

REF. NO.: 91A/305 CERTIFICATE NO.: 4545
 PROPOSAL: Class of house type
 LOCATION: Site at Portlougha Crescent Conilla Road
 APPLICANT: F. Murphy

	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>£55</u>	<u>£55</u>	—		
B	Domestic Ext. (Improvement/Amts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the 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: 12/8/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1305 Cert. No. 26286

PROPOSAL..... Case of House type

LOCATION..... Site 21, Paddergate Crescent, Clonsilla Road

APPLICANT..... F. Murphy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£32	£32	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade Date *12/8/91*

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1993 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

DATE, REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PROPOSED PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S CHECKED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER

DEVELOPMENT CONTROL ASSISTANT GRACE

P/4340/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1305

Date Received : 7th August 1991

Correspondence : D. McCarthy & Co.,
Name and : Lynwood House,
Address : Ballinteer Road,
Dublin 16.

Development : Change of approved house type to give garage to side

Location : No. 27 Portersgate, ^{Crescent} Clonsilla Road, Clonsilla

Applicant : F. Murphy

App. Type : Permission

Zoning :

Floor Area : - Sq-metres

^{NOB}
(NOB/AC)

Report of the Dublin Planning Officer dated 11 September 1991.

This is an application for PERMISSION for a change of house type to give garage to the side at No. 27 Portersgate, Clonsilla Road, Clonsilla.

The site is located in an area subject to the zoning objective "to provide for the development of residential communities in accordance with approved action area plans". The Draft Action Plan for Clonsilla, D.P. 9044 refers.

Reg. Ref. 89A/0707 refers to a permission for housing development confined to 250 houses to the south-east of the Ballycoolen rising mains.

Reg. Ref. 90A/1079 refers to a permission for a change of house type in Phase 1 of the development. The current site forms part of Phase 1 of this development and the house is currently under construction, nearing completion.

The proposed development involves the addition of a garage to the side of a previously approved dwelling. The house is at the end of a row where a side garden was previously approved.

The proposed revised house type is acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, subject to the following (6) conditions:-

6

24418
B0791

CONTRIBUTION:	
Standard:	45678
Foads:	
S. Sers:	518,980
Open Space:	2
Other:	
SECURITY:	
Bond/C.I.F.	6000
Cash:	4000

Tom W...

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1305

Page No: 0002

Location: No. 27 Porteragate, Clonsilla Road, Clonsilla

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 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 fuels.
REASON: In the interest of reducing air pollution.
- 04 That the proposed garage shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for the carrying on of any trade or business.
REASON: To prevent unauthorised development.
- 05 The development shall be carried out in conformity with Condition Nos. 4, 8 & 10 of the decision to grant permission by Order No. P/3675/90 dated 13.08.90 Reg. Ref. 90A/1079 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.
- ~~06 That arrangements made for the payment of the financial contribution in the sum of £456780.00 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/0707 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.~~
- ~~07 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 £600000 or a cash lodgement of £400000 in respect of the overall development, required by Condition No. 5 of planning permission granted~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1305

Page No: 0003

Location: No. 27 Portersgate, Clonsilla Road, Clonsilla

under Reg. Ref. 89A/0707 be strictly adhered to in respect of the above proposal.

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

08 That arrangements be made for the lodgement of a Cash Bond in the sum of £20,000. in respect of the overall development required by Condition No. 34 of planning permission granted under Reg. Ref. 89A/0707. The arrangements be made prior to the commencement of development on site.

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

09 That arrangements be made for the payment of the financial contribution in the sum of £518980.00 in respect of the overall development required by Condition No. 27 of planning permission granted under Reg. Ref. 89A/0707 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 proposed house shall be used as a single dwelling unit.

Reason: To prevent unauthorised development

08

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0004

Location: No. 27 Portersgate, Clonsilla Road, Clonsilla

[Signature]
Endorsed:
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 (6) conditions set out above is hereby made.

Dated : 3/10/91
ASSISTANT CITY & COUNTY MANAGER *Approved Officer*
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4-September, 1991. 1/10/91

X D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951778

*Recd
6/11/91*

Lynwood House,
Ballinteer Road,
Dublin 16.

6th November 1991.

Att. Mr. John Power,
Dublin County Council,
Building Control Section,
Liffey House,
Tara Street,
Dublin 2.

Re: Change of approved house type to give garage to side.
Applicant: F. Murphy
Reg. Ref: 91A/1305. Lodged 7th August 1991.

Dear Sir,

Further to our recent telephone conversation, I now enclose in duplicate Drawing Nos. E409/1/2, indicating sections thro garage and kitchen extension and plans showing step down into garage.

Yours faithfully,

David O'Flanagan
D. McCarthy & Co.

*For Reg
Copy @ 3BL file*

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To: D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

Decision Order P/4340/91 - 03.10.1991
Number and Date
Register Reference No. 91A/1305
Planning Control No. 07.08.1991
Application Received on

Applicant F. Murphy.

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/Approval for:-
change of approved house type to give garage to side of No. 27
Portersgate Crescent, Clonsilla Road, Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS

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.	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. 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 fuels.	3. In the interest of reducing air pollution.
4. That the proposed garage shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for the carrying on of any trade or business.	4. To prevent unauthorised development.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

3rd October, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. The development shall be carried out in conformity with Condition Nos. 4, 8 & 10 of the decision to grant permission by Order No. P/3675/90 dated 13.08.90, Reg. Ref. 90A/1079 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

6. That the proposed house be used as a single dwelling unit.

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

6. To prevent unauthorised development.

NOTE:

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 1.

(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.

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/1305

Date : 8th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type to give garage to side

LOCATION : No. 27 Portersgate, Clonsilla Road, Clonsilla

APPLICANT : F. Murphy

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 7th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.



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

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

2. Postal address of site or building SITE N° 27, PORTERSGATE CRESCENT,
(If none, give description sufficient to identify) PORTERSGATE, CLONSILLA RD, CLONSILLA

3. Name of applicant (Principal not Agent) MR. F. MURPHY

Address DR. D. MC CARTHY & Co. CONSULTING ENGINEERS, 98-100/101, 98-100/101

4. Name and address of person or firm responsible for preparation of drawings DR. D. MC CARTHY & Co. CONSULTING ENGINEERS
LYONS ROAD, QUINCY, D. 16, Tel. No. 958244/98047

5. Name and address to which notifications should be sent As in above

6. Brief description of proposed development CHANGE OF APPROVED HOUSE TYPE TO GIVE GARAGE TO SIDE

7. Method of drainage 8. Source of Water 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 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 AREA 290 Sq. m.

(b) Floor area of proposed development HOUSE 25 SQUARE 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.) CONTRACT TO PURCHASE

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 WHERE APPLICABLE

15. List of documents enclosed with application 4 COPIES OF DUBLIN N° 5 E 409/1/2 OUTLINE SPEC.

DUBLIN Permission sought for change of approved house type to give garage to side of no. 27, Portersgate Crescent, Portersgate, Clonsilla road, Clonsilla, F. Murphy

16. Gross floor space of proposed development (See back) HOUSE 25 SQUARE Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development A + 1

Fee Payable E. 87 Basis of Calculation PLANNING 32 BBL 55
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brian O'Flanagan Date 06/08/91

Application Type P. BBL for DR. CARTHY

Register Reference 91A/1305

Amount Received E.

Receipt No.

Date 13/15

J. Press
6/8/91

RECEIVED
32
7/8
N° 445

PLANNING APPLICATION
SS 1145480

FOR OFFICE USE ONLY

7/8
1-8-4

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

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

Issue of this receipt is not an
acknowledgment that the
amount has been received
N 47445

£ 32.00

Received this 7th day of August 1991

from D. McParthy & Co,
Lynwood House,
Ballinteer Rd

the sum of thirty two Pounds

Pence, being ten pence

planning application at 27 Berkeston
Cres.

Shelley Deane Cashier

S. CAREY
Principal Officer (Car 1x1)

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 45480

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

£55.00

Received this 7th day of August 1991

from D. Mc Parthy & Co.
Lyonswood House,
Ballinteer Rd.

the sum of fifty five Pounds

Pence, being for bye-law application at 27 Portlough

Erin
Molloy Deane Cashier

S. CAREY
Principal Officer
Class A x 1

D. McCarthy & Company

Consulting Engineers
Telephone: 984147, 988244
Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Sec.
APPLICATION RECEIVED

7 AUG 1991
01A/1305

OUTLINE SPECIFICATION
WHERE APPLICABLE.

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

1. Generally.

The construction will be generally in accordance with the requirements of the local authorities. All materials used will generally comply with the latest Irish Standard Specification. All materials will be used in accordance with manufacturer's instructions.

2. Architect.

In this specification the term "Architect" or "Estate Architect" shall mean the architect for the time being retained by the builder, or his nominated substitute. The term "approved" as used in this specification shall mean approved by the said architect.

3. Accommodation.

In general the accommodation provided will be as shown on the plan and will be constructed to the approximate dimensions noted thereon. In any dispute which may arise the architect's decision shall be final and binding.

4. Alternative.

The builder reserves the right at his absolute discretion to substitute alternative materials, or methods of construction of a similar nature as approved by the architect, to those described in the drawings or specification, and to alter the plans or elevations if made necessary by such change of materials or methods or by legislative enactments or in order to conform with Local Authority or Department of Local Government requirements. Dimensions noted in this specification and on the drawings may vary within certain tolerances. In any dispute, the opinions of the architect shall be final and binding.

5. Site

It is not possible to guarantee that the plot selected and as shown on the deed - map will conform absolutely to the shape and dimensions shown on the drawings. However, every effort will be made to ensure that it will be as near as possible in size to the plot shown.

6. Walls.

External walls and internal load bearing walls shall be of concrete block construction on concrete foundations. A bituminous canvas backed or P.V.C. damp proof course shall be provided in all rising walls and under all window cills.

7. External Finish.

External wall finishes will vary according to the house type concerned but will in general will consist of facing bricks, painted nap plaster, roughcast rendering, timber sheeting or such other finishes as may be approved from time to time.

8. Partitions.

Internal partitions shall generally be of timber stud construction formed out of 75mm x 35mm stud at 400mm centers and with 75mm x 35mm heads and cills.

9. Internal finishes.

The internal wall finishes shall generally be gypsum "Dry Lining system".

10. Floors.

Ground floor shall generally consist of concrete laid on hardcore. First floors generally shall consist of tongued and grooved boarding on 175 x 44mm joists at approx. 400mm centers or as indicated on section.

11. Roof.

Generally to consist of interlocking concrete tiles and 1 layer of bituminous roofing felt on pre-fabricated timber trusses, or slates on traditional roof construction.

12. Windows.

Shall be manufactured to Irish Specification in deal, aluminium, or white uP.V.C. and glazed in clear or obscure glass.

13. Doors/Frames.

Main entrance door shall be in hardwood hung on hardwood frame. Rear entrance door shall be in deal hung on red deal frame. Internal flush doors shall be hung on red deal frames. Half or one hour fire doors to be provided where required.

14. Trim and Cabinet work.

Kitchen units to be plastic faced units as approved.

15. Finished Hardware.

Front Entrance.

One pair 100mm brass butt hinges. One cylinder night latch with pull handle.

Rear Entrance.

One pair 100mm steel butts.

16. Painting and Decorating.

All paints to be appropriate quality supplied by approved manufacturers. The interior and exterior colour schemes will be decided upon by the architect, except in specific cases where the client in accordance with the contract may be given an allowance to pick wallpaper of his choice.

17. Exterior/Interior Painting.

All timber to be primed, undercoated, and finished with approved paint. Ceilings shall be finished with "artex" stipple.

18. Insulation.

Fibreglass or other approved insulation will be provided in the roof space.

19. Plumbing.

The whole of the interior pipework to be in light gauge copper or P.V.C. hydrodare pipe and wastes in plastic.

Provide and fix in roof space 100 gallon (nominal) cold water supply tank. Fit copper cylinder with immersion heater boss. In bathroom and where shown provide and fix bathroom suite with 5' 6" bath, pedestal basin, W. C. suite. Fix chrome taps, wastes and all fittings. In kitchen supply and fit stainless steel sink top and drainer. water services to be P.V.C. hydrodare complete with stop cocks and all fittings.

20. Electrical provision.

The electrical supply will comply in all respects with the requirements of the E.S.B. Electrical points and light fittings will be installed as shown on the plan. One piped television outlet will be provided as shown on the plans.

21. Warranty.

Certain components and fittings used in the house are subject to specific or implied warranties given by the manufacturers or suppliers. In these cases the builder will not accept responsibility for any defects that may occur. Any defects in the following items must be notified before the purchaser takes possession, otherwise the builder accepts no liability.

Baths, wash hand basins, tiled hearths, W.C.'s and W.C. covers, door lock's and handles, light switches, power socket outlets, paintwork, varnishing, wallpaper, glass and casement stays.

22. Drives and paths.

All drives and paths shall be of 100mm thick insitu concrete or rectangular pavements as shown on drawings or as directed by the Architect.

23. Site work and cleaning.

The builder shall have the right to deposit surplus materials from excavation on such parts of the land owned or contracted to be sold to the purchaser prior to the completion of sale and shall have the right to alter the natural levels of the site.

24. Public Services.

All houses will be serviced by all available public services. In the interest of amenity all public services will be placed underground.

25. Public lighting.

Street lighting will be provided on all estate roads to the standard laid down by the local authority and the E.S.B.

Note: The developer reserves the right to alter the specification.