


91A/0407

CERTIFICATE NO: 24670

DISPOSAL: 51 houses
LOCATION: Palmerston Manor, Kennelsfort Road
APPLICANT: Eden Park Construction Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE RED.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	£232	£1632	£1632	-		
	£216					
	£500 per sq ft in excess of 3000 sq ft. £200					
Recessed	£21.75 per sq ft of 250					
x .1 recess	£225 per sq ft of 250 £225					
x .1 recess	£225 per sq ft of 250 £225					
x .1 recess	£225 per sq ft of 250 £225					
x recess	£210 per sq ft of 250 £210					
x recess	£225 per sq ft of 250 £225					
x .1 recess	£225 per sq ft of 250 £225					


Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed:  Grade: S.O Date: 26/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

REF.: 91A/0407

CERTIFICATE NO: 24670

PROPOSAL: S.I. houses
LOCATION: Palmerston Manor, Kennelsfoet Road
APPLICANT: Eden Park Construction Ltd

1	2	3	4	5	6	7
DEELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£232	£1632	£1632	-		
	£216					
	£200 per M ² in excess of 1000 M ² net. area					
mezzes	£21.75 per M ² of net					
x .1 net	£225 per net					
x .1 net	£225 per net					
x .1 net	£225 per net					
	£2100					
x mezzes	£210 per net					
x 1,000 M ²	£210 per net					
x .1 net	£225 per net					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed:  Grade: S.O Date: 26/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

REF. NO.: 919/0407

CERTIFICATE NO.: 14364

PROPOSAL: 5 houses

LOCATION: Palmerston Manor, Kennelstret Road

APPLICANT: Edenpark Construction Ltd

	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	£2805	£2805	-		
B	Domestic Etc. (Improvement/Pits.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 500 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 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 26/3/91

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
DEVELOPMENT: 51 No. 2 B/room houses.
LOCATION: Palmerstown Manor, Palmerstown.
APPLICANT: Edenpark Construction Ltd.
DATE LODGED: 21.3.91, A.I. of 20.5.91 & 14.6.91 refers.

Previous Roads Reports of 23/4/91 & 1/7/91 refer.
Unsolicited A. I. of 14.6.91.

The revised layout shown on Drawing No. 12/1C represents some improvement on the previous proposals. The additional car parking spaces provided on Road 5 is to be welcomed. Dimensions for same are tight but acceptable.

Otherwise, the comments in our previous Reports remain valid.



TB/BMcC
2.7.91.

SIGNED: 492 k
DATE: 2/7/91

ENDORSED: _____
DATE: _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
DEVELOPMENT: Palmerstown Manor, Palmerstown.
LOCATION: Edenpark Construction Ltd.
APPLICANT: 51 no. 2 B/Room Houses.
DATE LODGED: 21.3.91. and A.I. of 20.5.91.

Previous Roads Report of 23.4.91 refers.

A.I. of 20.5.91.

- 1) The A.I. shows additional parking spaces provided on cul-de-sac Roads 5 and 6. Those spaces fronting the hammer heads are too short at the western end in each case. The hammerhead configurations must be modified to rectify this matter, to the satisfaction of Roads Department.
- 2) The depth of house frontages provides for only one off-street car parking space within the curtilage of each site. A 1 to 2 metre set back of the houses would be sufficient to bring them into line with the Development Standards (i.e. 2 spaces within the curtilage).
- 3) Conditions 1 and 2 of roads Report of 23.4.91 to apply.

Note: We do not have set criteria for the number of visitors car parking spaces required for this type of development. These narrow house frontages could give rise to interference with neighbouring accesses.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date09.07.91.....
Time.....12.25.....

TB/BMcC
1.7.91.

SIGNED: C.F. [Signature]

ENDORSED: _____

DATE: 1/7/91

DATE: _____

SS only.

10

Register Reference : 91A/0407

Date : 3rd April 1991

Development : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

LOCATION : Palmerstown Manor, Kennelsfort Road, Palmerstown

Applicant : Edenpark Construction Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 21st 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 John

DUBLIN Co. Council
23 APR 1991
SAN SERVICES

PRINCIPAL OFFICER

Date received in sanitary services

FOUL SEWER

Available subject to the special levy of £5000 per house on connection with the Clower Hill/Palmerstown catchment.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.06.91
Time 3.20

SURFACE WATER

Available to previously approved system.

Note the applicant's will be responsible for piping

*A. Whelan
29.5.91*

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

DUBLIN CO. COUNCIL
SANITARY SERVICES
10 JUN 1991

*J.R.
31/5/91*

*Approved
21/4/89*

Register Reference : 91A/0407

Date : 3rd April 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

water available. Demand connection etc
for visibility 22/8/91

.....
ENDORSED *[Signature]* DATE 4/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.06.91
Time 3.20

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
 DEVELOPMENT: Palmerstown Manor, Palmerstown.
 LOCATION: Edenpark Construction Ltd.
 APPLICANT: 51 no. 2 B/Room Houses.
 DATE LODGED: 21.3.91. and A.I. of 20.5.91.

Previous Roads Report of 23.4.91 refers.

A.I. of 20.5.91.

- 1) The A.I. shows additional parking spaces provided on cul-de-sac Roads 5 and 6. Those spaces fronting the hammer heads are too short at the western end in each case. The hammerhead configurations must be modified to rectify this matter to the satisfaction of Roads Department.
- 2) The depth of house frontages provides for only one off-street car parking space within the curtilage of each site. A 1 to 2 metre set back of the houses would be sufficient to bring them into line with the Development Standards (i.e. 2 spaces within the curtilage).
- 3) Conditions 1 and 2 of roads Report of 23.4.91 to apply.

Notes: We do not have set criteria for the number of visitors car parking spaces required for this type of development. These narrow house frontages could give rise to interference with neighbouring accesses.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 On 02.07.91
 Time 11.15

103/BMCO

SIGNED

C.P. [Signature]

DATE

1/7/91

ENDORSED:

DATE:

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.

DEVELOPMENT: Palmerstown Manor, Palmerstown.

LOCATION: Edenpark Construction Ltd.

APPLICANT: 51 no. 2 B/Room Houses.

DATE LODGED: 21.3.91. and A.I. of 20.5.91.

Previous Roads Report of 23.4.91 refers.

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- 2) The depth of house frontage provides for only one off-street car parking space within the curtilage of each site. A 1 to 2 metre set back of the houses would be sufficient to bring them into line with the Development Standards (i.e. 2 spaces within the curtilage).
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PLANNING DEPT.
DEVELOPMENT CONTROL SECT
02.07.91
11.15

M.B. BMOCK

SIGNED: [Signature]
DATE: 1/7

ENDORSED: _____
DATE: _____

J. Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
 DEVELOPMENT: Palmerstown Manor, Palmerstown.
 LOCATION: Edenpark Construction Ltd.
 APPLICANT: 51 no. 2 B/Room Houses.
 DATE LODGED: 21.3.91. and A.I. of 20.5.91.

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- 3) Conditions 1 and 2 of roads Report of 23.4.91 to apply.

Note: We do not have set criteria for the number of visitors car parking spaces required for this type of development. These narrow house frontages could give rise to interference with neighbouring accesses.



415/BMCC
 1/7/91

SIGNED: _____

DATE: _____

ENDORSED: _____

DATE: _____



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

Our Ref.
Your Ref.
Date 05.06.1991

RE: Intensification of Development at Palmerstown Manor.
Reg. Ref. 91A/0407.

With reference to this application, the Parks Department's comments are;

As stated in the additional information request dated 13th May, 1991 there is a deficiency in public open space in association with the development, and as per the Parks Department's report dated 10/04/1991 a financial contribution of £1,000 per additional house in lieu of public open space provision was sought. It is noted that the submission on behalf of Edenpark Construction Limited proposed to provide an area of 'backlands' which has very limited accessibility as public open space beside Site No. 25. These lands formed part of the private garden of Site No. 27 as shown on the original drawing 12/13th March 1991 when lodged on the 21st March 1991 with Dublin County Council. According to Section 3.9.8 of the 1983 County Development Plan, it states 'The Council shall not accept 'backlands' open spaces incidental to roads, e.g. grass verges, roundabouts, etc., or incidental spaces residual to residential development as qualifying for open space assessment'. The area of land coloured green on drawing 12/1B dated Revision May 91 cannot thus be accepted by the County Council as public open space as it is clearly not in accordance with the 1983 County Development Plan. In these circumstances, the Parks Department recommends that a financial contribution of £1,000 per additional site is provided towards the development of the major recreational public open space at Waterstown which forms part of the Special Amenity Area Order of the Liffey Valley.


SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION
Date 11.06.91
Time 11.15

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
 DEVELOPMENT: Palmerstown Manor, Palmerstown.
 LOCATION: Edenpark Construction Ltd.
 APPLICANT: 51 no. 2 B/Room Houses.
 DATE LODGED: 21.3.91. and A.I. of 20.5.91.

Previous Roads Report of 23.4.91 refers.

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Note: We do not have set criteria for the number of visitors car parking spaces required for this type of development. These narrow house frontages could give rise to interference with neighbouring accesses.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 02.07.91
 Time 11.15

TB/BMcC
1.7.91.

SIGNED: *C.P. Burke*
 DATE: 1/7/91

ENDORSED: _____
 DATE: _____

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0407.
 DEVELOPMENT: 51 No. 2 B/room houses.
 LOCATION: Palmerstown Manor, Palmerstown.
 APPLICANT: Edenpark Construction Ltd.
 DATE LODGED: 21.3.91, A.I. of 20.5.91 & 14.6.91 refers.

Previous Roads Reports of 23/4/91 & 1/7/91 refer.
Unsolicited A. I. of 14.6.91.

The revised layout shown on Drawing No. 12/1C represents some improvement on the previous proposals. The additional car parking spaces provided on Road 5 is to be welcomed. Dimensions for same are tight but acceptable.

Otherwise, the comments in our previous Reports remain valid.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 03.07.91
 Time 12.15

TB/BMcC
 2.7.91.

SIGNED: *C.R. L.*
 DATE: 2/7/91

ENDORSED: _____
 DATE: _____

CN 8787 CN 1231

CONTRIBUTION:	
Standard:	2/41,600
Roads:	1000/122
S. Sers:	118,000
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	259,000
Cash:	159,000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

*Note: 8 add. trees
i.e. additional
£8000 to be collected*

Register Reference : 91A/0407

Date Received : 20th May 1991

Correspondence : John F. O'Connor & Associates,
Name and : Architects & Planning Consultants,
Address : 10 Boden Wood,
Rathfarnham,
Dublin 14

Development : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

Location : Palmerstown Manor, Kennelsfort Road, Palmerstown

Applicant : Edenpark Construction Ltd.

App. Type : Permission

Zoning :

(NP/DK)

Report of the Dublin Planning Officer dated 11th July, 1991.

This is an application for permission for the construction of 51 houses on two culs-de-sac where a permission exists for 32 semi detached houses.

The proposed houses are in blocks of 6, 7 and 8 houses.
On inspection on 10th inst it was noted that the first block of 6 houses are substantially complete.
Reg. Ref. 89A-1315 refers to an application for permission for housing on these lands. This application was put on a time extension up to 31st August, 1990, and presumably withdrawn. The applicant was Hazelville Holdings.

Reg. Ref. 89A-2184 refers to a grant of permission for housing development on this and adjoining lands subsequent to a Material Contravention procedure and a third party appeal. The applicants were Hazelville Holdings.

Reg. Ref. 90A-1313 refers to a grant of permission for 18 houses on adjoining site - Applicants were Vandan Ltd. and houses were semi detached.

ADDITIONAL INFORMATION was requested from the applicant on 9th May, 1991, with regard to the following:-

1. The proposed terraced houses represents an increase of 19 houses on two short cul des sac within this housing development of semi detached and detached houses. The applicant is asked to clarify how the proposed houses would satisfactorily be provided with car parking and service vehicles.
2. The applicant is asked to clarify how such a density of development as proposed would be compatible with the adjoining approved development which is partly under construction. In this regard it is noted that some 46 houses are

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

at an advanced stage of construction and these houses are considerably larger than those currently proposed.

3. No additional public open space has been provided to serve this increase in density. The applicant is asked to clarify whether or not he can provide for public open space in accordance with the requirements of the 1983 Dublin County Development Plan. In this regard, the site is not in an area where the Council has an excess of open space lands, and as such the Council would not entertain a financial contribution in lieu of public open space.

4. The applicant is asked to clarify the relationship of the company making this application with the developers of the remainder of the estate with particular regard to compliance with the conditions of permission attached to the planning permission for the rest of the estate.

Additional information was received on 20th May, 1991, and subsequent to discussions further unsolicited additional information was received on 14th June.

This unsolicited additional information reduces the number of houses on road no. 5 from 26 to 22 and provides for a communal type car park between sites 11 and 13. The plan also reduces the number of houses on road no. 6 from 25 to 18. The letter also refers to proposed future applications which are not relevant at this time.

The development as now proposed provides for 40 houses in lieu of the originally approved 32 houses, i.e. an increase of 8 houses.

In relation to public open space, the useable public open space in the estate is sufficient only for the number of houses already approved. There are a number of peripheral areas of public open space which would not be used for calculation purposes relative to public open space minimum standards. Accordingly, it is considered reasonable that the applicant be requested to pay a contribution of £1,000 per house for the additional 8 houses.

Roads Department report noted.

Parks Department report noted.

The site is located in an area zoned 'E' - "to provide for industrial and related uses" in the Development Plan.

Reg. Ref. 89A-2184 refers to a decision to grant planning permission for housing on these and adjoining lands subsequent to a Material Contravention Motion being passed and granted of appeal subsequent to a 3rd party appeal.

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

The present development is considered to not be a material contravention of the Development Plan (see note on confidential file 90A-1313) - file not currently available.

The proposed development is consistent with the provisions of the Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (18) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information lodged on 20th May, 1991, and further documentation lodged on 14th June, 1991, save as may be required by the other conditions attached hereto.

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

ck - 02 That before Government, COMHAIRLE, approval is given, building bye laws be obtained & all conditions of that approval be observed in the development.

02 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

omit 04 That a financial contribution in the sum of £141600 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

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

A. Lodgement with the Council of an approved Insurance Company Bond in

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

the sum of £250000 which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in Charge by the Council. OR./..

B. Lodgement with the Council of a Cash Sum of £150000 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications. Or./..

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

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

4 86 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

5 87 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

6 88 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.

REASON: In the interest of amenity and public safety.

7 89 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

8 90 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on the completion of their dwellings.

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

9 91 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

Council.

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

- 10 / 12 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 11 / 13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON: In the interest of the proper planning and development of the area.
- 12 / 14 That screen walls in block or similar durable materials not less than 2 metres high, suitable capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON: In the interest of visual amenity.
- 13 / 15 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON: In the interest of the proper planning and development of the area.
- 14 / 16 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or the storage of plant, materials or spoil.
REASON: To protect the amenities of the area.
- 17 That the developer pay a further financial contribution to Dublin County Council in the sum of £1,000 per house (total £225,000) as a contribution towards the cost of the infrastructural road work necessary to relieve traffic hazard in the area of the proposed development.
omit
- 17 REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

services.

15 ~~18~~ That (a) the Coldcut Road reservation at the southern boundary of the site shall be defined by a 2 m. high forticrete block or rendered block wall suitably capped from boundary with E. S. B. lands westwards to front of end gable dwelling fronting public open space on the western side of the development. The wall to be continued westwards to a height of 1 m. to connect with new boundary at Western Parkway Motorway. Any land required for the Coldcut Road to be ceded free of charge to the Council prior to commencement of development.

(b) a 2m. high block wall suitably capped and finished be erected along the entire north boundary of the site.

(c) a dwarf natural stone wall not less than 900 m.m. high be erected along that section of Kennelsfort Road boundary of site which defines the eastern side of proposed public open space. A 1 metre high railing to be set on top of stone wall. Details to be agreed with the Planning Authority.

~~18~~ REASON: In the interest of the proper planning and development of the area.

16 ~~18~~ That a 1.5 m. wide footpath and a 1.5 m. grass verge be provided along the Kennelsfort Road frontage of the site. The roadside grass verges to be kerbed and set out in accordance with the Roads Engineer's requirements and shall be planted with native deciduous trees at 10m. intervals. Details to be agreed with the Planning Authority prior to the commencement of development.

REASON: To ensure a satisfactory standard of development.

17 ~~20~~ That (a) the pedestrian open road boundary wall (Coldcut Road Reservation to be omitted from the development).
(b) the surface treatment of area of ground at end of internal cul-de-sac hammerhead (adjoining abandoned road reservation at Palmerstown Court housing estate and Palmerstown Cemetery lands) on north side of site to be in accordance with the requirements of the Planning Authority. Details to be agreed with the Planning Authority prior to the commencement of development.

(c) that the screen wall and footpath adjoining site no. 2 at north-east corner of site to be suitably splayed to link new footpath with existing footpath along Kennelsfort Road frontage of site.

~~20~~ REASON: In the interest of the proper planning and development of the area.

18 ~~21~~ That prior to the commencement of development on site, developer to lodge and agree with the Planning Authority a detailed landscape plan

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

with full works specification (including timescale for implementation) and bill of quantity for the development on the on-site open space. Alternatively, the applicant to pay to the Council an agreed sum towards the cost of having this work done by the county Council.

REASON: To ensure a satisfactory standard of development.

19 22 That a scheme of roadside tree planting (at a rate of one tree per house) to be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON: In the interest of amenity.

20 23 That the diversion work on the existing trunk watermain that traverses the site to be undertaken by the developer at his own expense under the supervision of Dublin County Councils Water Division.

REASON: To ensure a satisfactory standard of development.

21 24 That the following foul and surface water drainage requirements to be submitted to the Planning Authority prior to the commencement of development;

(a) details of longsections indicating ground levels, invert levels, pipe sizes and gradients; details of amendments to drainage layout to ensure that a maximum of six no. houses are served by any one combined sewer.

(b) the foul and surface water sewers into which it is proposed to connect are not in charge. Applicant must submit written permission from owners of the sewer that connections can be made to the sewers.

(c) in relation to surface water, applicant to submit revised outfall details down to the 750 m.m. sewer together with drainage calculations, and detailed longsections as the existing outfall to the site is totally inadequate to cater for the flow from the site as far as the 750 m.m. surface water sewer.

24 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

22 25 All internal road widths to be in accordance with Planning Authority Road Width Classification Requirements.

REASON: To ensure a satisfactory standard of development.

23 26 That (a) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

(b) a minimum of 7' 6" to be provided between each block of houses.

REASON: To ensure a satisfactory standard of development.

27 That a financial contribution in the sum of £118,000 (£5,000 per acre) be paid towards the Council's cost in the construction of the Clover Hill/Palmerstown Foul Sewer. This contribution to be paid before the

omit this

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- 24 *3/10* *MLL* That the arrangements made ^{for} with regard to the payment of the financial contribution in the sum of £141,600, ^{in the sum of £141,600} as required by condition no. 2 of the planning permission granted under Register Reference 89A/2184 be strictly adhered to in respect of this proposal. In the interest of the proper planning and development of the area.
- 25 *MLL* That the arrangements made with regard to the payment of the financial contribution in the sum of £118,000, ^{in the sum of £118,000} as required by condition no. 4 of the planning permission granted under Register Reference 89A/2184 be strictly adhered to in respect of this proposal. In the interest of the proper planning and development of the area.
- 26 *MLL* That the arrangements made with regard to the lodgement of the security in the form of a Bond or Letter of Guarantee for an approved company in the sum of £259,000 or cash lodgement in the sum of £159,000, required by condition no. 5 of planning permission granted under Register Reference 89A/2184 be strictly adhered to in respect of this proposal. In the interest of the proper planning and development of the area.
- 27 *MLL* That the developer pay a ^{the} ~~financial~~ financial contribution to Dublin County Council in the sum of £1,000. per house as a contribution towards the cost of the infrastructural road work necessary to relieve traffic hazard in the area of the proposed development. 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 these services.

Note: Applicant advised that further applications to increase the number of houses

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0407

Page No: 0008

Location: Palmerstown Manor, Kennelsfort Road, Palmerstown

commencement of development on the site.

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

IN WRITING

28 That details of the communal car parking area including surface finish, landscaping and boundary treatment be agreed with the Planning Authority prior to occupation of any house.

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

29 That a financial contribution in the sum of £1,000 per house for the additional 8 (eight) houses be paid by the proposer to the Dublin County Council towards the cost of provision of public open space in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

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 (28) conditions set out above is hereby made.

Dated: 16 July 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 8 July 1991.



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 191/6
Your Ref.
Date 10/4/1991

MC

Re: Application for 51 No. houses in lieu of already
approved 32 No. houses at Palmerstown Manor
Reg. Ref. 91A/407

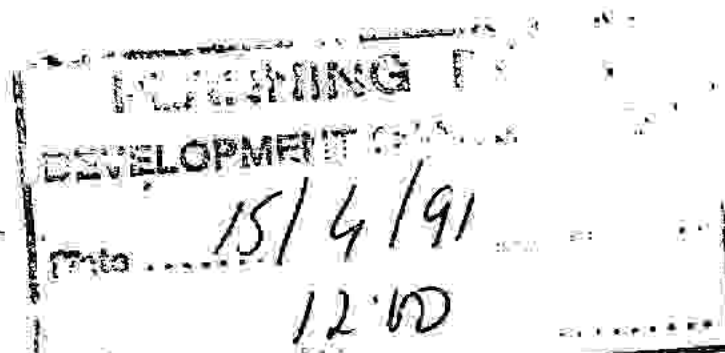
With reference to this application, the Parks Department's
comments are;

This application involves an additional 19 houses, however
it does not provide for any additional open space, in this
regard, if it is decided to grant planning permission, a
financial contribution of £1,000 per additional house
(£19,000) should be sought in lieu.

Furthermore, it should be noted, that the developer has
failed to comply with conditions 14 and 21 of the original
grant of permission 89A/2184, namely the fencing off of
the open space and the submission of a detailed landscape plan.

The open space is currently being used for the dumping and
disposal of waste material in contravention of the principal
permission granted by An Bord Pleanala and is in very poor
condition. Before any open space development takes place
it will be necessary to remove the spoil, and urgent action
is needed. Particular concern must be expressed that the
dumping is taking place alongside the boundary wall and
railing by the Western Park Waterway, and that the extent
of dumping may effect the stability of the railing.

SENIOR PARKS SUPERINTENDENT



DUBLIN COUNTY COUNCIL

REG. REF: 91A/407.
 LOCATION: Palmerstown Manor, Palmerstown.
 APPLICANT: Edenpark Construction Ltd.
 PROPOSAL: 51 no. 2 bedrooomed houses.
 DATE LODGED: 21.3.91.

MG

This is basically a revision to a previously approved layout, granted by An Bord Pleanala. The no. of houses has been increased from 32 to 51. Roads Report of 89A/2184 refers.

If permission is granted it should be subject to:-

1. Applicant to make an additional contribution of £1000 per additional house over and above those approved under 89A/2184.
2. All conditions of An Bord Pleanala approval on 89A/2184 to apply where appropriate.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
 Date 23/4/91
 Time 4:20

TR, URF
23.4.91

SIGNED: _____
 DATE: _____

ENDORSED: *[Signature]*
 DATE: 23/4/91

P/2062/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0407

Date Received : 21st March 1991

Correspondence : John F. O'Connor & Associates,
Name and : Architects & Planning Consultants,
Address : 10 Boden Wood,
Rathfarnham,
Dublin 14

Development : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

Location : Palmerstown Manor, Kennelsfort Road, Palmerstown

Applicant : Edenpark Construction Ltd.

App. Type : Permission

Zoning :

(NP/DK)

Report of the Dublin Planning Officer dated 7th May, 1991:

This is an application for permission for the construction of 51 houses on two cul-de-sac where a permission exists for 32 semi detached houses.

The proposed houses are in blocks of 6, 7 and 8 houses.

Reg. Ref. 89A-1315 refers to an application for permission for housing on these lands. This application was put on a time extension up to 31st August, 1990, and presumably withdrawn. The applicant was Hazelville Holdings.

Reg. Ref. 89A-2184 refers to a grant of permission for housing development on this and adjoining lands subsequent to a Material Contravention procedure and a third party appeal. The applicants were Hazelville Holdings.

Reg. Ref. 90A-1313 refers to a grant of permission for 18 houses on adjoining site - Applicants were Vandan Ltd. and houses were semi detached.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The proposed terraced houses represents an increase of 19 houses on two short cul-de-sac within this housing development of semi detached and detached houses. The applicant is asked to clarify how the proposed houses would satisfactorily be provided with car parking and service vehicles.
- 02 The applicant is asked to clarify how such a density of development as

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

proposed would be compatible with the adjoining approved development which is partly under construction. In this regard it is noted that some 46 houses are at an advanced stage of construction and these houses are considerably larger than those currently proposed.

03 No additional public open space has been provided to serve this increase in density. The applicant is asked to clarify whether or not he can provide for public open space in accordance with the requirements of the 1983 Dublin County Development Plan. In this regard the site is not in an area where the Council has an excess of open space lands, and as such the Council would not entertain a financial contribution in lieu of public open space.

04 The applicant is asked to clarify the relationships of the Company making this application with the developers of the remainder of the estate with particular regard to compliance with the conditions of permission attached to the planning permission for the rest of the estate.

.....
for Dublin Planning Officer

Endorsed: -
for Principal 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 : 9 May 1991 K.O. Sullivan
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.



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

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

Our Ref. PP 191/6
Your Ref.
Date 10/4/1991

MC

Re: Application for 51 No. houses in lieu of already
approved 32 No. houses at Palmerstown Manor
Reg. Ref. 91A/407

With reference to this application, the Parks Department's
comments are;

This application involves an additional 19 houses, however
it does not provide for any additional open space, in this
regard, if it is decided to grant planning permission, a
financial contribution of £1,000 per additional house
(£19,000) should be sought in lieu.

Furthermore, it should be noted, that the developer has
failed to comply with conditions 14 and 21 of the original
grant of permission 89A/2184, namely the fencing off of
the open space and the submission of a detailed landscape plan.

The open space is currently being used for the dumping and
disposal of waste material in contravention of the principal
permission granted by An Bord Pleanala and is in very poor
condition. Before any open space development takes place
it will be necessary to remove the spoil, and urgent action
is needed. Particular concern must be expressed that the
dumping is taking place alongside the boundary wall and
railing by the Western Park Waterway, and that the extent
of dumping may effect the stability of the railing.


SENIOR PARKS SUPERINTENDENT

15/4/91
12 02

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

Telephone 944912

PK

23rd July, 1991.

Dublin Co. Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.

Handwritten initials and date: "JL 9/8"

RE: REG. REF. 91A/0407.

Dear Sirs,

I confirm on behalf of my clients, Eden Park Construction that they will not be appealing any of the Conditions of Planning Permission and accordingly I would appreciate if the Grant of Permission could be issued at the earliest possible date.

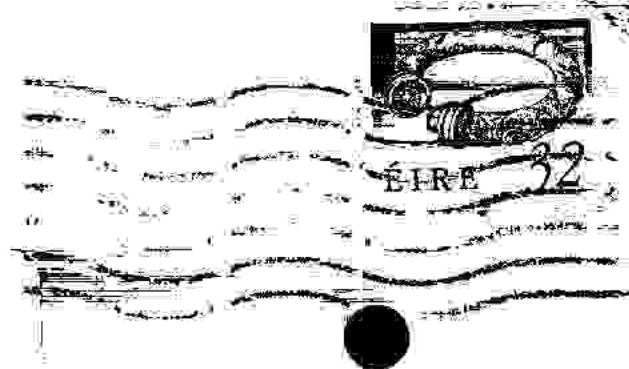
Yours faithfully,

John F. O'Connor

John F. O'Connor.



29 JUL 91



Dublin Co. Council,
Planning Dept. ,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN 1.



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

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

Decision Order Number : P/ 3272 /91 Date of Decision : 17th July 1991

Register Reference : 91A/0407 Date Received : 20th May 1991

Applicant : Edenpark Construction Ltd.

Development : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

Location : Palmerstown Manor, Kennelsfort Road, Palmerstown

Time Extension(s) up to and including :

Additional Information Requested/Received : 090591//200591

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *28*.....ATTACHED.

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

Date: *19/7/91*.....

John F. O'Connor & Associates,
Architects & Planning Consultants,
10 Boden Wood,
Rathfarnham,
Dublin 14

Reg.Ref. 91A/0407
Decision Order No. P/ 3272 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
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Fax. (01)724896

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information lodged on 20th May, 1991, and further documentation lodged on 14th June, 1991, save as may be required by the other conditions attached hereto.
- 01 REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 02 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.
- 05 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.
- 06 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.
REASON: In the interest of amenity and public safety.
- 07 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON: In the interest of the proper planning and development of the area.
- 08 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on the completion of their dwellings.
REASON: In the interest and proper planning and development of the area.
- 09 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County



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Reg.Ref. 91A/0407

Decision Order No. P/ 3272 /91

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Council.

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

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

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

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

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

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

REASON: In the interest of visual amenity.

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

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

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

REASON: To protect the amenities of the area.

- 15 That (a) the Coldcut Road reservation at the southern boundary of the site shall be defined by a 2 m. high forticrete block or rendered block wall suitably capped from boundary with E. S. B. lands westwards to front of end gable dwelling fronting public open space on the western side of the development. The wall to be continued westwards to a height of 1 m. to connect with new boundary at Western Parkway Motorway. Any land required for the Coldcut Road to be ceded free of charge to the Council prior to commencement of development.

(b) a 2m. high block wall suitably capped and finished be erected along the entire north boundary of the site.

(c) a dwarf natural stone wall not less than 900 m.m. high be erected along that section of Kennelsfort Road boundary of site which defines



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Reg.Ref. 91A/0407

Decision Order No. P/ 3272 /91

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the eastern side of proposed public open space. A 1 metre high railing to be set on top of stone wall. Details to be agreed with the Planning Authority.

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

16 That a 1.5 m. wide footpath and a 1.5 m. grass verge be provided along the Kennelsfort Road frontage of the site. The roadside grass verges to be kerbed and set out in accordance with the Roads Engineer's requirements and shall be planted with native deciduous trees at 10m. intervals. Details to be agreed ^{in writing} with the Planning Authority prior to the commencement of development.

REASON: To ensure a satisfactory standard of development.

17 That (a) the pedestrian ope in road boundary wall (Coldcut Road Reservation to be omitted from the development).

(b) the surface treatment of area of ground at end of internal cul-de-sac hammerhead (adjoining abandoned road reservation at Palmerstown Court housing estate and Palmerstown Cemetery lands) on north side of site to be in accordance with the requirements of the Planning Authority. Details to be agreed with the Planning Authority ^{in writing} prior to the commencement of development.

(c) that the screen wall and footpath adjoining site no. 2 at north-east corner of site to be suitably splayed to link new footpath with existing footpath along Kennelsfort Road frontage of site.

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

18 That prior to the commencement of development on site, developer to lodge and agree ^{in writing} with the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation) and bill of quantity for the development on the on-site open space. Alternatively, the applicant to pay to the Council an agreed sum towards the cost of having this work done by the county council.

REASON: To ensure a satisfactory standard of development.

19 That a scheme of roadside tree planting (at a rate of one tree per house) to be submitted to and agreed ^{in writing} with the Planning Authority prior to the commencement of development.

REASON: In the interest of amenity.

20 That the diversion work on the existing trunk watermain that traverses the site to be undertaken by the developer at his own expense under the supervision of Dublin County Councils Water Division.

REASON: To ensure a satisfactory standard of development.

21 That the following foul and surface water drainage requirements to be submitted to the Planning Authority prior to the commencement of



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Reg.Ref. 91A/0407

Decision Order No. P/ 3272 /91

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development;

(a) details of longsections indicating ground levels, invert levels, pipe sizes and gradients; details of amendments to drainage layout to ensure that a maximum of six no. houses are served by any one combined sewer.

(b) the foul and surface water sewers into which it is proposed to connect are not in charge. Applicant must submit written permission from owners of the sewer that connections can be made to the sewers.

(c) in relation to surface water, applicant to submit revised outfall details down to the 750 m.m. sewer together with drainage calculations, and detailed longsections as the existing outfall to the site is totally inadequate to cater for the flow from the site as far as the 750 m.m. surface water sewer.

21 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

22 All internal road widths to be in accordance with Planning Authority Road Width Classification Requirements.

REASON: To ensure a satisfactory standard of development.

23 That (a) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

(b) a minimum of 7' 6" to be provided between each block of houses.

REASON: To ensure a satisfactory standard of development.

28 ~~24~~ That details of the communal car parking area including surface finish, landscaping and boundary treatment be agreed ^{by written} with the Planning Authority prior to occupation of any house.

28 ~~24~~ REASON: In the interest of the proper planning and development of the area.

24 ~~25~~ That the arrangements made for the payment of the financial contribution in the sum of £141,600 for the provision of public services as required by condition no. 2 of the planning permission granted under Register Reference 89A-2184 be strictly adhered to in respect of this proposal.

24 ~~25~~ REASON: In the interest of the proper planning and development of the area.

25 ~~26~~ That the arrangements made with regard to the payment of the financial contribution in the sum of £118,00 towards the provision of foul drainage as required by condition no. 4 of the planning permission granted under Register Reference 89A-2184 be strictly adhered to in respect of this proposal.

27 ~~28~~ REASON: In the interest of the proper planning and development of the area.

26 ~~27~~ That the arrangements made with regard to the lodgement of the security



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Reg.Ref. 91A/0407

Decision Order No. P/ 3272 /91

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in the form of a Bond or Letter of Guarantee for an approved company in the sum of £259,000 or cash lodgement in the sum of £159,000 required by condition no. 5 of planning permission granted under Register Reference 89A-2184 be strictly adhered to in respect of this proposal.

~~26~~ REASON: In the interest of the proper planning and development of the area.

~~27~~ That the developer pay a financial contribution to Dublin County Council in the sum of £1,000 per house as a contribution towards the cost of the infrastructural road work necessary to relieve traffic hazard in the area of the proposed development.

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

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

Telephone 944912
Fax. 934399

our ref. JFO'C/EO'C Your ref.

Date 14/6/'91

Dublin Co. Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.

91A/407
1.4.0
M.A.!

UNSOLICITED ADDITIONAL INFORMATION.

RE: 91A/407 - 51 NO. 2 BEDROOM HOUSES IN
LIEU OF ALREADY APPROVED 32 NO. 3
BEDROOM HOUSES.
LOCATION: PALMERSTOWN MANOR.
APPLICANT: EDENPARK CONSTRUCTION.

14 JUN '91

Dear Sirs,

I refer to the above application and to the additional information supplied on 17th May.

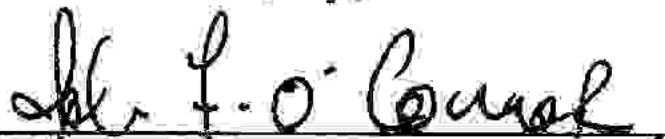
Following my clients meeting with the Planning Officer on 7th inst., and my meeting with the Planning Office on the 13th inst, my client has instructed me to lodge further unsolicited information in relation to the application.

In this regard I attach herewith 4 copies of revised site layout which shows inter alia

- (i) The no. of proposed 2 bed houses on Road 5 reduced to 22 and an additional 18 car parking spaces provided between site nos. 6 and 7. This area will be paved in brick paviours.
- (ii) The no. of proposed two bed houses on road 6 reduced to 6. The remainder of the houses on this road will be as previously approved.

It is proposed to make a Planning Application at a later date which will seek to locate the remaining blocks of 2 bed. houses at the ends of cul de sacs. In view of the foregoing we would appreciate a favourable determination of this application at the earliest possible date.

Yours faithfully,


John F. O'Connor.

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,
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Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0407

Date : 21st May 1991

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

Dear Sir/Madam,

DEVELOPMENT : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

LOCATION : Palmerstown Manor, Kennelsfort Road, Palmerstown

APPLICANT : Edenpark Construction Ltd.

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 20th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

John F. O'Connor & Associates,
Architects & Planning Consultants,
10 Boden Wood,
Rathfarnham,
Dublin 14

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

Telephone 944912
Fax. 934399

our ref. JFO'C/EO'C Your ref.

Date 17/5/'91

Dublin Co. Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.

91A/0407

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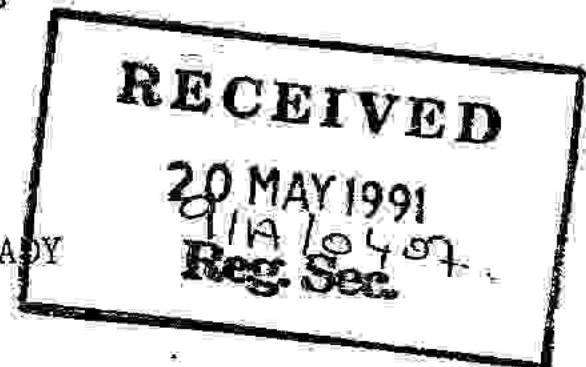
A.I.

"ADDITIONAL INFORMATION"

RE: 51 NO. 2 BED HOUSES IN LIEU OF ALREADY
APPROVED 32 NO. 3 BED HOUSES.

LOCATION: PALMERSTOWN MANOR.

APPLICANT: EDENPARK CONSTRUCTION LTD.



Dear Sirs,

I refer to your letter dated 9th May wherein you requested Additional Information in connection with the above, and I have been instructed to respond as follows:-

1. I attach herewith revised layout plan and would advise that the number of 2 bed houses has been reduced to 49. In addition to the car parking facilities within the curtilage of each dwelling house, an additional 9 car parking spaces will be provided on each road as shown on the plan and these will cater for visitor/services vehicles. The car parking areas will be paved with brick pavements or cobble-lock blocks.
2. The overall density of development of the site will rise from 9.5HPA to 10.1HPA, which is a very modest increase. There are no 2 bedroom houses in the Palmerstown area and it is felt that the construction of these houses will meet the demands of the market. The houses are quality houses and built to an excellent standard and finish and will complement those houses already under construction.
3. The already approved Open Space area on site amounts to 5.11ac. This area will be increased to 5.2ac by the inclusion of the area coloured green at the end of Road 5. This will meet exactly the open space requirements of 260 houses. You will note from the drawing that a major trunk telecom line traverses the site which further dictates that the area shown green should remain in open space.

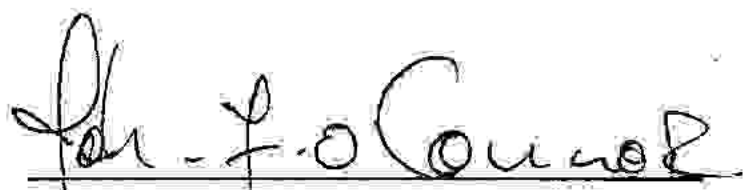
4. My clients have a contractual arrangement to purchase the entire site (i.e. 25.52ac) having already completed the sale on approx $\frac{1}{2}$ of the lands. I would further advise that my clients will be responsible for compliance with all conditions of Planning Permission. In this regard I would advise that a submission for compliance with the conditions of permission was lodged by me on their behalf on 11th March 1991.

In conclusion I would advise the Co. Council that development work commenced on site ten months ago and to date sales have been very slow. An excellent response has been received to the marketing of the two bedroom houses. A considerable number of elderly people presently living in the Palmerstown area have placed deposits for these houses. It is hoped to build the two bedroom houses quickly and generate a lot more activity on site.

I would further advise that the details of the application were presented by me to a full meeting of the Palmerstown Community Council on the 16th inst. Following examination of the plans and detail discussions with the Community Council, they expressed their satisfaction with the plans and confirmed they would not object to the proposal.

My clients are most anxious to obtain a planning permission at an early date and accordingly I would appreciate a decision as quickly as possible.

Yours faithfully,



John F. O'Connor.



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

Decision Order Number : P/ 2062 /91 Date of Decision : 9th May 1991

Register Reference : 91A/0407

Date Received : 21st March 1991

Applicant : Edenpark Construction Ltd.

Development : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

Location : Palmerstown Manor, Kennelsfort Road, Palmerstown

Dear Sir/Madam,

With reference to your planning application, received here on 21.03.91 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 terraced houses represents an increase of 19 houses on two short culs de sac within this housing development of semi detached and detached houses. The applicant is asked to clarify how the proposed houses would satisfactorily be provided with car parking and service vehicles.
- 02 The applicant is asked to clarify how such a density of development as proposed would be compatible with the adjoining approved development which is partly under construction. In this regard it is noted that some 46 houses are at an advanced stage of construction and these houses are considerably larger than those currently proposed.
- 03 No additional public open space has been provided to serve this increase in density. The applicant is asked to clarify whether or not he can provide for public open space in accordance with the requirements of the 1983 Dublin County Development Plan. In this regard the site is not in an area where the Council has an excess of open space lands, and as such the Council would not entertain a financial contribution in lieu of public open space.

John F. O'Connor & Associates,
Architects & Planning Consultants,
10 Boden Wood,
Rathfarnham,
Dublin 14



Bloc 2, Ionad Bheatha na hEireann,
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Reg.Ref. 91A/0407
Decision Order No. P/ 2062 /91

Page No: 0002

04 The applicant is asked to clarify the relationships of the Company making this application with the developers of the remainder of the estate with particular regard to compliance with the conditions of permission attached to the planning permission for the rest of the estate.

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

Yours faithfully,

Rose Fleming
.....

PRINCIPAL OFFICER

Date : 13/5/91

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/0407

Date : 22nd March 1991

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

Dear Sir/Madam,

DEVELOPMENT : 51 no. 2 bedroomed houses in lieu of already approved
32 no. 3 bedroomed houses

LOCATION : Palmerstown Manor, Kennelsfort Road, Palmerstown

APPLICANT : Edenpark Construction Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 21st March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

John F. O'Connor & Associates,
Architects & Planning Consultants,
10 Boden Wood,
Rathfarnham,
Dublin 14

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

21/3
1632
N 34306

Telephone 944912
Fax 934399

17-12

our ref. JFO'C/EO'C Your ref. Date 21/3/'91

Dublin Co. Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.

12805
N 34610
P/BBL
1.16.4
912/0407

RE: PROPOSED 51 NO. 2 BEDROOM DWELLINGS IN LIEU
OF 32 ALREADY APPROVED 3 BEDROOM HOUSES AT
PALMERSTOWN MANOR, KENNELSFORT ROAD, PALMERSTOWN.

Dear Sirs,

On behalf of my clients Edenpark Construction Limited I attach herewith Planning and Bye-Law Application in respect of 51 no. 2 bedroom houses in lieu of 32 no. already approved 3 bedroom houses on the above site.

In support of the application I enclose herewith in quadruplicate:-

1. Copy of General Layout Plan.
2. Copy of Drainage Services Plan.
3. Copy of Watermain Plan.
4. House Plan.
5. Specification.

CO. DUBLIN Permission sought for 51 No 2 bedroomed houses in lieu of already approved 32 no 3 bedroomed houses at Palmerstown Manor, Kennelsfort Rd. Palmerstown, for Edenpark Construction Ltd.

Also enclosed is the Planning Notice and the Planning and Bye-Law Fee in the sum of £4,437.00.

The details of this application have been discussed with Miss Mary Galvin, Planning Officer, prior to submission. There is no change in Road Layout.

This application is made on behalf of Edenpark Construction Limited who have contracted to purchase the lands. I look forward to receiving an early and favourable determination of the application.

Yours faithfully,
John F. O'Connor
John F. O'Connor

Iris Press
20/3/91

03.17/12

RECEIVED
21 MAR 1991
REG. SEC.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

PAID BY

CASH

CHEC

M.O.

B.L.

I.T.

BYE LAW APPLICATION.

REC. No. N 34610

£ 1205.00

Received this 21st day of March 1991

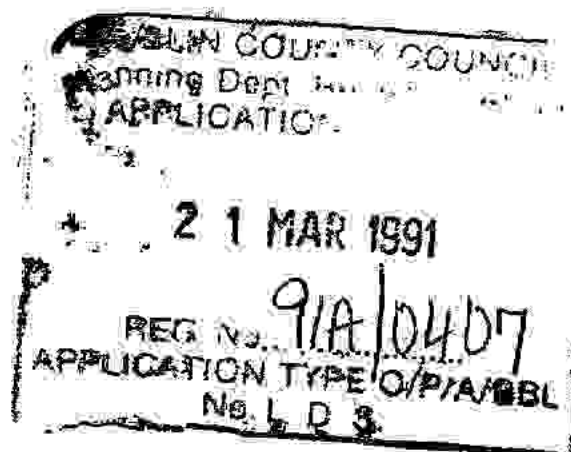
from Edgewood Const. Ltd.

the sum of 1205 thousand eight hundred and five Pounds

Pence being 00/-
by law application at Palmerstown Meadows

Michael De Cashier

S. CAREY
Principal Officer *(Signature)*



**SPECIFICATION
OF
PROPOSED WORKS**

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14. Telephone 944912

**SPECIFICATION
OF
PROPOSED WORKS**

- EMPLOYEE:** 1. The term "Employee" shall mean the Builder.
- EMPLOYER:** 1a. The term "Employer" shall mean the Purchaser.
- SATISFACTION:** 2. The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
- NOTICES & FEES:** 3. The Builder shall give all notices and pay all fees to the Local Authority concerned, as may be required by them for the making of all connections, opening up of roads and for the supplying of water for the works.
- PROTECTION:** 4. Any excavations made by the Builder or by any sub-contractor are to be protected by the Builder and lighted at night if necessary.
- INSURANCES:** 5. The Builder is to insure fully under the Workmens' compensation and the National Health Acts all his men. The Builder is to effect a Fire and other necessary insurance against damage to persons and property during the course of the works and until such time as they are completed and handed over to the Employer, all with an approved Insurance Company.
- LATRINES:** 6. The Builder is to provide proper latrine accommodation on site before commencement of works, to remove same and disinfect grounds on completion.
- OTHER TRADES:** 7. Provide all reasonable facilities and assistance to sub-contractors as may be necessary during the course of the works.

EXCAVATOR

- GENERALLY:** 8. Excavate over area of building to a depth of at least 9" below finished ground level and remove all dosa and vegetable earth.
- FOUNDATIONS:** 9. Excavate for foundations to depths and widths as shown on plan or as required by site conditions.
- DRAINS, ETC.:** 10. Excavate along lines shown on plans for all drains to required levels and also for manholes, gullies and junctions to required depths and widths.
- CEMENT:** 11. Portland Cement to be to I.S.S.
- SAND AND GRAVEL:** 12. All sand or gravel used shall be sharp river or pit sand free from loam and all other impurities and, if necessary to be washed.
- CEMENT MORTAR:** 13. Shall be cement and sand (1:3).

- GAUGED LIME MORTAR:**
- CONCRETE:**
- BREEZE CONCRETE:**
- D.P.C.'s:**
- WALLS:**
- LINTOLS:**
- STEPS & SILLS:**
- HEARTHES:**
- SURFACE CONC UNDER FLOORS:**
- VENT OPENING:**
14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.
15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.
16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.
17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.
18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.
19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.
20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.
21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.
22. To be 4" thick laid on a well rammed bed of broken brick or stone.
23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.
- BRICKLAYER**
- BRICKS:**
- WETTING:**
24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.
25. All bricks are to be well wetted before laying.

BOND:

26. The facing bricks are to be laid to a bond as selected by the Architect and are to be properly bonded with concrete blocks if backed with blocks.

FLUE LINERS:

27. To be 8" internal diameter. Provide all requisite bends either purpose made or otherwise.

CARPENTER AND JOINER**BREEZE BRICKS:**

28. Build in where necessary breeze bricks or other grounds as the works proceed for fixing joinery. All timbers or grounds in contact with concrete shall be twice brush coated with an approved preservative against dry rot and beetles, e.g. Solignum, etc.

SPACING:

29. All floor, ceiling and roof joists to be 14" c. to c. or at centres to suit finishes to be applied. Timber sizes to be adequate in strength to suit spacing.

ROOF:

30. Roof timbers to be as follows:
- | | |
|-----------------------------|-----------|
| Rafters: | 4½" x 1½" |
| Ridge: | 7" x 1" |
| Ceiling joists and hangers: | 4½" x 1½" |
| Purlins: | 7" x 3" |
| Struts and collars: | 4" x 2" |
- Prefabricated timber roof trusses of Approved Manufacture may be used.
Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

31. Provide 3" x 1½" tassels to all boarded floors. Wallplates for roof to be min. 4" x 2".

FLOORS:

32. To be 1" T. & G. white deal or Chipboard, or reinforced concrete or mass concrete.

BRIDGING:

33. Provide one row of solid bridging to all first floors over 6' 0" span.

EAVES:

34. Form eaves as shown on drawings. Fascia to be 7" x 1". Soffite to be formed from 9" x ¾"

DOOR FRAMES:

35. Internal shall be 4½" x 1½" slips. External shall be out of 4" x 3"

JOISTS:

36. Floor shall be 4½" x 1½" on first floor shall be 7" x 1½"

ARCHITRAVES:

37. Provide and fix to all internal doors Architraves, properly fixed to frames as specified by Architect.

SADDLES:

38. Provide and fix to all internal doors (where specified by the Architect) 5" x 1" saddles properly splayed and nailed to floor.

DOORS:

39. All internal doors shall be flush panel. Hall door shall be as shown on drawings. Back door to kitchen shall be 2" thick framed and sheeted. All doors to be hung with one pair 4" steel but hinges.

DOOR FURN:

40. Provide and fix complete to each internal door mortice lock and furniture. Hall door to be fitted with letterplate knocker handle and "Yale" pattern night latch.

- WINDOWS:** 41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.
- LINEN PRESS:** 42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.
- STAIRS:** 43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.
- TRAP DOOR:** 44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER

- EAVES GUTTERS:** 45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.
- RAINWATER PIPES:** 46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.
- FLOOR VENTS, ETC:** 47. Provide and fix galvd. louvred vents to opes as specified heretofore.
- SOIL & VENT PIPES:** 48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER

- GENERALLY:** 49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.
- TESTING:** 50. Provide for all water and smoke testing as may be required by the Local Authority.
- MANHOLES:** 51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.
- COVERS, GRATINGS:** 52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS

ELECTRICAL SERVICES:

53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for

No. ceiling light points and No. sockets. Extra lighting and power points will be provided on Employer's instructions @ each. The following, if required by the Employer, shall be Extra: 30 amp. El. Cooker Switch and 60 amp. El. Cooker Switch. Wiring only for El. immersion heater in H.W. Cylinder.

GAS SERVICE:

54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.

PLUMBER

FLASHINGS, APRONS:

55. All flashings to be in lead, copper or aluminium.

SOAKERS:

56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.

CONNECTION TO DRAIN:

57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.

WASTE PIPES:

58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.

RISING MAIN:

59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.

PIPES:

60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.

STORAGE TANK:

61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.

SERVICES:

62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:
 a) Bath, complete with taps, waste, stopper and chain and side panels.
 b) W.H.B., Brackets, taps, stopper and chain complete.
 c) W.C. Suite complete.
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- EXTERNALLY:** 73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

PAINTER AND GLAZIER

- MATERIALS:** 74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.
- WOODWORK:** 75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

IRONWORK:

76. All external ironwork, is to be well scraped clean, given one coat red oxide, two undercoats and one finishing coat high gloss paint, to selected colour.

INTERNAL WALL DECORATION:

77. All internal walls to be papered with wallpaper to purchaser's selection to a total price of £ per house for paper.

GLAZING:

78. Glaze with 24 ozs. glass, free from defects, all windows throughout house. Bathroom and W.C. to be glazed with obscure glass. Hall door to be glazed in translucent glass.

FIXING:

79. All panes of glass are to be regularly cut and are to be sprigged, puttied and back puttied.

SITE**BOUNDARY WALLS:**

80. All boundary walls or fences shall be constructed as directed by the Architect.

COMPLETION**GENERALLY:**

81. Notwithstanding the foregoing all works to be carried out and materials to be used to comply with outline specification for new houses as issued by the Department of Local Government. Any variation to the specification by the Builder should be incorporated in the showhouse if possible but shall not be less in quality or strength than that specified. The Estate Architect may without notice alter this specification if deemed necessary by him.

COMPLETION:

82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

83. The Employer shall note that, whilst the Builder shall be responsible for normal maintenance as defined in the conditions of the Contract, he shall not be held liable for shrinkage or other defects to timber and plasterwork due in whole or in part where Central Heating is installed in dwelling.

VARIATIONS**VARIATIONS:**

84. For building contract purposes the variations for site No. are as scheduled hereunder:—