

REF. NO.: 91A/0483

CERTIFICATE NO.: 14400B

PROPOSAL: 21 houses

LOCATION: 1-17 odd rd E sites 12-18 & 8-14 rd # Newcastle Rd, Lucan

APPLICANT: Adroit 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	288.75	288.75			
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per sq ft or £10					
D	Building or other structure for purposes of agriculture	@ £1.00 per sq ft in excess of 500 sq ft					
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: 8.0 Date: 11/4/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

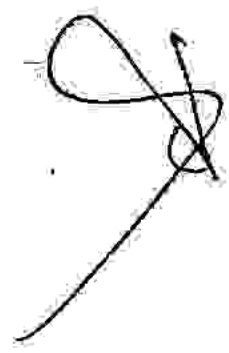
TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

*Contributions
as per 8/11/91*

DEVELOPMENT CONTROL ASSISTANT GRADE



SS only

Ⓢ

Register Reference : 91A/0483

Date : 9th April 1991

Development : revisions to approved layout and house type

LOCATION : sites 1-17 odd Road E sites 12-18 Even Road D sites 1-7 odd and 8-14 even Road F, Newcastle Road, Lucan

Applicant : Adroit Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 28th 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
18 APR 1991
SAN SERVICES

Date received in Sanitary Services . 18 APR 1991 ...

GENERAL OFFICER
DUBLIN CO. CL. ... 611
SANITARY SERVICES
17 JUN 1991
Returned to the Planning

FOUL SEWER

*In sufficient information.
The applicant has not satisfied condition
Permission dated 17/1/90
where drainage has been installed as constructed details
must be submitted.*

SURFACE WATER

*As above.
In particular the applicants have not indicated
how it is intended to treat boundary streams to the
south of the site adjacent to the highway*

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

GL

PLANNING DEPT
DEVELOPMENT CONTROL SECT
Date 18.06.91
Time 12.55

*R.
6/6/1991*

Register Reference : 91A/0483

Date : 9th April 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

.....
ENDORSED *[Signature]* DATE *11/5/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *18.06.91*
Time *12.55*

C-106581
B-1209
7

CONTRIBUTION
Standard: 767110
Roads: 800 per
Services: 1200
Open Space
Other:
SECURITY:
Bond / C.I.F.: 120,000
Cash: 75,000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed revisions to approved layout and house type sites 1-17 odd Road E, sites 12-18 even Roads D, sites 1-7 odd and 8-14 even Road F at Newcastle Road, Lucan for Adroit Ltd.

John McGivern & Associates,
Architectural & Planning Consultants,
25, Millview Lawns,
Malahide, Co. Dublin.

Reg. Ref. 91A-0483
Appl. Rec'd: 28.03.1991
Floor Area:
Site Area:
Zoning: A1

Report of the Dublin Planning Officer, dated 20th May 1991.

This is an application for PERMISSION for revisions to approved layout and house type at sites 1-17 Road E, 12-18 Road D, 1-7 Road F and 2-18 Road F, Newcastle Road, Lucan for Adroit Ltd.

The proposed site is located to the west of the Newcastle Road to the south of the Lucan Dual Carriageway in an area zoned A1 "to provide for new residential communities in accordance with approved action area plans".

The proposed site forms part of a large site for which planning permission was granted for housing (266 units) under Reg. Ref. No. ZA 1330.

Reg. Ref. No. 89A-0852 refers to a grant of planning permission for 100 no. houses at this location for Sidlebury Ltd. Development has commenced on foot of this grant of permission. A third party appeal on this application was withdrawn on 9th May, 1991.

The current applications provide for variations to layout and house type for 21 no. houses in the south west corner of the previously approved site. The site location map submitted does not identify the site fully outlined in red. Condition No. 27 of the grant of permission for Reg. Ref. 89A-0852 required a revision of the layout as now proposed.

Previously approved nos. 2-6 Road F, have been relocated to front onto Road E (now sites 13-17). This was required by condition no. 27 of the grant of permission under Reg. Ref. No. 89A-952. The position of the cul de sac turning circle at Road E has been altered to accommodate the relocated houses and this now encroaches onto the approved public open space. However, it would be impossible to accommodate the proposed houses here without doing so.

Lodged plans provide for a pathway along the boundary of the site from the open space to the Newcastle Road/Tandys Lane junction as required by condition no. 25 of the grant of permission under Reg. Ref. No. 89A-0952.

(Continued)

to

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed revisions to approved layout and house type sites 1-17 odd Road E, sites 12-18 even Roads D, sites 1-7 odd and 8-14 even Road F at Newcastle Road, Lucan for Adroit Ltd.

(Continued)


The proposed development involves a change of house type. Lodged plans indicate two principle house types - A and B - four bedroom houses with a part brick front. Type B is to have a garage and utility room to the side. The site layout plan submitted indicates 16 no. semi detached houses (5 no. type A and 11 no. type B). Five no. detached houses are proposed. The site layout plan identifies these as type B ~~but no house plan/elevational drawings are submitted in this regard.~~

Roads Department Report states that the proposed development includes minor revisions to the previously approved layout. This report also states that Road D is to be opened up to provide access to Newcastle Road and they would object to some. However, it should be noted that the layout approved under Reg. Ref. No. 89A-952 provided for access to Newcastle Road at this point (Condition no. 1 of that grant of permission specified a layout submitted as additional information, i.e. drawing SW 01B) - layouts previously submitted provided for access elsewhere. Plans lodged on 19th September, 1989, as additional information provided for the vehicular access to the site to be from Road 'D'. This plan formed the basis of the planning permission which issued.

The proposed development is consistent with the provisions included in 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 (10) conditions:-


(NP/DK) (Conditions attached)

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 (10) conditions set out above is hereby made.

Dated: 22 May, 1991.


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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed revisions to approved layout and house type sites 1-17 odd Road E, sites 12-18 even Roads D, sites 1-7 odd and 8-14 even Road F at Newcastle Road, Lucan for Adroit Ltd.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. In this regard, the housing layout to be in accordance with the revised site layout Drawing No. SW.01.B, received 7th December, 1989.

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

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

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

3. The development shall be carried out in conformity with Conditions Nos. 3, 6 to 21 and 23 to 26 inclusive, of the decision to grant permission by Order No. P/161/90, dated 17th January, 1990, Reg. Ref. 89A-0852, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

4. That the arrangements made for the payment of the financial contribution in the sum of £76,740 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

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

5. That the arrangements made for the payment of the financial contribution in the sum of £80,000 (i.e. 100 x £800 per house) in respect of the overall development required by Condition No. 22 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

5. 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.

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/483
LOCATION: sites 1-17 odd Road E sites 12-18 even Road D, sites 1-7 odd and 8-14 even Road F, Newcastle Road, Lucan.
APPLICANT: Adroit Ltd.
PROPOSAL: Revisions to approved layout and house type.
DATE LODGED: 28th March, 1991.

Previous Roads report of 17/11/89 on 89/A/852 refers specifically 9m setback on Newcastle Road and agreement on boundary treatment.

This proposal is a minor revision to an approved layout 89/A/852 (100 houses).

The main change from the previous layout is that Road D is opened up to provide access to Newcastle Road. However, this new access would be from an access further north on Newcastle Road. Newcastle Road is a heavily trafficked District Distributor Road with a high proportion of HCV's.

Vision at the new access would be restricted in a southerly direction by hedges outside the applicant's control.

Roads are strongly opposed to any increase in access/junctions with Newcastle Road.

Permission should be refused for access junction of Road D with Newcastle Road as the proposal would endanger public safety by reason of a traffic hazard. Otherwise, internal road layout is acceptable provided opening to Road D is excluded.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 07/05/91
Time 9.30 A.M.

TR/MM 30/4/91.

SIGNED: J. Hayes
DATE: 30/4/91

ENDORSED: 4. B. 12
DATE: 30/4/91

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Sites 1-17 odd Road E & Sites 12-18 odd Rd D
Sites 1-7 odd & 8-16 odd Rd F Newcastle Rd, War

REG. REF.: 91A/0483

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

A reduced fee (i.e. $\frac{1}{2}$) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 84A/850 which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

*No alteration to overall site. Slight change
in individual sites*

*J.Y.
11/4/91.*

A. Hinchy,
Senior Executive Draughtsman/Technician

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To John McGivern & Associates,
Architectural & Planning Cons.,
25, Millview Lawns,
Malahide, Co. Dublin.
Applicant Adroit Ltd.

Decision Order /2171/91 - 22.05.1991
Number and Date

Register Reference No. 91A-0483

Planning Control No.

Application Received on 28.03.1991

Floor Area:

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/ for:-

revisions to approved layout and house type sites 1-17 odd Road
E, sites 12-18 even Road D, sites 1-7 odd and 8-14 even Road F at
Newcastle Road, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. In this regard, the housing layout to be in accordance with the revised site layout Drawing No. SW.01.B, received 7th December, 1989.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. The development shall be carried out in conformity with Conditions Nos. 3, 6 to 21 and 23 to 26 inclusive, of the decision to grant permission by Order No. P/161/90, dated 17th January, 1990, Reg. Ref. 89A-0852, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p>	<p>3. In the interest of the proper planning and development of the area.</p>
<p>(Continued)</p>	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 22nd May, 1991.

IMPORTANT: Turn overleaf for further information

4. That the arrangements made for the payment of the financial contribution in the sum of £76,740 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

5. That the arrangements made for the payment of the financial contribution in the sum of £80,000 (i.e. 100 x £800 per house) in respect of the overall development required by Condition No. 22 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond £120,000 or a cash lodgement of £75,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

7. That the design of the hammer head at the end of Road E be amended in order to limit its intrusion into the area of public open space. Details to be agreed with the Planning Authority prior to commencement of development.

8. Documentary evidence of applicants right to connect to sewers, both surface water and foul, on lands not in applicants ownership to be submitted to the Planning Authority.

(Continued)

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

5. 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.

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

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

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



NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To John McGivern & Associates, Decision Order p/2171/91 - 22.05.1991
Architectural & Planning Cons., Number and Date
23, Millview Lawns, Register Reference No. 91A-0483
Malahide, Co. Dublin. Planning Control No.
Application Received on 28.03.1991
Applicant Adroit Ltd. Floor Area:

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

revisions to approved layout and house type sites 1-17 odd Road E, sites 12-18 even Road D, sites 1-7 odd and 8-14 even Road F at Newcastle Road, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued)	
9. Prior to commencement of development house types for sites 8, 10, 12 on road F to be the subject of written agreement with the Planning Authority having regard to the requirements of maintaining a 7' 6" separation between dwellings.	9. In the interest of the proper planning and development of the area.
10. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.	10. In the interest of reducing air pollution.

Signed on behalf of the Dublin County Council

Lise Henry
For Principal Officer

22nd May, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p style="text-align: center;">[Faint, illegible text]</p>	<p style="text-align: center;">[Faint, illegible text]</p>

NOTE:

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

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

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

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

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

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/0483

Date : 2nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : revisions to approved layout and house type

LOCATION : sites 1-17 odd Road E sites 12-18 Even Road D sites
1-7 odd and 8-14 even Road F, Newcastle Road, Lucan

APPLICANT : Adroit Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 28th March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

John McGivern & Associates,
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

28TH March, 1991

9/168 2/4 J. Press 28/3/91
N 35027 P/BBL
EYE LAW APPLICATION 1.12.4
REC. 9288.75
N 34716 91A/0483

The Principal Officer,
Planning & Devt. Dept.,
Irish Life Centre,
Lr. Abbey St.,
Dublin 2.

re: Revisions to approved layout and house type sites 1-17 odd, Road E, sites 12-18 and 8 - 14 even Road F at Newcastle Road, Lucan, Reg. Ref. 89A - 852

Dear Sir,

Permission is being sought by Adroit Limited under the Local Government (Planning and Development) Acts 1963 and 1983 and also Bye Law Approval for revisions at the above.

Permission was granted by your Council on the 12th June 1990 and the proposed changes are for a modified house type in varying frontages. The development is substantially complete and my client is buying developed sites. There will be no changes to the drainage layout.

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 28th March containing the Planning Notice.

Adroit Limited have an agreement to purchase the developed sites.

I further enclose cheque for £456.75 (21 houses x £87 divided by 25%) to cover the charges for this application.

Yours sincerely

John McGivern
John McGivern

CO. DUBLIN Permission is being sought by Adroit Ltd. for revisions to approved layout and house type, sites 1-17 odd Road E, sites 12-18 Even Road D, sites 8-14 and 8-14 even Road F, Newcastle Rd, Lucan.

RECEIVED
28 MAR 1991
REG. SEC.

17/10

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. 'N 34716

CASH
CH. DE ✓
M.O.
B.L.
I.T.

E288.75

Received this 2nd day of April 1991

from Adroit Ltd

the sum of 100 pounds and 88 pence being 100.88

seventy five application at Newcastle road, Lucan

Class A

Michael Dillon Cashier

S. CAREY Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIAITH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

This receipt is not an
acknowledgement that the
amount referred to is the amount
paid

N 35027

£ 168.00

Received this 2nd day of April 1971
from Adair Ltd

the sum of one hundred and sixty eight Pounds

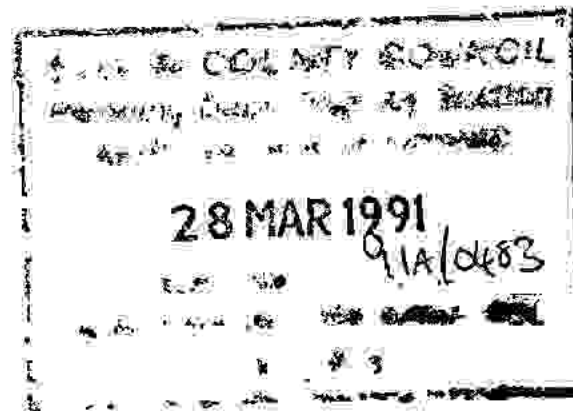
application at Newcastle and Linc.

Michael O'Han Cashier

S. CAREY
Principal Officer

PROPOSED HOUSING DEVELOPMENT AT NEWCASTLE ROAD, LUCAN.

- Builder: Adroit Limited
- 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: Oil fired central heating with radiators as indicated on drawings.
- 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 proprietry 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.



<u>D.P.M.</u>	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.
<u>Roof Trusses:</u>	Roof Trusses are to manufacturers' design and specification and approved by I.I.R.S.
<u>Roof Tiles:</u>	Roof tiles to I.S.S. laid on untearable felt and secured on battens.
<u>Insulation:</u>	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.
<u>Ventilation:</u>	Vents to be provided to all habitable rooms without a fireplace.
<u>Colour Scheme:</u>	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.
<u>Front and Rear Gardens:</u>	Front and rear gardens to be rotovated and top soiled.