



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/ 2913 /91 Date of Decision : 28th June 1991

Register Reference : 91A/0729 Date Received : 6th May 1991

Applicant : Crewhill Properties Ltd,

Development : Change of approved house type (Reg. Ref. 91A/0152) to
give 2 No. 4 beds, detached houses with optional
garage.

Location : Sites 48 and 49, Woodfield, Scholarstown Road,
Rathfarnham.

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:- *60*...ATTACHED.

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

Date: *21/7/91*.....

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

Reg.Ref. 91A/0729
Decision Order No. P/ 2913 /91
Page No: 0002



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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 That the rear garden of house No. 49 be 10.7 metres minimum in length (as measured from the main external wall of the house).
04 REASON: In the interest of the proper planning and development of the area.
- 05 That 2 off-street car parking spaces be provided in each site as shown on drawing no. WS/91/01.
05 REASON: In the interest of the proper planning and development of the area.
- 06 The development shall be carried out in conformity with Conditions Nos. 4-16 (incl.) of the decision to grant permission by Order No. P/1050/91, dated 11th February, 1991, Reg. Ref. No. 91A/0152, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.
06 REASON: In the interest of the proper planning and development of the area.
- 07 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed in writing with the Planning Authority before the commencement of the development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance. or... In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.
REASON: In the interest of the proper planning and development of the area.



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Reg.Ref. 91A/0729

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Page No: 0003

08 That the arrangements made for the payment of the financial contribution in the sum of £800. per house in respect of the overall development required by Condition No. 21 of planning permission granted under Reg. Ref. 91A/0152 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.

09 That the arrangements made for the payment of the financial contribution in the sum of £162,000. in respect of the overall development required by Condition No. 22 of planning permission granted under Reg. Ref. 91A/0152 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.

10 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 £268,000. or a cash lodgement of £167,000. in respect of the overall development, required by Condition No. 23 of planning permission granted under Reg. Ref. 91A/0152 be strictly adhered to in respect of the above proposal.

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.

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



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

Register Reference : 91A/0729

Date : 7th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type (Reg. Ref. 91A/0152) to give 2 No. 4 beds, detached houses with optional garage.

LOCATION : Sites 48 and 49, Woodfield, Scholarstown Road, Rathfarnham.

APPLICANT : Crewhill Properties Ltd,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 6th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 48+49 Woodfield Scholarstown Road
(If none, give description sufficient to identify) Rathfarnham

3. Name of applicant (Principal not Agent) CREW HILL PROPERTIES LTD
Address c/o ZWALDEMAR TEC MAIN STREET DONDUM Tel. No. 9515 114

4. Name and address of person or firm responsible for preparation of drawings Frank Elmes + Co 2 Waldemar Tec
Main Street Dondrum D14 Tel. No. 9515 114

5. Name and address to which notifications should be sent Frank Elmes + Co 2 Waldemar Tec
Main street Dondrum D14

6. Brief description of proposed development change of approved semi detached houses on site 48+49 (91A/0152)
to give 2 no 4 bed 2 storey detached houses with optional garage.

7. Method of drainage As Approved 8. Source of Water Supply As Approved

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor or use when last used. N/A

(b) Proposed use of each floor N/A

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

11.(a) Area of Site 0.183 acres c Sq. m.

(b) Floor area of proposed development 1337.00 sqft x 2 Sq. m.

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

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

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal Where Applicable

15.List of documents enclosed with Charge, Form, Specification Newspaper Notice 4 Set

CO. DUBLIN - Permission sought for change of approved house type (Reg. Ref. 91A/0152) to give 2 No. 4 beds, detached houses with optional garage on sites 48 and 49 Woodfield, Scholarstown Rd. Rathfarnham Crew Hill Properties Ltd.

Drawgs WS 90 01+02+030 2674 Sq. m.

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

Fee Payable £ 174.0 Basis of Calculation £32 x 2 = Planning £55 x 2 = BBL's

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

Reg Ref 91A/0152

Signature of Applicant (or his Agent) Frank Elmes Date 2 May 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0729

Amount Received £ 22-10 2.20.4

Receipt No

Date

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
6 MAY 1991

BYE LAW APPLICATION

REG NO 031166

REG NO

615

FEE PAID

N 39090

RECEIVED
06 MAY 1991
REG SEC

2/5/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lt. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

REC. No. N 39166

CASH

CHEQUE

M.O.

B.L.

L.T.

£ 110.00

6th

day of

May

19 91

Received this

from

Creechill Props Ltd.

% 2 Waldemar Tce,

Main St., Dundrum

the sum of

one hundred and ten

Pounds

Pence, being

70 for

bye-law application at 48 & 49 Woodfield,

Scholarstown Rd.

Moylee Deane

Cashier

S. CAREY
Principal Officer

Class A x 2

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

39090 of this receipt is
acknowledgement that the fee
tendered is the prescribed application
fee. — N 39090

£64.00

Received this 6th day of May 1991

from Crewhill Props Ltd,
c/o 2 Waldemar Ter,
Main St., Donnybrook

the sum of sixty four Pounds

Pence, being fee for
planning application at 48 & 49 Woodfield
Scholarstown Rd
Noelce Deane Cashier

S. CAREY
Principal Officer Class 1x2

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

Issue of this receipt in acknowledgement that the sum tendered is the prescribed application fee. N 39090

€64.00

HK

Received this 11 day of May 1991

from Lucy Hill Proprietor Ltd,
10 2 Waldemar Ter.,
Main St. Dundrum

the sum of sixty four Pounds

Pence being 00

planning application at 48 & 49 Woodfield
Scholarstown Rd.
Noeleen Deane Cashier

S. CAREY Principal Officer 1 x 2

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

CHEQUE

M.O.

B.L.

IT.

REC. No. N 39166

£ 110.00

Received this 6th day of May 1991

from Crowhill Props. Ltd,
1/2 2 Waldemar Tce,
Main St, Dundrum

the sum of one hundred and ten Pounds

Pence, being Nil

bye-law application at 48 & 49 Woodfield,
Scholarstown Rd.
Moden Lane

Cashier

S. CAREY
Principal Officer

Class A x 2

FRANK ELMES & Co.

ARCHITECTS

PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE : 951514 / 5
FAX No. : 951703

Dublin County Council,
Planning Dept.,
Irish Life Centre,
DUBLIN 1.

date : 3/5/91

your ref : —

our ref : —

RE: Change of 2 No Approved House types on sites 48 & 49
Woodfield, Scholarstown Road, Rathfarnham, D. 16.

Dear Sirs,

On behalf of our Client who has purchased the above sites, we wish to apply for the change of the approved semi-det. House type on site 48 & 49, Woodfield, and replace same with 2 No 4-Bed 2 storey Detached Houses with Optional Garages as shown.

The proposed houses will have a similar elevation to the approved and finishes will blend in to match the overall estate.

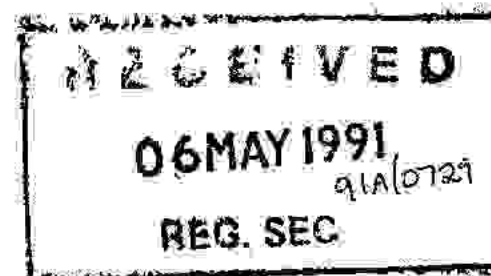
The drainage/watermain will be the same as approved on the previous BBLs which we understand have been approved.

We have provided 2 No side by side car parking spaces on sites 48 & 49 as per Condition No 19 Reg. Ref. 91A/0152.

I hope the foregoing information is to your satisfaction and if you have any queries, or require any further information which will enable you to Grant a Permission for same, please do not hesitate to contact this office.

Yours faithfully,


David Timmons
FRANK ELMES & CO.



OUTLINE SPECIFICATION FOR .

2 No 4 BED HOUSES ON SITE No
48 & 49 WOODFIELD SCHOLARSTOWN ROAD
RATHFARNHAM CO DUBLIN

FOR CREWHILL PROPERTIES LTD,

FOUNDATIONS

Excavate to depth and width as shown on section or to the requirement of the Local Authority Engineer, concrete to be not leaner than 1.7.

RISING WALLS

To be in solid blockwork to D.P.C. level, min 150mm over finished ground level.

GROUND FLOOR

Remove 225mm vegetation layer.
Slab to be 150mm deep sanded 6.1 clean, pit gravel and cement on 25mm aeroboard insulation on 1000 gauge visqueen on 50mm and blinding on 150mm well compacted hardcore.

Visqueen brought vertical and lapped over D.P.C. in walls.

FIRST FLOOR

19mm f.g. chipboard on timber joists
bathrooms.

RECEIVED
06 MAY 1991
557 SEP 91/1029

BLOCKWORK

225mm hollow conc. blocks to external walls as shown laid on 225mm wide D.P.C. min 150mm above finished ground level. 225mm solid blockwork in party walls. Ground floor partition walls to be 100mm solid blockwork where shown. Part brick front to be 275mm cavity (100mm outer leaf, 50mm cavity, 100mm inner leaf), with ties every 450mm vertical and 750mm horizontally with D.P.C. 150mm above E.G.L. in inner and outer leaf. D.P.C. to be carried around jambs of opes in cavity walling.

Cement mortar to be not leaner than 1.4 and gauged mortar to be not leaner than 1 cement/line to 4 sand.

RAINWATER

To be 100mm, gutters swan necks, down pipes and fittings to G.T's to A.J's to surface water sewer.

FOUL DRAINS

Drains to be laid on concrete beds haunched to pipes and encased in min 150mm conc. under buildings and bridged over at intersections with walls.

Ground floor waste pipes to deliver to gully trap to A.J. to foul drain.

W.C.'s to single stack soil to A.J. to M.H. to foul sewer. W.H.B's to single stack S.V.P. to A.J. foul drain.

JOINERY

All joinery to standard specification treated against rot, primed undercoated and gloss finished.

External windows and doors as above or "Sadolins" to all external timber work.

FINISHES

External plaster - Skud, scratch and float with sand and cement nap finish.

Reveals to all opes.

Internal plaster - Drylined throughout. Studding to be load bearing partitions where required.

Ceilings to be slabbed and Artex Finished.

PITCHED ROOF

Selected concrete roof tiles on roofing battens on untearable roofing felt on approved prefabricated roof trusses to I.S. (1986) @ 600mm c/c. with 100 x 25 windbracing at rafter and ceiling level or on traditional cut roof to Engineers specifications. Trusses to be laid and braced strictly in accordance with I.S. (1986), 175 x 25mm soffit and fascia.

REAR GARDEN FENCING

Fencing to rear garden shall be two lengths of 125 x 25mm WDR fixed on 75 x 75mm WDR pointed posts at selected centres.

FRONT GARDEN

Front garden topsoiled, levelled and seeded.

- NOTE:
1. Where any discrepancy occurs between spec, and dwg. the Architect is to be consulted and his decision is final.
 2. All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.
 3. The Developer reserves the right to alter the above spec.

SPECIFICATION MATERIALS AND STANDARDS

Generally

The structural element of this project will be designed in accordance with recommendations of British Standard Code of Practice. The structural use of concrete CP 110.1972.

Demolitions

All demolition will be carried out in accordance with British Standard Code of Practice CP 94 1972.

Disconnect Services

Arrangements will be made with Local Authority, E.S.B., Gas Company, P & T and alike for the disconnection of service with the site and compliance with all requirements of all statutory bodies.

Drain Layer

Materials Shall comply with the following specifications.

PVC pipes and fittings	:	IS 123 and BS 3506
Vitrified Clay	:	BS 65 and BS 539 and IS.6
Cast Iron	:	BS 437 and BS 1130
Manhole Covers	:	BS 497
Step Irons	:	BS 1247

Workmanship Execute in accordance with British Standard Code of Practice 301.

Concrete Beds:

Minimum thickness 4", Mix C concrete.

Concrete:

Materials:

Shall comply with following specification:

Ordinary Portland Cement	:	ISI and BS 12 and 4027
Water	:	Clean fresh water
Aggregates	:	IS5 and BS 882
Reinforcement Mild Steel *	:	
Bars	:	BS 4449/4461/4432/4483
Hard Drawn Steel Wire	:	BS 4483

Concrete Mixes: Mix A

This mix should have a minimum works cubes strength of 14N/m after 7 days or 22 N/m' after 28 days. The nominal proportions of this Mix are 0.07 m' of suitably coarse aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 20... The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 30 litres.

MIX B

this mix should have a minimum of works cube strength of 10N/m² after 7 days of 14 N/m² after 28 days. The nominal proportions of this mix are 0.1m³ of suitable graded fine aggregate and 0.22m³ of suitably graded coarse aggregate per 50kg cement. The maximum size of coarse aggregate should not exceed 40mm. The water/cement ratio should be kept to a minimum to give reasonable workability but should not exceed 35 litres per 50kg cement.

MIX C

This mix should be in the proportion of 8 parts of suitable graded "all in" aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

Testing of Concrete

Shall be carried out in accordance with BS 1883

Cutting and Bending Steel

Shall be carried out in accordance with BS 4466 and Clause 7.2 CP 110.

Concrete Blocks and Clay Bricks

Materials: Concrete blocks and Clay bricks shall conform to the following specification:

Solid concrete blocks	:	IS 20
Hollow Concrete Blocks	:	IS 40
Concrete bricks	:	BS 1180
Breeze blocks	:	BS 2026, Class C
Clay bricks	:	IS 91, 1974 BS 3921, 1974.
Wall ties	:	BS 1243
Damp Proof Courses	:	BS 743 for hessian base BS 1470 for aluminium BS 743 IS 57 for pvc.

Mortar: Cement mortar shall be composed of 1 part cement and 3 parts sand.

Asphalter Asphalt

Shall be carried out in accordance with BS CP 144 parts 2 and 4.

Shall comply with the following specification.

Mastic asphalt for tanking	:	BS 1097
Mastic asphalt for roofing	:	BS 988
Sheathing felt	:	BS 747 and IS 36 in accordance with BS CP 144

Aluminium Flashing : BS 1470

Lead flashing : BS 1178
Copper : BS 1569, grade A

Flashings: Will have 6" min laps.

Roof
Roofing:

Concrete tiles : IS 3 1972
Sarking felt : BS 747
Bitumen, adhesives : BS 3940, type B
Copper : BS 1569, grade A
Lead : BS 1178
Aluminium : BS 1470
Insulation : BS 3837
Cork Board :
Dri deck insulation : BS 1105 1963

Carpenter and Joiner

Materials: Shall comply with the following:

Timber nomenclature : BS 881.589
Timber moisture content : IS 96
Plywood : BS 1455 and BS 1203
Marine Plywood : BS 1088
Blockboard : BS 3444
Chipboard : BS 2604
Plastic laminates : BS 3794
Flush Doors : BS 459 Part 1 and IS 48
Fire check doors :
1/2 and 1 hr. : BS 459 Part 3

Quality of Timber: All timber generally shall conform to BS 1180 Part 1.

Structural steel and Metalwork

Workmanship:

All structural steel shall be carried out in accordance with BS449 (1958) incorporating BS 113.

Rolled steel joists, angles hollow sections : BS 4, 4A and 15
Cold rolled steel sections : BS 2994
Bolts : BS 916 and 1768
Welding : BS 1856
Tubing : BS 1387
Galvanising, hot dip process after : BS 3189

cont.

Mechanical and Plumbing Installation Installations:

The heating, plumbing and ventilation shall be carried out as follows:

Materials and Workmanship

Stainless steel sinks	:	BS 1244
Lavatory basins	:	BS 1188
WC suites	:	BS 1213, 1254, 1121, 2456
Baths	:	BS 1189
Unplasticised pvc pipes and fittings	:	BS 3505, 4346
Cast Iron pipes and fittings	:	BS 78, 1211, 3464, 3961

Where applicable all work shall comply with the requirements of BS CP 304, 1958 - sanitary pipework above ground.

Heating Installation

The heating installation shall be designed in accordance with the recommendations laid down by the Institution of Heating and Ventilating Engineers in their "Guide to Current Practice".

Automatic thermostatic control systems will be provided to ensure that the design temperature conditions would be maintained economically and effectively.

All concealed pipework and equipment will be efficiently insulated against heat loss.

Solid fuel open fireplaces will be installed in the main living room of each apartment and house.

Hot and Cold Water Services Installation

These installations would be designed in accordance with the requirements laid down by the Engineering Department of the Corporation of Dublin.

An incoming service pipe (approved by the Corporation of Dublin) would be installed to serve the cold water storage tanks.

Cold water storage tanks having a total capacity to the requirements of the Corporation of Dublin, would be installed together with a feed and expansion tank to serve the heating installation to each individual flat.

All hot and cold water piping distribution systems would be designed, sized and arranged to ensure that an adequate water supply would be normally available to all outlets.

All concealed hot water piping and storage will be thermally insulated together with all cold water piping where this might be subject to freezing or condensation.

Fire hydrants will be located throughout the sites to the requirements of the Fire Officers of Dublin Corporation.

Electrical Installation

The electrical installation will be carried out by a nominated sub-contractor to the requirements of the E.S.B. and to I.E.E. standards.

Floor, Wall and Ceiling Finishes

Plastering

Materials Materials shall comply with the following specification:

Cement	:	IS 1
Sand	:	BS 1198 and 1199
Lime	:	IS 8
Gypsum Plaster	:	IS 27
Plaster Lath	:	IS 41
Metal Lathing	:	BS 1369

Plaster for wall shall be gyplite plaster.

Workmanship: Workmanship shall comply with the following codes of Practice:

Internal plastering	:	BS CP 211
External Plastering	:	BS CP 221
Tile and slab Flooring	:	BS CP 202
Sheet and tile Flooring	:	BS CP 203

Floor Screed Shall be laid in cement and sand 1 to 4 to receive selected floor finishes.

Glazing Materials

Materials shall comply with the following specification.

Glass	:	BS 952
Putty	:	IS 28

cont.

Quality

Clear sheet glass shall be ordinary quality (OQ) 4mm thick
Polished plate glass shall be of the standard for general
purposes (OG) 6 mm thick.

Workmanship: Workmanship shall comply with BS Code of Practice
152.

Painting and Decorating Materials:

Materials shall comply with the following specification:

Oil Paints	: IS 15,32 and 115
Water paints and Distempers	: IS 73,74 and 75
Knotting	: IS 16

Workmanship

Workmanship shall comply with the following code of
practice.

Painting : BSCP 231

Drainage Materials

Materials shall comply with the following specification.

PVC pipes and fittings : IS 123 and BS 3506
Connections to stoneware
fittings shall be by means
of approved adaptors

Vitrified Clay pipes and fittings	: BS 65 and BS 539
Cast Iron	: BS 637 and BS 1130
Manhole Covers	: BS 497
Step Irons	: BS 1247

Workmanship

Drainage work generally shall be executed in accordance
with BS CP 301.

Outline Specification of material and standards for the purpose
of Planning and Bye-Law Approval only.

The Developer reserves the right to alter this Specification for its equivalent.

The Architect reserves the right to alter this Specification for its equivalent
subject to availability and if there is any dispute between the drawings and
specification, the Architect's decision is final.

Councillor T. Kitt, T.D.,
3 Pine Valley Drive,
Rathfarnham,
Dublin 16.

Our Ref.: 91A/729

3 July 1991

RE: Proposed change of approved house type (Req. Ref. 91A/0152)
to give 2 no. 4 beds, detached houses with optional garage
at Sites 48 and 49, Woodfield, Scholarstown Road,
Rathfarnham for Crewhill Properties Ltd.

Dear Councillor Kitt,

I refer to your recent representations on behalf of Crewhill Properties Ltd. in connection with the above planning application.

I now wish to inform you that by order 28th June 1991, the Planning Authority made a decision to grant permission, (copy attached).

Yours faithfully,

L. J.
for Principal Officer.

REF. NO.: 9/A/0729

CERTIFICATE NO.: 14926B

PROPOSAL: 2 houses

LOCATION: 48 & 49 Woodfield Schoolstone Rd, Rushmore

APPLICANT: Crewills Properties Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	REQ. FEE APPL.	AMT. OF REQ. FEE
A	Dwelling (Houses/Flats)	£ 255	£ 110	£ 110	—		
B	Domestic Ext. (Improvements/Aths.)	£ 230					
C	Building for office or other comm. purpose	£ 23.50 per sq ft of BFC					
D	Building or other structure for purposes of agriculture	£ 10.00 per sq ft of BFC					
E	Petrol Filling Station	£ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	£ 70 or 20 per sq ft, 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: 10/5/91

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

9/A/0729

PROPOSED: 2 houses
 LOCATION: 48 & 49 Woodfield Scholershaw Rd, Rushmore
 APPLICANT: Clewells Properties Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	PROCESSED LOCKED	BALANCE DUE	COMPL ANOM	DATE/REMARKS
Dwellings	2652	£64	£64			
	2652					

Number 2, 3, 4, 5, 6 & 7 Certified by: R. Mohs Grade: 8.0 Date: 10/5/91
 Number 2, 3, 4, 5, 6 & 7 Enclosed Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



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

23 May 1991

Councillor T. Kitt, T.D.,
3, Pine Valley Drive,
Rathfarnham,
Dublin 16.

Dear Councillor Kitt,

I wish to refer to your recent letter in which you make representations on behalf of Crewhill Properties Limited who have applied for the change of approved house type (91A/152) to give two no. four-bedroom detached houses with optional garage at sites 48 and 49 Woodfield, Scholarstown Road, Rathfarnham.

I wish to inform you that this application, 91A/729, was received in this Department on the 6th May, 1991. No decision has been made to date.

Your representations have been noted and will be drawn to the attention of the Planning Officer for the area.

Yours sincerely,

for PRINCIPAL OFFICER

0/2913/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0729

Date Received : 6th May 1991

Correspondence : Frank Elmes & Co.,
Name and : 2 Waldemar Terrace,
Address : Main Street,
Dundrum,
Dublin 14.

Development : Change of approved house type (Reg. Ref. 91A/0152) to give 2 No. 4 beds, detached houses with optional garage.

Location : sites 48 and 49, Woodfield, Scholarstown Road, Rathfarnham.

Applicant : Crewhill Properties Ltd,

App. Type : Permission

Zoning : B

(MOS/BB)

C/O 8149
Box 1131

<u>CONTRIBUTION:</u>	
Standard:	162,000
Roads:	80,000
S. Sers:	—
Open Space:	200
Other:	100
<u>SECURITY:</u>	
Bond / C.I.F.:	265,000
Cash:	167,000

Report of Dublin Planning Officer dated 20th June, 1991.

This application is for PERMISSION. The proposed development consists of change of approved house type (Reg. Ref. 90A/0152) to give 2 no. 4 beds, detached houses with optional garage on sites 48 and 49 Woodfield, Scholarstown Road, Rathfarnham for Crewhill Properties Ltd.

Under Reg. Ref. 90A/152 permission was granted for a pair of semi-detached houses (house type D) on this site. These houses were 4 bed. with a semi-brick, semi-rendered finish on the front elevation.

The proposed house types are four bed. detached. House no. 48 has an optional garage attached, while an optional detached garage is provided for at the side of house no. 49. Proposed finishes include semi-brick and semi-plaster on the front elevation. 2 no. off-street car parking spaces are provided as required by condition 19 of Decision ORDER P/1050/91 (Reg. Ref. 91A/0152). The gable elevation to house no. 49 has a semi-brick, semi-paster finish.

It is noted that the rear garden of house no. 49 is less than the required standard (i.e. 10.7 metres) when measured from the main external wall. This garden should be at least 10.7 metres long. This should be conditioned. *Make a condition of any permission.*

The proposed development is considered acceptable.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0729

Page No: 0002

Location: Sites 48 and 49, Woodfield, Scholarstown Road, Rathfarnham.

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:-

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 That the rear garden of house No. 49 be 10.7 metres minimum in length (as measured from the main external wall of the house).
04 REASON: In the interest of the proper planning and development of the area.
- 05 That 2 off-street car parking spaces be provided in each site as shown on drawing no. WS/91/01.
05 REASON: In the interest of the proper planning and development of the area.
- 06 The development shall be carried out in conformity with Conditions Nos. ~~4-19~~ ⁴⁻¹⁶ of the decision to grant permission by Order No. P/1050/91, dated 11th February, 1991, Reg. Ref. No. 91A/0152, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.
06 REASON: In the interest of the proper planning and development of the area.
- 07 A landscape plan with full works specification and bill of quantities

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0729

Page No: 0003

Location: Sites 48 and 49, Woodfield, Scholarstown Road, Rathfarnham.

etc., shall be submitted to and agreed in writing with the Planning Authority before the commencement of the development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance. Or... In lieu of the open space being developed by the applicants, a financial contribution of £300. per house shall be paid to the County Council to enable this work to be carried out. This cost to be paid on a phased basis as agreed with the Planning Authority.

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

- 08 That the arrangements made for the payment of the financial contribution in the sum of £800. per house in respect of the overall development required by Condition No. 21 of planning permission granted under Reg. Ref. 91A/0152 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.

- 09 That the arrangements made for the payment of the financial contribution in the sum of £162,000. in respect of the overall development required by condition No. 22 of planning permission granted under Reg. Ref. 91A/0152 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.

- 10 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 £268,000. or a cash lodgement of £167,000. in respect of the overall development, required by Condition No. 23 of planning permission granted under Reg. Ref. 91A/0152 be strictly adhered to in respect of the above proposal.

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.

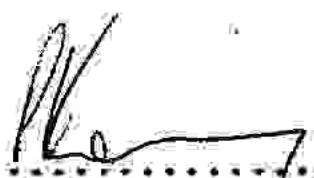
COMHAIRLE CHONTAE ÁTHA CLIATH

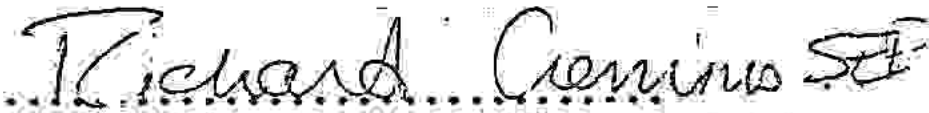
Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0729


Page No: 0004

Location: Sites 48 and 49, Woodfield, Scholarstown Road, Rathfarnham.

Endorsed: 
for Principal Officer


for Dublin Planning officer 27.6.91

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 : 28 June 1991, 

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 19th June 1991. 