

BYE LAW APPLICATION FEES

REF. NO.: 91A/1248

CERTIFICATE NO.: 158970

PROPOSAL: House

LOCATION: Alford North

APPLICANT: L. Kelly

	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>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 31/7/91

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

PLANNING APPLICATION FEES

Reg. Ref. 919/1248

Cert. No. 26191

PROPOSAL House

LOCATION Bungalow at Atagoe North

APPLICANT L. Kelly

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

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: Grade: S. Date 31/7/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

INT. REG.:

SERVICES INVOLVED: WATER/FOOD SEWER SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: F/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRACE

P/430/92

PL 6/5/87113

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1248

APPEAL by Liam Kelly care of P.C. O'Grady Associates of 67 Grosvenor Road, Rathgar, Dublin against the decision made on the 18th day of September, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a bungalow at Athgoe North, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area for which the zoning objective as expressed in the current Dublin County Development Plan is "to protect and provide for the development of agriculture". The proposed development would contravene materially this objective which objective is considered to be reasonable. The development would, therefore, be contrary to the proper planning and development of the area.
2. The site is located on a minor road which is seriously substandard in width and alignment. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.
3. The proposed development would add to undesirable ribbon development in a rural area outside lands zoned for residential development and would, accordingly, be contrary to the proper planning and development of the area.



P. D' Subby
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of December 1991.

222
6/5/87113

— 2 —
AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1248

Order Made	L.D.	<i>[Signature]</i>
Dated	7 th JAN. 92	ASST. COUNTY MANAGER
to whom	the powers have been delegated by order	
of the	County Council	
Dated	10 th	DECEMBER 1991

2/4396/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1248

Date Received : 26th July 1991

Correspondence : P.C. O'Grady Associates,
Name and : Cecilia House,
Address : 4 Cecilia Street,
Dublin 2.

Development : Bungalow

Location : Athgoe North

Applicant : Liam Kelly

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(NP/DK)

Report of the Dublin Planning Officer dated 13th September, 1991.

This is an application for PERMISSION for a bungalow at Athgoe North.

The area of the site is 1.5 acres approx. and the site is located in an area zoned 'B' - "to protect and provide for the development of agriculture."

Reg. Ref. 91A-0134 refers to a decision of the Council to refuse permission for a bungalow on the adjoining site to the north. The applicant in that case was Seamus Kelly although the advertisement referred to two bungalows for Liam and Seamus Kelly.

That decision is currently under appeal.

Roads Engineer report *noted*

Sanitary Services report *noted*

Supervising Environmental Health Officer report *not received*

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) reasons:-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1248

Page No: 0002

Location: Athgoe North

REASONS FOR REFUSAL

- 01 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. The residential development proposed in a rural area where public piped water and sewerage services are not available and where the existing road network, designed to serve rural needs is inadequate would contravene materially a development objective indicated in the county Dublin Development Plan 1982 for the use primarily of this site for agricultural purposes and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
- 02 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan 1983. It is the policy of the Council as set out in Paragraph 2.3.9 to permit housing development in rural areas "where applicants can show a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the site in question." The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Councils Policy regarding housing in rural areas. The proposed development would contravene the above mentioned zoning objective and would not be in accordance with the proper planning and development of the area.
- 03 The proposed development constitutes undesirable ribbon development in an area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and would not be in accordance with the proper planning and development of the area.
- 04 The proposed development by itself or by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National Road or other major road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1248

Page No: 0003

Location: Athgoe North

- 05 No evidence to indicate the suitability of the site for septic tank drainage has been submitted. The proposal would thus be prejudicial to public health.

M. Pendergast
.....
for Dublin Planning officer

N. A. ...
Endorsed: -
for Principal Officer

order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (5) reasons set out above is hereby made.

Dated : 18 September 1991 *K. O. 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.

SS + cmo
Mary Galvin.

©

Register Reference : 91A/1248

Date : 2nd August 1991

Development : Bungalow

LOCATION : Athgoe North

Applicant : Liam Kelly

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 26th 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 14 AUG 1991 SAN SERVICES	DUBLIN Co. COUNCIL SANITARY SERVICES for PRINCIPAL OFFICER - 4 SEP 1991 Returned. <i>GF</i>
---	---

Date received in Sanitary Services

FOUL SEWER

Septic Tank proposed - refer to E.A.B.

SURFACE WATER

Soak pit proposed - refer to R.B.L. Dept.

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

PLANNING DEPT. DEVELOPMENT CONTROL SECT
Date 05.09.91
Time 4.30

28/8/91

4/18



Register Reference : 91A/1248

Date : 2nd August 1991

ENDORSED

DATE

WATER SUPPLY

Available for zoned use 24 hour storage
to be provided. Nearest pt of connection is 60m
(approx) applicant will have to extend the existing
main in 80mm ppe to front his site at his own
expense & offer the completed pipeline to Duth to
...Water Dept. for taking in charge.

ENDORSED

DATE

23/8/91

28/8/91

21/9/91

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1248.
DEVELOPMENT: Bungalow.
LOCATION: Athgoe North.
APPLICANT: Liam Kelly.
DATE LODGED: 26.7.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	13.09.91
Time	12.25

This proposal constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.

If permission is granted it should be subject to:-

1. Ditch to be piped on site frontage with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance.
2. All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
3. The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
4. The boundary of site shall be set back 6 metres from the centreline of the existing carriageway. The strip between edge of carriageway and boundary to be levelled and grassed to County Council Standards.
5. The area of land between the Reservation line and the existing road boundary to be kept free of development.
6. Entrance gate to be recessed 1.5 metres from the new boundary with wing walls splayed at 45°.
7. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.
8. A hard standing, measuring 10m x 3m, surface sealed to the satisfaction of the Area Engineer, Roads Maintenance shall be provided at the entrance to facilitate visiting vehicles.
9. Parking for two cars to be provided within the curtilage of the site with an adequate turning area.
10. All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location

adjacent to the new boundary at the developer's expense.

11. All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.



TR/BMcC
12.9.91.

SIGNED: *John Ryan*

DATE: 12/9/91

ENDORSED: *G. Bond*

DATE: 13/9/91

MARY GAWIN.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1248
Proposed: Bungalow
At: Ashgrove North
For: Leah Kelly
Plans lodged: _____
Architect: _____

Observations and recommendations of Env. Health Officers and/or
Supervising Env. Health Officer.

I spoke to both Mr. G. Kidney and Mr. W. Maher
about this proposal. It would appear that
it was inadvertently returned to this
office. There is no further information and
therefore my report of 12/9/91 stands.

Jackie Kelly
EHO 2/10/91

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	8.10.91
Time	3.15

Sta Donegan
for John O'Reilly EHO
6/10/91

Register Reference : 91A/1248

Date : 2nd August 1991

Development : Bungalow

LOCATION : Athgoe North

Applicant : Liam Kelly

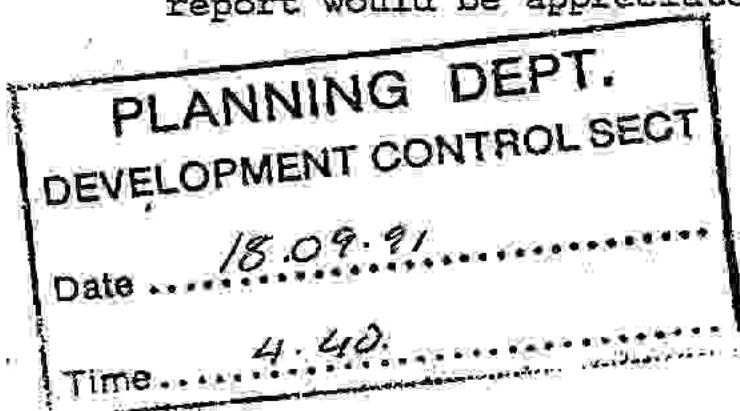
App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 26th 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,

Paul Tobin

for PRINCIPAL OFFICER

- Further information requested re
- 1) Suitability of soil for septic tank drainage
 - 2) Distribution box to be indicated on plan.
 - 3) Wells, septic tanks and percolation areas of adjoining houses to be indicated on plan
 - 4) Applicant has stated on specification that water will be taken from mains or well as this area has mains water and as the preferred alternative.

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

James Kelly
EH= 12/9/91

Sta Devine
for John O'Killy SEHO
13/9/91

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1248.
DEVELOPMENT: Bungalow.
LOCATION: Athgoe North.
APPLICANT: Liam Kelly.
DATE LODGED: 26.7.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	18.09.91
Time	9.30

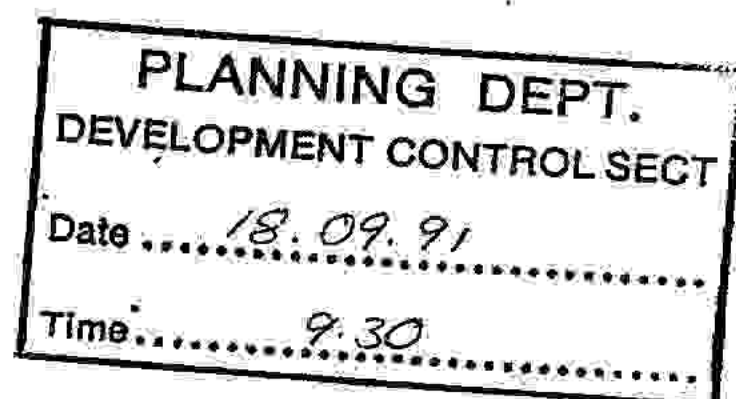
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adjacent to the new boundary at the developer's expense.

11. All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.



TR/BMCC
12.9.91.

SIGNED: *Jesse Rogers*
DATE: 12/9/91

ENDORSED: *C. P. Bink*
DATE: 13/9/91

Our Ref: PL 6/5/87113
P.A. Ref: 91A/1248

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 06 JAN 1992

08 JAN 92

Appeal Re: Erection of a bungalow at Athgoe North,
County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

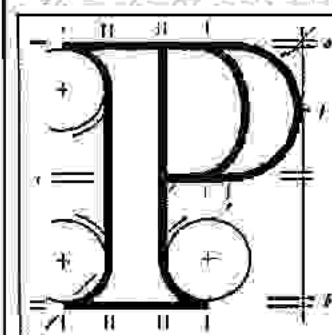

Miriam Baxter.

Encl.

BP 352



PK
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1248

APPEAL by Liam Kelly care of P.C. O'Grady Associates of 67 Grosvenor Road, Rathgar, Dublin against the decision made on the 18th day of September, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a bungalow at Athgoe North, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site is located in an area for which the zoning objective as expressed in the current Dublin County Development Plan is "to protect and provide for the development of agriculture". The proposed development would contravene materially this objective which objective is considered to be reasonable. The development would, therefore, be contrary to the proper planning and development of the area.
2. The site is located on a minor road which is seriously substandard in width and alignment. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.
3. The proposed development would add to undesirable ribbon development in a rural area outside lands zoned for residential development and would, accordingly, be contrary to the proper planning and development of the area.



— — — P. D'uffy — — —
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of December 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
E. 268/269

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

Your Ref.: PL6/5/84113

31.10.91

Our Ref.: 9/A. 1248

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Bungalow at Rathgoe North,
Co. Dublin.

Applicant: Liam Kelly.

Dear Sir,

With reference to your letter dated 22.10.91 I enclose herewith:-

(1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.

(3) A copy of the public notice given, i.e.
Evening Herald 23.04.91

(4) The plan(s) received from the applicant on 26.04.91.

(6) & (7) A certified copy of Manager's Order P/4396/91

DATED, 15.09.91 together with technical reports in connection with the application.

(8) History file ; for 9/A-134 sec. PL 6/5/85571

Yours faithfully,

N.B. no application form submitted.

M. Hurtoigh
For Principal Officer.
Encls.

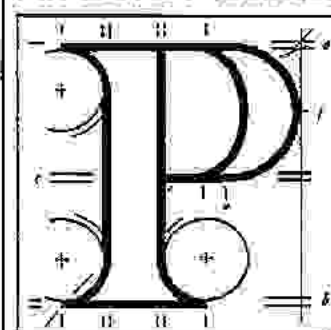
Cur Ref: PL 6/5/87113
Your Ref: 91A/1248

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



2-710

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

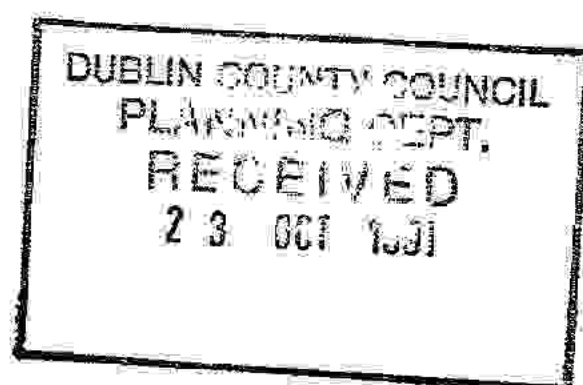
Date: 22nd October 1991.

Planning authority decision re: Erection of bungalow
at Athgoe North, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.



0/1

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

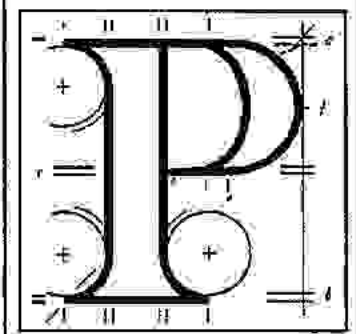
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

P.C.
O'GRADY
ASSOCIATES
ARCHITECTS
&
PLANNING
CONSULTANTS

67.
GROSVENOR ROAD,
RATHGAR,
DUBLIN 6.

TEL:
976777
979620

VAT NO:
9F71410E

The Secretary,
An Bord Pleanála,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

15th October, 1991.

Re: Liam Kelly
Proposed bungalow on his lands at Athgoe North,
Newcastle, Co. Dublin.

Dear Sir,

My Client, Mr. Liam Kelly owns lands at Athgoe North which comprises a site with 190 feet 0 inches frontage and a depth of 368 feet 0 inches which he purchased in 1973 on which he wishes to build a bungalow

On the 26th July, 1991 I made an Application to the Planning Department of Dublin County Council for Permission for Mr. Kelly to build a bungalow on his lands and on the 20th of September, Dublin County Council issued a Notification of a Decision to Refuse Permission under the Local Government (Planning & Development) Acts 1963-1990. for five reasons

Mr. Liam Kelly is aggrieved by this Decision and Appeals against it herewith on several grounds.

One of the grounds for Appeal is the fact that Dublin County Council granted Permission under the Planning Acts for many bungalows accommodated by bored wells and septic tanks, and I refer particularly to the list set out herewith

Reg Ref.	Date	Location.	Grant.
YA/1790.	10th May, 1984	Athgoe North.	Permission Granted.
ZA/609.	22nd August, 1984	Athgoe North.	Permission Granted.
ZA/699	9th August, 1984.	Athgoe North.	Permission Granted.
ZA/1564	5th June, 1985	Athgoe North.	Permission Granted.
85A/603	19th July, 1985.	Athgoe North.	Permisison Granted.

I.C. O'GRADY
Dip Env Econ. M.I. Arch.S.

P.C. O'GRADY
F.F.A.S. M.I. Arch.S.
Consultant.

By Hand
16.10.91 Over.
P 50-00 (B212 OFF)
B 25242

An Bord Pleanála.

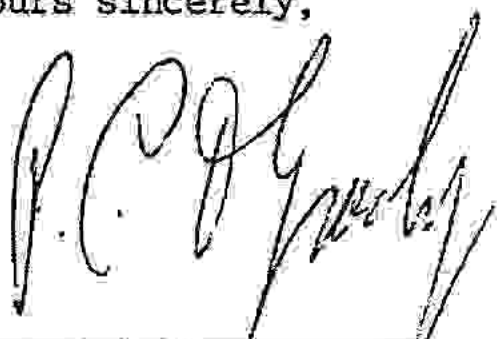
Re: Liam Kelly. 15th October, 1991.

The Grants of Permission for these bungalows were purchased by Mr. Kelly and ~~they~~^I enclose copies of the Permissions herewith in which you will note that the Planning Department of Dublin County Council did not mention or refer to in any way the five reasons for Refusal set out in the Notification of a Decision to Refuse Permission sent to Mr. Kelly.

Further Grounds of Appeal may be sent to you by me when I have completed examination of all the files relating to Grants of Permission in Athgoe North, Townland.

I enclose my Client's cheque or cash in the sum of £50.00 covering the Appeal fee.

Yours sincerely,



P.C. O'Grady, F.A.S.I. M.I. Arch. S.

P.S. LOCATION MAP AND SITE MAP ALSO
ENCLOSED





Blac 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 4396 /91 Date of Decision : 18th September 1991

Register Reference : 91A/1248 Date Received : 26th July 1991

Applicant : Liam Kelly

Development : Bungalow

Location : Athgoe North

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...5... ATTACHED.

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

Date:....26.9.91.....

P.C. O'Grady Associates,
Cecilia House,
4 Cecilia Street,
Dublin 2.

NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the 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.

Reg.Ref. 91A/1248
Decision Order No. P/ 4396 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. The residential development proposed in a rural area where public piped water and sewerage services are not available and where the existing road network, designed to serve rural needs is inadequate would contravene materially a development objective indicated in the County Dublin Development Plan 1982 for the use primarily of this site for agricultural purposes and would not be in accordance with the proper planning and development of the area and would seriously injure the amenities of the area.
- 02 The site is located in an area zoned "to protect and provide for the development of agriculture" in the Dublin County Development Plan 1983. It is the policy of the Council as set out in Paragraph 2.3.9 to permit housing development in rural areas "where applicants can show a need to reside in proximity to their employment and/or a close relationship with the rural community and/or the site in question." The applicant has not satisfactorily demonstrated the above. It is considered that the proposed development does not comply with Councils Policy regarding housing in rural areas. The proposed development would contravene the above mentioned zoning objective and would not be in accordance with the proper planning and development of the area.
- 03 The proposed development constitutes undesirable ribbon development in an area served by a substandard road network which will lead to a demand for the uneconomic provision of resources and would set an undesirable precedent for further similar developments in the area and would not be in accordance with the proper planning and development of the area.
- 04 The proposed development by itself or by the precedent which the grant of permission would set for other relevant developments would adversely affect the use of a National Road or other major road.
- 05 No evidence to indicate the suitability of the site for septic tank drainage has been submitted. The proposal would thus be prejudicial to public health.

NOTES

1. 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 this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

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

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



Block 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/1248

Date : 29th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Athgoe North

APPLICANT : Liam Kelly

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 26th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

P.C. O'Grady Associates,
Cecilia House,
4 Cecilia Street,
Dublin 2.

P.C.
O'GRADY
ASSOCIATES

ARCHITECTS
&
PLANNING
CONSULTANTS

CECILIA HOUSE
4 CECILIA STREET
DUBLIN 2.

TEL:
6793690
775907

VAT NO:
9F71410E

26th July, 1991.

The Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

P/B

1.12-4

91A/1248

£32

26/7

N 44340

Re: Proposed bungalow at Athgoe North, Co. Dublin
for Liam Kelly.

CO. DUBLIN - Permission sought
for bungalow at Athgoe North. -
Liam Kelly.

APPLICATION

£55 N 45380

Even Herald 23/7/91

Dear Sir,

My Client, Liam Kelly of Ballybane, Clondalkin, Co. Dublin wishes to obtain Permission to build a bungalow on his lands at Athgoe North, Co. Dublin which he purchased in January, 1973 and he applies herewith for Permission under the Local Government, (Planning and Development) Acts and Approval under the Building Bye-Laws.

I enclose four copies of the plans of the bungalow, four copies of the Specification, four copies of a site map and four copies of a location map and a page from the Evening Herald dated July, 23rd 1991 in which the Statutory Notice is published.

I also enclose my Client's cheques covering the Planning Application fee of £32.00 and the Building Bye-Law Application Fee of £55.00

If the documents are in order, I would be obliged if you would issue a Notification of a Decision to Grant Permission and a Notice of Approval under the Building Bye-Laws.

Yours sincerely,

P. O'Grady

RECEIVED
26 JUL 1991
91A/1248
RE. SEC.

P.C. O'Grady, F.A.S.I. M.I. Arch. S.

J.C. O'GRADY
Dip Env Econ. M.I. Arch. S.

P.C. O'GRADY
F.A.S. M.I. Arch. S.
Consultant.

OS. 20-12.

26/7

RECEIPT CODE

COMHARLE CHONTAE ÁTHA CLIATH

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

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

BYE LAW APPLICATION.

REG. No. N 45380

£55.00

Received this 26th day of July 1991

from Liam Kelly
Bally Lane,
Clonsilla

the sum of fifty five Pounds

Pence, being 00 for

bye-law application at Athgoe North

Moden De Cashier

S. CAREY
Principal Officer Class A

COMHARLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

S.T.

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not a
acknowledgement that the sum
tendered is the prescribed
fee

N 44340

Received this

from

the sum of

day of

19

Pounds

Pence being

Cashier

S. CAREY
Principal Officer

S I T E M A P

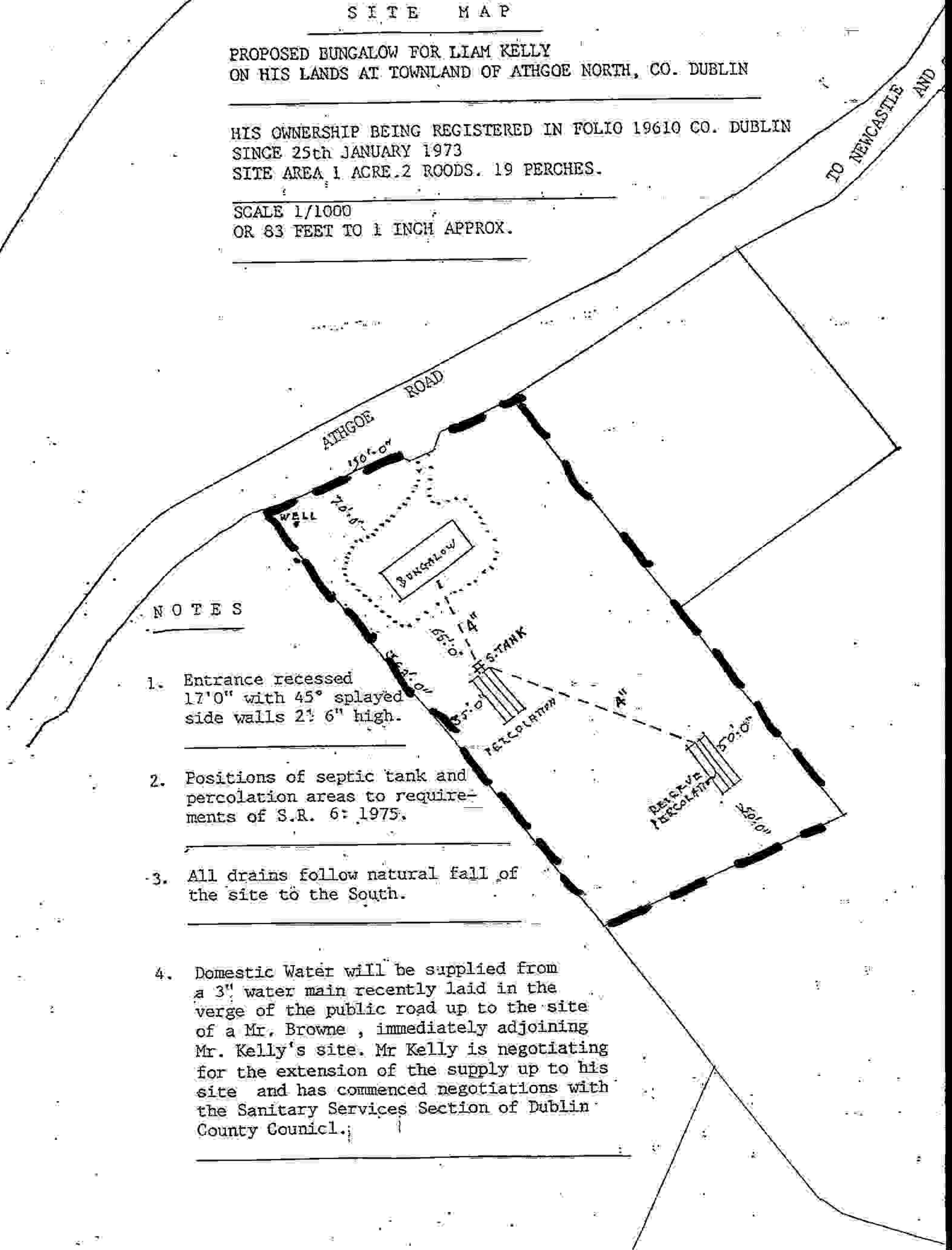
PROPOSED BUNGALOW FOR LIAM KELLY
ON HIS LANDS AT TOWNLAND OF ATHGOE NORTH, CO. DUBLIN

HIS OWNERSHIP BEING REGISTERED IN FOLIO 19610 CO. DUBLIN
SINCE 25th JANUARY 1973
SITE AREA 1 ACRE. 2 ROODS. 19 PERCHES.

SCALE 1/1000
OR 83 FEET TO 1 INCH APPROX.

NOTES

1. Entrance recessed 17'0" with 45° splayed side walls 2' 6" high.
2. Positions of septic tank and percolation areas to requirements of S.R. 6: 1975.
3. All drains follow natural fall of the site to the South.
4. Domestic Water will be supplied from a 3" water main recently laid in the verge of the public road up to the site of a Mr. Browne, immediately adjoining Mr. Kelly's site. Mr Kelly is negotiating for the extension of the supply up to his site and has commenced negotiations with the Sanitary Services Section of Dublin County Council.



CLONDALKIN.

RECEIVED

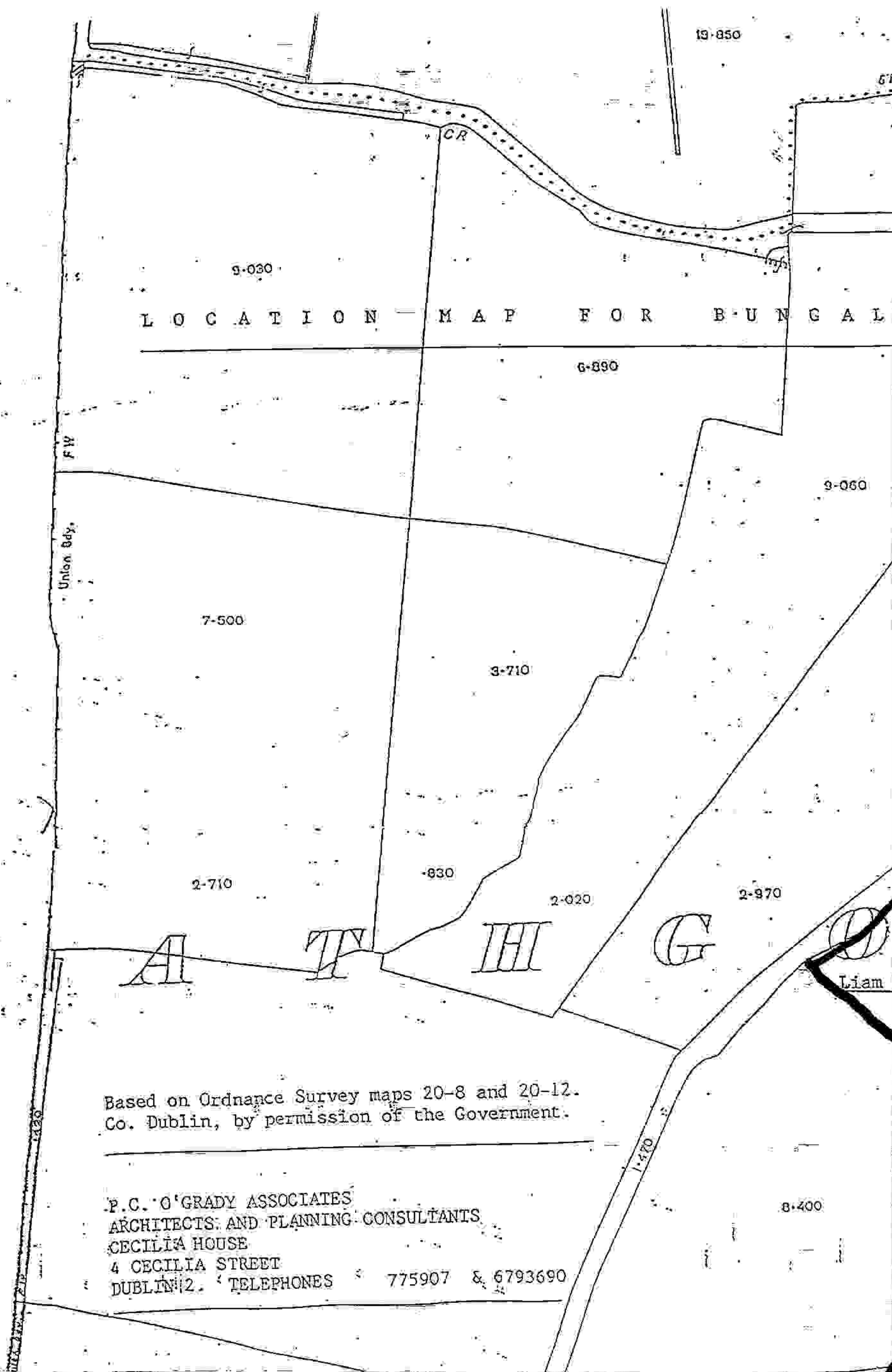
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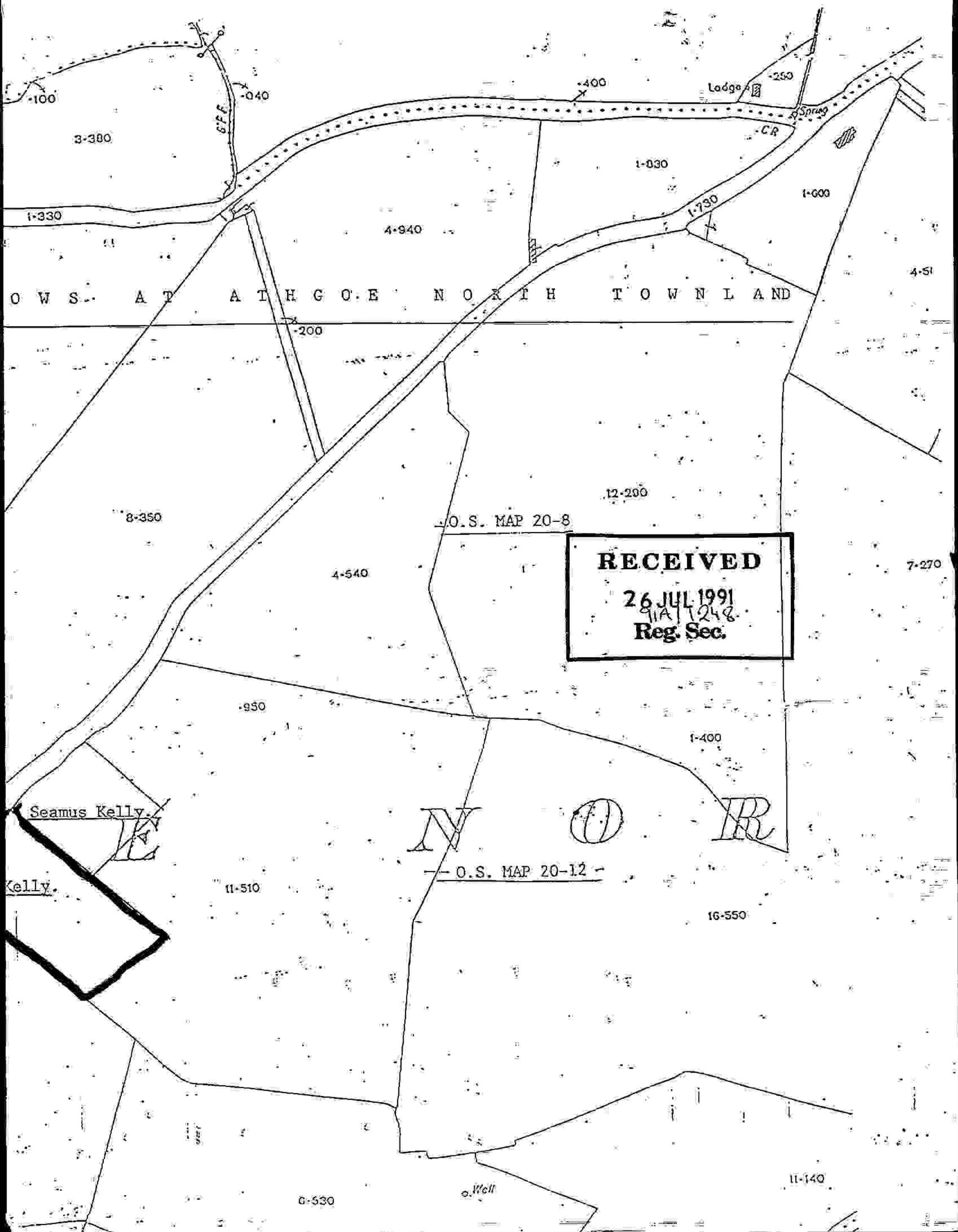
91A11248

Reg. Sec.

Based on Ordnance Survey maps 20-8 and 20-12, Co Dublin.
by permission of the Government.

P.C. O'GRADY ASSOCIATES
ARCHITECTS AND PLANNING CONSULTANTS
CECILIA HOUSE
4 CECILIA STREET
DUBLIN 2 TELEPHONES 775907 & 6793690.





RECEIVED

26 JUL 1991

91A/1248

Reg. Sec.

Seamus Kelly

Kelly

O.S. MAP 20-12

Well

P.C.
O'GRADY
ASSOCIATES

SPECIFICATION OF WORKS TO BE DONE AND MATERIALS AND LABOUR TO BE SUPPLIED IN THE BUILDING OF A BUNGALOW AT THE TOWNLAND OF ATHGOE NORTH, CO DUBLIN FOR LIAM KELLY. HEREINAFTER CALLED THE EMPLOYER. IN ACCORDANCE WITH THE INSTRUCTIONS OF AND PLANS PREPARED BY P.C. O'GRADY ASSOCIATES ARCHITECTS AND PLANNING CONSULTANTS, 4 CECILIA STREET, DUBLIN 2. HEREINAFTER CALLED THE ARCHITECTS.

SATISFACTION:

1. The whole of the works are to be carried out to the satisfaction of the Local Authorities, the Department of the Environment, the Owner and the Architect and everything that is usual and necessary is to be done, although not specifically mentioned in this specification or shown on the drawings in a thorough and workmanlike manner.

NOTICES AND FEES:

2. The Contractor is to give all notices and pay all fees to the Local Authority as may be required by them for the making of all connections opening of roads and for the supplying of water for the works. The Contractor is to give all notices to adjoining owners of the commencement of the works and he is not to carry out any of the works until such notices have been delivered for at least seven days.

EXCAVATIONS & OBSTACLES:

3. Any excavations made by the Contractor or any sub-Contractor or any obstacles erected by the Contractor or any sub-Contractor where they would be dangerous to workmen or any member of the public are to be protected by the Contractor and are to be lighted at night if necessary.

INSURANCE:

4. The Contractor shall insure all his workmen in accordance with requirements by the National Health and Unemployment Insurance Acts and against all third party claims arising out of the carrying out of the works and he shall be solely responsible for any damage to persons, property or things or to adjoining premises arising out of the carrying out of the works. The Contractor is to keep the entire premises fully insured with a Company to be approved by the Architect, from the date of the commencement of the works until the keys are handed over to the Employer. The Fire Insurance to be taken out on the works will be at the cost of the Employer if such is set out in the signed Contract. The Contractor is to fully insure himself against all claims arising out of demolition work and the Contractor is to obtain special demolition Insurance cover before commencing the works and receipts for Premiums and all Policies for all Insurances are to be available for inspection by the Architect before the commencement of the work and on all working days.

SCAFFOLDING

5. Where scaffolding is required the Contractor is to provide all necessary scaffolding with all uprights, putlogs, planks, handrails, toe pieces, ladders, wedges, wire ropes and patent clips and all scaffolding and gangways are to be erected and maintained in accordance with the Building Regulations made by the Minister for Local Government.



OMIT NOTHING:

6. The Contractor is to omit nothing which may be reasonably required for the proper carrying out and completion of the works and he shall also provide all necessary labour and materials described in this Specification.

WATER FOR WORKS:

7. The Contractor shall provide fresh clean water for the use of the works and pay all fees and charges for same.

DEFECTS:

8. The Contractor shall provide for the keeping of the works in repair for a period of three months after the date of the Architect's penultimate Certificate and any damage, defects, stains or other imperfections that may arise during that period owing to carelessness or defective workmanship on the part of the Contractor or the use by him of defective materials are to be made good by the Contractor at his own expense if so decided by the Architect.

CONTRACTORS

9. The Contractors tendering are recommended to examine the drawings and visit the site before tendering so as to understand the nature of the proposed works and the conditions under which they are to be carried out, the means of access and the facilities for getting in and out materials.

TENDERS:

10. Contractors tendering shall submit their tenders for a gross specific sum which shall include all materials, workmanship, scaffolding, plant, carriage and cartage and the expenses incidental to the due performance of the several works as set forth in this specification and as shown on the drawings to their true intent and meaning and shall show inclusion of V.A.T.

TEMPORARY
PROTECTION:

11. The Contractor is to provide all temporary protection necessary to guard against frost, snow or rain and he is to carefully use all means and protection necessary to keep the work in a sound and undamaged condition during the progress of the works and until the premises are handed over to the Employer.

DAMAGE:

12. The Contractor will be held responsible for any damage which may occur to the premises and will be required to make good at his own expense.

FOREMAN AND
COPIES OF PLAN:

13. An approved and competent foreman shall always be kept on the works while in progress and he shall keep copies of all drawings and specifications.

SCRUB FLOORS:

14. The Contractor is to scrub all floors and pavings and clean all windows at completion.

DIMENSIONS

15. The Contractor is to check all dimensions and is to satisfy himself as to the accuracy of the plan and specification and where any dimensions or scantlings are neither shown on the plan nor specified the Architect shall decide same.

SHORING UP:

16. Where taking down work is to be carried out or where opes are to be cut in existing walls the Contractor is to provide all necessary shores and needles in 9" X 3", 6" X 3" and all other suitable size timbers complete with 9" X 3" head pieces and sole pieces and all necessary hardwood wedges to securely shore up and needle all walls, ceilings and floors where opes are cut in existing walls or portions of existing walls are to be removed. The Contractor is to make sure that all sole pieces and head pieces in any shoring run as far as possible at right angles to all floor and ceiling joists. All shoring up, needling and wedging is to be inspected and approved by the Architect before opes are cut.

PAYMENT AND
CONTRACT:

17. The works shall be carried out and payment shall be made under the provisions of the Schedule of Conditions of the Building Contract issued by the Royal Institute of the Architects of Ireland.

NEW WORK

EXCAVATOR:

Remove all grass sods and vegetable matter from the entire site of the building and deposit on site where selected. Excavate for all foundations to such depths as will ensure the perfect stability of the structure. The width of the foundations shall be as shown on drawings and when not so shown shall be at least 18" greater than the thickness of the rising wall. The foundations shall not be laid until the excavations have been approved by the Architect. If loose, soft or bad ground is met with the Contractor shall excavate same to a solid foundation and shall refill with concrete or earth as the Architect shall decide.

CONCRETOR &
WALLING:

The concrete for foundations shall be composed of six parts of clean graded gravel and sand mixed with one part Irish Portland Cement and clean water applied from a hose without excess of water. The concrete shall be deposited in the trenches immediately and before setting commences. Concrete for under floors shall consist of eight parts of clean gravel and sand mixed with one part Irish Portland Cement and water as before. The finished ground floor level shall be at least 12" over the highest point of the finished ground level of the site. External walls to be built 11" thick with 2" cavity, the walls are to be faced with bricks or stone, precast stone or decorative plaster as may be indicated on the drawing or in accordance with later details to be provided by the Architect, and the inner leaf is to be built with concrete blocks of approved manufacture and thoroughly cured or seasoned and approved by the Architect and built in gauged mortar. Internal walls are to be built in concrete blocks or are to be stud partitions, finished on both sides with plaster slabs as decided by the Architect or Employer. Damp course of pure bitumen sheeting on jute fabric approved by the Architect shall be laid full width of the bed lapped 4" at all joints, in external walls, concrete partitions, under tassels and wall plates. Similar damp proof course shall be provided at level of top cover flashing, in all chimneys. Vertical damp proof course shall be provided at changes in level in the horizontal D.P.C. Internal partition walls where shown shall be built in concrete blocks to thickness shown on drawings. Moulds for precast

Over.

CONCRETOR &
WALLING: Cont.

concrete shall be formed of clean wrought timber strongly assembled and screwed together so that the boards on the faces which will be exposed when set in position can be removed 24 hours after casting. the inside of the mould to be coated with oil. Galvanised iron ties are to be used to tie the two skins of the hollow walling and to be placed 3 ft. apart horizontally and 18" vertically i.e. two to the sq. yd. of walling. All woodwork such as sash frames and door frames shall be protected by aluminium or other approved sheet flashings laid above them in the cavity. Ventilation openings shall be formed in all partition and tassel walls under ground floor level to provide adequate cross ventilation.

WINDOW SILLS
AND LINTOLS:

Window cills shall be precast by a specialist firm weathered and throated. They shall have 4½" bearing on each side of the ope and shall project 3" from face of wall. Lintols shall be precast by specialist firm to suit ope sizes having 9" end bearing. If directed by the Architect the lintols are to be carried along the top of each wall and if possible right around the building as a reinforced concrete band. Provide D.P.C.'s to cills and lintols.

JOINERY DOORS
AND WINDOWS:

All joinery shall be wrought and finished with clean, even, smooth face. Any joinery work which shall split, fracture, shrink or part in the joints or show flaws or other unsoundness shall be replaced with new material. Windows to be complete with fastenings, timber window sills shall be bedded on the concrete sills in white or red lead putty, the bedding surfaces of window sills shall be painted immediately before bedding. Window frames shall be wedged down from underside of concrete lintols by folding wedges, the lower of each pair being well nailed to the frame. The front entrance door and screen as well as windows to front elevation to be formed in approved hardwood to detail. Windows to rere elevation to be formed in approved hardwood to detail. Windows to rere elevation shall be standard I.T.I. or C.W.I. stock. Back door to be hung with three 4" steel butts, fitted with mortice^{lock} and steel barrel bolt. Fuel store and external W.C. doors are to be ledged, braced and sheeted with three 1½" X 6" ledges and braces and 1" X 4" sheeting. Doors to be hung on strong securing frames 4" X 2" with 4" steel butts, rim lock and round knob furniture. Fit 6" securing bolt with locking facility on fuel store. Internal door opes shall be fitted with well seasoned saddles, twice splayed checked for frame and cut out of timber not less than 6" x 1"

Internal doors unless otherwise shown or specified shall be of standard pattern flush type 2' 8" X 6' 8" X 2" thick with frames to suit and hung on one pair 4" steel butts. Fit each door with lock and furniture. Doors to presses to standard pattern to suit opes. Press doors shall be hung with one pair of 3" light steel butts as size of leaf may require.

TIMBER FLOORS:
(SEE ALTERNATIVE
FLOOR
SPECIFICATION
BELOW:)

All timber ground floors shall have an air space of at least 12" between the underside of the joists and the surface concrete. Timbers shall be of the following sizes. Tassels or wallplates shall be 4½" X 3" joists to be 14" C. to C. joists with a span of 10' or over shall have bridging at intervals of not more than 6 ft. Trim for hearths. Provide double joists under all stud partitions. All flooring shall be thoroughly seasoned 4" X 1" white deal fixed to timber grounds and laid to floors. Skirtings shall be carried round all presses, counters etc. Plastering shall be completed before skirtings are fitted. Drilling to joists shall be through centre only.

ROOF:
ALL STRUCTURAL
TIMBERS TO BE IN
ACCORDANCE WITH
SR 11: 1988 ISSUED
BY NATIONAL
STANDARDS AUTHORITY
IRELAND:

The roof is to be constructed with timbers to the sizes shown on Plan/with 7" X 1½" ridge pieces, 5" x 2" rafters at 14" centres, all to detail to be provided by the Architect and secured to the tops of the walls on 4" X 3" wallplates and finished externally at the bottom with 1½" fascia boards and ¾" timber soffits. The entire roof is to be covered with sarking felt, properly secured to the rafters and on top of the felt the Contractor is to provide 2" X ½" timber slating battens laid at suitable centres to take concrete interlocking tiles. The concrete tiles are to be to selected sizes and colour as decided by the Employer who will also decide on the shape and size of the interlocking tiles or alternatively the Employer may use Pantiles also made of concrete.

ROOF INSULATION:

The top of the ceiling joists over the entire area of the roof is to be covered with 4" thick fibreglass wool quilt to provide suitable insulation or alternatively the spaces between the rafters are to be filled with a 4" layer of "Vermiculite" insulation. The water storage cistern in the roof space and the small overflow tank for the central heating system are to be insulated with ½" thick soft fibre-board.

PRESERVATIVE
TREATMENT OF
TIMBERS:

All timbers to be used in the construction of the roof and floor and unless otherwise directed elsewhere shall be pre-treated in an approved manner by a specialist firm before installation. All timbers shall be free from loose and unsound knots, pitch pockets, wane and decay. Timbers to be used in buildings shall not be exposed unnecessarily to the weather before installation.

STUD PARTITIONS:

In general stud partitions shall be constructed with 4" X 2" studs, stretchers and cills, studs to be at 14" C. and each partition shall have two rows or more of stretchers if required to suit the plaster slabs. Where lighter studs are shown the heads, cills, etc. shall be of corresponding size. The platform for the storage tank in the roof space shall be constructed of 6" X 1" T. & G. flooring nailed to ceiling joists. The ceiling timbers are to be cut and trimmed to form an opening of 3' 6" X 2' 9" to attic and trap door formed to efficiently close the opening when required.

PLASTERING:

Externally, if external plaster work is required by the Architect or Employer the wall surface below ground floor level shall be finished in two coats of cement mortar to form a smooth recessed plinth 1½" thick. The remainder of the surfaces shall be rendered in cement mortar to full thickness and with Tyrolean finish to selected colour, except where stone or brickwork is specified. Internally the rendering

PLASTERING Cont.

coat on blockwork shall consist of $1\frac{1}{2}$ parts clean sand to one of Browning plaster. Ceilings and partition surfaces unless otherwise specified shall be covered with Gyplath or other approved plasterboard secured to timbers with nails at 4" centres and skimmed in finishing plaster. The makers directions regarding the finishing and fixing of Gyplath shall be adhered to. All opes for windows and doors shall have patent reveals executed in two coats of cement mortar finished true to line with sharp arrises.

PAINTING:

All paints in oil or waterpaints are to be procured from a reliable manufacturer. All doors, window sashes and frames shall receive the knot, stop and prime with pumice down preparatory to receiving the painting in three additional coats of the approved paint. This preparation shall be carried out except where hardwoods are specified. Where hardwoods are specified to be used the appropriate preparation and finish for such material shall be carried out. Floor skirtings are to be primed and stopped and to receive two coats of approved paint. Press doors, wardrobe doors etc. are to be prepared for painting and receive two coats in oils. All ceilings shall be prepared and twice painted with white Emulsion paint.

GLAZING:

(SEE BELOW
FOR DOUBLE
GLAZING
SPECIFICATION)

The glass throughout shall be approved quality and of thickness specified, free from blemishes and cut true to size. Sheet glass shall be 24 oz plate glass $\frac{1}{8}$ " thick unless otherwise shown or specified. Wired glass shall be "Georgian" cast wired unless otherwise specified. Opaque glass shall be of approved quality and pattern. Glazing to windows shall be 24 oz. sheet. The large panes in windows and entrance screen will be glazed with $\frac{1}{4}$ " plate glass.

DOMESTIC WATER:

Domestic water shall be taken from the public supply in road or from a deep well sunk by a firm with drilling rig approved by the Architect, water obtained from the bore is to come from the rock from at least 70' 0" deep through a top steel liner and is to be tested in an approved laboratory.

SANITARY FITTINGS:

The Contractor is to fix and plumb in and fully connect where shown on plan, W.C. sets, bath, showers, sinks and all other sanitary fittings bought and delivered to the site by the Employer.

SMITH & IRONMONGER:

Provide and fix suitable half round metal or plastic gutters 4" wide complete with all stop ends and short lengths and drop pieces to discharge into suitable swan necks or hopperheads to the top of $3\frac{1}{2}$ " rainwater pipes. All the stacks of rainwater pipe are to be secured to the walls with screwed holderbats and are to be fitted with suitable toes to discharge over rainwater gulleys. Alternatively plastic rainwater gutters and rainwater pipes complete with all fittings may be used instead of metal.

DRAINS:

All pipes, junctions, traps etc. shall be standard, glazed, socketed stoneware of approved manufacture and unless otherwise shown all pipes shall be 4" pipes and 1 in 60 for 6" pipes. Joints shall be made with Portland Cement and dashed sand worked in against one ring of tarred gaskin and neatly splayed on outside. Pipes shall be cleaned internally after each joint is made. After joints have been tested

DRAINS Cont:

and approved the pipes shall be flaunches in concrete half way up each side. Trenches shall be refilled with good soil. Pipes shall be laid on 4" thick concrete bed 4" wider than the pipe. Gulleys shall be deep seal, back inlet filled with galvanised iron grids and set in 6" concrete surround. Armstrong junctions with appropriate number of eyes shall be provided and carried to the surface with suitable rising pieces. They shall be provided with galvanised iron covers and frames and risers where necessary.

ELECTRICAL CONTRACT:

The electrical works shall be carried out by an approved firm of electrical Contractors as a sub-contract, subject to the general conditions of the main building contract. Each room shall be wired for ceiling or wall lighting as directed and one 13 amp power point. Switched power points suitable for electrically operated cooker, fridge and kettle shall be fitted in the kitchen as directed. Provision shall be made for two exterior lights. The electrical installation is to be completed in accordance with the requirements of the Electricity Supply Board and the Contractor is to provide for having the entire system tested and passed by the E.S.B. at his own expense.

P.C. SUMS:

Before the Contractor signs the contract with the Employer to build the house the Employer and the Contractor will agree on and sign a schedule of Prime Cost sums for the following items. Low Level W.C. set, Wash Hand Basin, Bath, tiled fire surrounds, external and internal sets of door furniture, glazed wall tiling per sq. yed. electric switches and other fittings including lighting fittings and any other fittings the Employer may wish to secure prices from the Contractor.

COMPLETION:

On completion the Contractor is to thoroughly clean down the new building, all floors and windows are to be washed and cleaned and all debris, left materials and builders plant of all kinds are to be removed from the site and the entire site is to be left in a neat and tidy state at the Contractor's expense to the satisfaction of the Employer and the Architect.

INSULATION:

Roof Insulation - 4" fibre glass or 4" Vermiculite.
Walls Insulation - 2" polystyrene.
Floor Insulation. - 1" polystyrene laid 3 ft. wide at external walls.

BUILDING REGULATIONS:

THE BUILDING OWNER AND THE BUILDER WILL COMPLY WITH THE PROVISIONS OF THE DRAFT BUILDING REGULATIONS (AS AMENDED) ISSUED BY THE DEPARTMENT OF THE ENVIRONMENT.

ALTERNATIVE MASS CONCRETE FLOOR:

If the Employer, otherwise the Owner, so decides the floor will be laid in mass concrete and after all vegetable earth and growth have been removed and after suitable excavation to levels to be determined by the Architect the floor is to be laid on a 6" concrete slab composed of waterproofed concrete to be specially delivered to the site by an approved firm and the concrete mix is to be to the Specification agreed between that firm and the Architect.

ALTERNATIVE
MASS
CONCRETE FLOOR:
CONT.

The concrete is to be laid on a 9" thick bed of well rammed hardcore blinded on top with weak concrete and covered with an impervious layer of 1000 grade "Visqueen" properly lapped and brought up the sides of all rising walls to meet and to be connected to the damp proof courses in all walls.

Particular care is to be taken in the provision of and placing of the 1 metre wide floor insulation which is to come up to the internal faces of the rising external walls.

The concrete floor slab is to be finished on top with a 2" thick fine concrete screed and at a point about 3" out from the face of each external and internal wall the Contractor is to provide a timber screed which, when removed, after setting will provide a shallow channel for small bore central heating pipes and particular care is to be taken to ensure that the top of the concrete floor slab and the top of the fine concrete screed are level in all directions.

Alternatively, if so decided by the Architects the concrete floor slab is to be laid 7½" thick and the channel for the small bore central heating pipes can be formed in the top of the concrete slabs.

Before the timber screeds are set in position to form the channel or the small bore heating pipes the Contractor is to consult with the central heating Engineer to ensure that the channel is continuous and will not be obstructed in any way.

The channel will be made with a suitable shoulder to take a hardwood cover slip to be screwed in position as directed by the Architect.

DOUBLE GLAZING
TO WINDOWS AND
GLASS DOORS:

If the Employer so decides the windows throughout the house either made with aluminium frames or hardwood timber frames are to be glazed with double glazing units made by Glas Seal of Ulster Ltd. and supplied and fitted by Thomas Dunne and Sons of Dunnes Glass Ltd. 59 Capel Street, Dublin 1. and the Contractor is to attend on this firm while they are fitting and putting into position the sealed double glazing units.

DIMENSIONS:

In general, any dimensions shown on the drawing prepared by the Architect or on subsequent drawings prepared by Consultants are to be carefully followed rather than dimensions mentioned in this Specification.

SEPTIC TANK
AND DISPERSAL
AREA:

The Contractor is to build a septic tank and lay out a primary effluent dispersal area in accordance with the details shown in pamphlet S.R.6. 1975 issued by I.I.R.S. on Septic Tank Drainage Systems; and under the instructions of the Consulting Engineer, a reserve manhole is to be provided for the future connection of the effluent pipes of this bungalow to a future extension of public sewers in the road at the front of the sites.