

TOTAL AREA 5.2 AC

AREA LESS 'DANWAL' : 4.4 AC

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1958

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u> <u>    </u>	Noted by <i>dlw</i> <i>Hammer</i>		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1958 Cert. No. 27393

PROPOSAL "Danwal" Blessington Road, Jobstown

LOCATION "Danwal" Blessington Road, Jobstown, Tallaght

APPLICANT J & N Healy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£1248	£1248		
2	Domestic,	@£10				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>248.0m</u>	@£1.75 per m2 or £40	£434	£416.50	£17.50	
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				

Recd MR Corrin  
 24/1/92 he is  
 sending a floor plan  
 of existing house on Friday  
 at the office.  
 24/1/92  
 £17.50 paid 31/1/92  
 N57630  
 by cheque.

Column 1 Certified: Signed: [Signature] Grade 2/1 Date 24/1/92  
 Column 1 Endorsed: Signed: [Signature] Grade ..... Date .....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade ..... Date 13/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade ..... Date .....

Dick, No details of Danwell "for change of use"  
 16/1/91.

C. A. Cronin & Associates,  
2 Lower Kilmacud Road,  
Stillorgan,  
Co. Dublin.

Our Ref. RW/GC

Date; 16/12/91

Re; 39 two storey houses and change of use of existing dwelling  
to Nursing Home at "Danwal", Blessington Road, Jobstown, Tallaght.  
Reg. Ref. 91A/1958

Dear Sirs,

I refer to the above application for planning permission and building bye law approval received in this department on 11/12/91. The correct fee in respect of this application cannot be assessed as details of the change of use from residential to dwelling have not been submitted.

As the statutory 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you submit a drawing clearly outlining the area to which the change of use relates.

Yours faithfully,

  
\_\_\_\_\_  
for PRINCIPAL OFFICER

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1958

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE: TOTAL AREA = 5.2 Ac JM 6.2-92

FLOOR AREA OF PRESENT PROPOSAL: 2670 sq ft  
J.Y. 24/1/92

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: 57  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Area Serv Dam wall  
4.4 ac.

(i) Mowney  
4.4 @ 6000  
= 26,400

(ii) House / Dam wall  
 $\frac{2670}{1000} \times 750 = 2002.5$

(iii) Roads 39,000

Security  
at  
817A/1674

DEVELOPMENT CONTROL ASSISTANT GRASS

15th April 1993

Messrs. Gore & Grimes,  
Solicitors,  
6 Cavendish Row,  
Dublin 1.

RE: 39 Houses and Change of Use from Residential Dwelling to  
Nursing Home - Reg. Ref. Nos. 91A/1958 and 85A/1674

Your Client: J.N. Healy

Dear Sirs,

I refer to your letter of 2nd April 1993 regarding the above matter.

Planning Register Reference No. 85A/1674 was an application for permission for 39 houses and outline permission for change of use from residential dwelling to private nursing home 'Danwal', Jobstown, Tallaght. This application was received on 23rd December 1985 and following the receipt of Additional Information a decision to grant planning permission for the 39 houses was issued on 31st October 1986 subject to twenty conditions and a decision to grant permission for change of use from residential dwelling to private nursing home issued on the same date subject to three conditions.

Planning Register Reference No. 91A/1958 was an application for permission for 39 houses and change of use from residential dwelling to private nursing home as previously approved. This application was received on 11th December 1991 and a decision to grant permission for 39 houses issued on 7th February 1992 subject to twenty eight conditions and a decision to grant permission for change of use of dwelling from private nursing home issued on the same date subject to five conditions.

The application which was received on 11th December 1991 (Reg. Ref. 91A/1958) was not an application to extend the period of the earlier permission under Section 4 of the Local Government (Planning & Development) Act, 1982 but was an application for permission in its own right and for which a decision to grant permission issued and conditions attached thereto having regard to the circumstances prevailing at the time the permission was granted.

cc: d/.....

(2)

If however, there are any aspects of the conditions that were attached to the latter permission which your clients wish to discuss they can contact the Planning Authority and a meeting can be arranged to discuss same.

Yours faithfully,

  
\_\_\_\_\_  
MARK WALSH  
for PRINCIPAL OFFICER

MW/UD

PLANNING DEPARTMENT,  
IRISH LIFE CENTRE.

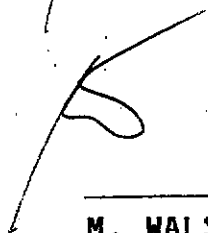
DATE: 8/4/53

TO: Mr Judge SA

Please let me have  
relevant files

85A/1674

91A/1958 PLANNING 22/3



M. WALSH  
SENIOR ADMINISTRATIVE OFFICER



# GORE & GRIMES

SOLICITORS

6 CAVENDISH ROW, DUBLIN 1

TEL: (01) 748537 - 749525 FAX: 744651 TELEX: 33134 D.D.E. BOX No. 62

OUR REF: LH/HA

YOUR REF:

2 April 1993

**BY HAND**

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.

- 5 APR 1993

RECEIVED

Re:

Our Client: J. N. Healy

Premises: "Danwal", Jobstown, Dublin 24  
Planning Permission Reference Number: P/4144/86A  
of 10th December, 1986

AND

Planning Permission Reference Number: P91A/1958  
of 19th March, 1992

Dear Sir,

We refer to the above matter, and in particular to Planning Permission P/4144/86A of 10th December, 1986, which Permission was a confirmation of an agreement reached on behalf of the Applicant with Dublin County Council, per the Principal Officer and the Assistant Principal Officer at that time, Mr. Joseph Drumgould, on foot of an application in that regard.

Subsequent thereto, an application for renewal of the above Permission was made, which resulted in the issue of Planning Permission P91A/1958 on 19th March, 1992. This latter Permission contains apparently contradictory conditions, not only to the previous Permission which was granted on foot of the agreement referred to above, but also within itself. The particular conditions referred to are Conditions 1, 10, 17, 18, 20, 22, 23 and 24 of Schedule A and Conditions 2 and 3 of Schedule B. Condition 28, which was in contradiction to previous agreements, has already been agreed as complied with, see your letters Ref: MMcN/CT of 20th March, 1992 and Ref: CN 7291 I of 1st April, 1992.

As you are aware Building Bye-Laws have already issued, bearing Reference Number 85A/1674, Order Number 4476/86 (as per copy

CONT'D

herewith), and apply to the site.

As a result of the apparent contradictions between the two Permissions a situation has now arisen whereby a disposal of the property, and development thereof, is being seriously hampered, and has been held up as a result. We would be very much obliged if you would confirm that the outstanding problems may be resolved either by (1) the issue of a new Permission containing the same conditions as per Permission Number P4144/86A and the agreement on foot of which the same was granted, or, (2) the issuance of Managerial Orders to give effect to the agreement and Permission of 1986.

We understand that our client's Surveyor, Mr. Charles Cronin, has already discussed the matter with you, and is anxious to arrange a meeting in order that these matters may be finally resolved, as, already stated above, our client is being somewhat compromised by these apparent contradictions, and the delay arising therefrom.

We trust you will see your way to assisting us in this matter and thank you for your co-operation in anticipation.

Yours faithfully,



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GORE & GRIMES

cc Mr. Charles Cronin F.C.A.,  
Cronin & Associates,  
2, Lower Kilmacud Road,  
DUBLIN 18

# DUBLIN COUNTY COUNCIL

Personal Callers/  
Enquiries to:  
L. House  
24/28 Tara Street  
Dublin 2  
Telephone 773066

BUILDING BYE LAWS

## APPROVAL NOTICE

Address for  
Correspondence:  
Building Control Section  
Planning Dept.  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

Application received: 4/9/86 and 31/10/86  
Applicant: Mr. J. Healy  
Submitted by: C.A. Cronin & Assoc., Lower Kilmacud Road, Stillorgan.  
Reg. No.: 85A/1674  
Order No.: BBL/4476/1986  
Proposal: 39 houses  
Location: "Danwal", Jobstown, Tallaght

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.

(2) The applicant must comply with the requirements of the Chief Fire Officer.

*Note A* The Chief Fire Officer's requirements include the provisions of Parts N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

*Note B* The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

3. That the development works throughout be completed to the requirement of the County Council in respect of roads and services intended to be taken in charge.

4. That the road access to the site be completed to the requirements of Building Control before house building work commences.

5.A. That watermains be 100mm diameter.

5.B. That the branch connections house tappings, swabbing and chlorination be carried out by the County Council at the applicants expense.

6.A. That all manholes on main sewers be constructed in mass concrete

B. That the main sewers be laid in straight lines between manholes.

8. That public lighting be provided before the first house is occupied.

6. That all work be carried out in accordance with the requirements of the Building Bye-Laws.

7. That in terraced blocks an approved controlled joint be provided in external wall to every pair of houses.

NOTE A. All necessary rights and permissions should be obtained by the applicant in respect of properties and services not in his ownership.

NOTE B. The free standing walls are not covered by the Building Bye-Laws. However, the applicants attention is drawn to the requirements of I.S. 325 Code of Practice for the structural use of unreinforced masonry, produced by the National Standard Authority of Ireland.

Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.

(2) At least two clear days notice in writing must be given to the Building Control Section,  
(a) of the date on which execution of the work will be commenced.

(b) before proceeding with the covering up of any drain or the filling in any foundation.

(3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date:

13 NOV 1986

  
Senior Administrative Officer

*only*

Register Reference : 91A/1958

Date : 19th December 1991

Development : 39 houses and change of use from residential dwelling to private nursing home as previously approved

LOCATION : "Danwal", Jobstown, Tallaght

Applicant : J.N. Healy

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 11th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL  
Date 19.02.92  
Time 10.30

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  
- 6 JAN 1992  
SAN SERVICES

.....  
for PRINCIPAL OFFICER

Date received in Sanitary Services .....

.....  
FOUL SEWER

*Available, levels permitting.*  
Note :- Services are to be brought up to the entrance of the site in order to accommodate a connection to the cottages on the south side of Blessington Road, opposite the entrance to this site, as detailed.

.....  
SURFACE WATER

*Available, levels permitting.*

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
17 FEB 1992  
Recd. *[Signature]*

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

*[Signature]* 10/2/92.

*J.R.*  
11/2/92

*Filed. G*

Register Reference : 91A/1958

Date : 19th December 1991

PLANNING DEPT  
 DEVELOPMENT CONTROL SEC.  
 Date ..... 19.02.92 .....  
 Time ..... 10.30 .....

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

WATER SUPPLY... Available for zoned use. 24 hour storage.  
 to be provided. L. J. Spai  
 28/1/92

*[Signature]*  
 28/1/92

ENDORSED *[Signature]* DATE 11/2/92

TOWN & COUNTRY  
 SANITARY SERVICES  
 17 FEB 1992  
 Return *[Signature]*

8/525/92

CONTRIBUTION:  
 Standard: ~~€24,000~~ <sup>Revised</sup> €24,000  
~~€24,000~~ <sup>Revised</sup> 2002  
 S. 555  
 Leads 39,000  
 Open space.  
 Other:  
 SECURITY:  
 Bond / C.I.F.: €9,000  
 Cash: 25,000

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1958 Date Received : 11th December 1991

Correspondence : C.A. Cronin & Associates,  
Name and : 2 Lower Kilmacud Road,  
Address : Stillorgan,  
Co. Dublin.

Development : 39 houses and change of use from residential dwelling to private nursing home as previously approved

Location : "Danwal", Jobstown, Tallaght

Applicant : J.N. Healy

App. Type : Permission

Zoning : To provide for new residential communities - approved action plans.

Floor Area : 3305 sq.metres  
238 " "

(GB/AC)

Report of the Dublin Planning Officer dated 31 January, 1992.

This is an application for PERMISSION. The proposal consists of previously approved 39 houses and for change of use from residential dwelling to private nursing home, also previously approved, at 'Danwal', Jobstown, Tallaght.

The area in which the site is located is zoned in the 1983 County Development Plan with the objective "to provide for new residential communities" (A1). It is proposed in the 1991 Draft Development Plan to continue this zoning.

The site of the proposed housing is stated to be 17,637 sq.m. The site of the nursing home, which adjoins it, is stated to be 3,202 sq.m.

The floor area proposed for the housing is 3305 sq.m. in total, (c. 84.7 sq.m. per house). The floor area of the existing dwelling-house, 'Danwal', which it is proposed to convert, is 238 sq.m.

The site fronts onto the main Blessington Road, close to the junction of Mount Seskin Road. There is a local Authority housing estate to the north, and a private housing estate to the west. There are a number of cottages facing the site on the southern side of the Blessington Road. There are hedge/tree boundaries to the north and south of the site.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1958

Page No: 0002

Location: "Danwal", Jobstown, Tallaght

The dwelling-house, 'Danwal' has obviously been closed for some time. The windows are boarded, and there is a 'for sale' sign at the entrance. The sight line towards Tallaght is inadequate and would require improvement.

Planning permission for this house was granted by Order No. P/4114/86A, Reg. Ref. 85A/1674. Permission was granted on 10.12.86. Applicant submitted the current application on 11.12.91 because the previous one was 'due to expire'. The expiry date has already passed.

The application is accompanied by copy correspondence between the County Council and the applicant's solicitor making reference to a previous agreement between the applicant and the County Council. This agreement, according to information on File 85A/1674, evolved because the Council originally purchased the land to the north of the site for Housing Area 22R. At that time the Council confirmed that the subject site was (1) ripe for immediate residential development; (2) that the Council would provide foul sewerage, surface water drainage and watermains to a designated point inside the northern boundary of the subject site; (3) that full and adequate road access would be provided by the Council either direct from the N. 81 or an agreed suitable alternative.

At the date of writing the reports from Roads Department and Sanitary Services Section had not been received.

(S) I recommend that PERMISSION be GRANTED for 39 houses subject to (29) conditions specified in Schedule A and I recommend that PERMISSION be GRANTED for the change of use from dwelling-house to private nursing home subject to conditions specified in Schedule B, under the Local Government (Planning and Development) Acts, 1963-1990.

### SCHEDULE (A)

#### CONDITIONS / REASONS

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1958

Page No: 0003

Location: "Danwal", Jobstown, Tallaght

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 a financial contribution in the sum of £ 26,000 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

A. Lodgement with the Council of an approved Insurance Company Bond in the sum of £ 40,000 which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council. OR./..

B. Lodgement with the Council of a Cash sum of £ 25,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications. Or./...

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

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

REASON: To protect the amenities of the area.

07 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1958

Page No: 0004

Location: "Danwal", Jobstown, Tallaght

throughout the entire site.  
REASON: In the interest of amenity.

08 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.  
REASON: In the interest of amenity and public safety.

09 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON: In the interest of the proper planning and development of the area.

10 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on the completion of their dwellings.  
REASON: In the interest and proper planning and development of the area.

11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

12 That all watermain tapings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.  
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.  
REASON: In the interest of the proper planning and development of the area.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1958

Page No: 0005

Location: "Danwal", Jobstown, Tallaght

- 15 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.  
REASON: In the interest of the proper planning and development of the area.
- 16 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or the storage of plant, materials or spoil.  
REASON: To protect the amenities of the area.
- 17 The access to 'Danwal' shall be located to come off the housing access road and the existing access from 'Danwal' onto the Blessington Road shall be closed. Details of both access points shall be agreed in writing with the Planning Authority.  
REASON: In the interest of safety and the avoidance of a traffic hazard.
- 18 The applicant shall transfer, free of charge to the Council, the lands required for road improvement of the N. 81 to the Planning Authority in accordance with the letters dated 23.12.85, <sup>12/12/1985 and referred to in</sup> ~~lodged with~~ planning application, 85/1674. These lands and the road reservation line shall be set out and agreed on site with the Roads Department and transferred to the County Council prior to the commencement of development.
- 18 REASON: In the interest of the proper planning and development of the area.
- 19 Details of the stable construction of all screen walls shall be agreed in writing with the Planning Authority prior to the commencement of construction.
- 19 REASON: In the interest of the proper planning and development of the area.
- 20 The set back from the public services wayleave shall be in accordance with the requirements of the Planning Authority.
- 20 REASON: In the interest of the proper planning and development of the area.
- 21 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

## Record of Executive Business and Manager's Orders

22. Details of relocated access road adjacent to western boundary shall be submitted to and agreed in writing with the Planning Authority following consultation with Roads Section, Dublin County Council. Any consequential revisions to layout to be the subject of a submission for agreement by the Planning Authority.  
REASON: In the interest of the proper planning and development of the area.
23. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.  
REASON: In the interest of the proper planning and development of the area.
24. Boundary should be set back 20 m. from the road centre line. The reservation line to be set out on site and agreed with the Roads Engineer, Roads Planning Division.  
REASON: In the interest of the proper planning and development of the area.
25. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division, Dublin County Council.  
REASON: In the interest of the proper planning and development of the area.
26. All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.  
REASON: In the interest of the proper planning and development of the area.
27. All of the works specified in Condition Nos. 23, 24 & 26 to be carried out at the developers expense and to the satisfaction of Dublin County Council prior to the commencement of development.  
REASON: In the interest of the proper planning and development of the area.
28. A financial contribution, in the sum of money equivalent to the value of £39,000 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.  
REASON: In the interest of the proper planning and development of the area.
- (Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed 39 houses and change of use from residential dwelling to private nursing home as previously approved at "Danwal", Jobstown, Tallaght.

### SCHEDULE (B)

<u>CONDITIONS</u>	<u>REASONS FOR CONDITIONS</u>
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. The access to "Danwal" shall be located to come off the housing access road in accordance with drawing no. 716/C submitted as part of this application and the existing access from "Danwal" onto the Blessington Road shall be closed.	3. In the interest of safety and the avoidance of traffic hazard.
4. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.	4. In the interest of the proper planning and development of the area.

(See Condition No. 5 Over)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed 39 houses and change of use from residential dwelling to private nursing home as previously approved at "Danwal", Jobstown, Tallaght.

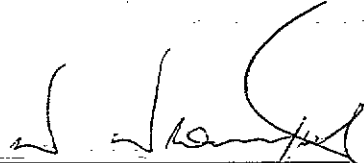
SCHEDULE (B) CONTD.

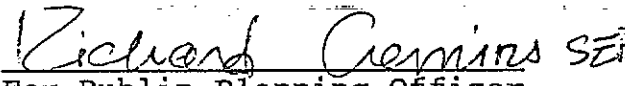
CONDITIONS

5. That a financial contribution in the sum of £2,002. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASONS FOR CONDITIONS

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

Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

7/2/92

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for 39 houses subject to the (28) conditions set out above in Schedule A and for change of use from dwelling-house to private nursing home subject to the (5) conditions set out in Schedule B above is hereby made.

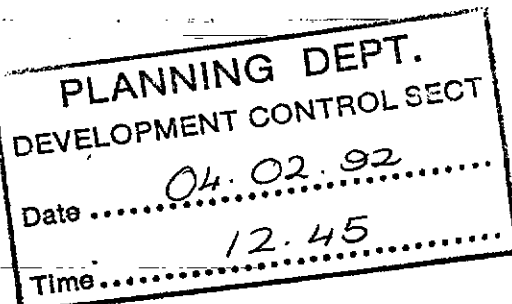
Dated: 7<sup>th</sup> February, 1992.

  
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10<sup>th</sup> December 1992. 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1958  
DEVELOPMENT: 39 houses and Nursing Home  
LOCATION: Tallaght  
APPLICANT: John Healy  
DATE LODGED: 11/12/91



This application seeks permission for 39 houses and Nursing Home at Tallaght. Apparently a previous permission exists (Reg. Ref: 85A/1674). However this file is not available and would most probably be no longer valid.

The applicant proposes a combined access for the existing "Danwal" house and the proposed 39 houses at a location substandard in sight distances to the east towards Tallaght Village. The Blessington Road is a busy district distributor which caters for both high traffic volumes and speeds. Consequently a minimum of 90m sight line should be enforced lest it create a dangerous traffic hazard.

At present due to bad horizontal alignment a maximum of approximately 70m is available in the Tallaght direction, which would be reduced still further upon realisation of the proposed new road line. Fortunately the applicant has a relatively high road frontage at his disposal and would be advised to relocate the access close to the western boundary.

If permission is being contemplated therefore it should be subject to:

1. Primarily relocation of access adjacent to western boundary. Applicant to hold discussions with Roads Department to this effect prior to construction.
2. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

At present provision is made for a single carriageway district distributor with a 22 m road reservation. However it is the opinion of the Roads Department that a dual carriageway may be required to be extended past Jobstown along the site frontage. Therefore the applicant should be conditioned to set back the boundary 20m from the road centre line. The reservation line to be set out on site and agreed with the Roads Engineer, Roads Planning Division.

3. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.
  
4. Parking for two <sup>house</sup> cars to be provided within the curtilage of each site within the estate with an adequate turning area.
  
5. All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.
  
6. All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.
  
7. A financial contribution, in the sum of money equivalent to the value of £39,000 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

MA/AW  
30/1/92

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 04.02.92 .....  
 Time ..... 12.45 .....

SIGNED: \_\_\_\_\_ ENDORSED:           C.P. K.          

DATE: \_\_\_\_\_ DATE:           3/2/92



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

Register Reference : 91A/1958/C1

Date : 26th May 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

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Dear Sir/Madam,

DEVELOPMENT : 39 houses and change of use from residential dwelling  
to private nursing home as previously approved

LOCATION : "Danwal", Jobstown, Tallaght

APPLICANT : J.N. Healy

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to  
comply with conditions received on 18th May 1993.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Aidan A. O'Driscoll & Associates,  
29 Lower Ormond Quay,  
Dublin 1

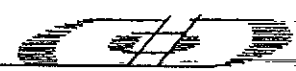


Aidan A. O'Driscoll + Associates

Architects  
Planning Consultants

29, Lr. Ormond Quay,  
Dublin 1.

Telephone: 723723  
Fax: 729099



*Handwritten signature and date: 18-0*

Dublin County Council,  
Planning Dept.,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

May 17th 1993

Re: Proposed 39 houses and change of use from residential dwelling  
to private nursing home as previously approved at 'Danwal', Jobstown  
Tallaght.

Order No. P/525/92 dated February 7th 1992  
Reg. Ref 91A/1958.

Dear Sirs,

I enclose herewith four copies of Drawing Number JP L1, together with four  
copies of the Location Map, in respect of the above development, which  
was granted Permission on March 19th 1992, subject to the conditions  
specified in schedule A of the Permission.

We have relocated the access road into the development adjacent to the  
western boundary, as required under Condition No. 22, and the access to  
'Danwal' is located to come off the housing access road, as required  
under Condition No. 17 of the Grant of Permission.

The boundary is also set back 20m from the centre line of the existing  
road, as required under Condition No. 21.

I would be grateful for your written agreement of the details outlined,  
as soon as possible, in order that my Clients may commence work  
on the overall development.

Yours faithfully,

Aidan A. O'Driscoll.

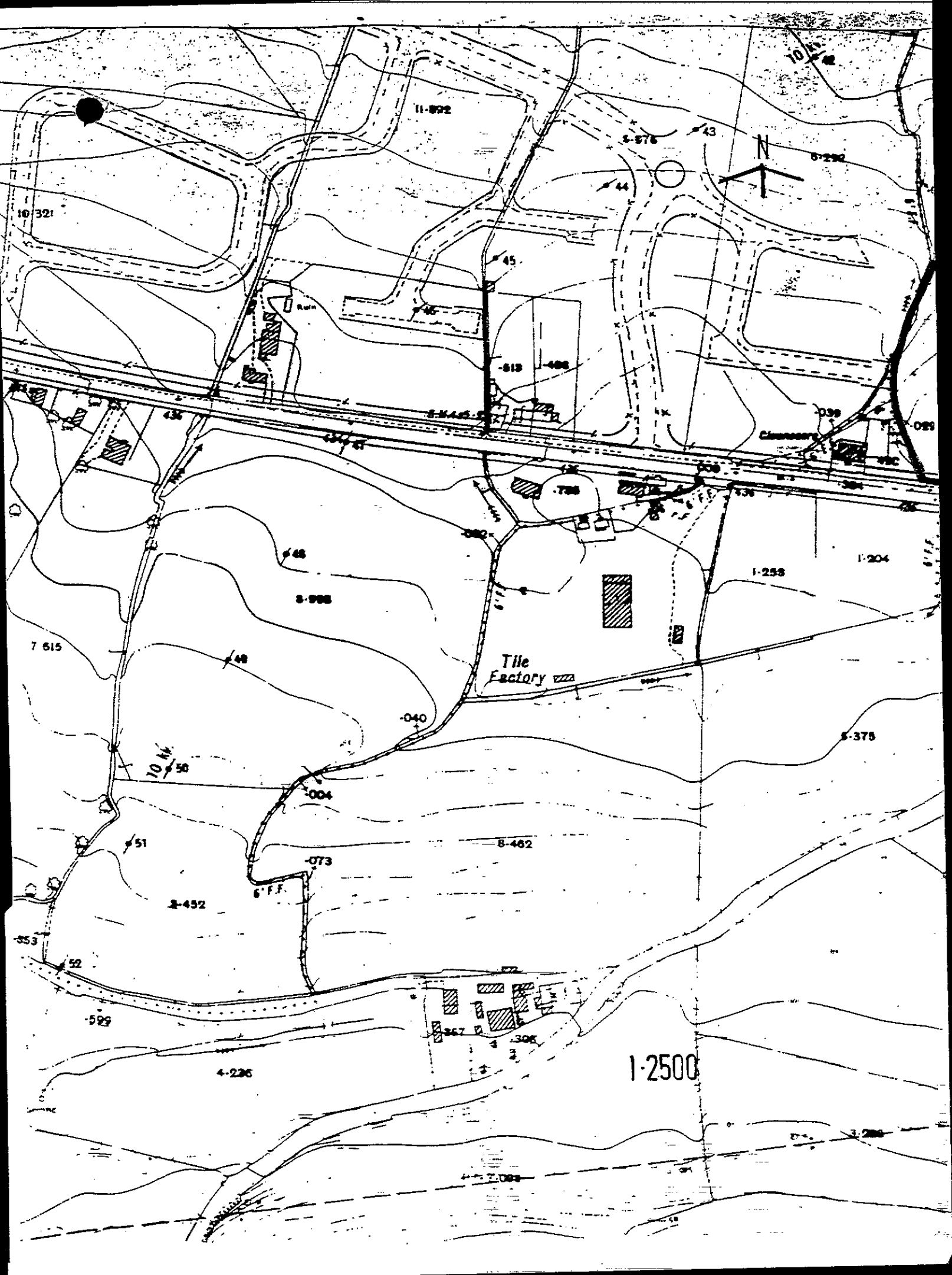
DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
18 MAY 1993  
RECEIVED

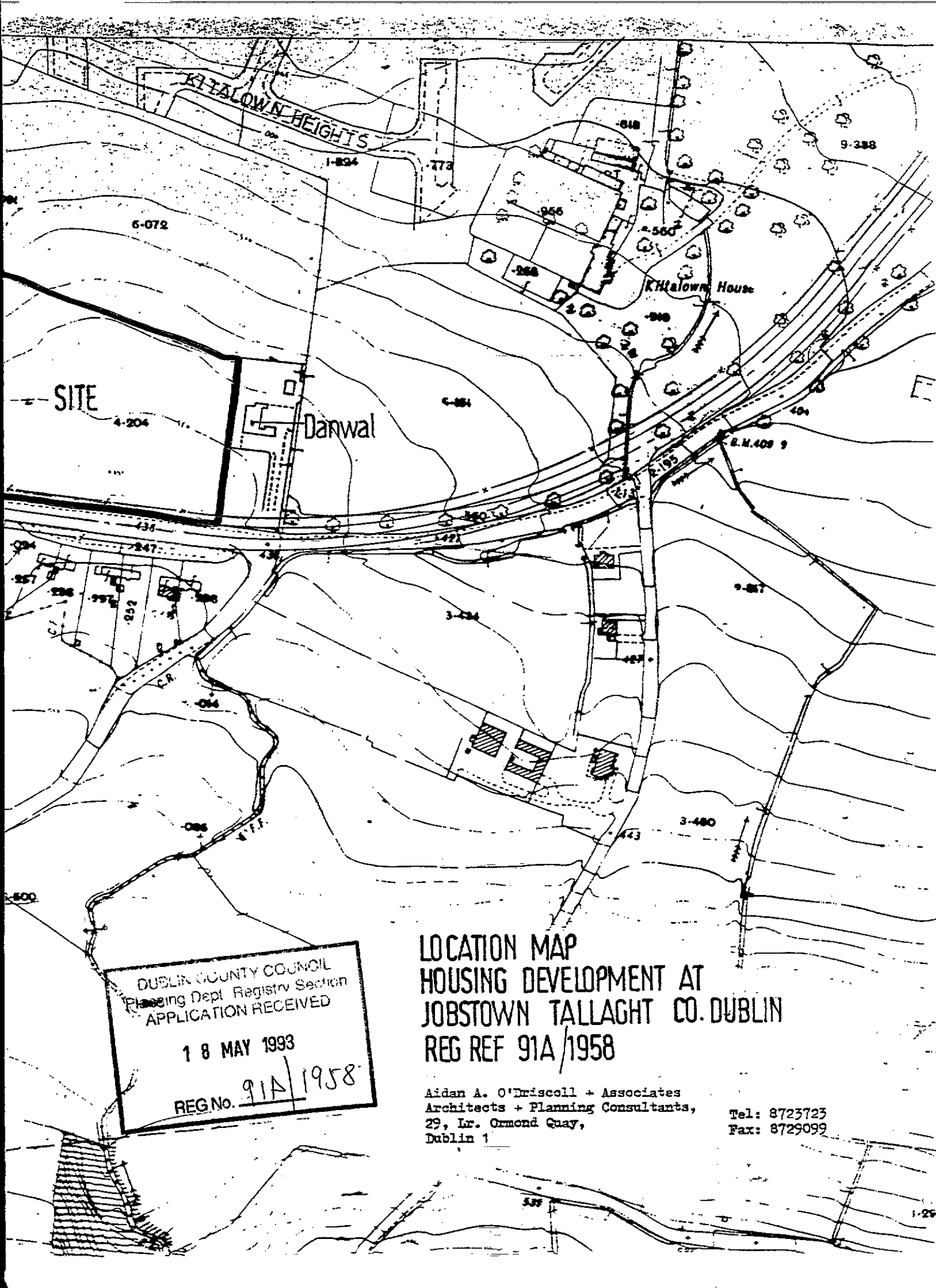
Aidan A. O'Driscoll, Dip. Arch., MIAA.

Associate  
Liam A. Curran

Consultants

Patrick Shaffrey, B. Arch., Dipl. T.P., F.R.I.A.I., M.R.T.P.I.  
Tony Boylan, B.Sc. (Hons), M.A.S.I., A.C.I.O.B.





DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
18 MAY 1993  
REG No. 91A/1958

LOCATION MAP  
HOUSING DEVELOPMENT AT  
JOBSTOWN TALLAGHT CO. DUBLIN  
REG REF 91A/1958

Aidan A. O'Driscoll + Associates  
Architects + Planning Consultants,  
29, Lt. Ormond Quay,  
Dublin 1

Tel: 8723723  
Fax: 8729099

C. A. Cronin & Associates,  
2 Lower Kilmacud Road,  
Stillorgan,  
Co. Dublin.

Reg. Ref. 91A/1958

7 February 1992

Re: Proposed 39 houses and change of use from residential dwelling to private nursing home as previously approved at 'Danwal', Jobstown, Tallaght for J. N. Healy. Order No. P/525/92.

Dear Sir/Madam,

With reference to the above proposal submitted by you on 11 December 1991, you are hereby notified that the Planning Authority in pursuance to the powers conferred on it by the Local Government (Planning and Development) Acts, 1963-1990, has decided to Grant Permission for 39 houses at 'Danwal', Jobstown, Tallaght, subject to the conditions specified in Schedule A and to Grant Permission for the change of use from residential dwelling to private nursing home at 'Danwal', Jobstown, Tallaght subject to the conditions specified in Schedule B.

SCHEDULE A

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

REASONS FOR CONDITIONS

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

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

3. To prevent unauthorised development.

Over .....

SCHEDULE A Contd.

CONDITIONS

REASONS FOR CONDITIONS

4. That a financial contribution in the sum of £26,400 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

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

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £40,000 which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

OR.....

b. Lodgement with the Council of a Cash Sum of £25,000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification\$.

OR.....

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

Over .....

SCHEDULE A Contd.

CONDITIONS

REASONS FOR CONDITIONS

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

6. To protect the amenities of the area.

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

7. In the interest of amenity.

8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.

8. In the interest of amenity and public safety.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

10. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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

11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

11. In order to comply with the Sanitary Services Acts 1878-1964.

12. That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

Over .....

SCHEDULE A Contd.

CONDITIONS

REASONS FOR CONDITIONS

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

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

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

14. In the interest of visual amenity,

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

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

16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

16. To protect the amenities of the area.

17. The access to 'Danwal' shall be located to come off the housing access road and the existing access from 'Danwal' onto the Blessington Road shall be closed. Details of both access points shall be agreed in writing with the Planning Authority.

17. In the interest of safety and the avoidance of a traffic hazard.

18. The applicant shall transfer, free of charge to the Council, the lands required for road improvement of the N. 81 to the Planning Authority in accordance with letters dated 23.12.85 and 10.12.91 referred to in the <sup>47</sup> planning application. These lands and the road reservation line shall be set out and agreed on site with the Roads Department and transferred to the County Council prior to the commencement of development.

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

Over .....

SCHEDULE A Contd.

CONDITIONS

REASONS FOR CONDITIONS

19. Details of the stable construction of all screen walls shall be agreed in writing with the Planning Authority prior to the commencement of construction.

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

20. The set back from the public services wayleave shall be in accordance with the requirements of the Planning Authority.

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

21. 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.

21. In the interest of reducing air pollution.

22. Details of relocated access road adjacent to western boundary shall be submitted to and agreed in writing with the Planning Authority following consultation with Roads Section, Dublin County Council. Any consequential revisions to layout to be the subject of a submission for agreement by the Planning Authority.

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

23. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

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

24. Boundary should be set back 20 m. from the road centre line. The reservation line to be set out on site and agreed with the Roads Engineer, Roads Planning Division.

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

25. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division. *Dublin County Council*

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

26. All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

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

Over .....



SCHEDULE A Contd.

CONDITIONS

REASONS FOR CONDITIONS

27. All of the works specified in Condition Nos. 23, 24 & 26 to be carried out at the developers expense and to the satisfaction of Dublin County Council prior to commencement of development.

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

28. A financial contribution, in the sum of money equivalent to the value of £39,000 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

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

SCHEDULE (B)

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

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

3. The access to "Danwal" shall be located to come off the housing access road in accordance with drawing no. 716/C submitted as part of this application and the existing access from "Danwal" onto the Blessington Road shall be closed.

3. In the interest of safety and the avoidance of traffic hazard.

Over .....

CONDITIONS

REASONS FOR CONDITIONS

4. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.

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

5. That a financial contribution in the sum of £2,002. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

BY *[Signature]*  
DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*Killeshil*  
Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee

N 57630

Received this *31st* day of *January* 19*88*  
from *C. A. Power*  
*2 Le. Kilmacool Rd.*  
*Shillong*

the sum of *seventeen* Pounds  
*fifty*  
*of* fee on *SW/1988*

*[Signature]* *[Signature]*  
Principal Officer

**C. A. CRONIN & ASSOCIATES**

*Construction Surveyors*

*Quantity and General Surveying, Planning, Bye-Law  
& Project Management Services. Insurance & Litigation Claims*

Fax  
2833809

2, Lower Kilmacud Road  
Stillorgan,  
Co. Dublin

Telephone  
2882382

January 28, 1992

Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Dublin 1.

31 JAN 92

Attention of Mr. Richard Whelan

Dear Sirs,

Re: Reg. Ref. 91A/1958 - 39 two storey houses and change of use  
of existing dwelling to Nursing Home at "Danwal",  
Blessington Road, Jobstown, Tallaght.

Please find enclosed cheque in the sum of £17.50 in payment of  
the balance of fee in respect of the above Application and all as  
set out in your letter of 24th January 1992.

Yours faithfully,

  
C.A. Cronin

Encl.

# C. A. CRONIN & ASSOCIATES

Construction Surveyors

Quantity and General Surveying, Planning, Bye-Law  
& Project Management Services. Insurance & Litigation Claims

Fax  
2833809

2, Lower Kilmacud Road  
Stillorgan,  
Co. Dublin

Telephone  
2882382

January 23, 1992

Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Dublin 1.

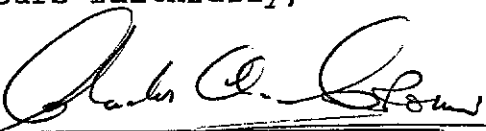
Attention of Mr. Richard Whelan

Dear Sirs,

Re: Reg.Ref. 91A/1958 - 39 two storey houses and change of use  
of existing dwelling to Nursing Home at "Danwal",  
Blessington Road, Jobstown, Tallaght.

As requested <sup>four</sup> in your letter of 16th December 1991, please find  
enclosed ~~two~~ copies of drawing No.719 outlining the area to which  
the change of use relates.

Yours faithfully,

  
C.A. Cronin & Associates

By Hand  
Rocd  
24/1/92

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/1958

Date : 12th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : 39 houses and change of use from residential dwelling  
to private nursing home as previously approved

LOCATION : "Danwal", Jobstown, Tallaght

APPLICANT : J.N. Healy

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application  
received on 11th December 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

C.A. Cronin & Associates,  
2 Lower Kilmacud Road,  
Stillorgan,  
Co. Dublin.



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 "DANWAL" BLESSINGTON ROAD, JOBSTOWN,  
(if none, give description sufficient to identify) TALLAGH, CO. DUBLIN

3. Name of applicant (Principal not Agent) JOHN NOEL HEALY, RATH HOUSE,  
Address BALLY BRITTAS CO. LAOIS Tel. No. (0502) 26104

4. Name and address of C.A. CRONIN & ASSOCIATES, CONSTRUCTION SURVEYORS,  
person or firm responsible for preparation of drawings 2, LOWER KILMACUD ROAD, STILLORGAN, CO. DUBLIN Tel. No. 2822382

5. Name and address to which notifications should be sent C.A. CRONIN & ASSOCIATES, 2, LOWER KILMACUD ROAD,  
STILLORGAN, CO. DUBLIN

6. Brief description of proposed development 1) 39 No. Two Storey Houses (Semi Detached & Terrace)  
2) CHANGE OF USE OF EXISTING DWELLING TO NURSING HOME

7. Method of drainage M.M.P. 8. Source of Water Supply M.P.M.S.

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 1) AGRICULTURAL LAND 2) PRIVATE DWELLING  
(b) Proposed use of each floor 1) RESIDENTIAL DEVELOPMENT 2) NURSING HOME

*Irish  
Pres  
3/12/91*

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? 1) No 2) YES

11.(a) Area of Site 1) 17637 m<sup>2</sup> 2) 3202 Sq. m.

(b) Floor area of proposed development 2) 3305 m<sup>2</sup> 2) 238 Sq. m.

(c) Floor area of buildings proposed to be retained within site 1) NIL 2) 238 Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD 2/1664.50 12/12

13.Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place / in appropriate box. N 54071

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
WILL BE TAKEN INTO FULL CONSIDERATION WHEN DEVELOPMENT COMMENCES

15.List of documents enclosed with application: See letter of 10/12/91 11 DEC 91  
attached.

16.Gross floor area of development (See back) 1) 3305 m<sup>2</sup> 2) 238 m<sup>2</sup> Sq. m.

No of dwellings proposed (if any) 39 Class(es) of Development CLASSES I AND IV

\* Fee Payable £ 1664.50 Basis of Calculation Class I 39 x £ 32 = £ 1248 Class IV 238 m<sup>2</sup> x £ 1.75 = £ 416.50

\* Note possibility of refund of part of above fee to be raised  
Signature of Applicant (or his Agent) J. Healy Date 10th December 1991

Application Type P FOR OFFICE USE ONLY  
Register Reference 91A/1958  
Amount Received £ 6.20.4  
Receipt No 21-15  
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 16.

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House, Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00
		Max. Fee £20,000

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

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

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



COMHAIRLE CHONTAE ATHA CLIATH

this receipt is not an

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1

entered is the prescribed application

N 54071

Received this 12th day of October 19 11

from J. W. Hooley  
Rathcree  
Ballybride

the sum of 50 Pounds

Pence being 00

S. GAREY

Cashier Principal Officer

# C. A. CRONIN & ASSOCIATES

Construction Surveyors

Quantity and General Surveying, Planning, Bye-Law  
& Project Management Services. Insurance & Litigation Claims

Fax  
2833809

2, Lower Kilmacud Road  
Stillorgan,  
Co. Dublin

Telephone  
2882382

December 10, 1991

Dublin County Council  
Planning Department  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

**Re: Planning Application - Existing permission due to expire.  
Planning Permission is sought, all as previously approved,  
for 39 No. Houses and for change of use of Residential  
Dwelling to Private Nursing Home at "Danwal", Jobstown,  
Tallaght, Co. Dublin for John Noel Healy.**

Dear Sirs,

In support of our request for the renewal of the above Permission please find enclosed the following:

**(Bye Laws were previously granted BBL/4476/1986 and have not been re-applied for).**

**Four copies each of:**

- (i) Site layout - drawing No. 716/C (1 of 2)
- (ii) Sections - drawing No. 716/C (2 of 2)
- (iii) House Plans - drawing No. 717/A (1 of 2)
- (iv) House Elevations and Section - drawing No. 717/A (2 of 2)
- (v) Location Map and Block Plan - drawing No. 718

**together with:**

Two copies of house specification (as previously submitted)

Page of newspaper with "Statutory Notice"

Bank draft in favour of Dublin County Council in payment of fees £1,664.50.

Please note that the plans as submitted have been re-drawn, but the details contained on them are as those submitted previously when Permission P/4114/86(A) Reg. Ref. No. 85A/1674 was granted on 10th December, 1986. These re-drawn plans **incorporate specific Conditions** of this Permission i.e. Access to Danwal Conditions No. 17 and 23 and set back from public services wayleave Condition No.20 etc.

11 DEC 91  
914/1958

Cont.,

Further copies of Dublin County Councils letter of Agreement dated 27th January 1983 to the Applicant Mr. J. N. Healy and a subsequent letter to Dublin County Council Sanitary Services Department from the Applicant's Solicitor on 10th December, 1985 as referred to in the previous application are enclosed. Also a copy of subsequent D.C.C. letter of 11.4.1986 on the same matter. These refer to services, roads, levies, etc., and require to be taken into full consideration in this Application as they were in the previous Application and subsequent Grant of Permission.

---

We once again confirm on behalf of the Applicant that subject to receipt of Permission the Applicant shall transfer, free of charge to the County Council, the lands required for road improvement of the N.81 in accordance with the letter dated 23.12.1985, lodged with the previous Planning application all as set out in the Grant of Permission P/4114/86(A) Condition No.18. The County Council to pay only the Applicants legal cost of such transfers on a Schedule Two basis as previously agreed.

---

In respect of permission for the Nursing Home - Conditions **No.21, 22 and 23** of the previous permission refer and it is sought on this basis. The Schedule of Accommodation previously requested and submitted as additional information is presented separately - 4 No. copies.

---

The total site area is 4.358 Acres with 39 Dwellings, giving a density of 8.95 houses per acre. The area of Open Space proposed is 1.263 acres (5100m<sup>2</sup>) giving a percentage of 28.9 of the overall development area.

The present and anticipated accommodation of "Danwal" is set out in the Schedule referred to above.

We trust you find our Application in order for you to re-issue Permission the same as the Grant of Permission which has expired, five years having lapsed.

Yours faithfully,

  
\_\_\_\_\_  
C.A. Cronin

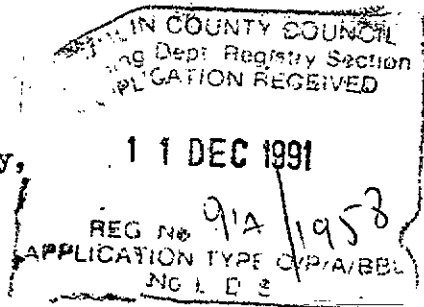
Encl.,

COMHAIRLE CHONTAE ATHA CLIATH  
(DUBLIN COUNTY COUNCIL)

Your Ref. ....  
Our Ref. ....

P.O. BOX NO. 174,  
46/49 UPR. O'CONNELL STREET,  
DUBLIN 1.  
TELEPHONE 727777

Mr. John Noel Healy,  
"Danwal",  
Jobstown,  
Tallaght,  
Co. Dublin,



27th January 1983

Re: John Noel Healy,  
Lands comprised in Folio 17517 County Dublin  
Kiltalown, Jobstown, Tallaght, Co. Dublin.

Dear Sir,

It is hereby confirmed that the County Council of the County of Dublin, in its capacity as Sanitary Authority, Roads Authority, and Planning Authority for the County Health District of Dublin, where appropriate, in which District the above mentioned lands are and are deemed to be situate, pursuant to the provisions of a certain Agreement dated the 27th day of January 1983 and made between John Noel Healy of the One Part and The County Council of the County of Dublin of the Other Part (hereinafter referred to as "the said Agreement") Hereby Confirms as follows:-

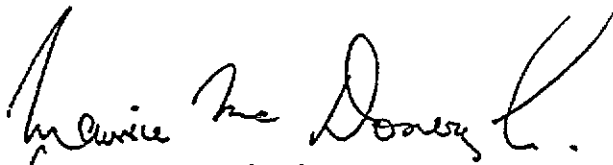
1. That such part of the above mentioned lands as are not affected by the said Agreement, are ripe for immediate development for residential purposes;
2. That the County Council of the County of Dublin when called upon to do so will forthwith make available at its own cost and expense all necessary Sanitary Services of at least sufficient dimensions to accommodate the said development of the Retained Lands, including foul sewerage, surface water and water mains, to a designated point inside the northern boundary of the said Retained Lands, such services being for the benefit of the said Retained Lands and will permit connection forthwith thereto and the use thereof by the said John Noel Healy free of any Charge;
3. That full and adequate road access for such development on the said Retained Lands shall be provided by the said Council after granting the permission referred to in the said Agreement either directly unto the N. 81 Dublin/Blessington Road or an agreed suitable alternative. In that regard the said John Noel Healy shall not be obliged to pay and shall be absolved from paying any contribution towards the up-grading of the said N. 81 Dublin/Blessington Road or any

CONT.....

other roadways or services referred to in the said Agreement or other wise to which any development on the said Retained Lands shall be connected other than the normal development levy in the context of any proposed development.

It is further agreed that the matters, recited, agreed, granted and set forth in this letter and in the said Agreement shall enure to the benefit of the said John Noel Healy, his successors and assigns, without limitation of time for the exercise of the same by the said John Noel Healy, his successors and assigns.

Yours faithfully,

  
Principal Officer,

TO D.C.C. with Planning Application 10.12.1991

**"DANWAL" ACCOMMODATION**

"DANWAL" Accommodation Schedule as submitted on 27th August 1986 in reply to D.C.C. request for additional information dated 26th February 1986. Registry section

PLANNING APPLICATION RECEIVED

11 DEC 1991

REG No. 9A/1958  
APPLICATION TYPE C/P/A/B.

**6. "Danwal" Accommodation**

Accommodation in Danwal consists of; 1 Single Bed; 7 No. Double bed; Large Porch/Double Entrance Hall; 3 No. large Reception; Kitchen; Laundry Room; Store Room; Cloakroom; Bathrooms; Shower room; 3 No. Separate Toilets/WC's; Attached Double Garage built to full specification (convertible). Substantial ancillary buildings.

It is currently anticipated that with some minor modifications the number of bedrooms to be provided would be 1 No. Single bed; 8 No. Double Bed; 1 No. Three Bed; 1 No. 4 Bed; together with spacious reception rooms, kitchen and other facilities.

This gives an anticipated twenty four number persons in total to be accommodated.

C.A.C.A.

December, 1991

# GORE & GRIMES

SOLICITORS

ANTHONY GORE-GRIMES  
JOHN GORE-GRIMES  
KARL E. HAYES  
LOUIS A. HEALY  
DAVID MARTIN

Consultant  
JAMES C. BRENNAN

6, CAVENDISH ROW  
PARNELL SQUARE  
DUBLIN 1

D.D.E. BOX 62

TELEPHONE 749525  
748537  
741143

TELEX 24721  
FAX 744651

TELEGRAMS "GORTY, DUBLIN"

OUR REF.

LH/MT

YOUR REF

Re: Our client: John Noel Healy  
Portion of lands comprised in Folio : 17517 Co. Dublin  
at Kiltalown, Jobstown, Tallaght, Dublin

10th December 1985  
DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION FILED

11 DEC 1991

Dear Sir,

We refer to your letter of the 23rd January, 1983 in relation to the above matter, and in particular the provisions contained in Paragraph 2 thereof with regard to the provision of sanitary services to accommodate the Development of the said lands.

REG NO. 914/1958  
APPLICATION TYPE C.P.A.

We now wish to put you on formal notice that our client requires these services to be provided forthwith, in accordance with the terms of the said letter, and the agreement therein referred to, and we would ask you to deal with Mr. Charles Cronin, Surveyor, who is authorised to finalise these matters on behalf of our client.

We understand that a submission has already been agreed in principle with both the Planning and Roads Department of the County Council with regard to the future development of the lands in question, and in the circumstances your proposals with regard to provision of these sanitary services is urgently requested as a Planning Application with regard to the said lands is about to be submitted.

We enclose herewith, for your assistance, a copy of the aforesaid letter of the 27th January, 1983.

Yours faithfully,

  
GORE & GRIMES.

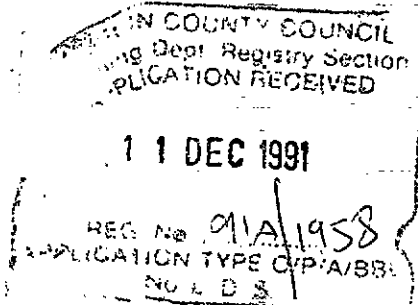
The Principal Officer,  
Sanitary Services Department,  
Dublin County Council,  
P.O. Box 174,  
46/49 Upper O'Connell Street,  
Dublin, 1 - By Hand.

Encl.



P.O. Box 174  
46/49 Upper O'Connell Street  
Dublin 1  
Telephone (01) 727777

Messrs. Gore & Grimes,  
Solicitors,  
6 Cavendish Row,  
Parnell Square,  
Dublin 1.



Our Ref. WWL 460

Your Ref. LH/MT

Date 11th April, 1986.

Re: Provision of services to lands owned by your client - Mr. J. N. Healy.

Dear Sirs,

I refer to your letter dated 10th December, 1985 in the above regard and regret the delay in replying.

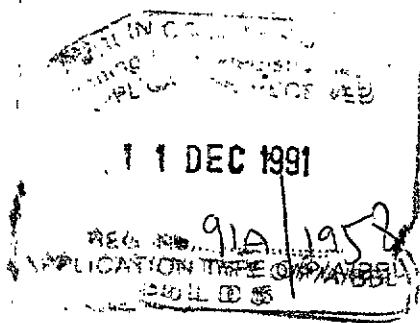
I wish to confirm that foul sewer, surface water and watermain connections have been laid to the designated point of the northern boundary of your client's lands, in accordance with the agreement dated 27th January, 1983.

Yours faithfully,

Maurice McDonough,  
for Principal Officer.

KD/GH





## OUTLINE SPECIFICATION

for

**HOUSING**

AT

**"DANWAL" JOBSTOWN, CO. DUBLIN**

for

**J. N. HEALY**

*C.A. Cronin & Associates  
Construction Surveyors  
2, Lower Kilmacud Road  
Stillorgan Co. Dublin.  
Tel 2882382 Fax 2833809*

*December 1991*

*(First Issued Dec. 1985)*

GENERAL:

The work described in this specification consists in the supplying of all labour, materials, etc. necessary in the erection of the houses, and shall include all items reasonable and obviously to be inferred as necessary though not described in the drawing or specification as the contract is for completely finished works, fully adapted for their purpose. The timber throughout shall be of the approved quality of its respective and various kinds, and native grown where possible, especially where carcasing timbers are concerned. Other materials throughout shall be of Irish manufacture where possible and if available. The entire works shall comply and be completed to the satisfaction of the Local Authority and the standards required by the Department of the Environment for grant approval.

INSURANCES:

The contractor and sub-contractors are to insure fully their men under the National Health, Workman's Compensation, Employer's Liability and other Insurance Acts.

SERVING OF NOTICES, ETC.

Serve all notices on adjoining owners, etc. and pay fees in connection with work or otherwise due, also to serve all notices on the Local Authority when starting work and when foundations are ready for inspection.

EXCAVATOR

FOUNDATIONS:

Excavate for foundations to depths and width as shown on drawings or as may be directed by the Architects to ensure a good solid foundation. Trench bottoms to be properly levelled off in horizontal benches to suit gradient of ground. The Foundations to be inspected and approved by the Local Authority and the National House Building Guarantee Scheme.

DRAINS:

Excavate to the required depth, all necessary cuttings, for drains, manholes, Armstrong Junctions, etc. Pipes to be laid to correct falls.

HARDCORE:

Hardcore shall be properly compacted and shall form a free draining bed. It shall consist of hard brick, coarse gravel hard stone or other suitable material and shall be laid under concrete floors, paths, yard space, etc.

FOUNDATIONS AND GROUND FLOOR:

To be mixed on Site or Readymix.  
 Foundations : 14 N/MM2  
 Ground Floor: 21 N/MM2

GROUND FLOOR:

The ground floor slab to be 6" solid grade 21N concrete with fine finish on 1000 gauge polythene Damp proof membrane on fine sand blending on a minimum of 6" of compacted filling.

GROUND FLOOR EDGE  
INSULATION:

All external walls to have a minimum of 3'0" wide by 1" thick Polystyrene under slab insulation enclosed with a Visqueen damp proof membrane.

DPC:

Rising walls and sleeper walls to finish level at 6" above finished ground level to receive P.V.C. damp proof course to I.S.57 or other equal and approved DPC to full thickness of walls, etc. Allow for 6" laps throughout. DPC to be laid under all window cills turned up at the back and ends, over lintels, and in chimney above apex of roof.

VENT OPES:

9" x 9" vents to be fixed where shown on plan in rooms without fireplaces.

CONCRETE BLOCKS:

To be machine made as approved I.S.20.

MORTAR:

As specified in P.D.6472 1974

CILLS:

To be precast concrete to I.S.89 upper surface properly weathered and throated underneath and set on approved DPC with raised seat.

LINTELS:

Precast Prestressed Concrete Composite lintels to I.S.240 1980 or proprietary steel lintels to BS1239.

CHIMNEY FLUE  
LINERS:

Chimney pots to be red fireclay flue liners with projecting reinforced concrete caps, weathered and throated as shown. All backs to fireplaces to be 9" thick. Flue liners to 8" internal diameter built and jointed without acute bends. Form proper gatherings above all fireplace opes, chimneys to be flashed to Department of the Environment specification.

HEARTHES:

Hearths to be fitted in conjunction with grate and surround.

STAIRCASE:

As drawing and to the requirements of the Dept of the Environment.

BLOCKLAYERS.

WALLS: External walls to be 9" hollow blockwork. Front elevation to be finished as per directed by the Engineer.

CARPENTER AND JOINER.

GENERAL: All timber to be of approved quality. The Contractor shall not be responsible for any timber shrinkages.

JOISTS: First floor to be 7" x 1½" or as specified on drawings with one row of 7" x 1½" bridging pieces to each room.

WALL PLATES: 4" x 3" or Twin 4 x 1½" with staggered joints halved and spiked at angles and joints for all roof wall plates.

FLOORING: The flooring shall be tongued and grooved, or flooring grade chipboard as specified by the Engineer.

ROOF TRUSSES: Prefabricated timber roof trusses designed and manufactured with I.S.19 P to be used or in the case of hipped roofs traditional construction is to be used. Sizes as shown on the drawings.

WINDOWS: Purpose made timber windows of Irish manufacture. All windows to be carefully set in position before plaster jamb linings are fixed and pointed around with 3: 1 cement and sand on inside. Timber windows to be of I.S.63.

DOORS: Back and Front Door to be I.S.48 or LS.52

INTERNAL DOORS: All internal doors to principal rooms to be 2" nominal flush specially prepared frames. All doors to be hung on one pair of 4" butt hinges, or Doors as specified on the drawings or directed by the Engineer.

STUDDING: To be 3" x 1½" to suit plaster slabs, with required noggling pieces; 2" thick patent plaster slab partitions may be used in lieu of studding previously described, at the discretion of the Engineer.

Contd...

DOOR FURNITURE:

All internal doors to have mortice locks with chrome plates and handles; hot press and cupboard doors to have ball and socket catch or magnetic catches with pull handles. Hall door to have cylinder night latch and suitable letterbox. (Other external doors to have one bolt each and rim lock if necessary).

LINEN PRESS:

Provide and fix slatted shelves nailed to cleats.

SINK & KITCHEN UNITS:

Supply and fix stainless steel sink with drainer complete with chrome taps. Provide kitchen units in positions as shown in Show House.

ROOF INSULATION:

To be insulated with minimum 4" of fibreglass or other equal

NOTE:

All sizes to be as close to figure shown above or metric equivalent as available.

SOIL & VENT PIPES, RAINWATER PIPES & GUTTERS:

Provide 4" diameter PVC soilpipe. Provide all necessary branch pipes etc., also 5" half-round approved PVC gutter fitted to makers instructions. Gutter brackets screwed to fascia. Also 3" diameter approved rainwater pipes complete with hoppers, bend and tow pieces. Provide PVC clips to keep pipes from wall face.

FLASHING:

Provide and fix all necessary flashings to chimney to Dept of Environment requirements.

WATER:

Lay on water supply from main in accordance with Local Authority regulations. Provide and fix suitable sized storage tank complete with ballcock and overflow. Bath, lavatory basin and wc cistern must be supplied from this tank. Fit suitable stopcocks on distributing pipes in a convenient and accessible position as near to tank as practicable; also stopcock on rising main where entering house. The sink only to be provided from the rising main. Provide draw-off cock from boiler and stopcock on cold feed to cylinders.

HOT WATER SUPPLY:

Provide hot water system to bath, washhand basin and sink.  $\frac{1}{2}$ " supplies except in bath which is to have  $\frac{3}{4}$ " hot supply.

SANITARY FITTINGS:

Supply and fit complete with traps, fittings, wastes, overflows, stainless steel unit, washhand basins, low level combination W.C. suites with cistern and plastic seat, suitable sized copper cylinder and approved standard 5' 6" baths. Shower units to be as specified.

GRATE:

Supply and fit suitable grate and surround.

DRAIN TESTING:

All drains and plumbing work to be tested to the entire satisfaction of the Local Authority and Engineer.

PLASTERERWALLS:

The walls internally to be carefully rendered with two number coats of approved plaster. All partitions to be covered with approved plaster slabs and rendered with Gypsym plaster in accordance with manufacturer's instructions. Alternatively, dry lining may be used, in accordance with the instructions issued by and to the satisfaction of the Engineers. External walls to be finished with insulated dry lining as specified on the drawings and current requirements of the Department of the Environment.

CEILINGS:

All ceilings to be covered with approved plaster slabs, each slab nailed along the edge and centre and joints to be filled and finished with a plastic compound to give a stippled finish in accordance with maker's instructions or as specified by the Engineer.

EXTERNAL:

All external face of all concrete block walls to be scudded, rendered in sand and cement. The floating coat to have an admixture of approved water-proofing compound mixed in strict accordance with the maker's instructions. Finish on external walls as selected by Engineer.

TILERSROOF:

Roof to be covered with interlocking tiles to I.S.3 of Irish manufacture to be laid on battens on untearable felt. Include for all ridge and hip tiles to match. Roof pitch, caps and clipping to be in accordance with the manufacturers instruction

PAINTERGENERAL:

All exposed woodwork to be properly knotted and primed. All tassels, plates, ends of joints, etc. to be coated with one coat of preservative before fixing.

EXTERNAL:

All external woodwork to be prepared, primed and painted two coats best selected oil paint.

INTERNAL:

All internal joinery, and woodwork, to be prepared and painted two coats best selected oil paint after priming. All walls of Drawingroom, Hall, Kitchen and Bedroom to be papered.

PAPERHANGER

GLAZING:

All glazing to be bedded in best linse cases, the glass must be well-bedded and putty to be carefully trimmed and clean

LIGHT:

Contractor to provide and fix electric one light in each room, hall, landing and to be provided as per Show House specifications provided for light and heat on ground hall door bell.

Switches to be flush type plastic face roses and pendants. Contractor to provide unit.

All wiring to be certified by the Supervisor approval of the E.S.B.

RERE & BOUNDARY FENCING:

Rere boundary to consist of concrete of wire or other approved wire. To be front of each house to Local Authority approval.

NOTE:

In the event of unavailability of any specification - substitutions may be Local Authority Byelaws and Department requirements.

IMPORTANT:

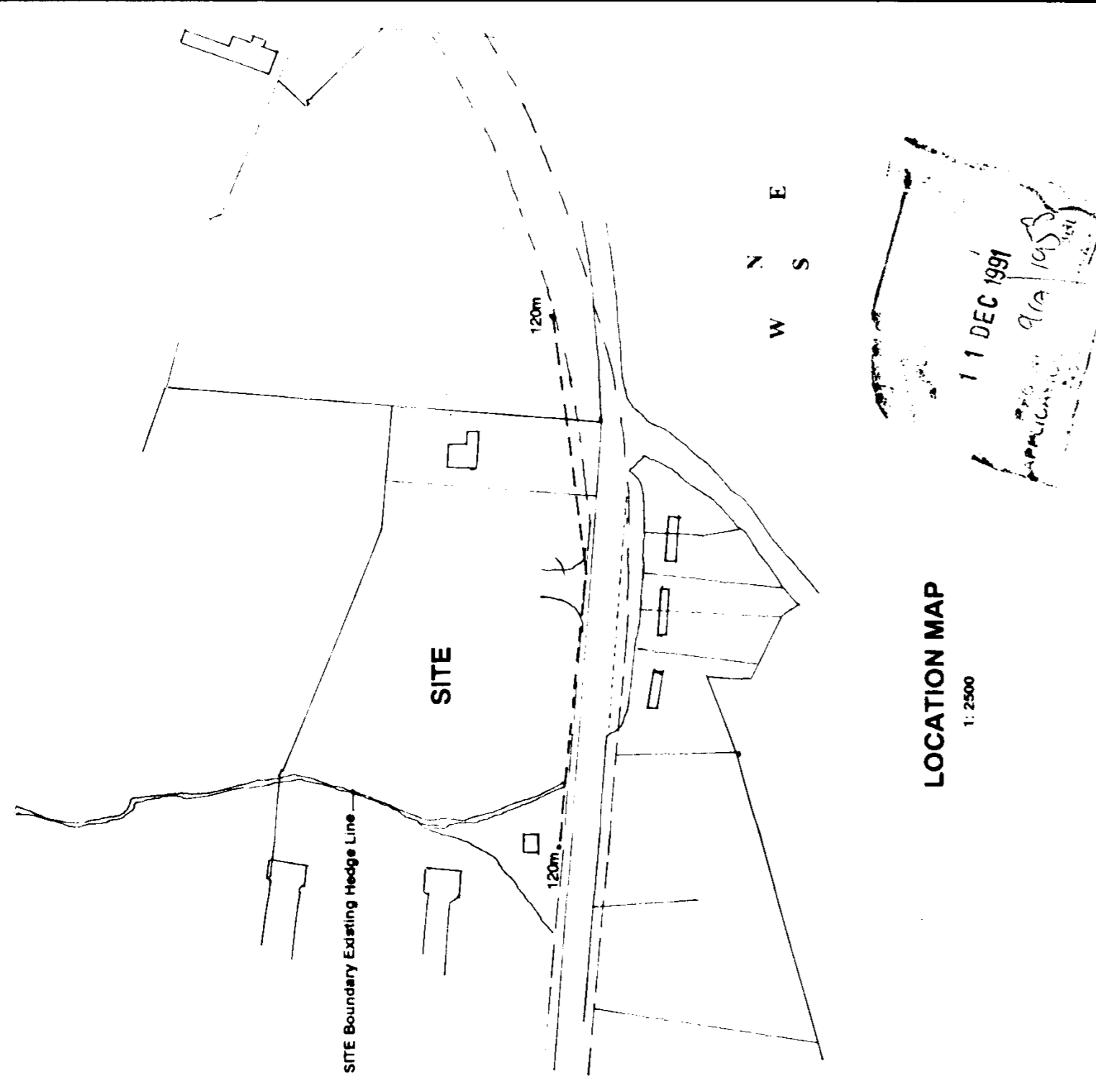
The structure and fabric Show House be the interpretation of the above a general nature. All fixtures are are not standard and therefore inclusive part of the house to be built on the

\* \* \*





NOTES

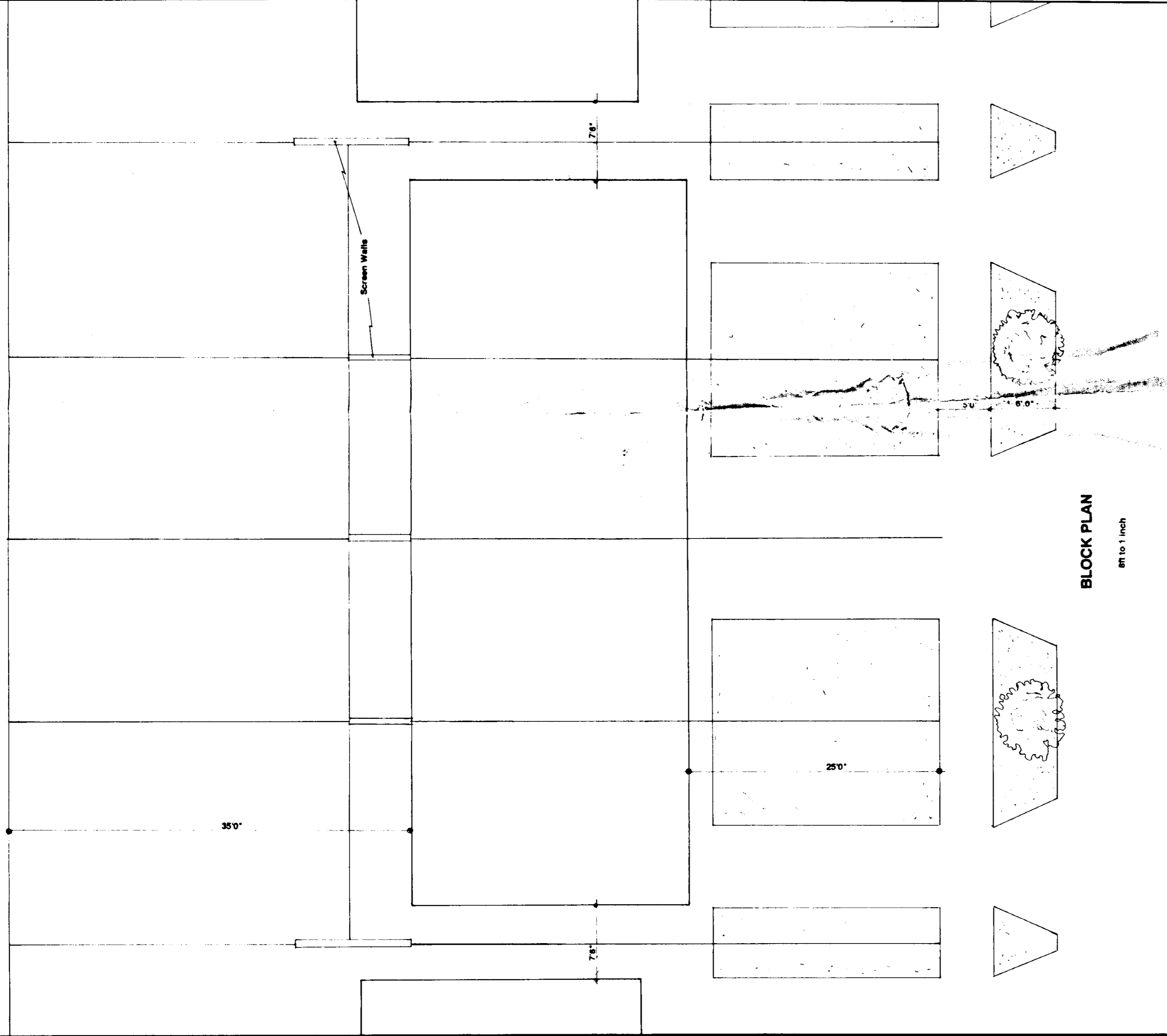


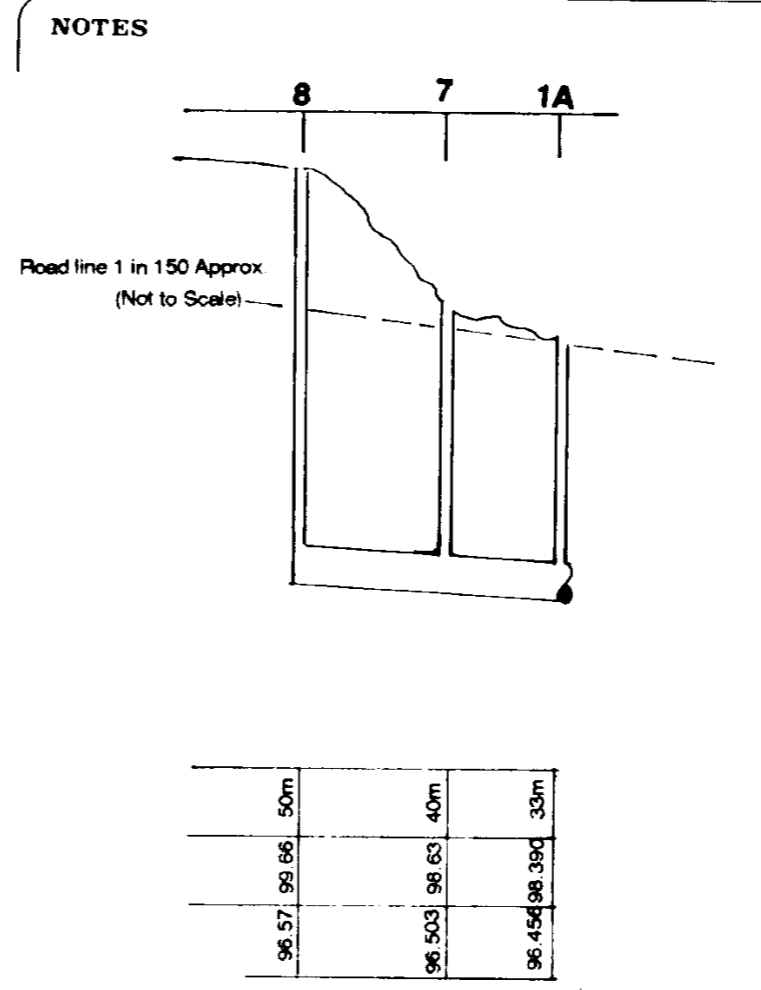
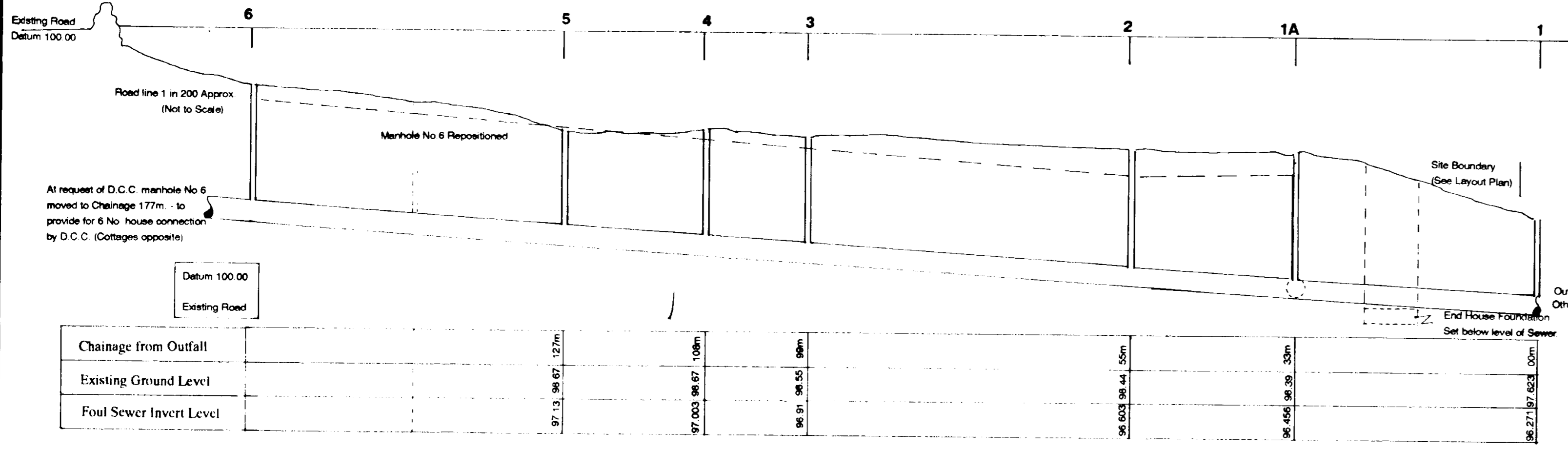
**C.A. CRONIN & ASSOCIATES**  
CONSTRUCTION SURVEYORS  
Telephone 2862382 Fax 2833809

No.	Revision	Date

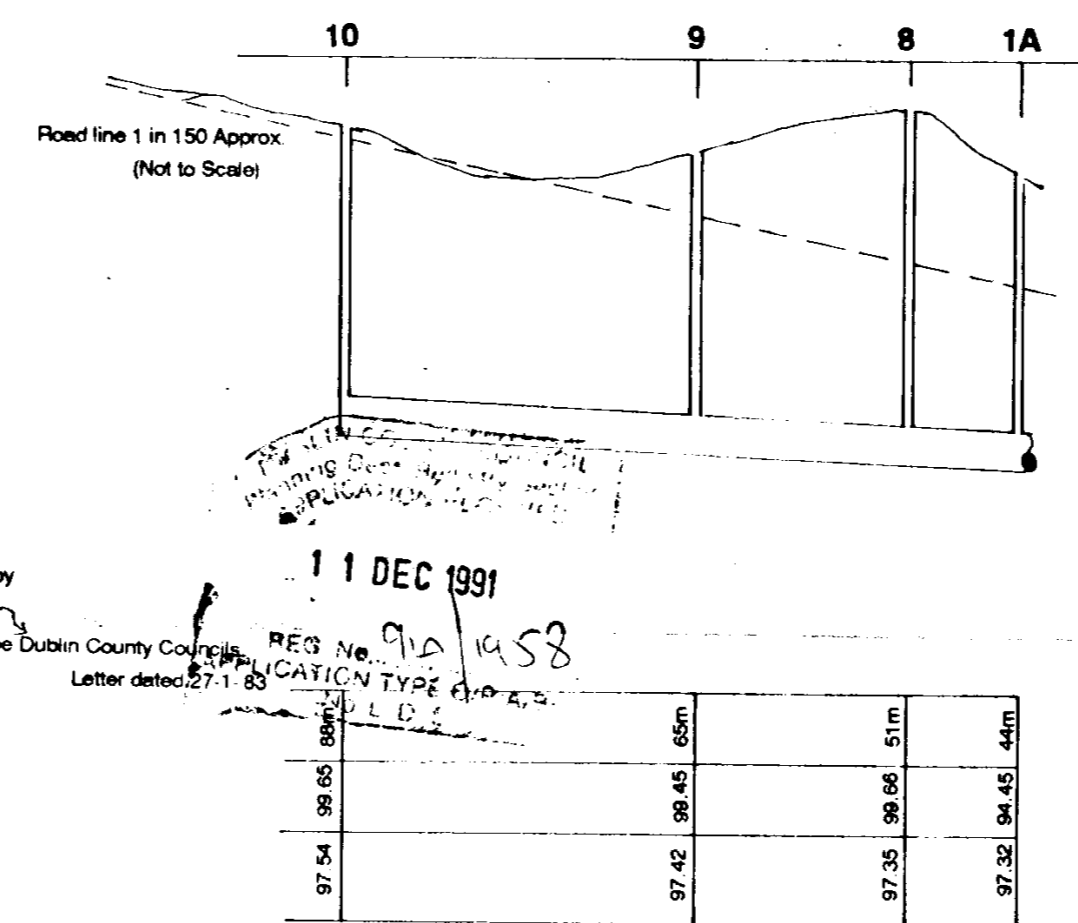
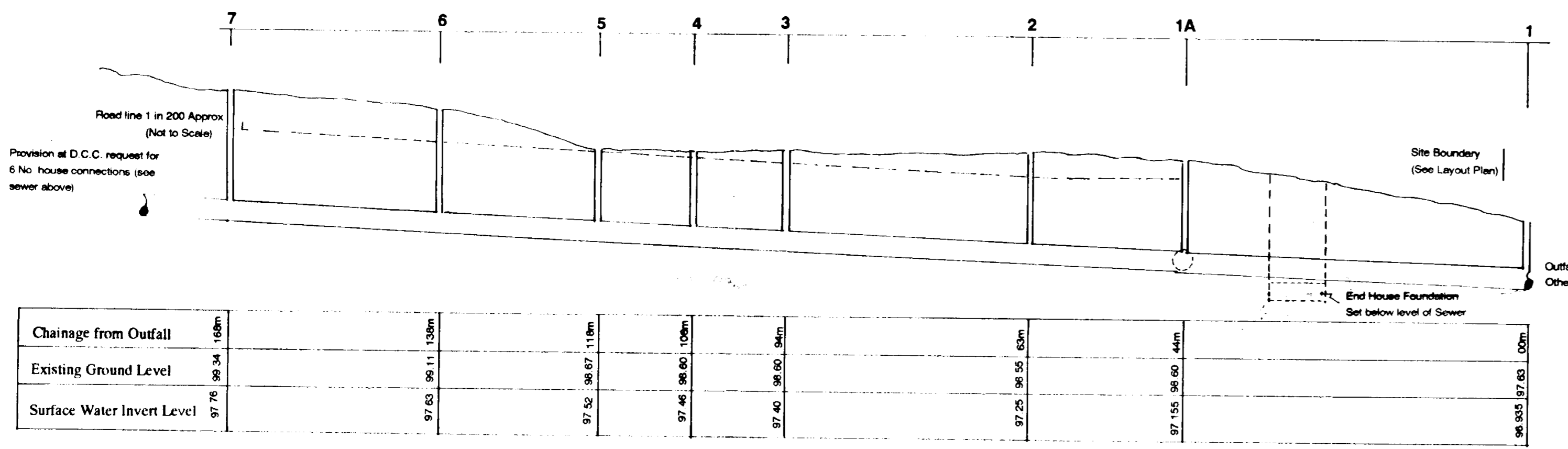
**HOUSING DEVELOPMENT  
AT  
JOBSTOWN, CO. DUBLIN**

Client	J.M. HEALY	Scale	8 1/2 x 11 inch
Date	12/20/00	Date	12/20/00
Checked	Dec 1985	Drawn	Dec 1985
Checked	Redrawn 1991	Checked	Redrawn 1991
	C.A.C.	Drawing No.	718
Title	LOCATION MAP AND BLOCK PLAN		

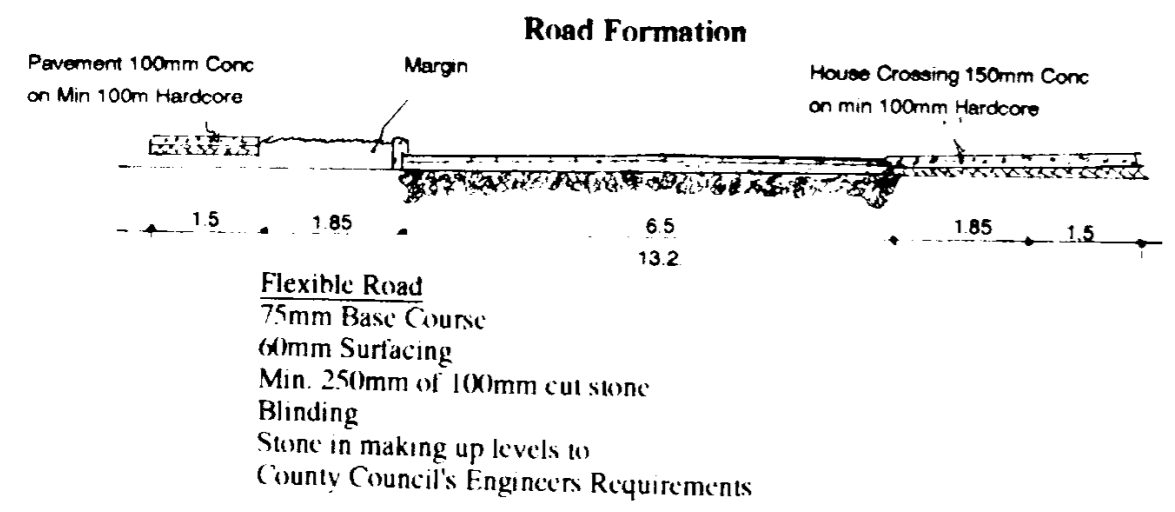




225mm  $\phi$  Sewer Pipe @ 1/150



225mm  $\phi$  Surface Water @ 1/200



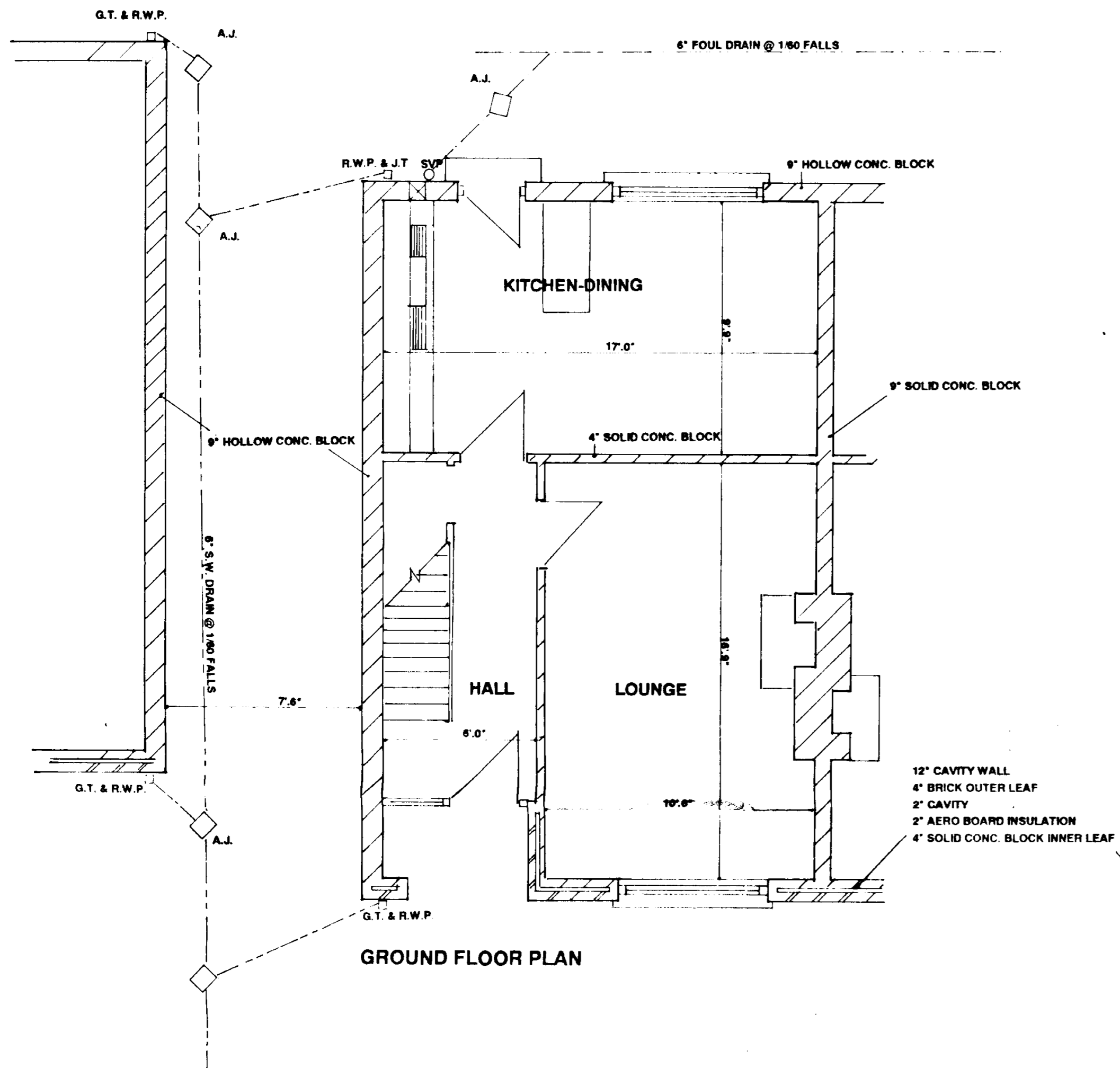
No.	Revision	Date

**HOUSING DEVELOPMENT AT JOBSTOWN, CO. DUBLIN**

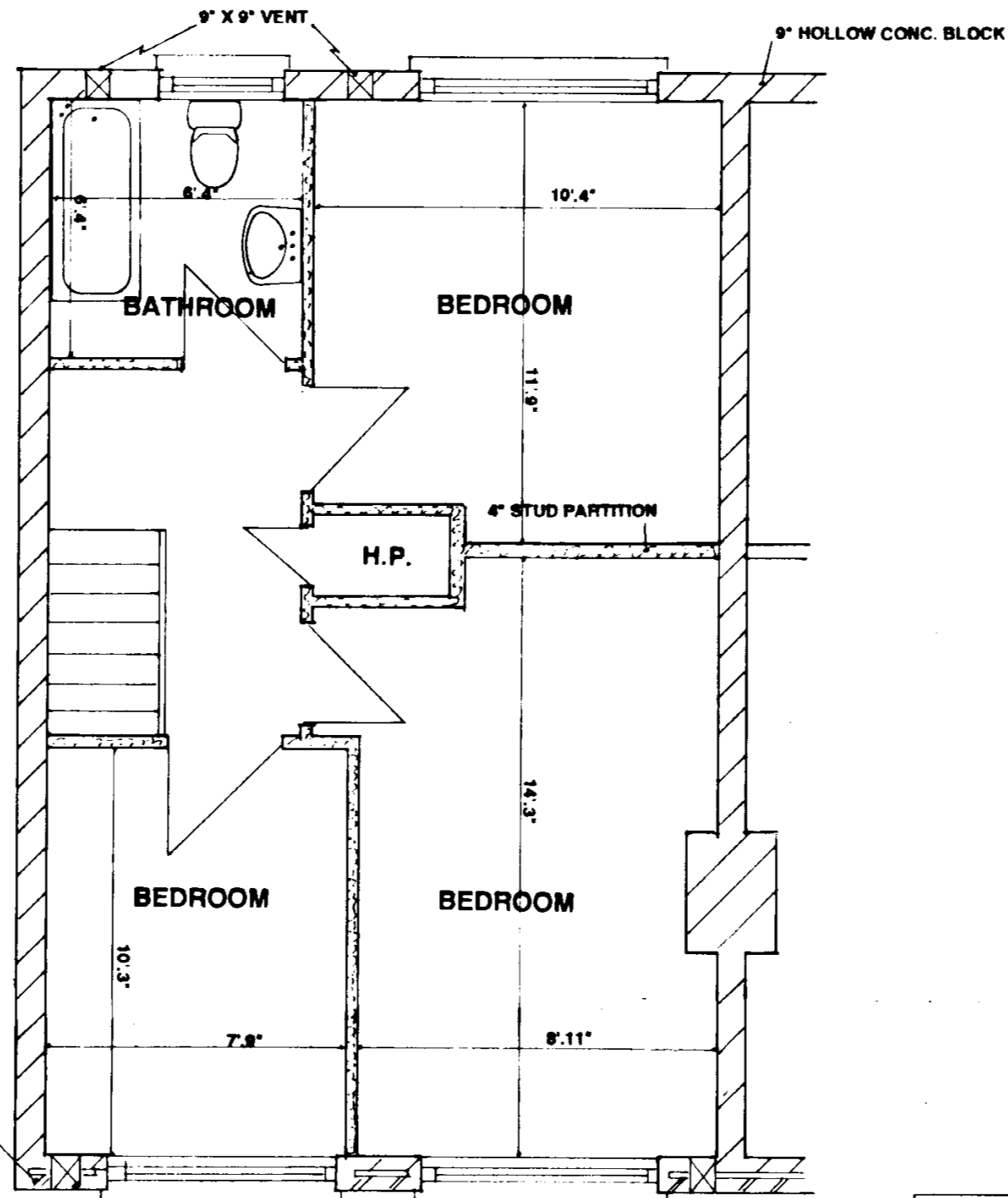
**C.A. CRONIN & ASSOCIATES**  
 CONSTRUCTION SURVEYORS  
 Telephone 2882382 Fax 2833809

Client <b>J.N. HEALY</b>	Scale 1:500, 1:50 Date Dec 1985 Drawn/Redrawn 1991 Checked C.A.C.
Title <b>SECTIONS</b>	Drawing No. <b>716/C</b> (2 of 2)

NOTES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

11 DEC 1991  
 REG No. 91A/1958  
 APPLICATION TYPE O.P. & B.  
 No. L.L.S.

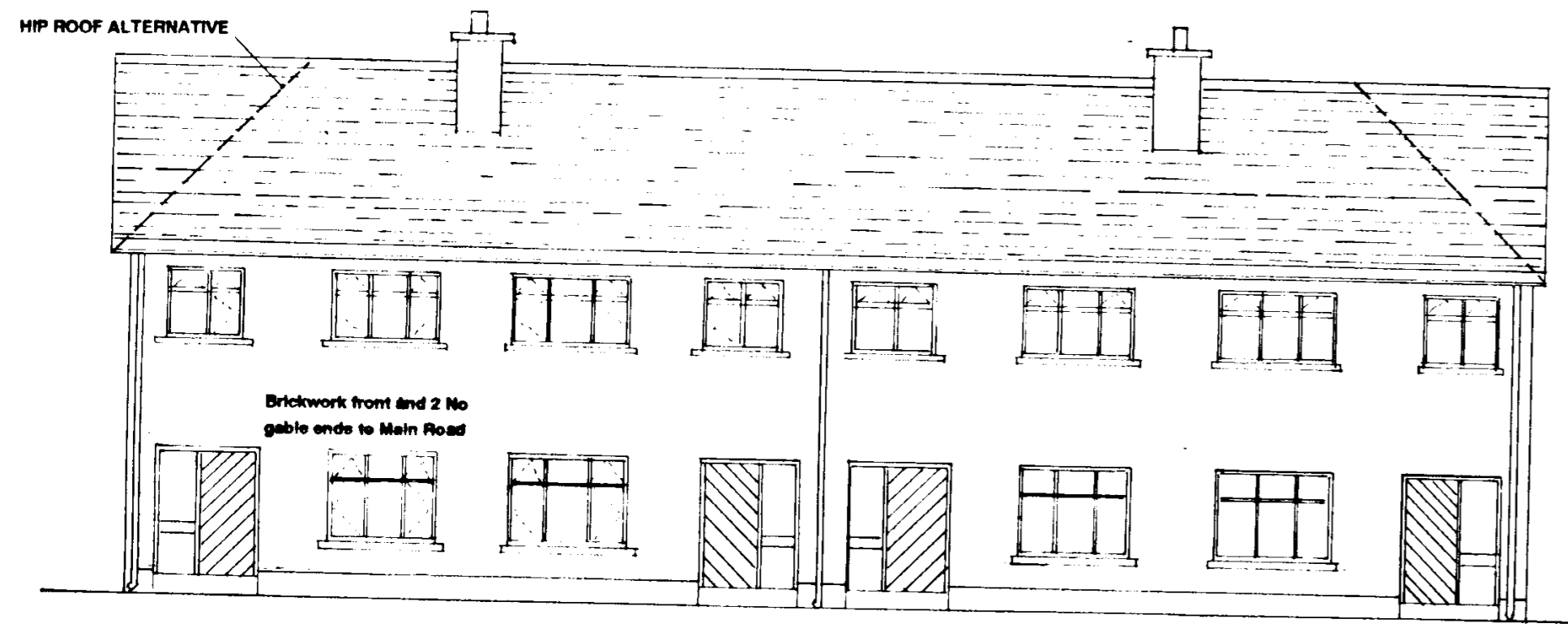
**C.A. CRONIN & ASSOCIATES**  
 CONSTRUCTION SURVEYORS  
 Telephone 2882382 Fax 2833809

No.	Revision	Date

HOUSING DEVELOPMENT  
 AT  
 JOBSTOWN, CO. DUBLIN

Client <b>J.N. HEALY</b>	Scale 4ft to 1 inch Date Dec 1985 Drawn Redrawn 1991 Checked C.A.C.
Title <b>HOUSE PLANS</b>	Drawing No. <b>717/A</b> (1 of 2)

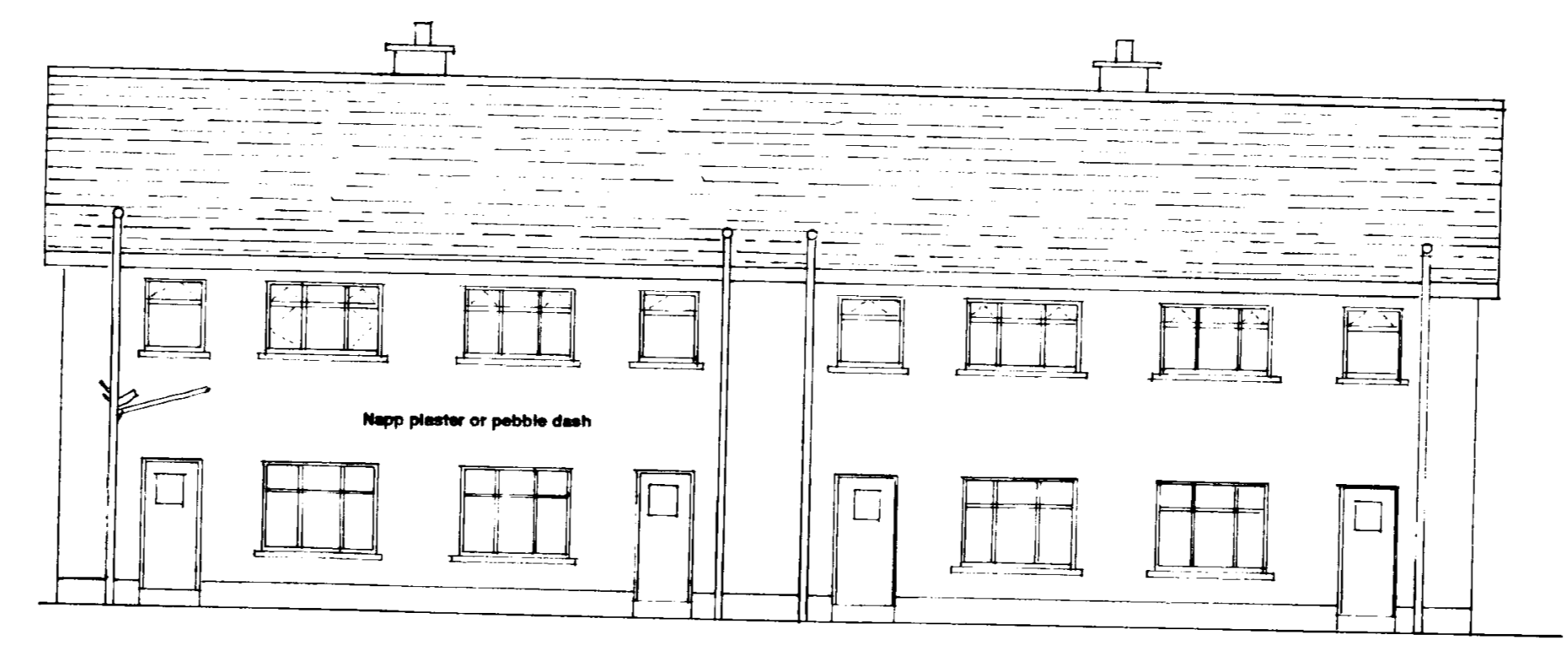
NOTES



71'9" — 4 BLOCK  
54'0" — 3 BLOCK  
36'3" — 2 BLOCK

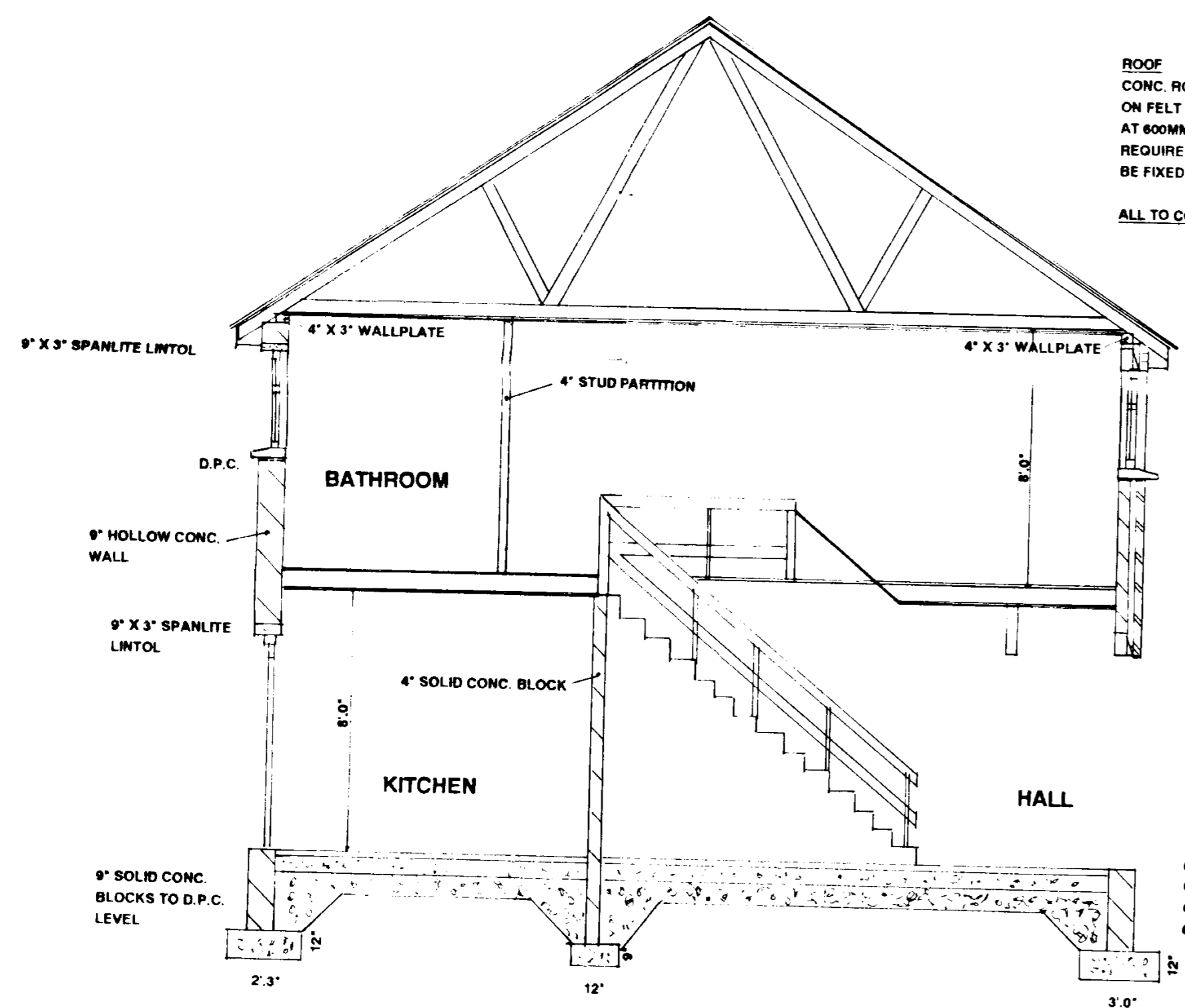
FRONT ELEVATION

Terrace blocks to have approved control joints in external wall to every pair of houses  
- BBL 4476 1986



REAR ELEVATION

8ft to 1 inch



CROSS SECTION  
8ft to 1 inch

ROOF  
CONC. ROOF TILES ON 2" X 1 1/4" BATTENS ON FELT ON PRE FABRICATED TRUSSES AT 600MM CENTRES TO MANUFACTURERS REQUIREMENTS, WIND BRACING TO ROOF TO BE FIXED TO ENGINEER REQUIREMENTS

ALL TO COMPLY WITH I.S. 193

INSULATION:  
Walls 1/2" plaster board on vapour barrier on 2" x 2" treated battens fixed to walls @ 2'0" cts. with 2" fibreglass set between. Dry line finish.

Ground Floor: 30" wide strip of 1" polystyrene as perimeter under slab insulation.

Roof: Min. 4" fibreglass or equal set between joists on vapour barrier or foilbacked plasterboard

CATNIC LINTOL TO SUIT 12" CAVITY WALL

PRE-CAST CONC. CILL WITH D.P.C. UNDER TURNED UP AT BACK & SIDES OF CILL

1" T & G BOARDING ON 7" X 2" JOISTS @ 14" CRS OR FLOORING GRADE CHIPBOARD

CEILING 10MM PLASTERBOARD FINISHED WITH ARTEX OR SIMILAR

6" POWER FLOATED SELF FINISHED CONC. SLAB ON 1000G "VISQUEEN" ON SAND BLINDING ON MIN. 6" HARDCORE

11 DEC 1991  
REG. NO. 91A 1958  
APPLICATION FOR

**C.A. CRONIN & ASSOCIATES**  
CONSTRUCTION SURVEYORS  
Telephone 2882382 Fax 2833809

A	Roof Construction Amended	Jhy86	C.A.C.
No.	Revision		Date

HOUSING DEVELOPMENT  
AT  
JOBSTOWN, CO. DUBLIN

Client	J.N. HEALY	Scale	8ft to 1 inch
Date		4ft to 1 inch	
Drawn		Dec 1985	
Checked		Redrawn 1991	
		C.A.C.	
Title	HOUSE ELEVATIONS AND SECTION	Drawing No.	717/A (2 of 2)

NOTES

**C.A. CRONIN & ASSOCIATES**  
 CONSTRUCTION SURVEYORS  
 Telephone 2882382 Fax 2833809

NOTES

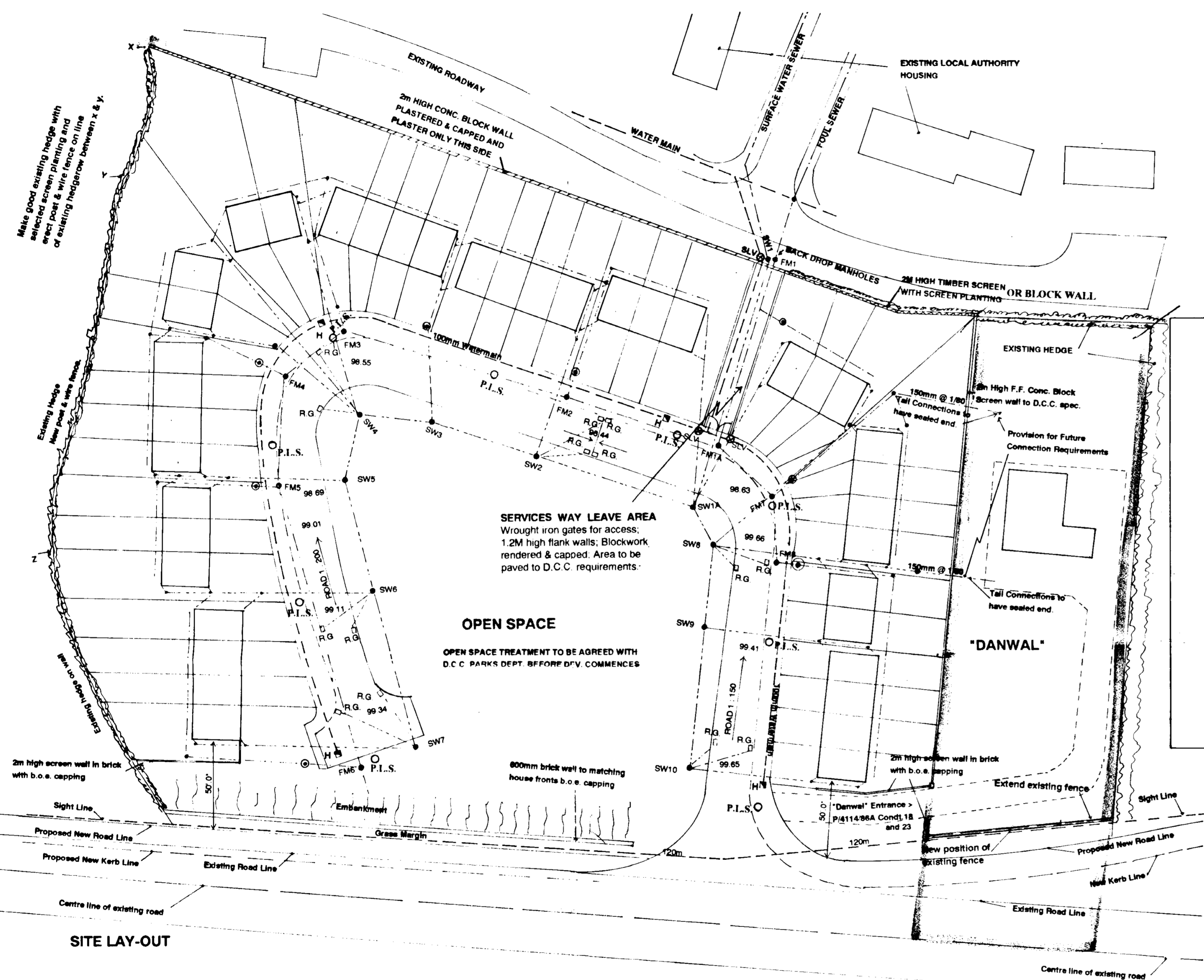
- ALL DEVELOPMENT WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF D.C.C.
- BUILDING AND DEVELOPMENT CONTROL DEPT. SUMMARY SPECIFICATION 1982
- FRONT GARDENS MIN. 25' 0"
- BACK GARDENS MIN. 35' 0"
- GABLE SPACES MIN. 7.6'
- GABLE OFF SETS MAIN ROAD 50FT
- ROAD 6.5M WIDE SINGLE SIDED ACCESS ROAD DEV.
- SIGHT LINE SET BACK 4.5M (FROM PROPOSED NEW ROAD KERB LINE)
- SITE LINE DISTANCE 120 METRES SHOWN
- PROPOSED NEW ROAD IS 22 METRES WIDE - RESERVATION
- ALL ROAD WORKS SETTING OUT AND MEASUREMENTS TO BE AGREED WITH AND AS REQUIRED BY DUBLIN CO. COUNCIL ROAD'S DEPT. BEFORE COMMENCEMENT OF DEV.
- MANHOLE WITH INTERCEPTOR TRAP ON HOUSE BOUNDARIES

11 DEC 1991  
 9 11A 1993

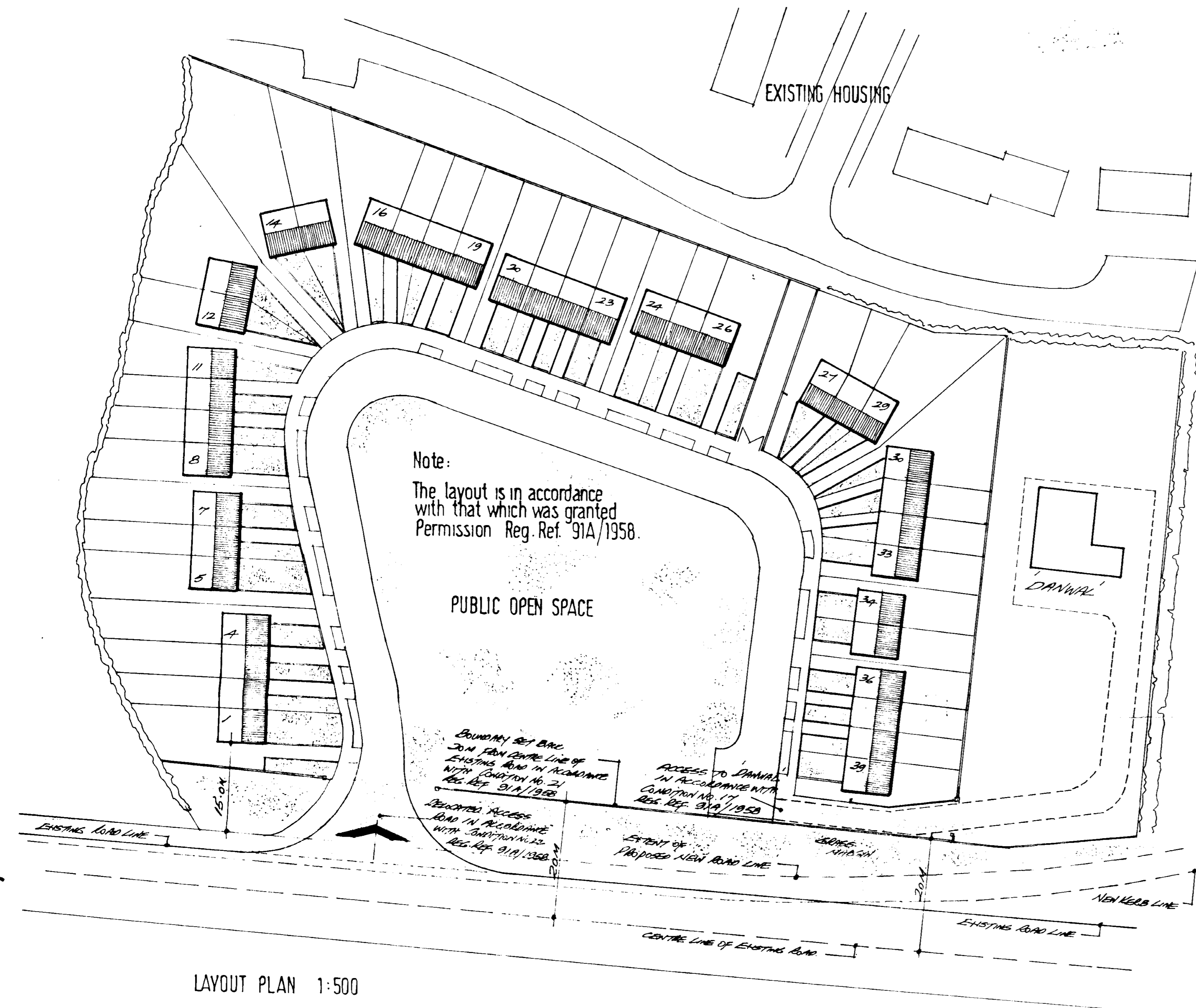
'A'	Boundary, Drainage, Outfalls & Layout Amendments	July '86
'B'	Minor Adjustments P/4114/86A-20	Oct '86
'C'	Danwal Entrance Finalised P/4114/86(A) Cond. 18	23.12.85
No.	Revision	Date

**HOUSING DEVELOPMENT AT JOBSTOWN, CO. DUBLIN**

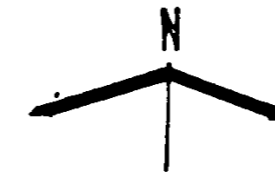
Client	J.N. HEALY	Scale	1:500:1:50
Date		Drawn	Dec 1985
		Checked	Redrawn 1991 C.A.C.
Title	SITE LAY-OUT	Drawing No.	716/C (1 of 2)



SITE LAY-OUT



LAYOUT PLAN 1:500



NOTE:  
 THIS LAYOUT PLAN INCORPORATES THE  
 REQUIREMENTS SET OUT IN CONDITIONS  
 NOS. 17, 22, AND 24 OF THE  
 GRANT OF PERMISSION, REG. REF. 91A/1958  
 DATED MARCH 19 1992

DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED  
 18 MAY 1993  
 REG. NO. 91A/1958

**HOUSING DEVELOPMENT  
 AT  
 JOBSTOWN, TALLAGHT  
 CO. DUBLIN**

ORDER NO. P/525/92  
 REG REF 91A/1958

Aidan A. O'Driscoll + Associates  
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