

EYE LAW APPLICATION FEES

REF. NO.: 91A/1234

CERTIFICATE NO.: 15872B

PROPOSAL: 96-111 incl Woodfield, Sebastown road

LOCATION: Cruson Developments Ltd

APPLICANT: Change base type

	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) <u>16</u>	@ £55	<u>2</u> 220	<u>£220</u>	<u>—</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					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: MORRIS Grade: 1/2 Date: 29/7

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1234

Cert. No. 2661

PROPOSAL Change House type

LOCATION 96-111 incl. Woodfield, Scholarsham road

APPLICANT Cruson developments ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings 16	@£32	£128	£128		
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: ..... Grade: ..... Date: .....

Column 1 Endorsed: Signed: ..... Grade: ..... Date: .....

Columns 2,3,4,5,6 & 7 Certified: Signed: M.P.L. Grade: C/B Date: 29/5

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

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE:

REG. REF.: Q1A/1234

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

A reduced fee (i.e. 1/2) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: Q1A/015N on which a full fee was paid is attached.

Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

*No alteration to site layout.*  
*J.Y.*  
*30/1/91.*

A. Hinchy,  
Senior Executive Draughtsman/Technician

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: BY /  
DATE

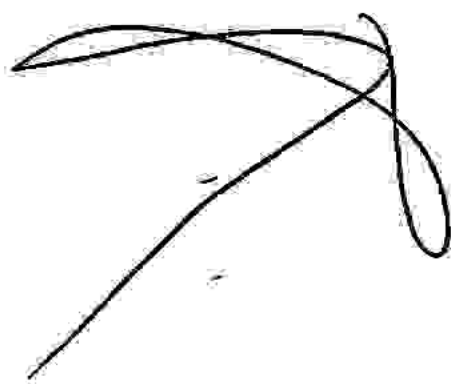
ENTERED IN CONTRIBUTIONS REGISTER:

Colours of  
Compliance  
issued in respect  
of these sites

See Env 8149(A)

Colour added 17/6/91

19/9/91



DEVELOPMENT CONTROL ASSISTANT GRACE

(N.J. 14-17)

Order NO. P/445E/91THA CLIA TH

Board of Executive Business and Manager's Orders

COMPL	2
Standards	2
...	...
S.S.	...
Operational	...
Officer	for
SECURITY	...
Bond C.I.F.	...
Cash	...

Permission for 3 bed dormer bungalows in lieu of already approved 4 bed houses on sites 96 to 111 inclusive Woodfield, Scholarstown Road, Rathfarnham for Cruson Development Ltd.

John F. O'Connor & Assocs.,  
10 Boden Wood,  
Rathfarnham,  
Dublin 14.

Reg. Ref. 91A/1234  
App. Recd: 24.07.1991  
Floor Area:  
Site Area:  
Zoning:

Report of the Dublin Planning Officer, dated 18 September 1991

This is an application for PERMISSION to construct 16 (no.) 3 bedroom dormer bungalows in lieu of already approved 4 bedroom houses on sites 96 to 111 inclusive at Woodfield, Scholarstown Road, Co. Dublin.

ZONING AND PLANNING HISTORY

The site is mainly located in an area zoned "to provide for the development of agriculture". A small portion of the north western corner of the site is zoned 'A1' - "to provide for new residential communities in accordance with approved Action Area Plans".

By Order PL 6/5/76405, dated 21st December, 1988, Reg. Ref. 88A-387, permission was granted for 275 houses at this location by An Bord Pleanala.

By Order PL p/4131/89, dated 22nd September, 1989, Reg. Ref. 89A-1343, permission was granted for the revised house types, house numbers and layout for part of the already approved development. This approval was in respect of 51 houses on part of the site.

By Order P/2355/90, dated 31st May, 1990, Reg. Ref. 90A-568, permission was granted to omit these same 51 houses and to substitute 52 houses of "differently already approved types".

By Order P/562/91, dated 7th February, 1991. Reg. Ref. 90A-2200 permission was refused for revision and relocation of 74 (no.) 2, 3, 4 bedroom houses due to traffic hazard considerations.

By Order P/1050/91, dated 6th March, 1991, Reg. Ref. 91A/0152 permission was granted for the revisions previously sought (90A-2200) upon solution of traffic hazard problems.

PLANNING COMMENT

The proposed 92 sq. metre 3 bedroom dormer bungalows are to be finished in brick and concrete tile (front elevation) and smooth plaster on the side and rear elevations. All 16 units will use the alternative floor plan with extended kitchen. The main roof and extension will employ a gable design.



AMARLE Order No. AB/A56/A1 CLIATH

Board of Executive Business and Manager's Orders

Permission for 3 bed dormer bungalows in lieu of already approved 4 bed houses on sites 96 to 111 inclusive Woodfield, Scholarstown Road, Rathfarnham for Cruson Development Ltd.

The overall design is consistent with previous approvals, in terms of finish and trim.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (4) conditions:-

(Conditions attached).

(HL/BB)

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 (4) conditions set out above is hereby made.

Dated: 19 September, 1991.

*[Signature]*  
ASSISTANT CITY & COUNTY MANAGER

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

DUBLIN COUNTY COUNCIL  
PLANNING DEPARTMENT  
DUBLIN

Review of Executive Business and Manager's Orders

Permission for 3 bed dormer bungalows in lieu of already approved 4 bed houses on sites 96 to 111 inclusive Woodfield, Scholarstown Road, Rathfarnham for Cruson Development Ltd.

CONDITIONS

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

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

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

4. The development shall be carried out in conformity with conditions nos. 4<sup>and 5</sup> of the decision to grant permission by Order No. P/2355/90, dated 31/5/90, Reg. Ref. 90A/568, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.

REASONS FOR CONDITIONS

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

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

3. To prevent unauthorised development.

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

2

**John F. O'Connor & Associates**  
Architects & Planning Consultants  
10 Boden Wood  
Rathfarnham Dublin 14.

Telephone 944912  
Fax. 934399

3rd January, 1992.

Dublin Co. Council,  
Building Control Section,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN, 1.

91A/1234

1.2.0

A.I. for BBL

RE: TIME EXTENSION/ADDITIONAL INFORMATION  
FOR BBL REG. REF. 91A/1234  
3 BEDROOM DORMER BUNGALOWS.

Dear Sirs,

I refer to the above application and I enclose 2 copies of structural engineers design for roof construction.

Yours faithfully,



John F. O'Connor.

07. JAN 92



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262 264)

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

## Notification of Decision to Grant Permission/

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

To **John F. O'Connor & Assoc.,**  
**10, Boden Wood,**  
**Rathfarnham,**  
**Dublin 14.**

Decision Order Number and Date **P/4456/91 - 19.09.1991**

Register Reference No. **91A-1234**

Planning Control No.

Application Received on **24.07.1991**

Applicant **Cruson Development Ltd.**

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

**3 bed dormer bungalows in lieu of already approved 4 bed houses**

**on sites 96 to 111 inclusive Woodfield, Scholarstown Road,**

SUBJECT TO THE FOLLOWING CONDITIONS

**Rathfarnham.**

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. The development shall be carried out in conformity with conditions nos. 4 and 5 of the decision to grant permission by Order No. P/2355/90, dated 31/5/90, Reg. Ref. 90A/568, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.	4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date **19.09.1991**

IMPORTANT: Turn overleaf for further information

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/1234

Date : 25th July 1991

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

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Dear Sir/Madam,

DEVELOPMENT : 3 bed dormer bungalows in lieu of already approved 4  
bed houses

LOCATION : Sites 96 to 111 inclusive Woodfield, Scholarstown  
Road, Rathfarnham

APPLICANT : Cruson Developments Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application  
received on 24th July 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

John F. O'Connor & Associates,  
10 Boden Wood,  
Rathfarnham,  
Dublin 14.

**John F. O'Connor & Associates**  
Architects & Planning Consultants  
10 Boden Wood  
Rathfarnham Dublin 14.

Telephone 944912

P/B

1-16-4

22nd July, 1991.

91A/1234

Dublin Co. Council,  
Planning Dept.,.,,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN, 1.

**RECEIVED**  
24 JUL 1991

RE: WOODFIELD, SCHOLARSTOWN ROAD, RATHFARNHAM. REG. SEC.

**BYE LAW APPLICATION**

REC. No. **[220 N4535]**

Dear Sirs,

On behalf of my clients, Cruson Developments Ltd., I wish to apply for planning permission for 3 bed. dormer bungalows on lieu of already approved 4 bed. houses on sites 96 to 111 inclusive on the above lands. In support of the application the following documents are submitted in quadruplicate:-

1. Location Map.
2. General Layout Plan.
3. Services Layout Plan.
4. Specification.
5. House Plan.

FEE PAID **[128 74/7]**  
REG. No. **N44314**

Also attached is the newspaper notice and the Planning and Bye-Law fee in the sum of £348.00. being 25% of the amount already paid in respect of the Planning Application, Reg. Ref. 91A/0152, dated 6th March 1991.

The approved 4 bedroom houses are not selling and accordingly my clients would appreciate if this application could be determined at the earliest possible date.

This application is made on behalf of Cruson Developments who are the freehold owners of the land.

*Just Pres 23/7/91*

Yours faithfully,

*John F. O'Connor*  
John F. O'Connor.

*OS 22-10*

CO. DUBLIN permission sought for 3 bed dormer bungalows in lieu of already approved 4 bed houses on sites 96 to 111 inclusive Woodfield, Scholarstown Road, Rathfarnham. For Cruson Developments Ltd.

*24/7*

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

REG. No. N 45357

PAID BY  
CASH  
CHEQUE  
N.O.  
B.L.  
I.T.

£220.00 p

Received this 24th day of July 1991 from Carson Davis Ltd

the sum of two hundred and twenty Pounds

Balance being for for bye-law application at 96-111 Woodfield

Robert O'Connell Cashier

S. CAREY Principal Officer Class A x 16



# COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

CASH

CHEQUE

N.O.

ST

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

None of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee

€ 128.00

Received this 24th day of July 1971

from P. Moore Dear

the sum of one hundred and twenty eight Pounds

Pence being 00

planning application at 96-111 Woodfield

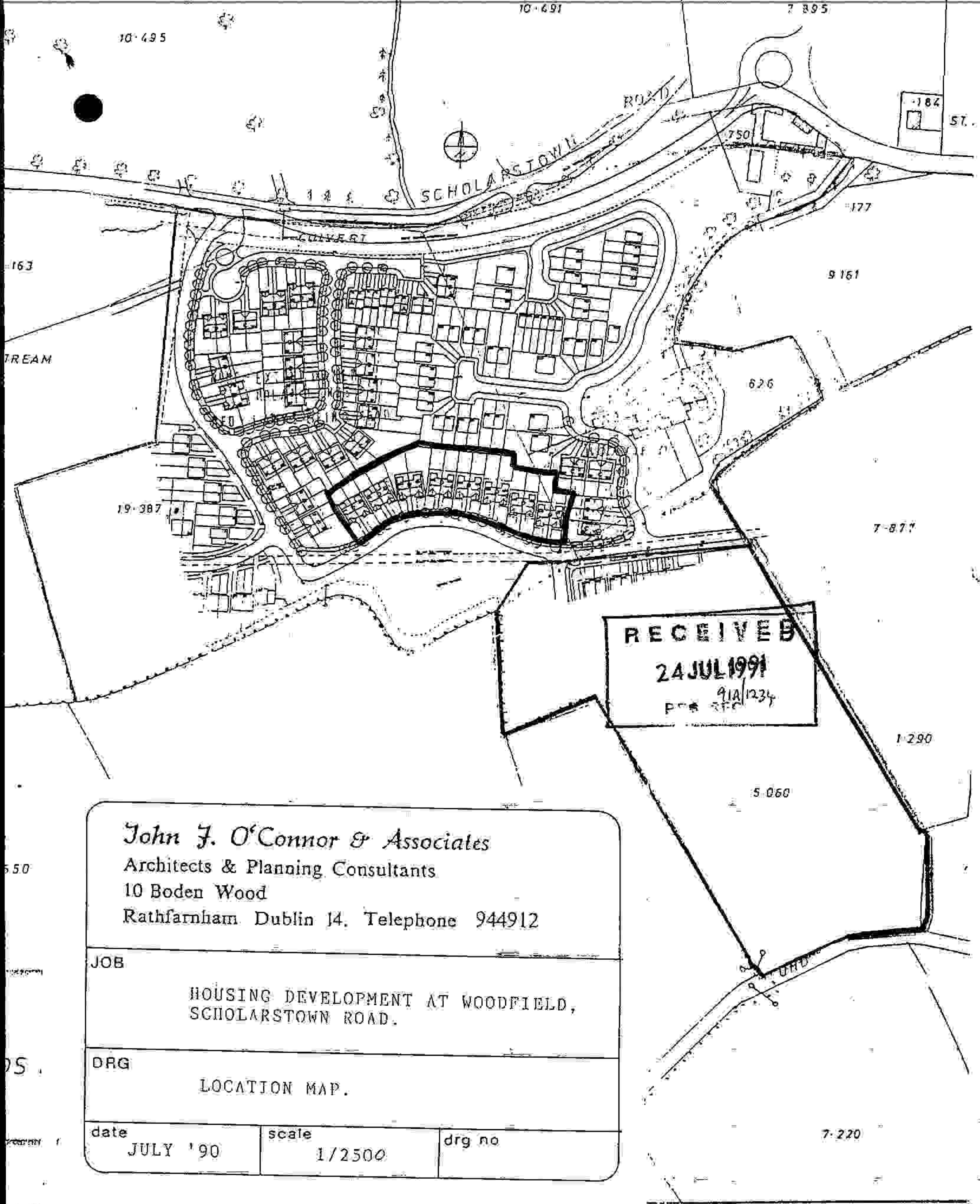
Moore Dear

Cashier

S. CAREY  
Principal Officer

*[Signature]*





RECEIVED  
 24 JUL 1991  
 91A/1234  
 PMS SFC

<p><i>John F. O'Connor &amp; Associates</i>          Architects &amp; Planning Consultants          10 Boden Wood          Rathfarnham Dublin 14. Telephone 944912</p>		
<p>JOB          HOUSING DEVELOPMENT AT WOODFIELD,          SCHOLARSTOWN ROAD.</p>		
<p>DRG          LOCATION MAP.</p>		
date	scale	drg no
JULY '90	1/2500	

**SPECIFICATION  
OF  
PROPOSED WORKS**



*John F. O'Connor & Associates*  
Architects & Planning Consultants  
10 Boden Wood  
Rathfarnham Dublin 14. Telephone 944912

**SPECIFICATION  
OF  
PROPOSED WORKS**

- EMPLOYEE:** 1. The term "Employee" shall mean the Builder.
- EMPLOYER:** 1a. The term "Employer" shall mean the Purchaser.
- SATISFACTION:** 2. The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
- NOTICES & FEES:** 3. The Builder shall give all notices and pay all fees to the Local Authority concerned, as may be required by them for the making of all connections, opening up of roads and for the supplying of water for the works.
- PROTECTION:** 4. Any excavations made by the Builder or by any sub-contractor are to be protected by the Builder and lighted at night if necessary.
- INSURANCES:** 5. The Builder is to insure fully under the Workmens' compensation and the National Health Acts all his men. The Builder is to effect a Fire and other necessary insurance against damage to persons and property during the course of the works and until such time as they are completed and handed over to the Employer, all with an approved Insurance Company.
- LATRINES:** 6. The Builder is to provide proper latrine accommodation on site before commencement of works, to remove same and disinfect grounds on completion.
- OTHER TRADES:** 7. Provide all reasonable facilities and assistance to sub-contractors as may be necessary during the course of the works.

**EXCAVATOR**

- GENERALLY:** 8. Excavate over area of building to a depth of at least 9" below finished ground level and remove all dosa and vegetable earth.
- FOUNDATIONS:** 9. Excavate for foundations to depths and widths as shown on plan or as required by site conditions.
- DRAINS, ETC.:** 10. Excavate along lines shown on plans for all drains to required levels and also for manholes, gullies and junctions to required depths and widths.
- CEMENT:** 11. Portland Cement to be to I.S.S.
- SAND AND GRAVEL:** 12. All sand or gravel used shall be sharp river or pit sand free from loam and all other impurities and, if necessary to be washed.
- CEMENT MORTAR:** 13. Shall be cement and sand (1:3).

**GAUGED LIME MORTAR:**

14. Shall be five parts of well burnt roached lime to two parts of sand and one part of cement.

**CONCRETE:**

15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.

**BREEZE CONCRETE:**

16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.

**D.P.C.'s:**

17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.

**WALLS:**

18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.

**LINTOLS:**

19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.

**STEPS & SILLS:**

20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.

**HEARTHES:**

21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.

**SURFACE CONC UNDER FLOORS:**

22. To be 4" thick laid on a well rammed bed of broken brick or stone.

**VENT OPENING:**

23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.

**BRICKLAYER****BRICKS:**

24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.

**WETTING:**

25. All bricks are to be well wetted before laying.



**BOND:**

26. The facing bricks are to be laid to a bond as selected by the Architect and are to be properly bonded with concrete blocks if backed with blocks.

**FLUE LINERS:**

27. To be 8" internal diameter. Provide all requisite bends either purpose made or otherwise.

**CARPENTER AND JOINER****BREEZE BRICKS:**

28. Build in where necessary breeze bricks or other grounds as the works proceed for fixing joinery. All timbers or grounds in contact with concrete shall be twice brush coated with an approved preservative against dry rot and beetles, e.g. Solignum, etc.

**SPACING:**

29. All floor, ceiling and roof joists to be 14" c. to c. or at centres to suit finishes to be applied. Timber sizes to be adequate in strength to suit spacing.

**ROOF:**

30. Roof timbers to be as follows:

Rafters:	4½" x 1½"
Ridge:	7" x 1"
Ceiling joists and hangers:	4½" x 1½"
Purlins:	7" x 3"
Struts and collars:	4" x 2"

Prefabricated timber roof trusses of Approved Manufacture may be used.

Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

**TASSELS:**

31. Provide 3" x 1½" tassels to all boarded floors. Wallplates for roof to be min. 4" x 2".

**FLOORS:**

32. To be 1" T. & G. white deal or Chipboard, or reinforced concrete or mass concrete.

**BRIDGING:**

33. Provide one row of solid bridging to all first floors over 6' 0" span.

**EAVES:**

34. Form eaves as shown on drawings. Fascia to be 7" x 1". Soffite to be formed from 9" x ¾"

**DOOR FRAMES:**

35. Internal shall be 4½" x 1½" slips. External shall be out of 4" x 3"

**JOISTS:**

36. Floor shall be 4½" x 1½" on first floor shall be 7" x 1½"

**ARCHITRAVES:**

37. Provide and fix to all internal doors Architraves, properly fixed to frames as specified by Architect.

**SADDLES:**

38. Provide and fix to all internal doors (where specified by the Architect) 5" x 1" saddles properly splayed and nailed to floor.

**DOORS:**

39. All internal doors shall be flush panel. Hall door shall be as shown on drawings. Back door to kitchen shall be 2" thick framed and sheeted. All doors to be hung with one pair 4" steel but hinges.

**DOOR FURN:**

40. Provide and fix complete to each internal door mortice lock and furniture. Hall door to be fitted with letterplate knocker handle and "Yale" pattern night latch.



- WINDOWS:** 41. All windows to be standard section timber, with sections to 1.S.S. B.S.S. and to be provided and fitted complete with all handles and sliding stays.
- LINEN PRESS:** 42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.
- STAIRS:** 43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.
- TRAP DOOR:** 44. Trim ceiling for and provide where directed trapdoor to roof area.

#### IRONWORKER

- EAVES GUTTERS:** 45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.
- RAINWATER PIPES:** 46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.
- FLOOR VENTS, ETC:** 47. Provide and fix galvd. louvred vents to opes as specified heretofore.
- SOIL & VENT PIPES:** 48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

#### DRAINLAYER

- GENERALLY:** 49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.
- TESTING:** 50. Provide for all water and smoke testing as may be required by the Local Authority.
- MANHOLES:** 51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.
- COVERS, GRATINGS:** 52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

## SUB-CONTRACTORS

- ELECTRICAL SERVICES:** 53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for
- No. ceiling light points and          No. sockets.          Extra lighting  
and power points will be provided on Employer's instructions @  
each. The following, if required by the Employer, shall be Extra:  
30 amp. El. Cooker Switch and 60 amp. El. Cooker Switch. Wiring  
only for El. immersion heater in H.W. Cylinder.
- GAS SERVICE:** 54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.
- PLUMBER**
- FLASHINGS, APRONS:** 55. All flashings to be in lead, copper or aluminium.
- SOAKERS:** 56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.
- CONNECTION TO DRAIN:** 57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.
- WASTE PIPES:** 58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.
- RISING MAIN:** 59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.
- PIPES:** 60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.
- STORAGE TANK:** 61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.
- SERVICES:** 62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested to B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:  
 a) Bath, complete with taps, waste, stopper and chain and side panels.  
 b) W.H.B., Brackets, taps, stopper and chain complete.  
 c) W.C. Suite complete.  
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

#### ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

#### PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- EXTERNALLY:** 73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

#### PAINTER AND GLAZIER

- MATERIALS:** 74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.
- WOODWORK:** 75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

**IRONWORK:**

76. All external ironwork, is to be well scraped clean, given one coat red oxide, two undercoats and one finishing coat high gloss paint, to selected colour.

**INTERNAL WALL DECORATION:**

77. All internal walls to be papered with wallpaper to purchaser's selection to a total price of £                      per house for paper.

**GLAZING:**

78. Glaze with 24 ozs. glass, free from defects, all windows throughout house. Bathroom and W.C. to be glazed with obscure glass. Hall door to be glazed in translucent glass.

**FIXING:**

79. All panes of glass are to be regularly cut and are to be sprigged, puttied and back puttied.

**SITE****BOUNDARY WALLS:**

80. All boundary walls or fences shall be constructed as directed by the Architect.

**COMPLETION****GENERALLY:**

81. Notwithstanding the foregoing all works to be carried out and materials to be used to comply with outline specification for new houses as issued by the Department of Local Government. Any variation to the specification by the Builder should be incorporated in the showhouse if possible but shall not be less in quality or strength than that specified. The Estate Architect may without notice alter this specification if deemed necessary by him.

**COMPLETION:**

82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

**MAINTENANCE:**

83. The Employer shall note that, whilst the Builder shall be responsible for normal maintenance as defined in the conditions of the Contract, he shall not be held liable for shrinkage or other defects to timber and plasterwork due in whole or in part where Central Heating is installed in dwelling.

**VARIATIONS****VARIATIONS:**

84. For building contract purposes the variations for site No. are as scheduled hereunder:—