

REF. NO.: 91A/0447 CERTIFICATE NO.: 14381 B
 PROPOSAL: 11 houses
 LOCATION: 7-16th Commonbrook Park Ecker Lane
 APPLICANT: Woolsey Park Homes

	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	4605	4605			
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £75					
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: R. W. D. Grade: S.O. Date: 25/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: 5/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER

*Good amount
made*

of £1000

[Signature] 10/5/91

DEVELOPMENT CONTROL ASSISTANT GRAB

*heads cab
can not collect
see 10/42/90*

(1) Date Lodged

15-7-'91

LOCATION: Holy Family Church, Kill-O-The-Gange REG. REF. 447/91 and

APPLICANT: Very Rev. M. O' Donohue 448/91

PROPOSAL: Parish Resource Centre + Housing Donaghmore Corp.

(2) Date Referred:

SEWER

Available

DUBLIN CO. COUNCIL

14 AUG 1991

Dispatched from SANITARY SERVICES.

27 AUG 1991

Returned *[Signature]*

(3) Date to Planning

SURFACE WATER

Available subject to the removal of an existing Broadstrah on the surface water sewer and the carrying out of any remedial or restoration work necessitated by the removal. This work will be carried out by Dublin Co. Council at the applicants prior expense.

(6) Date to Planner

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

(8) D.P.O. report submitted to S.S.C.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date... 27-08-91

Time... 5-00

J. Rice

26/8/1991

Decision due:

ENDORSED

[Signature]

DATE

26/8/91

1) Date Lodged

15-7-91

LOCATION: Holy Family Church, Kill-O-The Grange

REG. REF. 447/91 and 448/91

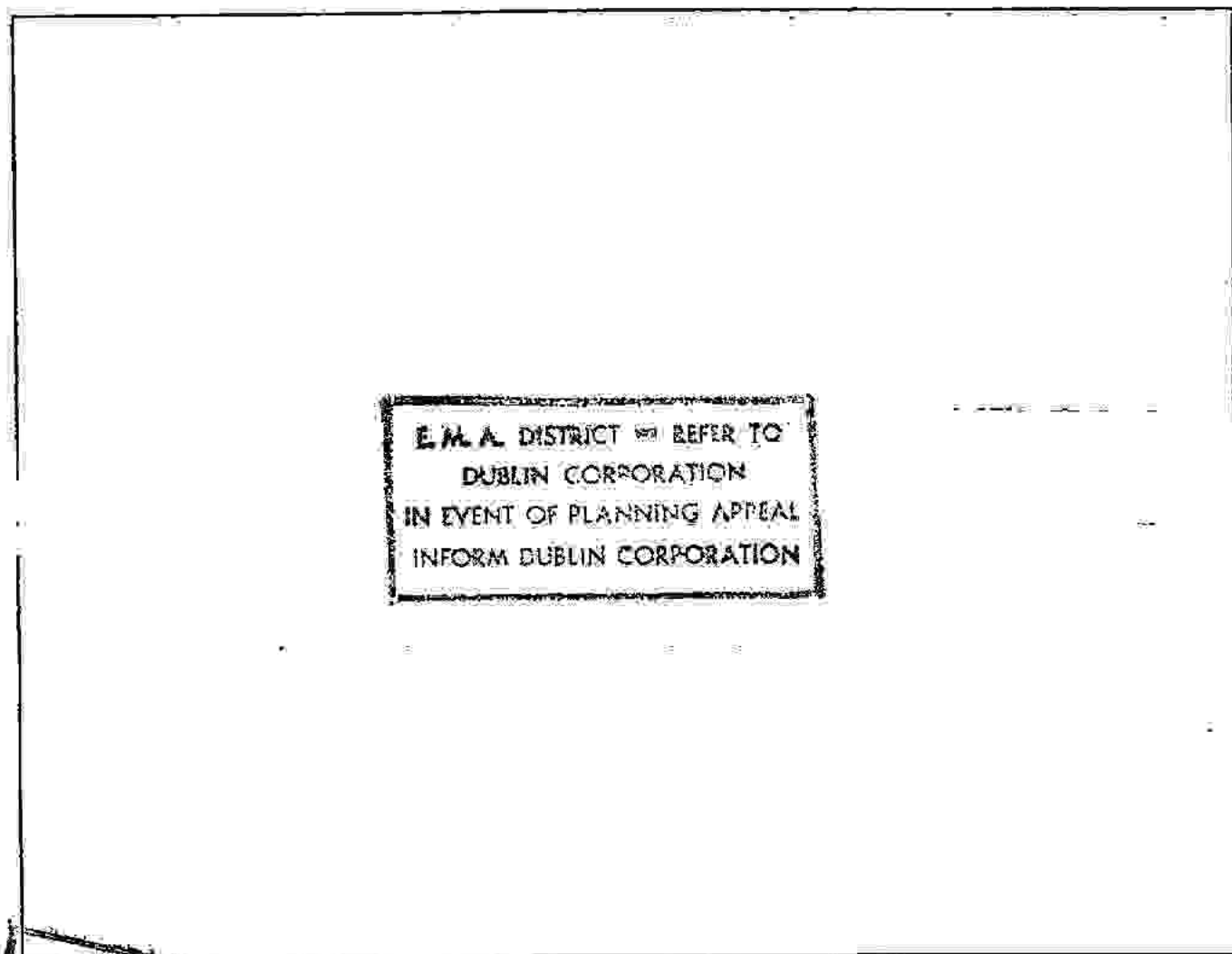
APPLICANT: Very Rev. M. O' Donohue

PROPOSAL: Parish Resource Centres

+ Housing

Donaghmore Corp.

WATER SUPPLY



E.M.A. DISTRICT REFER TO DUBLIN CORPORATION IN EVENT OF PLANNING APPEAL INFORM DUBLIN CORPORATION

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 27.08.91
Time 5.00

ENDORSED:

DATE

SS only.

2

Register Reference : 91A/0447

Date : 9th April 1991

Development : Revisions to approved layout and house types and additional house

LOCATION : 7-16 and 16A Cannonbrook Park , Lucan

Applicant : Woolsey Park Homes

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 Tobin

DUBLIN Co. COUNCIL
18 APR 1991
SAN SERVICES

PRINCIPAL OFFICER

Date received in sanitary services

FOUL SEWER

Available subject to the following;

- ① No work can commence prior to an inspection by the B.B.L. dept. and drainage Maintenance Division, of the existing infrastructure.
- ② No work can commence prior to the rectification of any defects ascertained by the above inspection. The work will be carried out at the applicants expense.
- ③ Any connection to the existing infrastructure must be the subject of a sewer application lodged through the Drainage maintenance Division.

SURFACE WATER

As above

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.06.91
Time 3.20.

Paul Tobin
22.5.91

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

SANITARY SERVICES
10 JUN 1991
Returned *[Signature]*

GK.

Register Reference : 91A/0447

Date : 9th April 1991

.....
ENDORSED _____

DATE _____

.....
WATER SUPPLY. Water available for the storage
Required All connections to existing system
involving and obliteration by DEC personnel
of applicants expense. J. Jeffers 1/5/91

.....
D. Nut 9/5/91

.....
ENDORSED _____

DATE 30/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date .. 11.06.91
Time .. 3.20

DUBLIN COUNTY COUNCIL

REG. REF:

91A/447.

LOCATION:

7-16 & 16A Cannonbrook Park, Lucan.

APPLICANT:

Woolsey Park Homes.

PROPOSAL:

Rev. to approved layout and house type and additional house.

DATE LODGED:

21.3.91.

MG

This is a revised layout with an additional house to an approval for 133 houses 89A/2333.

This constitutes further frontal development on a Local Distributor Road, to which Roads are opposed in principle, as it contravenes the Road Standards.

If permission is granted Roads would require that this site be levied at £1420 per unit (see previous Report on 89A/2333).

All Conditions of 89A/2333 to apply where appropriate.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	<i>23/4/91</i>
Time	<i>4.20</i>

PR/EMCU
23.4.91.

SIGNED: _____

ENDORSED: *C.F. [Signature]*

DATE: _____

DATE: *23/4/91*

P/2085/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0447

Date Received : 21st March 1991

Correspondence : John McGivern
Name and : 25 Millview Lawns
Address : Malahide
Co. Dublin

Development : Revisions to approved layout and house types and additional house

Location : 7-16 and 16A Cannonbrook Park, Lucan

Applicant : Woolsey Park Homes

App. Type : Permission

Zoning :

CN 8799 BN 1234

CONTRIBUTION:	
Standard:	78,600
Roads:	==
S. Sers:	==
Open Space:	1000
Other:	
SECURITY:	
Bond / C.I.F.:	100,000
Cash:	100,000

add
House

(MG/DK)

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

This is an application for permission for revisions to approved layout and house type and an additional house at site 7-16 and 16A, Cannonbrook Park, Lucan for Woolsey Park Homes.

The proposed site forms appt of a large housing development currently under construction on lands adjoining St. Fintan's Estate, Esker, Lucan.

The grounding permission for housing development at this location was Reg. Ref. No. 89A-2333, a grant of permission for 133 houses for Garland Homes.

Reg. Ref. No. 90A-2363 refers to a 1991 grant of permission for the replacement of 8 semi-detached houses with 8 semi detached houses plus 1 detached house at No. 9-25, Cannonbrook Court (previously sites 49-56) for Garland Homes Ltd.

Reg. Ref. No. 90A-0448 refers to a current application for revisions to approved house types at 24-37, Cannonbrook Park, Lucan. No increase in house numbers are proposed. A decision on this application is pending.

The current application is for revisions to proposed house type at Cannonbrook Park, on the local distributor road which runs east from the Adamstown Road. Correspondence submitted with the application states that this involves a reduction in house size to keep the area below 125 sq. m. and so avoid stamp duty. The grounding permission provided for 10 no. 4 bedroom semi detached houses at this location. The current application provides for 10 no. 4 bed semi detached houses and 1 no. detached 4 bedroomed house. Individual house sites have been altered in width to accommodate the increased house

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0447

Page No: 0002

Location: 7-16 and 16A Cannonbrook Park , Lucan

number. Minor alterations to elevations are also proposed. Lodged plans provide for a hipped roof house with a partial brick finish to front elevation.

There is no objection in principle to the change of house type or the addition of one unit subject to the provision of the £1,000 open space levy for the additional site.

Roads Department report is noted.

Sanitary services report *not received*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

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

03 That each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 The development shall be carried out in conformity with conditions nos. 6-18 incl and 20-25 incl of the decision to grant permission by Order No. P/1726/90, dated 1st May, 1990, Reg. Ref. 89A-2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

05 That the arrangements made for the payment of the financial contribution in the sum of £78,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 89A-2333

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0447

Page No: 0003

Location: 7-16 and 16A Cannonbrook Park , Lucan

be strictly adhered to in respect of the above proposal.

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

06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by condition no. 5 of planning permission granted under Reg. Ref. 89a-2333 be strictly adhered to in respect of the above proposal.

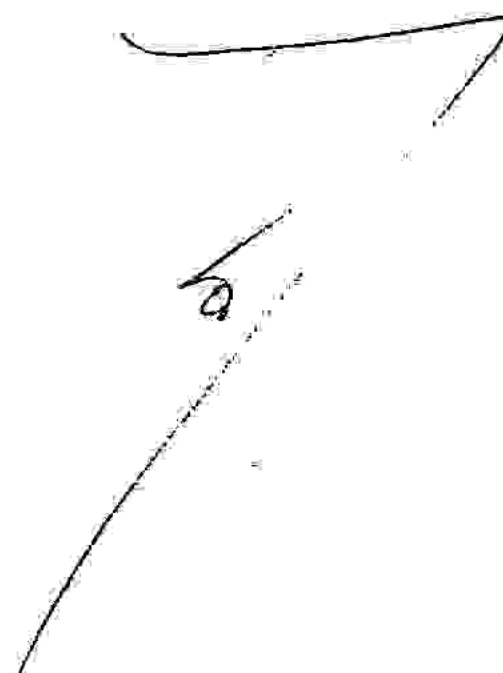
06 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

07 That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

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

08 That a financial contribution of £1,000 in respect of the additional site, be paid to Dublin County Council prior to the commencement of development as a contribution towards the acquisition and development of public open space in the area by the Council.

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.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0447

Page No: 0004

Location: 7-16 and 16A Cannonbrook Park , Lucan

ms
Endorsed: -
for Principal Officer

.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated : 15 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 25th April, 1991.



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

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

Decision Order Number : P/ 2085 /91 Date of Decision : 15th May 1991

Register Reference : 91A/0447 Date Received : 21st March 1991

Applicant : Woolsey Park Homes

Development : Revisions to approved layout and house types and
additional house

Location : 7-16 and 16A Cannonbrook Park , Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..8.....ATTACHED.

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

Date:....16/5/91.....

John McGivern
25 Millview Lawns
Malahide
Co. Dublin

NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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

Reg. Ref. 91A/0447
Decision Order No. P/ 2085 /91
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 The development shall be carried out in conformity with conditions nos. 6-18 incl and 20-25 incl of the decision to grant permission by Order No. P/1726/90, dated 1st May, 1990, Reg. Ref. 89A-2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the arrangements made for the payment of the financial contribution in the sum of £78,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 89A-2333 be strictly adhered to in respect of the above proposal.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by condition no. 5 of planning permission granted under Reg. Ref. 89a-2333 be strictly adhered to in respect of the above proposal.
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- 07 That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

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

Reg.Ref. 91A/0447

Decision Order No. P/ 2085 /91

Page No: 0003

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

08 That a financial contribution of £1,000 in respect of the additional site, be paid to Dublin County Council prior to the commencement of development as a contribution towards the acquisition and development of public open space in the area by the Council.

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.

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

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



Blac 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/0447

Date : 27th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revisions to approved layout and house types and
additional house

LOCATION : 7-16 and 16A Cannonbrook Park , Lucan

APPLICANT : Woolsey Park Homes

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 McGivern
25 Millview Lawns
Malahide
Co.Dublin

John McGivern & Associates
Architectural & Planning Consultants

25 Millview Lawns,
Malahide,
Co. Dublin. Tel. 451475

V.A.T. No. 4681340M

4605 21/3
N 34606

11th March, 1991

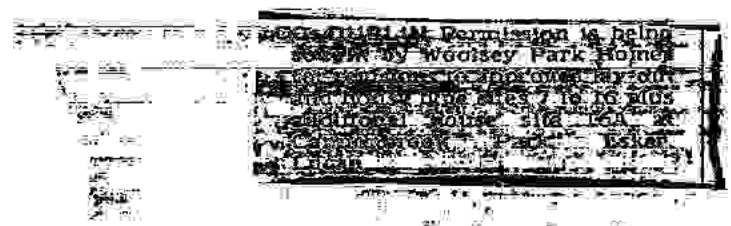
352
~~17250~~
N 34808

1. 12.4

2. Passes

12/3/91

The Principal Officer,
Planning & Development Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



PBBZ
91A/ 0447

re: Housing development at Cannonbrook Estate, Esker,
Lucan for Woolsey Park Homes. Reg. Ref. 89A - 2333

Dear Sir,

Permission is being sought by Woolsey Park Homes under the Local Government (Planning & Development) Acts 1963 and 1983 for revisions to approved layout and house type plans additional detached house sites 7 - 16A and also Building Bye Law Approval.

This development has the benefit of Planning Permission granted by your Council by Order P/1726/90 dated 1st May 1990 and Bye Law Approval by Order BBL/1891/90. There is no change to the road pattern or layout of services which are complete.

The proposed changes are for a reduction in house size to keep them below 125 m² and avoid stamp duty. This allows for one additional house on site 16A also for a minor alteration to the front elevation.

contd.

RECEIVED
21 MAR 1991
REG. SEC.

to: Planning & Development Dept.
Date: 11th March 1991

Continuation 1

I enclose herewith four copies of each of:

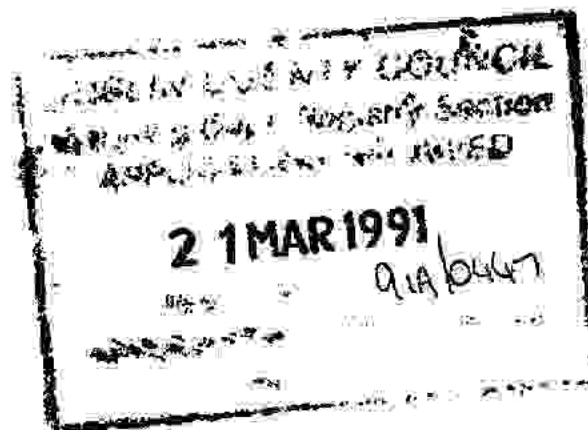
- (a) Location Plan;
- (b) Layout Plan;
- (c) House Plan;
- (d) Specification.

I also enclose copy of Irish Press dated 12th March, 1991 containing the Planning Notice.

Woolsey Park Homes are the owners of the land. I further enclose cheque for £975.00 (£87 x 11) to cover the charges for this application.

Yours faithfully,


John McGivern.



COMHAIRLE CHONTAE ÁTHA CLIATH

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

PAID BY
CASH
CHECK
M.O.
B.L.
I.T.

DYE LAW APPLICATION.
N 34606
REC. No.

€605.00

Received this 2nd day of March 1991

from Peter Conway & Co. Ltd.

"The White Dots"
J. Wilson Esq.

the sum of six hundred and five Pounds

Pence, being 00 00

bye-law application at Cannonbrook

estate

Modern - Deane Cashier

S. CAREY
Principal Officer

Class Axi

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N. 34302

CASH
CHECK
M.O.
B.L.
I.T.

£352.00

Received this 21st day of March 1991

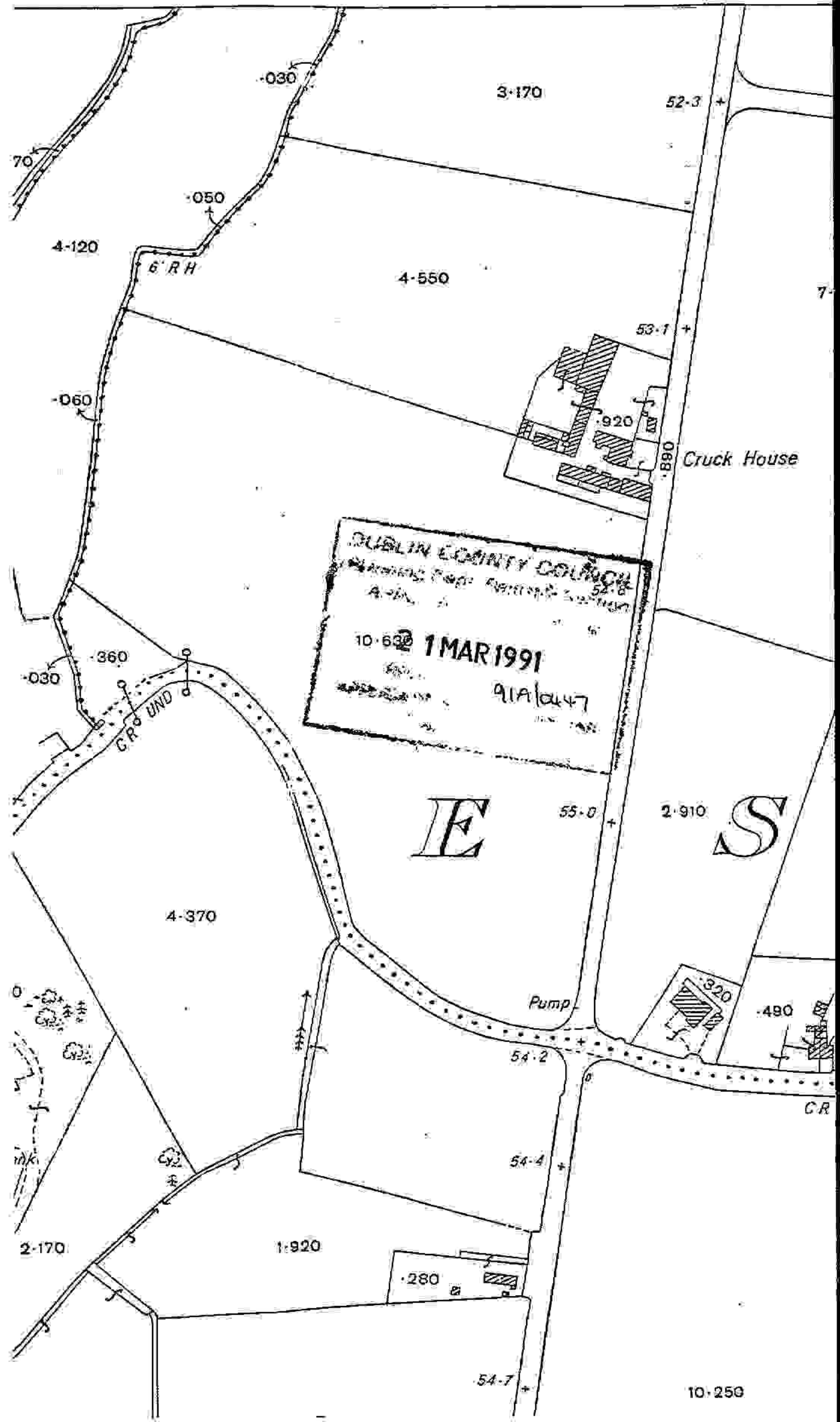
from Peter Parvey & Co. Ltd.
"The White Oaks"

1 Wilson Cres.
the sum of three hundred and fifty two Pounds

Pence being 100 for
plc p. application at Cannonbrook Estate

Noleen Deane Cashier

S. CAREY Principal Officer Case 1xH





LAND REGISTRY

MAP APPROVED FOR
REGISTRATION PURPOSES

DATED 26th. OF Sept. 1990

US SITE Nos. 3-16 & 20-37 inc.
CHIEF SUPERINTENDENT MAPPING BRANCH

This is not a certified copy of
the Land Registry Map

K

E

R

14-790

480

7-880

510

7-240

6-500

8-630

630

830

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440	430	420
410	400	390
360	350	340
540	530	520
510	500	490
470	460	450
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PROPOSED HOUSES AT CANNONBROOK PARK, NEWCASTLE ROAD, LUCAN...

- Builder: Wolsey Park Homes
- General: The construction generally is to be erected in accordance with the requirements of Dublin County Council and the Department of the Environment.
- Foundation: These shall be concrete laid to such depth to comply with the Dublin County Council Specification.
- Walling: External walls shall be of cavity construction with Brick outer leaf and 110 mm. inner leaf or 215 mm. Hollow Block as shown on plan.
- Internal: Internal partition walls to be of dry construction. All walling internally to be dry lined.
- Flooring: Floors to be 150 mm. concrete on D.P.M. on 150 mm. of hardcore. 25 mm. Polystyrene Sheets to be laid around perimeter of block on top of D.P.M.
- Heating: Solid Fuel high output back boiler with radiators as indicated on drawings or Electric Central heating to Builder's selection.
- Kitchen Fittings: These are to be fitted as per Contract Drawings and are to be mainly of Aickerplast construction on timber framing. The main wearing areas are to be surfaced with proprietary laminated plastic. A stainless steel sink unit is provided. Cooker, refrigerators, etc. shown on drawings are not supplied.
- Bathroom: Sanitary ware in white, low level w.c., bath, wash-hand basin with standard fittings as to builder's selection. Mechanical ventilation to en-suite where required.
- Doors: All doors to be nominal 50 mm. thick, hung with 100 mm. butt hinges and fitted with suitable door furniture. Front doors shall be in hardwood.
- Electrical: Light points to the ceilings and wall as indicated on drawings. 13 amp. sockets to be fitted to wall as shown in drawings. A cooker control unit incorporating a 13 amp. power socket will be provided near to the cooker space in the Kitchen. A double immersion group is provided as standard.



- D.P.M. 2,000 gauge P.V.C. of Blizzard Hersion base bitumen D.P.M. to be provided as shown on drawings or as where otherwise approved.
- Roof Trusses: Roof Trusses are to manufacturers' design and specification and approved by I.I.R.S.
- Roof Tiles: Roof tiles to I.S.S. laid on untearable felt and secured on battens.
- Insulation: 100 mm. Fibreglass or other approved material to be provided in the attic area. External Walls to be sheeted with 25 mm. Polyurethane Laminated to 9.7 mm. plasterboard or other approved material and bonded to wall with approved adhesive to builders selection.
- Ventilation: Vents to be provided to all habitable rooms without a fireplace.
- Colour Scheme: External woodwork to be prepared and painted two coats of undercoat and one coat of gloss. Front windows to be stained and varnished.
Internal woodwork to be prepared, primed and painted with one coat of undercoat and one coat of gloss.
Doors to be natural finish or to builders selection.
All internal walls to be prepared to builder's selection. Bathroom and kitchen to receive two coats of emulsion.
All ceilings to be stippled, finished or painted with emulsion to builder's selection.
External colour of paintwork, plastering and roof tiles to builder's selection.
- Front and Rear Gardens: Front and rear gardens to be rotovated and top soiled.