

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755  
EXTENSION: 231/234  
FAX.: 724896

PLANNING DEPARTMENT,  
IRISH LIFE CENTRE,  
LOWER ABBEY ST.,  
DUBLIN 1.

-----  
Brady Associates,  
-----  
Riverview House,  
-----  
21 City Quay,  
-----  
Dublin 2.  
-----

-----  
9/6/92  
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REG. REF.: 91A/1201

RE: House at 1 Woodfarm Cottages, Old Lucan Upper, Palmerstown, for N. Cleary.  
-----

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 55.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £32.00  
AMOUNT DUE = £23.00

Yours faithfully,

-----  
for PRINCIPAL OFFICER

BYE LAW APPLICATION FEES

REF. NO.: 91A/1201      CERTIFICATE NO.: 18688<sup>B</sup>  
 PROPOSAL: House  
 LOCATION: 1 Woodfern Cottages, Old Lucan Upper, Palmerstown  
 APPLICANT: N. Cooney

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£32</u>	<u>£23</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> 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					

£23 a/h  
 N68573

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: 8/6/92  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING APPLICATION FEES

note  
BBJL

Reg. Ref... 91A/1201

Cert. No... 26103

PROPOSAL... Bungalow, conservatory, splayed entrance

LOCATION... Rear 1 Woodfarm cottages, Old Lane road, Palmersham, Upton

APPLICANT... Noel Clark

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings 1	@£32	£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				

MEASUREMENT

Column 1 Certified: Signed: ..... Grade: ..... Date: .....  
 Column 1 Endorsed: Signed: ..... Grade: ..... Date: .....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: *note* Grade: *1/5* Date: *23/5*  
 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: E/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard

£710

roads

1420

See

found note

below

J 25/11/94

DEVELOPMENT CONTROL ASSISTANT GRADE

Financial contribution in sum of £1420  
towards road improvement and traffic  
management purposes in the area  
adjacent to the development.

SOUTH DUBLIN COUNTY COUNCIL



MEETING OF PLANNING AND DEVELOPMENT COMMITTEE HELD ON 16/5/00

FILE DISCUSSED: 91A/1201

RECOMMENDATIONS: Councillor P. Gogarty recommended that Mr Cleary should be

COMMENTS: forced to comply with Planning Regulations.

Illegal sub-division of 1 Woodfoam Cottages into 2 flats.

Mary Galvin

SS only,

2

Register Reference : 91A/1201

Date : 10th October 1991

Development : Change from approved bungalow to 176 square metres dormer bungalow, conservatory and revised recessed entrance

LOCATION : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

Applicant : Noel Cleary

App. Type : Additional Information

Planning Officer : M.GALVIN

Date Recd. : 27th September 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL  
17 OCT 1991  
SAN SERVICES

DUBLIN Co. CC.  
SANITARY SERVICES OFFICER  
-3 DEC 1991  
Returned *GL*

Date received in sanitary services .....

FOUL SEWER

*See previous report - big  
Available - existing system*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 06.12.91 .....  
Time ..... 9.30 .....

SURFACE WATER

*As above*

*Blunhans*

25.11.91

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

*J.R.  
28/11/1991*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 06.12.91 .....  
Time ..... 9.30 .....

Register Reference : 91A/1201

Date : 10th October 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY.....  
Water available. 24hr storage required.  
all connections etc to be by DCC personnel  
of applicants free expense.  
Johanna 15/11/91  
P. J. Powell 20/11/91

ENDORSED [Signature] DATE 2/12/91

## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed change from approved bungalow to 176 sq.m. dormer bungalow, conservatory and revised recessed entrance at rear of 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

Francis Heaney,  
"St. Heliers",  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

Reg. Ref.	91A/1201
App. Recd:	18.07.91
Floor Area:	176 sq.m.
Site Area:	674 sq.m.
A.I. Recd.	27.09.91

Report of the Dublin Planning Officer, dated 22 November 1991

This is an application for PERMISSION for a dormer bungalow on a 675 sq.m. site to the rear of Woodfarm Cottages, Old Lucan Road, Palmerstown Upper. The proposed site, which is accessed via a narrow laneway off Old Lucan Road is zoned 'A1' "to protect and/or improve residential amenity".

Reg. Ref. SA.1355 refers to a decision to refuse permission for a bungalow on this site. This decision was upheld on appeal by An Bord Pleanala.

Reg. Ref. TA.609 refers to a decision to refuse permission for a bungalow on the site. This decision was also upheld by An Bord Pleanala.

Reg. Ref. 86A/0205 refers to a Council's decision to refuse permission for a bungalow on the site. On appeal An Bord Pleanala granted permission for the bungalow.

The proposed development provides for a large 176 sq.m. dormer bungalow to be located some 70 feet from the front boundary of the site.

The proposed house has a part brick front and a gable frontage similar to existing houses on Old Lucan Road. It is a large house (176 sq.m.) with a return to the side and a conservatory at the rear. No windows are proposed at first-floor level at either side so overlooking properties will be minimised.

The applicant has shown a revised entrance location which in effect incorporates some council owned land into his front garden. Correspondence lodged outlines the merits of this entrance as a turning area for adjoining residents.

Drawings lodged also identify the entrance arrangements approved by An Bord Pleanala. According to correspondence lodged the applicant is prepared to conform to this approved design or discuss 'any alternative', presumably the above recessed entrance, with Dublin county Council. The applicant has not indicated whether he has approached Dublin County Council with a view to acquiring this land or obtaining a right of way over it. This would be required to carry out the proposed development.

Over .....

CA 7285

CONTRACT	
Standard	750
Price	1425
Order Source	
Order	
SECURITY	
Send C.I.F.	
Cash	



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed change from approved bungalow to 176 sq.m. dormer bungalow, conservatory and revised recessed entrance at rear of 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

The applicant was requested to submit additional information on 16.09.91 as follows:

1. The applicant shows incorporation of an area of land in the ownership of Dublin County Council into his front garden. The applicant is asked to clarify on what authority he is taking possession of this land.
2. The proposed development does not provide satisfactory access to the site or allow for future satisfactory access to the adjoining lands. The applicant is asked to clarify if he is in a position to improve his access from his site to the Old Lucan Road and to improve the access to adjoining lands.

Roads Department report outlines the minimum requirements with regard to the improvement of the laneway. They require a total reservation of 9.35 metres to allow for ~~comprehensive development~~ <sup>future</sup> ~~of all sites to the rear.~~ <sup>access</sup>

States that Roads Department were contacted in this regard. They forward Planning report notes that where a lesser amount may be acceptable further east and west a 9.35 metre reservation must be maintained. ~~As this site which is in a pivotal position in relation to the entrance from main street, this is considered reasonable.~~

Additional information was submitted by the applicant on 27.09.91. This stated:

1. That the applicant has no intention of taking possession of the Council lands and is quite agreeable to the construction of the entrance approved by the Board with regard to the revised entrance arrangement, the applicant refers only to his earlier submission.
2. The applicant states that he is agreeable to pay a financial contribution towards improving the laneway <sup>from main st</sup> as conditioned by An Board Pleanála. With regard to the laneway widening the applicant states that he would be prepared to discuss details at the appropriate stage.

In further discussions with the applicant the requirement vis a vis a setback to provide for future lane widening were outlined.

Unsolicited additional information <sup>dated 20<sup>th</sup> Nov 1991</sup> (lodged 21.11.91) identified a 16ft. deep area of land along the site frontage which the applicant is prepared to cede conditionally to the Council i.e. (1) a favourable planning permission being granted, (2) that the area remains in the applicant's control "until such time that sufficient development warrants widening of laneway" and (3) that a temporary recessed access is agreed.

Over .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed change from approved bungalow to 176 sq.m. dormer bungalow, conservatory and revised recessed entrance at rear of 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

This offer is considered unacceptable while the applicant has approached the County Council no agreement has been reached enabling the applicant to acquire or gain right of way over Council land. Therefore, he does not have sufficient legal interest to carry out the proposed recessed access (on Council lands).

In terms of the current application permission could be granted for the proposed house with the splayed access as approved by An Bord Pleanála. The Council could then acquire portion of the site for road widening either by (1) ~~ex~~ or (2) land swop for remaining portion of pump site ~~within~~ applicants site (the applicant may not initiate the latter).

However, it is considered more desirable that this area along the site frontage be retained completely free of development including walls/fencing etc. to facilitate future road widening. Therefore, it would be appropriate to include a condition setting back the front boundary so as not to prejudice future development of surrounding lands.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (9) conditions:-

ny (MG/AC)

Endorsed:- [Signature]  
for Principal Officer

[Signature]  
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated: 25<sup>th</sup> November, 1991.

[Signature]  
ASSISTANT COUNTY MANAGER

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed change from approved bungalow to 176 sq.m. dormer bungalow, conservatory and revised recessed entrance at rear of 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

### 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, as amended by additional information submitted on 27.09.91, 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 £ 750 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 no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car parks, Sewers, Watermains and Drains, has been given by:-~~

~~5. 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

Proposed change from approved bungalow to 176 sq.m. dormer bungalow, conservatory and revised recessed entrance at rear of 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

CONDITIONS

REASONS FOR CONDITIONS

~~a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £                      which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
OR.....~~

*cancel*

~~b. Lodgement with the Council of a Cash Sum of £                      to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.  
OR.....~~

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

5-8. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

5-6. In the interest of amenity.

6-7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6-7. In order to comply with the Sanitary Services Acts 1878-1964.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

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CONDITIONS

REASONS FOR CONDITIONS

7.8. That detailed proposals providing for a scheme of landscaping and boundary treatment for all boundaries of the site shall be submitted and agreed with the Planning Authority prior to the commencement of development on site.

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

8.9. The proposed entrance arrangements to the site to be subject to the requirements of Dublin County Council in this regard:

8.9. In the interest of the proper planning and development of the area. To facilitate future development of adjoining lands

(a) the entrance to the site to be located at the rear of the entrance splay approved by An Bord Pleanála and indicated on drawings lodged. *on 18/1/91*

(b) that the front boundary of the site to be set back for a distance of 16ft. across the entire width of the site.

(c) that the area between the front boundary (required by condition 9(b) above) and the laneway be retained free of development and maintained in a tidy condition until such time as it is required to facilitate laneway widening at this location.

(d) that no boundary wall/fence be erected on lands in the Council's ownership at this location.

9.10. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

9.10. In the interest of reducing air pollution.

*out*  
That a financial contribution in the sum of £... be paid by the proposer to the Dublin County Council towards the cost of the improvement of (a) the lane between main street and the site (b) the lane adjoining the site

*12*  
In the interest of proper planning and development of use of...

OUR REF: WS/09/21

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE

18th November 1991

*HAP/MG*  
John Bird,  
A/Senior Planner.

*I agree that a reservation of the order  
is required.*

*[Signature]*

**RE: SITE AT REAR OF WOODFARM COTTAGE, PALMERSTOWN.**  
**PROPOSED DISPOSAL OF DISUSED PUMP SITE.**  
**LETTER FROM DEVELOPMENT DEPARTMENT 7/2/1991.**

I refer to the above letter re the disposal of the disused pump site at the rear of Woodfarm Cottages, Palmerstown.

I have clarified the matter re the set-back required with Roads Department, (report attached). They indicated that a reservation of 9.35 m is needed, at this location. It is felt however that on either side of this site, as the number of sites on the roadway is reduced, (to 7 on the west side - 7-8 on the east side) that the reservation required could be reduced.

*S. McKeown*  
G. MCKEOWN,  
SENIOR EXECUTIVE PLANNER.

cc. Noel Prendergast,  
Mary Galvin.

*AW*

P.O. Box 174.  
Bosca 174.  
46 / 49 Sraid O'Connaill Uacht,  
46 / 49 Upper O'Connell Street,  
Baile Atha Cliath  
Dublin 1.  
Telephone. (01)727777.  
Fax. (01)727434



*JES*

Attention: Gabrielle McKeown

*8/9.*

*If you have a problem with this we could discuss*

Mr. Al Smith  
Principal Officer,  
Planning Department.

*8/8/91*

Our Ref.  
Your Ref.  
Date 2/8/91

06 AUG 91

RE: SITE AT REAR OF WOODFARM COTTAGES, PALMERSTOWN  
REG. REG. SA/1355 (3/8/79), TA/609 (1/4/80), 86A/205 (19/2/86)

Please find attached herewith copies of Roads Department reports on the above applications in respect of this site.

The minimum requirements with respect to roads which would allow for development of all the rear garden sites on this laneway are as set out in "standard for Development works in the County of Dublin" (Building and Development Control Department), an extract of which is attached. With a road width of 5.5m, footpath of 1.5m and grass margin of 1.85m on one side only and a minimum 0.5m wide raised paved margin on the other side, the total reservation required is 9.35m. Please note requirements at bends also.

*J. Henry*

J. Henry,  
A. Senior Engineer.  
Roads Planning Division.

JH/AW

**DUBLIN COUNTY COUNCIL**

SA 1355.

Proposal: **Bungalow.**

Location: **1 Main Street, Palmerstown.**

Applicant: **Mrs. Mary Byrne.**

Lodged: **3rd August, 1979.**

Permission should be refused for the following reasons: -

1. The proposed development would endanger public safety by reason of a traffic hazard because it would generate additional traffic turning movements on the heavily trafficked national primary route.
2. The laneway serving the site is very narrow. If permission were granted it would cause a precedent to be set for future similar development.
3. The proposal is premature until such time, as the Palmerstown By-Pass is constructed.

Signed

*J. R. P. W.*

Date

*6/9/79.*

GW/MC

6th September, 1979.



DUBLIN COUNTY COUNCIL

TA 609.

Proposal: Bungalow.

Location: 1 Main Street, Palmerston, Dublin 20.

Applicant: Mary Byrne.

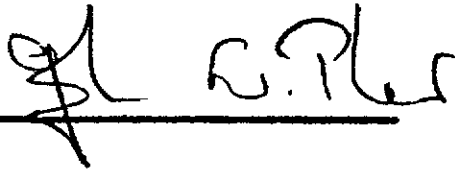
Lodged: 1/4/80.

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Application was made on this site on 3/8/79 last (SA 1355).  
Roads Section would be opposed to this development because

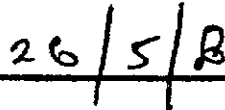
- (i) The site is served by a narrow substandard laneway,
- (ii) If permission were granted for this site it would be a precedent for other development in these gardens and this would lead to an increase in traffic which would cause a traffic hazard to traffic using the N4 Galway Road.

Signed



GW/MC

Date



23rd May, 1980.

DUBLIN COUNTY COUNCIL

84/A/205

Location: Woodfarm Cottages, Palmerstown.

Applicant: Mrs. Mary Byrne.

Proposal: Bungalow.

Lodged: 19th February, 1986.

---

It is noted that permission was refused on appeal on 2/10/1980 (TA/485)<sup>609</sup> for a similar proposal. Permission should be refused for the same reasons.

Signed: [Signature]

SEP/LR

Date: 9/4/86

7th April, 1986.

Endorsed: [Signature]

Date: 10/4/86

TABLE 2.1

CLASSIFICATION OF (NEW) URBAN ROADS FOR COUNTY DUBLIN

CUL-DE-SACS. (SERVING 24 HOUSES OR LESS)

CUL-DE-SACS	DESIGN SPEED kph	CARRIAGE WAY WIDTH m	FOOTPATH m	GRASS VERGES m	TOTAL WIDTH OF RESERVATION m	GRADIENT % MAX./MIN.	MIN. CURVE RADIUS m	MIN. JUNCTION KERB RADIUS m	MIN. STOPPING SIGHT DISTANCE m	JVN. SIGHTLINES SET BACK DISTANCE m
These are cul-de-sacs in medium and high density urban type development not exceeding 180 m in length with development on one side and 90 m in length with development on both sides and serving not more than 24 houses	40	Varying from 5.0 No dev. 5.5 dev. one side 6.5 dev. both sides	2 x 1.5*	2 x 1.85*	8.85 to 13.2 depending on development	5/0.5	80	10 for junction with local distributor 6 for junction with access road	50	See Chart 2.1

\* 0.5 m of raised paved margin may be substituted for one footpath and grass verge on side opposite development. This margin to be clear of road furniture and trees.

There shall be no future extension of these cul-de-sacs beyond the lengths stated. A turning circle of 8 m radius with 1.9m footways or hammerheads of types shown on Drawing No 2.5 shall be provided at Cul-de-Sac ends.

Housing cluster lay-outs will be acceptable with accesses of Cul-de-Sac dimensions provided that the total number of houses served does not exceed 24 and that a minimum turning area of 16.0 m Diam. equivalent and a 1.5m footway are included.

The set back distance from front boundary to nearest part of house should in general be not less than 7.5 m and the set back distance for gable ends should not be less than 2 m.

Maximum gradients on driveways should be 5% and minimum gate widths should be 3.0 m.

Two parking spaces should be provided with the curtilage of the site in all cases.

For cul-de-sacs greater in length than 180 m see access road.

JCB  
~~LD~~

*[Handwritten signature]*

*[Handwritten initials]*  
20/6

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Block 2,  
Irish Life Centre,  
17, Abbey Street,  
DUBLIN 1.

Dev. LD. Gen. B.  
WS/09/21.  
7th February, 1991.

19 JUN 91

RE: Proposed disposal of dis-used pump site at rear of Woodfarn Cottages,  
Palmerstown.

---

I refer to your report dated 31st May, 1989 regarding the above.

There are no objections from the other departments of the Council to the disposal of the pump site subject to a roads department requirement that the front boundary be set back.

I attach copy of sketch showing the minimum set back to the front wall of the house site (Planning Permission Ref. 86A/205) and the pump area.

However, to provide a road to enable all the back gardens to be developed, for which 86A/205 sets a precedent a minimum of 9.95M would be required to provide for a 6.5 M carriageway and 3.35M for path and verge on one side only.

Please let me have your further observations on the likelihood of the latter requirement being necessary.

*[Handwritten initials]*

For. Senior Administrative Officer.

Eb/JOR

**RE M I N D E R**  
PERHAPS YOU ARE NOW IN A POSITION  
TO LET ME HAVE A REPLY IN THIS  
M A T T E R.

*[Handwritten signature]* 18/6/91

15/A

Bob Matthews.

WJM

Govt.

*[Handwritten signature]*  
11/4/91

*[Handwritten signature]*

*[Handwritten signature]*

Must dwell in 2 Rear  
Stakey extensions.  
p.m. get access  
need it to know how  
could be may not but  
head rose aware of outside  
Dev. LD. Gen. B.

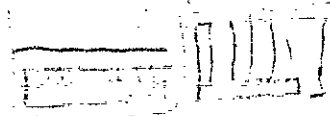
WS/09/21.

7th February, 1991.

It will have been better

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN 1.

09 APR 91



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However, to provide a road to enable all the back gardens to be developed, for which 86A/205 sets a precedent a minimum of 9.95M would be required to provide for a 6.5 M carriageway and 3.35M for path and verge on one side only.

*Cul-de-Sac (3)*

Please let me have your further observations on the likelihood of the latter requirement being necessary.

*5.7m may be - one sided  
driveway - by New 12 dwellings*

For. Senior Administrative Officer.

Eb/JOR

*Sur. Conington 1.  
1.85m vergy.  
1.5m footpath  
0.5 raised paved  
3m.*

**REMINDER**  
PERHAPS YOU ARE NOW IN A POSITION  
TO LET ME HAVE A REPLY IN THIS  
MATTER.

*E. Bolnan 4/4/91.*

OUR REF: WS/09/21  
YOUR REF: DEV. L.D. GEN/B

COUNTY PLANNING DEPARTMENT,  
IRISH LIFE CENTRE,  
LOWER ABBEY STREET.

---

31st May, 1989.

*WS 2/6*  
Mr. T. Doherty,  
Principal Officer,  
Development Department,  
Dublin County Council.

---

Re: Proposed Disposal of Disused Pump Site at Rear of Woodfarm Cottages,  
— Palmerston.

---

I refer to your memorandum of the 26th April, concerning an application from Mrs. Mary Byrne for the purchase of a disused pump site at the rear of Woodfarm Cottages in Palmerston Village.

The pump site is at present overgrown and adjoins substantial underused gardens at the rear of these cottages in Palmerston Village. The pump site is zoned 'A' i.e. "to protect and/or improve residential amenity". Previously, there were proposals to acquire land to construct a road which would facilitate comprehensive re-development of these cottage gardens, but for practical reasons this proposal is no longer being actively pursued. Consequently, there is no objection in principle to the disposal of the pump site.

The applicant for the pump site was granted permission by An Bord Pleanála for a bungalow on the adjoining block of land (Reg. Ref. 86A/205). Conditions of the permission required that the house be setback a minimum of 70-ft. from the laneway which runs along at the rear of the cottages and that details of the boundary treatment of the bungalow site be agreed with the Planning Authority.

Vehicular access to the proposed bungalow and to the laneway which serves the rear of the cottages and the cottage gardens, is via a narrow laneway from Main Street between Woodfarm Cottages and Redcow Cottages. Recently a boundary wall has been constructed around the former open area adjoining this laneway access (i.e. at the side of no. 8, Redcow Cottages). As a result the width of the laneway is reduced to 3.6 metres approx. with a sharp narrow turn into the laneway at the rear of the cottages. To ease access at this location for cars turning into the rear laneway it is recommended that the Council retain ownership of a narrow strip across the front of the pump site to *provide for a laneway width of 4 m. approx\** (Comments of Roads Department should be obtained). The Planning Department will also require setting back of front boundary/entrance gates to the proposed bungalow to the same line. (Councillor Brian Fleming has asked that this matter be taken into account in any disposal of the pump site)

*\* The actual front boundary of the pump site is neither clear from the map nor on site.*

*G. Lloyd*  
G. Lloyd,  
Senior Planner.

---

GL/PG

- C.C. N.R.P. /P.B.

OUR REF: WS/09/21

COUNTY PLANNING DEPARTMENT,  
IRISH LIFE CENTRE,  
LOWER ABBEY STREET.

---

26th May, 1989.

Mr. G. Lloyd,  
Senior Planner.

---

Re: Proposed Disposal of Disused Pump Site at Woodfarm Cottages.

I refer to a memorandum dated 26th April, 1989, concerning the above.

The site in question is zoned 'A' - "to protect and/or improve residential amenity.

There are no proposals indicated for the site in the action plan for the area. I understand however that there were proposals to acquire land to construct a road which would facilitate comprehensive re-development of the cottage gardens. Such a proposal is however not now being actively pursued.

The planning history of the site indicates that it has been included within the sites of applications for permission to construct a bungalow. Reg. Ref. SA. 1355 refers to a refusal both by the Planning Authority and on appeal for a bungalow on a backland site at the rear of the existing cottages.

Reg. Ref. TA. 609 is a similar refusal. The applicant, Ms. M. Byrne claimed ownership of the entire site in both applications. A reason for refusal by An Bord Pleanála in both instances was that the development would constitute piecemeal disorderly backland development. Reg. Ref. 86A/205 refers to an application for a similar bungalow on a site excluding the pump site. This was initially refused by the Planning Authority for reasons similar to the previous applications, i.e. piecemeal development, premature, traffic hazard etc., but permission was granted on appeal provided it is set back 70 ft. from the laneway and treatment for all boundaries is agreed. The stated reason in the first schedule of the decision was that the location directly facing the laneway from Main Street would not prejudice the comprehensive development of the area. Apparently at the time the area adjoining the laneway to the old Lucan Road was open. At present there is an unsightly 1.5 metre high concrete block wall neither capped or rendered, surrounding this area. As a result the width of the laneway is reduced to 3.6 metres approximately with a sharp narrow turn to the balance of the cottage gardens. This restricts somewhat the access to these gardens and could prejudice further development of the area. Part of the pump site could be required to ease access at this location.

Contd. ...

The pump site is currently completely overgrown and impenetrable. The adjoining lands into which it is proposed to incorporate the site are also not being maintained. There would be no objection in principle to the proposed disposal of the pump site for incorporation into the adjoining lands as a prelude to the construction of a bungalow. Such a disposal would however have to be on the basis that it would not prejudice the terms of any planning permission for a bungalow, specifically in relation to any front boundary setback requirements required for access along the laneway. I recommend that the Development Department be advised accordingly.

I also recommend that the wall erected adjoining the access laneway be referred to the Enforcement Section for action as it is unsightly and detracts from the residential amenity of the area.

*Forwarded to  
Enforcement Section  
29/5  
yr*

N. O'Byrne  
N. O'Byrne,  
Executive Planner.

NOB/PG

*Noted  
Yblungol  
27/6/89*



*W. Hanna DDPD*

*N. O'Byrne*  
*S/S*

*G. Lynch*

*Approved*  
*2/6*



P.O. Box 174  
2/3 Parnell Square  
Dublin 1  
Telephone (01) 727777  
Fax No. 725782

Mr A. Smith,  
Principal Officer,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.

01 MAY 89  
DUBLIN COUNTY COUNCIL  
PLANNING

Our Ref. Dev. L.D. Gen/B  
Your Ref.  
Date 26/4/1989.

Re: Proposed disposal of disused pump site at rear of Woodfarm Cottages,  
Palmerstown

An application has been received from Mrs Mary Byrne  
of 6 Esker Park, Lucan, Co. Dublin for the purchase  
of a disused pump site at Woodfarm Cottages, Palmerstown.

The land is required by the applicant for incorporation with adjacent lands  
on which she proposes to construct a bungalow.

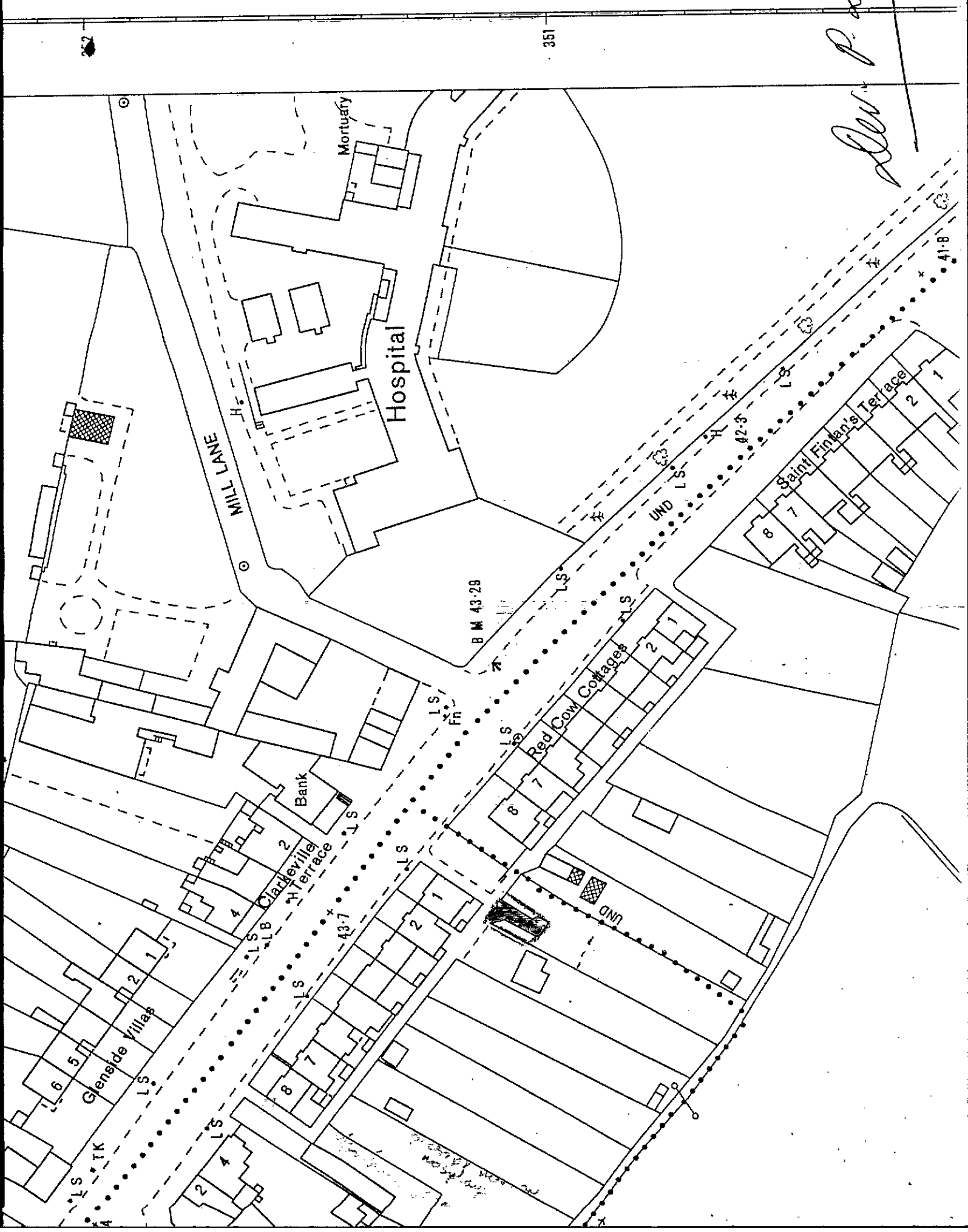
I attach copy of Drawing No. Dev. P.26/1 showing the plot in question  
and I should be obliged if you would let me have your observations on this  
proposed disposal and let me know if your Department would have any objection  
to the disposal of this plot by the Council.

*E. Brennan*

p.p. Senior Administrative Officer,  
Development Department.

EB/MM

*Plan P. 26/11*



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MILL LANE

Hospital

Mortuary

Bank

Clatchville Terrace

Red Cow Cottages

Saint Finian's Terrace

Glenside Villas

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DUBLIN COUNTY COUNCIL

REG. REF: 91A/1201.

DEVELOPMENT: Change from approved bungalows to 176 square metres dormer bungalow, conservatory and revised recessed entrance.

LOCATION: 1 Woodfram Cottages, Old Lucan Road, Palmerstown Upper.

APPLICANT: Noel Cleary.

DATE LODGED: 18.7.91.

Previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80) and 86A/205 (19.2.86) refer.

We recently wrote to Planning Department (copy attached of letter of 2.8.91) concerning this site. We have no further comments to add. Accordingly, refusal recommended.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**

Date ..... 16.10.91 .....

Time ..... 11.20 .....

TB/BMcC  
2.9.91.

SIGNED: *G.P. [Signature]*

ENDORSED: \_\_\_\_\_

DATE: 2/9/91

DATE: \_\_\_\_\_

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1201.  
DEVELOPMENT: Change from approved bungalow to 176 sq. metre dormer bungalow, conservatory and revised recessed entrance.  
LOCATION: 1 Woodfarm Cottages, Old Lucan Road, Palmerstown.  
APPLICANT: Noel Cleary.  
DATE LODGED: 18.7.91 and (A.I.) 27.9.91.

---

Please refer to previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80), 86A/205 (19.2.86) and 91A/1201 (2.9.91) - copy of letter attached herewith.



TB/BMcC  
15.10.91.

SIGNED:                     C.P.                      
DATE:                     15/10/91                    

ENDORSED: \_\_\_\_\_  
DATE: \_\_\_\_\_

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1201.  
DEVELOPMENT: Change from approved bungalows to 176 square metres dormer bungalow, conservatory and revised recessed entrance.  
LOCATION: 1 Woodfram Cottages, Old Lucan Road, Palmerstown Upper.  
APPLICANT: Noel Cleary.  
DATE LODGED: 18.7.91.

Previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80) and 86A/205 (19.2.86) refer.

We recently wrote to Planning Department (copy attached of letter of 2.8.91) concerning this site. We have no further comments to add. Accordingly, refusal recommended.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 17.10.91 .....  
Time ..... 3.00 .....

TB/BMcC  
2.9.91.

SIGNED: 4. Park ENDORSED: \_\_\_\_\_  
DATE: 2/9/91 DATE: \_\_\_\_\_

M.G.

Ⓜ

Register Reference : 91A/1201

Date : 25th July 1991

Development : Change from approved bungalow to 176 square metres dormer bungalow, conservatory and revised recessed entrance

LOCATION : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

Applicant : Noel Cleary

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 18th July 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL  
12 AUG 1991  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
for PRINCIPAL OFFICER  
- 4 SEP 1991  
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

*Available local permitting.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 05.09.91  
Time ..... 4.30

SURFACE WATER

*Sankeyit proposal - refer to O.D.L. Dept.*

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

*[Signature] 28/8/91*

*[Signature] 28/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 05.09.91.....  
Time ..... 4.30.....

Register Reference : 91A/1201

Date : 25th July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY..... *Water available. 24 hr. storage required.*.....

*A. J. K.*  
*19/8/91*  
*[Signature]*  
*20/8/91*

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE *22/8/91* \_\_\_\_\_

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1201.

DEVELOPMENT: Change from approved bungalows to 176 square metres dormer bungalow, conservatory and revised recessed entrance.

LOCATION: 1 Woodfram Cottages, Old Lucan Road, Palmerstown Upper.

APPLICANT: Noel Cleary.

DATE LODGED: 18.7.91.

Previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80) and 86A/205 (19.2.86) refer.

We recently wrote to Planning Department (copy attached of letter of 2.8.91) concerning this site. We have no further comments to add. Accordingly, refusal recommended.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date.....18.09.91  
Time.....9.30

TB/BMcC  
2.9.91.

SIGNED: 4.9.91 ENDORSED: \_\_\_\_\_  
DATE: 2/9/91 DATE: \_\_\_\_\_



Mary Galvin

Ⓜ

Register Reference : 91A/1201

Date : 25th July 1991

Development : Change from approved bungalow to 176 square metres  
dormer bungalow, conservatory and revised recessed  
entrance

LOCATION : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

Applicant : Noel Cleary

App. Type : PERMISSION

Planning officer : M.GALVIN

Date Recd. : 18th July 1991

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 05.09.91 .....  
Time ..... 4.40 .....

DUBLIN Co. COUNCIL  
12 AUG 1991  
SAN SERVICES

Yours faithfully,

*M. Galvin*  
DUBLIN CO  
SANITARY OFFICER  
for PRINCIPAL OFFICER  
-4 SEP 1991  
Returned *J.P.*

Date received in Sanitary Services

FOUL SEWER

*Available - works permitting.*

SURFACE WATER

*San pit proposal - refer to O.B.L. Rept.*

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

*W. Sullivan 28/8/91.*

*J.P.  
28/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 05.09.91 .....  
Time ..... 4.40 .....

Register Reference : 91A/1201

Date : 25th July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY..... *Water available. 24 hr. storage required.*

*A. J. Ke...*  
*19/8/91*  
*[Signature]*  
*20/8/91*

.....  
ENDORSED *[Signature]* DATE *22/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 05.09.91 .....  
Time ..... 4.40 .....

Register Reference : 91A/1201

Date : 25th July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY..... *Water available. 24 hr. storage required.*

*A. J. K.*

*19/8/91*

*[Signature]*  
*20/8/91*

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE *22/8/91* \_\_\_\_\_

DUBLIN COUNTY COUNCIL.

REG. REF: 91A/1201.  
 DEVELOPMENT: Change from approved bungalows to 176 square metres dormer bungalow, conservatory and revised recessed entrance.  
 LOCATION: 1 Woodfram Cottages, Old Lucan Road, Palmerstown Upper.  
 APPLICANT: Noel Cleary.  
 DATE LODGED: 18.7.91.

---

Previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80) and 86A/205 (19.2.86) refer.

We recently wrote to Planning Department (copy attached of letter of 3.8.91) concerning this site. We have no further comments to add. Accordingly, refusal recommended.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 03.09.91 .....  
 Time ..... 12:10 .....

TB/BMcG  
 21.9.91

SIGNED:           *T.P. Bank*           ENDORSED: \_\_\_\_\_  
 DATE:           2/9/91           DATE: \_\_\_\_\_

P/4338/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1201

Date Received : 18th July 1991

Correspondence : Francis Heaney,  
Name and : "St Heliers",  
Address : Stillorgan Park,  
Blackrock,  
Co. Dublin.

Development : Change from approved bungalow to 176 square metres  
dormer bungalow, conservatory and revised recessed  
entrance

Location : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

Applicant : Noel Cleary

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(NP/BB)

Report of Dublin Planning Officer dated 11th September, 1991.

This is an application for PERMISSION for a dormer bungalow on a site at 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper.

Reg. Ref. SA 1355 refers to a decision to refuse permission for a bungalow on this site. This decision was upheld on appeal by An Bord Pleanála. Reg. Ref. TA 609 refers to a decision to refuse permission for a bungalow on the site. This decision was also upheld by An Bord Pleanála.

Reg. Ref. 86A/205 refers to a Council's decision to refuse permission for a bungalow on the site. On appeal An Bord Pleanála granted permission for the bungalow.

The applicant has shown a revised entrance location which in effect incorporates some Council owned land into his front garden.

Roads Engineer Report noted.

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

- 01 The applicant has shown incorporation of an area of land in the ownership of the County Council into his front garden. The applicant is asked to clarify on what authority he is taking possession of this land.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

02 The proposed development does not provide satisfactory access to the site or allow for future satisfactory access to the adjoining lands. The applicant is asked to clarify if he is in a position to improve his access from his site to the Old Lucan Road and to improve the access to adjoining lands.

NOTE: The applicant is advised to consult with the County Council prior to submission of further information.

*Robert Pendergast*  
.....  
for Dublin Planning Officer

*[Signature]*  
Endorsed:.....  
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : ..... *13 September 1991* ..... *K.C. Sullivan* .....

ASSISTANT CITY & COUNTY MANAGER

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

*Mary Galvin*

Dublin County Council Comhairle Chontae Atha Cliath

Engineering Department  
Roads Section



P.O. Box 174.  
Bosca 174.  
46 / 49 Sraid O'Connell Uacht,  
46 / 49 Upper O'Connell Street,  
Baile Atha Cliath  
Dublin 1.  
Telephone. (01)727777.  
Fax. (01)727434

Attention: Gabrielle McKeown

Mr. Al Smith  
Principal Officer,  
Planning Department.

Our Ref.  
Your Ref  
Date 2/8/91

RE: SITE AT REAR OF WOODFARM COTTAGES, PALMERSTOWN  
REG. REG. SA/1355 (3/8/79), TA/609 (1/4/80), 86A/205 (19/2/86)

Please find attached herewith copies of Roads Department reports on the above applications in respect of this site.

The minimum requirements with respect to roads which would allow for development of all the rear garden sites on this laneway are as set out in "standard for Development works in the County of Dublin" (Building and Development Control Department), an extract of which is attached. With a road width of 5.5m, footpath of 1.5m and grass margin of 1.85m on one side only and a minimum 0.5m wide raised paved margin on the other side, the total reservation required is 9.35m. Please note requirements at bends also.

76,

*J.P. Henry*

*J.P.* J. Henry,  
A. Senior Engineer,  
Roads Planning Division.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
Date ..... 03.09.91  
Time ..... 12.10

JH/AW

*Mary Galvin.*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1201.

DEVELOPMENT: Change from approved bungalows to 176 square metres dormer bungalow, conservatory and revised recessed entrance.

LOCATION: 1 Woodfram Cottages, Old Lucan Road, Palmerstown Upper.

APPLICANT: Noel Cleary.

DATE LODGED: 18.7.91.

Previous Roads Reports for SA/1355 (3.8.79), TA/609 (1.4.80) and 86A/205 (19.2.86) refer.

We recently wrote to Planning Department (copy attached of letter of 2.8.91) concerning this site. We have no further comments to add. Accordingly, refusal recommended.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SEC:  
 Date ..... 03.09.91 .....  
 Time ..... 12.10 .....  
 .....

TB/BMcC  
2.9.91.

SIGNED: *U.P. [Signature]*  
 DATE: 2/9/91

ENDORSED: \_\_\_\_\_  
 DATE: \_\_\_\_\_



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

11th June, 1992

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

LOCATION: 1 Woodfarm Cottages, Old Lucan Upper, Palmerstown

PROPOSED DEVELOPMENT: Residence

APPLICANT: Mr. & Mrs. N. Cleary

PLANNING REG. REF.: 91A/1201

DATE OF RECEIPT  
OF SUBMISSION: 26th May, 1992

A Chara,

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

**Building Bye-Law Approval**

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Brady Associates,

Riverview House,

21 City Quay,

Dublin 2

# BRADY ASSOCIATES

Consulting Engineers Civil & Structural

Riverview House,  
21 City Quay,  
Dublin 2, Ireland.  
Telephone: (01) 777465  
Telefax: (01) 777627

Your Ref.

Our Ref. R279

Associate Office:  
50 Belgrave Road, Victoria,  
London SW1V 1RQ.

Dublin County Council,  
Building Control,  
Liffey House,  
Tara Street,  
Dublin 2.

Date: 22/05/92

9/11/201  
1.8.0.2  
BBL

£32 27/5  
N 65737

Dear Sirs,

RE: Proposed Residence at 1 Woodfarm Cottages, Old Lucan Upper,  
Palmerstown, Co. Dublin.

Applicant: Mr. & Mrs. N. Cleary.

Planning Approval Reference: P/5416/91.

We refer to the above proposed development, for which Planning Permission was granted on the 23rd November, 1991.

We now wish to apply for approval under the Building Bye-Laws and on foot of the Application enclose as follows:-

2 Copies off Drawings R279/01, /02.

2 Copies off Architect's Drawings /01 and /02.

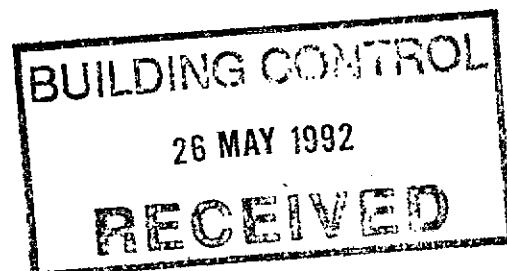
2 Copies off Calculations.

Cheque for £32.00 being the Bye-Law Fee.

We trust same is in order. If you have any queries, please do not hesitate to contact us.

Your sincerely,

\_\_\_\_\_  
Brendan Brady,  
for  
BRADY ASSOCIATES.



# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

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

[RECEIPT CODE BOX]

CASH  
CHEQUE  
P.O.  
B.L.

TRANSACTION 65237

ESZ.00

Received this 27th day of May 1992

from Noel Clancy

the sum of thirty lbs Pounds

Pence being 66 65

Application of Woodburn colleges

Michael O'Lea

Cashier

[Signature]

S. CAREY  
Principal Officer

Class 1  
Hase

# BRADY ASSOCIATES

Consulting Engineers Civil & Structural

Riverview House,  
21 City Quay,  
Dublin 2, Ireland.  
Telephone: (01) 777465  
Telefax: (01) 777627

Your Ref.

Our Ref. R271

Associate Office:  
50 Belgrave Road, Victoria,  
London SW1V 1RQ.

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

Date: 02/07/92

Dear Sirs,

RE: Building Bye-Law Application, Reference - 91A/1201.

House at 1 Woodfarm Cottages, Old Lucan Upr. - Mr. Noel Cleary.

We refer to your letter earlier this month, with regard to same and your requirement for the additional fee.

We now enclose our cheque for same for £23.00. We would be obliged if you would acknowledge receipt.

Yours sincerely,



Brendan Brady,  
for  
BRADY ASSOCIATES.



COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAY BY — DUBLIN COUNTY COUNCIL

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

[Empty box for Receipt Code]

CASH  
CHEQUE

Balance  
N 68573

P.O.  
B.L.  
L.T.

£ 23.00

Received this 10 day of July 1992

from Brady Associated

the sum of Twenty three Pounds

Pence, being for the

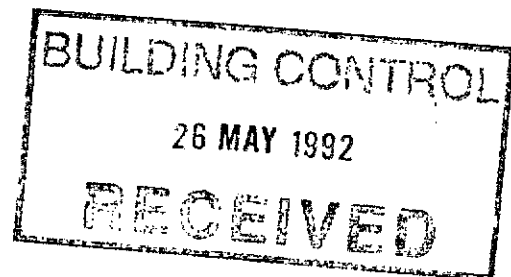
Bye Law application at 1 Wood Lane  
Cottages, Ed Ryege Wh  
Dublin 6

S. CAREY 91A/1201  
Principal Officer

Cashier

PROPOSED RESIDENCE AT 1, WOODFARM COTTAGES,  
OLD LUCAN UPPER,  
PALMERSTOWN,  
CO. DUBLIN.

STRUCTURAL CALCULATIONS.



BRADY ASSOCIATES,  
Consulting Engineers,  
Telephone: 777465  
Fax : 777627

Riverview House,  
21 City Quay,  
Dublin 2.

MAY 1992.

BRADY ASSOCIATES  
 Consulting Engineers  
 Riverview House  
 21 Colony Quay  
 Dublin 2.

TEL: 777465  
 FAX: 777627.

Project PROPOSED BUNGALOW  
 FOR HOEL CERRY

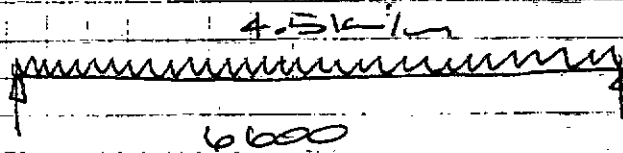
Job Ref  
 Sheet no 1

Sub-section ROOF BEAMS

Made by  
 Date FEB 1992

Structural Summary Sheet

Checked by  
 Date



LOADING: BS 6399

IMPOSED =  $0.6 \left[ \frac{(6.0 - 4.5)}{3.0} \right] = 0.5 \text{ k/m}^2$  on plan

DEAD =  $\frac{0.685}{6.5 \times 4.5} = 0.969 \text{ k/m}$

SPAN = = 3.1

SAY  $1.5 \text{ k/m}^2 \times 4.5 \text{ k/m}$

$M_{max} = wL^2/8 = 24.5 \text{ kNm}$

$Z_{REQ} = M/P_{oc} = 148.5 \text{ cm}^3$

ALLOWABLE DEFLECTION =  $s_{rel}/360 = 16.333$

$$D = \frac{5 \cdot wL^3}{384 \cdot EI} \quad 18 = \frac{5}{384} \frac{(4.5)(6.6)^3}{210 \cdot I} \times 10^9$$

~~USE~~ 254 x 146 UB 31

$Z = 2531 \text{ cm}^3$   
 $I = 4439 \text{ cm}^4$

BUILDING CONTROL  
 26 MAY 1992  
 RECEIVED

ACTUAL STRESS =  $B_{17}/2 \text{ ppa}$   
 $f_{bc} = 167 \text{ N/mm}^2$   
 $D = 12.8 \text{ mm}$

203 x 133 UB 30

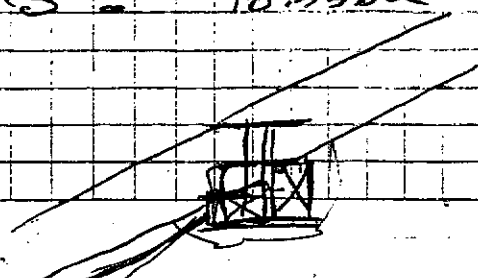
$I = 2887$   
 $Z = 279.3$

$f_{bc} = 82.7 \text{ N/mm}^2$   
 $D = 18.338 \text{ mm}$

$P1 = 21.5$   
 $e(217) = 207.59$

$187 \text{ N/mm}^2$

-100



unsol  
rec'd 21/11/91

Francis Heaney  
St. Heliers, Stillorgan Park, Blackrock, Co. Dublin.

Telephone 832092 832077

20th November 1991

(Mary Galvin - attention of)  
Planning Officer,  
Dublin County Council,  
Lower Abbey Street,  
DUBLIN 1.

RE: PROPOSED DEVELOPMENT AT RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD, PALMERSTON  
UPPER, CO. DUBLIN.

REG. REF NO. 91A/1201.

Dear Sir,

Further to our meeting to-day with Ms Mary Galvin, Dublin Co. Co., in connection with above proposed development, the applicant hereby agrees to cede to Dublin County Council, the lands outlined red on the enclosed map, on the understanding that a favourable Planning Permission be granted for the development proposed, that the area to be ceded remains in the applicants control until such time that sufficient development in the area warrants the widening of the existing laneway, and that a temporary recessed access to the site is agreed.

Yours faithfully,

  
Francis Heaney

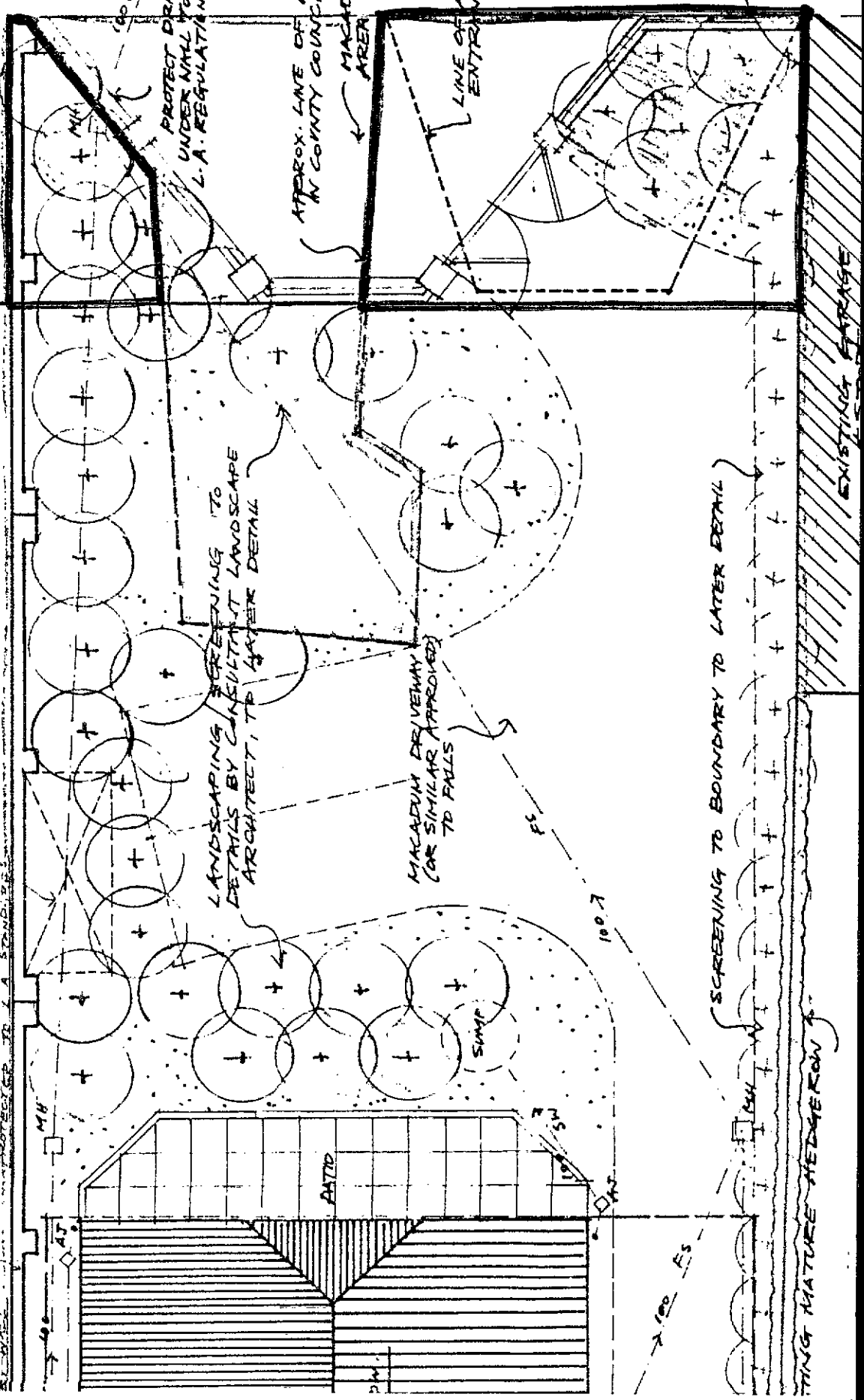
Unsol AT  
1.0.0  
21/11/91



FRANCIS HEANEY  
 ST. HELENS  
 STILLORGAN PARK  
 BLACKROCK  
 CO. DUBLIN

DRWG. NO. 10 (SECTION OF APPLICATION  
 STATE: 18/10/91) DRAWG. NO. 2, JUNE 1991)  
 GARAGE  
 LANDS TO BE CEDED TO  
 DWELIN CO. CO. OUTLINED RED.  
 REG. REF. NO 91A/1201  
 DATE 20/11/91

EXISTING  
 FULLY SCREENED AREA TO BOWER  
 HOUSE PLANTING (IF REQUIRED TO  
 WATER DRAIN - SEE DRAWS TO BE  
 PROVIDED) - A STANDARD



APPROVED  
 CONNECT  
 EXIST.

APPROX. LINE OF LANDS  
 IN COUNTY COUNCIL OWNERSHIP  
 MACADAM RECESSED  
 AREA (BY APPLICANT)

LINE OF APPROVED  
 ENTRANCE SPLAY

EXPOSED  
 BLOCKWORK

TRUNK  
 EMERALD

LANDSCAPING SCREENING TO  
 DETAILS BY CONSULTANT LANDSCAPE  
 ARCHITECT, TO LATER DETAIL

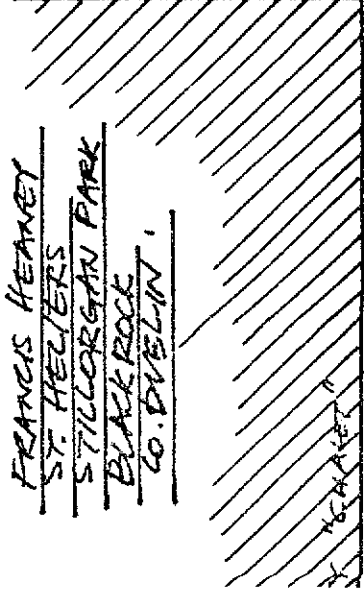
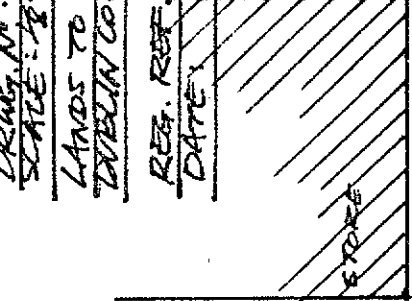
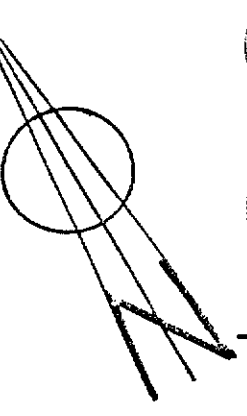
MACADAM DRIVEWAY  
 (OR SIMILAR APPROVED)  
 TO FALLS

SCREENING TO BOUNDARY TO LATER DETAIL

MATURE HEDGEROW

EXISTING GARAGE

EXISTING



# 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/~~Application~~

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

To Francis Heaney, Decision Order P/5416/91 25.11.91  
Number and Date  
"St. Heliers", Register Reference No. 91A/1201  
Stillorgan Pk., Blackrock, Planning Control No.  
Co. Dublin. Application Received on 18.07.91  
Applicant Noel Cleary A.I. Recd. 27.09.91 Floor Area: 176 sq.m.

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/~~Application~~ for:-

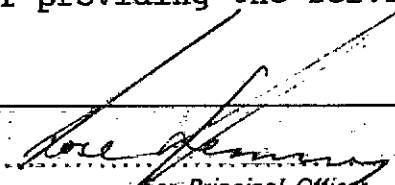
change from approved bungalow to 176 sq.m. dormer bungalow,  
conservatory and revised recessed entrance at rear of 1 Woodfarm  
Cottages, Old Lucan Road, Palmerstown Upper.

### 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, as amended by additional information submitted on 27.09.91, 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 £750 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

  
For Principal Officer

25 November 1991  
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITION

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

5. In the interest of amenity.

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

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

7. That detailed proposals providing for a scheme of landscaping and boundary treatment for all boundaries of the site shall be submitted and agreed in writing with the Planning Authority prior to the commencement of development on site.

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

8. The proposed entrance arrangements to the site to be subject to the requirements of Dublin County Council in this regard:

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

(a) the entrance to the site to be located at the rear of the entrance splay approved by An Bord Pleanala, i.e. to south-east of site and indicated on drawing no. 2 lodged on 18.07.91.

(b) that the front boundary of the site be set back for a distance of 16ft. across the entire width of the site.

(c) that the area between the front boundary (required by condition 9(b) above) and the laneway be retained free of development and maintained in a tidy condition until such time as it is required to facilitate laneway widening at this location.

(d) that no boundary wall/fence be erected on lands in the Council's ownership at this location.

9. 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.

9. In the interest of reducing air pollution.

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.

Francis Heaney

St.Heliers, Stillorgan Park, Blackrock, Co.Dublin.

Telephone 832092 832077

20th November 1991

(Mary Galvin - attention of)  
Planning Officer,  
Dublin County Council,  
Lower Abbey Street,  
DUBLIN 1.

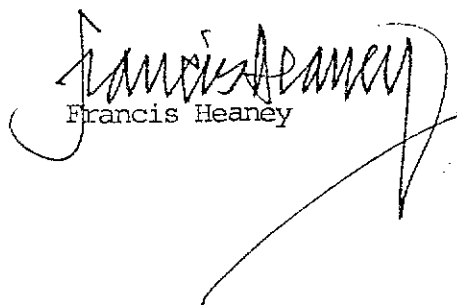
RE: PROPOSED DEVELOPMENT AT RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD, PALMERSTON  
UPPER, CO. DUBLIN.

REG.REF NO. 91A/1201.

Dear Sir,

Further to our meeting to-day with Ms Mary Galvin, Dublin Co.Co., in connection with above proposed development, the applicant hereby agrees to cede to Dublin County Council, the lands outlined red on the enclosed map, on the understanding that a favourable Planning Permission be granted for the development proposed, that the area to be ceded remains in the applicants control until such time that sufficient development in the area warrants the widening of the existing laneway, and that a temporary recessed access to the site is agreed.

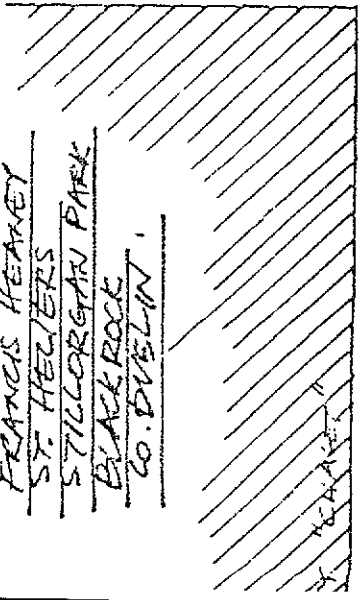
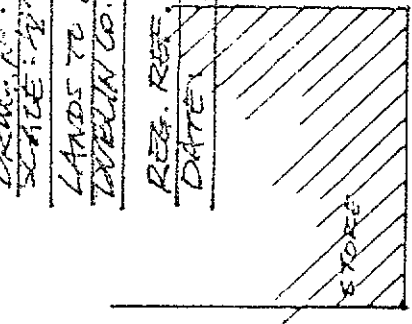
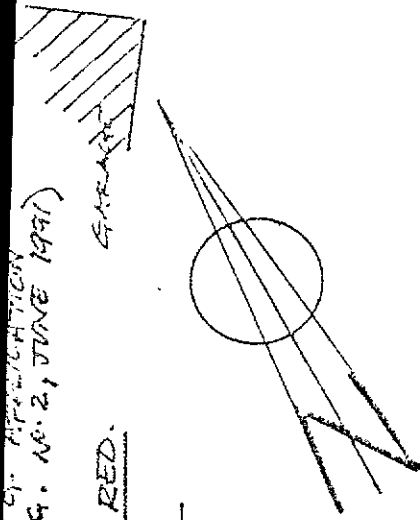
Yours faithfully,

  
Francis Heaney

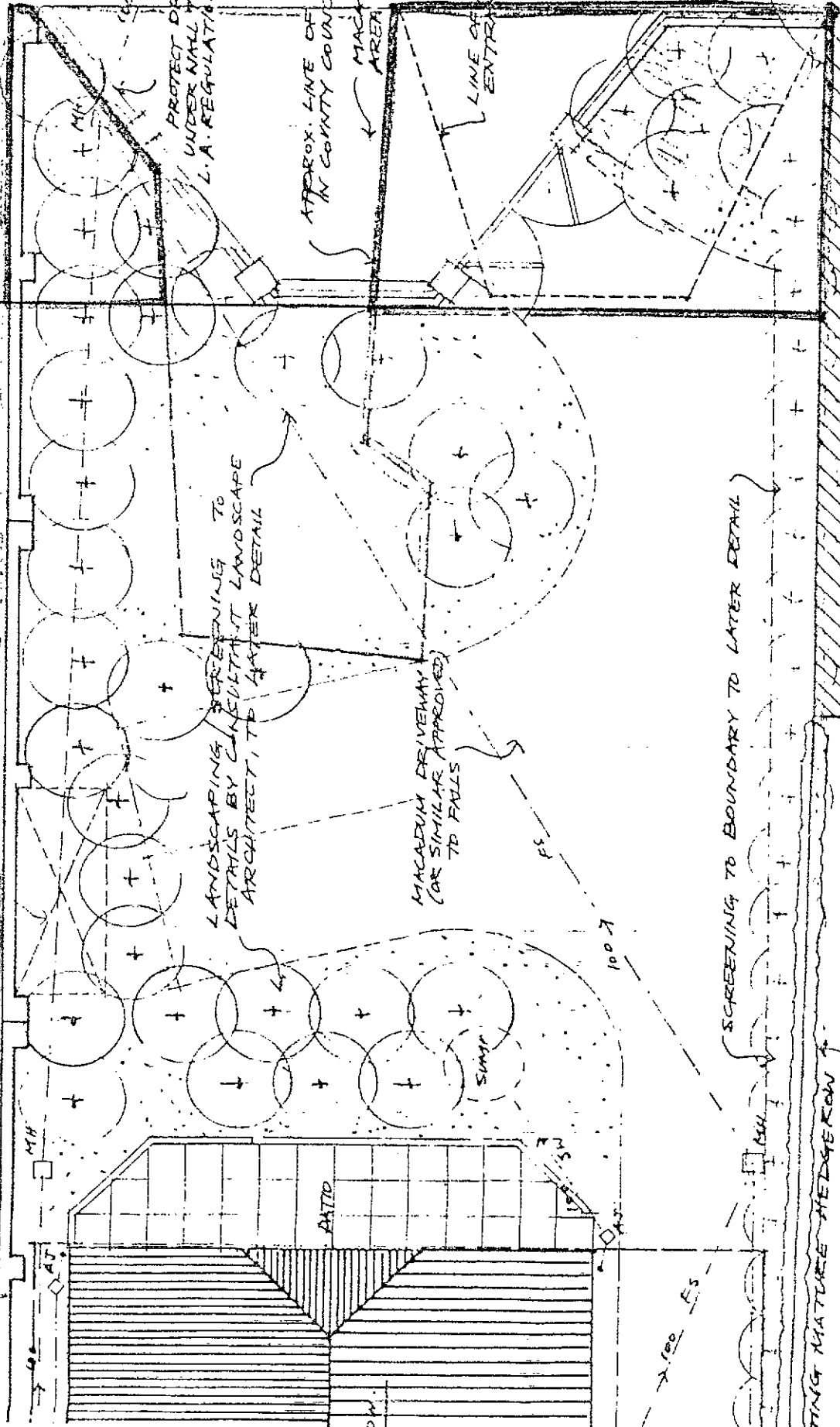
FRANCIS HEARNEY  
 ST. HELENS  
 STILLORGAN PARK  
 BLACK ROCK  
 CO. DUBLIN

DRG. NO. 10 (SECTION OF APPLICATION)  
 SCALE: 1" = 10' DRWG. NO. 2, JUNE 1991  
 LANDS TO BE CEDED TO  
 DUBLIN CO. CO. OUTLINED RED.

REG. REF. NO 91A/1201  
 DATE 20/11/91



EXISTING  
 EX. DRG. NO. 10  
 ALL EXISTING AREAS TO REMAIN  
 THESE ARE YOUNG (F. BERRY, ETC.)  
 TREES TO BE MAINTAINED  
 AND NOT TO BE REMOVED



APPROVED  
 CONNECT  
 EXIST.

PROTECT DRAIN  
 UNDER MALL TO  
 L.A. REGULATIONS

LANDSCAPING SCREENING TO  
 DETAILS BY CONSULTANT LANDSCAPE  
 ARCHITECT, TO WATER DETAIL

APPROX. LINE OF LANDS  
 IN COUNTY COUNCIL OWNERSHIP

MACADAM DRIVEWAY  
 (OR SIMILAR APPROVED)  
 TO FALLS

LINE OF APPROVED  
 ENTRANCE SPLAY

SCREENING TO BOUNDARY TO LATER DETAIL

PLANTING MATURE HEDGEROW

EXISTING FENCE

EXPOSED  
 BLOCKWORK

LATER  
 TRUCK  
 DRIVE

100' FS

100' FS

FS

9.6'

4.7'

4.5'

10.5'

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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/1201

Date : 30th September 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : Change from approved bungalow to 176 square metres  
dormer bungalow, conservatory and revised recessed  
entrance

LOCATION : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

APPLICANT : Noel Cleary

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information  
received on 27th September 1991.

Yours faithfully,

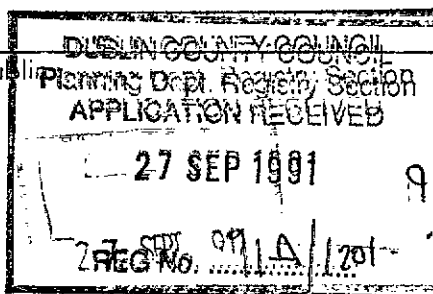
.....  
for PRINCIPAL OFFICER

Francis Heaney,  
"St Heliers",  
Stillorgan Park,  
Blackrock,  
co. Dublin.

2922

Francis Heaney

St. Heliers, Sillorgan Park, Blackrock, Co. Dublin



Telephone 832092 832077

26th September 1991.

Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Lower Abbley Street,  
DUBLIN 1.

RE: PROPOSED CHANGE OF HOUSE TYPE AT RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD,  
PALMERSTON UPPER, FOR MR. NOEL CLEARY.

ADDITIONAL INFORMATION. REG. REF. 91A / 1201.

Dear Sir,

In connection with above I have, as requested, consulted with Mr. N. Prendergast (Planning Dept.) and Mr. O. Madden (Roads Dept.), and submit the following further information required by your letter dated 16/9/91 (copy enclosed):

1. The Applicant has no intention of taking possession of lands in the ownership of Dublin County Council; the Letter of Application clearly explains the intentions of the suggested recessed entrance. The applicant is quite agreeable to the construction of the entrance approved by An Bord Pleanala - Ref. PL/5/71559.
2. With regard to the access to the site from Old Lucan Road, the applicant agrees to comply with the decision set down by An Bord Pleanala, Ref. PL 6/5/-71559, and "pay a sum of money to Dublin County Council as a contribution towards (a) the improvement of lane between the main street and the site...".

The applicant further agrees to comply with all the conditions of the decision by An Bord Pleanala, including the setting back of the house 70 feet from the laneway. Should the Planning Dept. feel that part of the front of the site is required for possible future improvement of the existing access to adjoining lands, the applicant would, of course, be prepared to discuss details at the appropriate stage.

In the meantime, we should point out that this application is basically for a simple change of house type, and that the information currently requested by the Planning Dept. has already been dealt with by the letter of application and by the conditions of the decision by An Bord Pleanala referred to above.

It would be greatly appreciated therefore, if the Planning Dept. would make a decision on this application as quickly as possible, and allow the applicant, who has already sold his house and purchased the site of application, to commence development without any further unnecessary delay.

Yours faithfully,

  
Francis Heaney.

1 41 10 71009/3D



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

Francis Heaney,  
"St. Heliers",  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

Reg. Ref. No. 91A/1201

16 September 1991

Re: Permission for change from approved bungalow to 176 sq. metres dormer bungalow, conservatory and revised recessed entrance at 1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

Dear Sir,

With reference to your planning application, received here on 18th July, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. The applicant has shown incorporation of an area of land in the ownership of the County Council into his front garden. The applicant is asked to clarify on what authority he is taking possession of this land.
2. The proposed development does not provide satisfactory access to the site or allow for future satisfactory access to the adjoining lands. The applicant is asked to clarify if he is in a position to improve his access from his site to the Old Lucan Road and to improve the access to adjoining lands.

NOTE: The applicant is advised to consult with the County Council prior to submission of further information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.



Francis Heaney

St. Heliers, Stillorgan Park, Blackrock, Co. Dublin.

Telephone 832092 832077

26th September 1991.

Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Lower Abbeey Street,  
DUBLIN 1.

27. SEPT 91

RE: PROPOSED CHANGE OF HOUSE TYPE AT RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD,  
PALMERSTON UPPER, FOR MR. NOEL CLEARY.

ADDITIONAL INFORMATION. REG. REF. 91A / 1201.

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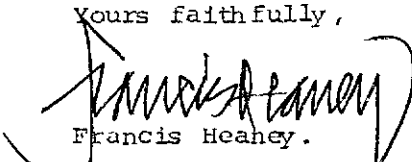
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Yours faithfully,

  
Francis Heaney.



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

Francis Heaney,  
"St. Heliers",  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

Reg. Ref. No. 91A/1201

16 September 1991

Re: Permission for change from approved bungalow to 176 sq. metres dormer bungalow, conservatory and revised recessed entrance at <sup>1</sup> Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

Dear Sir,

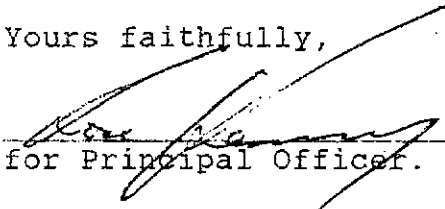
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NOTE: The applicant is advised to consult with the County Council prior to submission of further information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.

Francis Heaney,  
"St. Heliers",  
Stillorgan Park,  
Blackrock,  
Co. Dublin.

Reg. Ref. No. 91A/1201

16 September 1991

Re: Permission for change from approved bungalow to 176 sq. metres dormer bungalow, conservatory and revised recessed entrance at <sup>16</sup>1 Woodfarm Cottages, Old Lucan Road, Palmerstown Upper for Noel Cleary.

Dear Sir,

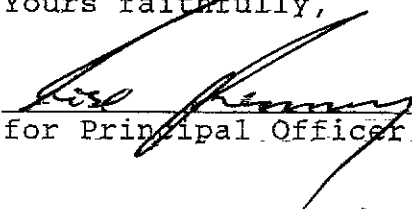
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NOTE: The applicant is advised to consult with the County Council prior to submission of further information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.

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/1201

Date : 19th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change from approved bungalow to 176 square metres  
dormer bungalow, conservatory and revised recessed  
entrance

LOCATION : 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper

APPLICANT : Noel Cleary

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application  
received on 18th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Francis Heaney,  
"St Heliers",  
Stillorgan Park,  
Blackrock,  
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 REAR NO. 1 WOODFARM COTTAGES, OLD LUCAN ROAD,  
(If none, give description PALMERSTON UPPER, CO. DUBLIN.  
sufficient to identify)

3. Name of applicant (Principal not Agent) NOEL CLEARY.

Address 166 CHERRYWOOD PARK, DUBLIN 22. Tel. No. 573722.

4. Name and address of FRANCIS HEANEY, "ST. HELIERS", STILLORGAN PARK,  
person or firm responsible BLACKROCK, CO. DUBLIN.  
for preparation of drawings Tel. No. 2832077.

5. Name and address to which FRANCIS HEANEY, "ST. HELIERS", STILLORGAN PARK,  
notifications should be sent BLACKROCK, CO. DUBLIN.

6. Brief description of DORMER BUNGALOW, CONSERVATORY, SPLAYED ENTRANCE.  
proposed development

7. Method of drainage MAINS. (F.S.) B. Source of Water Supply MAINS.

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

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

(b) Proposed use of each floor N/A.

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

RECEIPT NO. 132 18/7  
N44248

Encl  
Pues  
12/7/91

11.(a) Area of Site (7253 SQ. FT.) 674 m<sup>2</sup> Sq. m.

(b) Floor area of proposed development (1892 SQ. FT.) 176 m<sup>2</sup> 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 FREEHOLD.  
(i.e. freehold, leasehold, etc.)

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

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

RECEIVED  
18 JUL 1991  
SEC.

15.List of documents enclosed with ① DRWGS. NOS. 1-3  
② SPECIFICATION.  
③ NEWSPAPER NOTICE.  
④ LETTER OF APPLICATION.  
⑤ APPLICATION FEE. ⑥ APPLICATION FORM.

CO. DUBLIN Permission sought for change from approved bungalow to 176 square metres dormer bungalow, conservatory and revised recessed entrance, at Rear 1 Woodfarm Cottages, Old Lucan Road, Palmerston Upper, for Noel Cleary.

16. 176 m<sup>2</sup> development (See back) Sq. m.

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

Fee Payable £ 32.00 Basis of Calculation Class 1 - Provision of House Fee £/32.

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

Signature of Applicant (or his Agent) Noel Cleary Date 17 July 1991.

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1201

Amount Received £ 17-8. 2.6.2 18/7

Receipt No

Date

**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 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, Lr. 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 <sup>2</sup> (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 (min. £70.00)
C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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 ÁTHA CLIATH

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

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N-44248

PAID BY  
CASH  
CHEQUE  
V.O.  
STAMP

£32.00

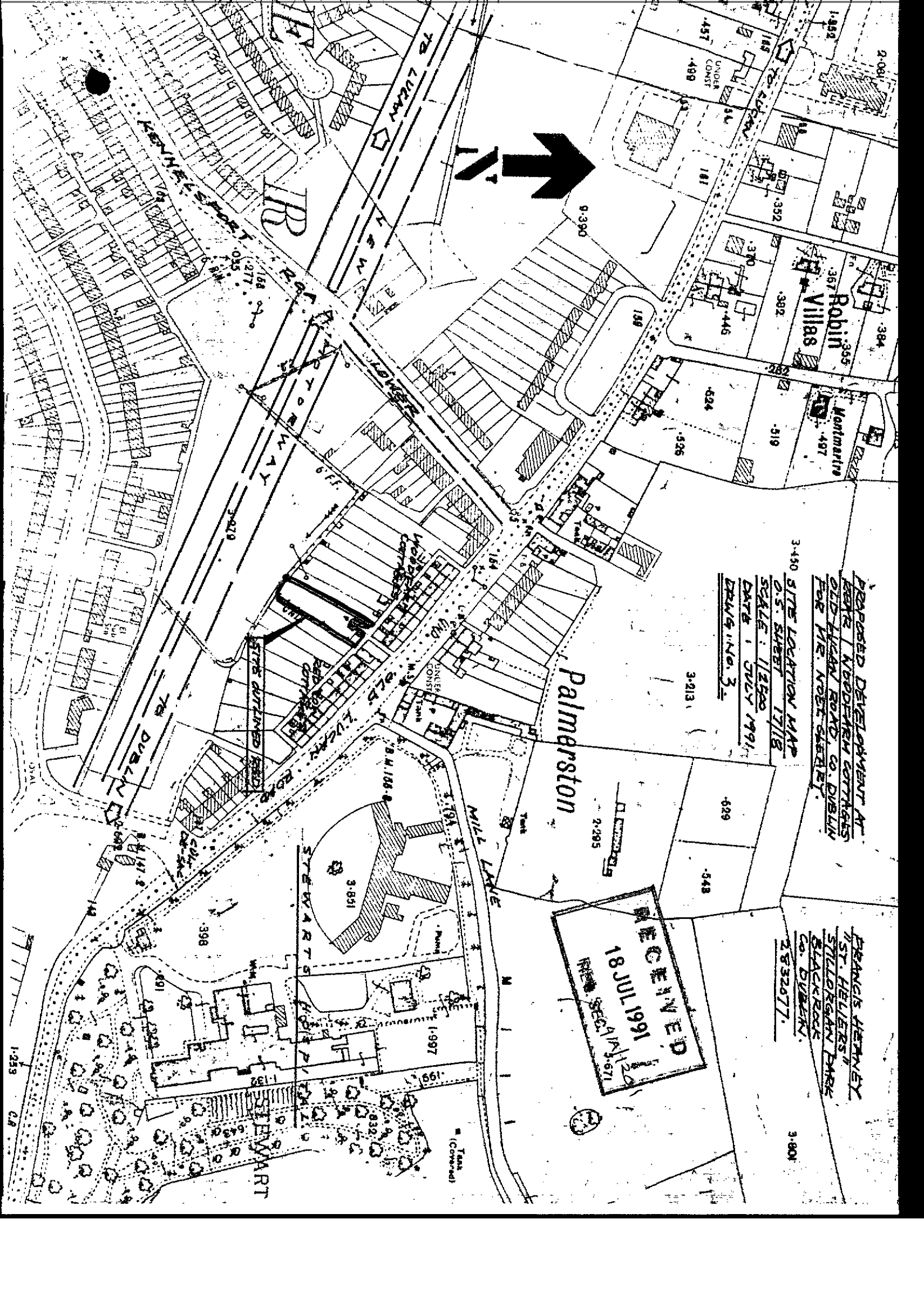
184 day of July 1991

Received this  
from Susan Henney

The sum of thirty two Pounds  
Pence, being 66 pence

application at Rear 1 Woodfarm cottages, Old Lican road,  
Palmerstown Upper  
Michael O'Keefe Cashier

S. CAREY  
Principal Officer  
14052



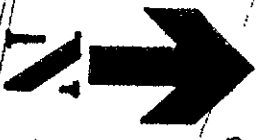
PREPARED DEVELOPMENT AT  
 168 / 169 DUBLIN COTTAGES  
 OLD LUCAN ROAD, CO. DUBLIN  
 FOR MR. ROBERT SHERIDAN

3-430 SITE LOCATION MAP  
 0-5 SHEET 17/18  
 SCALE 1/2500  
 DATE 1 JULY 1991  
 DRAWING NO. 3

FRANKS HENNEY  
 7 ST. HELENS  
 STILLORGAN PARK  
 BLACKROCK  
 CO. DUBLIN  
 2832677

Palmerston

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 18 JUL 1991  
 RECD. SEC. 1/1571



B

Robin  
Villas

Montmartre

STEWARTS

M. TANK (Covered)



Francis Heaney

St.Heliers, Stillorgan Park, Blackrock, Co.Dublin.

Telephone 832092 832077

17th July 1991

Planning Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1.

RE: PROPOSED CHANGE FROM APPROVED BUNGALOW TO DORMER BUNGALOW, CONSERVATORY,  
& REVISED RECESSED ENTRANCE, RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD,  
PALMERSTON UPPER, COUNTY DUBLIN, FOR MR. NOEL CLEARY.

Dear Sir,

I enclose the required documents in connection with above application for  
Planning Permission, and refer also to previous application Reg.Ref.86A/205.

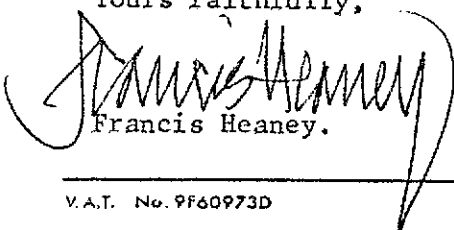
The applicant is a young married man with three children, and the proposed  
house is for his own family occupation. Mr.Cleary operates his own business  
in the supply & installation of high quality alum./PVC windows and doors, from  
his base in nearby Clondalkin, and would obviously fit his own products in his  
new home, including the proposed conservatory.

The house has been designed with an end-gable frontage, similar to the end-terrace  
houses flanking the entrance lane to the site. Externally, the upper front walls  
will be finished in roughcast render to match the adjoining houses, while the  
lower front walls are to be in selected brickwork (or as otherwise requested, e.g.  
split-block to tone in with the brick/stonework to front of nearby houses). The  
house is to have a side-entrance, with all main living rooms to face South for  
light and privacy, and no windows from any main rooms to directly overlook the  
adjoining properties.

The applicant is conscious of the need by his future neighbours for an appropriate  
area immediately off the laneway for the turning of cars, and is more than willing  
to conform to the approved design, which consisted of a private recessed entrance  
alongside an irregular-shaped area owned by Dublin County Council, as indicated  
on the drawings enclosed. This application puts forward a suggestion for a common  
recessed entrance/turning area, indicated on drawing No.2, which has the merits of  
making more attractive and economic use of the land in providing a proper regular  
shaped and easier-to-maintain turning area. At the same time, in order not to  
delay the planning process for the proposed house, the applicant is prepared to  
proceed with the approved solution, or discuss any alternative arrangement with  
the Roads Department of Dublin County Council.

It should also be noted that the applicant is particularly keen to fully landscape  
his site, and details by his Consultant Landscape will be drawn up in due course.

Yours faithfully,

  
Francis Heaney.

RECEIVED

18 JUL 1991

REG. SEC. 91A/120

SPECIFICATION  
OF  
PROPOSED WORKS

U.8

IN CONNECTION WITH THE ERECTION

OF  
PRIVATE DWELLING

RECEIVED  
18 JUL 1991  
R.M. SEGAL/1201

AT

RERE 1 WOODFARM COTTAGES, OLD LUCAN ROAD,  
PALMERSTON UPPER, CO. DUBLIN.

FOR

MR. & MRS. NOEL CLEARY.

Francis Heaney,  
St. Heliers,  
Stillorgan Park,  
Blackrock, Co. Dublin.

June 1991

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## INTRODUCTION

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

- (a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.
- (b) National Building Regulations (if any).
- (c) Local Authority Bye Laws, regulations or requirements.
- (d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).
- (e) Accepted Codes of Practice.
- (f) Requirements of the Department of the Environment.

## Section 1 EXCAVATIONS AND SUB-STRUCTURES

- 1.1 Site**  
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.
- 1.2 Preparing Site**  
Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.
- 1.3 Excavation**
- 1.3.1** The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.
- 1.3.2** Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.
- 1.4 Foundations**  
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600 mm.
- 1.5 Floor Level**  
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.
- 1.6 Rising Walls**  
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.
- 1.7 Cement**  
Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.
- 1.8 Lime**  
Hydrated lime to be to I.S. 8.
- 1.9 Water**  
Water shall be clean and free from harmful impurities.
- 1.10 Sand and Aggregates**  
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.
- 1.11 Concrete Mixes**

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm <sup>2</sup>
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

- 2.10 Pointing**  
All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.
- 2.11 Party Walls**  
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m<sup>3</sup>, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.
- 2.12 Solid Partition**  
Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.
- 2.13 D.P.C.**  
The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.
- 2.13.1** In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.
- 2.13.2** At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.
- 2.13.3** Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.
- 2.13.4** In all chimney stacks immediately above the level of the flashing and under all cappings and copings.
- 2.13.5** Under lowest ground floor timbers and not lower than wall D.P.C.
- 2.13.6** Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.
- 2.14 Concrete Under Barges**  
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.
- 2.15 Concrete Copings**  
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.
- 2.16 Lintels**  
Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.
- 2.17 Window Cills**  
Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.
- 2.18 Reinforced Concrete Annexe Roofs**  
**2.18.1** Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

- 2.25 Dwarf Walls**  
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.
- 2.26 Suspended Concrete Floors**  
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m<sup>2</sup>. Exposed soffits shall be insulated where necessary.
- 2.27 Screen and Garden Walls**  
Screen or garden walls shall not abut main walls of house.

### **Section 3 CARPENTRY AND JOINERY**

- 3.1 Timber**  
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.
- 3.2 Preservative**  
Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.
- 3.3 Roof Timbers**
- 3.3.1** Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.
- 3.3.2** Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.
- 3.3.3** Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.
- 3.3.4** Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.
- 3.3.5** Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.
- 3.3.6** Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.
- 3.3.7** Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.
- 3.3.8** Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.
- 3.3.9** Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.
- 3.3.10** Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.
- 3.3.11** Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

- 3.3.12** Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.
- 3.3.13** Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.
- 3.3.14** Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.
- 3.3.15** Ceiling joists 35 mm x 115 mm at 400 centres; cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.
- 3.4** **Roof Trusses**  
Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.
- 3.5** **Floor Joists**
- 3.5.1** First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.
- 3.5.2** Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.
- 3.5.3** Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.
- 3.5.4** Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.
- 3.6** **Ventilation**  
Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.
- 3.7** **Flooring**
- 3.7.1** Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m<sup>3</sup> on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.
- 3.7.2** Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.
- 3.8** **Grounds**  
Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.
- 3.9** **Stud Partitions**  
Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of noggings. Where a partition is load bearing increase timber sections as required. For finish see 6.6.
- 3.10** **Proprietary Partitions**  
Accepted proprietary partitions, erected to manufacturer's instructions, may be used.



**3.11 Stairs**  
Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

**3.12 Lighting to Stairs and Landings**

**3.12.1** Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

**Rest of Stairs**

**3.12.2** Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

**3.12.3** Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line. Closed string stairs shall be to I.S. 158.

**3.13 Windows**

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.

Wood casement windows shall be to I.S. 63.

Galvanised steel casement windows shall be to I.S. 60.

Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

*NOTE.* Glazed area to be not less than 10% of floor area of room.

Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

**3.14 External Door Frames**

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowedled at foot to heel blocks.

*NOTE.* Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

**3.15 Internal Door Frames**

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

**3.16 External Door**

External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

**3.17 Internal Door**

Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

**3.18 Trap Door**

Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

**3.19 Hot Press**

Hot press to have not less than 2m<sup>2</sup> of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

*NOTE.* Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

- 3.20 Fitments**  
All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.
- 3.21 Trimmings**
- 3.21.1** Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.
- 3.21.2** Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.
- 3.21.3** Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

## Section 4 IRONMONGERY AND GENERAL

- 4.1 Eave Gutters and Rain Water Pipes**  
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

- 4.2 Windows**  
See 3.13.
- 4.3 Sash Fittings**  
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.
- 4.4 Door Fittings**  
Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.
- External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.
- 4.5 Ventilation Grids**  
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

## Section 5 ROOFING

- 5.1 Sarking Felt**  
Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.
- 5.2 Laths or Battens**  
Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.
- 5.3 Quarry Slates**  
Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.
- 5.4 Asbestos Cement Slates**  
Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.  
  
Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.
- 5.5 Concrete Roofing Tiles (normal pitch — 30° and over)**  
Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.
- 5.6 Concrete Tiles (low pitch — under 30°)**  
Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.
- 5.7 General**  
Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.  
  
Drip overhang to be provided at eave and valley gutters.  
  
At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.  
  
Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.  
  
Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.
- 5.8 Flashings**  
Valley gutters, cover flashings and flashings to chimneys shall be
- (1) No. 5 lead to B.S. 1178
  - (2) 22/24 gauge medium hard copper
  - (3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
  - (4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, 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 ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

#### 5.9 Felted Flat Roofs

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m<sup>3</sup> of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 25mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished. Felted apron dressed back over chamfered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20° and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

## Section 6 PLASTERING

#### 6.1 External Plastering

225mm hollow block, 225mm solid block and chimney stacks:-  
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

#### 6.2 Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

#### 6.3 Reveals

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

#### 6.4 Plinths

Plaster plinths to be finished smooth, and 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 neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float.  
Alternatively proprietary finishes may be used to manufacturers instructions.
- 6.6 Stud Partitions and Ceilings**
- 6.6.1** Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.
- 6.6.2** All wall plastering should be carried behind skirtings and architraves.  
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.
- 6.7 General**  
Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.
- Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

## Section 7 PLUMBING

- 7.1 Service Pipe**  
Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise 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, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.
- 7.3 Hot Water Supply**  
An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.
- 7.4 General**
- 7.4.1** 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 stop-cock be fitted on an expansion pipe.
- 7.4.2** Copper piping to be not less than 18 gauge hard drawn.

- 7.4.3 Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.
- 7.4.4 Storage tanks and pipes to be insulated against frost where necessary.
- 7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.
- 7.5 **Sink**  
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.
- 7.6 **Bath and Wash Hand Basin**  
Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.
- 7.7 **Plugs, Traps, Wastes and Taps**  
15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.
- 7.8 **W.C. Suite**  
Provide and fit where indicated W.C. suite, with cistern, to I.S.70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.
- 7.9 Pipes shall not be jointed within the thickness of a wall.

## Section 8 DRAINAGE

- 8.1 **Trenches**  
Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.
- 8.2 **Drain**  
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

- 8.3 Back Filling**  
Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.
- 8.4 Drains under Roads and Buildings**  
Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.
- 8.5 A.J.s, Manholes, Drop-Manholes**  
Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.
- 8.6 Gullies and A.J.s**  
Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.
- 8.7 Gully Traps**  
Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.
- 8.8 Soak Pits**  
Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.
- 8.9 Septic Tank**  
Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.  
Septic tanks to accepted prefabricated systems may also be used.
- 8.10 Vent Shaft**  
At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.
- 8.11 Single Stack Drainage**  
Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).
- 8.12 Testing**  
Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

## Section 9 ELECTRICAL INSTALLATION

### 9.1 Installation

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in centres of joists.

## Section 10 PROTECTIVE PAINTING

### 10.1 Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

### 10.2 Paints

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

### 10.3 Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

### 10.4 Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, under-coated and one coat finished.

## Section 11 GLAZING

### 11.1 Glass

All window panes up to 0.5m<sup>2</sup> shall be glazed in 3mm glass  
 All window panes up to 1.5m<sup>2</sup> shall be glazed in 4mm glass  
 All window panes over 1.5m<sup>2</sup> shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floor shall be 6mm glass.



- 11.2 Fixing**  
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.
- 11.3 General**  
House to be thoroughly cleaned and all rubbish removed, on completion.

## **Section 12 FIRE PRECAUTIONS**

- 12.1 Garage**
- 12.1.1** Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.
- 12.1.2** Garage directly under roof of house:— separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.
- 12.1.3** Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.
- 12.2 Central Heating**  
A central heating unit shall not be located in a garage.

## **Section 13 VENTILATION**

- 13.1 Rooms**  
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.
- 13.2 Bathrooms**  
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of 0.1m<sup>2</sup>.
- 13.3 Lobby**  
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.
- 13.4 Presses**  
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.
- 13.5 Under Floor**  
Under floor ventilation shall be as previously specified under 2.25 and 3.6.
- 13.6 Garage**  
Garage must have permanent ventilation.

## Section 14 THERMAL INSULATION

14.1 Insulation to be in accordance with the maximum U-values laid down by the Department of the Environment, viz. a general whole building standard not exceeding  $1.25 \text{ W/m}^2\text{C}$  and elemental values as follows:—

External Walls 1.10 watts per square metre per degree Celsius  
Roofs 0.40 watts per square metre per degree Celsius  
Ground floors 0.60 watts per square metre per degree Celsius  
External parts  
of intermediate  
floors 1.10 watts per square metre per degree Celsius

U-values will be required to be calculated in accordance with the 1975 Guide Book A of the Institution of Heating and Ventilating Engineers.

The standards set out above for whole building, external walls, and external parts of intermediate floors shall be regarded as recommendations only, pending the introduction of National Building Regulations.

Examples of forms of construction giving an acceptable U-value for roofs and ground floors are:—

Pitched roof of slates or tiles on battens on sarking felt — 100mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors — 25mm polystyrene 1m wide laid under floor slab and abutting outside walls.

### METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 " "
100mm	=	4 " "
300mm	=	12 " "
600mm	=	24 " "
1.00m	=	39.37 "
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.

**ERRATUM**

**SECTION 14 THERMAL INSULATION**

The standards set out in this section for roofs and ground floors will apply forthwith.

Standards for whole building, external walls and external parts of intermediate floors will become operative when the National Building Regulations are introduced or on 1st July, 1979 which ever date is the earlier.