

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

Q1A/1149

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Colr C McGeath Possibility that extension may be used as office		NOTED

N.9.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/1149

Date Received : 10th July 1991

Applicant : M. McCabe

Appl.Type : PERMISSION

Development : Change of house type for already approved plans

LOCATION : Commons Little, Newcastle

O.S.REFS.

21/5			
------	--	--	--

AREA REFERENCE

W	T	0	9	2	9
---	---	---	---	---	---

HISTORY

91A/7	90A/1344	YA/1444		

FEES CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

REF. NO.: 91A/11149 CERTIFICATE NO.: 16018

PROPOSAL: Change of house type

LOCATION: Commons Little, Newcastle

APPLICANT: M. McCabe

	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 X / (Houses/Flats)	@ £55	£55	£55	—		
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. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing 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: M. Deane Grade: TD Date: 13/8/91

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1149

Cert. No. 25974

PROPOSAL House

LOCATION Commons Little, Aylmer Road, Newcastle

APPLICANT M. Mc Case

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	9/32	32		
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: Grade: S.O. Date: 12/7/91

Columns 2,3,4,5,6 & 7 Endorsed: 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 ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER

DEVELOPMENT CONTROL ASSISTANT GRADE

Mary Galvin

1536

Register Reference : 91A/1149

Date : 17th July 1991

Development : Change of house type for already approved plans

LOCATION : Commons Little, Newcastle

Applicant : M. McCabe

App. Type : PERMISSION

Planning Officer : M. GALVIN

Date Recd. : 10th July 1991

DUBLIN COUNTY COUNCIL
22 JUL 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

FOR PRINCIPAL OFFICER

I refer to attached additional information received today. I have no objections to this proposal
Janice Kelly EHO
1/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 20-08-91
Time 4-00

John Healy
1/8/91

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Dublin Co. Council at Jackie Kelly

31/7/91

Environmental Health

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	20.08.91.....
Time	4.00.....

Re House of Septic Tank at Carriglea Little, Dublin Rd
Newcastle for Mr. McCabe. Plans Ref. 91A/1149.

Further to our telephone conversation today I confirm the following:

- 1) Water Supply to the Proposed House will be from east mains on Dublin Rd, or extended from east w/hauses.
- 2) the Percolation Area is located where the Test Hole was dug & inspected.
- 3) Percolation Area to be located 18m from Proposed House.
- 4) All Rooms to have Air Vents in external wall.

Yours faithfully
P. Staunton

DUBLIN COUNTY COUNCIL
- 1 AUG 1991
ENVIRONMENTAL HEALTH OFFICERS

1536

Register Reference : 91A/1149

Date : 17th July 1991

Development : Change of house type for already approved plans

LOCATION : Commons Little, Newcastle

Applicant : M. McCabe

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th July 1991

DUBLIN COUNTY COUNCIL
22 JUL 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

FOR PRINCIPAL OFFICER

I refer to attached additional information received today. I have no objections to this proposal
Jackie Kelly EHO.
1/8/91.

John Healy
1/8/91

MG

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8/8/91
Time 4 pm

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Dublin Co. Council att. Jackie Kelly

31/7/91

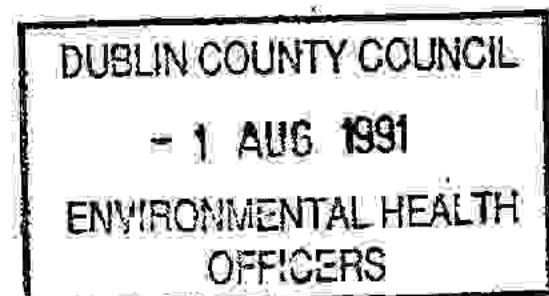
Environmental Health

Re House at Septic Tank at Carriglea Little, Aylmer Rd
Newcastle for M. McCabe. Plans Ref. 91A/1149.

Further to our telephone conversation today I confirm
the following:

- 1) Water Supply to the Proposed House will be from an
main on Aylmer Rd, or extended from an existing
main.
- 2) The Percolation Area is located where the Test Hole
was dug & inspected.
- 3) Percolation Area to be located 18m from Proposed
House.
- 4) All Rooms to have Air Vents in external wall.

Yours faithfully
P. Staunton



P/4020/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1149

Date Received : 10th July 1991

Correspondence : P.J. Staunton, Architect,
Name and : 22 Carriglea Walk,
Address : Firhouse,
Dublin 24

Development : Change of house type for already approved plans

Location : Commons Little, Newcastle

Applicant : M. McCabe

App. Type : Permission

Zoning : B

CN9257

CONTR.	
Standard	2375
Water	water only
Open	
Other	
SECURITY:	
Bond/C.I.F.:	
Cash:	

(MG/BB)

Report of Dublin Planning Officer dated 22nd August, 1991.

This is an application for PERMISSION for change of house type at Commons Little, Newcastle for M. McCabe.

The proposed site is located to the south of the Aylmer Road and to the rear of an existing warehouse and County Council sewage treatment works in an area zoned "B" "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983.

Reg. Ref. 90A/1344 refers to a grant of permission for ^{a house on the site} ~~use of above-mentioned warehouse for storage of dry goods.~~

Reg. Ref. 91A/7 refers to a current application for change of use of warehouse from dry goods to general good storage. A decision on this application is pending.

The current application provides for a change of house type to a large two storey house of floor area 285 sq. metres. The site area identified is larger than that approved under Reg. Ref. No. 90A-1344 and includes an additional area to the west. The site is stated to have a total area of c. 5 acres. It is a flat open site which is ~~clearly~~ visible from the Newcastle/Rathcoole Road to the south. This road ~~which~~ is located on a higher level than the subject site. It is not visible from Aylmer Road because of restricted access via existing treatment works/warehouse site.

Lodged plans identify a large 2 storey 4 bedroom house with single storey kitchen and garage extension at either side and a 1st floor balcony to the rear.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A/1149

Page No.: 002

Location: Commons Little, Newcastle.

Having regard to the location of the house to the rear of the existing sewage treatment works and warehouse, the proposed house type is considered to be satisfactory. Department of Defence have no objection provided the height does not exceed 11 metres. *(see report)*

on 90A/1344 dated 24/9/90
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 (i) conditions:-

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application ~~as amended by additional information submitted on 25.10.90~~, save as may be required by the other conditions attached hereto.

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

3. That the proposed house be used as a single dwelling unit.

REASONS FOR CONDITIONS

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

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

3. To prevent unauthorised development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A/1149

Page No.: 003

Location: Commons Little, Newcastle.

CONDITIONS

REASONS FOR CONDITIONS

7
4. That a financial contribution in the sum of £375. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

5. To protect the amenities of the area.

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

6. In the interest of amenity.

7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

8. 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.

8. In the interest of reducing air pollution.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref.: 91A/1149

Page No.: 004

Location: Commons Little, Newcastle.

9. That the foul drainage be taken to a septic tank drainage system in accordance with the requirements of IIRS, SR6, 1975 available from EOLAS. This may involve the revision of house location on site. Details to be agreed with the Planning Authority prior to the commencement of development on site.

10. That the proposed dwelling, when constructed be:
(i) first occupied by the applicant and/or members of her immediate family;

(ii) used for purposes ancillary to the use of the surrounding land in the applicant's ownership (as indicated on lodged documentation) *with application by Ref. 90A/1244.*

11. Access to Aylmer Road to be upgraded to the satisfaction of the Area Roads Engineers. Details of proposals in this regard to be submitted and agreed with the Planning Authority prior to the commencement of development.

9. In the interest of health.

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

11. To ensure a satisfactory standard of development.

NOTE: It is the opinion of the Department of Defence that occupants of a dwelling on the site are liable to find aircraft noise to be intrusive.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders


Reg. Ref.: 91A/1149

Page No.: 005

Location: Commons Little, Newcastle.

(NP/BB)

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 (i) conditions set out above is hereby made.

Dated: 6 September, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991.

Register Reference : 91A/1149

Date : 17th July 1991

Development : Change of house type for already approved plans

LOCATION : Commons Little, Newcastle

Applicant : M. McCabe

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th July 1991

DUBLIN COUNTY COUNCIL
22 JUL 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

Yours faithfully,

Paul Galvin

for PRINCIPAL OFFICER

I refer to attached additional information received today. I have no objections to this proposal
Jackie Kelly EHO.
1/8/91

John Healy
1/8/91

MG

SUPER-ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8/8/91
Time 4pm

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Dublin Co. Council att. Jackie Kelly

31/7/91

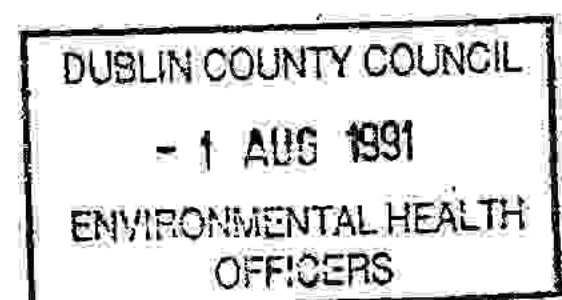
Environmental Health

Re House & Septic Tank at Commons Little, Aylmer Rd
Newcastle for M. McCabe. Plans Ref. 91A/1149.

Further to our telephone conversation today I confirm the following:

- 1) Water Supply to the Proposed House will be from existing mains on Aylmer Rd, or extended from existing houses.
- 2) The Percolation Area is located where the Test Hole was dug & inspected.
- 3) Percolation Area to be located 18m from Proposed House.
- 4) All Rooms to have Air Vents in external wall.

Yours faithfully
P. Staunton



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 P.J. Staunton, Architect,
22 Carriglea Walk,
Firhouse,
Dublin 24.

Decision Order P/4020/91 06.09.91
Number and Date
Register Reference No. 91A/1149
Planning Control No.
Application Received on 10.07.91

Applicant M. McCabe.

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:-
change of house type for already approved plans at Commons Little,
Newcastle.

SUBJECT TO THE FOLLOWING CONDITIONS

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.	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. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £375. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	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.

Over

Signed on behalf of the Dublin County Council

J. de Bunscoed
For Principal Officer

6 September 1991

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p>	<p>5. To protect the amenities of the area.</p>
<p>6. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.</p>	<p>6. In the interest of amenity.</p>
<p>7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>7. In order to comply with the Sanitary Services Acts 1878-1964.</p>
<p>8. 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.</p>	<p>8. In the interest of reducing air pollution.</p>
<p>9. That the foul drainage be taken to a septic tank drainage system in accordance with the requirements of IIRS, SR6, 1975 available from EOLAS. This may involve the revision of house location on site. Details to be agreed with the Planning Authority prior to the commencement of development on site.</p>	<p>9. In the interest of health.</p>
<p>10. That the proposed dwelling, when constructed be:</p> <p>(i) first occupied by the applicant and/or members of her immediate family;</p> <p>(ii) used for purposes ancillary to the use of the surrounding land in the applicant's ownership (as indicated on lodged documentation) with application Reg. Ref. 90A/1344.</p> <p>Over</p>	<p>10. In the interest of the proper planning and development of the area.</p>

Jdel

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

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

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To **P.J. Staunton, Architect,**
22 Carriglea Walk,
Firhouse,
Dublin 24.

Decision Order Number and Date **P/4020/91 06.09.91**
Register Reference No. **91A/1149**
Planning Control No.
Application Received on **10.07.91**

Applicant **M. McCabe.**

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:-

change of house type for already approved plans at Commons Little, Newcastle.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>11. Access to Aylmer Road to be upgraded to the satisfaction of the Area Roads Engineers. Details of proposals in this regard to be submitted and agreed with the Planning Authority prior to the commencement of development.</p> <p>NOTE: It is the opinion of the Department of Defence that occupants of a dwelling on the site are liable to find aircraft noise to be intrusive.</p>	<p>11. To ensure a satisfactory standard of development.</p>

Signed on behalf of the Dublin County Council

J. de Boutsier
For Principal Officer

Date **6 September 1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

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.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

14 August 1991

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

LOCATION: Commons Little, Newcastle
PROPOSED DEVELOPMENT: change of house type
APPLICANT: M. McCabe
PLANNING REG. REF.: 91A/1149
DATE OF RECEIPT OF SUBMISSION: 6 August 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Building Bye Law Approval.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

P.J. Staunton, Architect,

22 Carriglea Walk,

Firhouse,

Co. Dublin.



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 COMMONS LITTLE, NEWCASTLE, Co. DUBLIN
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) M. McCABE, Commons Little, Newcastle
Address Co. DUBLIN Tel. No. 589261

4. Name and address of person or firm responsible for preparation of drawings P. J. STANTON ARCH, 22 CARRIGLEA WALK, FURZEST, Co. DUBLIN Tel. No. 517710 / 68853553

5. Name and address to which notifications should be sent P. J. STANTON ARCH
AS ABOVE.

6. Brief description of proposed development PROPOSED change of House Type for already approved Plans.

7. Method of drainage 8. Source of Water Supply

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. OLD Plans No Reg Ref. 90A/1344. Present Reg. 91A/1149.
(b) Proposed use of each floor PRIVATE DWELLING House. BYE LAW APPLICATION.

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO REC. No. N 115469

11. (a) Area of Site 5.025 ACRES Sq. m. 15500
(b) Floor area of proposed development 291 m² Sq. m.
(c) Floor area of buildings proposed to be retained within site Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place / in appropriate box. Bye Laws only. 06 AUG 91

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

15. List of documents enclosed with application. 2 copies of Dregs of Spec. Cheque for 15500 fee.

16. Gross floor space of proposed development (See back) Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development A
Fee Payable E. 5520 Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) P. H. ... Date 28/7/91

Application Type BBL FOR OFFICE USE ONLY
Register Reference 91A/1149
Amount Received E.
Receipt No
Date

1-10-2

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

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

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

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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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 ATHA CLIATH

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

[RECEIPT CODE]

PAID BY
CASH
CHEQUE
M.O.

BYE LAW APPLICATION
REC. N^o N 45469

£55.00

Received this 6th day of August 1991

from Philip Staunton
22 Larkins Road Dally
his house

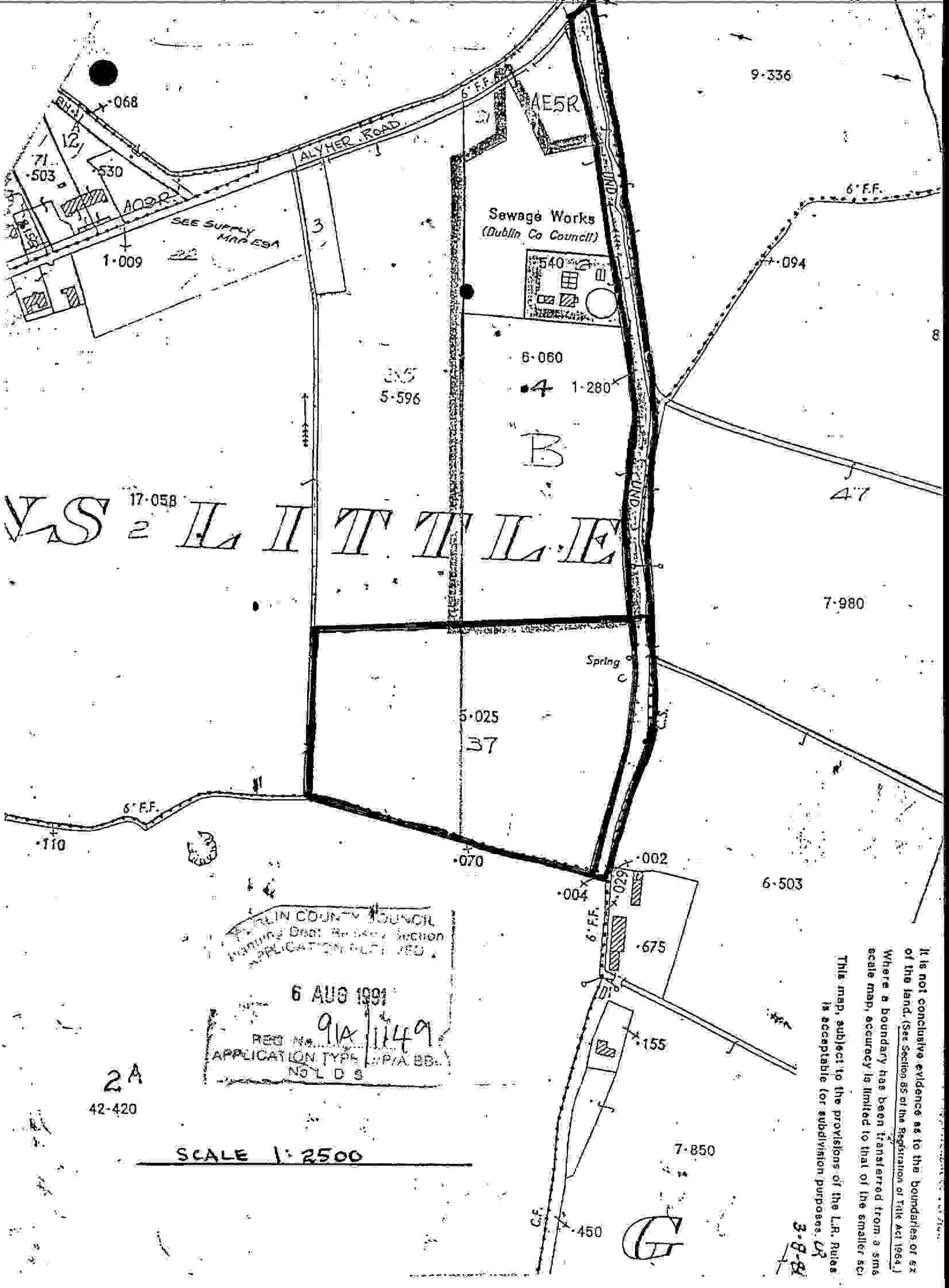
the sum of Fifty Five Pounds

Pence being

fee for bye law application at Commons Little
Newcastle

Michael Doan Cashier

S. CAREY Class A x 1
Principal Officer



V.S. 17-058

DUBLIN COUNTY COUNCIL
 Planning Dept. Building Section
 APPLICATION REFUSED
 6 AUG 1991
 REG No. 91A 1149
 APPLICATION TYPE: P/A BB.
 NOL D S

2A
 42-420

SCALE 1:2500

It is not conclusive evidence as to the boundaries or extent of the land. (See Section 85 of the Registration of Title Act 1964.)
 Where a boundary has been transferred from a small scale map, accuracy is limited to that of the smaller scale.
 This map, subject to the provisions of the L.R. Rules is acceptable for subdivision purposes. LR
 3-B-21

APPLICANT'S COUNTY COUNCIL
6 AUG 1991
91A/1149
REC. NO.

THIS SPECIFICATION shall be read strictly in conjunction with the detailed drawings and all addenda to each section shall be read as part of the Specification.

CONTRACT. The latest edition of the BUILDING AGREEMENT as issued by the Incorporated Law Society, or the Institute of Architects and Surveyors, shall be used.

ALTHOUGH extreme care has been taken in the preparation of our drawings and Specifications, it should be noted that where we provide a design and draw service only, the successful implementation of our plans and specifications depend entirely on the particular site conditions pertaining, the materials used the skill of the persons erecting the structure and the supervision by qualified personnel of that construction. These matters are entirely outside our control.

THEREFORE, we cannot accept any responsibility or liability for any defect or loss arising from the use of our plans and specifications and such documents are supplied strictly on that basis.

CONTRACTOR. shall visit the site and be familiar with all details and features that affect the proposal. All documents shall be examined by the Contractor, plans, maps and approvals. Provision shall be made for all works.

DIMENSIONS AND LEVELS. The Contractor shall be responsible for the true and accurate setting out of the works. The Architects will accept no responsibility for errors in dimensions, whether same occur on the drawings or not.

CLEANING. The completed works shall be left clean and tidy and all Builder's material and plant shall be removed.

QUALITY OF WORK. The highest standard of material and workmanship shall be insisted upon throughout the works. Materials shall be of first quality and of approved EC manufacture.

SECTION 1. EXCAVATIONS AND SUBSTRUCTURES.

1-1. The site shall be adequately drained and have no features likely to render the structure unstable.

1-2. Clear and grade the area for the new buildings and remove and divert any existing drains. Clear all vegetable soil to min. depth 150mm. Where bearing quality is suspect, foundations shall be designed by a Structural Engineer.

1-3. Excavate trenches to depths and widths required to accommodate footings necessary to ensure stability of the structures and in no case less than the min. dimensions set out on the drawings. Trench bottoms and foundations to be levelled off in horizontal benches, the bottoms not less than 450mm below finished ground level. Keep all trenches clear of water prior to pouring concrete.

1-4. Foundations of concrete mix A. Reinforce as required.

1-5. Finished floor level over finished ground level 350mm in the case of joisted floors and 175mm in the case of concrete floors, minimum dimensions.

1-6. Rising walls shall be as indicated on the drawings. Cement to IS 1, normal portland and hydrated lime to IS 8. Store under dry conditions. All water used to be clean and free from impurities.

1-7. Fine aggregate shall be clean sharp pit or river sand to IS 5. and coarse aggregate shall be suitably graded clean pit gravel or crushed stone to IS 5.

1-8. Concrete mixes as follows:

"A". 40mm Agg. 1 cement, 3 fine Agg., 6 coarse Agg., graded, 28 day st. per sq.mm., 14.

"B". 20mm Agg. 1 cement, 2 fine Agg., 4 coarse Agg., graded, 28 day st. per sq.mm., 21.

"C". 14mm Agg. 1 cement, 3 fine Agg., 6 coarse Agg., graded, 28 day st. per sq.mm., -.

Water - cement ratio to a min. required to ensure workability and not to exceed 35 litres per 50 Kg of cement.

1-9. Cement mortar shall be one part cement to three parts sand; lime mortar shall be one part hydrated lime to six parts sand; gauged mortar shall be ten parts lime mixed with one part cement just before use and strong gauged mortar shall be five parts lime mortar mixed with one part cement immediately before use. All plasticisers, waterproofers and bonding agents in accordance with manufacturer's instructions.

SECTION 2. BLOCKLAYING AND CONCRETING.

2-1. Insulation standards shall be as described on the drawings and not less than the minimum standards set out by the DOE.

2-2. Concrete blocks to IS 20. Clay bricks to IS 91., all properly coursed, bonded and bedded in gauged mortar. Carry up all walls regularly, not leaving any part 1M lower than another.

2-3. Form all walls as described on the drawings. Cavity to take approved insulation on stainless steel ties, not less than 4 per sq.Metre, with extra at all opes. Keep cavities clean. Head of cavities to be closed in the solid. All opes in cavities to be sealed and arranged so as to prevent passage of moisture.

Cavities to extend 150mm below DPC and drained to exterior at base. Where any duct is to penetrate an external wall, it shall be so arranged as to prevent the passage of moisture inwards.

2-4. Where party walls occur they shall be 225mm solid blockwork, density not less than 1500 Kg/M², plastered both sides and carried to roof plane.

2-5. Solid partition walls as set out on the drawings.

2-6. Damp proof course shall be to BS 743 for polythene and laid to prevent the passage of moisture and lapped properly at joints. In all ground floor walls and breasts to full widths and stepped as necessary; in cavity walls in both leaves separately; not less than 150mm over finished path level, or highest ground within 1.5M of buildings. At sides of cavity walls, at opes and over all opes 250mm longer than same, stepped down and outwards. Under and turned up fully at back of all sills and external room vent grids. In all chimneys immediately above the level of the flashing and under all cappings and copings. Under lowest ground floor timbers and not lower than wall DPC. Turn up all underfloor DPM and bond to wall DPC.

2-7. Precast lintels where used to have 225mm bearing at each side of ope. In situ lintels to Engineer's detail. Patent lintels to BS 1239. Precast sills to IS 89, properly seated, rebated, weathered and throated. Set in gauged mortar on DPC.

2-8. Chimney stacks shall be constructed of materials as set out on the drawings. Provide splayed flue gathering at fire opes. Fireplace recess of 225mm solid blockwork excluding any fireback, carried to full height of recess. Each fireplace shall have an independent flue separated by not less than 100mm solid blockwork from any other flue. Line each flue with socketed linings to IS 51. Back linings with lean mortar and fit terminal pots. Provide concrete throated cappings on full width DPC Min. height over ridge line as described on the drawings and Contractor shall accept all responsibility for flues drawing properly.

2-9. Fireplaces shall have a fireclay back and an incombustible surround. Cookers etc., shall be fitted in accordance with standard practice. Hearths 125mm finished fine on hardcore, 150mm wider than fire opes on each side and 500mm from face of breast.

2-10. All concrete floors shall be as set out on the drawings.

SECTION 3. CARPENTRY AND JOINERY.

3-1. All timber shall be free from disease, large loose knots or waney edges, and having a moisture content within the limits set out in IS 96. Soft wood used externally shall be pressure impregnated with preservative as shall all softwood in contact with concrete. All frames etc., shall be primed before fixing.

3-2. Roof trusses shall be strictly in accordance with IS 193 P (amended) and fixed in accordance with the manufacturer's instructions. Include for all bracing, water tank supports etc.

3-3. Floor joists, flooring, underfloor ventilation, stud partitions, and stairs as described on the drawings.

3-4. External door frames machine prepared 75x115mm rebated in the solid secured to grounds and dowelled at foot to heel blocks. External door frames shall not rest on or be set into concrete. Internal door frames to be 44mm thick, rebated in the solid. All doors and windows as set out on the drawings.

3-5. Include for all trimmings, skirting to be 100x16mm moulded, architrave 75x16mm moulded, mitred at angles and firmly fixed to grounds. Splayed saddles, hardwood, 150x22mm.

SECTION 4. IRONMONGER AND GENERAL.

4-1. All rainwater fittings in accordance with the manufacturer's instructions. All opening sashes in windows to be fitted with strong metal fasteners and approved draught sealers. Centre pivot, side, top or bottom hung sashes shall have proper stay gear. Where up and down sashes are described, they shall be hung on brass bushed and faced steel sash pulleys. Use approved hanging gear.

4-2. Provide selected type mortice lock with lever or knob and all relevant furniture to internal doors. Front and rere doors shall be fitted with a cylinder night latch and the front entrance door shall be fitted with an approved letter plate and external pull handle in brass.

4-3. Ventilator grids to room vents and roof vents of galvanised cast iron or aluminium.

SECTION 5. ROOFING

5-1. untearable felt to IS 36 shall be laid under all slates or tiles and lapped horizontally not less than 75mm for pitches over 25 degrees and 150mm for lesser pitches, carried down into eaves gutters. Side lap not less than 150mm for pitches over 25 degrees and 500mm for lesser pitches. Carry up fully over ridge board.

5-2. laths shall be 44mm for rafter spacings not greater than 400mm. Spacings up to 600mm shall have laths of 50x44mm. Provide for tilting fillets at eaves where necessary and allow for a bellcast if described on the drawings.

5-3. Asbestos cement slates to IS 7 and laid to the manufacturer's instructions. Each slate shall be fixed with 2no. 10 gauge 35mm galvanised nails and copper crampion at bottom and/or as directed by the manufacturer. Provide double course at ridge and treble course at eaves.

5-4. Concrete tiles normal pitch, to IS 3. Every tile in alternative course to be fixed with 150mm 10 gauge galvanised nail, lap 75mm clear of nail hole. Close at eaves with a course of slate under. Patent eaves closer and filler clips may be used.

5-5. Slates and tiles shall be neatly trimmed where required and part tiles or slates shall be properly secured. Provide drip overhang at eaves and valley gutters. At verge, slates or tiles shall oversail wall or barge by 25mm in the case of slates and 50mm in the case of tiles. Ridge and hip tiles shall be bedded in guaged mortar and pointed with cement mortar suitably coloured. Provide suitable hip hooks secured to ends of rafters. Industrial atmospheres may require special nails. Over party walls, the space between the laths shall be filled with mortar to complete the fire-stop.

5-6. FLASHING. Valley gutters, cover flashings to chimneys shall be No.5. lead to B.S.1178 or 22/24 gauge medium hard copper. Chimney flashing to consist of apron, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys, cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridge and roof intersections. Valley gutters shall be laid on felt on 20 x 225mm wrot boarding treated with an approved preservative, and turned up at edges under roof felt tiles or slates.

5-7. FELTED FLAT ROOFS. as described fully on the drawings.

SECTION 6. PLASTERING

6-1. EXTERNAL PLASTERING, 225mm solid block and chimney stacks:- Scud walls with 3:1 sharp sand and cement. Apply 2 coats of plaster 1 cement 1 lime, 6 sand. Total thickness of plaster shall be 20mm minimum. Flashing coat shall be napped, combed for rough cast or dash or prepared for patent finish. (see drawing) 300mm cavity walling may be scud and one coat 1:1:6 plaster 13mm thick and finished as above.

6-2. ROUGHCAST, shall consist of 5-6 parts washed sand and pebbels, 1 part lime, 1 part cement.

6-3. REVEALS, plaster reveals to opes shall be 20mm thick and

arkises shall be neatly finished.

6-4. PLINTHS, plaster plinths to be finished smooth neatly cut off or weathered at top edge.

PLASTER FINISH TO EXTEND BELOW FINISHED GROUND LEVEL.

6-5. INTERNAL PLASTERING. Scud walls and plaster one coat 12mm thick 1 cement, 1 lime, 6 sand. Finish with Gypsum plaster skim. All reveals etc., shall be finished square in best workmanlike manner.

6-6. STUD PARTITIONS AND CELINGS, shall be covered with 12.5mm plaster boards or slabs with skimmed plaster finish. 12mm plaster sheeets patent type may be used, all erected, jointed and finished strictly in accordance with the manufacturer's instructions. All wall plastering to be carried behind all skirtings and architraves. All internal wall and ceiling finishes shall comply with the relevant local fire requirements and D.O.E. requirements.

6-7. GENERAL, proper precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc. Plasticisers, waterproofer, sealers and bonding agents shall be used strictly in accordance with manufacturer's instructions.

SECTION 7 PLUMBER:

7-1. SERVICE PIPE. Incoming service pipe shall be 15mm diameter laid in trench 600mm deep suitably protected against frost and connected to internal stopcock.

7-2. COLD WATER SUPPLY, from stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, min. capacity 225 litres for 3 bedroom house or 360 litres for 4 or more bedroomed house and/or as required by the Local Authority. Tank shall be covered and properly supported over a partition if possible and at such height to ensure proper working. Provide a 22mm overflow to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to I.S.161 with 22mm branch over top of cylinder to bath and 15mm connections off for hand basin, sink etc.,

7-3. HOT WATER SUPPLY. An adequate hot water heating apparatus must be provided and fitted in accordance with the manufacturer's details. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper expansion pipe to be taken from the top of cylinder to discharge over service tank with a 22mm copper branch to bath and 15 mm connections off for hand basin, sink etc.,

7-4 Provide for any central heating system described on the drawing or agreed with the Employer. All works shall be left complete and in working order. All materials required including storage tanks, valves, thermostats, pipework, etc., shall be supplied. Type of radiators etc., shall be agreed prior to work being commenced. All underfloor pipework shall be insulated with Armaflex material. Provide for all expansion tanks etc., to leave the heating system in accordance with all D.O.E. regulations and proper practice.

7-5. GENERAL; fit full-way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system.

On no account should a stopcock be fitted on an expansion pipe.
7-6. COPPER PIPING, shall be not less than 18 guage hard drawn.
7-7. PLASTIC PIPES, to I.S. 123, 134 or 135 where used shall be fixed min. 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines where possible, properly jointed with patent fittings and properly supported by patent clips. Storage tanks and pipes shall be insulated properly against frost where necessary. Do not insulate under storage tank in roof space, insulate sides and top only.
7-8. FITTINGS, all fittings described on the plan, bath, sinks, basins, showers, WC's, bidets etc., shall be supplied in selected colours. Include all attachments, plugs, chains, traps, seats, covers etc., Where a shower is described, the fitting shall thermostatically controlled.
7-9. PIPES, shall not be jointed within the thickness of a wall.

SECTION 8. DRAINAGE.

8-1. TRENCHES, shall be excavated to the required depths, widths and falls to allow the drains to be properly laid. The water service shall be laid in a separate trench.
8-2. DRAINS, main and branch drains to be 100mm diameter or as described on the drawings. Falls, min. 1:60; max 1:30, with bends and junctions splayed in the direction of flow. Lay drains in straight lines between manholes. The drain shall be of PVC and conform to all Local Authority and Government standards.
8-3. BACK FILL immediately over pipes with fine material and fill remainder of trench in excavated material; ram well and remove surplus soil etc.,
8-4. DRAINS UNDER ROADS AND BUILDINGS. Where drains pass under roads they should be fully encased in 150mm concrete, mix B. Drains passing under buildings shall be treated in similar fashion.
8-5. ARMSTRONG JUNCTIONS, MANHOLES ETC., Armstrong junctions, manholes etc., shall be provided as required at each change in direction or gradient of drain and also at Septic Tank. Dimensions shall be such as to provide for easy cleaning of the system. Manholes to be built with 225mm concrete walls on 150mm thick concrete floor, mix B with channels, bends and branches, suitably benched. Finish benching and internal walls with smooth cement mortar. Fit cast iron frame and cover of approved type. From all outfall manholes with interceptor trap, cleaning eye and air inlet, if required by local Authority.
8-6. GULLY TRAPS, SOAKPIT. Gully traps to be set in dished concrete surround to take waste from bath, sink and wash basin, and discharge from rainwater pipes. Same shall be fitted with a proper grid of approved material. Where sewage disposal is to be a Septic Tank, rainwater shall be piped to separate soakaways, not less than 6m from the house; or to a suitable approved watercourse. All connections to public services shall have the approval of the Local Authority.
8-7. SEPTIC TANK, where provided, must be located so as not to endanger any well or other source of water supply and shall be in accordance with SR6 1975. Approved precast septic tanks may also be used.

8-8. VENT SHAFT, carry up 75mm diameter vent pipe at head of drain, carry over eaves level and secure with brackets. Fit with gowl.

8-9. SINGLE STACK DRAINAGE, where provided must be in accordance with British Standard Code of Practice 304 (1968).

8-10. TESTING. plumbing and drainage must be properly tested on completion and as required by the Local Authority.

SECTION 9. ELECTRICAL WORKS.

9-1. INSTALLATION, shall be strictly in accordance with the National Rules for Electrical Installations available from the Electro Technical Council of Ireland, latest regulations of the ESB and Institute of Electrical Engineers. Provide all points in proper locations. Proper conduit shall be used where cable is buried in plaster. Joists shall not be notched, where necessary the cables shall be taken through centre holes bored in joists.

SECTION 10. PAINTER AND DECORATER.

10-1. PREPARATION. All surfaces to be painted or otherwise given a protective coat shall be prepared by wire brushing, sanding, planing etc., to obtain the best possible finish. Timber preservative shall be applied as previously specified.

10-2. CONTRACTOR shall be responsible for decorating the exterior of the buildings including windows, doors, reveals, facia, barge, chimneys, plinth etc., Walls and ceilings shall be decorated at the expense of the Employer if required.

10-3. PAINTS, thinners, sealers, primers, paints varnishes and other brush, spray or roller finishes shall be of suitable manufacture for the surface being covered and applied in accordance with the relevant manufacturer's instructions.

10-4. WOODWORK. All woodwork to be painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively finish with varnish as directed. Decorative hardwood may be treated traditionally internally and shall be oiled or treated with suitable preservative externally.

10-5. METALWORK. All metal work, ironmongery, etc., shall be cleaned down properly, primed, given two undercoats and one finishing coat.

SECTION 11. GLAZIER.

11-1. GLASS, all window panes up to 0.5m/2 glazed in 3mm glass.
all window panes up to 1.5m/2 glazed in 4mm glass.
all window panes less than 600m over floor, 6mm.

11-2. FIXING, bathroom and wc windows may be glazed with selected obscure glass. Rere door may be fitted with georgian wired glass. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with limeseed oil putty to I.S. 28 and neatly struck off. 5mm glass and over shall be fixed with glazing slips, pinned and bedded in mastic. All glass to be left cleaned on completion.

SECTION 12. FIRE PRECAUTION:

12-1. GARAGE, under first floor rooms, garage ceiling shall be

12.5mm plaster slab with skim coat finish or to Local Authority requirement. Garage directly under roof of house; separating wall to be taken to plane of roof and treated as for a party wall to complete fire stop. Any door between garage and dwelling shall be self-closing and door and frame shall afford min. half hour fire rating. Garage floor shall finish 100mm under general finished floor level of house. Central heating units shall not be located within a garage.

SECTION 13. VENTILATION.

13-1. ROOMS; each habitable room shall have an opening window area not less than one twentieth of the room area, ventilated to open air.

BATHROOMS and WC apartments shall be ventilated as above subject to a minimum of 0.1m².

LOBBY, ventilated lobby shall be provided between any wc compartment and a living room, kitchen or scullery.

PRESSES, all built in cupboards, closets and wardrobes shall be properly through ventilated.

UNDERFLOOR, provide all through underfloor ventilation as previously specified.

GARAGE, shall have permanent ventilation.

SECTION 14. THERMAL INSULATION.

14-1. INSULATION, shall be in accordance with the maximum U-values laid down by the D.O.E.

WHOLE BUILDING U value > 0.85 W/M² °C

ROOF value > 0.40 W/M² °C

WALLS value > 0.60 W/M² °C

FLOOR value > 0.60 W/M² °C

U-values shall be calculated in accordance with the 1975 guide book A of the Institute of Heating and Ventilating Engineers. The above standards set out for the whole building etc., shall be taken as recommendations only pending National Building Regulations. Details of insulation specification can be seen on the drawings.

GENERAL NOTES:

The Contractor shall include for all works required to leave the building and it's services complete. The Architects reserve the right to alter this specification and the several works shall in all cases comply with the latest D.O.E. outline specification for the erection of a grant type house.

GROUND WORKS, the amount of ground works to be carried out on site including fences, gates etc., shall be as fully described on the site lay out drawings and/or within the Building Agreement.

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/1149

Date : 11th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : change of house type for already approved plans

LOCATION : Commons Little, Newcastle

APPLICANT : M. McCabe

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 10th July 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.J. Staunton, Architect,
22 Carriglea Walk,
Firhouse,
Dublin 24



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 COMMONS LITTLE, AYLMER RD Newcastle,
(If none, give description sufficient to identify) Co. Dublin

3. Name of applicant (Principal not Agent) M. McCabe

Address COMMONS LITTLE, AYLMER RD, Newcastle Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings P. J. STANTON Arch
22 CARRIGLEA WALK, FINEHAUGH. Tel. No. 517710/088573553

5. Name and address to which notifications should be sent P. J. STANTON Arch
As Above.

6. Brief description of proposed development Proposed change of House Type EXIST PERMITS Ref. 90A/1344

7. Method of drainage _____ 8. Source of Water Supply _____

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. _____

CO. DUBLIN. Permission sought for change of house type for already approved plans at Commons Little, Newcastle for M. McCabe.

(b) Proposed use of each floor Private Dwelling House.

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 5.025 Acres Sq. m.
(b) Floor area of proposed development 285 Sq. m.
(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) OWNER of 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. 12/7
N44148

15. List of documents enclosed with application. A copy of Dwg. of Layout map
And 10th Press 26th June 19
Planing Fee £32-00

16. Gross floor space of proposed development (See back) _____
No of dwellings proposed (if any) 1 Class(es) of Development (1)
Fee Payable £ 32-00 Basis of Calculation _____
If a reduced fee is tendered details of previous relevant payment should be given

RECEIVED
10 JUL 1991
REG. SEC.

Signature of Applicant (or his Agent) P. Stanton Date _____

Application Type _____ Register Reference P 91A/1149

FOR OFFICE USE ONLY 10/7
1.200

Amount Received £ _____

Receipt No _____ Date 21/5

Irish
Pres
26/6/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

issue of this receipt is not an

PAID BY 46/49 UPPER O'CONNELL STREET,

placement that the fee

CASH DUBLIN 1.

tendered is the prescribed

application

CHEQUE

N 44148

M.D.

Ex

19

day of

19

Received this

from

Pounds

the sum of

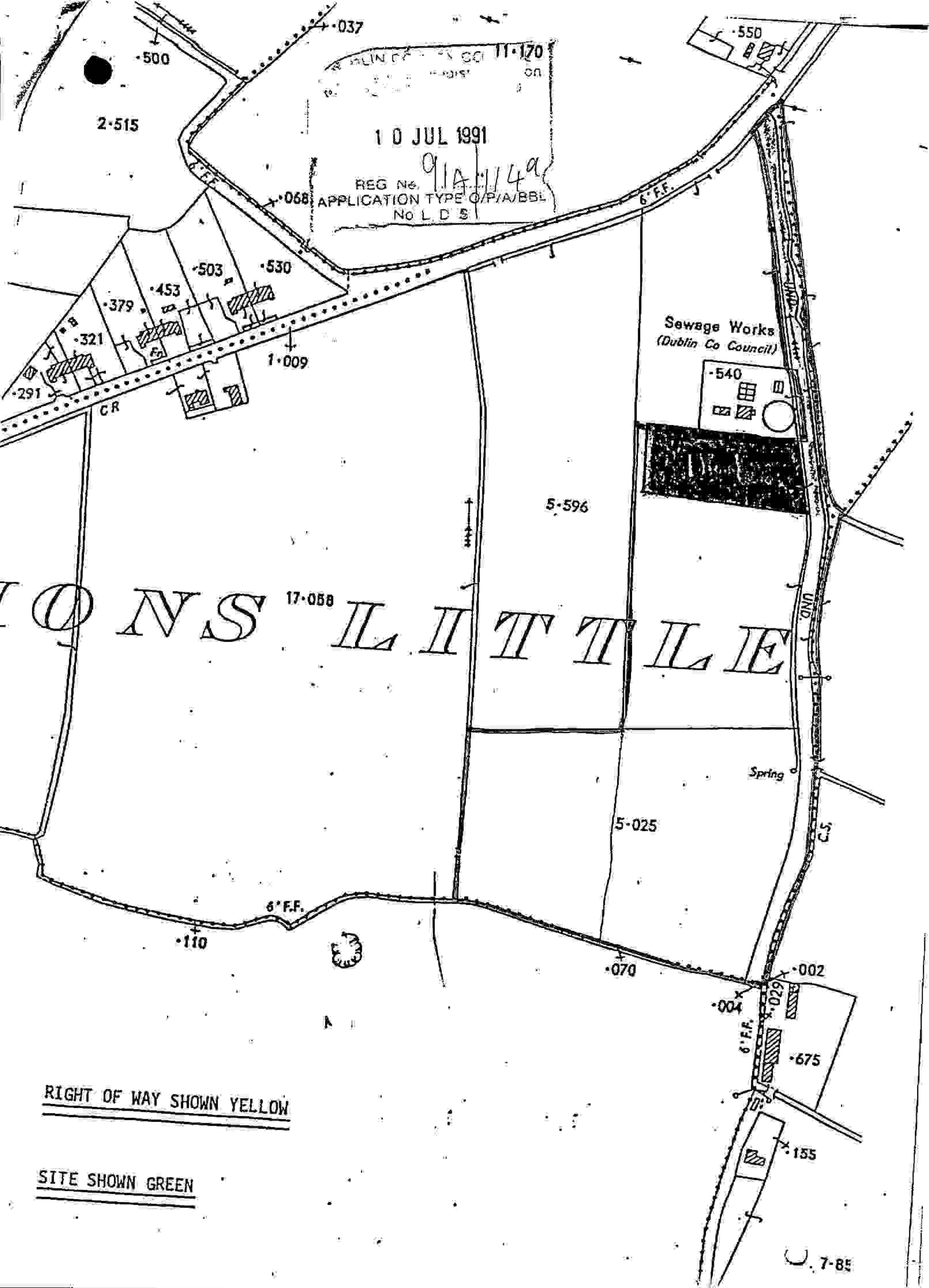
Pence, being

two pence
Commons Little

S. CAREY

Principal Officer

Cashier



10 JUL 1991

REG No. 91A/114a
APPLICATION TYPE O/P/A/BBL
NO L D S

Sewage Works
(Dublin Co Council)

IONS ILITILE

RIGHT OF WAY SHOWN YELLOW

SITE SHOWN GREEN

7-85