

10 May 1993

Councillor E. Gilmore, T.D.,
Dail Eireann,
Baile Atha Cliath, 2.

RE/ Two storey dwelling at 4 Manor Avenue, Terenure

Dear Councillor Gilmore,

I refer to your recent representations on behalf of the householder of 57 Wainsfort Park regarding the above matter.

Planning Reg. Ref. 91A/1838 was an application for the proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove. This application was received on the 21st November, 1991 and a decision to grant permission subject to seven conditions was made on the 17th January, 1992.

Conditions no. 4 and 6 of the permission provides as follows:-

- No. 4 "Applicant to submit a revised design for the proposed turret which would avoid overlooking of adjoining premises from 1st floor level. Proposals in this regard to be submitted and agreed with the Planning Authority prior to commencement of development."
- No. 6 "A suitable landscaping plan shall be submitted and agreed in writing with the Planning Authority prior to commencement of development. The scheme should take account of the screening being provided for the adjoining houses by the existing growth and should attempt to retain this, particularly at the rear of No. 57, Wainsfort Park."

contd.....

A submission to comply with these conditions has been received by the Planning Authority and the applicant has been informed that the landscaping scheme complied with condition no. 6 subject to all trees being minimum of 1 metre back from the boundary wall. The submission in relation to condition no. 4 is currently being examined.

A copy of the planning decision (Reg. Ref. 91A/1838) is enclosed as requested.

Yours faithfully,

MARK WALSH
FOR PRINCIPAL OFFICER

ENCL. 1

MW/MC



91A 1838 MW

DAIL ÉIREANN
BAILE ÁTHA CLIATH, 2.
(Dublin, 2).

Phone: 6789911
28 April 1993

Mr Al Smith
Principal Officer
Planning Department
Dublin County Council
Irish Life Centre
Abbey Street
Dublin 1

DUBLIN COUNTY COUNCIL
PLANNING DEPT
29 APR 1993
RECEIVED

Re: Two Storey Dwelling at 4 Manor Avenue, Terenure

Dear Mr Smith,

I would be obliged if you could let me have a copy of the planning permission which was granted for a two storey dwelling at 4 Manor Avenue, Terenure.

I have been asked by the householder of 57 Wainsfort Park which backs on to 4 Manor Avenue to establish what conditions existed on the planning permission regarding the overlooking of his property.

In particular he has drawn my attention to the fact that a trellis fence is being erected on top of a wall around part of the site and he wonders if a similar fence could be erected around the portion of wall which bounds his property. I would be obliged if you would let me have a reply as soon as possible.

Yours sincerely,

Eamon Gilmore TD

DEMOCRATIC LEFT

Reg.

Kieran F. Fitzgerald,
Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14.

91A-1838-C2

4 May 1993

Re: Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove for Mr. and Mrs. M. Marron.

Dear Sir,

I refer to your submission received on 4th December, 1992, to comply with Condition No. 6, of decision to grant permission by Order No. P/0199/92, dated, 17th January, 1992, in connection with the above.

In this regard, I wish to inform you that the landscaping scheme received on 4th December, 1992 complies with Condition No. 6 subject to all trees being minimum of 1 metre back from the boundary wall.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

P/0709/93

SOUTH DUBLIN

Register Reference : 91A/1838/C2

Date Received : 4th December 1992

Correspondence : Kieran F. Fitzgerald,
Name and : Gleanntan,
Address : Frankfort Park,
Dundrum,
Dublin 14

Development : *PROPOSED DEMOLITION OF EXISTING BUNGALOW AND REPLACEMENT WITH A TWO-STORY PRIVATE DWELLING AND DETACHED GARAGE*
: ~~Compliance with conditions~~

Location : 4 Manor Avenue, Wainsfort Grove, Terenure

Applicant : Mr. & Mrs. M. Marron

App. Type : Compliance with Conditions

Zoning :

Floor Area : Sq.metres

(RC/SM)

Report of the Dublin Planning Officer dated 1st March, 1993.

This is a submission for COMPLIANCE with Condition No. 6 of decision to grant permission by Order No. P/0199/92, dated 17th January, 1992, Reg. Ref. 91A-1838.

Condition No. 6 states:-

"A suitable landscaping plan shall be submitted and agreed in writing with the Planning Authority prior to commencement of development. The scheme should take account of the screening being provided for the adjoining houses by the existing growth and should attempt to retain this, particularly at the rear of No. 57, Wainsfort Park."

Landscaping scheme received on 4th December, 1992 complies with the above condition subject to all trees being minimum of 1 metre back from the boundary wall.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

91A/1858/CR

I recommend that the applicant be informed accordingly.

Richard Cernius
For Dublin Planning Officer

SEP
22/3/93

[Signature]
Endorsed: _____
For Principal Officer

ORDER:- Applicant to be informed as set out in the above report.

Dated:

6th April 1993

[Signature]
SOUTH DUBLIN AREA MANAGER

to whom the appropriate powers have been delegated by order of the
Dublin City and County Manager, dated 24/3/92
&&

DEVELOPMENT
29 JAN 1993
CONTROL

EDH/De
Richard Whyte
157 Wainsfort Park
Terenure
DUBLIN 6W
28 JAN 1993
RECEIVED

27th January '93

OBJECTOR

Mr. Richard Gormin,
Senior Executive Planner,
Dublin County Council,
Planning Department
Linn Abbey Street, D.1.

Re: Planning approval Ref. No. 91A/1838/C1
Dear Mr. Gormin,

I telephoned your office
this morning and again yesterday
of course and left messages on
both occasions for you. As you
will be making a decision in relation
to the landscaping scheme at the
end of the week I am anxious that

you be made aware of our concern in this regard.

I understand the developer Mr. M. Marren will be erecting a 600mm high timber fence to top of the existing boundary wall to the rear of the above development. As condition No. 6 of the Planning application states: "The scheme should take account of the screening being provided for the adjoining houses by the existing growth and should attempt to retain this, particularly at the rear of No. 57, Wansington Park." As this growth has been removed by the developer, we feel a similar 600mm timber fence to be erected on our rear boundary

walls, in order to restore some of the
reclusion we enjoyed prior to the
development.

As I told you earlier, I was
shown a row of *Thuja Plicata* in
the 'Bou garden' in the 'Botanical
Gardens' where they exceed 40ft
and offer excellent screening; but
I was advised to suggest that
they be planted a minimum of 3ft
from our back boundary wall and
be trimmed at 25 or 30ft.

I look forward to hearing from
you further in this regard.

Yours faithfully

Richard J. Wight

Richard Whyte,
57, Wainsfort Park,
Terenure,
Dublin 6W.

Our Ref: 91A-1838

2 February 1993

Re: Demolition of existing bungalow and the replacement with a two storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove, Terenure.

Dear Sir/Madam,

I acknowledge receipt of your letter, received 28th January, 1993 in regard to the above, and wish to inform you I have now passed it on to the Planning Officer for his attention.

Yours faithfully,

L.D.
for Principal Officer.

BYE LAW APPLICATION FEES

REF. NO.: 91A/1838 CERTIFICATE NO.: 18672B
 PROPOSAL: House + garage
 LOCATION: 4 Manor Ave, Warrafat Grove, Coleraine
 APPLICANT: K. Fitzgerald / Ma Moran

	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: [Signature] 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: _____



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1838

Date : 21st January 1992

Dear Sir/Madam,

Development : Demolition of existing bungalow and the replacement
with a two storey private dwelling and detached garage

LOCATION : 4 Manor Avenue, Wainsfort Grove, Terenure

Applicant : Mr & Mrs M. Marron

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 17.01.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Richard Whyte,
57 Wainsfort Park,
Terenure,
Dublin 6W.

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheathna na hEireann,
Bloc 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/1838

Date : 21st January 1992

Yours faithfully,

.....

for PRINCIPAL OFFICER

(218)

16 DEC 91

Richard Whyte
57 Wainsfort Park
Terenure
DUBLIN
6w

PK

12th December 91
~~14th December 91~~

Re: Planning Permission sought
By Mrs & Mrs M. MARRON
AT 4 Manor Avenue
Terenure, Dublin 6w.
Reg. Reg: 91A 1838

OBJECTOR

Dear Sir or Madam,

I understand that Mrs & Mrs M. Marron propose to demolish the bungalow on the above site (4 Manor Avenue) and have sought permission to replace it with a 'Two storey private dwelling and detached garage.' I wish to

to lodge my objection as the
proposed 2 story private
dwelling and detached garage
would be situated at the
rear of nos 57 and 58 Warrington
Park, Terenure, Dublin 6W;
overlooking us, causing obstruction
to the existing light source,
and would have serious
implications towards lowering
the valuation of nos 57 and
58 Warrington Park.

I would appreciate if you
would be kind enough in
advising me as to what stage
the Planning Application is at,
with regard to By 91A 1838.

Yours sincerely
Richard Whyte

BYE LAW APPLICATION FEES

REF. NO.: 91A/1838 CERTIFICATE NO.: 16868^B
 PROPOSAL: Dwelling
 LOCATION: 4 Manor Ave, Wainsfoot Green, Teemwe D6
 APPLICANT: MA & MAD Marron

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

Applicant not applying for bye laws by phone 12/12/91

A.D.

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: 28/11/91

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

COMHAIRLE GHONTAE ATHA CLIATH
DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

Kieran Fitzgerald,

Gleanntan,

Frankfort Park,

Dundrum, Dublin 14.

26/11/91

REG. REF.: 91A/1838

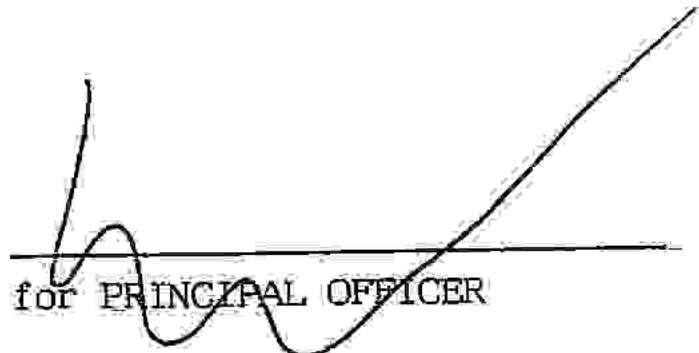
RE: Dwelling at 4 Manor Avenue, Wainsfort Grove, Terenure, Dublin 6,
for Mr. & Mrs. Marron.

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 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.

Yours faithfully,


for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 91A/1838

Cert. No. 27205

PROPOSAL Dwellings

LOCATION 4 Manor Ave, Wainstort Grove, Teanue Do

APPLICANT Mr & Mrs Mallon

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 m ² in excess of 300m ² . Min. £40				
4	Metres	@£1.75 per m ² 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 m ² 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: *[Signature]* Grade: S-O Date: 26/11/91

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

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

ASSESSMENT OF FINANGIAL CONTRIBUTION

REG.REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

SS only

Register Reference : 91A/1838

Date : 27/11/91 ^(B)

Development : DEMOLITION OF EXISTING BUNGALOW + THE REPLACEMENT WITH TWO STOREY PRIVATE DWELLING + DETACHED GARAGE

LOCATION : A MANOR AVENUE, WAINSFORD GROVE, TRENLUZE.

Applicant : MR + MRS. M. MAREON

App. Type : P/BBL

Planning officer :

Date Recd. : 21st NOVEMBER 1991

PLANNING DEPT.
DEVELOPMENT CONTROL
Date 19.01.92
Time 9.45

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

Yours faithfully,

CO. COUNCIL

Date received in Sanitary Services 20 NOV 1991

SAN SERV.

DUBLIN CO. COUNCIL

SANITARY SERVICES

PRINCIPAL OFFICER

17 JAN 1992

Returned *[Signature]*

FOUL SEWER

Available existing system, subject to the following:

The floor level should be determined such that falls of 1/40 are available to the new dwelling discharging to the existing system.

SURFACE WATER

Available existing system, subject to the following:

The foundation level of the new proposal should be at the same depth as the existing 300mm down indicated in the passage adjacent to the new house.

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

[Signature]
 14.1.92

[Signature]
 15/1/92

Register Reference : 91A/1838

Date : 27 / 11 / 91

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	19.01.92
Time	9.45

ENDORSED _____ DATE _____

WATER SUPPLY... Available for zoned use, 24 hour storage

to be provided L.J. Spia
10/12/91

[Signature]
10/12/91

ENDORSED PCST DATE 10/1/92

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	Nil
Roads:	Replacement
S. Servs:	£800
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Proposed demolition of existing bungalow and the replacement with a two-storey private dwelling and detached garage at 4, Manor Avenue, Wainsfort Grove for Mr. and Mrs. M. Marron.

Kieran F. Fitzgerald,
Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14.

Reg. Ref.	91A-1838
Appl. Rec'd:	21.11.1991
Floor Area:	209.65 sq. m.
Site Area:	656.72 sq. m.
Zoning:	A

Report of the Dublin Planning Officer, dated 15 January 1992

This is an application for PERMISSION.

The proposal consists of the demolition of an existing bungalow and the replacement with a two storey dwelling and detached garage at 4, Manor Avenue, Wainsfort Grove.

The area in which the site is located is zoned with the objective "to protect and/or improve residential amenity."

Manor Avenue is a secluded lane way within this residential area. There are residential properties along the lane way. It also accommodates a small steelworks on a "leg" of the laneway to the south. The subject site is the end of the laneway. It is stated to comprise 656.72 sq. m. and currently accommodates a small vacant and semi-derelict bungalow. It is bounded on the north by the rear gardens of Wainsfort Park and on the west by the gardens of Wainsfort Road.

The gardens have boundary walls and there is an amount of growth - hedging, fledgling trees, brambles, etc. which provides cover for the houses to the north. There is one large tree on site, but it appears to be dead.

The house type proposed is a two storey part-brick finished dwelling. The brick of the house is broken into a number of elements, with the aim of reducing impact and overlooking of neighbouring houses. There are no windows in the main gables. However, there are a number of windows in a small "tower" feature which would look directly towards Wainsfort Park.

The floor area of the house is stated to be 209.65 sq. m.

An objection has been received from the occupant of No. 57, Wainsfort Park, who is concerned at the reduction in privacy which would be caused. The objection refers to the height of the house. I spoke to the objector, who would welcome development on the site for security, but would prefer not to be overlooked.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed demolition of existing bungalow and its replacement with a two-storey private dwelling and detached garage at 4, Manor Avenue, Wainsfort Grove for Mr. and Mrs. M. Marron.

(Continued)

Given the design of the house it is likely that a certain amount of overlooking would occur, but opaque glass ^{might} overcome this.

In the circumstances,

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

(GB/DK)

(Conditions attached)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

15-1-92

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 (7) conditions set out above is hereby made.

Dated:

17th January, 1992.


Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10th December 1991.

Order No. P/199/92
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4, Manor Avenue, Wainsfort Grove for Mr. and Mrs. M. Marron.

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.

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

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

design for the development with
ec.
4. Applicant to submit a revised proposal which would avoid overlooking of adjoining premises from 1st floor level. *proposal in this regard to be submitted and agreed with the Planning Authority prior to commencement of development*
5. That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.

Qul
~~6. That a financial contribution in the sum of £ 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.~~

Qul
~~7. That a financial contribution in the sum of £ 800 be paid by the proposer to the Dublin County Council towards the cost of provision and maintenance of roads 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.~~

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.

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

~~6. 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.~~

~~7. 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.~~

(See over conditions 6 + 7)

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4, Manor Avenue, Wainsfort Grove for Mr. and Mrs. M. Marron.

CONDITIONS

REASONS FOR CONDITIONS

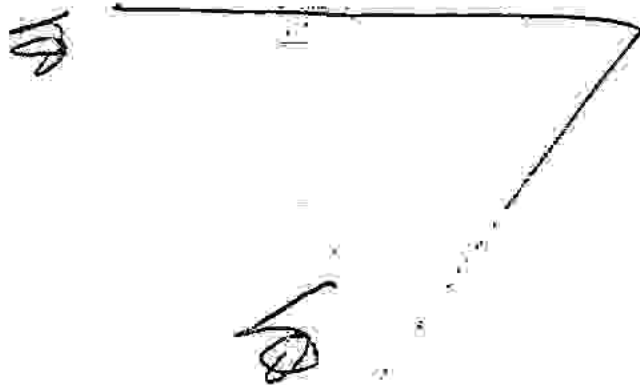
8. A suitable landscaping plan shall be agreed with the Planning Authority. The scheme should take account of the screening being provided for the adjoining houses by the existing growth and should attempt to retain this, particularly at the rear of No. 57, Wainsfort Park.

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

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

In the interest of reducing air pollution.

Note: Applicant is advised to contact the Planning Authority with regard to Conditions 4 and 6.



DUBLIN COUNTY COUNCIL

REG. REF: 91A/1838.

DEVELOPMENT: House and Garage.

LOCATION: 4 Manor Ave., Terenure.

APPLICANT: Mr & Mrs Marron

DATE LODGED: 21.11.91.

.....
Proposal is for infill development (1 dwelling) on a backland site.

Roads Department are not opposed to this as the proposal does not represent signification intensification at this location. If permission is being granted the applicant should be conditioned as follows:-

- (a) A contribution of £800 be paid towards road ~~maintenance~~ ^{improvement works} proposals in the area.
- (b) All making good and resurfacing of Manor Avenue after sewer laying to be carried out to the satisfaction of the Senior Engineer, Roads Maintenance, and all costs associated with same to be bourne by the applicant.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.12.91
Time 3.45
.....

AMcS/BMcC
13.12.91.

SIGNED: A. McStay
DATE: 13/12/1991

ENDORSED: C. P. Smith
DATE: 16/12/91

Kieran F. Fitzgerald, Architect,
Gleannan,
Frankfort Park,
Dundrum,
Dublin 14.

Reg. Ref. 91A-1838-C2

7 February 1994

RE: Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove for Mr. & Mrs. M. Marron.

Dear Sir,

I refer to your submission received on 4th January, 1994, to comply with Condition No. 4, of decision to grant permission by Order No. P/0199/92, dated, 17th January, 1992, in connection with the above.

In this regard, I wish to inform you that the submission to comply with Condition No. 4 is considered acceptable.

Yours faithfully,


for Principal Officer.

P/0102/94
Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

SOUTH DUBLIN

Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove for Mr. & Mrs. M. Marron.

Kieran F. Fitzgerald, Architect, Reg. Ref. 91A-0199/92
Gleannan, COMP. REC'D: 04/01/92
Frankfort Park,
Dundrum,
Dublin 14.

Report of the ~~Dublin~~ Planning Officer, dated 24 January 1994.

This is a submission for COMPLIANCE with Condition No. 4 of decision to Grant Permission by Order No. P/0199/92, dated, 17th January, 1992, in connection with the above.

Condition No. 4 states:-

"Applicant to submit a revised design for the proposed turret which would avoid overlooking of adjoining premises from 1st floor level. Proposals in this regard to be submitted and agreed with the Planning Authority prior to commencement of development."

Mr. Fitzgerald to be advised that the submission received on 4th December, 1992 is in compliance with Condition No. 4 of the planning permission granted by Order No. P/0199/92.

(GB/SM)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

Order:- Applicant to be informed as set out in the above report.

Dated: 26th January, 1994.


Approved Officer

to whom the appropriate powers have been delegated by Order of the County Manager, dated 4.1.94

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1838/c2

Date : 8th December 1992

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

Dear Sir/Madam,

DEVELOPMENT : Compliance with conditions

LOCATION : 4 Manor Avenue, Wainsfort Grove, Terenure

APPLICANT : Mr. & Mrs. M. Marron

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 4th December 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Kieran F. Fitzgerald,
Gleannatan,
Frankfort Park,
Dundrum,
Dublin 14

PA4191 838

PLANNING BASIC Service Number 91A/1838

Date Aplic	Date Recvd	Aplic Type	Lg.Int	D.Com	Adv.	Wt/Sw	P.Area	Offcr	Level
21.11.91	21.11.91	P PB	F	B	IP	MM	MD	M3	P
EIS	Matcon	Matcon	Del.	Unsltd					
Recvd	Press Not	S4	Off	A.I.					
			AC						

Referred

Dev Ctrl Demol Lts Drgs Sps Oth Add Info
 2//20 //4 // //

Area Ref. Applicant X-Reference
 WS0202 MARRONM MANORAVETE
 Additional Information
 Regstd Recvd Regstd Recvd
 // //

Correspondence NAME Kieran F. Fitzgerald,
 and ADDRESS Gleanntan,
 Frankfort Park,
 Dundrum,
 Dublin 14.

Applicants NAME Mr & Mrs M. Marron
 and ADDRESS 4 Manor Avenue, Wainsfort Grove,
 Terenure, Dublin 6.

PROPOSAL Demolition of existing bungalow and the replacement
 AND with a two storey private dwelling and detached garage +
 LOCATION 4 Manor Avenue, Wainsfort Grove, Terenure *
 (at end use
 + and *)

NEXT

Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14.

Mr. Richard Cremins,
Planning Officer,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Comms
1.8.92

3rd December 1992

RE: Mr. & Mrs. M. Marron - Reg. Ref. 91A/1838

Dear Mr. Cremins,

With reference to our recent meeting, we enclose herewith a revised design in connection with the proposed turret as outlined in condition no.4 of the above planning. This supersedes our lodgement of 06 October.

We have omitted all windows facing the adjoining properties and have revised the window detail to the front so as to construct it in an obscure stained glass format of a fixed light nature.

With reference to the landscaping compliance, we enclose a layout of the proposed landscaping to the boundaries of the above mentioned site.

We trust that both the above meet with your requirements.

Yours sincerely,

Kieran FitzGerald

4/12/92

Kieran FitzGerald

KF/MN

Encl.

91A/1838



Mr. John Carney,
Building Control Section,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

original
+ encl sent
RBC
MA R
10/92

7th October 1992

RE: 4 Manor Avenue, Wainsfort Grove, Terenure

Dear Mr. Carney,

Further to your recent letter, we enclose herewith:

1. Copy of architectural plans.
2. Copy of I.J.M. plans and elevations.
3. Truss calculations T1.
4. Structural calculations.
5. Specification schedule.
6. IIRS report on the building system.
7. Copy of way leave agreement with adjoining owner.
8. Copy of bye laws for drainage in adjoining owners land.
9. Structural engineers certificate of foundation inspection for the above building.
10. Surface and foul drainage details in accordance with the building regulations 1991.

Yours sincerely,

Kieran Fitzgerald

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 **Kieran F. Fitzgerald,** Decision Order **P/199/92, 17/1/92**
 Number and Date
Gleannan, Register Reference No. **91A/1838**
Frankfort Park, Planning Control No. **21/11/91**
Dundrum, Dublin 14. Application Received on
 Applicant **Mr. & Mrs. M. Marron.** Floor Area. **209.65sq. 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/ for:-

Proposed demolition of existing bungalow and replacement with a two-storey private dwelling and detached garage at 4 Manor Avenue, Wainsfort Grove.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That the proposed house be used as a single dwelling unit.</p>	<p>3. To prevent unauthorised development.</p>
<p>4. Applicant to submit a revised design for the proposed turret which would avoid overlooking of adjoining premises from 1st floor level. Proposals in this regard to be submitted and agreed with the Planning Authority prior to commencement of development.</p>	<p>4. In the interest of the proper planning and development of the area.</p>

Contd/.....

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

17/1/92

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.

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

6. A suitable landscaping plan shall be submitted and agreed in writing with the Planning Authority prior to commencement of development. The scheme should take account of the screening being provided for the adjoining houses by the existing growth and should attempt to retain this, particularly at the rear of No. 57, Wainsfort Park.

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

7. 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.

7. In the interest of reducing air pollution.

NOTE: Applicant is advised to contact the Planning Authority with regard to Conditions 4 and 6.



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.

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1838/C1

Date : 9th October 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Compliance with condition no. 4
LOCATION : 4 Manor Avenue, Wainsfort Grove, Terenure
APPLICANT : Mr. & Mrs. M. Marren
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 8th October 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Kieran FitzGerald,
Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14

Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14.

Mrs. Geraldine Boothman,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.



6th October 1992

RE: Mrs. & Mrs. M. Marron - Reg. Ref. No. 91A/1838

*120
Coun*

Dear Mrs. Boothman,

With reference to our recent meeting, we enclose herewith a revised design in connection with the proposed turret as outlined in condition no.4 of the above planning.

We have omitted 1 no. window and have positioned the remaining two windows so as to avoid the overlooking of the adjoining properties.

It is also our intention to construct the inner leaf of the proposed dwelling in timber frame construction as manufactured by I.J.M., Co. Monaghan. All the relevant engineering and design standards of the present building regulations shall be adhered in this form of construction.

I trust that this meets with your requirements.

Yours sincerely,

A handwritten signature in cursive script that reads "Kieran FitzGerald".

Kieran FitzGerald

KF/MN

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

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

[Empty box for receipt code]

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

N 65397

£55.00

Received this 2 day of June 1992

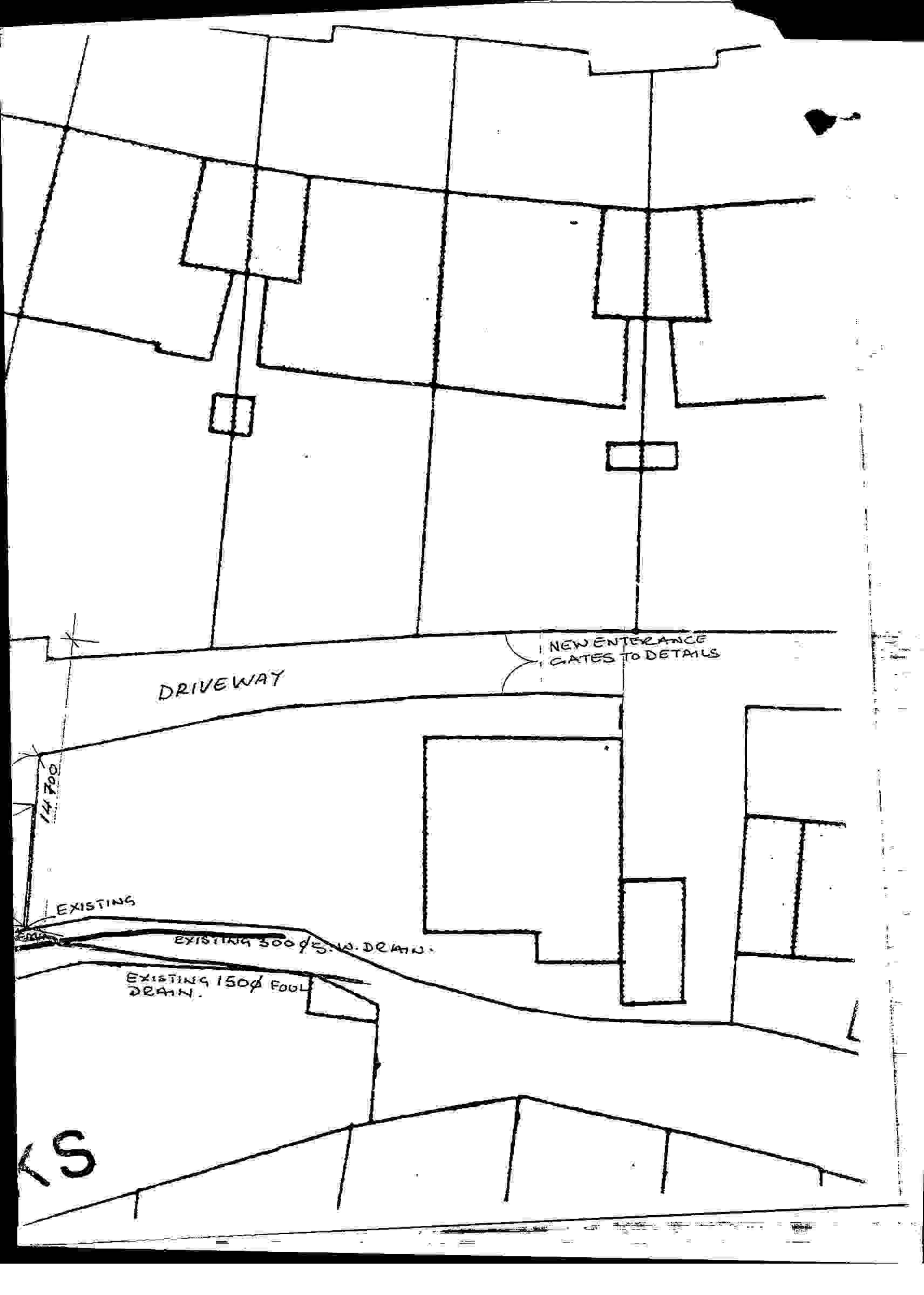
from K. Fitzgerald

the sum of Fifty Five Pounds

Pence, being 700 pence
Bye law application at A Manor Cwe
Dublin 6

[Signature]
Cashier

S. CAREY
Principal Officer



DRIVEWAY

NEW ENTRANCE
GATES TO DETAILS

14700

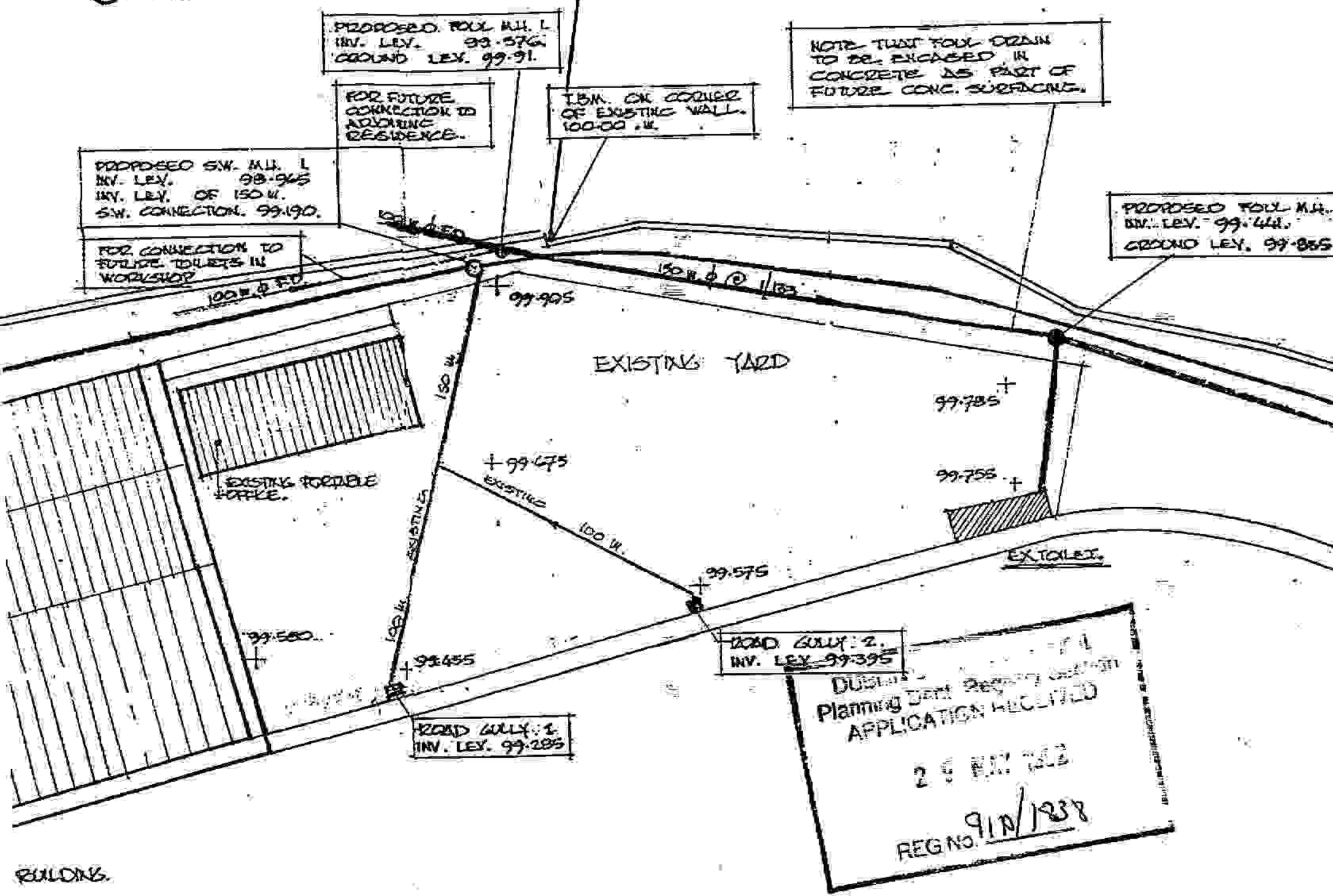
EXISTING

EXISTING 300 Ø S.W. DRAIN

EXISTING 150 Ø FOUL
DRAIN.

KS

SITE



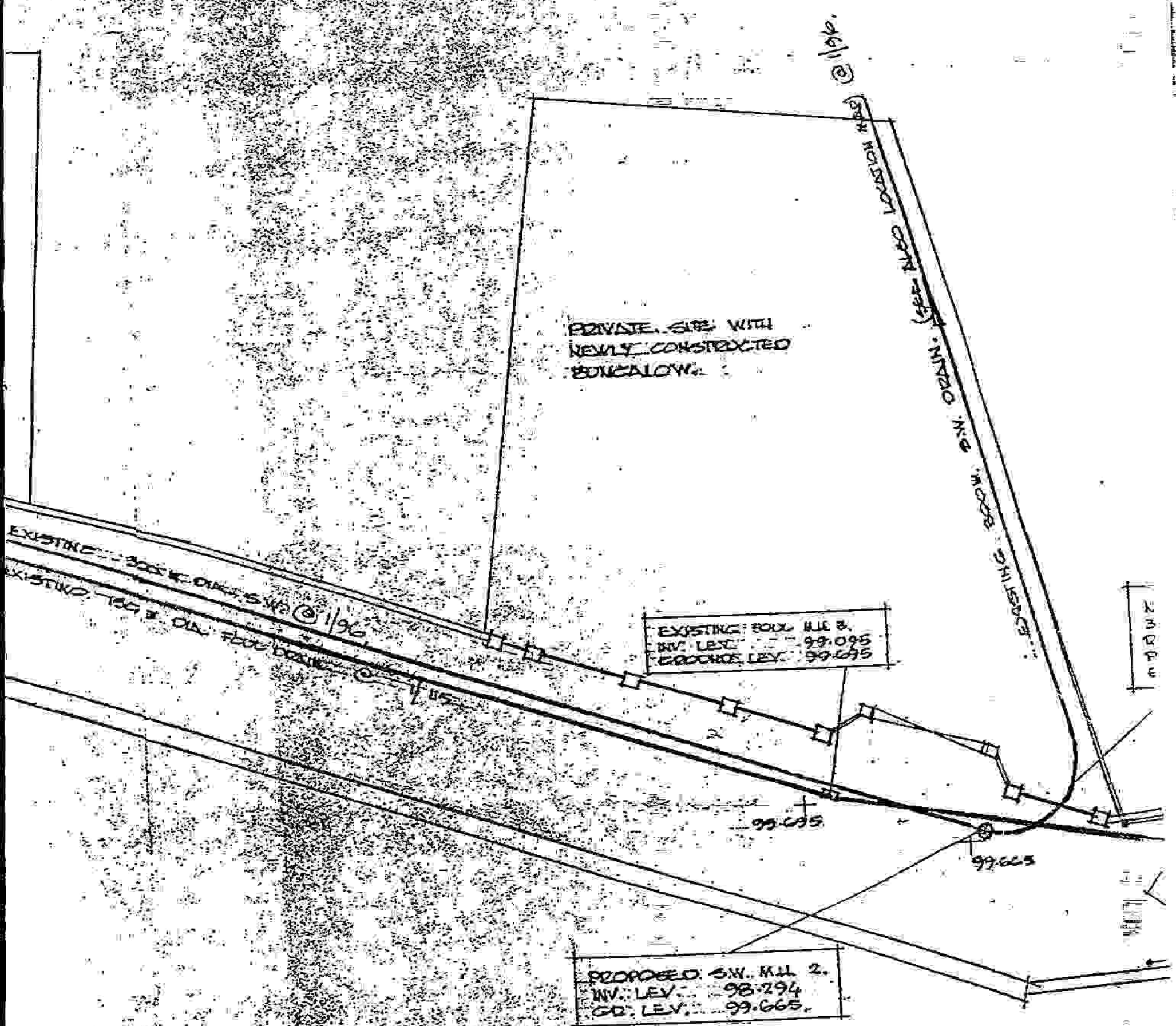
SITE PLAN

SCALE 1/200

LEGEND.

- EXISTING SURFACE WATER DRAIN INDICATED THUS.
- EXISTING FOUL DRAIN INDICATED THUS.
- EXISTING GROUND LEVELS INDICATED THUS.

+ 99.755.



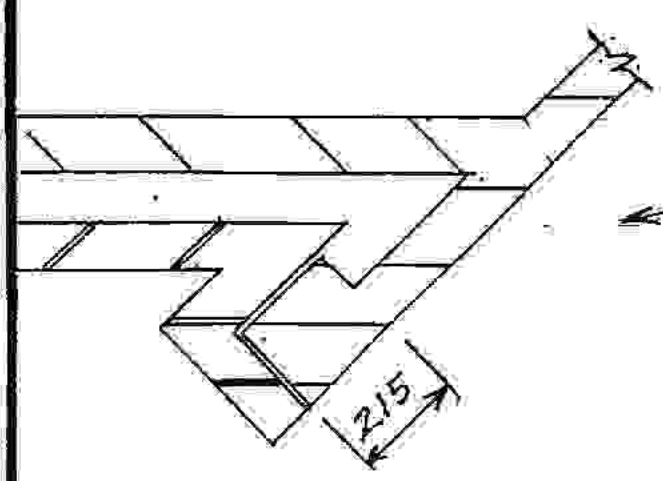
TWO STOREY DWELLING HOUSE
AND DETACHED GARAGE

MR. & MRS. MARRON,
4 MANOR AVENUE,
WAINSFORT GROVE,
TERENURE,
DUBLIN 6.

SITE SURVEY SHEET OF EXISTING SEWERAGE LAYOUT

KIERAN F. FITZGERALD,
BUILDING & ARCHITECTURAL DESIGN SERVICES,
GLEANNATAN,
FRANKFORT PARK,
DUNDRUM,
DUBLIN 14.

DRG. No 91-6-04

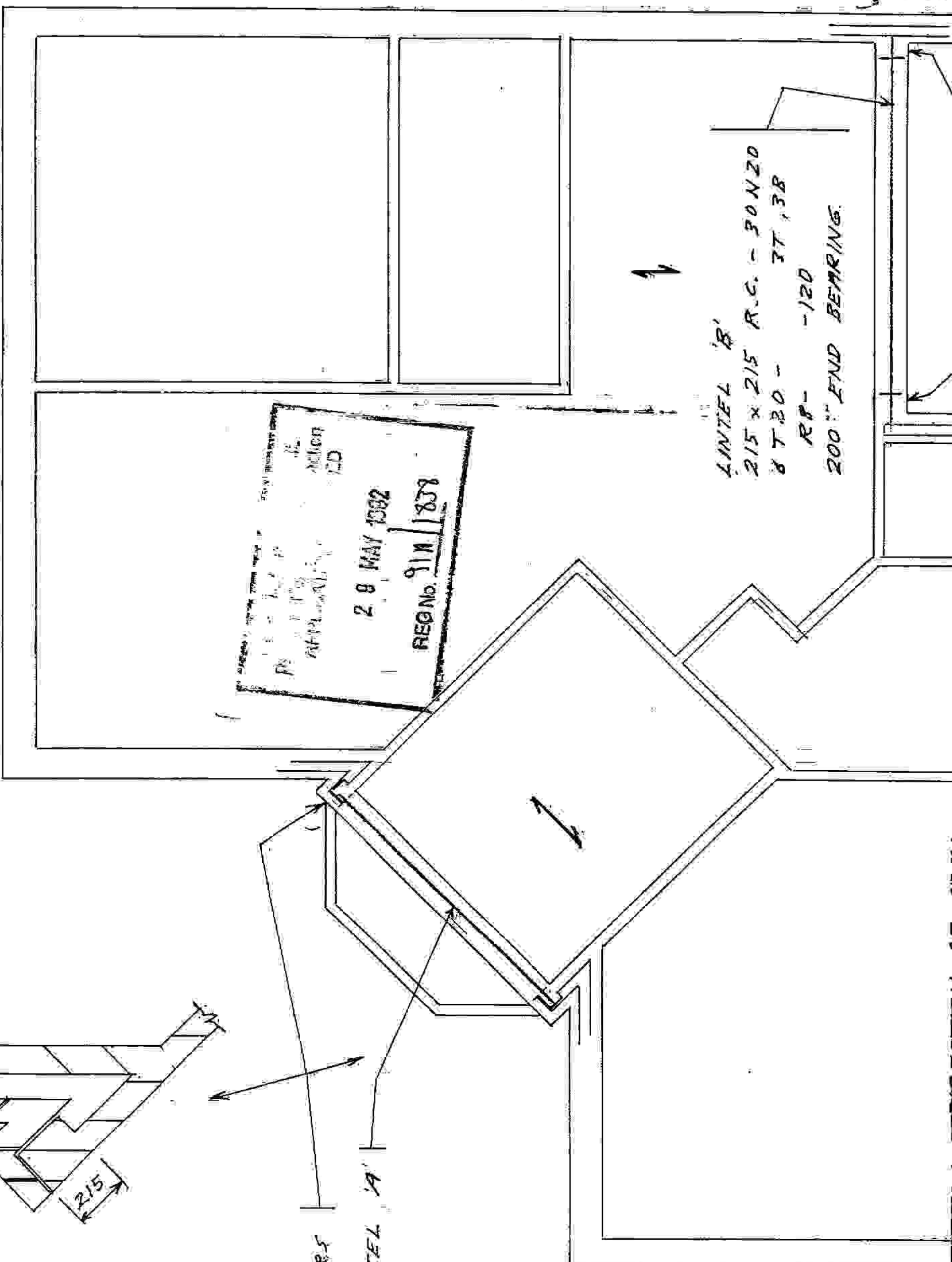


PIERS

LINTEL 'A'

APPROVAL
 28 MAY 1982
 REG No. 91A/1838

LINTEL 'B'
 215 x 215 R.C. - 30N20
 8T20 - 37, 38
 R.F. - 120
 200" END BEARING.



DIRECTION OF JOISTS
OF FIRST FLOOR JOISTS

LINTEL 'A'
CATNIC REF CN 14 B x 2900 Lg.
BAT COMBAT 50/150 x 5000 Lg.
150" MIN END BEARING
MORTAR (1:1.5-6)

SOLID BLK. PIERS.

PIERS 215"

DOUBLE UP JOISTS
(NAILED TOGETHER)
USE JOIST HANGERS
BAT OR SIM. TO
SUPPORT TRIMMED
JOISTS

PLAN AT FIRST FLOOR LEVEL

1:50

PIERS 215"

2 No LINTELS 'B'
END BEARING'S.
215" & 100"

PLANS SHOWING MAIN LINTELS

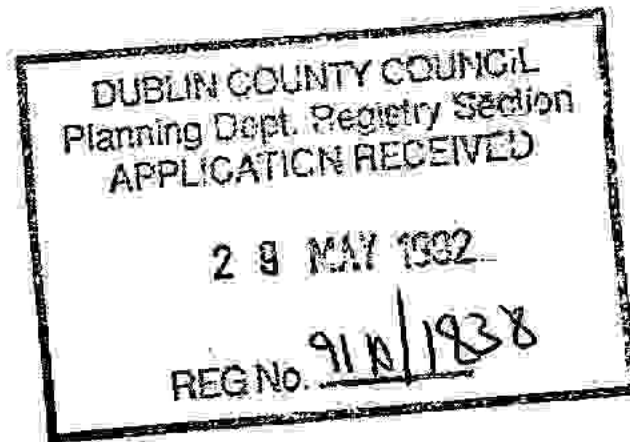
DEC/91 DRG. No. 91-115-01

HOUSE FOR MR & MRS. MARRON
AT 4 MANOR AVE.

H. LOOBY + ASSOCIATES
CONSULTING ENGINEERS
TEL: (01) 601099

PART PLAN AT EAVES LEVEL

1:50



STRUCTURAL DESIGN CALCULATIONS

for

Dwelling House at 4, Manor Ave. Dublin 6.

for Mr. & Mrs. Martin Marron.

Kevin Looby & Associates
Consulting Engineers
32 Raglan Lane Ballsbridge,
Dublin 4. Ph. 601099.

HOUSE AT 4 MANOR AVENUE, WAINSFORT GROVE, DUBLIN 6. ①

LINTELS AT 1ST FLOOR LEVEL.

LINTEL TO BAY WINDOW OF LOUNGE. SPAN. 2.75 M

LINTEL 'A'

LOAD	HIGH LVL ROOF	NONE	=	—
	FIRST FLOOR	NONE	=	—
	WALL (100+100)	0.21 (24) 1.8	=	9.7
	LOW LVL ROOF	(0.5+0.75) 1 1/2	=	0.75
				10.5 kN/m
				2.8
				29.4 kN/SPAN

CATNIC LINTEL REF CN 14 B x 2900 LONG.
 OR
 BAT LINTEL COMBAT 50/150 x 3000 LONG.

150 MIN END BEARINGS ON MORTAR (1:1:5-6)

END BEARING ~ WALL $F_{ULT} = 29.4 (1.4) / 2 = 20.58 \text{ kN}$

$s_e = \frac{20.58 (10^3)}{2(100) 150} = 0.686 \text{ m}$

$P_e = \frac{1.5 E I}{L^2} = \frac{1.5 (5)}{3.5^2} = 2.14 \rightarrow 0.686 \therefore \text{OK.}$

LINTEL TO WALL OVER CONSERVATORY. SPAN. 2.75 M

LINTEL 'A'

LOAD	AS FOR LINTEL ABOVE			10.5 kN/m
				2.75
				28.88 kN/SPAN

OR CATNIC LINTEL REF CN 14 B x 2900 LONG.
 OR BAT " " COMBAT 50/150 x 3000 LONG.

LINTEL TO WALL OVER SINK AREA IN KITCHEN. SPAN 3.5 M

LINTEL 'B'

LOAD	HIGH LVL ROOF D+L	(0.5 + 0.75) 2.5	=	3.1
	FIRST FLOOR	(0.5 + 1.5) 3/2	=	3.0
	WALL	0.2 (21) 1.8	=	7.6
	LOW LEVEL ROOF D+L	(0.5 + 0.75) 1 1/2	=	0.6
				14.3 kN/m
				3.5
				50.0 kN/SPAN
				1.45
				72.6 kN/SPAN <u>ULT</u>

$M_{ULT} = \frac{72.6 (3.5)}{8} = 31.8 \text{ kNm}$

215 x 215 d = 160

$M_u = 0.156 (30) 215 (160)^3 / 10^6 = 25.7 \text{ kNm}$

HSE @ 4 MANOR AVE.

(2)

Dec/91

LINTEL - KITCHEN - CONTO.

$$A_s' = \frac{(31.8 - 25.7) 10^6}{0.87 (425) (165 - 50)} = 143 \text{ mm}^2$$

$$K' = \frac{31.8}{25.7} (0.156) = 0.193$$

$$A_s = \frac{31.8 (10^6)}{0.87 (425) 160 (0.775)} + 143 = 693 + 143 = 867 \text{ mm}^2$$

HSE 3720 T & B
(942 mm²)

$$v = \frac{72.6 (10^3)}{2 (215) 160} = 1.06 \text{ N/mm}^2$$

$$\frac{100 A_s}{b d} = \frac{100 (942)}{215 (160)} = 2.74 \xrightarrow{T:27} v_c = 1.14 \text{ N/mm}^2$$

MIN. LINKS

$$S_v = \frac{100.5 (0.87) 250}{0.4 (215)} = 254 \text{ mm}$$

$$0.75 d = 0.75 (160) = 120 \text{ mm}$$

R8 @ 120

CONC. ~ 30 N 20

(END)

DEC/91

K. LOOBY - ASSOCIATE
CONSULTING ENGINEER
TEL (01) 601099

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



Block 2, Ionad Bheatha na bEireann,
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/1838

Date : 22nd November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of existing bungalow and the replacement
with a two storey private dwelling and detached garage

LOCATION : 4 Manor Avenue, Wainsfort Grove, Terenure

APPLICANT : Mr & Mrs M. Marron

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 21st November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Kieran F. Fitzgerald,
Gleanntan,
Frankfort Park,
Dundrum,
Dublin 14.



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

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

2. Postal address of site or building 4 MANOR AVE WAINSFORT GROVE
(If none, give description sufficient to identify) TERENURE DO.

3. Name of applicant (Principal not Agent) MR & MRS MARRON

Address 4 MANOR AVE WAINSFORT GROVE Tel. No.

4. Name and address of KIERAN F FITZGERALD GLEANNIN FRANK FORT
person or firm responsible
for preparation of drawings PARK BUNBORUM D14 Tel. No. 988068

5. Name and address to which K FITZGERALD AS AGENT
notifications should be sent

6. Brief description of 2 STOREY PRIVATE DWELLING **PLANNING APPLICATION**
proposed development HOUSE & DETACHED GARAGE **NIL**

7. Method of drainage MAINS 8. 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 32 21/11
or use when last used N 51070
(b) Proposed use of each floor

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? YES

Irish Press 19/11/91

11(a) Area of Site 656.72 Sq. m.
(b) Floor area of proposed development 209.65 Sq. m.
(c) Floor area of buildings proposed to be retained within site NIL Sq. m.

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

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

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

15 List of documents enclosed with application DRAND 91.6-1, 2, 3, 4 & 8
REG LIFECL. SPEC CHECK OF 32 NEWSPAPER
19-11-91

DUBLIN 6 permission sought for the demolition of existing bungalow and the replacement with a two storey private dwelling and detached garage at 4 Manor Avenue, Wainfort Grove. Signed Mr and Mrs M. Marron.

16 Gross floor space of proposed development (See back) Sq. m.

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

Fee Payable £ 32 Basis of Calculation £32 x 1

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

Signature of Applicant (or his Agent) Kieran Fitzgerald Date 18-NOV 91

Application Type P/B FOR OFFICE USE ONLY

Register Reference 91A/1838

Amount Received £ 2.20.4

Receipt No 22-2

Date

RECEIVED
21 NOV 1991
REG. SEC.

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

BUILDING BYE-LAW APPLICATIONS

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

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.

Gleasantan,
Frankfort Park,
Dundrum,
Dublin 14.

Mrs. Geraldine Boothman,
Planning Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT APPLICATION RECEIVED 1 NOV 1991 REG No. ...21A/1838.....
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21st November 1991

RE: House at 4 Manor Avenue, Wainsfort Grove, Terenure

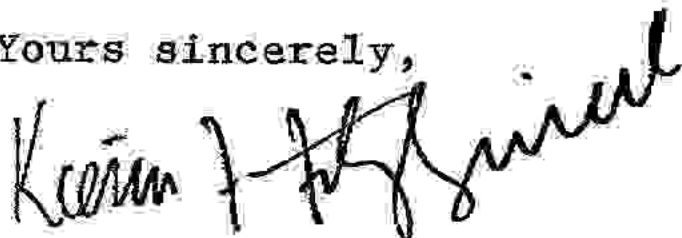
Dear Mrs. Boothman,

Further to our recent meeting, we enclose the following:

4 no. copies of drawing nos:
91/06/01 - Plans and elevations
91/06/02 - Elevations and sections
91/06/03 - Site plan 1:200
91/06/04 - Survey of existing sewerage runs 1:200
91/06/08 - Location map 1:1000
General specifications
1 no. copy of:
Planning notice, Irish Press 19/11/91
Completed application form
Cheque in the sum of £32

The positioning of the dwelling house on the site is to facilitate the minimal overlooking of adjoining properties. It is the intention of our Client to retain, maintain and make good the existing boundary walls of the site together with the existing perimeter planting.

Yours sincerely,



Kieran FitzGerald

KF/MN

Encls.

TWO STOREY DWELLING HOUSE
AND DETACHED GARAGE

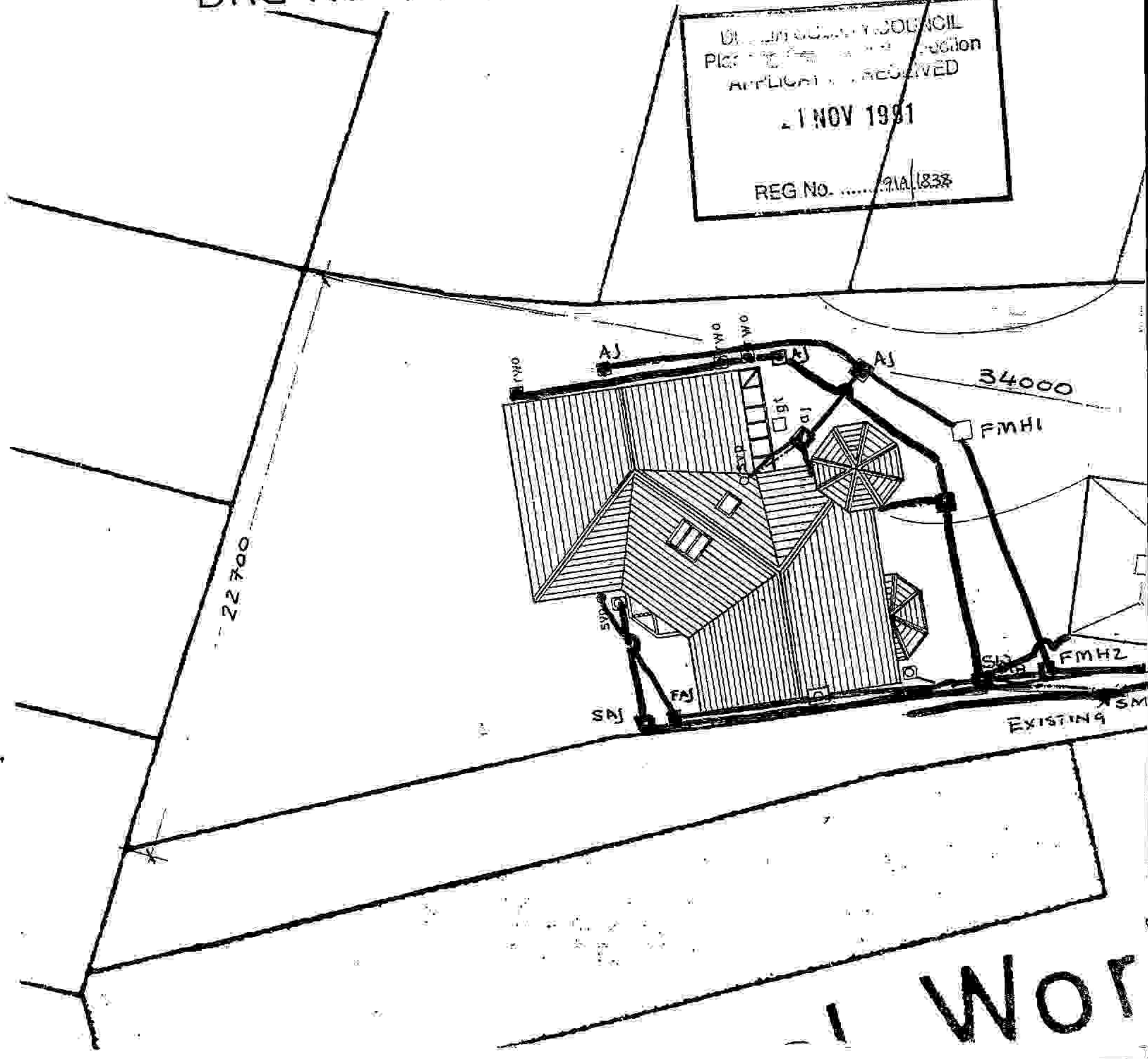
MR. & MRS. MARRON,
4 MANOR AVENUE,
WAINSFORT GROVE,
TERENURE,
DUBLIN 6.

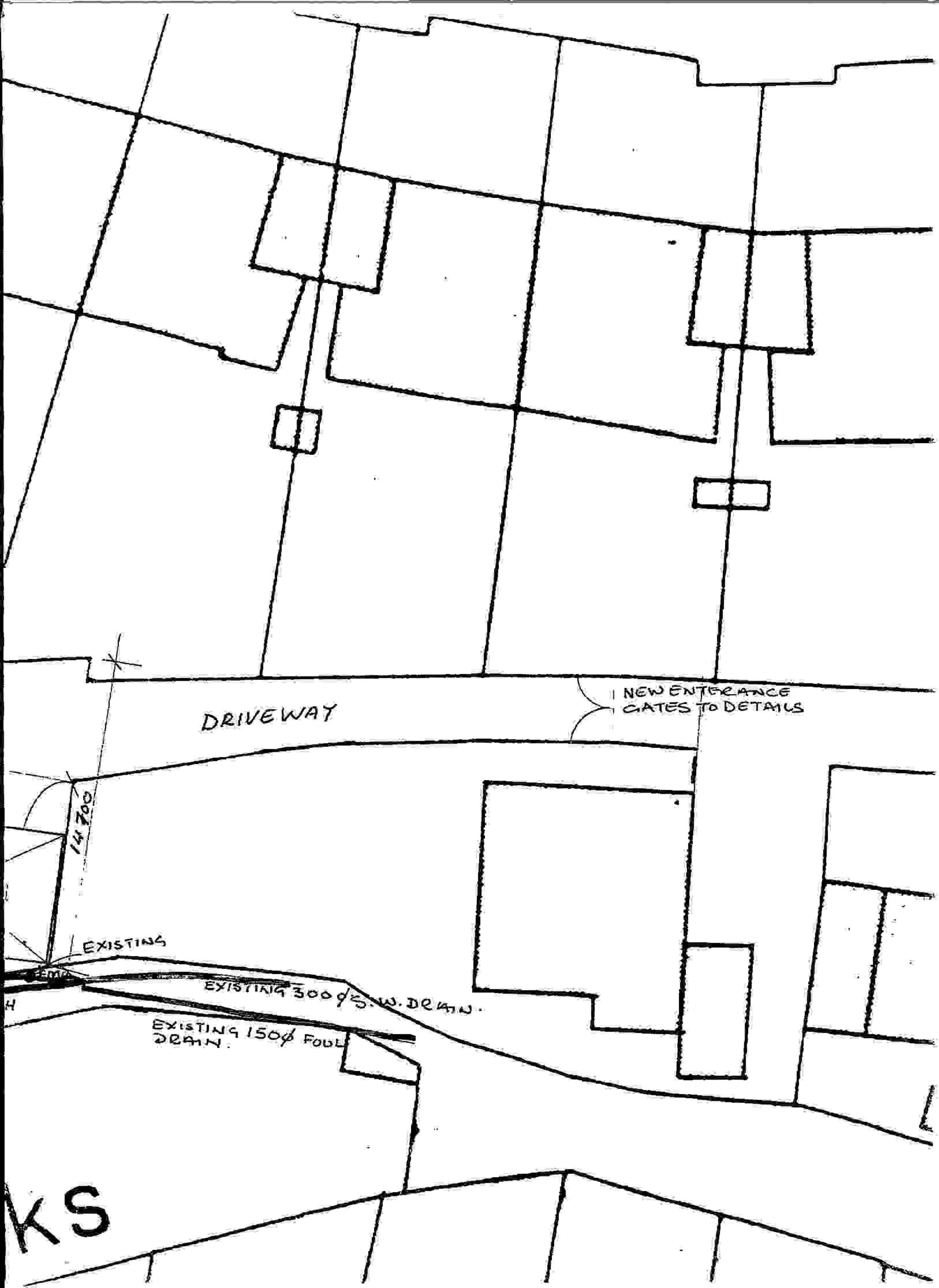
SITE PLAN SCALE 1:200

KIERAN F. FITZGERALD,
BUILDING & ARCHITECTURAL DESIGN SERVICES,
GLEANNATAN,
FRANKFORT PARK,
DUNDRUM,
DUBLIN 14.

DRG No 91-6-03

DUBLIN COUNTY COUNCIL
Planning & Building Section
APPLICATION RECEIVED
21 NOV 1991
REG No. 91A/1838





DRIVEWAY

NEW ENTRANCE
GATES TO DETAILS

141.700

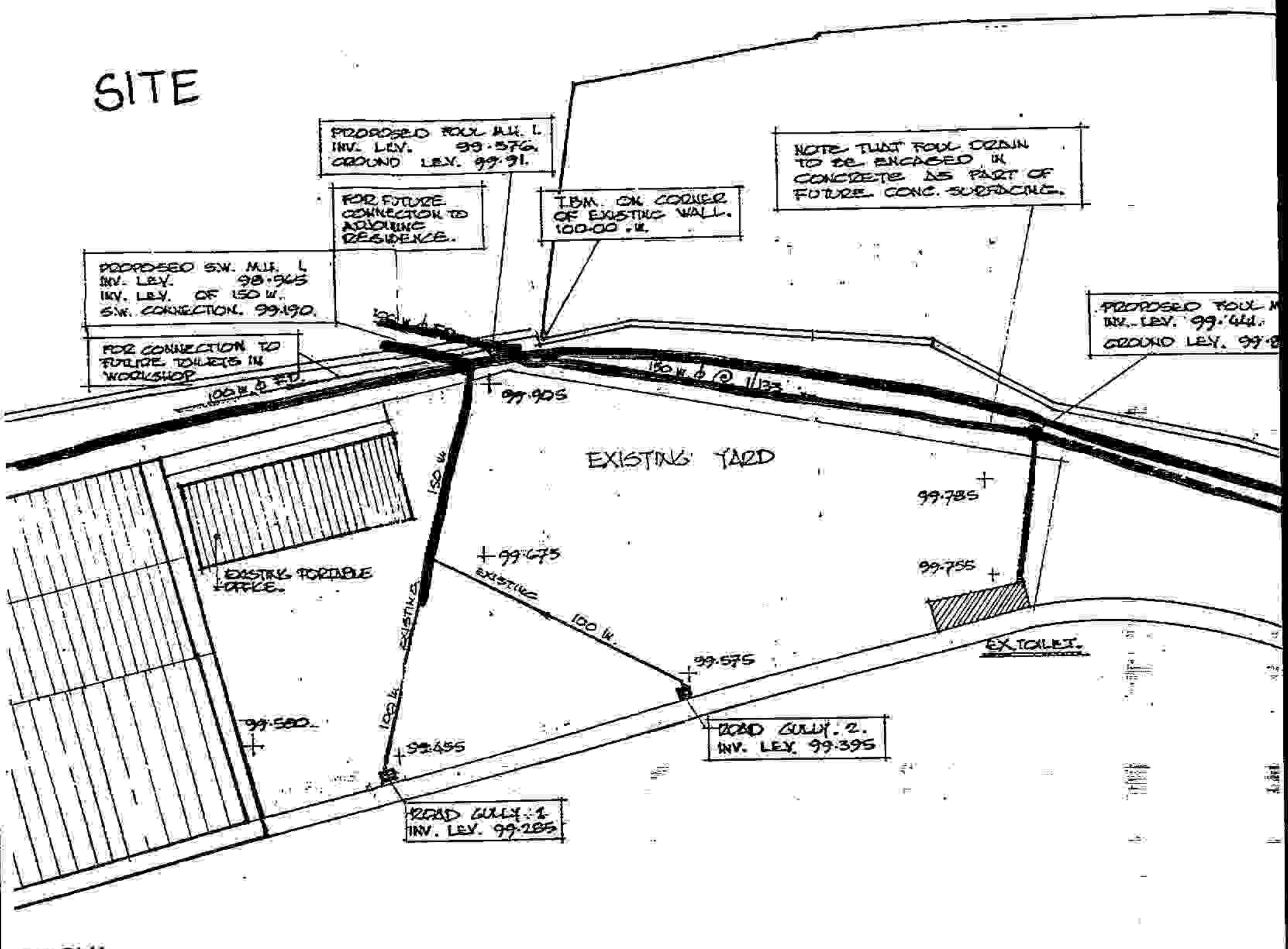
EXISTING

EXISTING 300 ϕ S.W. DRAIN

EXISTING 150 ϕ FOUL
DRAIN

KS

SITE



PROPOSED FOUL M.I. 1
INV. LEV. 99.576
GROUND LEV. 99.91.

FOR FUTURE CONNECTION TO ADJOINING RESIDENCE.

TBM ON CORNER OF EXISTING WALL. 100-00.0.

NOTE THAT FOUL DRAIN TO BE ENCASED IN CONCRETE AS PART OF FUTURE CONC. SURFACING.

PROPOSED SW. M.I. 1
INV. LEV. 98.965
INV. LEV. OF 150 W. SW. CONNECTION. 99.190.

FOR CONNECTION TO FUTURE TOILETS IN WORKSHOP

PROPOSED FOUL M.I. 2
INV. LEV. 99.441
GROUND LEV. 99.8

EXISTING PORTABLE OFFICE

EXISTING YARD

EX TOILET

ROAD GULY-2
INV. LEV. 99.395

ROAD GULY-1
INV. LEV. 99.285

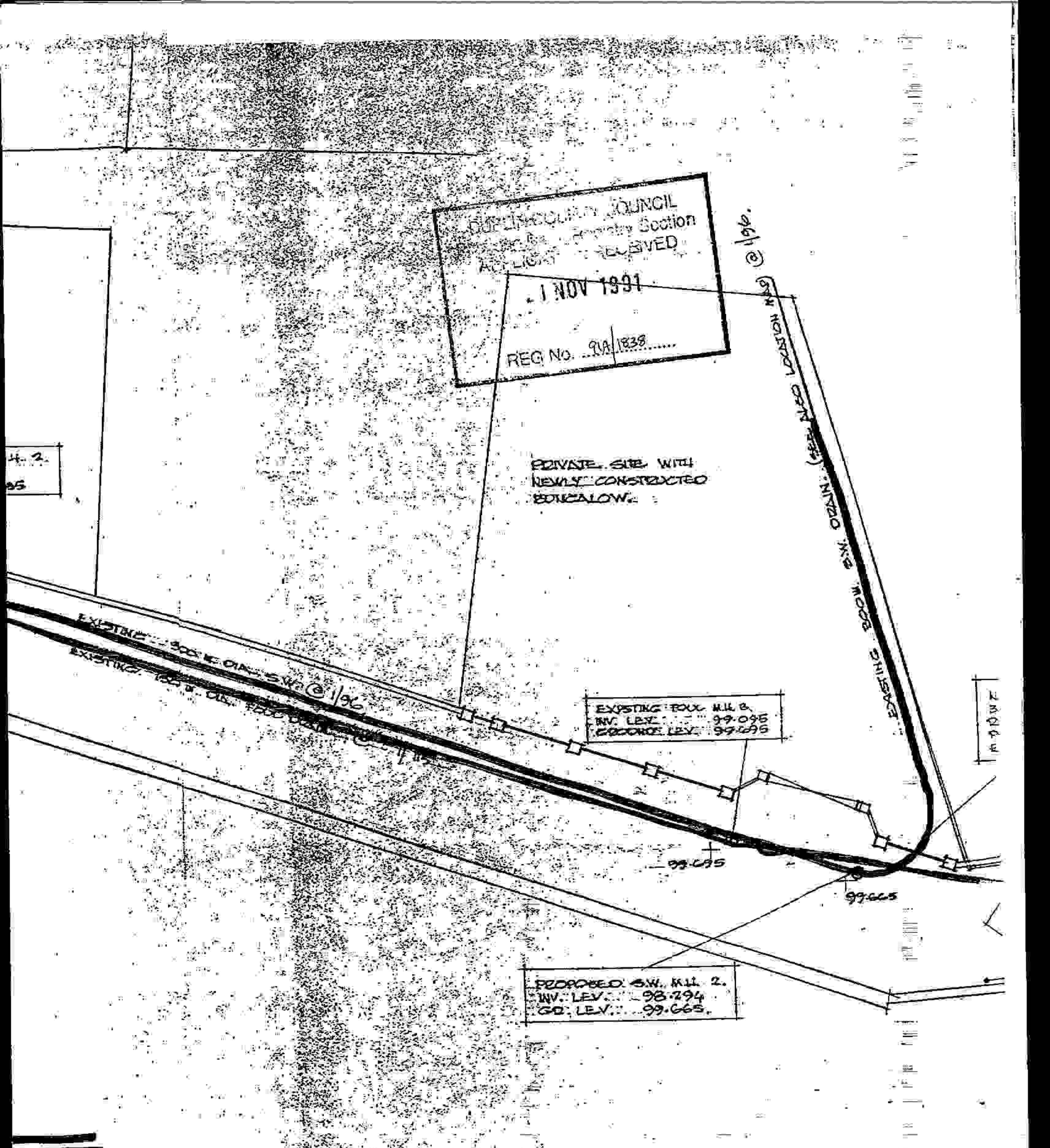
SITE PLAN

SCALE 1/200

LEGEND.

- EXISTING SURFACE WATER DRAIN INDICATED THUS.
- EXISTING FOUL DRAIN INDICATED THUS.
- EXISTING GROUND LEVELS INDICATED THUS.

+ 99.755.



TWO STOREY DWELLING HOUSE
AND DETACHED GARAGE

SITE SURVEY SHEET OF EXISTING SEWERAGE LAYOUT

MR. & MRS. MARRON,
4 MANOR AVENUE,
WAINSFORT GROVE,
TERENURE,
DUBLIN 6.

KIERAN F. FITZGERALD,
BUILDING & ARCHITECTURAL DESIGN SERVICES,
GLEANNANTAN,
FRANKFORT PARK,
DUNDRUM,
DUBLIN 14.

DRG. No 91-6-04

GENERAL SPECIFICATION

FOR

HOUSE

AT

4 MANOR AVENUE,
WAINSFORT GROVE,
TERENURE,
DUBLIN 6.



FOR

MR. & MRS. MARRON

Date: 18th November 1991

KIERAN F. FITZGERALD,
BUILDING & ARCHITECTURAL DESIGN SERVICES,
GLEANNATAN,
FRANKFORT PARK,
DUNDRUM,
DUBLIN 14.

1.0 EXCAVATION

Remove all vegetable matter from site. Excavate the site of the dwelling to a firm base devoid of topsoil and store all topsoil for reuse. Excavate all foundation trenches to a minimum depth of 900mm below ground level or to a sound base to be examined and approved by the Architect/Engineer.

Excavate all trenches to accommodate drainage runs to levels as specified on the accompanying drawings or to the satisfaction of Local Authority Engineers/Architect.

2.0 CONCRETE WORK

In accordance with engineers details, but in general:

2.1 Foundations

Concrete to strip foundation and concrete ground floor shall be 1:2:4 mix concrete and shall have crushing strength of 21 N/mm² @ 28 days.

2.2 Cill and Lintels

Cills to be fine concrete (1:2:4 mix) 21N/mm².
65mm precast RC lintels fitted in accordance with manufacturers recommendations.

2.3 Ground Floor Slab

150mm concrete (21N) on 1000 gauge Visqueen DPM on 50 flooring grade rigid insulation on 150 selected hardcore. Concrete ground floor slab shall be power floated. DPM to

be tape jointed and lapped by 150mm minimum. Where services protrude through the membrane, a collar is to be formed around the sleeve and sealed in such a manner as to ensure the continuity of the membrane. Concrete and hardcore shall not be laid on frozen ground. For depth in excess of 225mm the hardcore shall be laid in compacted layers not exceeding 225 mm in each layer. Hardcore shall be clean broken bricks, stones or concrete broken before placing to pass a 100mm ring and shall be free from soil, sand and any excessive amounts of small particles.

3.0 BLOCKWORK/BRICKWORK

All blockwork shall be constructed in Class A concrete blocks to have crushing strength of 5.0 N/mm² @ 28 days.

External wall construction 100 mm block outer leaf. 100mm insulated cavity (50 mm Styroline cavity wall insulation fixed in accordance with manufacturers instructions). 100 mm block inner leaf. Ground floor internal main support walls 100 mm block. Additional selected brick leaf to form plinth as indicated on Architects drawings. All finished facing brickwork must be protected from render splashes etc., dirt and damage.

In all cases, blocks and bricks shall be laid in mortar consisting of one part cement to three parts sand, mixed as required and used immediately. Cavity ties shall be galvanised steel, twisted to BS 1243. The cavity tie spacing shall be given in BS 5628 Part 3 1985 Section 3, namely 450mm centres vertically and 900mm centres

horizontally. All ties shall incorporate proprietary insulation retaining PVC wheels. Damp proof courses shall be 'Hyload' pitch polymer or equivalent approved to BS 5628 Part 3. In all cases the DPC shall be securely lapped at joints and bonded to the DPM. All DPCs shall be minimum of 150mm above adjoining ground level surfaces. Ensure the correct positioning of all required DPC's at windows, doors etc. and to all lintels and sills.

Cavities from foundation to 150mm below DPC are to be filled with course grout. The top of this fill to be trowelled to a smooth finish and angled toward the external skin of brickwork. Cavities shall kept clean and free from mortar drops to the satisfaction of the Architect.

Weepholes should occur on the facing brick at 900mm centres at the base of the building in the first course above the filled cavity.

4.0 STUDWORK

Studwork to be Ex. 100 x 50 graded in accordance with Engineers specifications. All studs to have 100 quilt insulation, 500 gauge vapour barriers (lapped 100mm and taped at all edges) with 13mm plasterboard fully scrimmed and skimmed.

5.0 ROOFING

Main roof to Engineers specification/drawings. Garage roof to manufacturers instructions/drawings. Diagonal and longitudinal bracing in strict accordance with manufacturers/structural Engineers requirements/details.

Provide and fix reinforced bitumen felt underlay to comply with BS 747 laid over the rafters, lapped 150 mm min. at horizontal joints and carried over to the next joist at vertical joints and tacked with large head galvanised nails. The underlay shall extend into the gutter, be pulled taut over the fascia board and secured to eliminate water traps.

Battens shall be treated sawn softwood, sizing and spacing to be dictated by the roof covering indicated, to the manufacturers instructions.

Ridges and verge tiles shall be bedded in coloured mortar as required. Valleys shall be formed from sheet lead supported on 19mm thick WBP quality plywood. The plywood shall lie over the valley underlay and extend up either side of the valley for 230mm butting against a tiling batten fixed parallel to its upper edge. The lead shall be dressed over the batten with the main roof felt trimmed to cover the lead roll.

Tiles or slates at the valley shall be neatly cut on rake bedded in coloured mortar on a 115mm wide exterior quality sheet under-cloak or similar approved under-cloak in line with the cut edge and pointed in coloured mortar to give a channel 100 - 150 mm wide.

All lead flashings shall be in soft milled sheet lead to BS 1178 and in lengths not exceeding 2.5m. All flashings etc. shall be in 2.23mm lead unless otherwise stated, with 100mm laps. Cover flashings shall be turned into walls 25mm and shall be secured with cast lead wedges 25 mm wide @ 0.5m centres and pointed in cement mortar.

Clips of 2.5mm lead shall be provided at 1.0m centres. All lead shall be cut, worked, dressed etc. as necessary without diminishing the substance of the lead.

Provide 100mm mineral fibre insulation quilt to entire roof space. Vapour barrier to be placed to the warm side of the insulation quilt. All pipes and water storage tanks in roof space to be properly lagged.

6.0 CARPENTRY & JOINERY

The work herein shall comply with BS 1186 to the extent stated herein.

All timber to be the best of its kind, dry, thoroughly seasoned and free from all defects which may, in the opinion of the Architect, render it unsuitable for the purpose.

The following moisture contents shall be strictly adhered to:

	Moisture Content %
External joinery	
Hardwood sills and threshold at floor level	19 +/- 3
All other external joinery	16 +/- 3
All internal joinery	15 +/- 2

Softwood timber for carpentry shall comply with the recommendations of BSCP 112 with characteristics as used in accordance with BS 1860. Softwood for joinery shall comply with BS 1186 Part 1. All blockboard shall confirm to BS 3444.

All plywood shall be manufactured from hardwood in compliance with BS 6566, obtained from an approved source and shall be cut from standard sheets. Plywood for external use or in areas with high moisture content shall be bonded with adhesive to BS 1203/1204 Type WBP.

Softwood carcassing shall be treated by means of vacuum pressure impregnation with preservative to BS 4072. Treat all cuts with two coats of the same or similar preservative. All door frames shall be to sizes detailed and shall be fixed with galvanised holdfasts, three to each jamb, screwed with sherardised screws to the frame and built in to the wall, or by another approved method.

Flush doors shall be obtained from a specialist manufacturer, and shall be approved by Architect. Timber doors shall be lipped on all edges.

Supply and fix all skirtings, architraves, fascias, window boards as per Architects details, sizes as indicated.

Joists to be treated by means of vacuum pressure impregnation with preservative to BS 4072. Any cuts on site to be treated with 2 coats of the same preservative or similar. Joist hangars to engineering specification. Noggins as indicated on drawings. T + G Ex. 100 x 25 sheeting to floor. Selected skirting to be Ex. 125 x 25 softwood.

7.0 WINDOWS AND EXTERNAL DOORS:

All windows and external doors to be uPVC Trocal windows/doors unless otherwise specified. uPVC windows and doors shall be stored, handled and installed in accordance with manufacturers recommended specification. Hardwood lipping shall be used on all external timber doors. Any timber external windows and doors shall be constructed in hardwood or as stated in accompanying drawings.

8.0 PLUMBING

Supply and fully install complete plumbing system to relevant BS standard in standard copper piping to supply adequate service to all appliances as indicated on the accompanying drawings. All hot and cold pipework that is 'buried' in concrete or plaster is to be insulated and protected along its full length. All notching to be carried out in accordance with good building practice. Hot and cold pipes shall be run separately with 5mm min. tolerance for movement. Provide hot water cylinder in position as indicated. Provide and fully install 225 ltr. PVC cold water storage tank and lid in roof space at position to be agreed with the Employer. Provide and fully install Wavin or similar approved gutters, down pipes and vent pipes in positions as indicated on drawings. All items to be securely fixed in accordance with manufacturers recommendations to the satisfaction of the Architect.

Provide sealed traps to all appliances where appropriate. Deep sealed traps to be installed as indicated.

9.0 PLASTERWORK

Generally, all surfaces of brickwork and concrete shall be thoroughly wetted before plastering and appropriate time intervals shall be allowed between application of successive coats. Undercoats shall be suitably scratched to allow adequate key.

External render should not take place if the materials or substrates are frozen, or below 5c, or if there is a risk of frost damage, or in full sun or if there is a risk of 'flash' dehydration.

External render shall consist of three parts washed plaster sand mixed with one part 'Walcrete' to a total thickness of 19mm.

The areas of dry dash render finish to be in strict accordance with Manufacturers instructions. Aggregate should be selected sharp 6mm graded washed natural stone free from a lot of fines or dust. Aggregate should be thrown on to the top render coat when still wet.

Interior plaster to block walls shall be floated in 'Walcrete'/sand (1:4) 10mm thick laid evenly straightened with the rule and lightly scratched to receive the finishing coat of 3mm hardwall plaster applied neat, trowelled smooth but not polished. Scrim cloth shall be used at all wall/ceiling junctions.

Plaster board shall be 13mm foil backed insulating 'Gyproc' to BS 1230 and shall be fixed and the joints treated in strict accordance with the manufacturer's instructions i.e. scrimmed and skimmed.

10.0 FLOOR AND WALL TILING

The wall shall be fixed in accordance with BS 5383 Part 1. All horizontal and vertical joints shall be true and guaranteed equal spacing (either due to nibs on tiling or by the use of spacing lugs).

The Contractor should ensure that the backgrounds are of a reasonable true and flat condition for this adhesive bedding.

Work shall be carried out in accordance with CP202 'Tile flooring and slab flooring'. Any clay floor tiles are to be grouted using Balgrout flooring in accordance with manufacturers instructions.

The grouting shall be a general purpose white cement based grout as 'Balgrout'. Grouting shall be carried out once tiles are firmly fixed and before any dirt can enter the joints. Tiles are to be washed down to remove surplus grout and polished when dry.

All finished floors shall be suitably protected from foot traffic during the remaining contract period and shall be recleaned/repolished prior to handover.

11.0 DRAINAGE

Carry out all excavations required to provide for proper falls to a sufficient depth and width to allow for proper jointing and inspection of piping. Foul and storm drains shall be 100mm uPVC by 'Wavin' or to sizes stated on the

drawings, all to BS 4360. All drains laid on a bed of 150mm approved granulated material and surrounded with similar material. In no case shall the practice of using pegs or bricks as supports for the drains be allowed.

Form all manholes at positions indicated on the drawings with invert and cover levels as shown to the complete satisfaction of the Local Authority. In general and unless stated otherwise, the manhole construction shall be 125mm RC cover slab on 215mm brick walls on 150mm 1:2:4 mix base slab with 1:2:4 mix concrete benching. Covers and frames shall be medium duty galvanised cast iron to BS 497. All gullies shall be uPVC 'Molyneux' trapped gullies with rodding access fixed strictly in accordance with manufacturers instructions. All drains to be tested to the approval of the Local Authority prior to back filling. Should any defects be apparent, the Contractor shall make good same and shall re-test until the entire installation is sound in every way, and is performing to the satisfaction of the Architect. The Contractor shall make good all surfaces after filling in of the drainage trenches.

12.0 ELECTRICAL WORK

Supply and fit complete electrical circuits, switches, power outlets, lighting points and fittings as indicated on architectural drawings. Supply and fully install meter board and all necessary controls. Complete electrical installation shall conform to current E.S.B. standards as applicable. All cables shall be housed in PVC conduits fully recessed into the wall or core prior to finishing. All fittings shall be MK or other approved.

13.0 GLAZING

All glazing shall comply with BS 6262 'Glazing for Buildings'. All glass shall be double glazed clear cut without edge faults and free from all defects and shall conform to BS 952. Glazing and fixing shall be in accordance with BS code of Practice 152.

All double glazed units to be hermetically sealed and shall be factory installed into all window frames using propriety non-loadbearing mastic tapes to entire perimeter.

Entrance hall hardwood fixed lights to have hardwood timber glazing beads.

Any glazing that is damaged during the contract is to be replaced prior to the Certificate of Practical Completion.

14.0 IRONMONGERY

Ironmongery, where not specified shall be of best quality and finish and shall be approved before ordering. All necessary fixing screws shall be supplied with the various items and shall be of matching finish, except for anodised aluminium where cadium plated brass shall be used.

All ironmongery is to be fixed to provide adequate clearance for users.

15.0 PAINT WORK

All paints shall be 'Dulux' or equivalent approved by the Architect. Walls and ceilings shall be brushed down and sanded as necessary before painting commences. First coat to be thinned with water to provide priming coat as per manufacturers instructions. A further two coats to be applied without dilution. All colours as directed by the Employer.

All woodwork shall be prepared, knotted, stopped, primed, and painted with two undercoats and finishing with one coat full gloss paint including repriming where inadequately shop primed and rubbing down and facing up between coats as required. Colours of undercoats shall be as per manufacturers instructions to suit the top coat chosen by the Client.

Priming paints shall conform to BS 2521/2522/2523 as appropriate. Wood preservative shall conform to BS 1282.

Creosote shall conform to BS 144.

Varnish shall be 'Spinnaker' yacht varnish applied in accordance with the manufacturers instructions.

Where indicated sadolins shall consist of one shop priming coat and two site coats 'Sadolins PX65' all to manufacturers instructions.

16.0 IN GENERAL

On completion all floors to be cleaned out, all glass to be cleaned both sides and the house left in a clean and tidy condition.

All rubbish and builders material to be carted off site on completion.

All British standards refer to the latest relevant edition at time of construction or equivalent relevant Irish standards.

17.0 LANDSCAPING

All areas shall be cultivated to a minimum depth of 100mm and all large stones, perennial weeds and rubbish removed to a tip.

All topsoil shall be carefully conserved and additional topsoil shall be incorporated where necessary to provide a minimum depth of 150mm after relevening. Topsoil level shall be 25mm above adjoining pavings and 150mm below DPC level of buildings. Areas shall be levelled to data as indicated on drawings.

Prepare soil for planting by removing and spraying against weeds and supplying liberal amount of peat moss as deemed necessary for planting as indicated on drawing. Where necessary land drains shall be laid to take surface water from damp patches and ponding hollows.

Landscaper shall take sample of seed when delivered to site to be tested for purity and germination. Seed bed shall be raised or harrowed and rolled as necessary. Newly seeded areas shall be protected at all vulnerable points to prevent destruction of seedlings by pedestrians.

All planting must be carried out in suitable weather conditions and must be approved in advance.