

BYE LAW APPLICATION FEES

REF. NO.: 91A/1703

CERTIFICATE NO.: 1663^B

PROPOSAL: Change base type

LOCATION: Site 19 Cannonbrook park ady St Finians estate, Esker, Lurgan

APPLICANT: Garland Homes Ltd

log 25/10

	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) 1	@ £55	£55	£55	—		
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: MOKL Grade: CB Date: 30/10

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

PLANNING APPLICATION FEES

Reg. Ref... 91A/1703 Cert. No... 26973

PROPOSAL... Change Lease type

LOCATION... Site 19, Carronbrook park, adj. St. Finians estate, Esker, Lan.

APPLICANT... Garland Homes Ltd.

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings 1	@£32	16	£16		
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: Moller Grade: 15 Date: 30/10

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

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Change of House Type
Site 19 Cannonbrook Park adjoining St. Finians Est., Esker
Linn

REG. REF.: 91A/1703

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

A reduced fee (i.e. 1/2) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 91A/1027 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J.Y.
15/11/81

A. Hinchy,
Senior Executive Draughtsman/Technician

P/5546/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1703

Date Received : 25th October 1991

Correspondence : McCrossan O'Rourke Architects,
Name and : 4 Berkeley Street,
Address : Dublin 7

Development : Change of house type

Location : site no. 19 Cannonbrook Park, adjoining St. Finians Estate, Esker, Lucan

Applicant : Garland Homes Ltd.

App. Type : Permission

Zoning :

Floor Area : 1345 Sq. metres ft.

(MG/CM)

Report of the Dublin Planning officer, dated 3rd December, 1991.

This is an application for Permission for change of house type at Site No. 19 Cannonbrook Park, for Garland Homes Ltd.

Reg. Ref. No. 89A/2333 refers to the grounding permission for housing development comprising 133 no. houses at this location. Development has commenced on foot of this grant of permission.

Reg. Ref. Nos. 91A/447/448 refer to grants of permission for revisions to approved house type elsewhere on site.

Reg. Ref. No. 91A/1027 refers to a grant of permission for change of house type and layout to provide 16 no. semi-detached houses and 2 no. detached houses at Sites 2-28 and minor adjustments to layout of sites 31-32.

The current application provides for the replacement of the previously approved 3 bedroomed detached houses at Site No. 19, with a substantially larger 4 bedroomed detached house of floor area c.134sq. metres (including garage). Lodged plans identify a house with a hipped roof, half brick front and kitchen annex to rear, i.e. similar to that previously approved.

A site location map/block plan at scale 1:1000 has been submitted. From this, it appears that site boundaries have not been altered.

This site was inspected on 2nd December, 1991. The foundations have been laid for this and the adjoining house at site No. 20. Work is also in progress on adjoining sites.

CP 8799
BN 1234

CONTRIBUTION:	
Standard:	78,600
Funds	
S. Sais	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	160,000
Cash:	100,000

ff

Q

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1703

Page No: 0002

Location: site no. 19 Cannonbrook Park, adjoining St. Finians Estate,
Esker, Lucan

The proposed development is considered acceptable.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following 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.

03 That ^{the} ~~each~~ proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 The development shall be carried out in conformity with Conditions Nos. 6-18 incl. and 20-25 incl. of the decision to grant permission by Order No. P/1726/90, dated 01/05/90, Reg. Ref. 89A/2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

05 That the arrangements made for the payment of the financial contribution in the sum of £78,600. in respect of the overall development required by condition No. 4 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.

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.

06 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 £160,000. or a cash lodgement of £100,000. in respect of the overall

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1703

Page No: 0003

Location: site no. 19 Cannonbrook Park, adjoining St. Finians Estate,
Esker, Lucan

development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.

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

07 That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25ft. and rear garden depth of 35ft. *Proposed house to have a minimum side garden of 3'-6" on both sides of house*

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

[Signature]
Endorsed:
for Principal Officer

[Signature]
.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : 11th DECEMBER 1991

[Signature]
.....
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,
Block 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/ 5546 /91 Date of Decision : 11th December 1991

Register Reference : 91A/1703 Date Received : 25th October 1991

Applicant : Garland Homes Ltd.

Development : Change of house type

Location : site no. 19 Cannonbrook Park, adjoining St. Finians
Estate, Esker, 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:- ...7... ATTACHED.

Signed on behalf of the Dublin County Council.....*[Signature]*.....
for Principal Officer

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

McCrossan O'Rourke Architects,
4 Berkeley Street,
Dublin 7

Reg.Ref. 91A/1703
Decision Order No. P/ 5546 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
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Dublin 1.
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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 The development shall be carried out in conformity with Conditions Nos. 6-18 incl. and 20-25 incl. of the decision to grant permission by Order No. P/1726/90, dated 01/05/90, Reg. Ref. 89A/2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
04 REASON: In the interest of the proper planning and development of the area.
- 05 That the arrangements made for the payment of the financial contribution in the sum of £78,600. in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.
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.
- 06 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 £160,000. or a cash lodgement of £100,000. in respect of the overall development, required by condition No. 5 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.
REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 07 That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25ft. and rear garden depth of 35ft. Proposed house to have minimum side garden of 3'6" on both sides of house.



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Fax. (01)724896

Reg.Ref. 91A/1703

Decision Order No. P/ 5546 /91

Page No: 0003

07 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/1703

Date : 29th October 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Change of house type

LOCATION : site no. 19 Cannonbrook Park, adjoining St. Finians
Estate, Esker, Lucan

APPLICANT : Garland Homes Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 25th October 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

McCrossan O'Rourke Architects,
4 Berkeley Street,
Dublin 7



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

- 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.
- Postal address of site or building Site No. 19 Cannonbrook Park adjoining St. Finian's
(If none, give description sufficient to identify) Estate, Esker, Lucan
- Name of applicant (Principal not Agent) Garland Homes Ltd
Address 41 Dartry Road, Dublin 6 Tel. No. _____
- Name and address of person or firm responsible for preparation of drawings McCrossan O'Rourke Architects
4 Berkeley Street Dublin 7 Tel. No. _____
- Name and address to which notifications should be sent McCrossan O'Rourke Architects
4 Berkeley Street Dublin 7

- Brief description of proposed development Change of House type
- Method of drainage MAINS
- Source of Water Supply MAINS

- 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. _____

DUBLIN COUNTY COUNCIL
Permission for change of house type on site no 19 Cannonbrook Park, adjoining St. Finians Estate, Esker, Lucan for Garland Homes Ltd.

- Proposed use of each floor _____
- Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? _____

- (a) Area of Site N/A
- (b) Floor area of proposed development 1345 sq ft ± Garage
- (c) Floor area of buildings proposed to be retained within site _____

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

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

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

- List of documents enclosed with application. 4 copies Site Plan and House Type Drawing
Cheque + Advert

- Gross floor space of proposed development (See back) _____ Sq. m.

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

Fee Payable £ 7.1 Basis of Calculation Planning £16 BDI £55
If a reduced fee is tendered details of previous relevant payment should be given

Full fee paid on 91A/1027 which included site No. 19

Signature of Applicant (or his Agent) Denis O'Rourke Date 24.10.91

Application Type P1B FOR OFFICE USE ONLY

Register Reference 91A/1703

Amount Received £ 17-6 18.0

Receipt No _____

Date _____

ESS N51002

Shid Pres 24/10/91

DUBLIN COUNTY COUNCIL
PLANNING DEPT
RECEIVED
20 Oct 1991

LIB 25/10
RECEIVED N51002

COMHUIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 51002

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

£16.00

Received this 29th day of October 1991

from Mr. P. Rossen & P. Rowke
4 Berkeley St,
D.7.

the sum of sixteen Pounds

Pence being nil for
planning application at 17 Cannonbrook

Shelley Deane Cashier

S. CAREY Principal Officer

COMHAILLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1

BYE-LAW APPLICATION

REC No. N 50464

Received this 29th day of March 1911

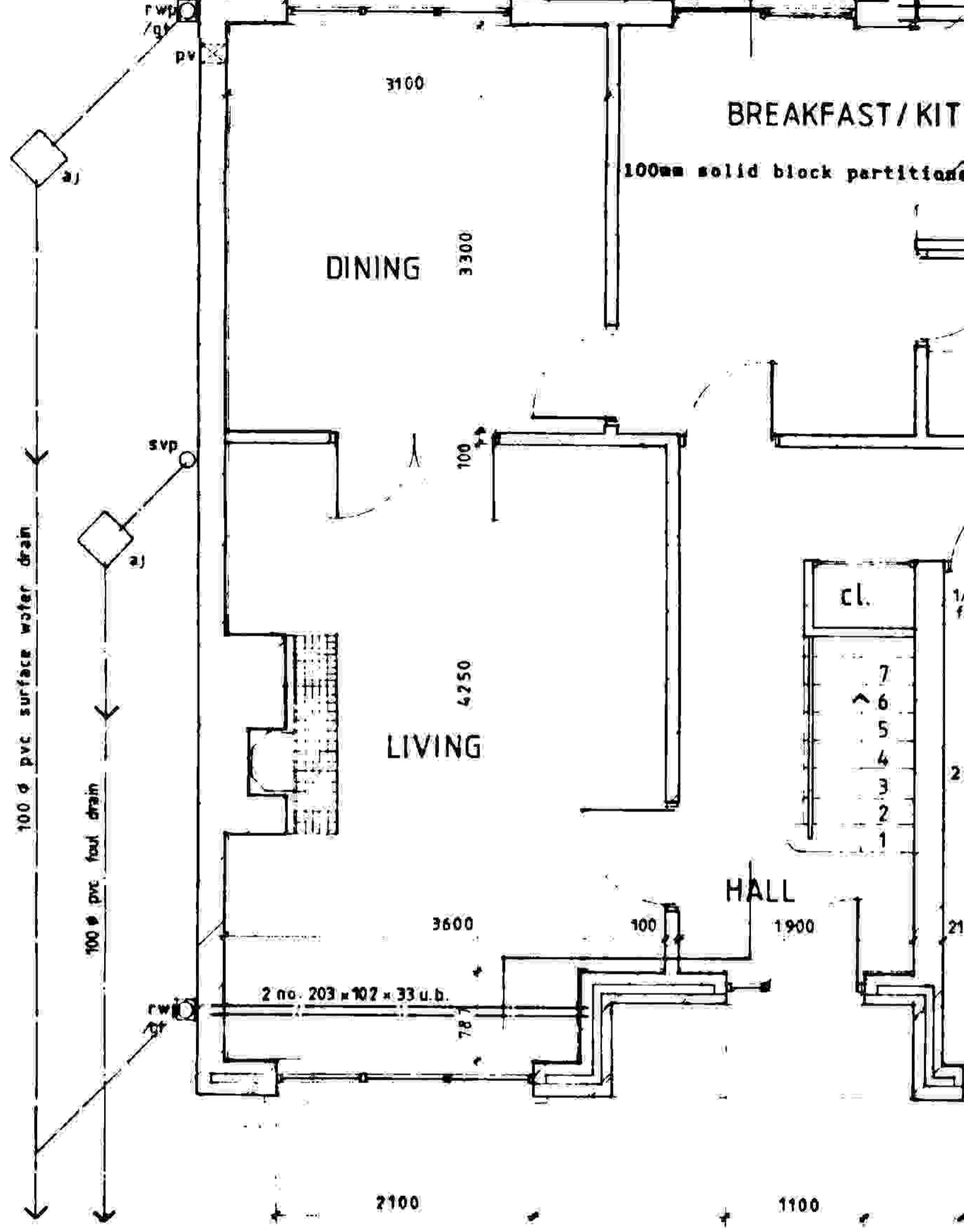
from Mr. Crossin
11 Berkeley St.
D.T.

the sum of fifty five Pounds

the sum being

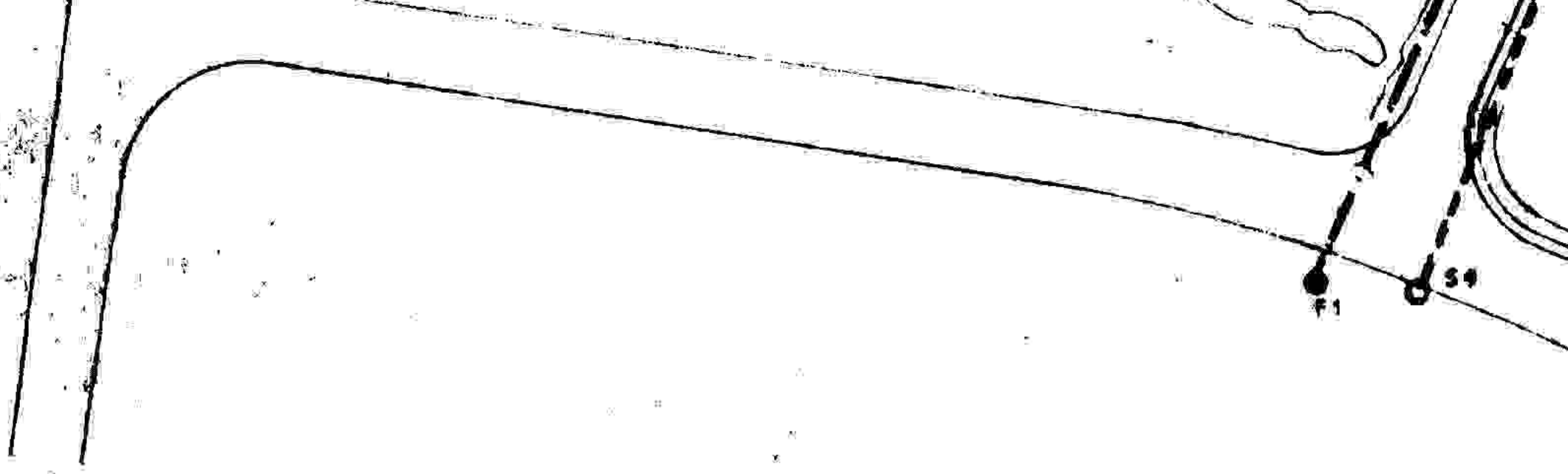
bye-law application at
Park
No. 11

S. CAREY
Principal Officer



GROUND FLOOR PLAN





COLLEGE

SITE PLAN 1:100