

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1930

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMMITTEE 7/5/92	Ormonde - Noted		



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/1930

Date : 12th December 1991

Dear Sir/Madam,

Development : Revised house type

LOCATION : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

Applicant : Chestnut Developments,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 6th December 1991

Your application in relation to the above was submitted with a fee of 8.00

On examination of the plans submitted it would appear that the appropriate amount should be 16.00

I should be obliged if you would submit the balance of 8.00 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 'J. M. ...', written over a dotted line.

for PRINCIPAL OFFICER

Deegan & Associates,
211 Butterfield Avenue,
Rathfarnham,
Dublin 14.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

Deegan & Associates,
211 Butterfield Avenue,

Rathfarnham,

Dublin 14.

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY ST.,

DUBLIN 1.

12/12/91

REG. REF.: 91A/1930

RE: Revised house type at site 1, Park Avenue, Grange Road, for Chestnut Developments.

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of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

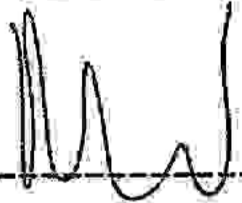
The correct fee for the above mentioned application is £ 55.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £30.00

AMOUNT DUE = £25.00

Yours faithfully,



for PRINCIPAL OFFICER

BYE LAW APPLICATION FEES

REF. NO.:

91A/1930

CERTIFICATE NO.:

10996 B

PROPOSAL:

Revised House Type

LOCATION:

Site 1 Park Ave, Granco Road

APPLICANT:

Chestnut Developments

	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					
B	Domestic Ext. (Improvement/Alts.)	@ £30	55	30	25		
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:  Grade: S.O Date: 11/12/97

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

PLANNING APPLICATION FEES

Reg. Ref. 9/A/1930 Cert. No. 77348

PROPOSAL Revised house type

LOCATION Site 1 Park Ave, Grange Road

APPLICANT Chestnut Developments

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	16	18	8	
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				

J. Roy Tony Deegw
16/1/92
in cheque tomorrow
16/1/92

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: Grade: Date: 11/12/91

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


Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Site 1 PARK Ave, - George Road

REG. REF.: 91A/1930

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

A reduced fee (i.e. 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.: 90A/733 on which a full fee was paid is attached.


Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

*Alteration to site layout. Plant garden
has been extended to meet the turning circle
of road.*

J. Y. 11/12/81

A. Hinchy,
Senior Executive Draughtsman/Technician

P/1862/92

On 8523A / 15m
1140

CONTRIBUTION:	
Standard:	hard
Figures:	in full
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	Security
Cash:	lodged

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E L G A R D

Register Reference : 91A/1930

Date Received : 10th April 1992

Correspondence : Deegan & Associates,
Name and : 211 Butterfield Avenue,
Address : Rathfarnham,
Dublin 14.



Development : Revised house type

Location : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

Applicant : Chestnut Developments,

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 120 Sq.metres

ROD (ROD/DK)

Report of the Dublin Planning Officer dated 27th April, 1992.

This application is for permission for revised house type at site no. 1, Park Avenue, Grange Road, Rathfarnham for Chestnut Developments.

PLANNING HISTORY:

The planning history of the site is as follows:

Reg. Ref. 89A-0178: Permission was granted by Dublin County Council and subsequently on appeal to An Bord Pleanála for a development comprising the construction of 83 detached dwellings and ancillary site development works at Harolds Grange, Grange Road, Rathfarnham (Ref. PL 6/5/79545 dated 26th February, 1990).

House type 'C' (4 bed detached house) was approved on site no. 1 under this permission.

Reg. Ref. 90A-0733: Permission was granted for revisions to approved house type on site 1 and 9-27 inclusive at Harolds Grange, Grange Road (decision order P/2242/90 dated 12th June, 1990).

The house type approved on site no. 1 under this permission was a four bed detached house.

COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref. 91A-1330
Record of Executive Business and Manager's Orders

Page No: 0002

Location: site no. 1 Park Avenue, Grange Road, Rathfarnham.

Reg. Ref. 91A-0365: Permission granted for revised house types on sites 10-27 dated 13th May, 1991.

The current application is for a further change of house type on site no. 1. The house type proposed is a four bed detached dwelling of similar design as house no. 10-15 on this road approved and built under Reg. Ref. 91A-0365. The external finish is primarily brick to match that of existing housing with a small element of plaster finish at first floor level. The neighbouring houses (sites 2-9) are built in accordance with house type 'C' of the decision to grant permission 89A-0178 with a brick external finish.

Additional Information was requested on 3rd February, 1992, as follows:

1. The site outlined in red on the site layout submitted does not appear to accurately reflect the site on the ground and the site would appear to be smaller than as indicated. The applicant is requested to submit an accurate site layout to clarify this discrepancy and explain the reason for it. A revised site layout should be submitted showing, with measurements, the relationship of the proposed house with the adjoining houses as constructed.

A reply to the additional information request was received on 10th April, 1992, providing a revised site layout plan.

The proposed site is located close to the boundary of Grange Road. The site has changed from that which was originally approved under Reg. Ref. 90A-0733 with the proposed house now located closer to the boundary than heretofore. As a result Roads Department (report dated 23rd April) require that the house be sited so that there is a 2 m. minimum distance between the dwelling and ~~the~~ Grange Road boundary and that the boundary be 11.0 m. from the western kerbline (opposite side) on Grange Road.

In view of the detached nature of the site, the previous house types approved and the fact that this current proposal is similar to that house types already approved and built on sites 10 to 15^{inclusive} on this road,

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following (6) conditions :-

CONDITIONS / REASONS

COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref. 91A/1930 Record of Executive Business and Manager's Orders

Page No: 0003

Location: Site no. 1 Park Avenue, Grange Road, Rathfarnham.

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 10.04.1992 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. *OMT*

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

REASON: To prevent unauthorised development.

04 That conditions nos. 5-9 and 11-20 inclusive of permission granted by An Bord Pleanála, Ref. PL 6/5/79545, dated 28th August, 1989, Reg. Ref. No. 89A-0178, which relates to a larger site but which includes the subject site shall be strictly adhered to in the proposed development.

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

06 The proposed dwelling shall have a minimum rear garden length (measured from the main body of the dwelling) of 10.8 m.

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

08 The Grange Road boundary of the site shall be located 11.0 m. from the western kerbline (opposite side) of Grange Road. The proposed house shall be set back a minimum of 2 m. from this boundary.

REASON: In the interest of ~~traffic safety~~ *proper planning and development of the area*

09 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.

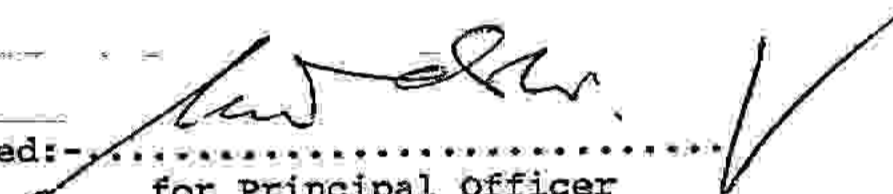
COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref. 81241930
Record of Executive Business and Manager's Orders

Page No: 0004

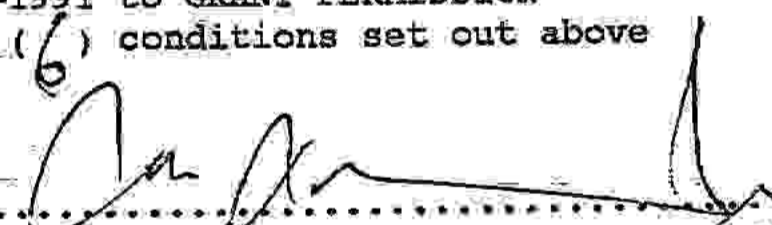
Location: Site no. 1 Park Avenue, Grange Road, Rathfarnham.


.....
for Dublin Planning Officer


.....
Endorsed:.....
for Principal Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (6) conditions set out above is hereby made.

Dated: 7th APRIL 1992
.....
MAN.....


.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 19th February 1992

DUBLIN COUNTY COUNCIL

 PLANNING AND BUILDING CONTROL DEPARTMENTS

| B E L G A R D |

Register Reference : 91A/1930 Date Received : 10th April 1992

Applicant : Chestnut Developments, Appl.Type : Additional In

Development : Revised house type

LOCATION : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

PLEASE INDICATE THE DEPARTMENTS/PUBLIC BODIES TO WHICH THIS APPLICATION SHOULD BE REFERRED.

SANITARY SERVICES DEPT.	<input type="checkbox"/>	WATER	<input type="checkbox"/>
		FOUL SEWER	<input type="checkbox"/>
		SURFACE WATER	<input type="checkbox"/>
ROADS DEPT.	<input type="checkbox"/>	ENVIRONMENTAL HEALTH OFFICER	<input type="checkbox"/>
PARKS DEPT.	<input type="checkbox"/>	DEVELOPMENT PLAN TEAM	<input type="checkbox"/>
FIRE OFFICER	<input type="checkbox"/>	DEVELOPMENT DEPT.	<input type="checkbox"/>
AN TAISCE	<input type="checkbox"/>	BORD FAILTE	<input type="checkbox"/>
AN COMHAIRLE EALAIOIN	<input type="checkbox"/>	OFFICE OF PUBLIC WORKS	<input type="checkbox"/>
DEPARTMENT OF DEFENCE	<input type="checkbox"/>	DUBLIN CORP. WATERWORKS DEPT.	<input type="checkbox"/>
FORWARD PLANNING	<input type="checkbox"/>	OTHER [SPECIFY]	<input type="checkbox"/>

ZONING HISTORY REQUIRED

REFER TO EXECUTIVE PLANNER. REFER TO EXECUTIVE ENGINEER

NOTES..... *Paul*

SIGNED SIGNED

Report done before A.I. could be circulated

Paul Galvin 27/4/92



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connell Uacht.
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

To

Rita O'Donnell.

Our Ref.

Your Ref.

Date

Re: site on Grouge Road previous approval 90A/733.
current Ref 91A/1930.

The site has changed from that originally approved moving the house closer to the Grouge Rd. Roads consider this most undesirable, however, if because of the previous permission, permission is being contemplated it should be subject to

House to be sited so that it shall have a minimum of 2m between it and its Grouge Rd. boundary and that the boundary be 11.0m from the western kerbline (opposite side) on Grouge Rd.

E. Madden R/S.E.E.

23rd April '92



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connell Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

To

Rita O'Donnell

Our Ref.

Your Ref.

Date

Re: site on Grouge Road previous approval 90A/733
current ref 91A/1930

The site has changed from that originally approved moving the house closer to the Grouge Rd. Roads consider this most undesirable, however, if because of the previous permission, permission is being contemplated it should be subject to House to be sited so that it shall have a minimum of 2m between it and its Grouge Rd. boundary and that the boundary be 11.0m from the western kerbline (opposite side) on Grouge Rd.

E. Madden H/S.E.E.

23rd April 92



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

Decision Order Number : P/ 0493 /92 Date of Decision : 3rd February 1992
Register Reference : 91A/1930 Date Received : 6th December 1991
Applicant : Chestnut Developments,
Development : Revised house type
Location : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

Dear Sir/Madam,

With reference to your planning application, received here on 06.12.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The site outlined in red on the site layout submitted does not appear to accurately reflect the site on the ground and the site would appear to be smaller than as indicated. The applicant is requested to submit an accurate site layout to clarify this discrepancy and explain the reason for it. A revised site layout should be submitted showing, with measurements, the relationship of the proposed house with the adjoining houses as constructed.

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

Yours faithfully,

PRINCIPAL OFFICER

Date : 4/2/92

Deegan & Associates,
211 Butterfield Avenue,
Rathfarnham,
Dublin 14.

P/493/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1930

Date Received : 6th December 1991

Correspondence : Deegan & Associates,
Name and : 211 Butterfield Avenue,
Address : Rathfarnham,
Dublin 14.

Development : Revised house type

Location : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

Applicant : Chestnut Developments,

App. Type : Permission

Zoning : A

Floor Area : 120 Sq.metres

MCS
(MOS/DK)

Report of the Dublin Planning Officer dated 29th January, 1992.

This application is for PERMISSION. The proposed development consists of revised house type at site no. 1, Park Avenue, Grange Road, Rathfarnham. The applicant is Chestnut Developments.

The planning history of the site is as follows:

Reg. Ref. 89A-0178: Permission was granted by Dublin County Council and subsequently on appeal to An Bord Pleanála for a development comprising the construction of 83 detached dwellings and ancillary site development works at Harolds Grange, Grange Road, Rathfarnham (Ref. PL 6/5/79545 dated 26th February, 1990).

House type 'C' (4 bed detached house) was approved on site no. 1 under Reg. Ref. 89A-0178.

Reg. Ref. 90A-0733: Permission was granted for proposed revisions to approved house type on site 1 and 9-27 inclusive at Harolds Grange, Grange Road (decision order P/2242/90 dated 12th June, 1990).

The house type approved on site no. 1 under this permission was a four bed detached house.

The site of the current applications as outlined in red on the site layout drawing submitted does not seem accurately *reflected* the site on the ground.

COMHAIRLE CHONTAE ÁTHA CLIATH

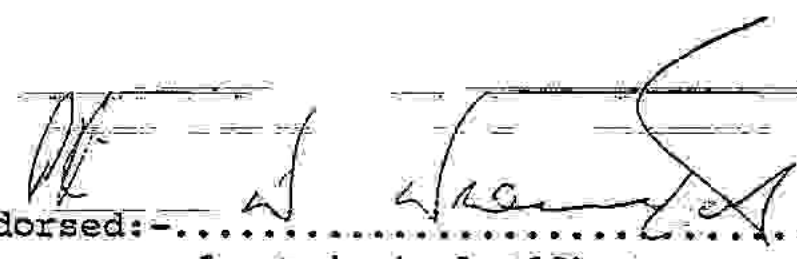
Record of Executive Business and Manager's Orders

The site appears to be narrower than shown on the site layout. Before a decision is made on this application, the applicant should be asked to submit an accurate site layout drawing.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The site outlined in red on the site layout submitted does not appear to accurately reflect the site on the ground and the site would appear to be smaller than as indicated. The applicant is requested to submit an ~~revised~~ ^{accurate} site layout to clarify this discrepancy and explain the reason for it. A revised site layout should be submitted showing the ~~with~~ ^{with} measurements of the relationship of the proposed house with the adjoining houses as constructed.

Richard Collins, SEP
for Dublin Planning Officer 21/1/92

Endorsed: 
for Principal Officer

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

Dated: ^{3rd February} JANUARY 1992


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

PG
leg



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

91A/1930

Deegan & Assocs.,
211 Butterfield Avenue,
Rathfarnham,
Dublin 14.

7 May 1992

Re: Revised house type at site no. 1 Park Avenue, Grange
Road, Rathfarnham for Chestnut Developments.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 7 May 1992, in connection with the above.

Signed: Anthony F. Deegan

On behalf of: (Name) DEEGAN & ASSOC
(Address) 211 Butterfield Ave.
D 14

I hereby certify that the above Notification, dated 7 May 1992,
was handed by me to the above signed today.

SIGNED: Bernie Brown
DATED: 15th May 1992



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 1963-1991.

Decision Order Number : P/ 1862 /92 Date of Decision : 7th May 1992
Register Reference : 91A/1930 Date Received : 10th April 1992
Applicant : Chestnut Developments,
Development : Revised house type
Location : Site no. 1 Park Avenue, Grange Road, Rathfarnham.
Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 030292//100492

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...6....ATTACHED.

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

Date: 01/5/92.....

Deegan & Associates,
211 Butterfield Avenue,
Rathfarnham,
Dublin 14.

Reg. Ref. 91A/1930
Decision Order No. P/ 1862 /91
Page No: 0002



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

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 10.04.1992 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 each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That conditions nos. 5-9 and 11-20 inclusive of permission granted by An Bord Pleanála, Ref. PL 6/5/79545, dated 28th August, 1989, Reg. Ref. No. 89A-0178, which relates to a larger site but which includes the subject site shall be strictly adhered to in the proposed development.
03 REASON: In the interest of the proper planning and development of the area.
- 04 The proposed dwelling shall have a minimum rear garden length (measured from the main body of the dwelling) of 10.8 m.
04 REASON: In the interest of the proper planning and development of the area.
- 05 The Grange Road boundary of the site shall be located 11.0 m. from the western kerblines (opposite side) of Grange Road. The proposed house shall be set back a minimum of 2 m. from this boundary.
05 REASON: In the interest of the proper planning and development of the area.
- 06 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.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1930

Date : 13th April 1992

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

Dear Sir/Madam,

DEVELOPMENT : Revised house type

LOCATION : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

APPLICANT : Chestnut Developments,

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 10th April 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

931303

Deegan & Associates,
211 Butterfield Avenue,
Rathfarnham,
Dublin 14.

Anthony F. Deegan & Associates

ARCHITECTS, PLANNING CONSULTANTS

Your Ref:

Our Ref:



11 Main Street,
Rathfarnham,
Dublin 14.

Phones: 907735, 907934, 934675

9/3/92

ADDITIONAL INFORMATION 91A/1930

Dear Sir/Madam,

We are pleased to re-submit our revised site layout showing Site No. 1 Park Ave, Grange Road Rathfarnham as it is on the ground. The discrepancy occurred as the map submitted was inaccurate.

We would be very much obliged if you could treat this re-submission as a matter of urgency as our client is hoping to start construction at the very earliest opportunity.

Yours Faithfully

Anthony F. Deegan

91A/1930

1.4.0

A. I.

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/1930

Date : 9th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised house type

LOCATION : Site no. 1 Park Avenue, Grange Road, Rathfarnham.

APPLICANT : Chestnut Developments,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Deegan & Associates,
211 Butterfield Avenue,
Rathfarnham,
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 SITE NO 1 PARK AVE GRANGE ROAD
(If none, give description sufficient to identify) PARTHARNHAM DUBLIN 14

3. Name of applicant (Principal not Agent) CHESTNUT DEVELOPMENTS

Address C/O 211 BUTTERFIELD AVE PARTHARNHAM No.

4. Name and address of person or firm responsible for preparation of drawings DEEGAN & ASSOC. 211 BUTTERFIELD AVE PARTHARNHAM DUBLIN 14 Tel. No 931303

5. Name and address to which notifications should be sent AS ABOVE

6. Brief description of proposed development REVISED HOUSE TYPE ON APPROVED SITE

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. DWELING

(b) Proposed use of each floor DWELING

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 320 Sq. m. APPROX

(b) Floor area of proposed development 120 Sq. m. APPROX

(c) Floor area of buildings proposed to be retained within site 120 Sq. m. APPROX

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. 48 6/12

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: WHERE APPLICABLE N 54027

15. List of documents enclosed with application. 4 COPIES OF DRAWINGS - OUTLINE SPECS.

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16. Gross floor space of proposed development (See back) 120 Sq. m.

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

Fee Payable € 38 Basis of Calculation 1/4 of £32 + £30 TBRL 430 N51894

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

Signature of Applicant (or his Agent) Anthony F. Deery Date 25/11/91

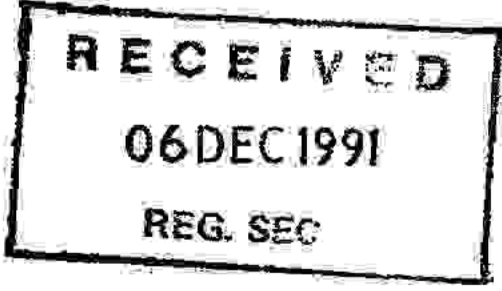
Application Type P/B FOR OFFICE USE ONLY

Register Reference 91A/1930

Amount Received € 1.12.0

Receipt No 22-11

Date



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 18.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
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	(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)		Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)			
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	E	Petrol Filling Station	£200.00
8.	Petrol Filling Station.	£100.00	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
9.	Advertising Structures.	£10.00 per m ² (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)			Min. Fee £30.00 Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL** Issue of this receipt is not an
 acknowledgement that the sum
 tendered is the prescribed application
 fee. **N 54022**

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

€8.00
8/11

Received this *6th* day of *November* 19 *11*

from *Chestnut Row,*
40 211 Butterfield Hill
Rathfarnham

the sum of *eight* Pounds

Pence being *Nil*

planning application at
Orange Rd.
Moyleen Beann

Cashier

S. GAREY
 Principal Officer

COMPTROLLER CHONTAE ATHA CLATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

PAID BY

CASH

CHEQUE

M.O.

B.I.

I.T.

REC No N 51894

€ 30.00

Received this

from Chestnut Des. 21/11 Butlerfield Rathfarnham

the sum of thirty

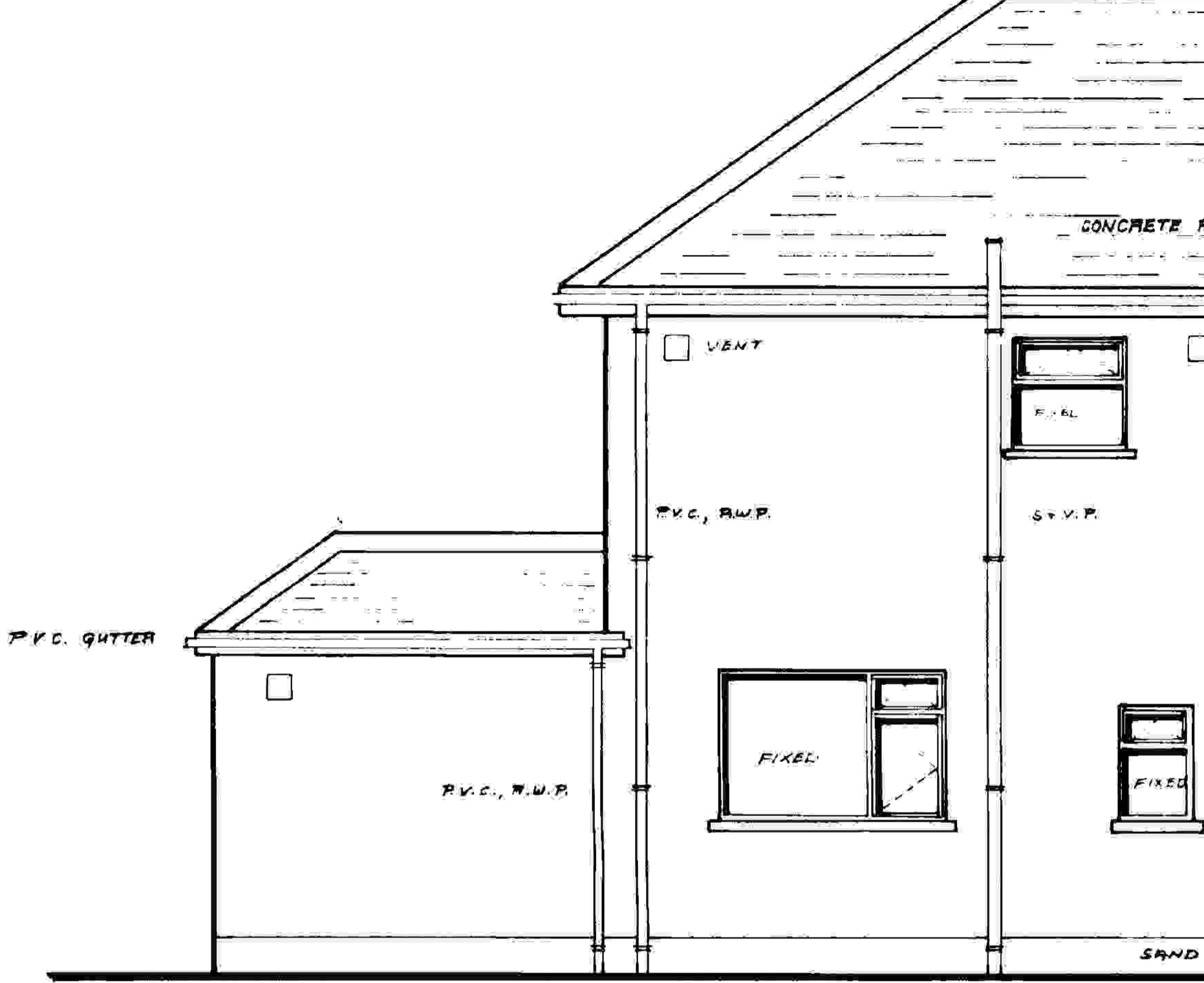
Pounds

pence being

bye-law application at Grange Rd. Moolee

S. GAREY Principal Officer

Cashier



SIDE ELEVATION



4" foul

A.J.

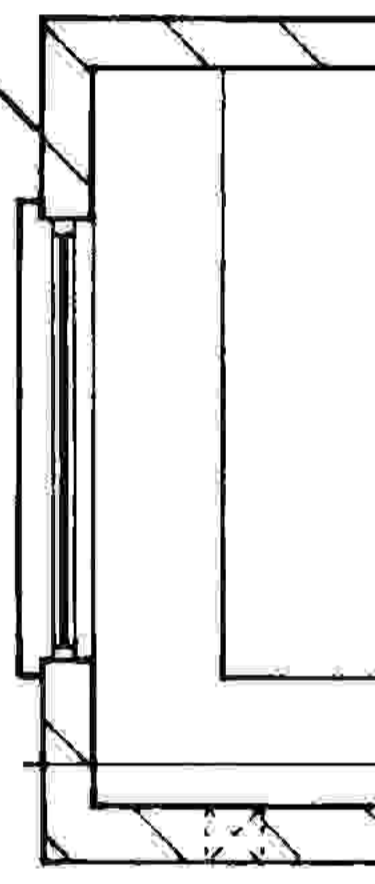
A.J.

5'9"

2'9"

11'6"
6'0"

2'9"



10



22