshine and limit proximity to adjoining site to the south. Details to be agreed with the Planning Authority prior to commencement of development.

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/0557

Page No: 0004

Location: Site No. 6 Finnstown, Fairways, 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 (7) conditions set out above is hereby made.

Dated : .....5 June 1991.....

K. O'Sullivan
.....
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.

MG

Register Reference : 91A/0557 Date : 16th April 1991

Development : Change of bungalow plan

LOCATION : Site No. 6 Finnstown, Fairways, Lucan

Applicant : J. Harper

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 10th April 1991

DUBLIN COUNTY COUNCIL
22 APR 1991
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

for Paul Galvin

PRINCIPAL OFFICER

No objection to this proposal

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25/4
Time 2pm

Ita Devine
for John O' Reilly
SUPER.ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

23/4/91

GK.

Mr. John Harper,
229 Ryevale Lawns,
Leixlip,
Co. Kildare.

91A/0557

19 November 1991

Re: Change of bungalow plan at Site No. 6 Finnstown, Fairways, Lucan for J. Harper.

Dear Sir,

I refer to your submissions received on 17 July, 1991 and 14 October, 1991, to comply with Condition Nos. 1 and 7, of decision to grant permission by Order No. P/2450/91, dated, 06.06.91, in connection with the above.

In this regard, I wish to inform you that the submissions are satisfactory in compliance with Condition Nos. 1 and 7 of Reg. Ref. 91A/0557.

Yours faithfully,

for Principal Officer.

229, Ryevale Lawns,
Leixlip,
Co. Kildare.
14th October, 1991.

Decision Order No: P/2450/91
Register Reference: 91A/0557
Location: Site No 6 Finnstown Fairways, Lucan, Co. Dublin.

Attention Ms. Mary Galvin.

Dear Ms Galvin,

I wish to apply, for permission to change, the concrete roof tiles to slates and should be obliged, if you would advise me, as soon as possible if you have any objections to the change.

Yours sincerely,

John Harper

JOHN HARPER.

RECEIVED
14 OCT 1991
Reg. Sec.

91A/557

1.0.0

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Telephone: 773066

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

Telephone: 724755
Extension: 231/234

19th July, 1991

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

LOCATION: **Site No. 6 Finnstown, Fairways, Lucan**

PROPOSED DEVELOPMENT: **Change of bungalow plan**

APPLICANT: **J. Harper**

PLANNING REG.REF.: **91A/0557**

DATE OF RECEIPT OF SUBMISSION: **17th July, 1991**

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Mr. John Harper,
229, Ryevale Lawns,
Leixlip,
Co. Kildare

91A/0557

1.40

Comm.

RECEIVED
17 JUL 1991
REG. SEC.

229, Ryevale Lawns,
Leixlip,
Co. Kildare.
17th July 1991.

Decision Order No: P / 2450 / 91
Register Reference: 91A / 0557
Location: Site No 6 Finnstown Fairways, Lucan, Co Dublin.

Dear Sirs,

I enclose four copies of my drawing no A / 6, revision A, on which I have moved the bungalow northwards, in line with original submission on drawing no L 119 / 07 / F and westwards by 6,000 mm, all as agreed at a meeting in the Planning Department, Block 2, Irish Life Centre, Lower Abbey St., Dublin 1 on Friday 12th July 1991 to comply with Condition no 07, on Decision Order no P / 2450 / 91 dated 5th June 1991.

I should be obliged, to receive confirmation of your approval of the revised location, at your earliest convenience.

Yours Faithfully,

John Harper.

JOHN HARPER.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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

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

Decision Order Number : P/ 2450 /91 Date of Decision : 5th June 1991

Register Reference : 91A/0557 Date Received : 10th April 1991

Applicant : J. Harper

Development : Change of bungalow plan

Location : Site No. 6 Finnstown, Fairways, 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:- ....7....ATTACHED.

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

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

Mr John Harper,
229 Ryevale Lawns,
Leixlip,,
Co. Kildare.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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

Reg.Ref. 91A/0557
Decision Order No. P/ 2450 /91
Page No: 0002

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. In this regard the housing layout to be in accordance with Drawing No. L119/07/F received as additional information on 4th May, 1990.
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~~ the proposed house be used as a single dwelling unit.
REASON:To prevent unauthorised development.

04 That arrangements made for the payment of the financial contribution in the sum of £39300.00 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A-1587 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.

05 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £16000.00 or a cash lodgement of £10000.00 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-1587 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.

06 The development shall be carried out in conformity with condition nos. 6 to 21 of the decision to grant permission by Order No. P/2875/90, dated 3rd July, 1990, Reg. Ref. 89A-1587, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

07 That the house be moved northwards on the site in order to make better use of available sunlight and limit proximity to adjoining site to the south. Details to be agreed with the Planning Authority prior to commencement of development.

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

Dublin County Council Comhairle Chontae Atha Cliath

Planning Department

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

Reg.Ref. 91A/0557
Decision Order No. P/ 2450 /91

area.

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

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/0557 Date : 11th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of bungalow plan

LOCATION : Site No. 6 Finnstown, Fairways, Lucan

APPLICANT : J. Harper

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 10th April 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr John Harper,
229 Ryevale Lawns,
Leixlip,,
Co. Kildare.

Dublin County Council
Comhairle Chontae Átha Cliath

Planning Application Form/
Bye - Law Application Form

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

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

2. Postal address of site or building NO. 6 FINNSTOWN FAIRWAYS
(If none, give description sufficient to identify) LUCAN CO. DUBLIN £32 10/4

3. Name of applicant (Principal not Agent) MR JOHN HARPER N35161
Address 229 RYEVALE LAWNS LEIXLIP CO. KILDARE Tel. No 01-6242474

4. Name and address of person or firm responsible for preparation of drawings JOHN HARPER ENG. TECH. LCIBSE. MASHRAE
229 RYEVALE LAWNS
LEIXLIP CO. KILDARE
OFFICE HOURS
Tel. No 01-6087777

5. Name and address to which notifications should be sent JOHN HARPER
229 RYEVALE LAWNS LEIXLIP CO. KILDARE

6. Brief description of proposed development CONSTRUCTION OF BUNGALOW AND GARAGE

7. Method of drainage MAIN DRAINAGE 8. Source of Water Supply MAINS SUPPLY

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 NOT APPLICABLE
(b) Proposed use of each floor NOT APPLICABLE BYE LAW APPLICATION

J. Pros
9/4/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO £55 N35455

11.(a) Area of Site 2348 M^2 Sq. m.
(b) Floor area of proposed development BUNGALOW 194 m^2 GARAGE 48 m^2 Sq. m.
(c) Floor area of buildings proposed to be retained within site NOT APPLICABLE Sq. m.

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

CO. DUBLIN permission for change of Bungalow plan on site No.6. Finnstown Fairways Lucan. Signed J. Harper

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: IT IS MY POLICY TO DESIGN IN ACCORDANCE WITH THE DRAFT BUILDING REGULATIONS HOWEVER THIS DOES NOT GUARANTEE THAT THIS PROPOSAL COMPLIES IN EVERY RESPECT

15.List of documents enclosed with application. ORIGIONAL GRANT OF PERMISSION P/2875/90 DATED 3/7/90, 4 COPIES OF SITE LOCATION MAP (DRG A/1) 4 COPIES OF DETAILED DRAWINGS INCORPORATING SPECIFICATION (DRG NOS A/2, A/3, A/4, A/5) FEE CHEQUE FOR £87-00 (PLANNING & BYE LAW) & NEWSPAPER ADVERT (I.P. 9/4/91)

16.Gross floor space of proposed development (See back) 194 m^2 + 48 m^2 = 242 m^2 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development NO. 1

Fee Payable £ £87-00 Basis of Calculation PLANNING £32, BYE LAW £55

If a reduced fee is tendered details of previous relevant payment should be given
NOT APPLICABE

Signature of Applicant (or his Agent) John Harper Date 10/4/91

Application Type P/BBL
Register Reference 91A/0557
Amount Received £
Receipt No
Date

FOR OFFICE USE ONLY
2·20·0

RECEIVED
10 APR 1991
REG. SEC.

17-10

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 Sale Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.

2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

   (a) The address of the structure or the location of the land.
   (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
   (c) The name of the applicant.

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

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.

5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
   (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.

   (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.

   (ii) A layout and a survey plan of each floor of any structure to which the application relates.

   (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.) Min. Fee £30.00 Max. Fee £20,000

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

CASH
CHEQUE ●
M.O.
B.L.
I.T.

BYE LAW APPLICATION.
REC. No. N 35455

£55.00

Received this 10th day of April 1991

from John Harper,
229 Ryevale Lawns
Leixlip

the sum of fifty five Pounds

Pence being fee for bye-law application at 6 Innstown Fairways Naas Road

S. CAREY
Principal Officer

Cashier

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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 35161

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

£32 00

Received this 10th day of April 1991

from John Hooper
229 Rosevale Lawns
Leixlip

the sum of Thirty two Pounds

Pence, being fee for

planning application at 6 Finnstown Fairway

Noelle Deane Cashier

S. CAREY
Principal Officer

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/3774/90

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

Notification of Grant of Permission/Appr~~XXXXXX~~

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

Decision Order Number and Date: P/2875/90 – 3/7/90

To: Mark O'Reilly & Assocs.,
Greenmount House,
Harold's Cross Road,
Dublin 6W

Register Reference No.: 89A-1587

Planning Control No.: 30/8/89

Application Received on: 22/2/90

Add. Info. Rec'd:

Floor Area:

Applicant: F.T.H. Limited.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

alterations to approved plans for housing development at Finnstown House, Lucan to provide foul drainage system with connection to existing sewer instead of septic tanks as approved and for revisions to site dimensions.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. In this regard the housing layout to be in accordance with Drawing No. L119/07/F received as additional information on 4/5/90.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £39,300. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Contd....

10 APR 1991

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

Date: 17 AUG 1990

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

Form A1—Future Print Ltd

P/3774/90

5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority of Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by;-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £16,000. which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Space, Car parks, Sewers, Watermains and Drains are taken-in-charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £10,000. to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

5. To ensure that a ready sanct[illegible] may be available to the Council [illegible] induce the provision of services and prevent disamenity in the development.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

6. To protect the amenities of the area.

7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

7. In the interest of amenity.

Contd....

17 AUG 1990

10 APR 1991

Form A1—Future Print Ltd

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

Form A1—Future Print Ltd

DUBLIN COUNTY COUNCIL

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

755 (ext. 262/264)

P/3774/90

Notification of Grant of Permission/Approval XXXXXXX

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

Decision Order Number and Date: P/2875/90 – 3/7/90

To: Mark O'Reilly & Assocs.,
Greenmount House,
Harold's Cross Road,
Dublin 6.

Register Reference No.: 89A-1587

Planning Control No.:

Application Received on: 30/8/89

Add. Info. Rec'd: 22/2/90

Floor Area:

Applicant: F.T.H. Limited.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

alterations to approved plans for housing development at Finnstown House, Lucan to provide foul drainage system with connection to existing sewer instead of septic tanks as approved and for revisions to site dimensions.

CONDITIONS	REASONS FOR CONDITIONS
8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878-1964.
11. That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.	11. To comply with public health requirements and to ensure adequa standards of workmanship. As the provision of these services by th County Council will facilitate th proposed development it is considered reasonable that the Council should recoup the cost.

Contd...

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

Date: 17 AUG 1990

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

Form A1—Future Print Ltd.

P/3774/90

12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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

13. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

13. In the interest of visual amenity.

14. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

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

15. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in enclosed fireplaces or appliances suitable only for burning solid smokeless fuels.

15. In the interest of reducing air pollution.

16. That the surface water from proposed access road, seven number dwellings and garden centre to be drained to existing stream on east/north boundary of site. Stream along road (east) boundary of site to be culverted in accordance with the requirements of Drainage Design Section, Sanitary Services Department. Culvert to extend from north-east corner of entire site to existing main Hotel road access on Newcastle Road or as agreed with the Planning Authority.

16. In order to comply with the requirements of the Sanitary Services Department.

17. That a 1.5m wide footpath and grass verge not less than 1m wide to be laid out along Newcastle Road frontage (save at new access road) from north-east corner of site to existing main Hotel Road access. Verge to be planted with semi-mature trees (native deciduous) at 2.5m intervals along entire frontage. Back of verge (west side) to be defined by a dwarf wall, constructed of rendered block or brick or

Contd....

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

Contd....

17 AUG 1990

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

724755 (ext. 262/264)

P/3774/90

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

Notification of Grant of Permission/Approval

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

To Mark O'Reilly & Assocs.,
Greenmount House,
Harold's Cross Road,
Dublin 6.

Applicant F.T.H. Limited.

Decision Order Number and Date P/2875/90 - 3/7/90
Register Reference No. 89A-1587
Planning Control No.
Application Received on 30/8/89
Add. Info. Rec'd: 22/2/90
Floor Area:

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

alterations to approved plans for housing development at Finnstown House, Lucan to provide foul drainage system with connection to existing sewer instead of septic tanks as approved and for revisions to site dimensions.

CONDITIONS	REASONS FOR CONDITIONS
17. Contd..... natural stone and suitably capped. Details to be agreed with the Planning Authority prior to the commencement of development. These works to be completed prior to the occupation of any dwelling.	
18. A landscape plan for the screening (a) of rear gardens/rear boundary walls; (b) of area along Newcastle Road frontage of site, to be submitted to and agreed with the Planning Authority prior to the commencement of development. All works to be completed prior to the occupation of any dwelling.	18. In the interest of the proper planning and development of the area.
19. That the balance of the lands in the applicants ownership to the west and south of the proposed seven number dwellings/garden centre to be retained as open lands forming part of the existing hotel complex on site. The laying out of this area as a golf course as proposed by the applicant to be undertaken in accordance with a timescale to be agreed with the Planning Authority.	19. In the interest of the proper planning and development of the area.
20. That the road serving the seven dwellings be constructed to Building Bye-Law standards and be taken in charge by the County Council on completion.	20. In the interest of the proper planning and development of the area.

Contd....

Signed on behalf of the Dublin County Council

For Principal Officer

Date 17 AUG 1990

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

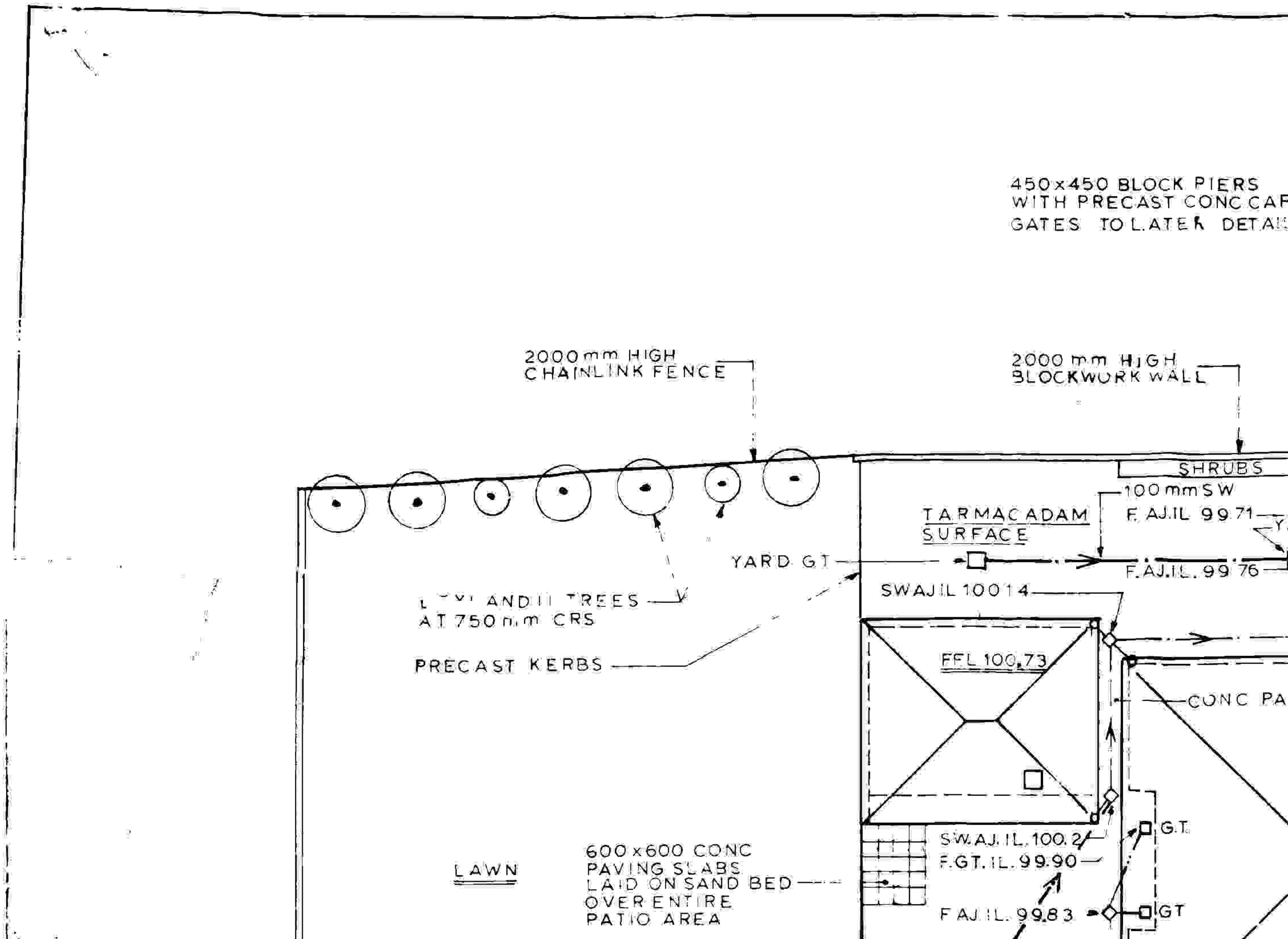
Form A1—Future Print Ltd

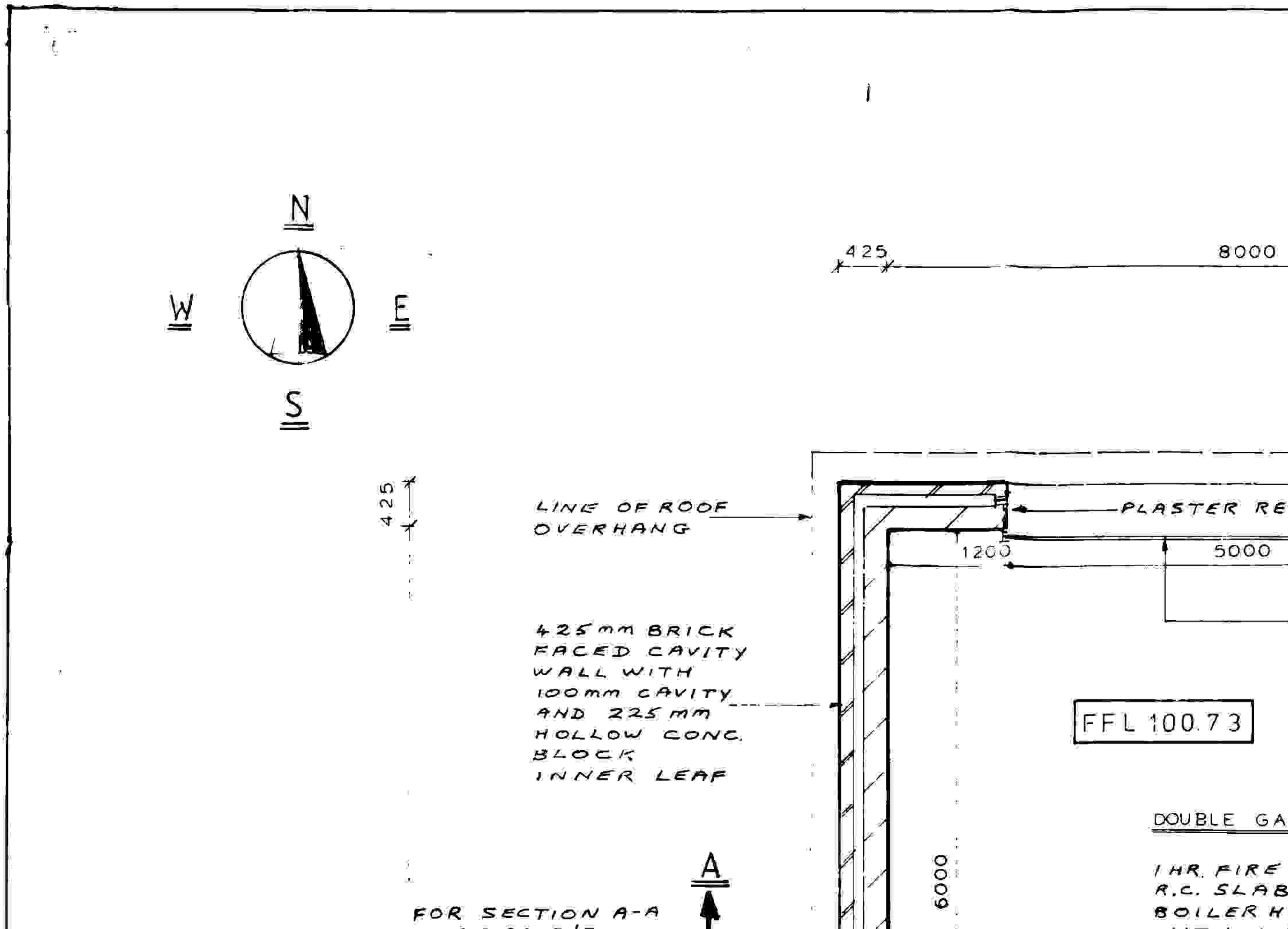
P/3774/90

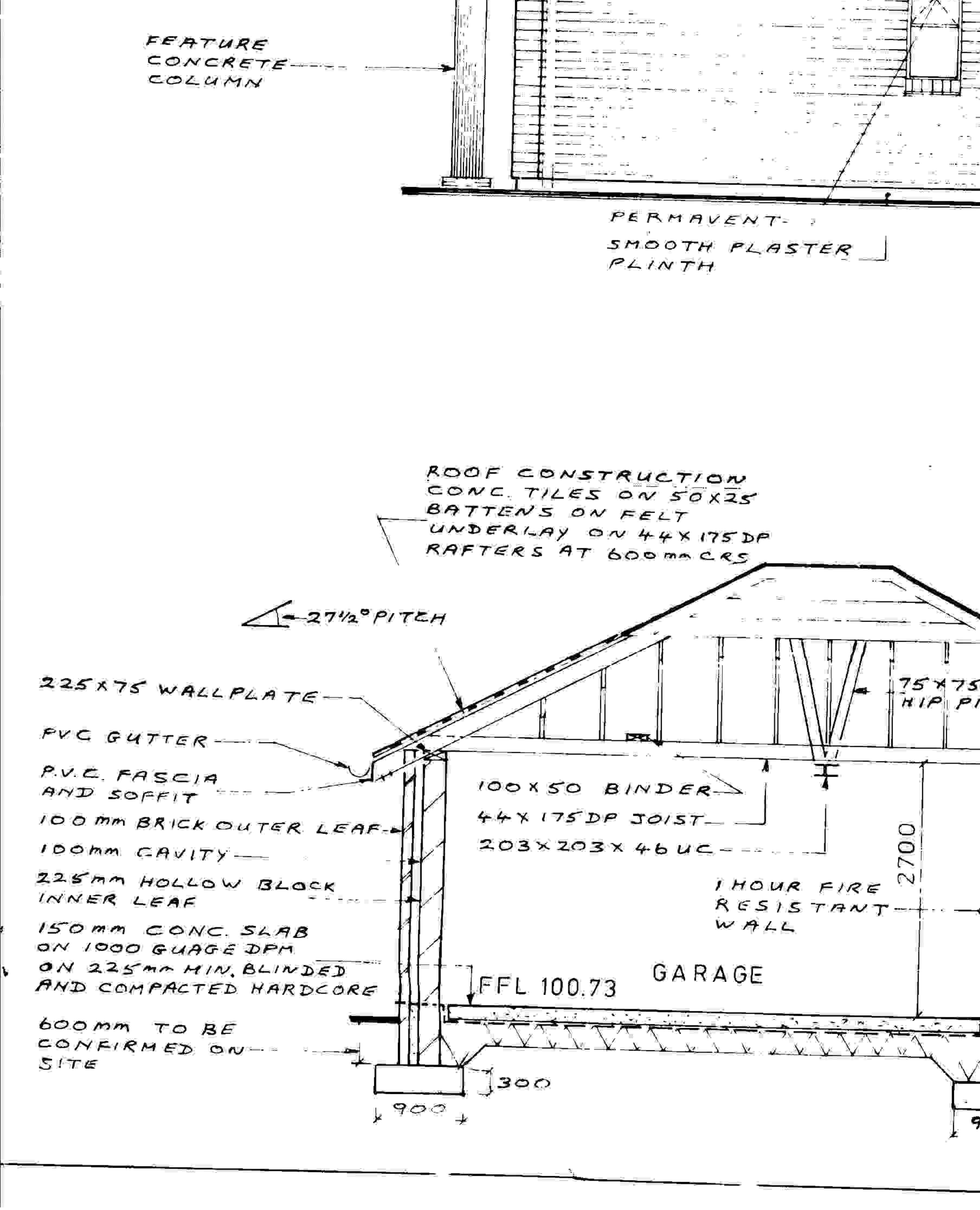
...at (i) no house occupation to take place on ...ending construction and commissioning of the ...can Low Level foul sewer pumping station;
(ii) floor levels of proposed dwellings to be not less than 300mm above the highest recorded flood level in the stream adjoining the site.
(iii) full details of the stream to be culverted are required to be submitted to and agreed with the Planning Authority prior to the commencement of development. Details to include existing stream bed levels, bank levels, proposed pipe/culvert dimensions, proposed gradients, invert levels and ground levels.

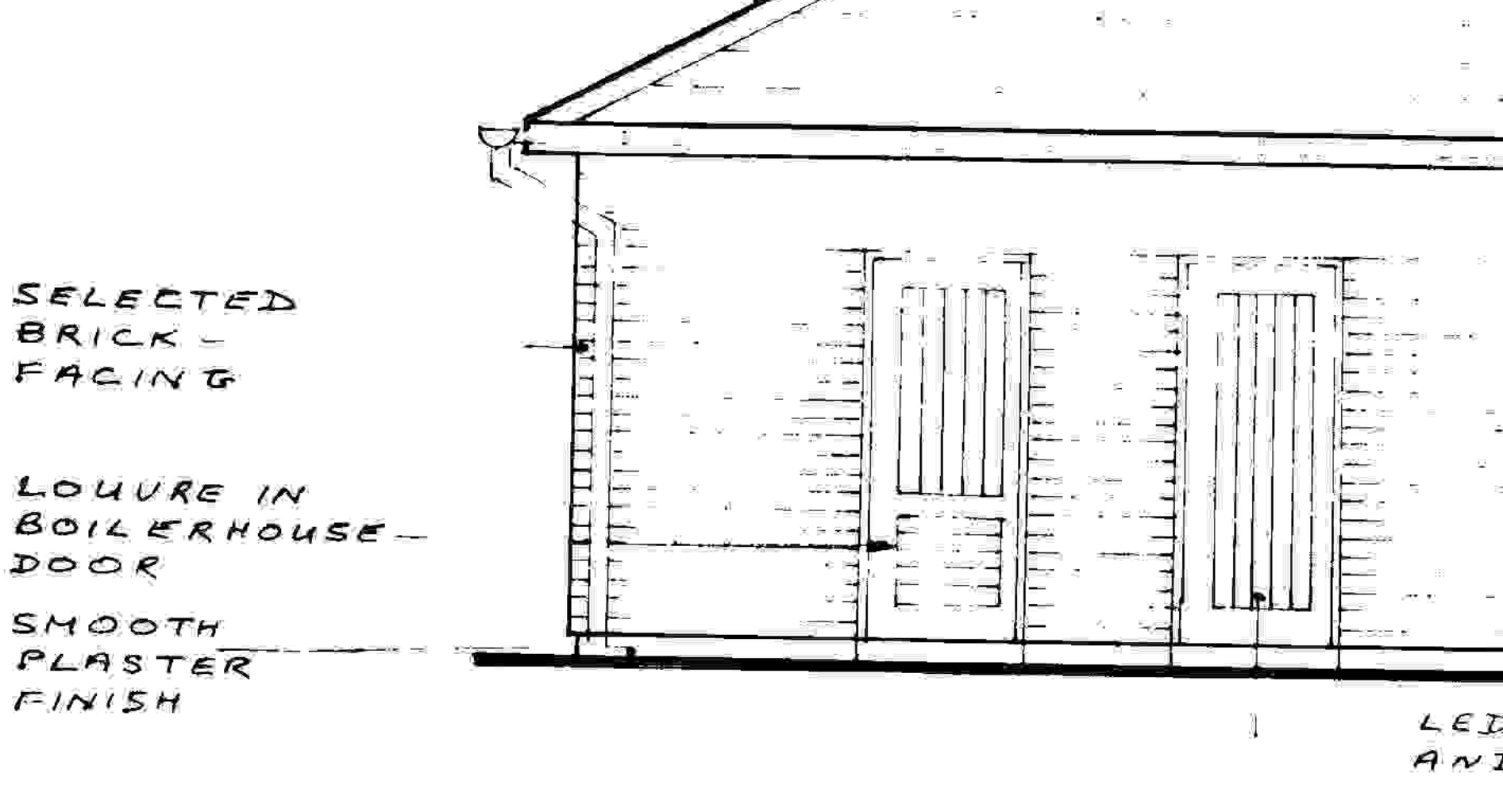
21. In order to comply with the requirements of the Sanitary Services Department.

17 AUG 1990

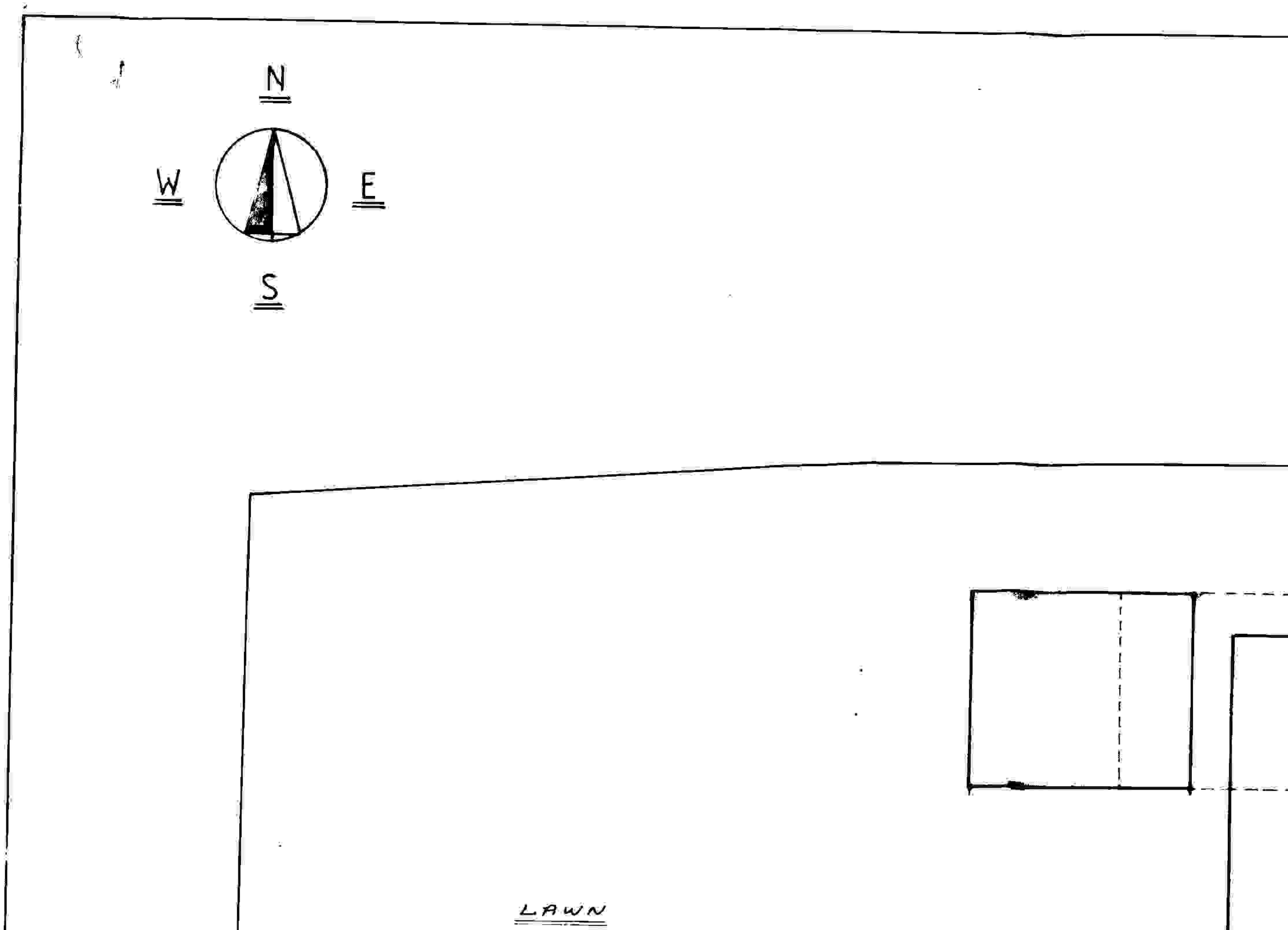

450x450 BLOCK PIERS
WITH PRECAST CONC CAP
GATES TO LATER DETAIL
2000mm HIGH
CHAINLINK FENCE
2000 mm HIGH
BLOCKWORK WALL
SHRUBS
100 mm SW
F. AJ.IL 99.71
TARMACADAM
SURFACE
YARD GT
F.AJ.IL. 99.76
SWAJ.IL 100.14
AT 750 mm CRS
PRECAST KERBS
FFL 100.73
CONC PA
G.T.
SW.AJ.IL.100.2
F.GT.IL.99.90
LAWN
600x600 CONC
PAVING SLABS
LAID ON SAND BED
OVER ENTIRE
PATIO AREA
F.AJ.IL.99.83
GT


N
W
E
S
425
8000
425
LINE OF ROOF OVERHANG
PLASTER RE
1200
5000
425mm BRICK FACED CAVITY WALL WITH 100mm CAVITY AND 225mm HOLLOW CONC. BLOCK INNER LEAF
FFL 100.73
DOUBLE GA
A
FOR SECTION A-A
6000
1HR. FIRE
R.C. SLAB
BOILER H


FEATURE CONCRETE COLUMN
PERMAVENT SMOOTH PLASTER PLINTH
ROOF CONSTRUCTION CONC. TILES ON 50X25 BATTENS ON FELT UNDERLAY ON 44X175 DP RAFTERS AT 600mm CRS
27½° PITCH
225X75 WALLPLATE
PVC GUTTER
P.V.C. FASCIA AND SOFFIT
100 mm BRICK OUTER LEAF
100mm CAVITY
225mm HOLLOW BLOCK INNER LEAF
150mm CONC. SLAB ON 1000 GUAGE DPM ON 225mm MIN. BLINDED AND COMPACTED HARDCORE
600mm TO BE CONFIRMED ON SITE
100X50 BINDER
44X175 DP JOIST
203X203X46 UC
1 HOUR FIRE RESISTANT WALL
2700
FFL 100.73
GARAGE
300
900



EAST ELEVATION -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