

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/391

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

Letter No.: 181

Ray Cotter, Secretary,
Newlands Residents Association Ltd., Tel.: (01) 724755
6 Newlands Drive, Fax.: (01) 724896
Clondalkin,
Dublin 22.

16 May 1991

Re: Proposed 24 no. semi-detached 2 storey houses at Knockmeenagh Road, Clondalkin for Oakleaf Construction Ltd.

Date of decision to refuse permission 15th May, 1991 subject to 3 reasons.

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,

L. D.
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 refuse 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.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/391

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

Letter No.: 237

Daniel Sherry,
1 Newlands Avenue,
Clondalkin,
Dublin 22.

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

16 May 1991

Re: Proposed 24 no. semi-detached 2 storey houses at Knockmeenagh Road, Clondalkin for Oakleaf Construction Ltd.

Date of decision to refuse permission 15th May, 1991 subject to 3 reasons.

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Dublin County Council,
Planning Department
Block No. 2.
Irish Life Centre
No. Abbey St.
Dublin 1.

Daniel Sherry
No. 1, Newlands Avenue
Clonsilla
Dublin 22.
Date 27/4/1991

91A/0391

237

Objections Against Planning Application for Housing
Development at Knockmeenagh Lane Clonsilla, for Oakleaf Construction
Ltd. Register Reference 91A/0391

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
1 APR 1991

Dear Sir / Madam

I wish to object against the above
Application on the following grounds.

1. The Access Road to the site, Knockmeenagh Lane, is only
Five Metres Wide at its junction with Newlands Avenue,
This is a "Blind Corner" and there is no footpath.
The Developer shows the width of the lane as Six Metres
on the Plans. This is not correct. As I am the
owner of the land on the South Side of Knockmeenagh Lane,
From Newlands Avenue, to the Boundary of the Proposed Development,
and my property is right to the edge of the lane.
And I am not willing to allow any development on
my property.
2. Traffic from the Proposed Development would have to
travel through Newlands Estate and this would be
Injurious to Residential Amenities of the Existing Residents
and would be likely to cause Traffic Hazard.
3. It appears likely that Co. Co. May Block Access to Neas Road
from New Road in the future Road Plans. This would mean
that the Proposed Development would become a "Backland" with no
Access to Neas Road, Except Via Newlands Estate & Bunderbrook
Estate and Booth Road.
4. The Rear Garden of site no. 1. on the Plans does not
appear to be 35 ft Long.
5. In all Previous Applications for this site the Minister
Board Planning & Planning Authority stated that Access was to
be from Monastry Road Only.

Yours Sincerely
Daniel Sherry

Newlands Residents Association Ltd

PLANNING DEPARTMENT
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1.

15 APR 91

6 NEWLANDS DRIVE,
CLONDAWKIN,
DUBLIN 22
11th April 1990

REG REF: 91A/0391 OAKLEAF CONSTRUCTION LTD

[Signature]
17/4

OBJE

Dear Sir / Madam,

With reference to the above planning application our association wishes to object on the following grounds

1. **TRAFFIC DENSITY.** This development would create additional traffic which would further frustrate an already difficult traffic situation in the area.
2. **ROAD NETWORK.** The road network is inadequate as the road to the entrance of the proposed site would not be the standard width.
3. **PUBLIC SERVICES.** This development would cause further pressure on already inadequate public services in the area.
4. The number of houses i.e. 24 for this development is too great for the actual site.

Yours faithfully
Roy Catter
Secretary

REF: 91A/0391



CERTIFICATE NO: 24636

PROPOSAL: 24 houses
LOCATION: Knockmannagh Road Newlands Cross, Cong
APPLICANT: OAKleaf Construction Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€332	4768	4768	—		
	€216					
	€500 per sq ft increase of 200sq ft. 200					
metres	€21.75 per sq ft 200					
x .1 feet.	€225 per .1 feet. 10					
x .1 feet.	€225 per .1 feet. 10					
x .1 feet.	€225 per .1 feet. 10					
x 100sq ft	€225 per 100 sq ft. 10					
x 1,000sq ft	€225 per 1,000 sq ft. 10					
x .1 feet.	€225 per .1 feet. 10					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified Signed:  Grade:  Date: 22/8/91

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

SS only

Register Reference : 91A/0391

Date : 3rd April 1991

Development : 24 no. semi-detached 2 storey houses.

LOCATION : Knockmeenagh Road, Clondalkin.

Applicant : Oakleaf Construction Ltd.

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 19th March 1991

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

Yours faithfully,

Paul Galvin
 DUBLIN Co. COUNCIL
 SANITARY SERVICE
 PRINCIPAL OFFICER
 - 1 JUL 1991
 Returned *[Signature]*

DUBLIN Co. COUNCIL
 11 APR 1991
 SAN SERVICES

Date received in sanitary services

FOUL SEWER

For official information.

- 1. Drainage details are inadequate. Applicant must lodge full drainage details including long sections through main sewer indicating clearly — pipe sizes, gradients, invert levels and ground levels.*
- 2. According to our records the outfall pipes (existing) are not in the charge of Dublin Co Council. Applicant must lodge permission to connect to them. Applicant must also demonstrate that they have been laid to the satisfaction of Engineering Services.*

SURFACE WATER

As per last.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 02.07.91
 Time 4.15

E. J. Galvin 14/6/91.

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

*J.P.
19/6/91*

N.F. BBL

Register Reference : 91A/0391

Date : 3rd April 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY

~~Request for Registration~~
~~Submitted~~ ~~insufficient information~~
insufficient information to
deal with the file
No water main layout
submitted
It is not possible to deal with this file
No water main layout submitted.
16/4/91

.....
ENDORSED _____

DATE _____

[Handwritten signature]

[Handwritten signature]
17/4/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date.....02.07.91.....
Time.....4.10.....



Bosca 174
P. O. Box 174
5 Rae Gardinar,
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. PP 69
Your Ref. 10/4/1991
Date

MG

Re: Housing at Knockmeenagh Road, Clondalkin
Reg. Ref. 91A/0391

With reference to this application, the Parks Departments comments are;

1. The public open space layout as per drawing No. 3890 11B dated September 1990 is acceptable to the Parks Department and the area should be fenced off and not used as a site compound or for disposal of spoil.
2. The applicants should clarify the designation of the land surrounding Consolidated Pumps Limited, and state what measures will be taken to ensure that they are maintained on a regular basis and do not become a derelict area.
3. A landscape plan with full works specifications, bill of quantities including details of maintenance to be submitted and agreed with the County Council prior to the commencement of development to include, regrading, drainage, topsoiling, seeding, tree and shrub planting protected by temporary fencing. Alternatively a financial contribution of £300 per house to be provided towards open space development on a phased basis with the development levy.
4. A scheme of street tree planting to be submitted and agreed with the County Council prior to the commencement of development.

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	<i>10/4/91</i>
Time	<i>5.00</i>

p/2086/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0391

Date Received : 19th March 1991

Correspondence : The Ambrose Kelly Group,
Name and : Fleming Court,
Address : Flemings Place,
Dublin 4.

Development : 24 no. semi-detached 2 storey houses.

Location : Knockmeenagh Road, Clondalkin.

Applicant : Oakleaf Construction Ltd.

App. Type : Permission

Zoning : Z

(MG/DK)

Report of the Dublin Planning Officer dated 8th May, 1991.

This is an application for permission for 24 no. houses on lands at Knockmeenagh Road, Newlands, Clondalkin for Oakleaf Construction Ltd.

The proposed site which has an area of 2.4 acres is located in an area zoned 'E' - "to provide for industrial and related uses" in the Dublin County Development Plan, 1983. The proposed development contravenes this zoning objective but is not considered a material contravention of the County Development Plan. The site backs onto the established residential area of Newlands Estate to the west. It adjoins an area of public open space in this estate to the southwest. The site is defined by Knockmeenagh Road and the premises of Consolidated Pumps Ltd. to the north side and existing mature hedgerows to its west and south side.

The proposed site has access onto Knockmeenagh Road, an existing residential road. Knockmeenagh Road narrows considerably along the frontage to the site, i.e. to c. 4-5 metres.

Reg. Ref. No. 90A-1206 refers to a recent application for a housing development comprising 24 no. units at this location. This application was withdrawn by the applicants on 12th March, 1991, after the applicants were unable to provide a satisfactory access arrangement on the narrow portion of Knockmeenagh Road adjoining the site.

Roads Department report on that application recommended a refusal of permission on the basis that the proposed development would lead to increased levels of traffic at Knockmeenagh Road which is severely substandard in both cross section and alignment and would result in a traffic hazard.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0391

Page No: 0002

Location: Knockmeenagh Road, Clondalkin.

Under Reg. Ref. No. 90A-1206 the applicants were requested to submit additional information regarding (1) the location of public open space (2) the provision of front and rear garden lengths to development plan standards (3) the improvement of the access arrangements to the site. The applicants replied by relocating the open space to the southwest of the site to integrate it with that existing at the adjoining Newlands Estate. Drawings lodged as additional information identified rear and front garden dimensions. The applicants also indicated that they were negotiating the purchase of a cottage on Knockmeenagh Road to improve access at that location.

The current application provides for a housing layout similar to that proposed under Reg. Ref. No. 90A-1206. The area of open space is located to the southwest of the site to integrate it with that existing in the adjoining Newlands Estate. Lodged plans provide for 24 no. hipped roof houses with brick finish to the front facade.

Lodged plans provide for an access road along the boundary with the Consolidated Pumps factory site. The area between the access road and the factory site is to be landscaped. Drawing submitted (scale 1:250) indicates rear garden lengths of 10.66 metres for the majority of houses. It is noted that house no. 1 has a rear garden length of 10.66 metres at its longest part only.

Lodged plans indicate the provision of footpaths along the front boundary to the site and also to the west of the site on Knockmeenagh Road. This footpath varies in width from 0.5 metres (adjoining the side boundary with No. 1, Newlands Park) to c. 1.5 metres at the boundary to the site. Such a variation in footpath width is considered unsatisfactory and not conducive to pedestrian safety.

Lodged plans indicate road measurements immediately to the west of the subject site adjoining the aforementioned cottage. Measurements were taken on site. The metalled portion of the road at the eastern end of the cottage is c. 4.5 metres and not the 6 metres indicated on drawings. Further west the distance from the boundary hedge at the cottage to the side boundary wall at 1, Newlands Park is only 5.5 metres and not the 6.2 metres shown on the drawing.

Roads Department report on this application noted that the site access is located on a blind bend on Knockmeenagh Road which is very restricted. Report notes that the carriageway is only 4.5 metres and not the 6 metres shown on drawings. (It is noted that the Roads Department Engineer was on site with the applicants to measure the Knockmeenagh Road).

Report also notes that the Knockmeenagh Road serves an existing factory and is substandard in width and alignment eastwards from the bend. This report comments on the fact that the previous application was withdrawn when

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0391

Page No: 0003

Location: Knockmeenagh Road, Clondalkin.

the applicants were unable to improve the bend to an acceptable standard. Roads report states that the removal of the nearby cottage would be required to remove this bend. This cottage is outside the applicants control.

Roads Department recommends refusal on the basis that inter alia the proposed development would lead to increased traffic on a substandard road and would endanger public safety by reason of a traffic hazard.

Sanitary Services report not received.

There have been two objections to the proposed housing development (from local residents). These objections refer to (i) the likely increase in traffic generated by the development through the Newlands Estate, (ii) the inadequate road network serving the area, (iii) incorrect road measurements indicated on drawings, (iv) inadequate rear garden lengths at site no. 1, (v) effect on public services, and (vi) housing density.

In summary, the proposed development is located in an area zoned for industry. As stated housing development is open for consideration in such a zone. As such it contravenes the zoning objective but is not regarded as constituting a material contravention of the Development Plan.

As the proposed site is located adjacent to established housing areas its use for residential purposes is regarded as generally acceptable. However, given the inadequacy of the adjoining road network such a proposal can only be regarded as premature at this time.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following () reasons:-

REASONS FOR REFUSAL

- 01 The proposal would lead to increased traffic on the adjoining public road which is very substandard in cross section immediately west of the site and would thereby endanger public safety by reason of a traffic hazard.
- 02 The proposal would lead to increased traffic on the adjoining public road which is severely substandard in horizontal alignment and sight distance and would endanger public safety by reason of a traffic hazard.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0391

Page No: 0004

Location: Knockmeenagh Road, Clondalkin.

03 The proposal would render the road network unsuitable to carry the increased road traffic likely to result from the proposed development. *In order to improve the bend in the existing road adjoining these lands it would be necessary to remove the cottage to the west of the site. As this cottage is not in applicant's ownership the proposed development is considered to be premature*

MS

[Signature]
.....
for Dublin Planning officer

[Signature]
Endorsed:.....
for Principal Officer

MS

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (3) reasons set out above is hereby made.

Dated : *15 May 1991* *[Signature]*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/391.
LOCATION: Knockmeenagh Rd, Clondalkin.
APPLICANT: Oakleaf Construction Ltd.
PROPOSAL: 24 no. semi-detached 2 storey houses.
DATE LODGED: 19.3.91.

The site access is close to a blind bend on Knockmeenagh Road, which is very restricted, as the carriageway width is only 4.5 metres (not 6m as shown on drawing). There are no verges or footpath at this point and a private hedge on the edge of carriageway on front of the house on the west side of bend.

Knockmeenagh road also serves a factory and is very substandard in width and alignment eastwards from the bend. There is a one way system in operation further eastwards on the road to serve a housing development. (Traffic flow in a westerly direction only).

A previous application was withdrawn on 12.3.91 as the applicant was unable to improve the bend to an acceptable standard.

In order to improve the bend it would be necessary to remove the cottage to the west of the site, which is outside the applicant's ownership. This application should be refused for the following reasons:-

1. The proposal would lead to increased traffic on the adjoining public road which is very substandard in cross section immediately west of the site and would thereby endanger public safety by reason of a traffic hazard.
2. The proposal would lead to increased traffic on the adjoining public road which is severely substandard in horizontal alignment and sight distance and would endanger public safety by reason of a traffic hazard.
3. The proposal would render the road network unsuitable to carry the increased road traffic likely to result from the proposed development.

TR/BMcC
23.4.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	30/4/91
Time	3.42

SIGNED: Jana Ryan

ENDORSED: G.P. K

DATE: 24/4/91

DATE: 24/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/391.
 LOCATION: Knockmeenagh Rd, Clondalkin.
 APPLICANT: Oakleaf Construction Ltd. mg
 PROPOSAL: 24 no. semi-detached 2 storey houses.
 DATE LODGED: 19.3.91.

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2. The proposal would lead to increased traffic on the adjoining public road which is severely substandard in horizontal alignment and sight distance and would endanger public safety by reason of a traffic hazard.
3. The proposal would render the road network unsuitable to carry the increased road traffic likely to result from the proposed development.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC.	
Date	24/4/91
Time	3.30

T. 100
 24.4.91

SIGNED: *Irish Paper*

ENDORSED: *G.P. K*

DATE: 24/4/91

DATE: 24/4/91

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ PERMISSION: ~~PERMISSION~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To The Ambrose Kelly Group, Register Reference No. 91A-0391
Fleming Court, Planning Control No.
Flemings Place, Application Received 19.03.1991
Dublin 4. Additional Information Received.....
Applicant Oakleaf Construction Ltd.

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, P/ 2088/91 dated 15.05.1991 decided to refuse:

~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For 24 no. semi-detached 2 storey houses at Knockmeenagh Road, Clondalkin.

for the following reasons:

1. The proposal would lead to increased traffic on the adjoining public road which is very substandard in cross section immediately west of the site and would thereby endanger public safety by reason of a traffic hazard.
2. The proposal would lead to increased traffic on the adjoining public road which is severely substandard in horizontal alignment and sight distance and would endanger public safety by reason of a traffic hazard.
3. The proposal would render the road network unsuitable to carry the increased road traffic likely to result from the proposed development. In order to improve the bend in the existing road adjoining these lands it would be necessary to remove the cottage to the west of the site. As this cottage is not in applicants ownership the proposed development is considered to be premature.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

18th May, 1991.

Date

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ PERMISSION: ~~PERMISSION~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To The Ambrose Kelly Group, Register Reference No. 91A-0391
Fleming Court, Planning Control No.
Flemings Place, Application Received 19.03.1991
Dublin 4. Additional Information Received.....
Applicant Oakleaf Construction Ltd.

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, P/ 2086/91 dated 15.05.1991 decided to refuse:


~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For 24 no. semi-detached 2 storey houses at Knockmeenagh Road, Clondalkin.

for the following reasons:

1. The proposal would lead to increased traffic on the adjoining public road which is very substandard in cross section immediately west of the site and would thereby endanger public safety by reason of a traffic hazard.
2. The proposal would lead to increased traffic on the adjoining public road which is severely substandard in horizontal alignment and sight distance and would endanger public safety by reason of a traffic hazard.
3. The proposal would render the road network unsuitable to carry the increased road traffic likely to result from the proposed development. In order to improve the bend in the existing road adjoining these lands it would be necessary to remove the cottage to the west of the site. As this cottage is not in applicants ownership the proposed development is considered to be premature.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

Date 15th May, 1991.

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty 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 £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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/0391

Date : 20th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : 24 no. semi-detached 2 storey houses.

LOCATION : Knockmeenagh Road, Clondalkin.

APPLICANT : Oakleaf Construction Ltd.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 19th March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

The Ambrose Kelly Group,
Fleming Court,
Flemings Place,
Dublin 4.



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 Knockmeenagh Road, Newlands Cross, Clondalkin, Dublin 22.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Larry O'Mahony, Oakleaf Construction Limited
Address 29-30 Dawson Street, Dublin 2. Tel. No. 764193

4. Name and address of The Ambrose Kelly Group, Fleming Court, Flemings Place, Dublin 4
person or firm responsible for preparation of drawings Tel. No. 607511

5. Name and address to which The Ambrose Kelly Group, Fleming Court, Flemings Place
notifications should be sent Dublin 4.

6. Brief description of proposed development Housing Development of 24 no. 3bedroom houses.

7. Method of drainage To exist. 8. Source of Water Supply To exist.

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

16/3/91

11(a) Area of Site 2.40 ACRES Sq. m.

(b) Floor area of proposed development Each House 113.8 sq m 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.) Freehold

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:
We have taken the Draft Building Regulations into account.

15.List of documents enclosed with 4 copies of Drawing no. 3890 - 02A, 04, 11B
4 copies of outline specification, 1 copy of newspaper advertisement
Cheque for £768.00, Way Leave Agreement

16.Gross floor space of proposed development (See back) Each House 113.8 Sq. m.

No of dwellings proposed (if any) 24 No Class(es) of Development No. 1

Fee Payable £ 768.00 Basis of Calculation 24 x £32.00 = £768.00
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Ambrose Kelly Group Date 15/3/91

Application Type P Register Reference 91A/0391 FOR OFFICE USE ONLY

Amount Received £ 21/4 Receipt No. 1.12.2

Date 19/3/91

BYE LAW APPLICATION

768 15/3 1991
N 34246

19 MAR 1991
Reg. Sec.

advert received
19/3/91

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	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

[Empty box for receipt code]

CASH

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

CHEQUE

M.O.

N 34246

B.L.

I.T.

£ 768.00

Received this

19th

day of

March

19⁹¹

from

Michael Lyons

the sum of

seven hundred and sixty eight

Pounds

Pence, being

fee for planning application at knockmeenaugh rd.

M. J. O'Shea

Cashier

S. CAREY
Principal Officer

Class 1x
24

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

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

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from

day of

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Cashier

S. CAREY
Principal Officer

a r c h i t e c t s

the ambrose kelly group

Date 19 March 1991

Our ref POH/AF/3890(007)

Your ref

ambrose kelly *chaccman*
paul keenan *B.Arch MRILA*
michael lyons *B.A. Dip.Arch*
vernon leahy *B.Arch*
stephen guard *Dip.Arch MRILA*
bernard lynch *Dip.Arch. Tech RLAI(Tech)*
patrick j reid *B.Arch MRILA*

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

DUBLIN COUNTY COUNCIL
Planning Department
APPLICATION

19 MAR 1991

REG No. 91A/0391
APPLICATION TYPE O/P/O/MAR 91
NO L D S

RE: **PROPOSED 24 NO. SEMI DETACHED
2 STOREY HOUSES AT KNOCKMEENAGH ROAD
CLONDALKIN BY OAKLEAF CONSTRUCTION LIMITED**

Dear Sirs

On Friday 15th March 1991, we submitted the above proposal for Planning Permission, we unfortunately did not include a copy of the Planning Notice as published in the Irish Press. Please find enclosed same with the Planning notice outlined in red for your attention. I am sorry for any inconvenience caused.

Yours faithfully



Pat O'Hara
THE AMBROSE KELLY GROUP

Encl.

LAND REGISTRY

COUNTY DUBLIN

FOLIO 8055

T R A N S F E R

dated the _____ day of _____ 1986.

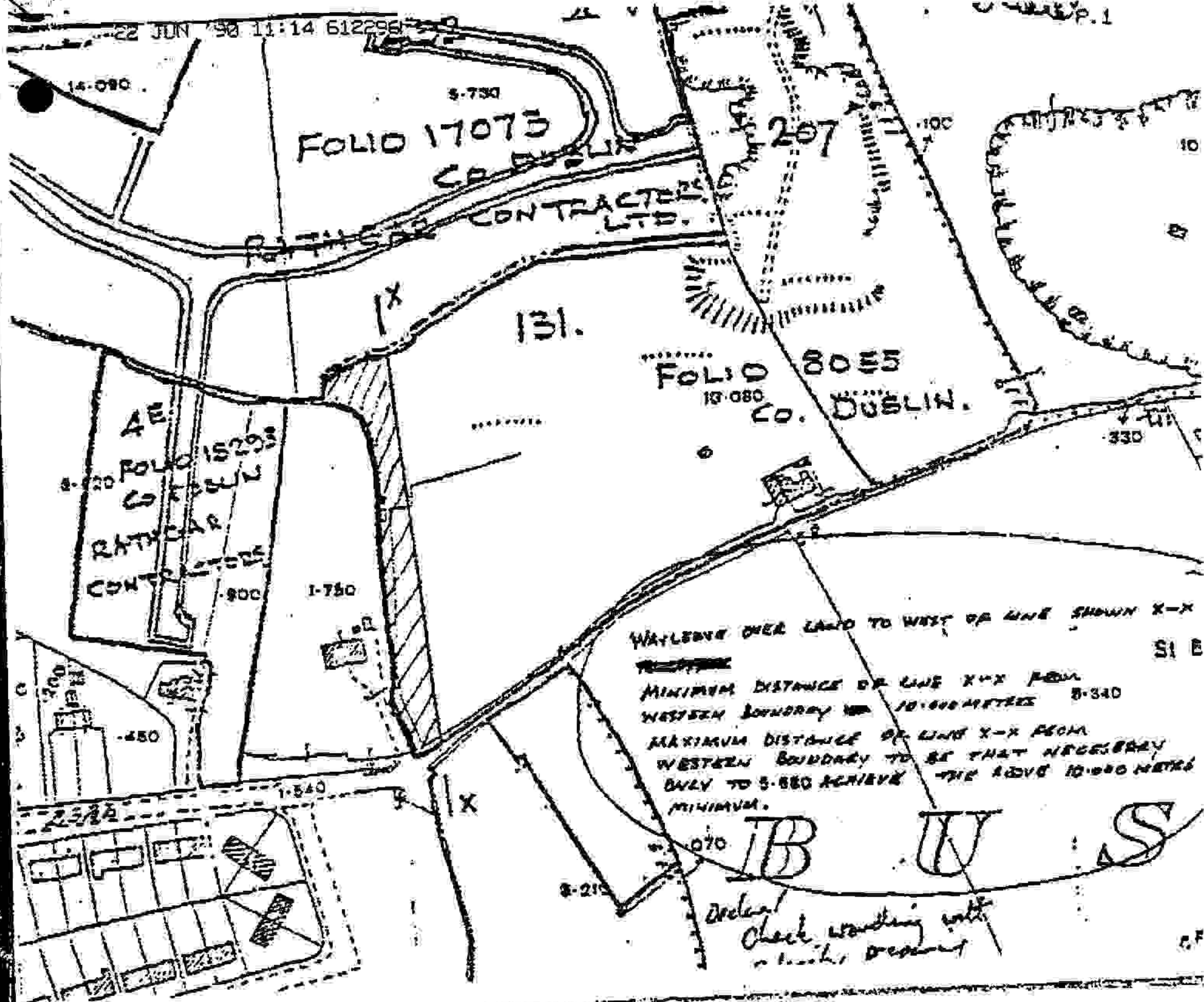
RATHGAR BUILDERS LIMITED, the Registered Owner,
HEREBY TRANSFERS all the property described in Folio 8055
 in the Register of Freeholders County of Dublin to JAMES KING, MICHAEL DELANEY, JOSEPH GALLAGHER, PAUL HAROLD and
PETER BYRNE as Joint Tenants in Fee Simple as Trustees for
 and on behalf of The Round Tower Gaelic Athletic Association
 Club (hereinafter referred to as "the Trustees") subject
 to the benefit of the Lease referred to in Paragraph 1
 hereunder and to the rights set out in Paragraph 2 hereunder

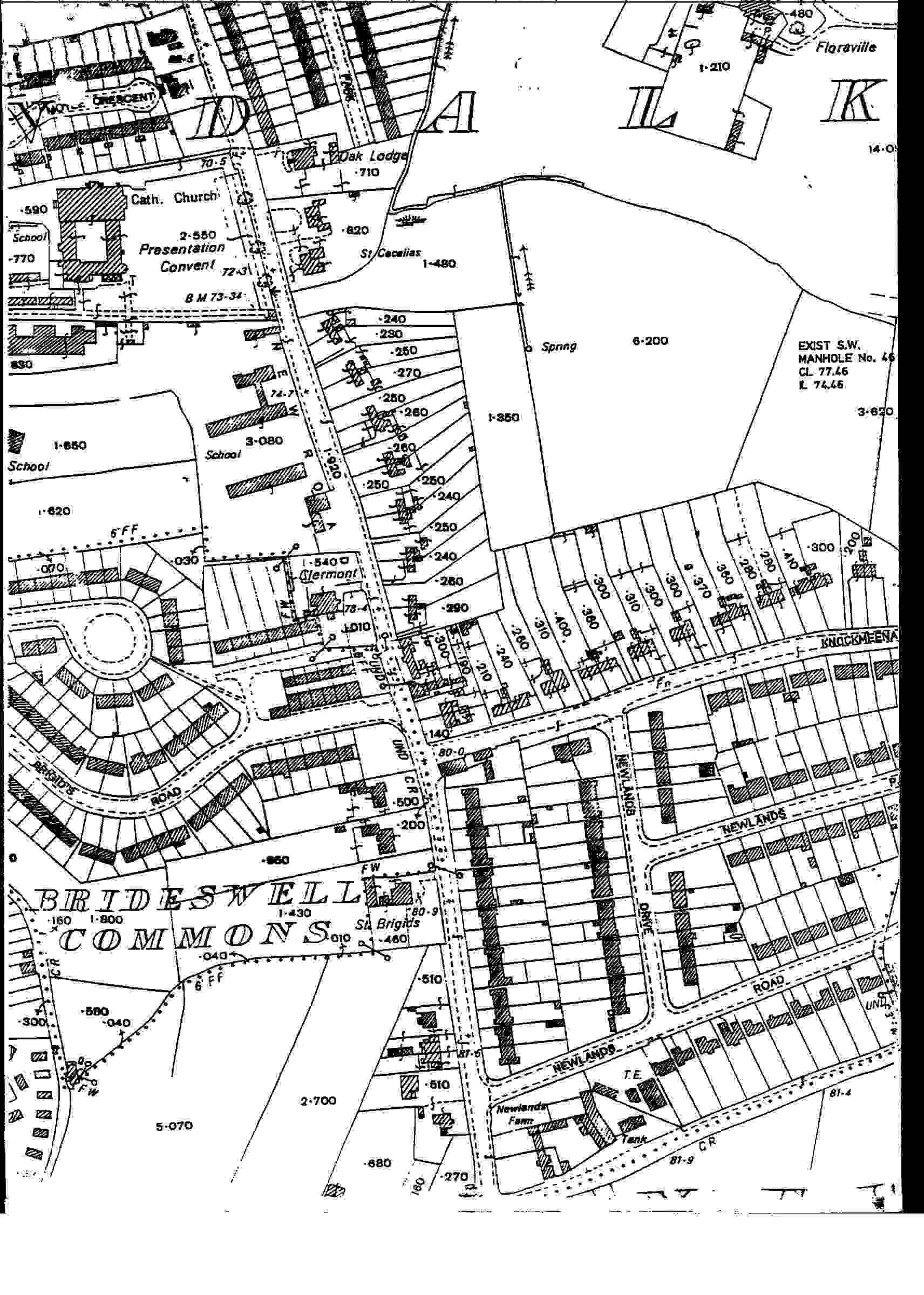
IN COUNTY DUBLIN
 V. DEPT. REGISTRY
 APPLICATION No. 191
 REG No. 91A/031
 APPLICATION TYPE 91A/031
 No L.D.

1. Indenture of Lease made the 1st day of September 1984 between John Hanlon of the one part and Seamus McGahann of the other part for the term of 999 years at the yearly rent of Ten Pounds (£10.00) payable by equal half yearly payments on the 1st of April and the 1st of October in each year and subject to the covenants and conditions therein contained and to be observed and performed.

2. (a). The right within a period of eight years from the date of these presents upon three months' notice in writing to the Trustees on a date reasonably convenient to them to enter and connect into foul and surface water drainage and water mains and gas services on the lands in sale with an area, for delineation and identification purposes only, hatched red on the copy Land Registry Map attached hereto, to the West of the line shown "X" - "X" thereon. The minimum distance of the line "X" - "X" from the western boundary of the Folio at any point is to be 10 metres and the maximum distance of the said line "X" - "X" from the western boundary at any point shall be such as may be necessary only to achieve the said minimum distance of 10 metres from the said boundary.

The said right is reserved for the benefit of lands adjoining or adjacent to the lands in sale in the ownership of Walsh Holdings Incorporated (an Associated Company of Rathgar Builders Limited) being the property comprised in





Floraville

1-210

14-0

Oak Lodge
710

Cath. Church

2-550
Presentation
Convent

St. Cecalias
1-480

B.M. 73-34

Spring
6-200

EXIST. S.W.
MANHOLE No. 46
CL. 77.46
L. 74.46

3-620

School
-770

830

School
1-650

1-620

6' FF

070

030

1-540
Slermont

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BRIDESWELL
COMMONS

160 1-800

St. Brigids
80-9
460

040

6' FF

580

040

2-700

5-070

510

87-5

510

680

270

Newlands
Farm

T.E.

Tank

81-9

81-4

NEWLANDS
DRIVE

NEWLANDS
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KNOCKMEENA

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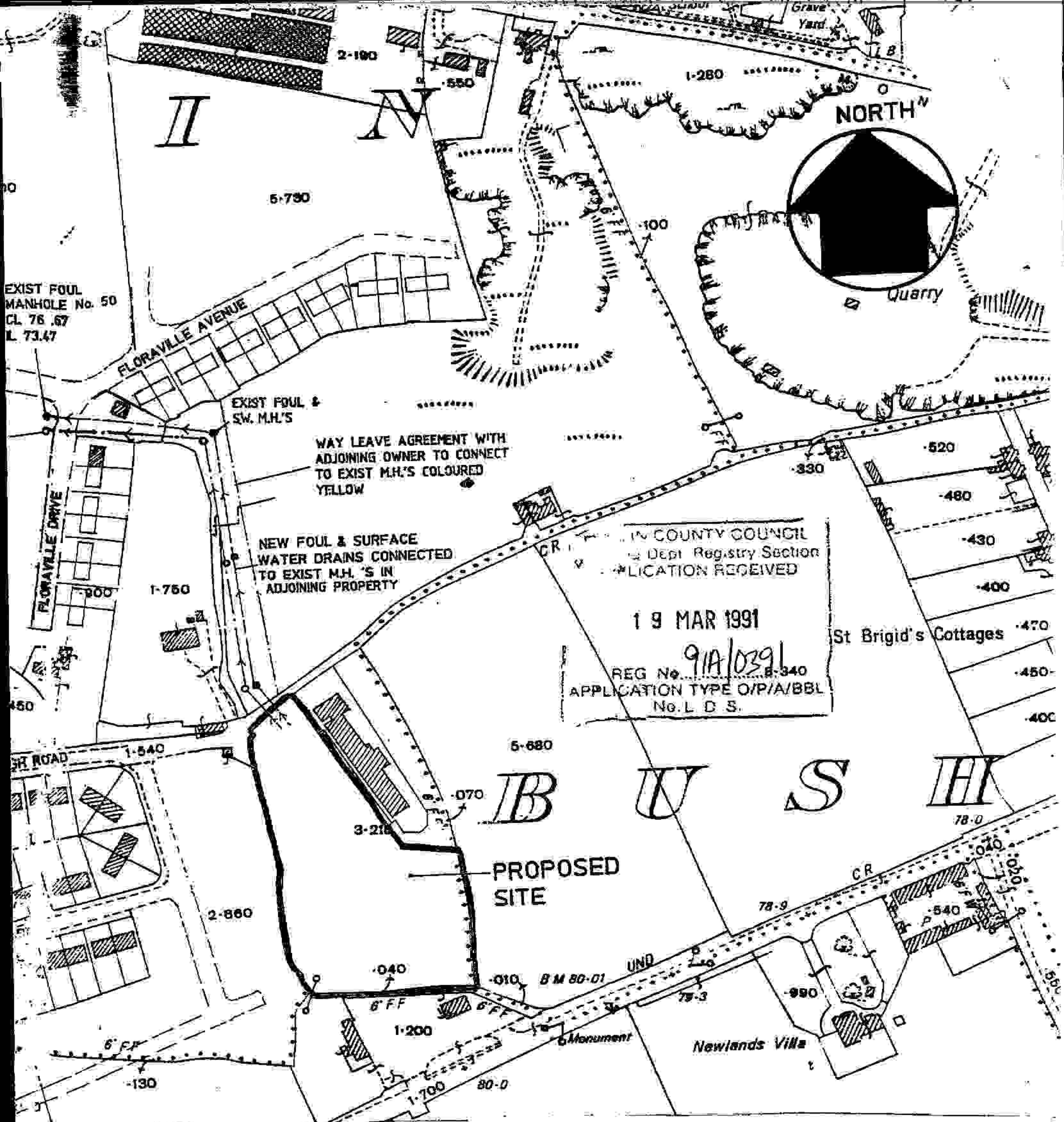
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project **PROPOSED HOUSING DEVELOPMENT AT KNOCKMEENAGH ROAD DUBLIN**

client **L O MAHONY**

title **Site location map**

drawing no **38 90 004**

drawn **POH** date **MAY 90** scale **1 2500**

architects
the ambrose kelly group

Fleming & Co. Ltd. Fleming & P. Ltd. Dublin 4
Telephone 01 6075111 Fax 01 607620

copyright reserved © 1990
O.S. REF 21 4

COUNTY COUNCIL
Planning Registry Section
CALL FOR RECEIVED

19 MAR 1991

REG No. 91A/0391
APPLICATION TYPE O/P/A/BEL
No L D S.

SPECIFICATION
OF
MATERIALS AND WORKS
TO BE CARRIED OUT
ON
HOUSING DEVELOPMENT
AT
KNOCKMEENAGH ROAD
NEWLANDS CROSS CLONDALKIN

THE AMBROSE KELLY PARTNERSHIP
FLEMING COURT
FLEMING PLACE
DUBLIN 4

22 May 1990

The Contractor shall provide a copy of any relevant Code of Practice for use by his site supervisory staff.

1.5 Samples, tests

Samples of materials, manufacturers articles and executed work shall be submitted as required to the Architect for approval before incorporation into the works and articles not so approved shall be removed, it directed by the Architect. Approval of any materials of work will not relieve the Contractor from responsibility for defects subsequently arising.

1.6 Storage

All unfixed materials shall be carefully stored in accordance with the best practice and in a suitable position on site. Manufacturers or agents recommendations regarding storage shall be strictly observed.

1.7 Stipulated manufacturers or agents

In every case where, in the specification, materials, appliances or fittings of special design, manufacturing or description, patented or otherwise, are described or the names of the manufacturers or agents are given, any departure from the specified articles of or material will only be permitted on the written authorization of the Architect and if no such authorization is obtained, the Contractor must supply the articles or materials originally specified.

1.8 Labour

Workmanship

None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the works which shall be carried out and completed in the best and most substantial manner.

1.9 Documents

The Contractor shall carefully examine the drawings, schedules and other contract documents, check all dimensions and satisfy himself as to their accuracy and that they cover and embody the work as proposed.

The Contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the Specification, provided same may reasonably be inferred there from.

If any discrepancies are discovered they must be referred to the Architect for his decision.

1.16 The Contractor shall confine his activities to the work included in the Contract and shall not allow his men to trespass into other parts of the site or onto adjacent lands unless in direct execution of work included in the Contract. In the event of any claims arising due to failure to comply with this clause the Contractor shall be held entirely responsible and shall pay any costs in connection herewith.

1.17 Use of materials found on site

Materials found by the Contractor on or adjacent to the site are not to be incorporated in the works without the prior written approval of the Architect.

1.18 Disposal of materials found on site

Materials found on site shall be disposed of in accordance with the instruction of the Architect.

1.19 Temporary name boards

The Contractor shall provide for the erection of a suitable name board in a prominent position giving the names of Town & County Investments PLC, Noonan Construction, Architects, Development Management Consultants, Engineers, Main Contractor, Sub Contractors; this board shall be erected to the Architects detail and satisfaction.

1.20 Maintenance of existing services

Protect, uphold and maintain all overground and underground services of statutory authorities or private owners, all pipes, ducts, walls, underground or overhead cables, etc. encountered during the execution of the works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith to the satisfaction of the Employer, Architect, Statutory Authorities or Private Owners.

1.21 Temporary accommodation and facilities for Employer

Contractor to have available for Site Meetings suitable temporary accommodation with adequate table area, chairs, heating, lighting and attendance as necessary.

1.22 Setting out the works

The works to be set out in agreement with and to the approval of the Architects.

1.23 Protection of Work

The Contractor is to case up and protect the work done by other tradesmen and be responsible for and make good or pay for the making good of any work which may suffer from want of such casing and protection. Cover up and protect from all injury all precast stone, wood and ornamental work. Case up all joinery mouldings.

1.24 Standard Tests

The Contractor shall make such standard tests of concrete, blockwork, steelwork and other materials we would like to install as the Architect may direct.

The costs of all on and off site tests, including that of any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete tests cubes and transporting the cubes for testing.

2. EXCAVATION AND EARTHWORK

2.1 Surface level

The term "surface level" shall mean the ground level after vegetable soil or turf has been excavated.

2.2 Levels

The existing levels of the ground shown on the drawing shall be deemed to be correct unless the Contractor brings to the notice of the Architect any discrepancies before excavation is commenced.

2.3 Earth filling

Where excavated material is described to be deposited and compacted in layers it shall be spread and levelled in 225mm layers and well rammed, watered and consolidated into a compact mass by means of a vibratory roller weighing not less than 1 tonne with a minimum of three passes running at slow speed.

2.4 Nature of Ground

Generally

The Contractor shall satisfy himself as to the nature of the ground. Basic prices are to include for removal of boulders and large stones for excavation through all hard material other than solid rock as defined in the SMM (or other materials as defined in SMM Clauses D.13.12) and also for grubbing up roots or normal obstruction met with.

2.5 Over or underground services

The Contractor is responsible for services over or under the site. It will be deemed that the Contractor will have inspected the over and/or underground services as shown on the drawings and as described elsewhere in this before submitting his tender.

2.5 The Contractor shall notify the Architect as soon as any over or underground service not shown on any drawing or described elsewhere is discovered.

2.7 Rock

The Contractor shall not proceed with any rock excavation until its nature and the extent of the excavation has been approved by the Architect. No claim for extras due to rock excavation will be considered unless the quantity to be excavated has been approved by the Architect.

3. CONCRETE WORK

3.1 General

Workmanship and material for concrete work shall comply in every respect with the requirements of the Consulting Engineers' "Specification of Structural Work".

3.2 Concreting against Excavations

Where the design of the work demands the placing of reinforced concrete against the sides of excavations without the use of formwork, the earth face in such locations shall be prevented from crumbling or washing into the concrete during placing and compaction by any efficient means and care shall be taken to maintain the correct cover to the reinforcement.

3.3 Blinding

Blinding to foundations and floor slabs shall be carried out immediately after excavation and hard filling (if applicable) is completed and approved and the Contractor shall carry out at his own expense any additional work covered by his failure to comply with this requirement.

3.4 Precast Concrete

Precast concrete lintels and sills shall be made in properly constructed wrought and oiled timber moulds. Exposed surfaces shall be finished fine with at least 20mm thick layer of cement and sand (1:3) case homogeneous with core. Reinforcement shall be as specified. Any casting showing surface cracks before or after fixing shall be replaced.

3.5 Precast Concrete Lintels

Precast concrete lintels shall comply with the strength and load bearing requirements of BS 1239 and shall be of approved manufacture.

3.6 Joint Sealants

Joint sealants generally shall be two part polysulphide sealants, complying with BS 4524, and shall be of a grade suitable for the application. All sealants shall be used in strict accordance with the makers instructions and depth of sealant in any joint shall not be less than half the width.

3.7 Joint Fillers

"Flexcell" joint filler shall be used in strict accordance with the maker's instructions.

4. BRICKWORK AND BLOCKWORK

4.1 Materials

Materials shall comply with the following specifications:

Concrete blocks	-	IS 20
Concrete bricks	-	IS 189
Calcium silicate bricks	-	IS 190
Clay bricks and blocks	-	IS 91, BS 3921
Insulating blocks	-	BS 2028, 1364
Cement	-	IS 1
Sand	-	IS 5
Lime	-	IS 8
Mortar plasticisers	-	BS 4887
Wall ties	-	BS 1234
Damp-proof courses:		
Bitumen and Polythene	-	IS 57
Lead-cored bitumen	-	BS 743
Clay flue linings and terminals	-	IS 51
Fire bricks	-	BS 1758, 3056
Colouring mixtures for mortar	-	BS 1014

Water shall be of drinking quality.

4.2 Concrete Blocks

Unless otherwise stated concrete blocks shall be of type A(5) and hollow concrete blocks type B(3) to IS 20. Face size shall be 440 x 215mm thickness shall be as indicated.

Load bearing blockwork; for details see "Specification for Structural Work prepared by the Consulting Engineer.

Blocks described as fine textured finish shall be manufactured with a fine textured smooth even face and sound and sharp arises on one or both sides as required. The quality of finish shall be equal to Clondalkin Concrete's "fine textured" blocks.

Blocks described as masonry blocks shall be dense concrete facing blocks of approved manufacture with smooth even faces and sound sharp arises.

For the purpose of testing conformity of the blocks with this specification ten blocks shall be selected at random from every batch of 1000 blocks and tested at the Institute for Industrial Research and Standards in accordance with IS 20.

A Manufacturers certificate of the quality of the blocks shall be produced for all batches of blocks delivered to site.

4.3 Storing Materials

Bricks and blocks used for facing work shall be stored in a clean dry place, clear of the ground, and shall be protected against soiling and inclement weather.

4.4 Mortars

Cement mortar shall be composed of one part to three or four parts sand as described.

Gauge mortar shall be composed of cement, lime and sand in the proportions described; the cement shall be added to the sand/lime mix in small quantities as required for immediate use.

Mortar additives shall not be used unless prior approval is obtained from the Architect.

All mortar shall be well mixed and tempered on a clean floor or boarded platform and where cement is used as a matrix in whole or in part, mixed only in quantities sufficient for immediate use.

Ready mixed mortars shall not be used without the Architects approval.

4.5 Workmanship

Brickwork and blockwork shall generally be carried out in accordance with BSCP 121.

Walling shall be carried out in a uniform manner, no one portion being raised more than 1000mm above another, with bed and vertical joints average 10mm thick. Each course is to be well flushed up as the work proceeds and no four courses shall rise more than 40mm above the heights of the bricks laid dry. Vertical joints shall be fully filled and flushed up as the work proceeds with true and vertical quoins, perpends, etc.

Unless otherwise stated bricks and blocks shall be laid in stretcher bond with one half brick or block lap.

Facings are to be kept clean and regularly washed down with water. Any mortar splashes shall be removed with stiff scrubbing brush as soon as the mortar is dry. The use of an acid or an acid based cleanser will not be permitted.

No brickwork or blockwork shall be carried out during frosty weather except where special precautions approved by the Architect are taken to protect the work.

4.6 Blockwork 215mm thick

Solid blockwork 215mm thick, which is not "finished fair", shall be obtained by laying 100mm thick blocks on flat (showing 440 x 100mm face).

215mm thick solid concrete blockwork described as "finish fair", shall be built in two 100mm leaves back to back (showing 440 x 215mm face) with a 15mm mortar joint between the leaves. They shall be reinforced with "brickforce" or equal approved reinforcement every alternative course.

4.7 Cavity Walls

Cavity walls shall be constructed with the materials specified forming a cavity as described between the leaves, which shall be tied together with approved stainless steel twisted wall ties at the rate of five per square metre with additional ties at opes and jambs etc. The cavity and ties shall be kept completely free of mortar droppings and other debris, and the bottom of the cavity shall be cleared out through opes left for that purpose.

Cavities shall be covered at night and during inclement weather to keep them as dry as possible. Cavity to be taken a minimum of 150mm below dpc level.

4.8. Cavity Insulation

Cavity insulation shall be Aeroboard insulation board, to the thickness specified, and fixed in the cavity during construction of the walls, or similar approved to achieve a U value of .4 watts/meters sq./degree c.

Insulation board shall be handled and stored and all installation work shall be carried out in strict accordance with the manufacturer's instructions and recommendations.

Clear cavity of 50mm to remain when insulation installed.

4.9 DPC

DPC to be polythene in accordance with B.S. 743 or Bitumen sheeting on hessian or canvas base to IS 57 with 300mm lapped joints

Lead cored bitumen DPC shall be used at the base of external cavity walls and over window lintels with 300mm lapped joints.

DPC to be minimum 150 above ground level in external walls.

Lay DPC under all internal ground floor partitions where concrete floor specified.

DPC to be incorporated in all sill heads and reveals under cappings and at flashing levels and under lowest ground floor timbers, installed to prevent the passage of moisture.

4.10 Lintols

Accepted proprietary lintols to BS 1239 and installed in accordance with manufacturers instructions.

Cast in situ lintols for opes less than 2.5m to be 225 deep mix B with 225 bearing reinforced with one 10mm mild steel bar for every 300mm of span. Reinforcement to be placed 25mm from bottom of lintol.

4.11 Cills

Concrete cills to be to IS 89.

4.12 Internal Stud Partitions

Internal stud partitions of 75 x 50 studs at 600 centres with two rows of bridging slabbed with 9.5mm plasterboard and a 2mm skim finish.

Where 1 hour fire rated partitions are specified studs are to be 100 x 50 studs @ 600 cts with 2 No. rows of bridging slabbed with 2 No. layers of 12.5mm plasterboard, joints are to be staggered and finish to be 2mm skim.

5. FLOORS

5.1 Damp Proof Membrane

Ground floor damp proof membrane to be 1200 gauge visqueen to be laid beneath the structural slab with 300mm laps at the junction with the wall DPC and floor membrane any side laps also to be 300mm laps.

5.2 Screeds

6.5mm concrete screeds to be laid where indicated with powerfloat finish. Screeds to be omitted in shop units until individual tenants requirements established.

5.3 Mall

* Selected ceramic tiles or similar approved on sand cement bedding to mall.

5.4 Suspended Concrete Floors

✓ To be PC RC in accordance with manufacturers specification and Engineers specification. In situ floors to be in accordance with Engineers drawings.

6.7 Slates and Tiles

Blue black fibre cement slates are to be fitted to the roof surfaces strictly in accordance with the manufacturers instructions and where the pitch is less than 30 degrees every slate is to be clipped as per the manufacturers specification and instructions.

6.8 Ridge and Hip Tiles

To be bedded in gauged mortar and pointed with cement mortar. Bedding and pointing to be done in one operation. Ridge and hip tiles are all to be red in colour to Architects approval.

6.9 Flashings

Flashings to be in lead or copper and turned up at edges under the roof felt to give a minimum vertical clearance of 200mm above the floor of the valley. Flashings shall comprise of the following materials.

- (1) No. 5 lead to B.S. 1178.
- (2) 22/24 gauge medium hard copper.
- (3) Accepted proprietary preformed PVC systems to Architects approval.

Saddle pieces shall be provided at all ridged and roof intersections. Valley gutters shall be laid on felt on 20mm x 225 wrought boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates as the condition may be with minimum 200mm upstand.

Proper eaves ventilation is to be provided to all pitched roofs either by proprietary eaves ventilators to Architects approval or by provision of ventilation gaps in the eaves with vermin proof covering. It should be noted that care is to be taken to ensure that the roof insulation has at least a minimum of 50mm air gap at the eaves in order to facilitate the proper ventilation of the roof spaces.

Roof ventilators should be also provided where the pitched roof interfaces with the flat roof section or to Architects approval.

6.10 Flat Roof

The flat roof section shall be weathered with Paralon NT4 torch on APP modified bitumen felt on 3mm Monoplene underlay on Polycomp on metal cored vapour barrier (Vapobar or similar approved) on 18mm ply deck on softwood furring pieces, laid to fall on softwood joists to Engineers design and detail. The upper surface of the Paralon shall be protected with Parwenol aluminum paint. All materials shall be fixed and detailed in accordance with the technical specifications

provided by Moy Materials Ltd. The work shall be carried out by a sub-contractor, licenced by the membrane supplier. The installation shall be subject to a 15 year material and workmanship guarantee, which shall be obtained from the membrane supplier and forwarded to the Architect upon completion of the work.

7. DRAINAGE

7.1 Materials

Materials shall comply with the following specifications:

Vitrified clay pipes	-	IS 106, BS 64 & 540
Unplasticised PVC drain pipes and fittings	-	BS 4660
Concrete manholes, covers and frames	-	BS 556
Cast iron manhole covers etc.	-	BS 497
Step Irons	-	BS 1247

UPVC drain pipes shall be "Wavinsewer" or equal approved, laid bedded and jointed in strict accordance with the makers instructions.

7.2 Workmanship

Drainage work generally shall be executed in accordance with BSCP 301 and shall comply with the regulations of the Local Authority.

Excavate as required for drains and lay pipes to falls as shown. Concrete beds or beds and surrounds shall be provided to pipes where shown.

Trenches for UPVC pipes and for clay pipes with ring couplings shall be the minimum width possible to allow working in the trench.

7.3 Jointing

Jointing to vitrified clay pipes shall be with approved patent ring couplings or in cement and sand (1:2) well worked in against one ring of tarred gaskin and neatly splayed on the outside, the internal surfaces of the pipes being carefully cleaned out after each joint is made.

Cast iron pipes and fittings shall be jointed with tarred gaskin and molten lead or with approved patent ring couplings.

UPVC pipes shall be jointed with sealing rings, couplers and adhesives and unless otherwise shown shall be laid and surrounded in 10mm gravel to a minimum thickness or depth of 100mm.

7.4 Trench Widths

All drainage bed widths described are the minimum required; if the Contractor excavates trenches which are wider at the bottom than the minimum bed width, any additional fill, concrete or formwork required shall be at the Contractor's expense.

Prices shall include for any additional excavation, backfilling or carting away resulting from the Contractor's decision to commence excavation from a different starting level than that described in the Bill.

7.5 Gravel Beds and Coverings

In relation to the drainage gravel beds any pipe work is to be laid strictly in accordance with the recommendations for flexible pipes in bad ground as set down in BS 5595 and in accordance with the Engineers requirements.

Gravel in beds and coverings to pipes shall be graded from 10mm to 4.5mm and well compacted to a high density.

The gravel pipe bed shall be compacted and brought true to line and level. When the pipe has been laid and is firmly supported throughout its length, side filling material shall be placed in 75mm layers equally on each side of the pipe and thoroughly compacted. The gravel shall completely fill the spaces between the sides of the trench and the pipe. Finally the top covering shall be placed and well compacted.

7.6 Testing

The whole of the work shall be tested by the method described at the Contractor's expense, at such times as the Architect shall direct and to his satisfaction.

7.7 Drains

The main and branch drains shall be 100mm diameter or as indicated laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid straight lines from manhole to manhole. The drain shall be PVC, cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturer's instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finish with neatly worked fillet.

7.8 Drains Under Roads and Buildings

Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150 mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to Local Authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

7.9 A.J.s, Manholes, Drop Manholes

Armstrong junction or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls or 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by Local Authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

7.10 "Wade" rain water outlets to be provided to roof deck. *

8. SITEWORKS

8.1 Materials

Materials shall comply with the following specifications:

Precast concrete kerbs	-	IS 146, BS 340
Bituminous macadam	-	BS 4987

8.2 Excavation

All excavation work is to be carried out to the required levels and finished to the required falls and cross falls.

Excavation areas shall be rolled and thoroughly compacted with a heavy roller and all soft spots shall be excavated and filled with approved gravel filling well and compacted to give uniform levels. The sub-grade shall be exposed to the weather for a minimum period of time and any deterioration must be made good with graded and selected gravel well rolled and compacted, at the Contractors own expense.

The hard core filling shall be layed on terram or similar approved fabric.

The formation shall be compacted where necessary to attain a minimum CBR of 6%.

8.3 Bitumen Macadam Paving

Base shall be composed of crushed stone graded in accordance with Clause 803 of the M.O.T. Specification and compacted to required falls in accordance with Clause 802 to the thickness specified.

Bitumen macadam shall be 70mm thick conforming to the requirements of BS 4987, laid on the compacted base in two courses and compacted by means of a power driven roller to a finished surface which conforms to the levels, falls and cambers shown on the drawings. The base course shall be 50mm thick dense bitumen macadam (20mm) to Cause 2.2.6 of BS 4987 and the wearing course shall be 50mm thick asphalt to BS 594 with 14mm aggregate, the aggregate amounting to 45% of the asphalt/aggregate total volume.

9. GLAZING

9.1 Materials

Materials shall comply with the following specifications:-

Glass	-	BS 952
Putty	-	IS 28

9.2 Workmanship

Workmanship shall comply with the following specifications:-

Glazing generally	-	BSCP 152
Patent glazing	-	BSCP 145

9.3 Hardwood Windows

Approved hardwood windows to Architects detail shall be installed on suitable vertical and horizontal DPC's.

9.4 All windows to office areas are to be double glazed in hermetically sealed units.

10. FLOOR, WALL AND CEILING FINISHES

10.1 Materials

Materials shall comply with the following specifications:

Cement	-	IS 1
Sand	-	BS 1197, 1199
Lime	-	IS 8
Aggregates for granolithic floor finishes	-	BS 1201
Gypsum plaster	-	IS 27
Plaster lath	-	IS 41
Metal lathing	-	BS 1369
Vinyl asbestos tiles	-	BS 3260
PVC flooring flexible	-	BS 3261
Thermoplastic tiles	-	BS 2592
Wood blocks for floors	-	BS 1187

Different types of plaster shall be distinctively marked and stored separately. All materials shall be handled and stored in accordance with the manufacturer's instructions.

10.2 Workmanship

Workmanship shall comply with the following Codes of Practice unless otherwise described herein:

Internal plastering	-	BSCP 211
External rendering	-	BSCP 221
Wall tiling	-	BSCP 212
Tile and slab flooring	-	BSCP 203
In-situ floor finishes	-	BSCP 204
Wood block flooring	-	BSCP 201

10.3 Preparation of Surfaces

Surfaces to receive gypsum plaster shall be prepared according to the instructions contained in the "Green Book on Gyplite Premixed Plaster" issued by Gypsum Industries Ltd.

Brickwork or blockwork to receive cement based plaster, shall have all surfaces thoroughly cleaned to remove loose material. Surfaces with insufficient key shall have joints raked out. If necessary a water brush shall be used on high section backgrounds.

Concrete surfaces to receive cement based plaster shall have all surfaces thoroughly mechanically hacked to provide a key. Alternatively an approved bonding agent may be used strictly in accordance with the manufacturer's instructions. Surfaces shall not be plastered until the concrete has had a reasonable time to dry out after the

form work has been struck. The surfaces to be plastered shall be clean and free from mould oil, excess laitence, surface dust, and water. Where no bonding agent is used the surface of the concrete shall be pre-wetted immediately before plastering in accordance with the plaster manufacturer's instructions. Concrete slabs, etc to be screeded shall be thoroughly mechanically hacked, cleaned and wetted (preferably overnight).

Prices for plasterwork, screeds etc. shall include for all necessary surface preparations as described above.

10.4 Floor Screeds

Concrete slabs shall have surplus water removed and be grouted immediately before the screed is laid; alternatively and approved bonding agent shall be applied to concrete slabs immediately before the screed is laid. The screed shall then be laid in cement and sand (1:4) to the thickness shown and finished ready to receive the flooring material.

Screeds shall be cured by covering with polythene sheets or other approved method for at least one week after laying; the screed shall then be allowed to dry out naturally for a further 3 - 4 weeks or until such time as the moisture content is suitable for the flooring material.

Artificial means of accelerating the drying out will not be permitted except with the prior approval of the Architect.

A mat well is to be provided immediately inside the office entrance doors.

10.5 Gypsum Plaster

Gypsum plaster shall be "gyplite" (Gypsum Industries Ltd.) and shall be applied as follows:

Undercoat

- | | |
|---|--|
| (a) to concrete blockwork | one coat Gyplite undercoat plaster to a total thickness of 11.0mm. |
| (b) to concrete, masonry, plaster boards, plaster laths | one coat Gyplite bonding plaster to a total thickness of 8.0mm. |
| (c) to expanded metal lathing | two coats Gyplite metal lathing plaster to a total thickness of 8.0mm from face of lath. |

Finish Coat

- (a) to above undercoats Gyplite finish plaster to a total thickness of 1.5mm.

Materials shall be sorted and the work carried out in strict accordance with the manufacturer's instructions as contained in the latest edition of their "Green Book".

10.6 Plaster Lathing

Plaster lath shall be "Gyplath" (Gypsum Industries Ltd) plasterboard and shall be handled, stored and fixed in accordance with the manufacturer's instructions.

10.7 Drylining Boards

Where schedules walls and ceilings shall be covered with 12.7mm gyptex tapered edge drylining boards, the joints shall be filled with a joint filler and veered with joint tape and finish, heads of fixing screws/galvanised nails shall be neatly spotted where appropriate.

Foil-backed boards shall be used where shown.

Fixing boards to block walls shall be by means of plaster dabs or metal firings.

Where boards are fixed to metal firings the gyptex M/F system shall be used. The metal channels shall be aligned and fixed to the blockwork with Gyptex dry wall adhesive dabs and the boards fixed with Gyptex self drilling and self tapping screws. Channels shall be set at the recommended centres vertically and horizontal channels at the top and bottom shall be provided as necessary.

The handling and storing of materials and the execution of all dry lining work shall be carried out in strict accordance with the makers recommendations and instructions.

10.8 Ceiling Finishes

Specification for attic insulation to be 100mm minimum fibre glass quilt insulation on vapour barrier to Architects approval.

Ceiling finishes shall be as indicated on the drawings or schedules.

Ceiling and wall finishes will be provided in the office areas as described in this specification - finishes to the shop units are as described below.

Ceilings shall be pointed precast concrete slabs with no electrical fittings or fixings supplied in shop areas. In addition no wall finishes will be provided in the shop areas. A one hour self closing fire door access from the shop to the common accommodation stairway can be provided subject to the Fire Officers approval and agreement.

11. PAINTING AND DECORATING

11.1 Materials

Materials shall comply with the following specifications:

Oil paints	-	IS 14, 32 & 115
Water paints and distempers	-	IS 73, 74 & 75
Knotting	-	IS 16
Priming paints	-	IS 18, 33 & 110
Varnishes	-	IS 10, 103 & 104
Emulsion paint	-	IS 129
Linseed Oil	-	IS 14, 93 & 94
White Spirit	-	IS 11
Turpentine	-	IS 12
Wallpapers	-	IS 55 & 56
Gold size	-	IS 17

All painting materials shall be obtained from an approved manufacturer and shall be delivered to site in the manufacturer's sealed containers which shall not exceed five litres capacity.

The materials supplied shall be used strictly in accordance with the manufacturer's instructions. All materials shall be kept in a clean, dry store, protected from frost.

11.2 Workmanship

Workmanship shall comply with the following Code of Practice:

Painting of Buildings	-	BSCP 231
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11.3 Tints

Full particulars of the various tints to be used, work to be picked out and colour scheme for all internal and external painting shall be obtained from the Architect.

11.4 Painting Generally

All surfaces to be painted or decorated shall be properly prepared according to approved practice and in strict accordance with the manufacturer's instructions.

The quality of workmanship and finish shall be to the highest standard.

No painting on exterior work is to be carried out during wet, foggy or frosty weather or on surfaces that are not thoroughly dry.

All surfaces shall be kept clean and free from dust during painting work and painting shall not be carried out in the vicinity of other operations which might cause dust.

Finished surfaces shall be protected as necessary with dust sheets etc., from paint splashes and stains.

All coats of paint must be thoroughly dry before subsequent coats are applied and rubbed down with fine waterproof abrasive.

All ironmongery, metal fittings and the like shall be removed before painting work is commenced and cleaned and refixed in position on completion.

Fittings which cannot be removed shall be adequately protected to ensure that they are not defaced by paint splashes etc.

11.5 Softwood

All softwood to be painted shall be knotted, primed, stopped with patent aluminum wood primer, grain filled with oil bound water paint and rubbed to a perfectly smooth surface, given two undercoats and a finishing coat of high gloss paint obtained from an approved manufacturer.

11.6 Hardwood

Hardwood surfaces shall be clean and rubbed down followed by the finish specified. Thoroughly rub down surfaces between each coat.

11.7 Steel

Galvanised steel surfaces shall receive one coat calcium plumate primer and three coats oil paint.

12. PRE-FABRICATED TIMBER ROOF TRUSSES

12.1 Timber roof trusses shall be in accordance with BS 5268 and shall be provided by a reputable manufacturer. The manufacturer shall submit calculations and shop drawings of their proposals to the engineer for approval.

12.2 The design loading for the timber trusses shall be as follows:

Tiles	.6kg per sq meter
Manufactured Slate	.3kg per sq meter
Laths and felt	.1kg per sq meter
Trusses	.15kg per sq meter
Ceiling	.20kg per sq meter
Services	.20kg per sq meter or as per BS 6399

All plan loads should be adjusted to slope live loads .75kg per sq meter. New loading to CP3 chapter 4 part 2 1972.

Timber shall be certified stress graded.

All timber should be treated with pressure impregnated preservative of an approved type and in an approved manner.

Bracing shall be accordance with the Engineers drawings security fixed.

Transport an erection shall be done in such a manner that the trusses are not distorted or damaged. Trusses shall be erected plumb, through to line and shall be braced in position.

14. SKIRTINGS AND ARCHITRAVES

Skirtings and architraves shall be x 100mm x 19' bull nosed softwood skirtings and architraves with mitred joints at internal and external corners. Material used in skirting and architraves shall be good quality softwood timber free of waney edges and knots and shall be fixed with masonry nails which are to be recessed filled and primed prior to receiving finish coats.