

BYE LAW APPLICATION FEES

REF. NO.: 91A/1779 CERTIFICATE NO.: 16788B
 PROPOSAL: Dwelling
 LOCATION: 6 Weston Heights, Weston Park, Rucon
 APPLICANT: G. Hewitt

10/11/11

	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	<i>£55</i>	<i>£55</i>	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: *8.0* Date: *14/11/11*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1779 Cert. No. 2109
 PROPOSAL Dwelling
 LOCATION 6. Weston Heights, Weston Park, Lucon
 APPLICANT G. Hewitt

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>432</u>	<u>130</u>		
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O. Date 14/11/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1779.

DEVELOPMENT: Detached dwelling.

LOCATION: 6 Weston Heights, Weston Park, Lucan.

APPLICANT: Mr & Mrs. Hewitt.

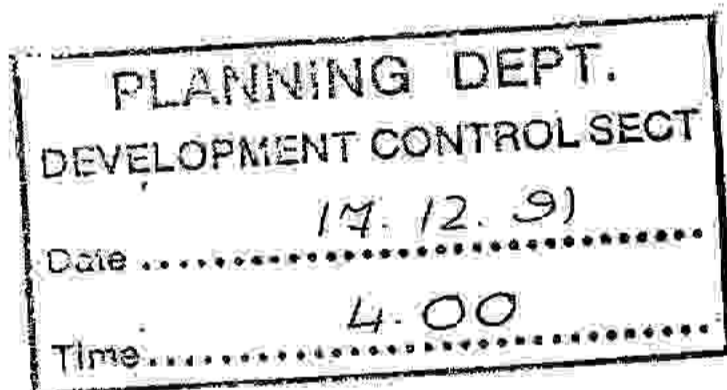
DATE LODGED: 11.11.91.

This is an infill site in a new estate.

Roads would be concerned about the second vehicular access to the rear garden as it would create a precedent for similar accesses throughout the estate, thereby increasing turning movements near bends and junctions.

If permission is granted:-

1. Access to rear to be deleted.
2. Roads contributions to be as for remainder of estate houses.



TR/BMcC
16.12.91.

SIGNED: _____

DATE: _____

ENDORSED: _____

DATE: _____

C. J. B. Smith

16/12/91

SS only

Register Reference : 91A/1779

Date : 15th November 1991

Development : New house

LOCATION : No. 6 Weston Heights, Weston Park, Lucan

Applicant : G. Hewitt

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 11th November 1991

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

yours faithfully,

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 03.01.92
 Date received in Sanitary Services 2.5.NOV.1991.
 3.00.

DUBLIN Co. COUNCIL
 fo
 2.5.NOV.1991.
 SAN SERV

DUBLIN CO. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER
 2 JAN 1992
 Returned JG

FOUL SEWER

Available to approved system, levels permitting.

NOTE: The total number of houses within the development must not exceed the number originally stipulated

SURFACE WATER

Additional Information Required

The applicant indicates a prospective public sewer within a private garden. This situation is contrary to the normal requirements of Engineering Services. Applicant is requested to clarify the matter & to give details of this pipe (size etc.)

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

J. Rice
 18/12/1993

Register Reference : 91A/1779

Date : 15th November 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. Water available
at the storage required. All connections
to be by DCC personnel at applicants
phase expense.

[Signature] 17/12/91 10/12/91

ENDORSED *[Signature]* _____

DATE 19/02/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.01.92
Time 3.00

P/5744/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1779

Date Received : 11th November 1991

Correspondence : Brendan W. Sullivan, Architect,
Name and : 55 Bushy Park Road,
Address Terenure,
Dublin 6

CN 4814 (A)
for 833 (B)

Development : New house
Location : No. 6 Weston Heights, Weston Park, Lucan
Applicant : G. Hewitt
App. Type : Permission
Zoning :
Floor Area : Sq. metres

CONFIRMATION
Standard: 246,000
Rate: 800 per sq. m
Open Space:
Other:
SECURITY:
Bond/C.I.F.: 160,000
Cash: 100,000

(MG/BB)

Report of Dublin Planning Officer dated 13th December, 1991.

This is an application for PERMISSION for a new house at site No. 6 Weston Heights, Lucan for G. Hewitt.

The proposed site is located to the south of the Weston Park housing estate, adjoining the area of approved public open space.

Reg. Ref. No. 85A-0417 refers to the original grant of planning permission for a housing development at Weston Park.

Reg. Ref. No. 89A-2288 refers to a more recent grant of planning permission for revisions to the southern part of the Weston Park Estate. This permission provided for a road/footpath to serve the site of the current application.

Reg. Ref. No. 90A-2232 refers to a grant of planning permission for 19 no. detached houses at Weston Park, Lucan. The site for the purpose of this application includes the site of the current application (Site no. 3) under Reg. Ref. No. 91A-1779. Condition No. 5 of this grant of outline permission states that "single storey dwellings only shall be permitted on the sites having regard to the prominent location of the site".

Reg. Ref. No. 90A-1337 refers to a grant of permission for the provision of a detached two storey house at site no. 4, Weston Heights. The Planning Officers report on this application noted that the provision of a two storey house was considered acceptable given the location of the site within a development area and the existing approved two storey housing to the rear.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1779

Page No: 0002

Location: No. 6 Weston Heights, Weston Park, Lucan

Reg. Ref. No. 91A/840 refers to a recent grant of permission for a two storey detached house at site No. 3 Weston Heights, Lucan.

This site was inspected on 4/12/91. Construction work on the approved house at site No. 4 is substantially complete. The carriageway has also been constructed at this location.

The current application provides for the construction of a large 2 storey detached house of floor area 204 sq. metres at site No. 6. This is to have a full brick front and large single storey extension to rear. It is to be set back some 7 metres from the road frontage. The rear garden does not comply fully with Development Plan Standards (10.7 m.) but ~~is considered~~ is considered acceptable given the overall size of the site.

Lodged plans indicate a side (vehicular) access from the adjoining road to the east of the site. Roads Department contacted. They consider this side entrance undesirable.

Sanitary Services report states ~~not received~~.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (14) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1779

Page No: 0003

Location: No. 6 Weston Heights, Weston Park, Lucan

- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 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.
- 05 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.
- 06 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.
- 07 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.
- 08 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.
- 09 That the house is not occupied pending completion of adjoining road and footpath (Weston Heights) to Council standards for taking in charge.
09 REASON: In the interest of the proper planning and development of the area.
- 10 The development shall be carried out in conformity with Condition Nos. 6, 8, 10, 15, 16, 17, 20, and 21 of the decision to grant permission by Order No. P/1282/90 dated 30.3.1992 Reg. Ref. 89A-2288 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON: In the interest of the proper planning and development of the area.
- ~~11 That arrangements made for the payment of the financial contributions in the sum of £143400 in respect of the overall development required by~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1779

Page No: 0004

Location: No. 6 Weston Heights, Weston Park, Lucan

~~Condition No. 4 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.~~

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

11 12 That arrangements made for the payment of the financial contribution in the sum of £800 per house in respect of the overall development required by Condition No. 7 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.

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

12 13 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £100000 or a cash lodgement of £160000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.

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

13 14 Details of the proposed boundary treatment to the entire site to be submitted for agreement to the Planning Authority prior to the commencement of development.

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

15 That the proposed entrance gate in the ^{north eastern} entrance boundary of the site to be omitted.

REASON: In the interest of traffic safety.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property by boundary walls the consent of the adjoining property owner is required.

14 That the arrangements made for the payment of the financial contributions totalling £246,000. towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Register Reference 85A/0417 be strictly adhered to in respect of the proposal.

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




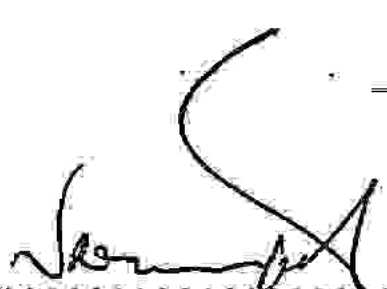
COMHAIRLE CHONTAE ÁTHA CLIATH


Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1779

Page No: 0005

Location: No. 6 Weston Heights, Weston Park, Lucan

   
Endorsed:.....
for Principal Officer


.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (14) conditions set out above is hereby made.

Dated : 18th DECEMBER 1991


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

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



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5744 /91 Date of Decision : 18th December 1991

Register Reference : 91A/1779 Date Received : 11th November 1991

Applicant : G. Hewitt

Development : New house

Location : No. 6 Weston Heights, Weston Park, Lucan

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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:- ¹⁴.....ATTACHED.

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

Date: 19/12/91.....

Brendan W. Sullivan, Architect,
55 Bushy Park Road,
Terenure,
Dublin 6

Reg.Ref. 91A/1779
Decision Order No. P/ 5744 /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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 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.
- 05 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.
- 06 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.
- 07 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.
- 08 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.
- 09 That the house is not occupied pending completion of adjoining road and footpath (Weston Heights) to Council standards for taking in charge.
09 REASON: In the interest of the proper planning and development of the area.
- 10 The development shall be carried out in conformity with Condition Nos. 6



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

Reg. Ref. 91A/1779

Decision Order No. P/ 5744 /91

Page No: 0003

8 10 15 16 17 20 and 21 of the decision to grant permission by Order No. P/1282/90 dated 30.3.1992 Reg. Ref. 89A-2288 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

- 11 That arrangements made for the payment of the financial contribution in the sum of £800 per house in respect of the overall development required by Condition No. 7 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.

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

- 12 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £100000 or a cash lodgement of £160000 in respect of the overall development, required by condition No. 5 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.

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

- 13 Details of the proposed boundary treatment to the entire site to be submitted for agreement to the Planning Authority prior to the commencement of development.

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

REASON: In the interest of traffic safety.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property by boundary walls the consent of the adjoining property owner is required.

- 14 That the arrangements made for the payment of the financial contribution totalling £246,000 towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Register Reference 85A-0417 be strictly adhered to in respect of the proposal.

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

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



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

Register Reference : 91A/1779

Date : 12th November 1991

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

Our Ref.

Your Ref.

Dear Sir/Madam,

Date

DEVELOPMENT : New house

LOCATION : No. 6 Weston Heights, Weston Park, Lucan.

APPLICANT : G. Hewitt

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Brendan W. Sullivan, Architect,
55 Bushy Park Road,
Terenure,
Dublin 6



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 NO. 6 WESTON HEIGHTS, WESTON PARK, LUCAN
(If none, give description sufficient to identify) CO. DUBLIN

3. Name of applicant (Principal not Agent) MR + MRS. G. HEWITT
Address..... Tel. No.....

4. Name and address of BRENDAN W. SULLIVAN DIP ARCH., B. ARCH. SC.
person or firm responsible 55 BUSHY PARK ROAD
for preparation of drawings TERENURE, DUBLIN 6. Tel. No 903370

5. Name and address to which BRENDAN W. SULLIVAN ARCHITECT.
notifications should be sent 55 BUSHY PARK ROAD
TERENURE, DUBLIN 6.

6. Brief description of proposed development DETACHED DWELLING TWO STOREY COMPRISING KITCHEN FAMILY ROOM
DINING ROOM LIVING ROOM LAUNDRY ROOM 3 BEDROOMS, STUDY + BATHROOM

7. Method of drainage MAINS Foul + SURFACE 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor NOT APPLICABLE
or use when last used.....

DUBLIN CO. CO. Planning permission sought for new house at No. 6 Weston Heights, Weston Park, Lucan, Co. Dublin for G. Hewitt.

(b) Proposed use of each floor.....

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

Irish Press
2/11/91

11. (a) Area of Site 420 Sq. m.
(b) Floor area of proposed development 204 Sq. m.
(c) Floor area of buildings proposed to be retained within site..... Sq. m.

32
NS1152

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

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

RECEIVED
11 NOV 1991
Reg. Sec.

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

15. List of documents enclosed with application. 4 NO. SETS OF PLANS, SECTIONS, ELEVATIONS, SITE LAYOUT
SITE LOCATION, OUTLINE SPECIFICATION, LETTER OF APPLICATION
AND APPLICATION FORM

16. Gross floor space of proposed development (See back) 458 Sq. m.

No of dwellings proposed (if any) ONE Class(es) of Development CLASS ONE
Fee Payable £87 Basis of Calculation PLANNING FEE £32 + BYE LAW FEE £55
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brendan W. Sullivan Date 06:11:91

Application Type P/B FOR OFFICE USE ONLY
Register Reference 91A/1779
Amount Received £ 2,840
Receipt No 17-5
Date.....

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act, 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.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

<u>CLASS NO.</u>	<u>DESCRIPTION</u>	<u>FEE</u>
1.	Provision of dwelling - House/Flat.	£32.00 each.
2.	Domestic extensions/other improvements.	£16.00 each.
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum.
4.	Other buildings (i.e. office, 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 sq. m. (Min. £40.00).
10.	Electricity transmission lines.	£ 25.00 per 1,000m. (Min. £40.00).
11.	Any other development.	£ 5.00 per 0.1ha. (Min. £40.00).

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
P.O.
S.L.
I.T.

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

EYE LAW APPLICATION
RES. NO. 50578

FSS-00

Received this 11th day of November 1997

from Brendan W. Sullivan
55 Basky park road

the sum of fifty five

Pence, being £55

application at 6 Walsen Heights

Michael O'Keefe

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

CASH 4643 UPPER O'CONNELL STREET

CHEQUE DUBLIN 1

N.O.

B.I.

L.T.

Received this

from

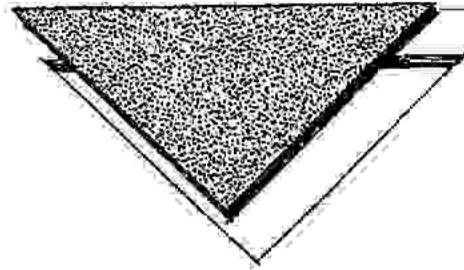
the sum of

S. CARROLL

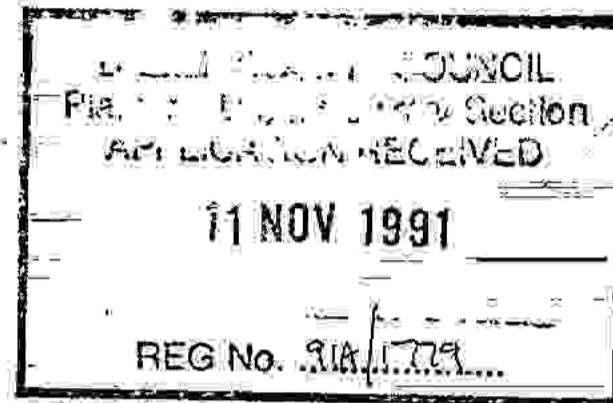
B R E N D A N · W · S U L L I V A N ·
D E S I G N E R & A R C H I T E C T

Telephone: 9 0 3 3 7 0

v. a. t. 3 7 8 3 8 7 5 0



The Principal Officer
Dublin County Council.
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



06:11:91

Re : Planning Application for a New House at No 6 Weston Heights,
Weston Park, Lucan. Co. Dublin. for Mr. & Mrs. G. Hewitt.

Dear Sir/Madam,

Further to the above, please find enclosed all necessary relevant
documentation in support of this applications as follows:

- 1) Four no. sets of all Plans.
- 2) Four No. Sets of all Elevations.
- 3) Four No. Sets of Section A-A
- 4) Four No. Sets of Site Location Map.
- 5) Advertisement Notice in Irish Press outlined in Red.
- 6) Four No. Copies of Outline Specification.
- 7) Application Form duly completed and signed.
- 8) Cheque to Dublin Co. Co. for £ 87 —

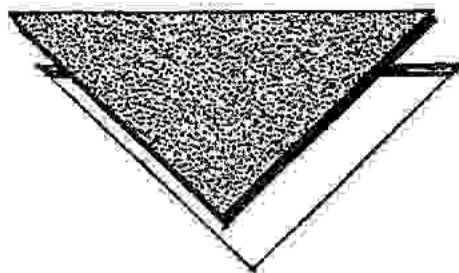
I trust all is to your satisfaction and look forward to your
decision as a matter of urgency.

Yours faithfully,

Brendan W. Sullivan

Brendan W. Sullivan.
Dip. Arch., B. Arch. Sc.

B R E N D A N · W · S U L L I V A N ·
D E S I G N E R & A R C H I T E C T



telephone: 9 0 3 3 7 0

v. a. t. 3 7 8 3 8 7 5 0

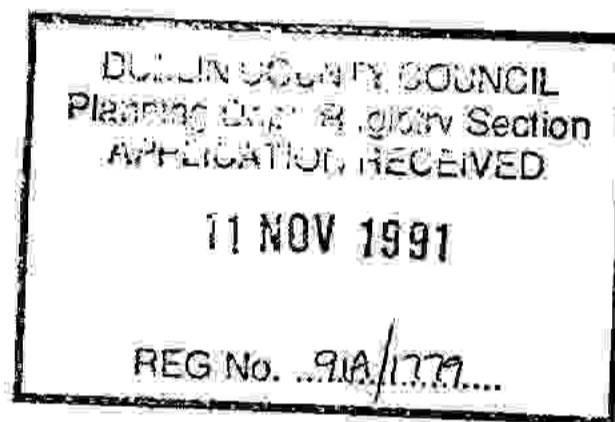
OUTLINE SPECIFICATION

FOR

PROPOSED NEW HOUSE

AT

**NO. 6 WESTON HEIGHTS,
WESTON PARK,
LUCAN,
CO. DUBLIN.**



FOR

MR. & MRS. G. HEWITT

DATE : 06:11:91

EXCAVATION :

The trenches shall be excavated to the depth and width required as necessary, and shown on the drawings, the surplus excavations being removed from the site to a recognised tip. EXCAVATIONS

Provide and perform all planking, strutting, casing and trimming, with timbering as required to uphold the sides of the excavations, including drain trenches and manholes. PLANKING

The bottoms of all excavations are to be inspected and approved by the engineer and the Local Authority before any hardcore or concrete is laid. CONSOLIDATE EXCAVATIONS

Level and well ram and consolidate surface of ground and bottoms of all excavations to receive hardcore and / or concrete.

Fill and make up levels and lay under the whole of the ground slab a bed of hardcore of approved dry, clean, broken brick or stone in layers not less than 250mm thick, after rising walls have been completed. HARDCORE

All excess topsoil shall be backfilled to rear garden behind proposed new boundary wall to make up the garden finish level to existing lawn level as shown in section / elevation. BACKFILL

D R A I N A G E :

The excavation of the trenches shall be of the necessary depth and width to allow the sewers to be laid in a proper manner. The drainage shall be as shown on the drawings.	6 ----- TRENCHES
The main branch drains shall be formed of 100mm diameter u.p.v.c. piping with splayed junctions where required. Pipes to be laid on a minimum of 100mm concrete bed and haunching. Bends of suitable curvature shall be used where necessary, at connections with W.C.'s, gulleys, and other fittings. Any drain laid under the building shall be encased in minimum of 150mm concrete. All drains shall be laid to a minimum fall of 1:40.	7 ----- PIPELAYING
All armstrong junctions shall be of U.P.V.C. standard Armstrong Junctions, and shall have all necessary outlets and rising pieces, and shall be fitted with standard black P.V.C. covers.	8 ----- ARMSTRONG JUNCTIONS
Provide and fit gulley traps to take the waste from all sinks, etc., all internal traps shall be sealed to internal air, and shall be connected to the mains drainage via a vented armstrong junction as described above.	9 ----- GULLEY TRAPS
Rainwater pipes shall be of 100x75mm extruded aluminium pipes fixed in accordance with the manufacturers instructions, and connected to the mains drainage as shown on the drawings. All new gutters shall be of seamless aluminium gutters.	10 ----- RAINWATER PIPES & GUTTERS.
Precast concrete lintols are to be provided at all points where drainage lines pass through rising walls as shown on the drawings.	11 ----- LINTOLS
All drainage work is to be to B.S. 4660 :1970 and B.S. 4955 : part 6 : 1980, or latest revisions and additions. All pipework under the buildings shall be encased in concrete to B.S. 882.	12 ----- STANDARDS

FOUNDATIONS AND RISING WALLS :

Foundations are to be constructed to the dimensions as shown, trench bottoms and footings are to be levelled off in horizontal.	13 ----- TRENCHES
All foundations shall be at a depth to be agreed on site with the Building Control Inspector prior to the commencement of work, and shall underpin / overpin existing foundations as required.	14 ----- FOUNDATION DEPTH
Concrete shall comply in all respects with B.S. 1202 and I.S. 5. and shall be of mix type C 20N20 with a minimum cement content of 320kg/cu.M	15 ----- CONCRETE
All walls to the level of the d.p.c. shall be of solid concrete blockwork, to thickness as shown on the drawings.	16 ----- RISING WALLS
The damp proof course shall be of an approved quality bitumen, jute, or textured P.V.C. laid on all external / internal / party walls to the full width, and stepped where necessary. The selected damp proof course shall be well lapped at joints, with a minimum of 300mm lap at all joints. Care is to be taken that the surface on which the d.p.c. is laid is level to ensure that no damage will occur to the d.p.c. when the weight of the wall is placed on it. In places where the d.p.c. is liable to become damaged during the progress of the works, such as under doors, walls etc., carefully protect same, and re-lay the d.p.c. where such damage occurs. A similar d.p.c. is to be laid under all cills, to the full width and length of all cills and turned up at backs and sides. A similar vertical d.p.c. is to be laid between the inner and outer leaves of the external cavity walls where the cavity is sealed at the openings with a horizontal d.p.c. over the heads to all doors and windows as detailed. All horizontal d.p.c.'s shall be a minimum of 450mm longer than the opening.	17 ----- DAMP PROOF COURSE
All lintols shall be of I. G. pressed steel lintols similar, and are to be used in strict accordance with the manufacturers instructions.	18 ----- LINTOLS
All concrete cills shall be of precast concrete to lengths as opes are shown on the drawings plus 100mm, and shall be used in accordance with the manufacturers instructions.	19 ----- CILLS

B L O C K W O R K :

All solid concrete blockwork shall be of machine made, vibrated, hard, compact, square, concrete blocks. 20

BLOCKWORK

Mortar shall be of the following proportions 3 cement : 1 lime : 10 clean sharp sand. Lime and sand to be thoroughly mixed prior to the addition of the cement. 21

MORTAR

W A L L S :

Front external walls shall be of 300mm cavity construction of 100mm selected brickwork outer leaf 100mm cavity with 50mm polystyrene insulation and s.s. wall ties at 450mm centres vertically, and 450mm centres horizontally, and 100mm concrete blockwork inner leaf hardwall plastered finish. 22

EXTERNAL
WALLS
FRONT

All other side and rear external walls shall be of 215mm hollow concrete blockwork with smooth plastered External finish, and dry lined internally and insulated. 23

EXTERNAL
WALLS
REAR & SIDE

Wall vents shall be of 215 x 215mm brick coloured grilles with P.V.C. hit and miss grilles on the inner face, and shall be provided to all habitable rooms. Internal W.C.'s shall be vented mechanically to the external air, and shall have a minimum of 10no. air changes / hour. 24

WALL VENTS

All glazing is to be of U.P.V.C. framing with double glazing units to be used in glazed areas as shown on the drawings. 25

GLAZING

All new floors throughout shall be selected floor finish on 50mm sand / cement screed on 150mm concrete slab on 1000gauge visqueen D.P.M. on minimum 50mm sand blinding, on well compacted hardcore bedding. 26

GROUND
FLOOR

The new first floor shall be of 150 x 25mm T.G.&V. boarding on 225mm Timber joists at 300mm centres with solid bridging at 1200mm c/c and 12.5mm plasterboard slab and skim finish to Underside. 27

FIRST
FLOOR.

ROOF :

The new roof shall be of selected concrete tiles on 50x37mm preservative treated timber battens spaced in accordance with slate manufacturer's instructions, on sarking felt, on 150x50mm timber trussed rafters at 400mm centres

28

ROOF

ELECTRICAL :

All wiring be carried out by a qualified electrician, and the entire installation shall be fully certified as complying with the E.S.B regulations and the Requirements of the E.T.C.I. National rules for Electrical Installations : Part 1, General, Part 2: Particular Requirements for Domestic Premises. All new wiring shall be wired back to new e.l.c.b. boards. M.K. fittings to be used throughout.

29

ELECTRICS

HEATING :

Heating shall be provided to the proposed shops, etc. and apartments with the installation of an electric storage heating system, with the apartments having individual solid fuel central heating systems.

30

HEATING

Skirtings throughout shall be of 125x19mm softwood moulded skirtings.

31

SKIRTINGS

Architraves throughout shall be of 100x19mm softwood ogee moulded.

32

ARCHITRAVE

All internal partitions to be of 100x50mm softwood framing with 12.5mm plasterboard, bonding undercoat and gypsum plaster final coat. All external corners to have expanded metal angle beading, to give strong true lines at all corners.

33

PARTITION

All workmanship and materials to be to highest standards of practice of each prospective trade, and shall be to the satisfaction of the client, and in full accordance with the drawings and the specification, as understood or inferred from same.

34

WORKSMANSHIP

All doors shall be as specified on the drawings with all fire doors being One Hour Self Closing Fire Resisting doors and frames. All internal apartment doors shall be of standard flush type panel doors.

35

DOORS

100x75mm WALLPLATE
 BOLTED TO 200x200 D.C.
 R.I.V. BEAM AT ROOM
 C/C. + STRAPS AT
 900mm C/C.

SELECTED CONCRETE ROOF TILES
 ON PRESERVATIVE TREATED TIMBER
 BATTLING ON SORKING FELT ON
 175x150 RAFTERS AT 600mm ON
 80x80 STEEL RIBBED MID-SI ON
 WITH 125x37.2 CEILING BOARDS
 JOISTS AS SHOWN

100x75mm WALLPLATE
 BOLTED TO 200x200
 R.C. RIV. BEAM AT
 600mm C/C.

LEAD FLASHING FIXED
 UNDER D.P.C. AT GILL
 JUNCTIONS

75mm HOLLOW CONCRETE BLOCK
 EXTERNAL WALL 900mm PLASTER
 WITH SAND/CEMENT FINISH

50mm SAND/CEMENT SCREED
 ON 100 GAUGE WIRE MESH D.P.M.
 ON 150mm CONCRETE SLAB
 ON 90mm SAND D.P.M.
 ON MIN. 150mm COMPACTED
 UNDEVELOP. SOIL.

FLASHEED PLINTH TO D.P.C.
 LEVEL (MIN 150mm ABOVE F.L.L.)

90mm CONCRETE BLOCK
 225mm RISING WALLS TO
 D.P.C. LEVEL.

EXTERIOR WALL CONCRETE
 FINISH TO INTERNAL
 CORNERING WALLS.

2450

250

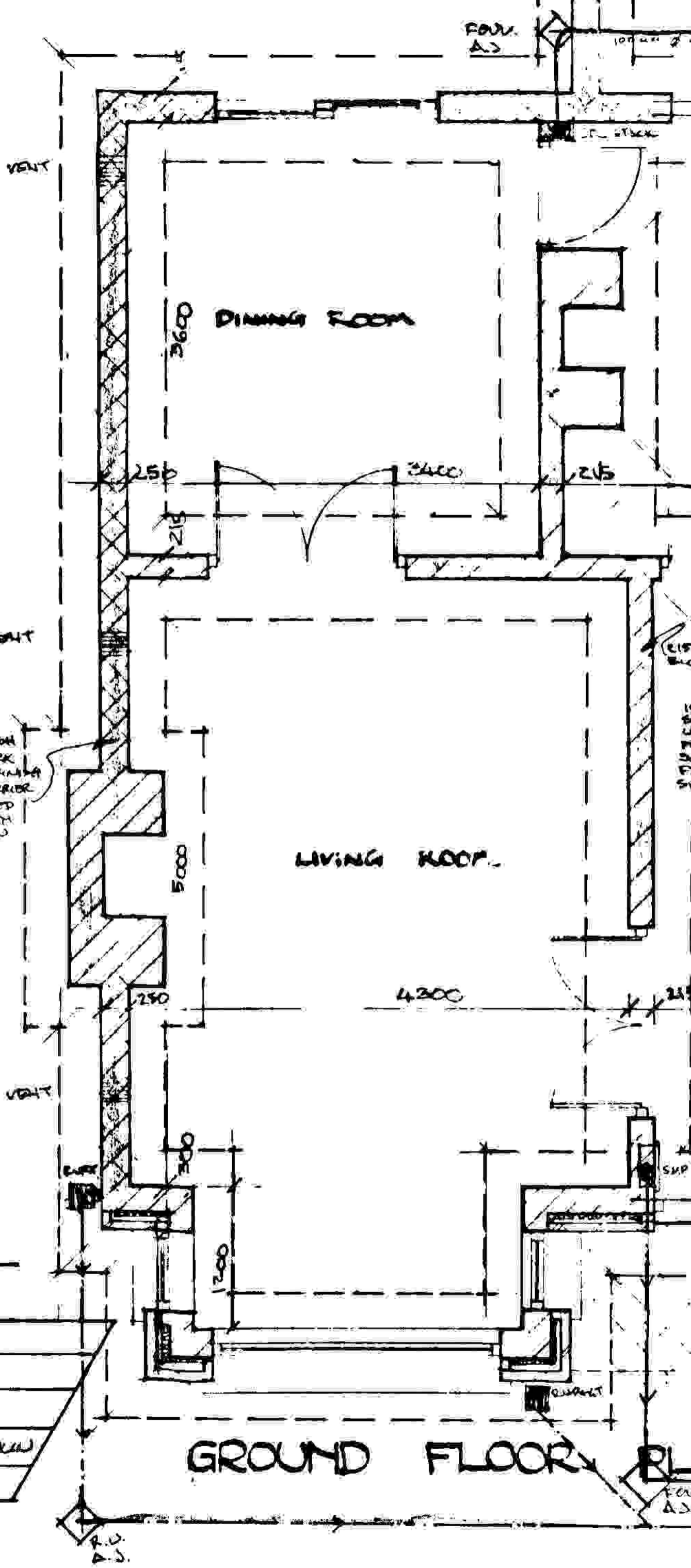
2700

CLIENT: MR + MRS G. HEWITT
 PROJECT: PROPOSED NEW RESIDENCE
 DRAWING: PLANS / ELEVATIONS
 ADDRESS: WESTON LUCAN, CO. DUBLIN
 SCALE: 1:50 + HOOD DATE: JULY 1991

REVISIONS
 A) WIDTH OF HOUSES REDUCED TO SUIT
 SITE DIMENSIONS + SITE RESTRICTIONS

CLIENT: MR + MRS G. HEWITT
 PROJECT: PROPOSED NEW RESIDENCE
 TITLE: PLANS / ELEVATIONS
 ADDRESS: WESTON PARK, LUXAN, CARLOW
 SCALE: 1:50 DATE: JULY 1991

EXTERNAL WALLS:
 SMOOTH SAND/CEMENT PLASTERED FINISH
 ON 225mm HOLLOW CONCRETE BLOCKWORK
 WITH 12.5mm PLASTERBOARD + 6mm FINISH
 ON 1000 GAUGE VIRQUEEN VAPOR BARRIER
 ON 27.5x50mm PRESERVATIVE TREATED
 TIMBER BATTENS AT 600mm C/C WITH
 FIBREGLOSS INSULANT LAID BETWEEN



FOUR
A3

VENT

VENT

VENT

EXTERNAL WALLS:

SMOOTH SAND/CEMENT PLASTERED FINISH
ON 225mm HOLLOW CONCRETE BLOCKWORK
WITH 12.5mm PLASTERBOARD & 6mm FINISH
ON 100 GAUGE VISQUEEN VAPOR BARRIER
ON 37.5x50mm PRESERVATIVE TREATED
TIMBER BATTENS AT 400mm C/C WITH
FIBREGLOSS INSULANT Laid BETWEEN

DINING ROOM

LIVING ROOM

GROUND FLOOR

CLIENT : MR + MRS G. HEWITT
PROJECT: PROPOSED NEW RESIDENCE
TITLE : PLANS / ELEVATIONS
ADDRESS: WESTON PARK, LUXAN, CARLOW
SCALE : 1:50 DATE : JULY 1991

R.L.
D.J.

