

PLANNING APPLICATION FEES

Reg. Ref. 91A/1444 Cert. No. 26538  
 PROPOSAL 12 houses  
 LOCATION Sites 41 - 55 odd Rd2 lands adjacent to Wood Brook House,  
 APPLICANT Glendora Ltd Ecker Lane, Ballymore.

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	↓ 384	↓ 96	£288	
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				

£288 23/9  
 Net 9/91

Column 1 Certified: Signed: ..... Grade: ..... Date: .....  
 Column 1 Endorsed: Signed: ..... Grade: ..... Date: .....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-2 Date: 9/9/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade: ..... Date: .....

REF. NO.: 919/1444 CERTIFICATE NO.: 16249B  
 PROPOSAL: 12 houses  
 LOCATION: Sites 41 - 55 odd R 2 at houses adjacent Millsbrook  
 APPLICANT: Gonderem Ltd ~~House~~ Corner Lane

Log 3/9

	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	330	165	165		
B	Domestic Ext. (Improvement/Alts.)	@ £30	110				
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70	270 330				
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> 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					

£165 23/9  
 N47313

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: 9/9/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755  
EXTENSION: 231/234  
FAX.: 724896

PLANNING DEPARTMENT,  
IRISH LIFE CENTRE,  
LOWER ABBEY STREET,  
DUBLIN 1.

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

12/9/91

REG. REF.: 91A/1444

RE: 12 houses at Sites 41-55 odd R2 at lands adjacent Willebrook House, Eaker Lane,  
for Glendorn Ltd.

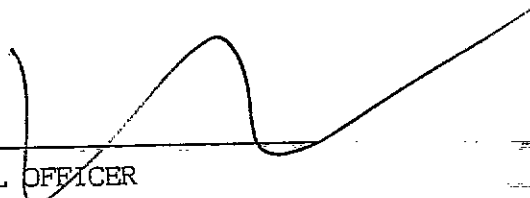
Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 330.00.  
Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £165.00  
AMOUNT DUE = £165.00

Yours faithfully,

  
for PRINCIPAL OFFICER

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE: Sites 41-55 Od Rd 2 Londo adjacent to WELBROOK House  
Color here, Ballycours

REG. REF.: 91A/1444

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.: 91A/054 on which a full fee was paid is attached.



Richard Whelan,  
Staff Officer,  
Registry Section.

Mr R. Whelan,  
Registry Section.

Overall site - triangular portion at end of cul-de-sac  
has been excluded - has been altered.  
There has also been a change in the number of houses  
Originally there were 8 or 10 houses. In the present  
proposal there are 12 no. terraced houses. J.Y. 12/91

A. Hinchy,  
Senior Executive Draughtsman/Technician

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: \_\_\_\_\_

PLANT. 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: E/ /  
DATED \_\_\_\_\_

ENTERED IN CONTRIBUTIONS REGISTER \_\_\_\_\_

DEVELOPMENT CONTROL ASSISTANT GRADE \_\_\_\_\_

Mary Galwey only

Register Reference : 91A/1444

Date : 28/11/91 (10)

Development : Apts. to app. house layout to give 12 no. 2 bed 2 storey houses in 3 no. blocks of 4

LOCATION : sites 41-45 odd incl. Road 2 at landsady, Wills Brook House, Esker Lane, Ballyowen Td., Dunc. Applicant : Glendon Ltd.

App. Type : A1

Planning officer :

Date Recd. : 6/11/91

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

Yours faithfully,

DUBLIN Co. COUNCIL  
Date received in Sanitary Services - 2 DEC 1991  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
- 8 JAN 1992  
Returned

Date received in Sanitary Services - 2 DEC 1991

FOUL SEWER

Available

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC  
Date 08.01.92  
Time 3.00

SURFACE WATER

Available subject to the following.

It is considered that it will be extremely difficult if not impossible to make numerous <sup>small</sup> off connections to the 1500 mm concrete reinforced main sewer in Esker Lane. Before work commences the applicants must

submit a proposal for "riders" on collector drains to connect  
SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
45/49 UPPER O'CONNELL STREET,  
DUBLIN 1

gullies and house drains within Esker Lane, and for these to be connected at manholes.

Note breaking the above main sewer would be considered unacceptable practice.

*[Signature]*  
3.1.92

Check interference with upstream catchment.

Register Reference : 91A/1114

Date : 08/11/91

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY.....

No watermain layout submitted.

*R. K. K...*  
23/12/91

.....  
ENDORSED *[Signature]* DATE 6/1/92

PLANNING DEPT:  
DEVELOPMENT CONTROL SECT  
Date ..... 08.01.92  
Time ..... 3.00

P/5615/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

CN8675  
BN1214

Register Reference : 91A/1444

Date Received : 5th November 1991

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

CONTRIBUTION  
Standard: 75240  
1420  
M.M.C.

Development : Alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed 2 storey houses in 3 number blocks of 4 in lieu of 8 similar semi-detached houses

One space 98,000  
One space 48,000  
Ok 1420

Location : ~~Sites 41-63 odd incl., Road 2~~ at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

24,000  
110,000

Applicant : Glendorn Ltd

\* additional levies.

App. Type : Permission

Zoning :

Floor Area : Sq.metres.

(MG/DK)

Report of the Dublin Planning Officer dated 4th December, 1991.

This is an application for PERMISSION for alterations to approved house layout to give 12 no. 2 bed. 2 storey houses in 3 no. blocks of 4 at sites 41-55 odd inclusive, Road 2, at lands adjacent to Willsbrook House, Esker Lane, Ballyowen Road, Lucan for Glendorn Ltd.

Reg. Ref. No. 89A-0982 refers to the grounding permission for housing development at this location (160 no. houses).

Reg. Ref. Nos. 91A-0543, 91A-0544, 91A-0545, 91A-0546, 91A-0547, 91A-0594, 91A-0550 and 91A-1220 refer to subsequent grants of permission for alterations to previously approved house types. Reg. Ref. No. 91A-0547 refers to a grant of permission for change of house type at sites 33-55, Road 2, to give 12 no. 3 bedroom semi-detached houses. None of these applications involved any increase in house numbers.

The current application proposes to replace previously approved 8 no. semi-detached houses with 12 no. two-storey terraced houses in 3 blocks of 4 houses each. They are to have a part brick finish and projecting ground floor window feature at front facade.

Lodged plans indicate a front garden depth of between 9 and 10 metres. Rear garden lengths comply with Development Plan Standards (10.7 metres).

Roads Department report refers to reports on previous applications for this



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1444

Page No: 0002

Location: Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

site and request that additional contributions be imposed for each extra house. Parks Department contacted (by phone). They request that contributions be imposed for each extra house. It is noted that deficiencies in open space in respect of the overall development were made up by contribution also.

This site was inspected on 21st October, 1991. Twelve no. houses on Road 1 have been completed as have 26 no. houses on Road 2. Four houses on Road 2 are currently under construction while foundations have been laid for an additional 18 no. houses. No development works have commenced at either Roads 3 or 4.

The proposed development involved replacing previously approved semi-detached houses with 2 bed. terraced units. This would contribute to a greater housing mix at this location.

An increase in house numbers of 4 is proposed. While this in itself is not considered significant, it could set a precedent for other similar developments on the remaining undeveloped portion of the overall site. Such a piecemeal and incremental increase in density could be considered undesirable and contrary to the proper planning and development of the area. The applicants should be requested to clarify their future intentions in relation to the remainder of the site. It is noted that no such information has been submitted with the current application.

The site layout plan submitted indicates a "reserved site for possible future link development" adjoining the subject site to the south. This has not been identified on previous applications for permission at this site. This matter should also be clarified.

The applicants were requested to submit additional information on 31st October, 1991, as follows:

1. The current application provides for the replacement of previously approved semi-detached houses with terraced units and involves an increase in house numbers of 4 at this site. On site inspection, it was noted that a large proportion of the overall site remains undeveloped. The Planning Authority is anxious to avoid piecemeal and incremental increases in density at this location. The applicant is, therefore, requested to submit details of any future proposals for similar developments involving increased house numbers elsewhere on site.
2. Lodged plans refer to "a reserved site for possible future link development" to the south of the subject site. This has not been referred to in any previous applications for this site. The applicant is requested to clarify this matter.
3. No additional public open space has been provided for the additional

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1444

Page No: 0003

Location: Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

houses.

The applicant is asked to clarify how public open space in accordance with Development Plan Standards can be provided.

4. The newspaper notice submitted with the application describes the proposal inaccurately. Applicant is requested to submit a revised notice on the following lines:-

Co. Dublin - Permission sought for alterations to approved house layout (Reg. Ref. 89A-0982) to give 12 number 2 bed., 2-storey houses in 3 number blocks of 4 on sites 41-63, odd inclusive, Road 2, in lieu of 8 similar semi-detached houses at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan for Glendorfa Ltd.

Additional information was submitted on this application on 5th November, 1991, as follows:

(a) with regard to future proposals for similar type development, the applicant states that the only further increase in house numbers envisaged would be to provide a similar number of 12 2 beds in lieu of 8 semi detached houses. This would be dependant on the market acceptance of these houses and also of the 3 bed houses. The proposed location of these additional 2 bed houses is not indicated.

(b) The applicant states that the reserved site was to provide for a future link to development lands to the south should he ever purchase it to allow for continuity of development. According to the submission the applicant no longer considers this adjacent site and revised drawings show this reserved site included in site 63.

(c) The applicant contends that the proposed development will not have any implications for public open space in that the occupancy rate at the proposed houses will be less than that at those previously approved, i.e. 12 dwellings at 2/3 persons per dwelling in lieu of 8 no. dwellings at 4 persons per dwelling.

The applicant also states that he is willing to contribute £1,000 per extra house if required. This is considered desirable in view of the Parks Departments previous comments.

(d) A revised newspaper notice was submitted also.

The proposed development will contribute to a greater housing mix at this location and as such is considered acceptable. In addition the applicants have indicated the likely extent of similar type development elsewhere on site as

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1444

Page No: 0004

Location: Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

comprising c. 12 no. 2 bed houses (+ 4).

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) 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, as amended by additional information received on 05.11.1991 save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

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

REASON: To prevent unauthorised development.

04 That the development shall be carried out in conformity with condition nos. 5-12, 14-16 and 17(o) of An Bord Pleanála's grant of planning permission for 160 no. houses at this location, under Ref. No. PL 6/5/81895, dated 14th September, 1990, Reg. Ref. 89A-0982 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

05 That arrangements be made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £240,000 or a cash lodgement of £150,000 in respect of the overall development as required by Condition No. 2 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982. ~~The~~ <sup>be</sup> 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1444

Page No: 0005

Location: Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

- 06 That arrangements be made for the payment of the financial contribution in the sum of £75,240 in respect of the overall development as required by Condition No. 3 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. No. 89A-0982. ~~The arrangements to be made prior to the commencement of this proposal.~~ *be strictly addressed to in respect of this proposal*
- 06 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.

*and*  
~~07 That arrangements be made for the payment of the financial contribution in the sum of £1,420 per house in respect of the overall development as required by Condition NO. 4 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.~~

~~07 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.~~

*7*  
~~08 That a comprehensive landscaping plan is to be submitted for the site (as required by Condition No. 13 of An Bord Pleanála's decision to grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982). This is to include inter alia, a programme of tree <sup>survey</sup> ~~survey~~ for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.~~  
REASON: In the interest of visual and residential amenity.

*8*  
~~09 That arrangements be made with regard to the payment of the financial contributions in the sum of (a) £98,000 and (b) £48,000 required in respect of the overall development by condition no. 17 of the planning permission granted under Ref. PL 6/5/81895 Reg. Ref. 89A-0982. ~~The arrangements to be made prior to the commencement of this proposal.~~ *be strictly addressed to in respect of this proposal*~~  
~~REASON: In the interest of the proper planning and development of the area.~~

*9*  
~~10 That an additional financial contribution in the sum of £4,000 be paid by the proposer to Dublin County Council towards the provision of public open space in the vicinity of the site of the proposed development and which will facilitate this development (£1,000 per additional house). This contribution to be paid prior to the commencement of development on site.~~

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

*(See over a condition 10)*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1444

Page No: 0006

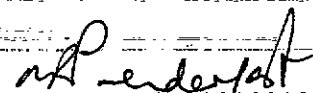
Location: Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

area.

10 That prior to the commencement of development, developer to pay a sum of £1,420. per house, to Dublin County Council as a contribution towards the cost of the infrastructural roadwork necessary to relieve traffic hazard in the area of the proposed development.

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

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 (10) conditions set out above is hereby made.

Dated : 18<sup>th</sup> DECEMBER 1991

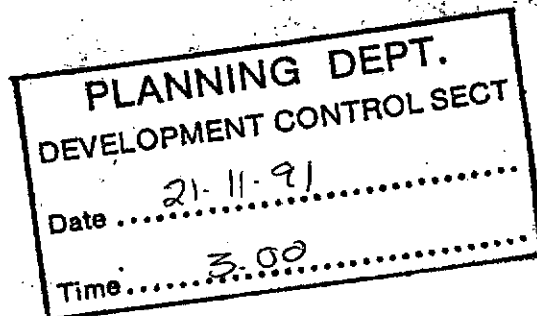
 .....  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> December 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1444.  
DEVELOPMENT: Alterations to approved house type, sites 41-55  
odd, incls., Road 2.  
LOCATION: Adj. Willsbrook House, Esker Lane, Lucan.  
APPLICANT: Glendorn Ltd.  
DATE LODGED: 5.11.91.

1. No Roads objections.
2. Permission should be subject to all previous relevant  
Conditions including financial contribution at £1420 per  
house.



TB/BMcC  
15.11.91.

SIGNED:

*4.9.91*

ENDORSED:

DATE:

*15/11/91*

DATE:

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed. 2 storey houses in 3 number blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

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

Reg. Ref. 91A/1444  
Appl. Rec'd: 3/9/91  
Floor Area: 1428sq. m.  
Site Area:  
Zoning:

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Report of the Dublin Planning Officer, dated 23 October 1991

This is an application for PERMISSION for alterations to approved house layout to give 12 no. 2 bed. 2-storey houses in 3 no. blocks of 4 at sites 41-55 odd inclusive, Road 2, at lands adjacent to Willsbrook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

Reg. Ref. No. 89A/982 refers to the grounding permission for housing development at this location (160 no. houses).

Reg. Ref. Nos. 91A/0543, 91A/0544, 91A/0545, 91A/0546, 91A/0547, 91A/0549, 91A/0550 and 91A/1220 refer to subsequent grants of permission for alterations to previously approved house types. Reg. Ref. No. 91A/0547 refers to a grant of permission for change of house type at sites 33-55, Road 2, to give 12 no. 3 bedroom semi-detached houses. None of these applications involved any increase in house numbers.

The current application proposes to replace previously approved 8 no. semi-detached houses with 12 no. two-storey terraced houses in 3 blocks of 4 houses each. They are to have a part brick finish and projecting ground floor window feature at front facade.

Lodged plans indicate a front garden depth of between 9 and 10 metres. Rear garden lengths comply with Development Plan Standards (10.7 metres).

Roads Department report refers to reports on previous applications for this site and request that additional contributions be imposed for each extra house.

Parks Department contacted (by phone). They request that contributions be imposed for each extra house.

Contd/.....

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed. 2 storey houses in 3 number blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

This site was inspected on 21st October, 1991: 12 no. houses on Road 1 have been completed as have 26 no. houses on Road 2. 4 houses on Road 2 are currently under construction while foundations have been laid for an additional 18 no. houses. No development works have commenced at either Roads 3 or 4.

The proposed development involved replacing previously approved semi-detached houses with 2 bed. terraced units. This would contribute to a greater housing mix at this location.

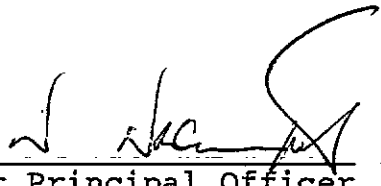
An increase in house numbers of 4 is proposed. While this in itself is not considered significant, it could set a precedent for other similar developments on the remaining undeveloped portion of the overall site. Such a piecemeal and incremental increase in density could be considered undesirable and contrary to the proper planning and development of the area. The applicants should be requested to clarify their future intentions in relation to the remainder of the site. It is noted that no such information has been submitted with the current application.

The site layout plan submitted indicates a "reserved site for possible future link development" adjoining the subject site to the south. This has not been identified on previous applications for permission at this site. This matter should also be clarified.

I recommend that Additional Information be requested from the applicant with regard to the following:-

(MG/CM)

Endorsed:-

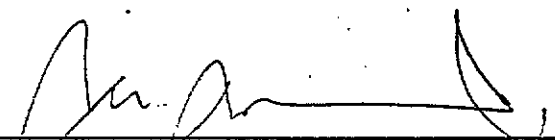
  
for Principal Officer

  
For Dublin Planning Officer

Order:-

I direct that ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 31 October, 1991.

  
Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 23<sup>rd</sup> October, 1991.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed. 2 storey houses in 3 number blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

1. The current application provides for the replacement of previously approved semi-detached houses with terraced units and involves an increase in house numbers of 4 at this site. On site inspection, it was noted that a large proportion of the overall site remains undeveloped. The Planning Authority is anxious to avoid piecemeal and incremental increases in density at this location. The applicant is therefore requested to submit details of any future proposals for similar developments involving increased house numbers elsewhere on site.
2. Lodged plans refer to "a reserved site for possible future link development" to the south of the subject site. This has not been referred to in any previous applications for this site. The applicant is requested to clarify this matter.

3. *No additional public open space has been provided for additional houses. The applicant is asked to clarify how public open space in accordance with Development Plan standards can be provided*

4. *The newspaper notice submitted with the application describes the proposal inaccurately. Applicant is request to submit a revised notice on the following lines:*

*Co. Dublin - permission sought for alterations to approved house layout (Reg Ref 89A/982) to give 12 Number 2 bed., 2 storey houses in 3 number blocks of 4 on sites 41-63 odd incl. Road 2 in lieu of 8 number semi-detached houses at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan for Glendorn Ltd.*

Mary Galvin SS only.

P

Register Reference : 91A/1444

Date : 11th September 1991

Development : Alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed 2 storey houses in 3 number blocks of 4

LOCATION : Sites 41-45 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

Applicant : Glendorn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 3rd September 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL for  
19 SEP 1991  
SAN. SERV.

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICERS  
18 OCT 1991  
Returned *Gl*

Date received in Sanitary Services ..19 SEP 1991

FOUL SEWER

Available in accordance with the terms of previous reports issued by this Department for 89A/982

SURFACE WATER

as for "foul sewer"

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 23.10.91 .....  
Time ..... 9:00 .....

*J. Rice*  
16/10/1991

*SS only*

GK.

1) Date Lodged

LOCATION: Sites 41-45 odd incl; Road 2 REG. REF. 91A/1444  
 APPLICANT: Glendora Htd.  
 PROPOSAL: allocations to approved house layout

WATER SUPPLY

Water available. Connection to existing system, snubbing & chlorination by DCC personnel at applicants price expense. 24 hr storage required for each individual unit. (See previous report 89A/982 dated 28/5/91)

*John Coland*

11/10/91

*J. Howell 14/10/91*

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 23.10.91 .....  
 Time ..... 9.00 .....

ENDORSED:

*[Signature]*

DATE

17/10/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1444.  
DEVELOPMENT: Alterations to approved house layout (Reg. Ref: 89A/982) to give 12 number 2 bed 2 storey houses in 3 number blocks of 4.  
LOCATION: Sites 41-45 odd incl., Road 2 at lands adjacent Wills Brook House, Lucan.  
APPLICANT: Glendorn Ltd.  
DATE LODGED: 3.9.91.

The overall site was granted permission on application Reg. Ref: 89A/982. Previous Roads reports dated 20.7.89, 22.11.89, 31.1.90 and 13.1.90 refer. We also refer to permissions on Reg. Refs: 91A/544, 91A/1028 and 91A/1222.

The present proposal is to replace previously granted 8 houses with 12 houses. The contribution per house as stated in Condition 17 of 89A/982 is £1420. Therefore, to cater to the present application the Roads contribution should be £17,040 (1420x12). The overall contribution for the larger site should be adjusted accordingly.

Permission should be subject to all previous relevant conditions including the financial adjustment referred to above.

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC.  
Date ..... 17.10.91 .....  
Time ..... 3.00. ....

GC/BMcC  
11.10.91.

SIGNED: Garrett Curran  
DATE: 14/10/91

ENDORSED: F. Brink  
DATE: 14/10/91



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 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/ 5615 /91 Date of Decision : 18th December 1991

Register Reference : 91A/1444 Date Received : 5th November 1991

Applicant : Glendorn Ltd

Development : Alterations to approved house layout (Reg. Ref. 89A/982) to give 12 <sup>on sites 41-63 odd incl. Rd 2</sup> number 2 bed, 2 storey houses in 3 number blocks of 4 in lieu of 8 similar semi-detached houses

Location : Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 311091//051191

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.

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



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 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/1444  
Decision Order No. P/ 5615 /91  
Page No: 0002

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *10*.....ATTACHED.

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

Date: *12/2/91*.....

Reg.Ref. 91A/1444  
Decision order No. P/ 5615 /91  
Page No: 0003



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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 05.11.1991 save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

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

REASON: To prevent unauthorised development.

04 That the development shall be carried out in conformity with condition nos. 5-12, 14-16 and 17(c) of An Bord Pleanalas grant of planning permission for 160 no. houses at this location, under Ref. No. PL 6/5/81895, dated 14th September, 1990, Reg. Ref. 89A-0982 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

05 That arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £240,000 or a cash lodgement of £150,000 in respect of the overall development as required by Condition No. 2 of An Bord Pleanalas grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982 be strictly adhered to in respect 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 made for the payment of the financial contribution in the sum of £75,240 in respect of the overall development as required by Condition No. 3 of An Bord Pleanalas granted of planning permission under Ref. PL 6/5/81895, Reg. Ref. No. 89A-0982 be strictly adhered to in respect of this proposal.

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

07 That a comprehensive landscaping plan is to be submitted for the site



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 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/1444

Decision Order No. P/ 5615 /91

Page No: 0004

(as required by Condition No. 13 of An Bord Pleanála's grant of planning permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982). This is to include inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.

REASON: In the interest of visual and residential amenity.

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

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

09 That an additional financial contribution in the sum of £4,000 be paid by the proposer to Dublin County Council towards the provision of public open space in the vicinity of the site of the proposed development and which will facilitate this development (£1,000 per additional house). This contribution to be paid prior to the commencement of development on site.

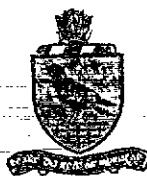
09 REASON: In the interest of the proper planning and development of the area.

10 That prior to the commencement of development, developer to pay a sum of £1,420. per house, to Dublin County Council as a contribution towards the cost of the infrastructural roadwork necessary to relieve traffic hazard in the area of the proposed development.

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



Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



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

Register Reference : 91A/1444

Date : 20th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed 2 storey houses in 3 number blocks of 4 in lieu of 8 similar semi-detached houses

LOCATION : Sites 41-63 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

APPLICANT : Glendorn Ltd

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 5th November 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

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

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 lacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1444

Date : 6th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Alterations to approved house layout (Reg. Ref.  
89A/982) to give 12 number 2 bed 2 storey houses in 3  
number blocks of 4

LOCATION : Sites 41-45 odd incl., Road 2 at lands adjacent Wills  
Brook House, Esker Lane, Ballyowen Td., Lucan

APPLICANT : Glendorn Ltd

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information  
received on 5th November 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

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



ADDITIONAL INFORMATION

date : 4-11-1991

your ref :

our ref : WP/GO'B

Dublin County Council,  
Planning Dept.,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN. 1.



91A/1444  
1.4.0  
A-1

See Herald 5 (11/9)

RE: Proposed alterations to approved house layout (reg.Ref. 89A/982) to give 12 no. 2 bed 2 storey houses in 3 no. blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Willsbrook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.  
Reg.Ref. 91A/1444.

CO. DUBLIN - Permission sought for alterations to approved house layout (Reg. Ref. 89A/982) to give 12 No. 2 bed, 2 storey houses in 3 No. blocks of 4 on sites 41-55 odd inclusive Road 2, in lieu of 8 similar semi-detached houses at lands adjacent Wills Brook House, Esker Lane, Ballyowen, T.D. Lucan - Glendorn Ltd.

Dear Sirs,

Further to the above, we would like to comment as follows:

1. During discussions with Dublin Co. Council Planning Dept., Ms. Mary Galvin suggested that a concentration of 2 bed houses might create a secondary development within the site. Ms. Galvin further suggested that the total number of 2 bed houses should be broken up around the site in at least two areas.
2. Accordingly, the only further increase in numbers envisaged would be to provide a similar development of 12 2 beds in lieu of 8 semi-detached houses to balance this current proposal. This would of course be dependent on the market acceptance of these houses and of the 3 bed house types.

The Authority will be aware of the current market situation with regard to house sales, and we are sure will appreciate that any opportunity to encourage our clients' sales must be considered.

We would further point out that these proposals promote our aim to achieve a very good mix of house types on this site, as required by the Authority during initial applications on this site.

2. South of our client's site there is a further parcel of land with residential development potential. At the time of this submission our client was considering a possible link into this adjacent land, should he ever purchase it, and the reserved site would allow a continuity of development to be maintained.

However, our client is no longer considering this adjacent site, and we therefore enclose 4 no. copies of drawing No. EL/91/10R which will show the reserved site included in site63.

3. It is our opinion that these houses will have an occupancy rate of 2/3 persons per dwelling, and not 4 as envisaged by the development plan. As we propose 12 no. dwellings at 2/3 persons per dwelling, in lieu of 8 no. dwellings at 4 persons per dwelling, we do not believe this proposal requires any additional open space. Please see table below:

- (i) 3 Bed Houses —  
8 dwellings at 4 persons per dwelling = 32 persons
- (ii) 2-Bed Houses —  
6 dwellings at 3 persons per dwelling = 18 )  
6 dwellings at 2 persons per dwelling = 12 ) 30 persons

This table shows that our current application in fact constitutes a reduction in the requirement for open space. However our client is prepared to contribute £1,000. per extra house, if required, for each house over and above that required by density/open space as agreed with the Parks Dept., prior to our initial application on this site.

4. Enclosed please find a revised newspaper notice, re-worded as requested.

We trust the foregoing is in order and is sufficient to allow the Authority to issue a decision to grant in early course, in order that our client might retain his workforce on site. However, please do not hesitate to contact this office if you should require any further clarification.

Yours sincerely,



William Plunkett  
FRANK ELMES & CO.

encs.

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

91A/1444

31 October 1991

RE: Proposed alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed, 2 storey houses in 3 number blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

Dear Sir,

With reference to your planning application, received here on 3rd September, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

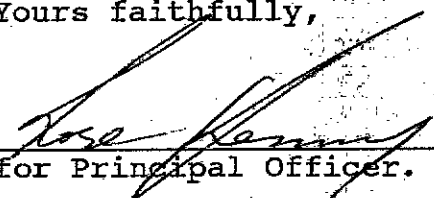
1. The current application provides for the replacement of previously approved semi-detached houses with terraced units and involves an increase in house numbers of 4 at this site. On site inspection, it was noted that a large proportion of the overall site remains undeveloped. The Planning Authority is anxious to avoid piecemeal and incremental increases in density at this location. The applicant is therefore requested to submit details of any future proposals for similar developments involving increased house numbers elsewhere on site.
2. Lodged plans refer to "a reserved site for possible future link development" to the south of the subject site. This has not been referred to in any previous applications for this site. The applicant is requested to clarify this matter.

Contd/.....

3. No additional public open space has been provided for the additional houses. The applicant is asked to clarify how public open space in accordance with Development Plan Standards can be provided.
4. The newspaper notice submitted with the application describes the proposal inaccurately. Applicant is requested to submit a revised notice on the following lines:-  
Co. Dublin - Permission sought for alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed., 2-storey houses in 3 number blocks of 4 on sites 41-63, odd inclusive, Road 2, in lieu of 8 similar semi-detached houses at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan, for Glendorn Ltd.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

46749 UPPER O'CONNELL STREET DUBLIN 1

tendered in the prescribed manner

DUBLIN 1

N 50704

Received this 21st day of September 1970

Mr. M. P. Ryan

the sum of Ten hundred and twenty Pounds

Pence being

of plain paper

for

S. GAREY

Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

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

BYE LAW APPLICATION

REG. No. N 47393

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

£ 165 00

Received this 20th day of September 1911

from Hugh McCreery & Sons Ltd.

the sum of one hundred and sixty five Pounds

Pence being

of fee on 91A/1911

Malcolm Deane Cashier

S. CAREY Principal Officer



# FRANK ELMES & Co.

ARCHITECTS  
PLANNING CONSULTANTS

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

date : 20th September 1991

your ref :

our ref : WP/GO'B.

Richard Whelan,  
Dublin County Council,  
Planning Dept.,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN. 1.

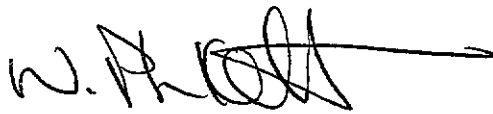
RE: 12 Houses at sites 41-55 odd R2 at lands adjacent  
Willsbrook House, Esker Lane, for Glendorn Ltd.  
Reg. Ref. 91A/1444.

Dear Sir,

Further to your recent correspondence in connection with the above, we now enclose a cheque in the sum of £453.00 being balance of fees requested. This sum is composed of the further planning fee of £288.00 and a further Bye-Law fee of £165.00.

We trust this matter is now in order and you are now in a position to proceed with processing this Application. However, should you require any further information please do not hesitate to contact this office.

Yours faithfully,



William Plunkett  
FRANK ELMES & CO.

23 SEPT 91

288
165
<hr/>
453

enc.

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/1444

Date : 4th September 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Alterations to approved house layout (Reg. Ref.  
89A/982) to give 12 number 2 bed 2 storey houses in 3  
number blocks of 4

LOCATION : Sites 41-45 odd incl., Road 2 at lands adjacent Wills  
Brook House, Esker Lane, Ballyowen Td., Lucan

APPLICANT : Glendorn Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application  
received on 3rd September 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

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



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/1444

Date : 11th September 1991

Dear Sir/Madam,

Development : Alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed 2 storey houses in 3 number blocks of 4

LOCATION : Sites 41-45 odd incl., Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen Td., Lucan

Applicant : Glendorn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 3rd September 1991

Your application in relation to the above was submitted with a fee of 96.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 384.00 .

I should be obliged if you would submit the balance of 288.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'U. ...', written over a dotted line.

FOR PRINCIPAL OFFICER

Frank Elmes & Co.,  
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 41 & 55 ODD INCL. R2 AT LANDS ADJACENT  
(If none, give description sufficient to identify) WILLS BROOK HOUSE, ESKER LAKE, BALLYOWEN TD., LUCAN

3. Name of applicant (Principal not Agent) GLENDORN LTD.  
Address C/O NO 4 BELOW Tel. No. \_\_\_\_\_

4. Name and address of FRANCO ELMER + CO ARCHITECTS, 2 WALDEMAR TCE, MAHU ST.  
person or firm responsible for preparation of drawings DUNARUM DUBLIN 14 Tel. No. 951514 / 15

5. Name and address to which AS AT NO 4 ABOVE  
notifications should be sent

6. Brief description of proposed development 12 NO 2 STOREY 2 BED HOUSES IN 3 NO. BLOCKS OF 4 ON PREVIOUSLY APPROVED HOUSE LAYOUT

7. Method of drainage EXIST. 8. Source of Water Supply EXIST.

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor or use when last used N/A

(b) Proposed use of each floor N/A

CO. DUBLIN - permission sought for alterations to approved house layout (Reg. Ref. 89A/982) to give 12 number 2 bed., 2 storey houses in 3 number blocks of 4 on sites 41-55 odd incl., Road 2, at lands adjacent Wills Brook House, Esker Lake, Ballyowen Td., Lucan, Glendorn Ltd.

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 AS APPROVED DYE Sq. m. 165

(b) Floor area of proposed development 1420 SQM REG. N 47208 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. 96 3/9

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: WHERE APPLICABLE N 47209

15.List of documents enclosed with application. CHEQUE / NEWSPAPER NOTICE / COVERING LETTER  
4 X OUTLINE SPEC. / LOCATION MAP  
4 X DRG NO. 5

16.Gross floor space of proposed development (See back) 1420 SQM Sq. m.

No of dwellings proposed (if any) 12 NO Class(es) of Development CLASS 1

Fee Payable E. 261.00 Basis of Calculation (132.00 PER HOUSE PL) X 1/2 (855.00 PER HOUSE BBL) X 1/4

If a reduced fee is tendered details of previous relevant payment should be given

91A/0547 89A/982  
Signature of Applicant (or his Agent) Frank O'Shea Date 30/8/91

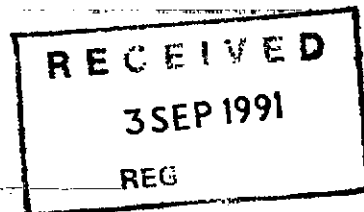
Application Type O. BBL FOR OFFICE USE ONLY

Register Reference 91A/1444

Amount Received E. \_\_\_\_\_

Receipt No 176 1-164

Date 177



E. Hoveld  
23/8/91

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

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

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

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

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/ Commercial Purposes	£30.00 each £3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N-47709

£96.00

Received this 3rd day of September 1991  
from Hugh McCreery & Sons Ltd.

the sum of ninety six Pounds  
Pence, being fee for

planning application at  
House  
The Bee Doone  
S. CAREY  
Principal Officer

Cashier

RECEIPT CODE

# COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

17/18 UPPER O'CONNELL STREET

EYE LAW APPLICATION

DUBLIN

Paid by  
Cash  
Cheque  
Credit  
Debit

Received this  
from

the sum of

© 2000  
DUBLIN COUNTY COUNCIL

OUTLINE SPECIFICATION

WHERE APPLICABLE

for

Proposed residential development  
at Wills, Brook, Lucan, Co., Dublin.

For

GLENDORN LTD

FOUNDATIONS

Excavate to depth and width as shown on section or to the requirement of the Local Authority, Engineer, concrete to be not leaner than 1:7.

RISING WALLS

To be in solid blockwork to D.P.C. level, min 150mm over finished ground level.

Cavities of half brick front walling to be drained min 225mm below D.P.C. level.

GROUND FLOOR

Remove 225mm vegetation layer.

Slab to be 150mm deep sanded 6:1 clean pit gravel and cement on 25mm aeroboard insulation on 1000 gauge (500mm) visqueen on 50mm sand blinding on 150mm well compacted hardcore.

Visqueen brought vertical and lapped over D.P.C. in walls.

FIRST FLOOR:

SEE SECTION.

BLOCKWORK

225mm hollow conc blocks to external walls as shown laid on 225mm wide D.P.C. min 150mm above finished ground level. 225mm solid blockwork in all party walls. 1/2 brick front to be 275mm cavity (100mm outer leaf, 50mm cavity, 25mm insulation, 100mm inner leaf). With ties every 450mm vertical and 750mm horizontally with D.P.C. 150mm above F.G.L. in inner and outer leaf. D.P.C. to be carried around jambs of opes in cavity walling.

Permanent Ventilation 225 x 225mm to all habitable rooms without fireplaces.

Cover of flues to fireplaces to be at least 112.5mm on flanks and 225mm on ends, Min 50mm cavity, min 225mm separation to be provided between flues of adjoining properties.

Cement mortar to be not leaner than 1:4 and gauged mortar to be not leaner than 1 cement/lime to 4 sand.

RAINWATER

To be 100mm Ø, half round block p.v.c. gutters, swan necks, down pipes and fittings to G.I.'s to A.D.'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.



FOUL DRAINS contd.

Ground floor waste pipes to deliver to gully trap to A.J. to foul drain.  
Soil and waste pipes to be accessible throughout entire length.

W.C.'s to single stack soil vent pipe (to B.S. 5572-1978) to A.J. to M.H. to foul sewer. W.H.B.'s & baths to single stack S.V.P. to A.J. foul drain.

Rodding facilities to be provided at all intersection of drains.

JOINERY

All joinery to standard specification treated against rot, primed undercoated and gloss finished.

Hardwood to be varnished or oiled.

External windows and doors as above or "Sadolins" to all external timber work.

FINISHES

External plaster - Skud, scratch and float with sand and cement, tyrolean and nap finish.

Reveals to all opes.

Internal plaster - Gypsum undercoat and skim to internal walls only. 9.5 gypsum foil backed plasterboard on 50 x 25mm battens at 600 c/c with 50mm fiberglass to inside face of all external walls.

Ceilings to be slabbed and skimmed.

PITCHED  
ROOF

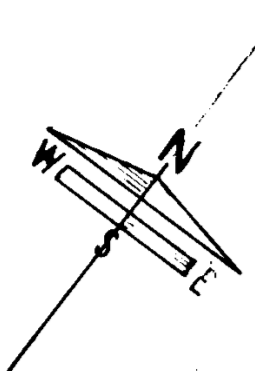
Selected concrete roof tiles on 50 x 50mm roofing battens on untearable roofing felt on approved pre-fabricated roof trusses to I.S. 193 (1986) @ 600mm c/c, with 100 x 25 windbracing at rafter and ceiling level galvanised straps to trusses at 1.2M centres at gable walls to be fixed across 2 No trusses over blocking pieces fixed between trusses.

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

FIRST FLOOR Chipboard on Joists.

- NOTE: (1) Where any discrepancy occurs between spec. and dwg., Architect is to be consulted and his decision is final.
- (2) All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.
- (3) The Developer reserves the right to alter the above spec.

Housing Estate



LEGEND

	Type A 3 Bed No 24		Type AD 3 Bed No 6
	Type B 3 Bed No 1		Type F 3 Bed No 26
	Type C 4 Bed No 30		Type G 4 Bed No 1
	Type D 4 Bed No 1		Type H 3 Bed No 1
	Type E 4 Bed No 42		

Other symbols include:  
 Type FH 3 Bed No 20  
 Type K 2 bed 12 no  
 Diploma conservatory  
 Ordnance conservatory

Total No of houses 164

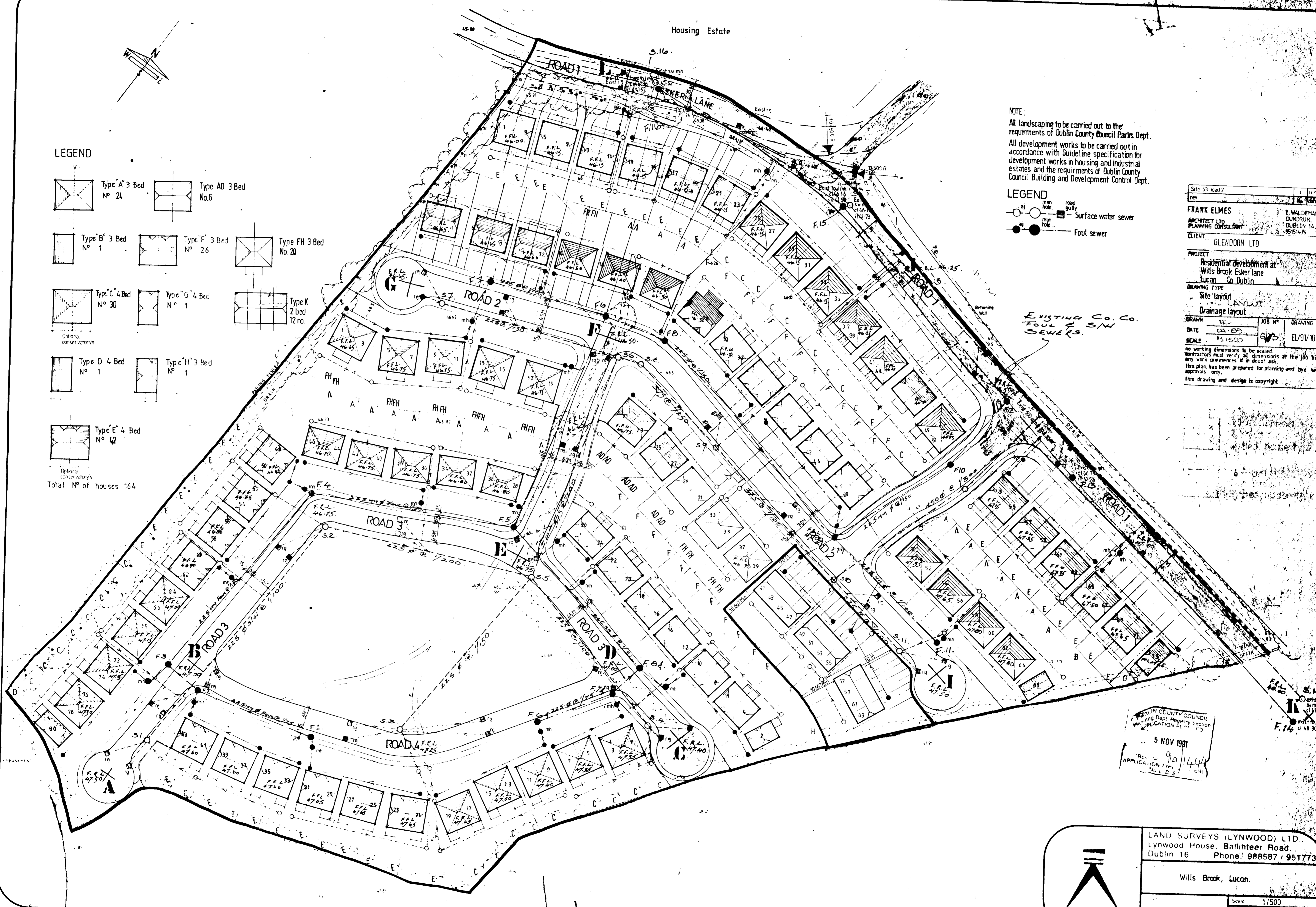
NOTE:  
 All landscaping to be carried out to the requirements of Dublin County Council Parks Dept.  
 All development works to be carried out in accordance with Guideline specification for development works in housing and industrial estates and the requirements of Dublin County Council Building and Development Control Dept.

LEGEND

	man hole		road quality
	Surface water sewer		Foul sewer

Site 63 road 2		1:1		1:1	
FRANK ELMES ARCHITECT LTD PLANNING CONSULTANT		2, WALDEMAR TCE, DUNDUM, DUBLIN 14, 01-4514175			
CLIENT: GLENDORN LTD		PROJECT: Residential development at Wills Brook Esker lane, Lucan, Co. Dublin			
DRAWING TYPE: Site layout, Drainage layout		JOB NO: EL/91/10			
DATE: 02.09.91		DRAWING NO: EL/91/10			
SCALE: 1:500		DRAWN BY: [Signature]			

no working dimensions to be scaled. Contractors must verify all dimensions at the job before any work commences. If in doubt ask. This plan has been prepared for planning and bye law approval only. This drawing and design is copyright.



DUBLIN COUNTY COUNCIL  
 Planning Dept. Property Section  
 APPLICATION 91/1444  
 5 NOV 1991

	LAND SURVEYS (LYNWOOD) LTD Lynwood House, Ballinteer Road, Dublin 16 Phone: 988587 / 951773
	Wills Brook, Lucan.
FRANK ELMES & COMPANY	Scale: 1/500 Contour: 0.5m Author: O.S. Malin Head Tel: c89-03-2321

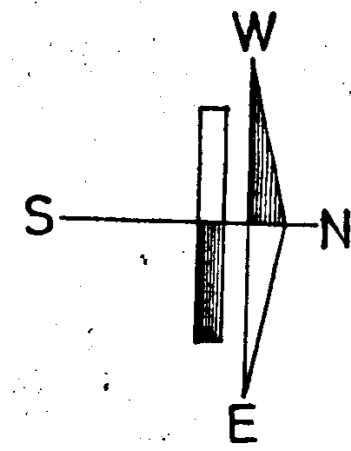
RESIDENTIAL  
DEVELOPMENT  
AT  
WILLS BROOK  
LUCAN  
Co. DUBLIN

**SITE**  
Gross site area 13.58 acres

WILLS BROOK  
HOUSE

WILLS BROOK ROAD  
PROPOSED

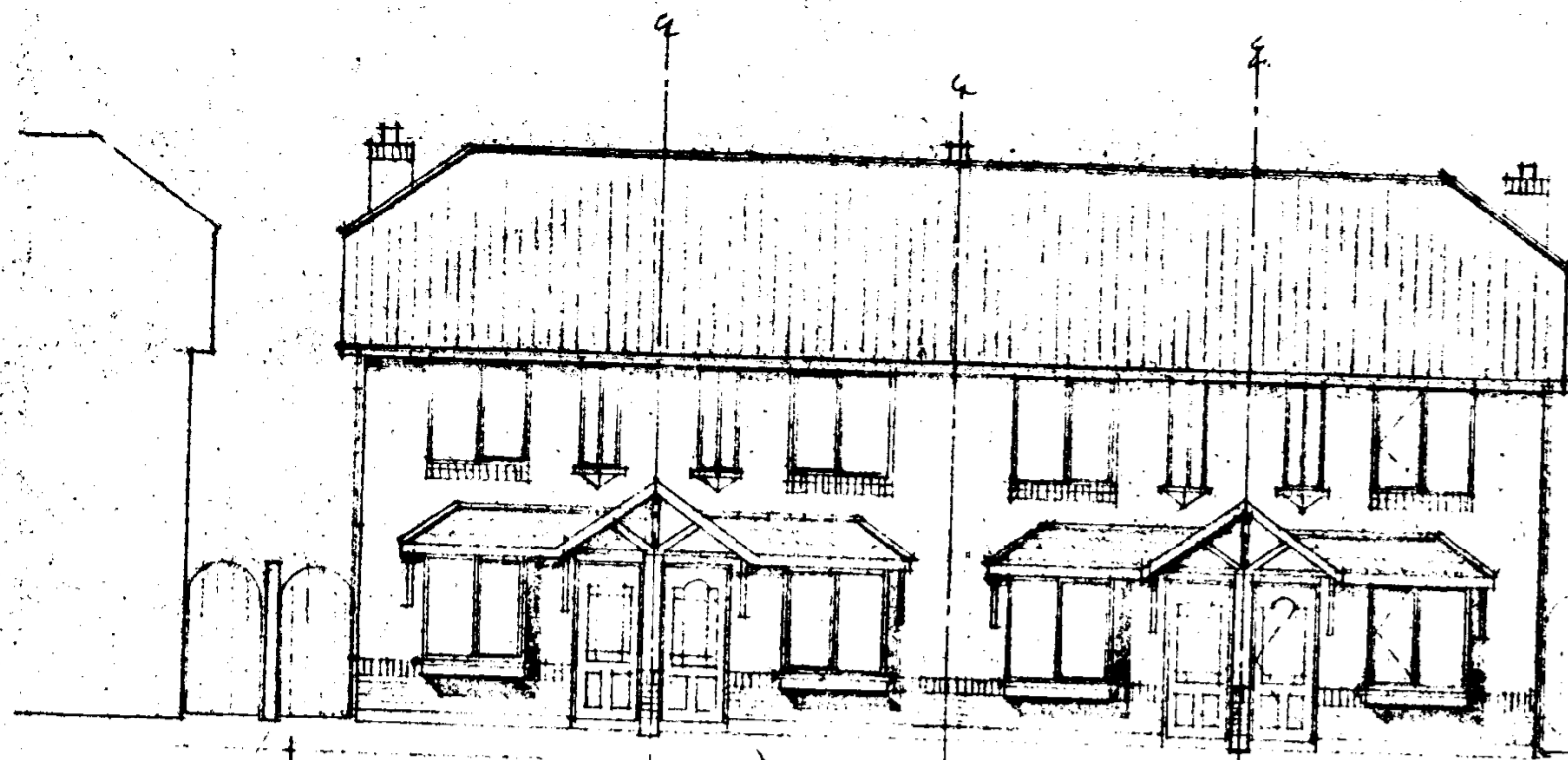
OUTER RING ROAD  
PROPOSED



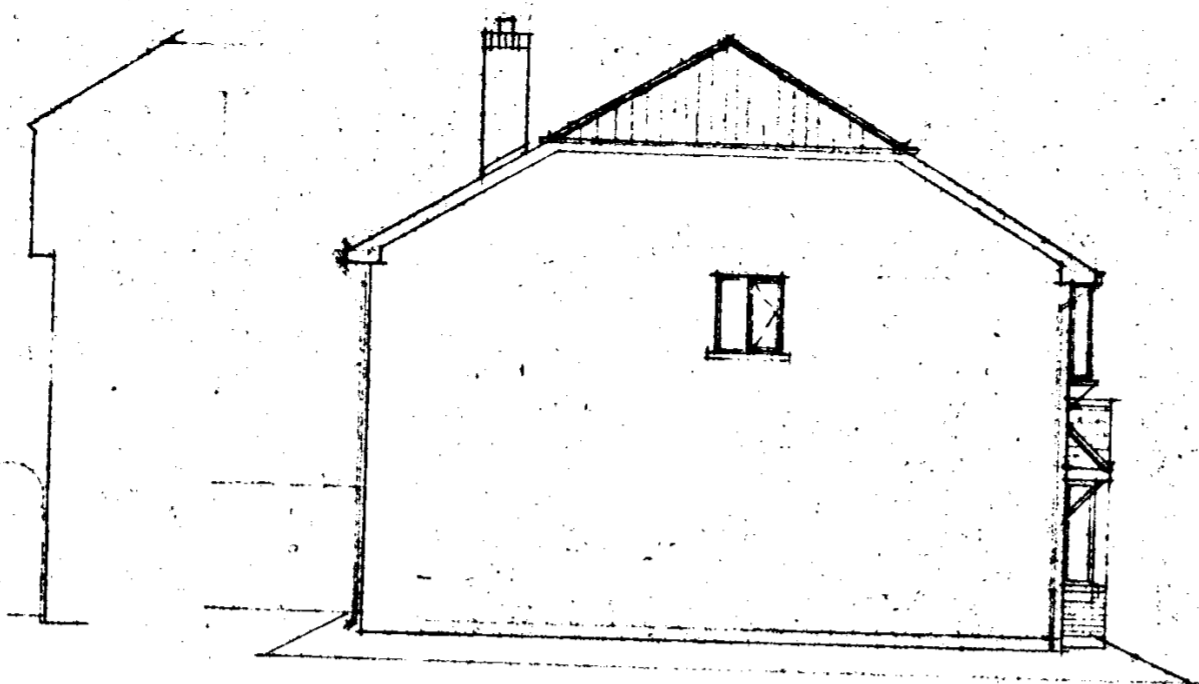
DUBLIN COUNTY COUNCIL  
Planning Dept. Reg. Section  
APPLICATION RECEIVED  
03 SEP 1991  
REG No. 9111444

Site Location Map

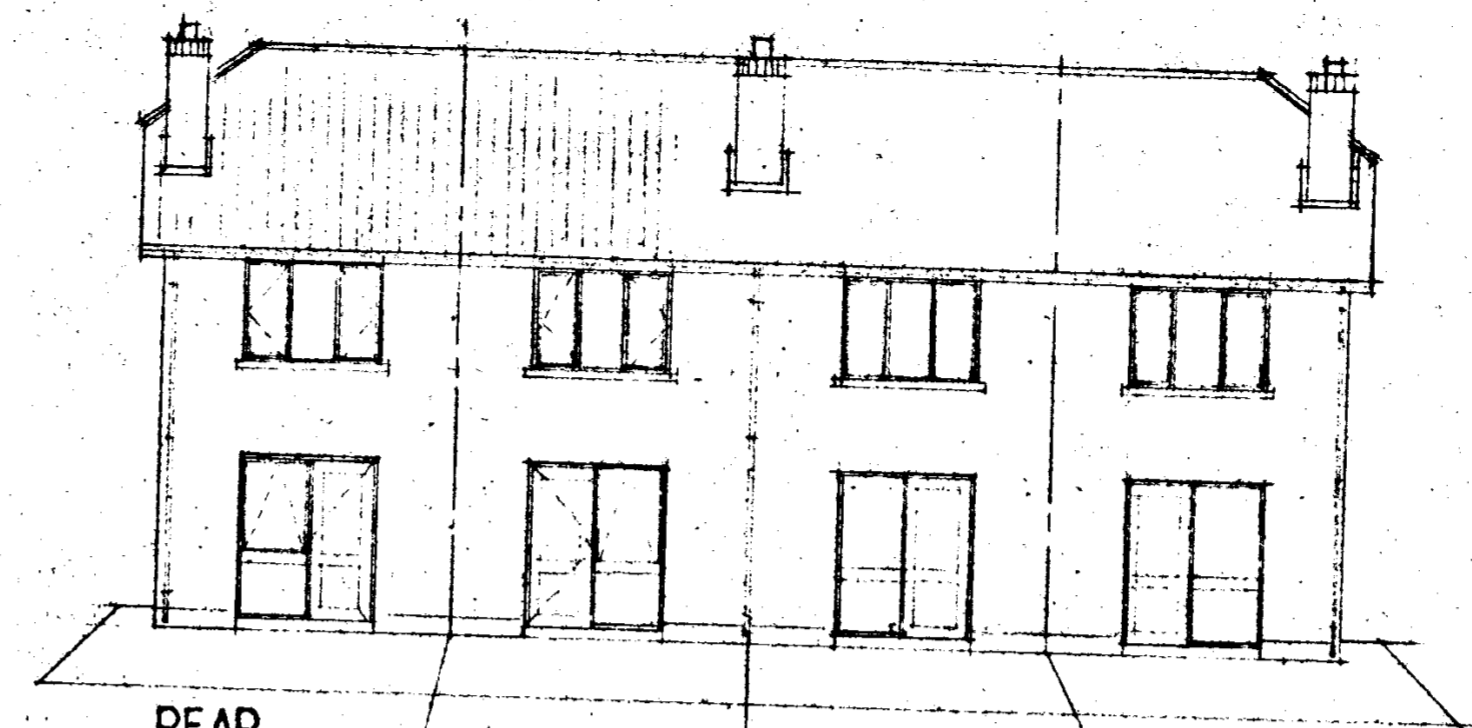
Rev	no	date	by
FRANK ELMES	2	WALDEMAR TEE	
ARCHITECT		DUNDUM,	
PLANNING CONSULTANT		DUBLIN 14,	
		951514/5	
CLIENT			
Hugh Mc Greevy and Sons Ltd			
PROJECT			
Residential development at Wills Brook Lucan Co Dublin			
DRAWING TYPE			
Location map			
DRAWN	WV	JOB NO	DRAWING NO
DATE	05-89	6/03	EL/89/06
SCALE	1:2500		
no working dimensions to be scaled. contractors must verify all dimensions at the job before any work commences. this drawing has been prepared for planning and bye law approvals only this drawing and design is copyright.			



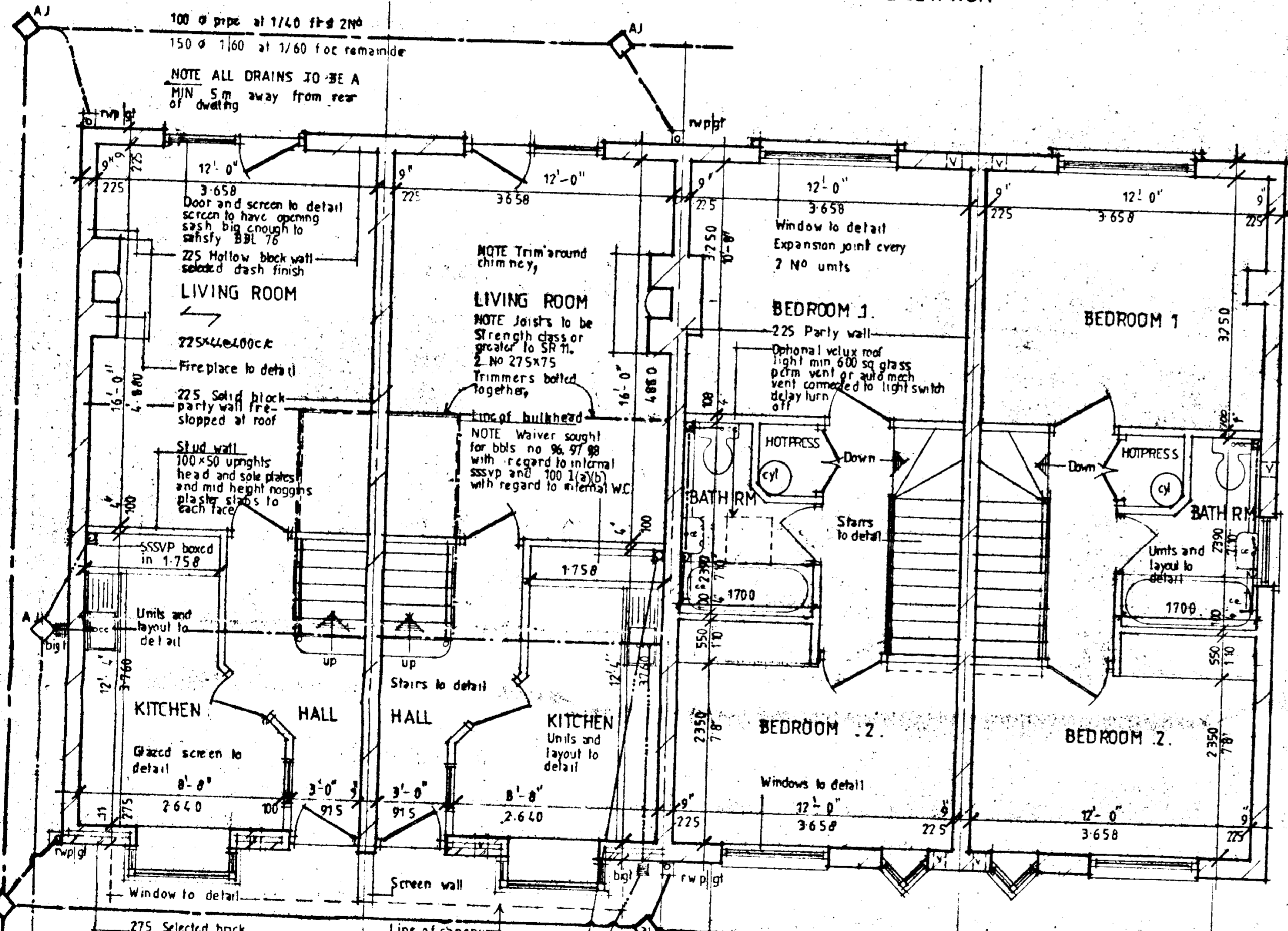
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR

FIRST FLOOR

NOTES  
 ALL ROOMS TO HAVE 225sq vents)  
 WHERE HABITABLE  
 DRAINAGE SHOWN DIAGRAMMATICALLY ONLY  
 DRAINS UNDER WALLS OR BUILDINGS  
 TO BE HAUNCHED ENCASED IN 150  
 CONCRETE AND BRIDGED OVER

DUBLIN CITY COUNCIL  
 Planning Department  
 APPLICATION RECEIVED  
 05 SEP 1991  
 REG No. 91A11664

Area 64 sq.m. 688 sq ft

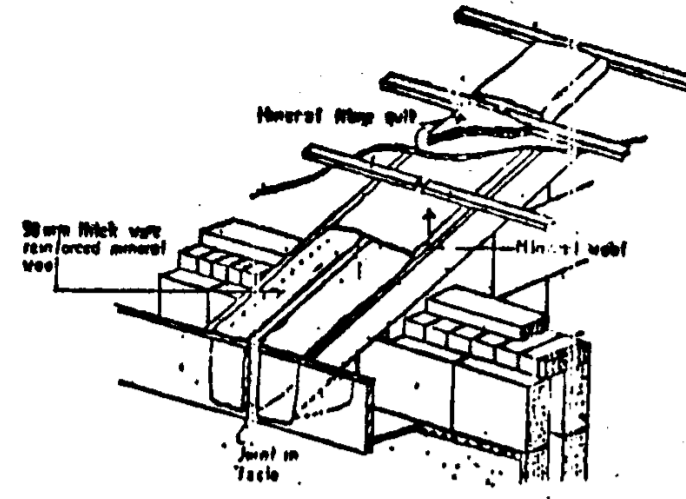
Prepared by: FRANK ELMES  
 Date: 28 JULY 1991  
 Architect: PLANNING CONSULTANT  
 Client: GLENDORN LTD  
 Project: RESIDENTIAL DEVELOPMENT AT WILLSBROOK LUCAN CO DUBLIN

DRAWING TYPE: PLAN AND ELEVATIONS

DRAWN: [Signature] JOB NO: 003 DRAWING NO: EL/91/003  
 DATE: 28 JULY 1991 SCALE: 1/100 150

no working dimensions to be scaled.  
 Contractors must verify all dimensions at the job before  
 any work commences.  
 This drawing has been prepared for planning and bye law  
 approvals only. These drawings may be handed  
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NOTE:  
Roof to be designed and manufactured  
by Eolas (IIRS) approved manufacture  
and in strict accordance to IS 193 1986

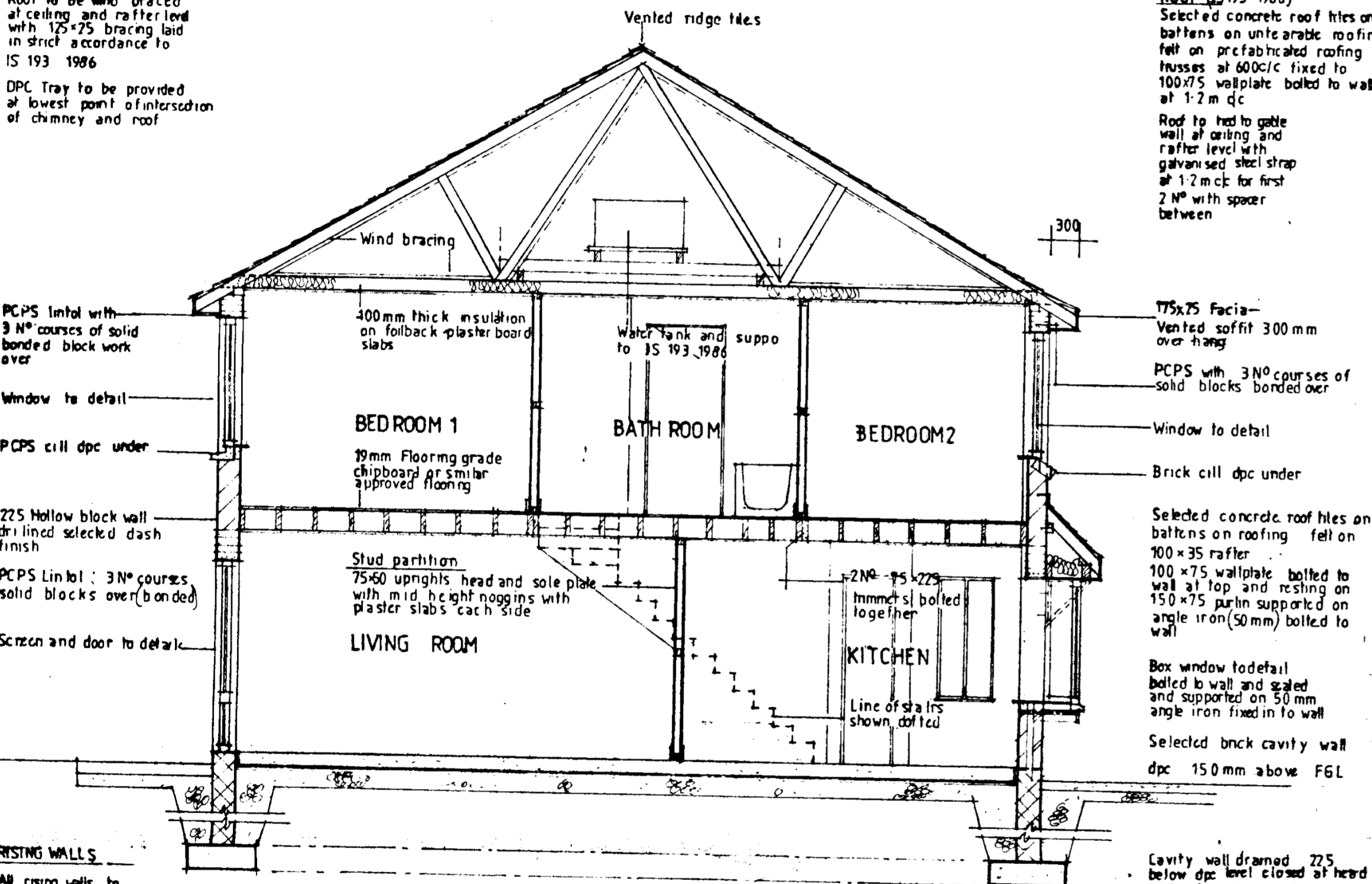


Typical separating detail  
of Roof-Wall junction (Between Each Unit).

Roof to be wind braced  
at ceiling and rafter level  
with 125x75 bracing laid  
in strict accordance to  
IS 193 1986  
DPC Tray to be provided  
at lowest point of intersection  
of chimney and roof

NOTE  
ROOF TO BE FIRE STOPPED.  
AT JUNCTION OF ROOF  
AND PARTY WALL (see detail enclosed)

ROOF (IS 193 1986)  
Selected concrete roof tiles on  
battens on uncarpentered roofing  
felt on prefabricated roofing  
husses at 600c/c fixed to  
100x75 wallplate bolted to wall  
at 1.2 m c/c  
Roof to be tied to gable  
wall at ceiling and  
rafter level with  
galvanised steel strap  
at 1.2 m c/c for first  
2 m with spacer  
between



## SECTION A A-B B

RESTING WALLS  
All resting walls to  
be of solid block

Cavity wall drained 225  
below dpc level closed at head  
and returned around jambs and ope

FLOOR  
150 Concrete slab finished fine on  
1000g DPM on 25 insulation on  
A layer of fine sand on  
150 Hard core finish

FOUNDATION  
As shown or to requirements  
of local authority

DRAINAGE  
All drains passing under buildings  
to be haunched encased in 150 concrete  
and bridged over

All drains laid to satisfaction of local  
authority

Drainage shown diagrammatically only

Expansion joints every 2 m Units  
(see detail enclosed)

PLANNING AND BUILDING  
APPLICATION RECEIVED  
03 SEP 1991  
REG No. 91A/1449

Rev. No. [date] by

FRANK ELMES 2, WALDEMAR TCE,  
ARCHITECT DUNDUM,  
PLANNING CONSULTANT DUBLIN 14,  
951514/5

CLIENT  
GLONDORAN LTD

PROJECT  
RESIDENTIAL DEVELOPMENT AT  
WILLSBROOK LUCAN CO DUBLIN

DRAWING TYPE  
SECTION + ELEVATION 3 N° BLOCK

DRAWN [signature] JOB No. G103 DRAWING No. EL91004  
DATE 22-7-1991

SCALE 1/50  
no working dimensions to be scaled.  
contractors must verify all dimensions at the job before  
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