

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0072

Letter No.:

Planning Department,
Block 2, Irish Life Centre
Lower Abbey St.,
Dublin 1.

Tel: (01) 724755
Fax: (01) 724896

J.P. Moran,
Department of Defence,
Park House,
Dublin 7.

22 July 1991

RE: Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

Date of decision to grant permission 19th July, 1991 subject to 14 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,



for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

Tel.: 724755
Ext.: 268/269

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Your Ref.: _____

Our Ref.: 01A/72

25th March, 1991.

J. P. Moran,
~~Department of Defence,~~
~~Park House,~~
~~Dublin 7.~~

Re: 2 two-storey semi-detached house on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for George Buffini.

Your letter dated: _____ No.: _____

Dear Sir/Madam,

With reference to the above, additional information was requested on the proposal on 20th March, 1991 and particulars of such request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of entry in the Register may be had on payment of £5.00 for each entry.

Yours faithfully,



for Principal Officer.

LOCATION 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 ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STD: 21500 (ie 2750 x 2)

ROADS + open space not
conditioned under 89A/2237

MA 18/7/91



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 08.11.1991

RE/ Housing at Cappaghmore Estate, Clondalkin. Reg. Ref. 91A/0072 - Compliance.

With reference to this submission in compliance with Condition No. 11 of the permission, and having inspected the trees on site, the Parks Department's comments are:-

It is agreed that the Horse Chestnut is in decline and is deteriorating in condition and is unlikely to survive in such close proximity to the proposed house. If permission is granted for its removal, the applicants should be required to replant 3 Extra Heavy Standard Trees at an agreed location with the County Council. The Oak tree is in good condition and must be retained as it is a very important tree. Concern must be expressed about the proposal to construct a 1.2m high boundary wall within the Crown Spread of the tree, and in order to avoid damage, it is recommended that a railing on spot foundations is provided at this location. No reference has been made by the applicants to the existing Semi-Mature tree on the roadside margin, which may be affected by the entrance road and service installation, and the Developer should be advised to contact the Parks Department before any works commence at this location.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.11.91
Time 4.15
.....

PLANNING DEPARTMENT

BOOK FOLIO

3

W
SS only

(1) Date Lodged

LOCATION: Between 57 and 59 Cappaghmore Est.
Clondalkin

REG. REF. 91A/0072

23 May 1991

APPLICANT: George Buffini

PROPOSAL: 2 two storey semi-det. houses

(2) Date referral:

12/6

FOUL SEWER

Available as indicated.

DUBLIN Co. COPIES

(3) Rec'd San. Ser
14 JUN 1991

DUBLIN Co. COPIES
SAN. SER. DIVISION

San. Services

25 JUL 1991

Returned

SURFACE WATER

Available as indicated.

(5) Date to Planning

(6) Date to Planner

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.07.91
Time 9.45

(7) D.P.O. report
to be submitted
before:

(9) Decision due:

C. O'Sullivan 17/7/91

(8) D.P.O. report
submitted to
S.A.O.:

*J.R.
19/7/91*

ENDORSED _____ DATE _____

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

LOCATION: Between 57 and 59 Cappaghmore Est., Clondalkin

REG. REF. 91A/0072

APPLICANT: George Buffini

23 May 1991

PROPOSAL: 2 two storey semi-det. houses

WATER SUPPLY

Water available
 24 hrs storage required
 all connections etc to be carried
 out by D.C.C at applicants expense

[Signature]
 15/7/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 29.07.91
 Time 9.45

ENDORSED: *[Signature]*

DATE 22/7/91

Mary.

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

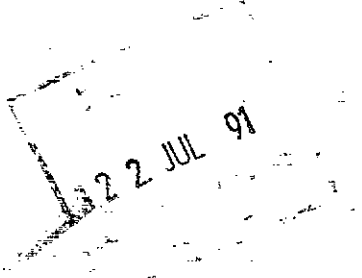
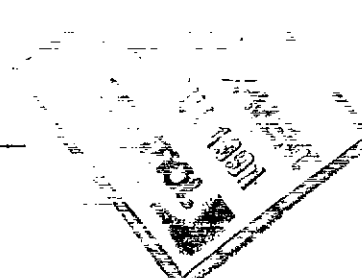
Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref. P.P. 63/9
Your Ref.
Date 17.07.1991

RE/ Housing at Cappaghmore Estate, Clondalkin. Reg. Ref. 91A/0072.

I refer to the fax message received by the Parks Department on Friday afternoon, 12th July, 1991. The submission from McHugh O Cofaigh omits any reference to the existing mature Chestnut and Oak trees which are located within the additional site area, as per Drawing 91A/01A. Before any permission is granted, the applicants should be required to submit a tree survey and clarify how these specimen trees will be preserved. It is recommended that clarification of Additional Information is required.

SENIOR PARKS SUPERINTENDENT



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	2/500
Roads:	17 20/100
S. Sers:	house
Open Space:	1000 ft
Other:	house
SECURITY:	
Bond / C.I.F.:	1000
Cash:	

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

McHugh O'Cofaigh, Architect,
4 Mount Street Crescent,
Dublin 2.

Reg. Ref.	91A/0072
App. Recd:	25.01.91
Floor Area:	241 sq.m. approx.
Site Area:	600 sq.m. approx.
Zoning:	'A'

Report of the Dublin Planning Officer, dated 16 July 1991

This is an application for PERMISSION for 2, two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

The proposed site is located to the north-west of Cappaghmore Estate, an established residential area of existing two-storey houses. The proposed site is roughly triangular in shape. It is bounded to the side and rear by a wire fence. There is a hedgerow and mature trees behind in the adjoining field.

Reg. Ref. No. 90A/0417 refers to a current application for a housing development comprising 199 houses on the site to the rear (currently on appeal to An Bord Pleanala). This application provides for houses backing onto the subject site.

Reg. Ref. No. 89A/2237 refers to a grant of permission for a two-storey detached house at this site.

The current application provides for the infilling of this site with a pair of two-storey pitched roof semi-detached houses with garages to the side. These houses are orientated towards the east and maintains the building line at existing house Nos. 52-57 Cappaghmore Estate.

The southern-most house has a front garden length of 9.8m. and a rear garden length of between 11.5 and 14.5 metres. The second house is located on an irregular site and while it has an extensive front garden, has a rear garden which does not comply with the minimum Development Plan Standards regarding private open space around dwellings. The proposed garden is triangular in shape and is 11.5 metres at the longest point only.

Sanitary Services Department report notes that the applicants identify a combined drainage system which is unacceptable.

The proposal for the infilling of this existing vacant site is acceptable in principle. The applicants were requested to submit the following additional information on 25 March, 1991:

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

1. The proposed development is located on a restricted site at Cappaghmore Estate. The proposed rear garden of the northern-most house does not comply with County Development Plan Standards regulating private open space around dwellings, (Para. 3.8.3). The applicant is requested to submit any proposals he may have which would improve this situation.
2. Lodged plans indicate a combined surface water and foul sewer serving the proposed development. The Council's Sanitary Services Department regard this as unacceptable. The applicants are requested to submit revised proposals providing for separate drainage. The applicant is requested to consult with the Council's Sanitary Services Department in this regard.

Additional information was submitted by the applicants on 23.05.91. With regard to the garden lengths the applicants point out that the configuration of the site i.e. a corner infill site, and the need to maintain existing building line constrains the area available for the rear garden. The applicants also suggest that a large side garden compensates for a restricted rear garden.

In addition the applicants note in correspondence lodged, that the boundary of the site actually extends to the centre of the ditch beyond the existing wire fence and that, therefore, the site is some 24 metres wider than on previously submitted plans. They refer to the fact that this is clear from both Land Registry Deed Map (no copy submitted) and from measurements taken on site. A revised site layout map identifying this additional site area was also submitted. *A copy of this land registry map relating to this site was submitted as unsolicited additional information on 15/7/91.*

On site inspection (11.07.91) it was noted that there are two mature trees located within this additional site area, i.e. an oak and a horsechestnut. These have not been indicated on the drawings submitted. Parks Department were contacted in this regard. Parks Department report (by phone) states that these trees, and in particular the oak, are worthy of preservation. Parks recommend that clarification of additional information be sought so as to give the applicants an opportunity to establish how they intend to protect/preserve the trees in question. It is also noted that these trees were shown on the boundary of the McInerney site under Reg. Ref. No. 90A/0417 referred to above, and were indicated on drawings submitted with this application as "trees to be retained as far as possible".

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

It is desirable that these ^{trees} ~~needs~~ be retained in the context of the current development. Conditions can be imposed requiring the applicants to submit detailed layout maps showing the relationship of the trees to the proposed structures and in particular to the garage at the northernmost house. It is considered that this garage should be omitted pending the establishment of the precise location and quality of the existing trees.

The additional information submission refers also to the portion of land between the proposed site and the adjoining House No. 59 (this was included in the site area under Reg. Ref. No. 89A/2237 referred to above, but excluded from the site of the current application). According to the submission this land is in the applicant's control. He originally intended to incorporate a future connection to the development land to the north but is prepared to include it into the side garden of the northernmost house.

It is noted that the current proposals for the development of the adjoining McInerney site Under Reg. Ref. No. 90A/0417 provides for houses backing onto this area of land. In addition it is considered unlikely and indeed undesirable that access to a new development area such as this would be taken from an established housing area. The current proposal to include this condition as part of the side garden is acceptable. It will increase the amount of open space available to the northernmost house and will prevent this area becoming derelict.

With regard to drainage the applicants have consulted with Sanitary Services Department and indicate proposals to separate connections to public services on plans submitted as additional information.

Sanitary Services Department report (received 07.07.91) states services are available subject to conditions.

Parks Department report received 14.02.91 and 23.04.91 recommend financial contribution towards public open space in the Cappaghmore Estate.

Roads Department report states no objection subject to:

- (a) footpath and kerb being dished to the satisfaction of the Area Engineer and,
- (b) a financial contribution of 2 x £800 towards the construction of the Newlands Fonthill Road.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

The proposed development is an infill development which is considered acceptable. The revised plans provide for additional open space around the northernmost house. In addition it is considered that the matter regarding the trees can be conditioned satisfactory.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (15) conditions:-

(SEE CONDITIONS OVER)

28 (MG/AC)

Endorsed:- [Signature]
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 (15) conditions set out above is hereby made.

Dated: 19 July, 1991.

K.O. Sullivan
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8 July, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|--|--|
| <p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 23.05.91, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £/500-00 — 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.</p> <p>5. 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.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.</p> <p>7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> | <p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p> <p>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In order to comply with the Sanitary Services Acts 1878-1964.</p> |
|--|--|

W&B

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

CONDITIONS

REASONS FOR CONDITIONS

9. That the footpath and kerb at the entrance to each of the proposed houses be dishd to the satisfaction of the Area Engineer, Roads Department.

9. To comply with the requirements of the Roads Department.

10. That a financial contribution in the sum of £1,420.00 per house be paid by the proposer to the Dublin County Council towards the cost of construction of the Newlands/Fonthill Road which will directly benefit the Cappaghmore Estate. This contribution to be paid before the commencement of development on the site.

10. 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.

11. That a financial contribution in the sum of £2,000.00 be paid by the proposer to the Dublin County Council towards the cost of development of public open space in the Cappaghmore Estate. This contribution to be paid before the commencement of development on the site.

11. 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.

12. A detailed tree survey is to be submitted to the Planning Authority ^{and accepted by} prior to the commencement of development on site. This should identify:
(a) the precise location
(b) species,
(c) condition,
(d) measures necessary for the protection and preservation, of all existing mature trees along the north and north-western boundary of the site. The location of the garage at the northernmost house shall be as determined by the Planning Authority in the context of the findings of the tree survey.

12. That the trees in question are considered to be of special amenity value and worthy of conservation.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 two-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin for G. Buffini.

CONDITIONS

REASONS FOR CONDITIONS

13. That the additional site area adjoining no. 59 Cappaghmore Estate, as identified on drawing No. 9101/01A lodged as additional information on 23/5/91 shall be incorporated into the side/front garden of the northern most house.

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

14. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, has been given by:-

14. 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 £2,000. OR/.....
b) Lodgement with the Council of a cash sum of £2,000.

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.

15/14 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

14/15 In the interest of reducing air pollution

Peter Byrne

Register Reference : 91A/0072

Date : 29th May 1991

Development : 2 two-storey semi-detached houses on vacant site between

LOCATION : 57 & 59 Cappaghmore Estate, Clondalkin

Applicant : Mr. George Buffini,

App. Type : Additional Information

Planning Officer : M.GALVIN

Date Recd. : 23rd May 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL
 31 MAY 1991
 SAN SERVICES

M. Galvin
 SANITARY
 PRINCIPAL OFFICER
 27 JUN 1991
 Returned *GG*

Date received in Sanitary services

FOUL SEWER

Available, subject to the following:

- ① Before work commences the applicants must determine the finished floor level.
- ② The position of the individual house connections be agreed with the B.B.H. section

SURFACE WATER

Available, subject to the above.

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

Alan Morris
19-6-91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date.....7.07.91
Time.....9.10

J.R.
19/6/91

Register Reference : 91A/0072

Date : 29th May 1991 -

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

Water available
24hrs storage required
all connections to be carried out by Dublin Co Co
at applicants expense

.....
D. McKeown 12/6/91
.....

ENDORSED *[Signature]* DATE 24/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 1.07.91
Time 9.40



Bosca 174
P. O. Box 174
5 Rae Garding r,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative officer,
Planning Department,
Dublin County Council.

Our Ref. PP63/9

Your Ref.

Date 18/4/1991

MG

Re: Application for 2 No. Houses at Cappaghmore Estate
Clondalkin
Reg. Ref. 91A/72

I refer to the Planning Officers' report of 14/3/1991 in the above regard, and wish to express my concern at the absence of any reference to mine of 13/2/1991 (copy enclosed). In view of this, I wish to reaffirm my original report that a financial contribution of £1,000 per house in lieu of public open space provision should be provided towards the cost of development of the public open space in the Cappaghmore Estate, which will facilitate the proposed development.

I look forward to hearing your comments in the near future.

Handwritten signature

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SEC:
Date 23/4/91
Time 9.00



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref. P.P. 63/9

Your Ref.

Date 13.02.1991

RE: Application for 2 no. houses between sites 57 and 59,
Cappaghmore Estate, Clondalkin. Reg. Ref. 91A/0072.

In the event of it being decided to consider granting planning permission, the following matter should be included:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. Accordingly, the applicant should be requested to pay a financial contribution of £1,000 per house (£2,000) towards the cost of development of the public open space in the Cappaghmore Estate.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 14. 2. 91
Time 3.00

SENIOR PARKS SUPERINTENDENT

P/1204/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0072

Date Received : 25th January 1991

Correspondence : McHugh O'Cofaigh, ARchs.,
Name and : 4, Mount Street Cres.,
Address : Dublin 2.

Development : 2 two-storey semi-detached houses on vacant site
between

Location : 57 & 59 Cappaghmore Estate, Clondalkin

Applicant : Mr. George Buffini,

App. Type : Permission

Zoning :

Report of the Dublin Planning Officer, dated 14th March, 1991.

This is an application for PERMISSION for a pair of semi-detached houses on a vacant site at 57/59 Cappaghmore Estate, Clondalkin for Mr. George Buffini.

The proposed site is located to the north west of Cappaghmore Estate, an established residential area of existing two-storey houses. The proposed site is roughly triangular in shape. It is bounded to the side and rear by a wire fence. There is a hedgerow behind in the adjoining field.

Reg. Ref. No 892/2237 refers to a grant of permission for a 2 storey detached house at this site.
Lodged plans for the infilling of this site with a pair of two-storey pitched roof semi-detached houses with garages to the side. These houses are oriented towards the east and maintain the building line at existing houses nos. 52-57 Cappaghmore Estate.

The southern most house has a front garden length of 9.8m and a rear garden length of between 11.5 and 14.5 metres. The second house is located on an irregular site and while it has an extensive front garden, has a rear garden which does not comply with the minimum Development Plan standards regarding private open space around dwellings. The proposed garden is triangular in shape and is 11.5 metres at the longest point only.

Roads Department report noted

Sanitary Services Department report notes that the applicants identifying a combined drainage system which is unacceptable.


The proposal for the infilling of this existing vacant site is acceptable in principle. I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

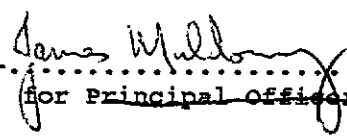
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

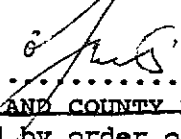
- 01 The proposed development is located on a restricted site at Cappaghmore Estate. The proposed rear garden of the northernmost house does not comply with County Development Plan standards regulating private open space around dwellings, (para. 3.8.3). The applicant is requested to submit any proposals he may have which would improve this situation.
- 02 Lodged plans indicate a combined surface water and foul sewer serving the proposed development. The Council's Sanitary Services Department regard this as unacceptable. The applicants are requested to submit a revised proposals providing for separate drainage. The applicant is requested to consult with the Council's Sanitary Services Department in this regard.

ms.
by


.....
for Dublin Planning Officer
Principal Officer

Endorsed:- 
.....
for Principal Officer Dublin Housing Officer

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

Dated : no/3/91 
ASSISTANT CITY AND COUNTY MANAGER Approval Officer

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~ 15/3/91

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/72

LOCATION: 57 & 59 Cappaghmore Estate, Clondalkin.

APPLICANT: Mr. George Buffini.

PROPOSAL: 2 two-storey semi-detached houses on vacant site.

DATE LODGED: 25th January, 1991.

MG

This application is for full permission for two houses at 57 and 59 Cappaghmore Estate, Clondalkin.

A previous application (Reg. Ref. 89/A/2237) was granted on 15.2.90 for a similar proposal.

The proposal constitutes in-fill development on a site which is located on a bend between 57 and 59 Cappaghmore Estate. The estate is constructed according to Council standards with grass verge and footpath on both sides of a 7m. carriageway. The road caters for frontal access and the average speed of traffic is relatively low.

The proposed dwellings provide adequate parking while safe sight distances are also available.

Footpath and kerb should be dished to the satisfaction of the Area Engineer if further consideration is given to this application.

Applicant to make a contribution of 2 x £800 towards the construction of the Newlands/Fonthill Road which will be of direct benefit to the estate.

No Roads objection.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 14 / 3 / 91
 Time 12:30

MA/MN 15/3/91

SIGNED: Michael O'Brien

ENDORSED: E. Madden

DATE: 13-3-91

DATE: 14.3.91

Register Reference : 91A/0072

Date : 5th February 1991

Development : 2 two-storey semi-detached houses on vacant site between

PB

LOCATION : 57 & 59 Cappaghmore Estate, Clondalkin

Applicant : Mr. George Buffini,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : P.BYRNE

Date Recd. : 25th January 1991

PLANNING DEPARTMENT
 DEVELOPMENT CONTROL
 Date 12 / 3rd / 91
 Time 9.30

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

DUBLIN Co. Co.
 13 FEB 1991
 SAN SERVICES

Yours faithfully,

PRINCIPAL OFFICER

Date received in Sanitary Services

FOUL SEWER

Refusal Recommended

Applicant proposes a combined system of drainage. This is not acceptable to Engineering Services.

NOTE: when re-applying applicant must indicate a connection as far as the public sewer. In this regard applicant is advised to consult with the Record Drawing which can be inspected in this section.

SURFACE WATER

Refusal Recommended

See Foul Sewer & accompanying note.

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

DUBLIN CO. COUNCIL
 SANITARY SERVICES
 11 MAR 1991
 P. [Signature]

J. Rice
6/3/91

Register Reference : 91A/0072

Date : 5th February 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. Water available. 24 hours storage required
for each unit. All connections to existing units
blebbing and chlorination by DCA personnel at
applicant's expense.

J. Loftus 26/2/91
D. Mark 4/3/91

.....
ENDORSED [Signature] DATE 8/3/91



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref. P.P. 63/9

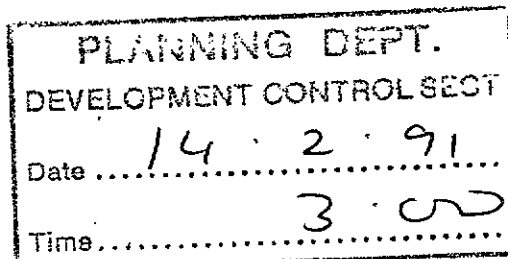
Your Ref.

Date 13.02.1991

RE: Application for 2 no. houses between sites 57 and 59,
Cappaghmore Estate, Clondalkin. Reg. Ref. 91A/0072.

In the event of it being decided to consider granting planning permission, the following matter should be included:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. Accordingly, the applicant should be requested to pay a financial contribution of £1,000 per house (£2,000) towards the cost of development of the public open space in the Cappaghmore Estate.



SENIOR PARKS SUPERINTENDENT

BYE LAW APPLICATION FEES

REF. NO.: 91A/0072

CERTIFICATE NO.: 13833B

PROPOSAL: 2 houses

LOCATION: Sites S7-59 Coghmore Estate Condolvin

APPLICANT: G. Buffini

	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	£110	£110	—		
B	Domestic Etc. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building of 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 foregoing classes	£70 or £9 per .1 hecu. 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: S.O Date: 29/1/91

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

91A/0072

PROPOSAL: 2 houses
LOCATION: sites 57-59 Cullaghmore Estate Clondolick
APPLICANT: G. Buffini

SS	1 DWELLINGS/AREA LENGTH/STRUCT	2 RATE	3 AMT. OF FEE REQ.	4 AMOUNT LODGED	5 BALANCE DUE	6 BALANCE DUE	7 DATE/ RECEIPT NO
	Dwellings	£232	£64	£64	-		
		£216					
		£50p per M ² in excess of 300M ² Min. £40					
	metres ²	£1.75 per M ² of 240					
	x .1 hect.	£225 per .1 hect. of £250					
	x .1 hect.	£225 per .1 hect. of £40					
	x .1 hect	£225 per .1 hect. of £100					
		£100					
	x metres ²	£10 per m ² of 240					
	x 1,000m ²	£25 per 1,000m ² of £40					
	x .1 hect.	£5 per .1 hect. of £40					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: RWB Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: _____ Grade: S-O Date: 29/1/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____



Handwritten signature

MC HUGH O COFAIGH
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax (01) 61 99 97
The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

REG

For the Attention of:
Ms. Mary Galvin,
Planning Officer,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2

91A/0072
I.L.O
and A.L. for Court

12th November 1991

Proposed 2 no. two storey houses between 57 and 59 Cappaghmore Estate Clondalkin
REG REF: 91A/0072

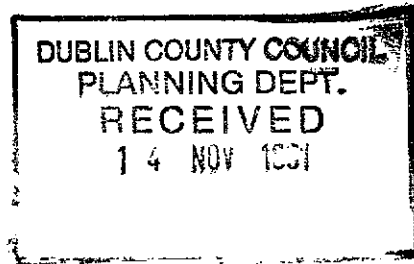
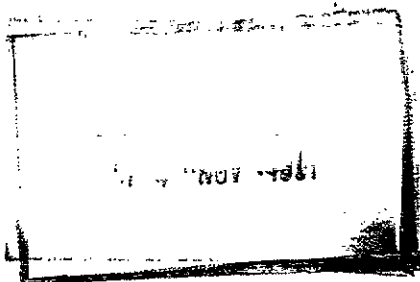
Dear Ms. Galvin,

Further to our recent telephone conversation please find enclosed a site plan to accompany the tree survey, amended to indicate the revised, enlarged site agreed and submitted as the additional information.

Yours faithfully,

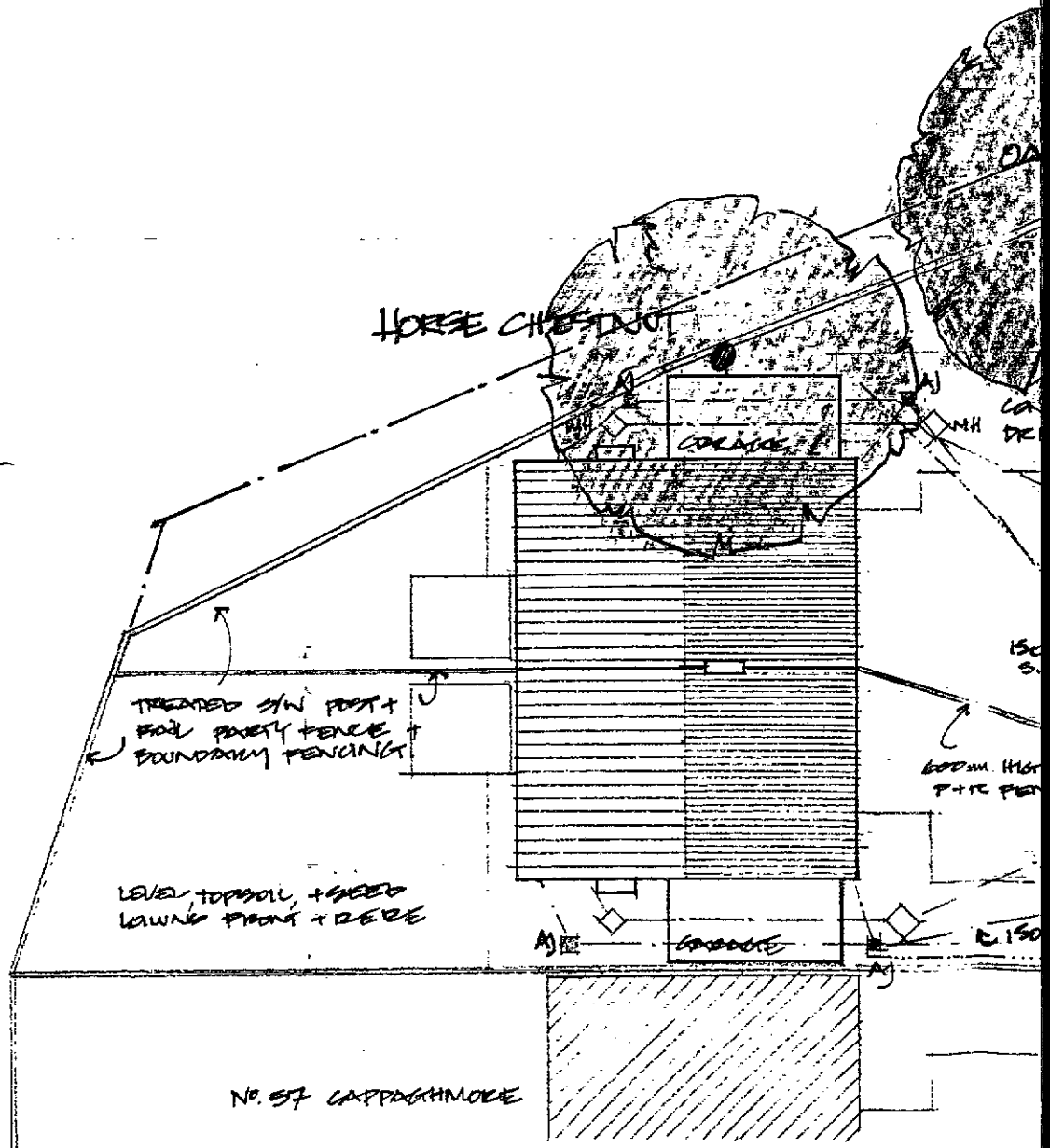
Handwritten signature of David McHugh

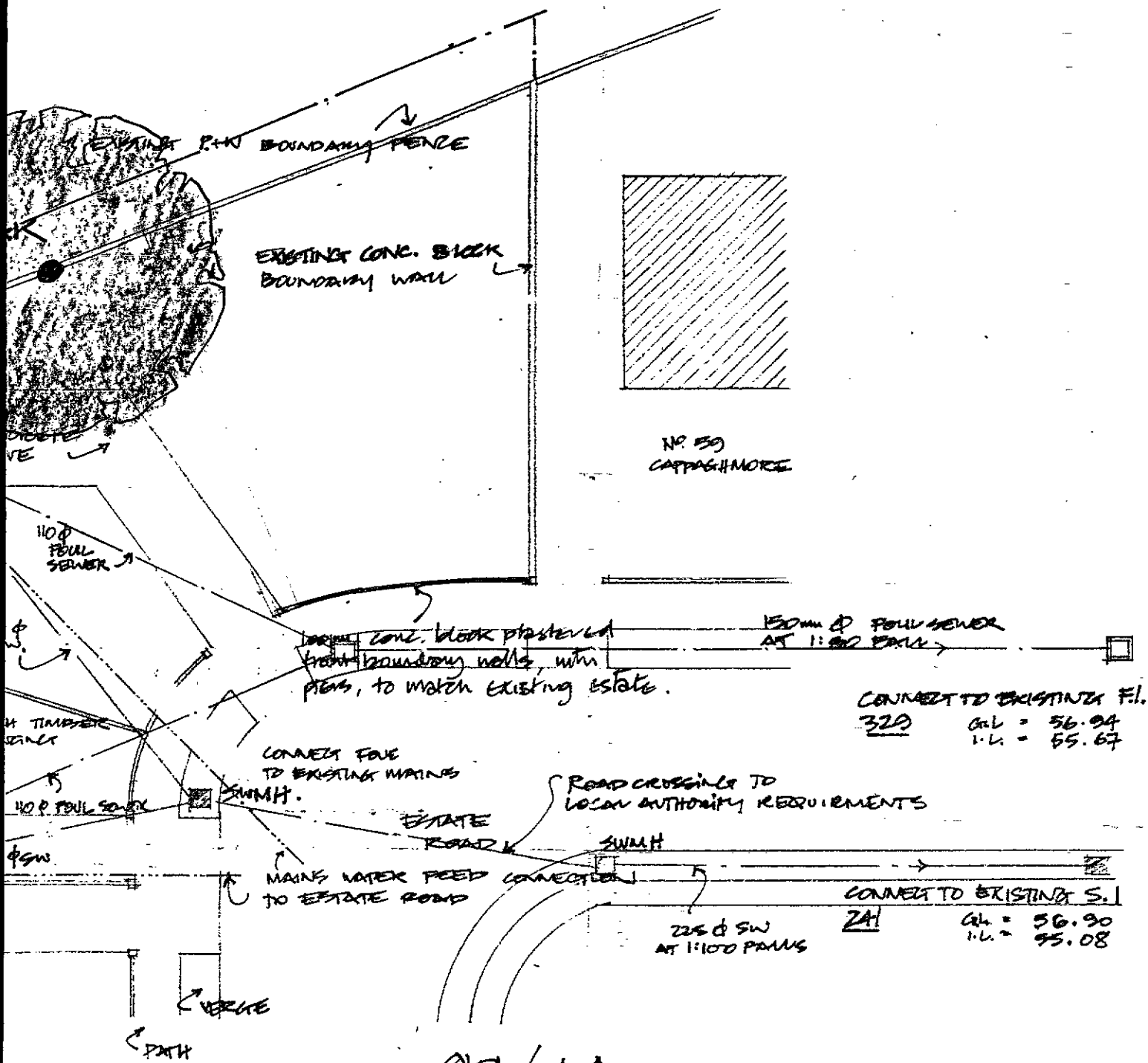
McHUGH O COFAIGH



14/11/91

91N/0072





NO 59
CAPPAGHMORE

CONNECT TO EXISTING F.I.
320 G.L. = 56.94
I.L. = 55.67

CONNECT TO EXISTING S.I.
241 G.L. = 56.90
I.L. = 55.08

91a / a A

PROPOSED 2 HOUSES AT CAPPAGHMORE ESTATE, P. 22
 CLIENT - Mr. GEORGE BUTTINI 71 ST JOHN'S WOOD P. 22
 DRAWING - SITE PLAN SCALE: 1:200
 McHUGH O'COFAIGH Architects (LD) 767033
 4 MOUNT STREET CORK. DRAWN 2

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

27 September 1991

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

LOCATION: Between 57 & 59 Cappaghmore Estate

PROPOSED DEVELOPMENT: 2 storey semi-detached houses on vacant site

APPLICANT: G. Buffini

PLANNING REG.REF.: 91A/0072

DATE OF RECEIPT
OF SUBMISSION: 20 September 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

McHugh O'Cofaigh, Architects,

4 Mount Street Crescent,

Dublin 2.

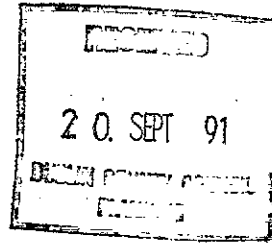
V Healy

M C H U G H O C O F A I G H
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax (01) 61 99 97

The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

For the attention of :
Ms. Mary Galvin,
Planning Officer,
Dublin County Council,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 2



18th September 1991

Grant of Permission for 2 Semi Detached Houses between 57 and 59 Cappaghmore Estate Clondalkin, D.22 Reg. Ref 91A/0072

Dear Ms. Galvin,

Further to our receipt of the above mentioned Final Grant of Planning Permission, and in compliance with Condition 11 of that permission, please find attached a copy of the Tree Survey carried out by Messrs, J. McConville & Associates.

We trust that this is in order, and are advised by our client that, as time is of the essence to him in this project, he will be commencing the development works on site in seven days from this date.

We look forward to receipt of your approval of the enclosed.

Yours sincerely,

McHUGH O COFAIGH

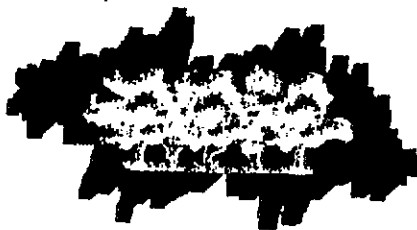
cc G. Buffini

91A/0072
1-0-0.1
Comp

TREE SURVEY

McHUGH O'COFAIGH				
18 SEP 1991				
JOB No.				

DUBLIN COUNTY COUNCIL Planning Dept. Regis. Section APPLICATION RECEIVED
20 SEP 1991
REG No. <u>91A/0572</u>



J M McConville
+ ASSOCIATES

- Consultant Arborists
- Landscape Designers

Grange • Dunboyne • Co. Meath
Telephone: 251718

TREE INSPECTION

AT

**SITE BETWEEN 57/59
CAPPAGHMORE ESTATE
CLONDALKIN
DUBLIN 22**

FOR

**McHUGH O'COFAIGH
ARCHITECTS**

SEPTEMBER 1991

Introduction:

The purpose of this report is to comply with condition number 11 of the decision, Grant of permission, register reference number 91A/0072 from Dublin County Council.

Findings:

There are two mature trees on the north and northwest boundary. A mature Oak and a mature Horse chestnut. The location of these trees are indicated on the attached plan.

Tree no. 1
Oak (Quercus)

This tree is mature, with a girth of 3.0m. It's approximately 100 years old. As Oaks are long lived (200-300 years) this tree has a very good life expectancy. It has an overall crown spread of 12m and is 13m high. It has good well balanced crown with a good branch network. Foliage cover is good and there are no signs of tip die back. As the tree is mature it is unlikely the crown will grow significantly over the next 10-15 years. It has suffered some minor storm damage and has some deadwood which is normal for a tree of this age. Both the storm damage and deadwood should be removed, back to a branch collar.

It has a good straight trunk with a clear stem to 3m. The trunk has suffered some minor vandalism in the recent past, but this has not had an adverse effect on the trees health.

The base of the tree has suffered some minor fire damage which has killed small sections of bark and cambium. One of the root buttresses which has lost bark has slight deterioration in the wood but no signs of serious decay fungi.

This tree is generally in good condition and suitable for retention. It requires remedial tree surgery to remove deadwood and storm damage from throughout the crown.

Tree no. 2
Horse chestnut (Aesculus hippocastanum)

This mature tree is also approximately 100 years old, it has a girth of 2.8m. It has a spread of 10m and a height of 12m. The crown is in reasonable condition. The stem forks at 2m to form an open crown. However this limb has an occluded bark union, rendering it prone to collapse in strong winds. There are also a number of truncated limbs through out the crown.
cont/..

While the crown is in reasonable condition the roots and base of the trunk have a number of serious defects. Near the base there are a number of epicormic shoots. The larger ones have been cut back and are decaying, this decay has spread into the main trunk. The tree has also suffered basal wounding and large areas of bark or gone. The wood on the older wounds is deteriorating and in one section a decay has set in. Further more there is evidence of Phytophthora (Bleeding Canker) on one of the root buttresses.

This tree is in poor condition and liable to collapse. In this condition it has only a limited future life span. It would not be prudent to retain a tree in this condition in close proximity to a building and I recommend it be removed.

Conclusions:

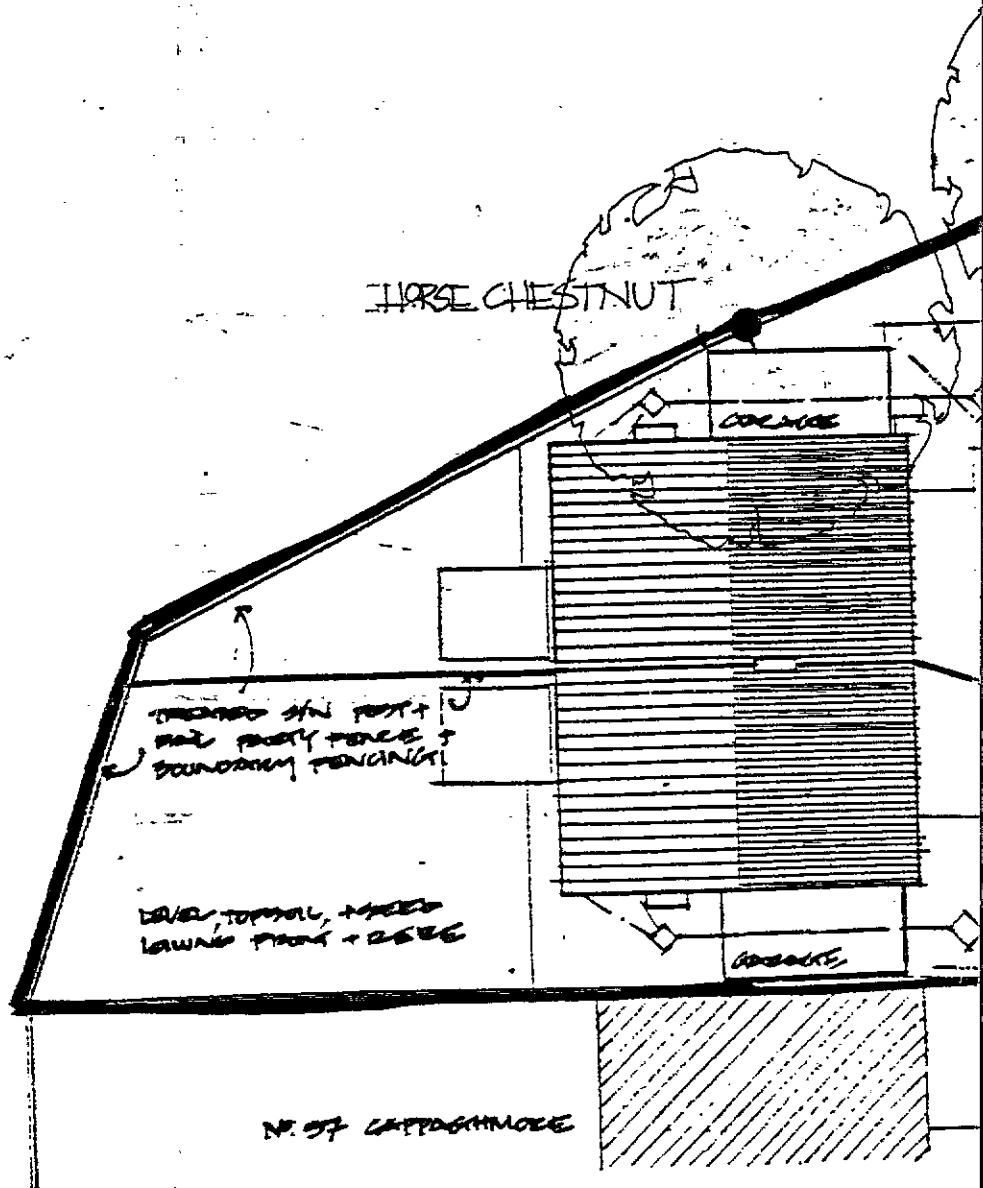
Prior to commencement of development works all, remedial tree surgery should be carried out to the Oak and a stout fence of a minimum height of 1.5m be erected outside the crown spread, so has to prevent damage to the tree during the works. Any necessary trenches to be open within or close to the crown spread should be open by hand and any minor roots pruned back to leave a clean wound, any major roots should be left intact and work around as is practicable.

The Horse chestnut is currently dangerous condition as it's stability can not be guaranteed. I recommend it's removal prior to development works. A felling license is not required as the tree is within 100ft of the existing house.

I trust this clarifies the situation

Yours sincerely


Joseph M McConville
JM McConville & Associates



HORSE CHESTNUT

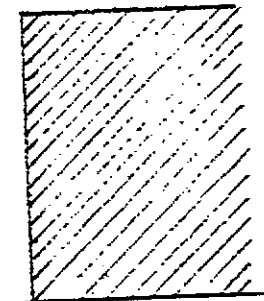
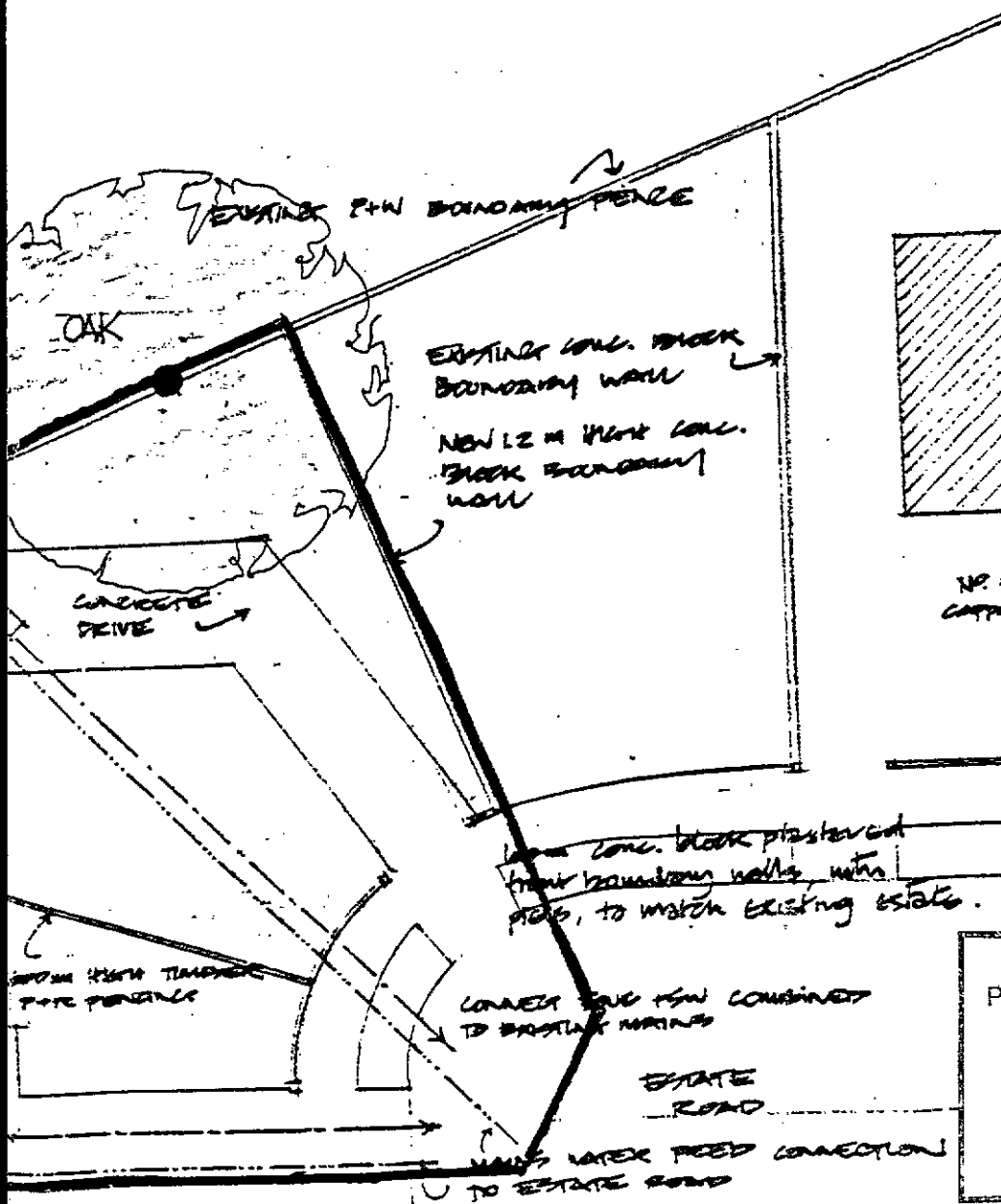
CORRAL

TREATED 2x4 POST +
RAIL FENCE +
BOUNDARY FENCING!

LAWN, TOPSOIL, TREES
LAWN + DECK

CORRAL

NO. 57 CAPPAGHMORE



NO. 59
CAPPAGHMORE

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 29 SEP 1991
 REG NO. ...918/0072...

8101 01

PROPOSED 2 SEMI-DETACHED HOUSES AT CAPPAGHMORE CLONDALKIN

CLIENT: Mr. George Buffini 71 St. Johns Wood Clonsilla
 DRAWING: Block Site Plan SCALE: 1:200 DATE: January

McLUCK & CO. ARCHITECTS 4 Mount Street Crescent, DUBLIN 2

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,

11R, ABBEY STREET,

DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To: McHugh O'Cofaigh, Architect,

Decision Order No. 3298/91 Date 19.07.1991

4 Mount Street Crescent,

Register Reference No. 91A/0072

Dublin 2.

Planning Control No. 25.01.1991

Application Received on 25.01.1991

G. Buffini,

Floor Area: 241 sq. m.

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/Approval for:

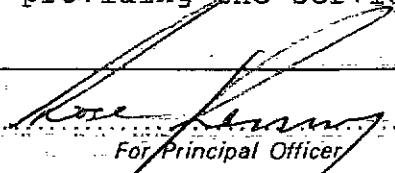
2-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

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, as amended by additional information received on 23.05.91, 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. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £1500.00 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.

Contd.../

Signed on behalf of the Dublin County Council



For Principal Officer

19th July, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. 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.

5. To protect the amenities of the area.

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

6. In the interest of amenity.

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

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

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

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

9. That the footpath and kerb at the entrance to each of the proposed houses be dishd to the satisfaction of the Area Engineer, Roads Department.

9. To comply with the requirements of the Roads Department.

10. That a financial contribution in the sum of £1,420.00 be paid by the proposer to the Dublin County Council towards the cost of construction of the Newlands/Fonthill Road which will directly benefit the Cappaghmore Estate. This contribution to be paid before the commencement of development on the site.

10. 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.

Contd.../

NOTE: If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to: An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,

IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To: **McHugh O'Cofaigh, Architect,**
4 Mount Street Crescent,
Dublin 2.

Decision Order: P/3298/91 - 19/07/1991

Number and Date

Register Reference No. 91A/0072

Planning Control No.

Application Received on 25.01.1991

Applicant: **G. Buffini.** Floor Area: 241 sq. m.

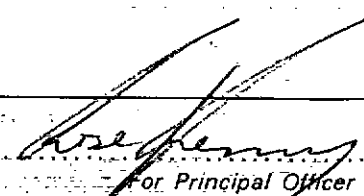
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:
2-storey semi-detached houses on vacant site between 57 and 59 Cappaghmore Estate, Clonsilla.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>11. A detailed tree survey is to be submitted to and agreed by the Planning Authority in writing prior to the commencement of development on site. This should identify:</p> <ul style="list-style-type: none"> (a) the precise location (b) species, (c) condition, (d) measures necessary for the protection and preservation, <p>of all existing mature trees along the north and north-western boundary of the site. The location of the garage at the northernmost house shall be as determined by the Planning Authority in the context of the findings of the tree survey.</p>	<p>11. That the trees in question are considered to be of special amenity value and worthy of conservation.</p>
<p>12. That the additional site area adjoining no. 59 Cappaghmore Estate, as identified on drawin No. 9101/01A lodged as additional information on 23/5/91 shall be incorporated into the side/front garden of the northern most house.</p>	<p>12. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

Contd.../



For Principal Officer

19th July, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

13. 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:

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £2,000.

OR.....

b. Lodgement with the Council of a Cash Sum of £2,000.

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.

14. 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.

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

14. In the interest of reducing air pollution.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.



MC HUGH O COFAIGH
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax (01) 61 99 97
The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

TELEFAX MESSAGE

TO: Ms. Mary Galvin, Planning Officer
Dublin County Council Planning Department Block 2
AT:724896 DATE: 15-07-91 TIME: 12.00 NO. OF PAGES [including this] 3

Job No: Proposed 2 houses between 57 - 59 Cappaghmore Estate, Clondalkin
for: G. Buffini Reg. Ref: 91A/0072

Dear Ms. Galvin,

Further to our telephone conversation of this morning, I attach copies of the Land Registry Maps as requested. My client is advised by his solicitor that it is a reasonable interpretation that the ownership extends to the centre of the ditch.

With regard to the protection of the boundary trees, we have no objection to the set back of the garage to achieve this objective.

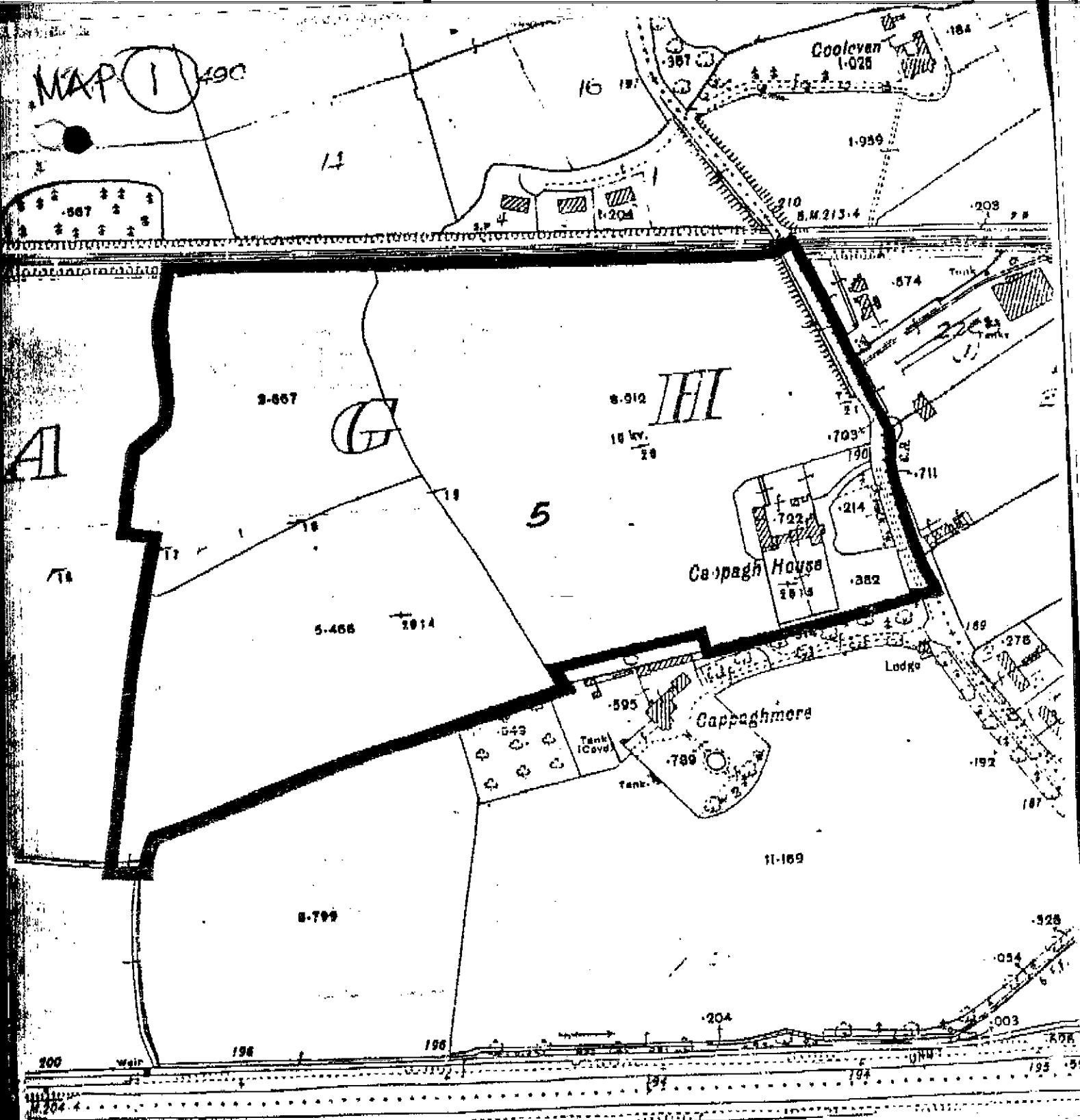
I trust this is of assistance: if there are any other matters requiring clarification, please contact me.

Regards

David McHugh
MC HUGH O COFAIGH

Please inform us promptly if this message is in any way illegible or incorrectly transmitted
Telefax recorded as 'Transmit OK' at Initial

MAP 1 490



LAND REGISTRY

County DUBLIN

Folio 1170 O.S. 17/15

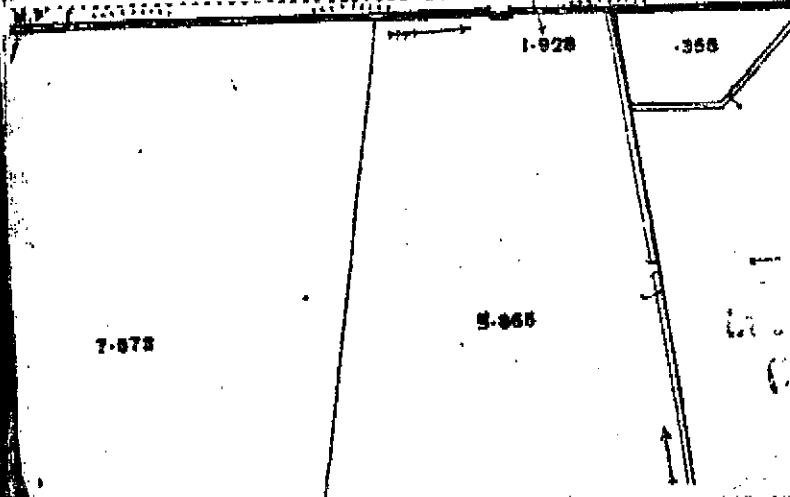
This map should be read in conjunction with the folio.
(Plan No. on 1st page)

This map does not show appurtenant or servient rights.

It is not conclusive evidence as to the boundaries or extent
of the land. (See Section 85 of the Registration of Title Act 1964.)

Where a boundary has been transferred from a smaller
scale map, accuracy is limited to that of the smaller scale.

This map, subject to the provisions of the L.R. Rules,
is acceptable for subdivision purposes. 22/1/90



COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

31 May 1991

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

LOCATION: Between 57 and 59 Cappaghmore Estate, Clondalkin

PROPOSED DEVELOPMENT: 2 two storey semi-detached houses

APPLICANT: George Buffini

PLANNING REG. REF.: 91A/0072

DATE OF RECEIPT
OF SUBMISSION: 23 May 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Building Bye Law Approval.

Nise, le meas

A. Smith

PRINCIPAL OFFICER

McHugh O'Cofaigh, Architects,

4 Mount Street Crescent,

Dublin 2.

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/0072

Date : 27th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 two-storey semi-detached houses on vacant site
between

LOCATION : 57 & 59 Cappaghmore Estate, Clondalkin

APPLICANT : Mr. George Buffini,

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 23rd May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

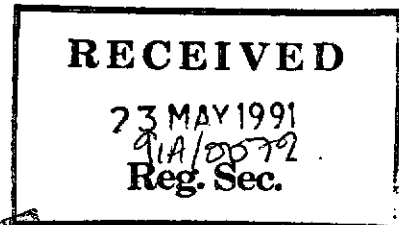
McHugh O'Cofaigh, ARchs.,
4, Mount Street Cres.,
Dublin 2.



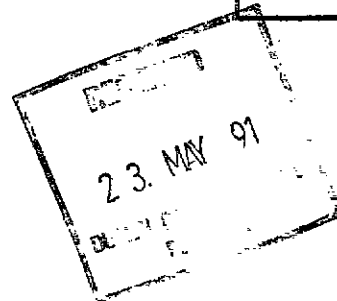
M C H U G H O C O F A I G H
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax (01) 61 99 97
The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

91A/0072
1.4.0 & 1,32,0
A1 & BBL



For the Attention of:
Ms.Mary Galvin,
Planning Officer,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2



21st May 1991

Proposed 2 no.two storey houses between 57 and 59 Cappaghmore Estate Clondalkin
REG REF: 91A/0072

Dear Ms.Galvin,

Further to our application for planning permission for the above mentioned development, your request for additional information of the 20th March, and our subsequent meeting and telephone conversations, I write to respond to the matter raised, as follows.

(1) Rere Gardens

The applicant notes your comments with regard to the depth of the northernmost rere garden. We would ask the planning authority to note that there are particular difficulties relating to this site , because it is a corner infill site, and the requirement to maintain the existing building lines constrain the area available for this rere garden.

Having regard to the fact that the adjacent houses at 59/60 were approved on the basis of similarly constricted rere gardens, we would suggest that the large side garden provide compensates for the restricted rere garden.

Notwithstanding these consideration, it is clear from the Land Registry Deed map for the site, in the possession of the applicant , and from dimensions taken on site, that in fact the boundary of the site extends to the centre of the ditch, and accordingly, the site is some 2.4 m wider than indicated on the previously submitted plans. Accordingly, we enclose herewith, in quadruplicate, our revised site plan 9101/01A, showing the adjusted rere boundary ,with the extended site area coloured yellow.

Having regard your reservations expressed to the writer in respect of the remaining portion of open space left adjacent to No.59, on the submitted plans, (on which the applicant intended to incorporate a future connection to the proposed development of the site to the north,) the applicant confirms that this area is in his ownership, and he is prepared to incorporate this area, coloured blue on the enclosed plans, into the side garden of the proposed northernmost house.

(2) Drainage Provisions.

The applicant has consulted with the Sanitary Services Department, and indicates on the enclosed plans revised proposals for connections separately to the existing surface water and foul sewers in the estate.

Having regard to the foregoing, and the fact that site is in an extant derelict condition, and the proposed development enjoys the support of the Residents Association, we trust that the planning authority can now give this matter favourable consideration. The applicant is most anxious to proceed with the development at the earliest opportunity, and we would be grateful if this matter could be dealt with expeditiously.

If there are any further queries arising, please do not hesitate to contact the writer.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Dermot McHugh", with a stylized flourish extending to the right.

McHUGH O COFAIGH

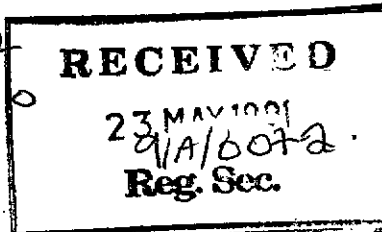


MC HUGH O COFAIGH
ARCHITECTS AND INTERIOR DESIGNERS

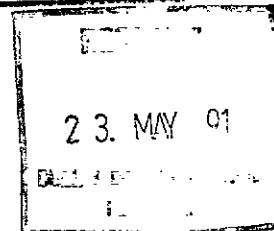
4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax (01) 61 99 97
The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

For the Attention of:
Building Control Section,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1

91A/0072
1.32.0



91A/0072



21st May 1991

REG REF: BBL/820/91

2 two storey houses between 57 and 59 Cappaghmore Estate Clondalkin for Mr. George Buffini

Dear Sirs,

Further to our receipt of a Notice of Disapproval in respect of the above mentioned Building Byelaw Application, please find enclosed the revised application, which is submitted herewith for your approval.

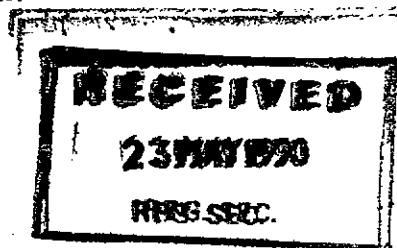
With regard to the reasons for Disapproval we would ask you to note as follows:

- (1) The applicant has consulted the record drawings of the Sanitary Services Dept. of Dublin County Council, and we submit herewith revised plans, showing the separate connections to the surface and foul sewers existing in the Estate.
- (2) The submitted cross-section is marked to a scale of 1:50; for clarity we have appended a number of the critical dimensions.
- (3) The elevational drawings have been amended to clearly indicate the extent and nature of the opening sections in the windows.
- (4) Both the submitted Outline Specification and the notation on the cross-section indicate the nature of the wall construction. We have appended additional notation to the sectional drawings to further clarify this point.

Having regard to these amendments, we trust that the planning authority can now give an expeditious and favourable consideration to this re-application. If there are any further queries regard this matter, please contact the writer.

Yours faithfully,

David McHugh



McHUGH O COFAIGH

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

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

BYE LAW APPLICATION

REC. No. 'N' 39406

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

£30.00

Received this 23rd day of May 1991

from D. McHugh & E. O'Leary
4 Mount Street Ennis 0072

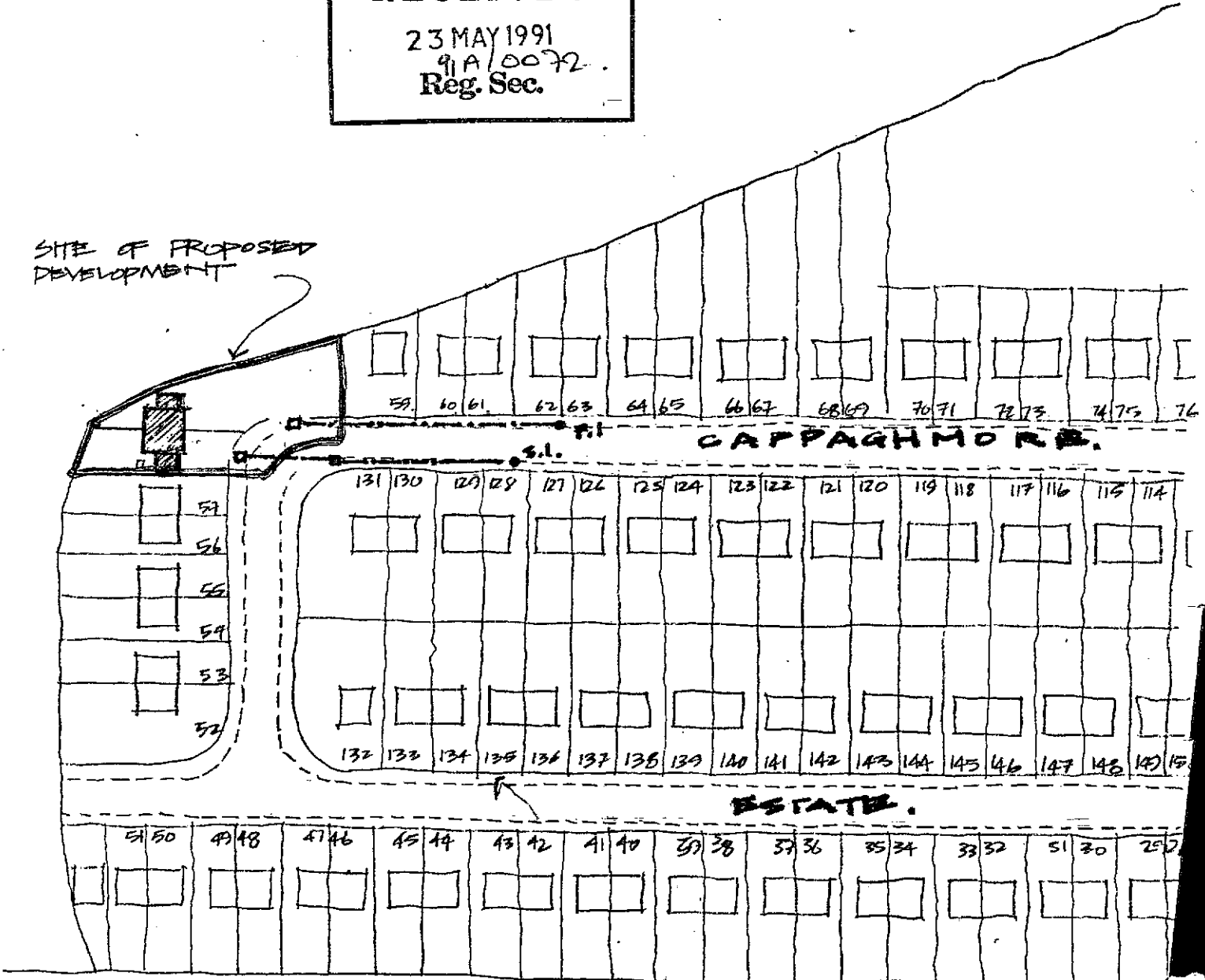
the sum of thirty Pounds
Pence, being fee for

bye-law application at 57-2 59
Cappaghmore Estate
Moeles Doane Cashier

S. CAREY
Principal Officer Class B

RECEIVED
 23 MAY 1991
 91A/0072
 Reg. Sec.

SITE OF PROPOSED DEVELOPMENT



LOCATION MAP SCALE 1:1000 DATE JAN 1991 HB 9101
 MCHUGH O'CAIRCH ARCHITECTS 4 MOUNT STREET CREW. DC
 TEL. (767033)



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

Decision Order Number : P/ 1204 /91 Date of Decision : 20th March 1991
Register Reference : 91A/0072 Date Received : 25th January 1991
Applicant : Mr. George Buffini,
Development : 2 two-storey semi-detached houses on vacant site
 between
Location : 57 & 59 Cappaghmore Estate, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 25.01.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The proposed development is located on a restricted site at Cappaghmore Estate. The proposed rear garden of the northernmost house does not comply with County Development Plan Standards regulating private open space around dwellings, (para. 3.8.3). The applicant is requested to submit any proposals he may have which would improve this situation.
- 02 Lodged plans indicate a combined surface water and foul sewer serving the proposed development. The Council's Sanitary Services Department regard this as unacceptable. The applicants are requested to submit a revised proposals providing for separate drainage. The applicant is requested to consult with the Council's Sanitary Services Department in this regard.

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

Yours faithfully,

Rose Keenan

PRINCIPAL OFFICER

Date : 20/3/91

McHugh O'Cofoigh, ARchs.,
4, Mount Street Cres.,
Dublin 2.

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/0072

Date : 26th January 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 two-storey semi-detached houses on vacant site
between

LOCATION : 57 & 59 Cappaghmore Estate, Clondalkin

APPLICANT : Mr. George Buffini,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

McHugh O'Cofoigh, ARchs.,
4, Mount Street Cres.,
Dublin 2.

17/15



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 BETWEEN SITES 57 AND 59 CAPPAGHMORE
(If none, give description sufficient to identify) ESTATE, LONDALKIN, DUBLIN 22.

3. Name of applicant (Principal not Agent) GEORGE BUFFINI, Building Contractor
Address 71 ST. JOHN'S WOOD, LONDALKIN, DUBLIN 22 Tel. No. _____

4. Name and address of MCHUGH O'LOFAIGH ARCHITECTS
person or firm responsible for preparation of drawings 4 MOUNT STREET CRES., D.2. Tel. No. 767033

5. Name and address to which MCHUGH O'LOFAIGH, ARCHITECTS
notifications should be sent 4 MOUNT STREET CRESCENT, DUBLIN 2. **110 N28752**

6. Brief description of proposed development 2 SEMI-DETACHED HOUSES

7. Method of drainage MAINS 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 or use when last used. N/A

(b) Proposed use of each floor N/A

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

Irish
Press
25/1/91

11. (a) Area of Site approx 600 Sq. m.

(b) Floor area of proposed development approx 241 Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: IT IS THE PRACTICE OF THIS OFFICE TO TAKE ACCOUNT OF THE PROPOSED BUILDING REGULATIONS BUT THIS IS NOT TO BE TAKEN AS A GUARANTEE THAT THE REGULATIONS HAVE BEEN COMPLIED WITH IN EVERY RESPECT IN THIS DEVELOPMENT.

15. List of documents enclosed with application. 4 COPIES LOCATION MAP, 4 COPIES OUTLINE SPECIFICATION, 4 COPIES D.M.C. NOS. 9101/01 TO 9101/08 INCLUSIVE, COVER LETTER

DUBLIN permission sought for 2 two storey semi detached houses on vacant site between sites 57 and 59 Cappaghmore Estate, Londalkin, for G. Buffini

1 FEE, COPY NEWSPAPER NOTICE, COMPLETED APPLICATION FORM

16. Gross floor space of proposed development (See back) 241 Sq. m.

No of dwellings proposed (if any) 2 Class(es) of Development 1

Fee Payable £174-00 Basis of Calculation £32 x 2 + £55 x 2 = £174.00

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

Signature of Applicant (or his Agent) G. J. Buffini Date 25/1/1991

Application Type P/BBL

Register Reference 91A/0072

Amount Received £ 237.4

Receipt No _____

Date _____

FOR OFFICE USE ONLY

RECEIVED
25 JAN 1991
REG. SEC.

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

BUILDING BYE-LAW 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 ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each (min. £70.00)
C	Building — Office/Commercial Purposes	£3.50 per m ²
D	Agricultural Buildings/Structures	£1.00 per m ² 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 ÁTHA CLIATH

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. 31092

CASH

CHEQUE

M.O.

B.L.

I.T.

£64.00

Received this

25th

day of

January

1991

from

G. J. Buffini

71 St. Johns Wood

Wondalkin

the sum of

sixty four

Pounds

Pence, being

two for

plain application at 57 x 59

Caradmore Estate

Nobber Doane

Cashier

S. CAREY
Principal Officer

Class 1 x 2

M C H U G H O C O F A I G H
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax
(01) 61 99 97

The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

For the attention of :

Mr. Peter Byrne,
Planning Officer,
Dublin County Council,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 2

25th January 1991

**Application for Planning Permission for 2 Semi Detached Houses between 57 and 59
Cappaghmore Estate Clondalkin, D.22**

Dear Mr. Byrne,

Further to our recent meeting in respect of the above, and your subsequent meeting with our client Mr. Buffini, on behalf of my client I am to apply for planning permission for the above and I enclose herewith:-

- Newspaper notice ex Irish Press;
- Completed planning applications form;
- Cheque for the planning fee due to you;
- 4c copies of my drawings no.
- 4 copies outline specification;
- 4 copies location plan.

From our discussions you will note that there is planning permission and building byelaw approval for one detached house on this site (Reg.ref.XA 278 and BBL/1326/1982).

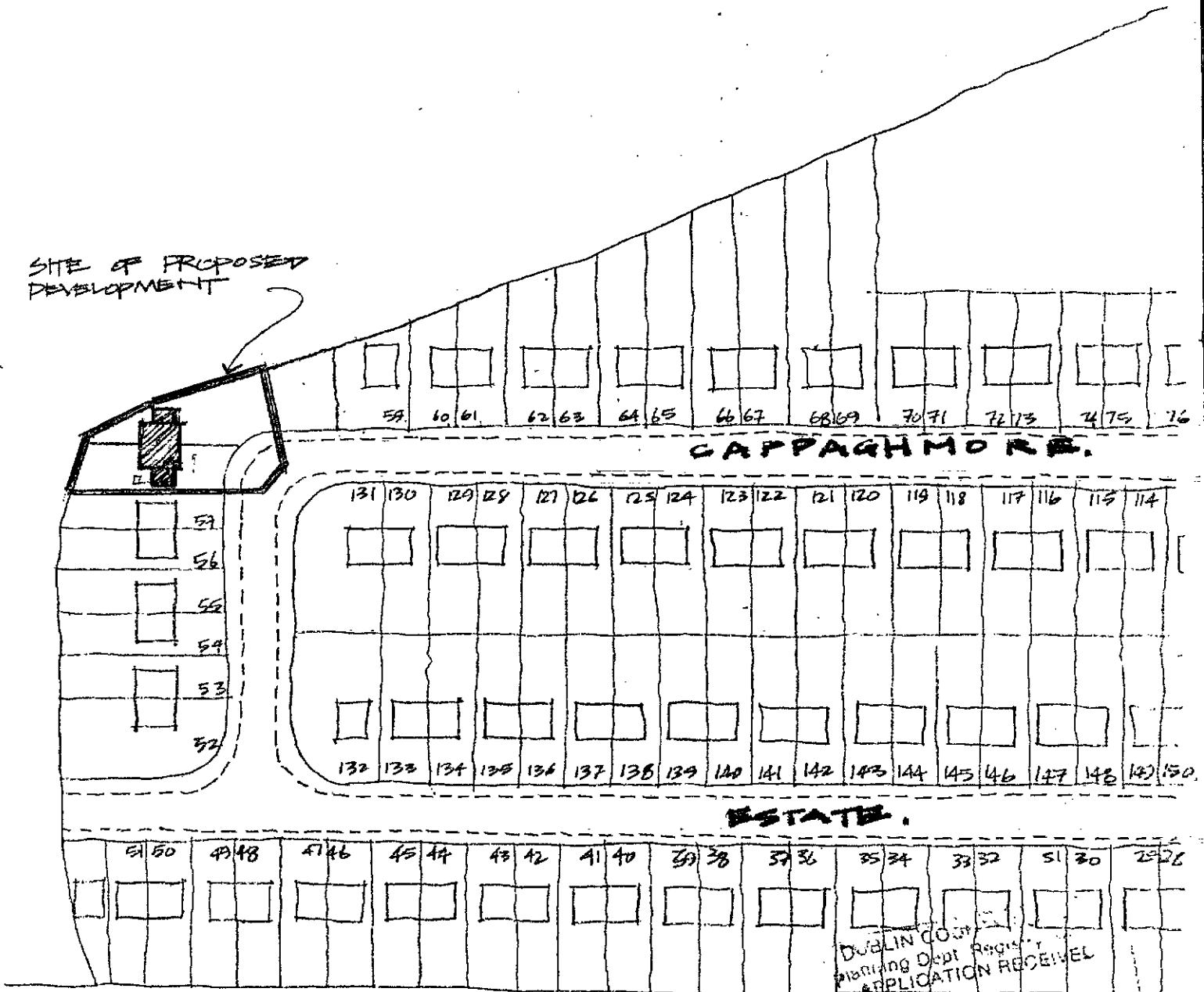
I await your acknowledgement of receipt of this application and, in due course, your decision on the application.

Yours faithfully,



MC HUGH O COFAIGH

SITE OF PROPOSED DEVELOPMENT



DUBLIN COUNTY
 Planning Dept. Registry
 APPLICATION RECEIVED

25 JAN 1991

REG No.
 APPLICATION TYPE O/P/A/BBL
 No. L.D.S.

LOCATION MAP SCALE 1:1000 DATE JAN 1991 Loc. 9/01
 MCHUGH O'CEAIGH ARCHITECTS 4 MOUNT STREET CREB. DC
 TEL. (767033)

M C H U G H O C O F A I G H
ARCHITECTS AND INTERIOR DESIGNERS

4 Mount Street Crescent, Dublin 2, Ireland Telephone (01) 61 01 85 Telefax
(01) 61 99 97
The Bullring, Wexford, Ireland Telephone (053) 2 26 01 Telefax (053) 2 26 01

OUTLINE SPECIFICATION

of work to be done and materials to be used

in the construction of

2 SEMI DETACHED HOUSES

at the site

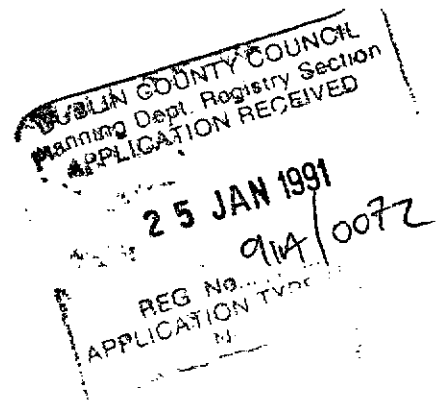
BETWEEN 57 and 59 CAPPAGHMORE ESTATE

CLONDALKIN, DUBLIN 22.

for

Mr. George Buffini,
71 St. Johns Wood,
Clondalkin
Dublin 22

January 1991



EXCAVATION: Excavate out for the foundations and drains to the depths and widths shown on drawings. Strip the site over the entire area of the building to an average depth of 9 inches to remove the topsoil. Regrade over the remaining area of the site.

FOUNDATIONS: Pour concrete footings to the depths and widths shown on the drawings. Foundation cuttings must be kept dry free from lodged water and support sides where necessary.

CONCRETE SUBFLOOR: Lay concrete subfloors 5 inches thick on sand blinded hardcore base minimum depth 6 inches.

D.P.C.: Lay 1000gauge Visqueen d.p.m. under all slabs, to all walls at 6 in. over ext, ground level, over lintols under cills at all jambs, and under wallplates.

EXTERNAL WALLS: External walls shall be insulated cavity constructed, with 4 in. brick/plastered block outer leaf, 2 in. cavity, 2 in. cavity insulation, and 4 in. plastered block internal leaf. The two leaves shall be satisfactorily tied by means of approved cavity wall ties at recommended spacings.

INTERNAL WALLS: Internal walls shall be constructed in 4½ in. solid concrete blocked, plastered, or 4 in. timber stud partitions as indicated on the drawings.

Lintols: Place precast prestressed concrete lintols over all opes in block walls.

CILLS: Provide precast fair finished concrete cills to all windows. Cills shall be raised weathered rebated and throated, project 3 in. from the face of the wall and be laid on d.p.c. filled out on a mortar bed.

TIMBER: All the timber shall be sound dry seasoned and free from sap, large and loose knots, waness and other defects.

SPACING AND SIZING : All timbers shall be of the sizes and at the spacings described on the drawings.

FLOORING: Flooring throughout shall be ¾ in. red deal t&g boarding as shown on the drawings.

WINDOWS and DOORS: All joinery shall be first quality red or white deal. Windows are rebated casement opening. Internal doors shall be 2 in. nom. flush panel hung with 4 in. steel butt hinges, one pair.

ROOF TILING: Roof tiles shall be selected profiled concrete roof tiles, laid in accordance with the manufacturers recommendations.

INTERNAL FINISHES: Internal walls throughout to be hardwall plaster finished, to receive emulsion paint or wallpaper as selected.

EXTERNAL FINISHES: Finish walls externally with selected concrete facing brick or Tyrolean dash render as indicated on the drawings.

PAINTING: Paint all timber internal and external with 3 no. coats first quality paint to approved colour scheme - 2 no. under coats & one finish coat. A timber to be knotted, stopped; and primed before painting.

GLAZING: Carry out the glazing to all doors and windows in 32 oz. clear polished plate glass.

WATER SUPPLY : Provide for installation of cold water supply and storage in accordance with the regulations of the local authority. Make connection with existing mains in the adjoining road. The execution of all plumbing work to be in accordance with best plumbing practice and the relevant I.S.S?

ELECTRICAL: Install complete electrical layout in accordance with the rules and regulations of the E.S.B.