PHANNENC FEES Cert. No. 26268

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	Agriculture	050p per m2 in excess of 300m2. Min. £40				
	Metres	@£1.75 per m2 or £40				
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Vr. A. Hinchy,	
Senior Executive Draughtsman/Technican	
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7- Flavos at Bancroft	Road, Tollaget
REG. REF.: 91 A 1294	
RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMEN	II)(FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1	
A reduced fee (i.e. %) has been paid in respe	ect of the above application.
Thomas postirm this is the correct fee under	Article 6.1 of the Local
Covernment (Planning and Development (Fees)	and Amendment) Regulations, 1983.
File Reg. Ref.: 89A/Wab on which a full	fee was paid is attached.
XWQ	。 《祖文····································
Richard Whelen.	
Staff Officer. Registry Section.	
Mr. R. Whelan.	
Registry Section.	
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Order No. P/4613/91

COMHAIRLE CHONTAE ATHA CLIATH

CONTE

Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght, for Imelda O'Toole.

Other SECURITY:

Gerald Cantan, Architect, 87 Terenure Road North, Dublin 6.

Reg. Ref. Appl. Rec'd: Floor Area: Site Area: Zoning:

Bond / C.I.F.: 13,000 91A/1294Cash: 6/8/91

You

Report of the Dublin Planning Officer, dated 1 October 1991 Series Series

This is an application for PERMISSION. The proposal consists of revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght.

The area in which this development is located is zoned with the objective 'A' - "to protect and/or improve residential amenity".

Site inspection indicates that building has commenced, though only one house has been built so far, i.e. the detached house at the west of the site.

The Planning History of the site indicates the following:

- Permission granted for a Bungalow on this site. 88A/910
- Permission granted for 8 houses on the site, 89A/426 terraced and one detached.
- 89A/460 Permission granted for detached house, (not additional house).

Applicant states that since the original permission granted in 1989, a different pattern has emerged in house types/elevational treatment. The elevation treatment now proposed consists mainly of the addition of bay windows to the front; the incorporation of dormers over some of the first floor windows, and more extensive canopies to the front. The ground floor is in brick, while the upper storey is plaster.

There would be no objection to the proposal.

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

Contd/..

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght, O'Toole.

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.
- 2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.
- That each proposed house be used as a single dwelling unit.
- 4. The development shall be carried out in conformity with Condition Nos 3 to proper planning and 1-15 of the permission granted by AnA Bord Pleanala, Order No. PL6/5/79466, Reg. Ref. 89A/426, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.

REASONS FOR CONDITIONS

- y maintain and the To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2. In order to comply with the Sanitary Services Acts, 1878-1964.
- 3. To prevent unauthorised development.

development of the area.

(GB/CM)

condition

Endorsed:

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 (%) conditions set out above is hereby made.

Dated:

October, 1991.

Order of the to whom the appropriate powers have been delegated by Dublin City and County Manager, dated

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing at Bancroft Road, Tallaght for Imelda O'Toole development

CONDITIONS _

- That arrangements be made for the payment of the financial contribution in the sum of £5,340, _ proper planning and development es required by condition No. 1 of planning permission granted by An Bord Pleanala under____ Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.
- The area shown as public open space shall be levelled. 6. In the interest of soiled and seeded and landscaped to the satisfaction ____ proper planning and of the planning authority and shall be made ______ available for use by residents on completion of their dwellings. In the event of the open space not being landscaped by the developer, a financial contribution of £300 per house shall be paid to Dublin County Council, by the developer, to enable the landscaping works to be carried out. This sum shall be paid on a phased basis in accordance with an agreement with the planning authority.
 - in the sum of £13,000 or cash in the sum of $__$ £8000, as required by condition No. 2 of planning Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.
- That arrangements be made for the lodgement of . 7. In the interest security in the form of a bond or letter of security in the form of a bond or letter of ______ of proper planning guarantee from the Construction Industry Federation permission granted by An Bord Pleanala under

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- 5. In the interest of
 - ____development of the

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Dublin County

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DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

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724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/1

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

	Gerald Cantan,	Decision Order P/4613/91, 3/10/91
(To		Number and Date.
	Archirect,	Register Reference No
	87 Terenure Road North,	
::		Planning Control No.
		Application Received on
, 11	Imelda O'Toole.	

Applicant.

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/A Proposed revised plans for front elevations to existing approved -housing development at Bancroft Road; Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS

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.

2 That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

S-That each proposed house be used as a single dwelling unit.

4 The development shall be carried out in conformity with Condition Nos. 3-6 and 8-15 of the permission granted by An Bord Pleanala, Order No. PL6/5/79466, Reg. Ref. 89A/426, save as amended to conform with the revisions indicated in the plans <u>Lodged with the Dublin County Council</u> connection with this application.

REASONS FOR CONDITIONS

- To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2. In order to comply with the Sanitary Services Acts, 1878-1964.
- 3. To prevent unauthorised development.
- 4. In the interest of the proper planning and development of the area

Signed on behalf of the Dublin County Council ...

Pancipal Office 3/20/91

Date....

CONDITIONS

5-That arrangements be made for the payment of the financial contribution in the sum of £5,340, required by Condition No. I of planning permission granted by An Bord Pleanala under Register Reference 89A/426. Arrangements to be made prior to commencements of sole developments on since.

6. The area shown as public open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and shall be made available for use by residents on completion of their dwellings. In the event of the open space not being landscaped by the developer, a financial contribution of £300 per house shall be paid to Dublin County Council, by the developer, to enable the landscaping works to be carried out. This sum shall be paid on a phased basis in accordance with an agreement with the Planning Authority.

7 That arrangements be made for the Hodgement of security in the form of a bond or letter of quarantee in the sum of $\pounds 13,000$ or cash in the sum of £8,000, required by Condition No. 2 of Planning Permission granted by An Bord Pleanala under Register Reference 89A/426. Averangements to be made prior to commencement of development on site.

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

REASONS FOR CONDITIONS

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

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

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

In the interest of reducing air pollution.

NOTE:

A STATE OF

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to-An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin T.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds) (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

Dubi 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

Register Reference: 91A/1294

Date : 7th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised plans for front elevations to existing

approved housing development

LOCATION : Bancroft Road, Tallaght

APPLICANT : Imelda O'Toole

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 6th August 1991.

Vours faithfully

for PRINCIPAL OFFICER

Gerald Cantan, Architect, 87 Terenure Road North, Dublin 6.

Comhairle Chontae Átha Cliath



Planning Application Form/ Bye - Law Application Form

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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.

- Name and Address of applicant.
- Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

4.00

- The page of a newspaper, circulating in the area in which the land or structure is situate, containing The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - 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.
 - The name of the applicant.
 - NB. Applications must be received within 2 weeks from date of publication of the notice
- 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 fand 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.
- 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 o 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.
 - Plans and drawings should indicate the name and address of the person by whom they were prepared
- 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:

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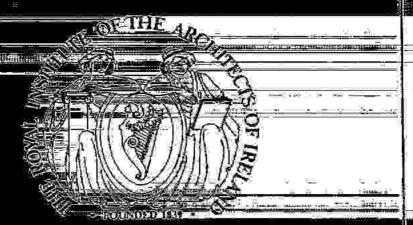
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The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

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			BUILDING BYE-LAW AP	PLICATIONS
ASS		2	CLASS		e e e
j.	DESCRIPTION	TEE	NO.	DESCRIPTION	FEE
	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
	Domestic extensions/other improvements.	F 1 23 (1813)	В	Domestic Extension	
	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(improvement/alteration)	£30.00 each
	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre	Æ	Building — Office/	£3.50 per m ²
-		(Min. £40,00)		Commercial Purposes	(min. £70.00)
	Use of land (Mining, deposit or waste)	(Min. £40,00) £25,00 per 0.1 ha	Ð	Agricultural	£1.00 per m ²
		(Min £250.00)		Buildings/Structures	in excess of
α	Use of land (Camping, parking, storage)	(Min £ 250,00) £25.00 per 0.1 ha		~	300 sq. metres
	AREA ST. TELLET CENSOR SERVICE SERVICE STREET	(Min. £40.00)		=	(min £70.00)
ò	Provision of plant/machinery/tank or	(Min. £40.00) £25.00 per 0.1 ha			(Max. £300.00)
	other structure for storage purposes.	(Min, £100.00)	3 E	Petrol Filling Station	£200.00
11	Petrol Filling Station.	CACO DO	THE SECOND	Development or	£9.00 per 0.1 ha
ta Li	Advertising Structures.	£10,00 per m ²	800	Proposals not coming	(£70.00 min.)
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	Electricity transmission lines.	£25.00 per 1.000m		foregoing classes.	
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2:	Any other development.	(Min. £40.00)			THE RESTRICTION OF
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GERALD CANTAN

Dip. Arch.

Architects and Building Consultants

20/21 cremure Road North Qualin 6.

Ireland.

Tel: 01-920106 LFax: 01-920107

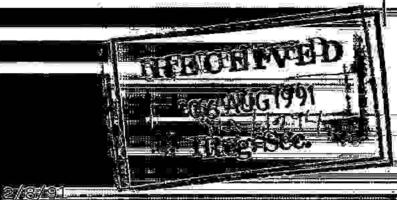
Planning Department,

Dublin County Council,

rrish Life Centre,

Lower Abbey Street,

Düblin 1



Reservenced alterations to plans to change elevational treatment to seven previously approved houses at Bancroft Road Tallaght.

Previou permission keg. Ref. 89A/426 granted 28/11/89

Dear Sirs,

We wish to apply on behalf of our client Imelda O'Toole for planning permission for revised plans showing alterations to the front elevational dreatment to seven houses of a proposed housing development at Bancroft Hoad. Tallaght.

The original plans for the development were approved by Dublin County Council in 1989, since that date other housing developments have been built in the Tallaght area which have set a pattern for the type of house now being marketed. The proposed changes to the elevational treatment are to satisfy the requirements of purchasers who have expressed a strong interest in the houses.

The revisions mainly consist of the addition of bay windows to the front elevations. The incorporation of dormers over some of the first floor windows and more extensive canopies to the front.

Please find enclosed the following documents in support of this application:

(a) A completed application form

(b) A newspaper advertisement

(c) A copies of a site location map

(d) A copies of drawings 628/10, 20 and 21 which illustrate the proposed changes

(e) A copies of an outline specification

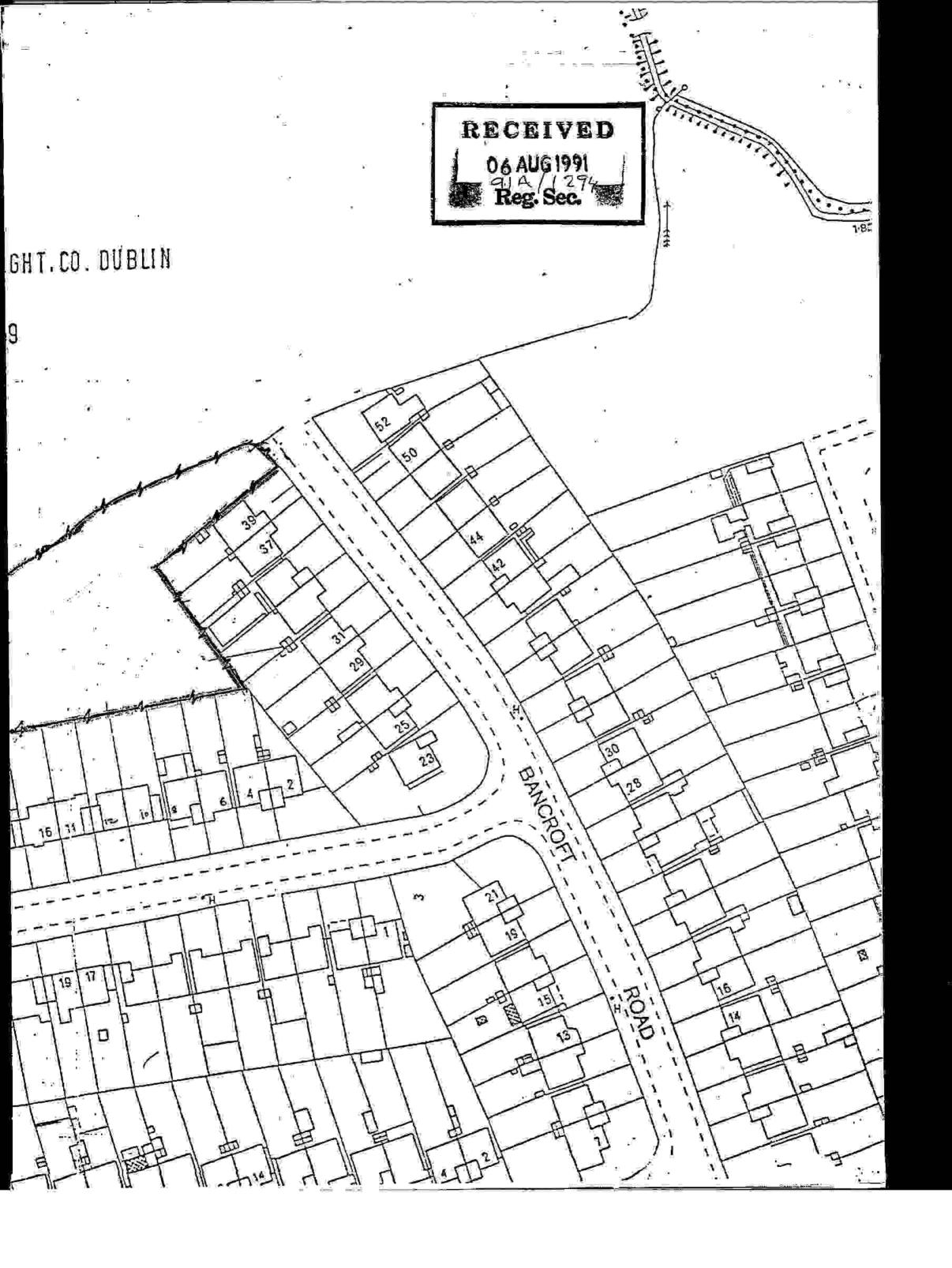
(f) A cheque to cover the planning fee

we intend to make a separate by law application.

Tours laitheully

Gerald Cantan

DWELLING AT BANCROFT ROAD TALLA FOR PAIRICK AND IMELDA O'TOOLE Scale 1-100 Date 2/8/8 SITE MAP AVENUE 33 35



Gerald Cantan Dip. Arch. M.R.I.A.I. 87 Terenure Road North, Dublin 6

RE. PROPOSED CHANGES TO FRONT ELEVATION OF SEVEN HOUSES TO BE CONSTRUCTED AT SITE AT BANCROFT ROAD, TALLAGHT, DUBLIN 24

Foundations:

Foundations to bay windows to be laid in concrete as extensions of main house foundations:

Rising walls;

Rising walls are to be constructed in solid concrete blockwork with sand cement mortar only.

External walls:

External walls to ground floor of bay windows are to be constructed with 100mm external leaf of selected clay brick, 100mm cavity incorporating 50mm insulation and internal leaf of 100mm solid concrete blockwork all bonded into main house walls.

External envelope to first floor of bay is to be covered externally with plane concrete tiles nailed to treated timber battens over layer of waterproof breather felt onto treated timber studwork. Insulation is to be placed between study and internal surface lined with a vapour barrier, 9.5 mm plasterboard and bonded and skmmed with plaster.

Roof:

Dormers are to be fabricated to the roof with timber rafters and framing covered with concrete tiles on battens on sarking felt. Lead valleys are to be formed at the intersection with roof on sole boards. The fronts of the dormers are to be tiled with plane concrete tiles on treated battens on breather felt on a stud frame.

Canopies over the ground floor dormers and porches are to be framed up in timber and covered with plane concrete tiles on treated timber battens over sarking felt on rafters at 400mm centres.

Brick facing:

The brickwork facing will be retained to the front elevation as on the approved plans.

Windows and doors:

Will be framed in hardwood as indicated.

