

REF. NO.: 91A/0317

CERTIFICATE NO.: 14238B

PROPOSAL: House

LOCATION: Walestown Avenue, Portmarnock

APPLICANT: E. Grean

	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	£55	—		
B	Domestic Etc. (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 foregoing 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: Rull Grade: 8-0 Date: 13/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0317

CERTIFICATE NO: 24509

PROPOSAL: houses
 LOCATION: Waterstown Avenue, Palmerston
 APPLICANT: E. Cream

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£252	£32	£32	/		
	£216					
	£50p per MF in excess of 300MF Min. £40					
metres ²	£21.75 per MF of 240					
x .1 hect.	£225 per hect. of 2250					
x .1 hect.	£225 per hect. of 240					
x .1 hect.	£225 per hect. of 240					
	£2100					
x metres ²	£210 per MF of 240					
x 1,000m ²	£210 per 1,000m ² of 240					
x .1 hect.	£225 per hect. of 240					

Column 1 Certified: Signed: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O. Date: 13/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

SS only @

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

13 June 1991

LOCATION: Waterstown Ave, Palmerstown

APPLICANT: Mrs B. Crean

PROPOSAL: 2 storey det. house

REG. REF. 91A/0317

(2) Date referred:

30/7

POUL SEWER

Available as indicated.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 27-08-91
Time 4.30

(2) Rec'd Sec. Ser.
DUBLIN Co. COUNCIL
8 AUG 1991
Dispatched by
S.A.S. SERVICES
27 AUG 1991
Returned *J.P.*

SURFACE WATER

Available as indicated.

(5) Date to Planner

(6) Date to Planner

(7) D.P.O. report to be submitted before:

(8) D.P.O. report submitted to S.A.O.:

(9) Decision due:

J.P. 22/8/91

J.P. 22/8/91

ENDORSED

DATE

*Report rec'd. H. 29/7
from S.S. G.P. 29/7*

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

13 June 1991

LOCATION: Waterstown Ave., Palmerston

REG. REF. 91A/0317

APPLICANT: Mrs B. Green

PROPOSAL: 2 storey det. house

WATER SUPPLY

Water available. See
previous report.
C.D. 2/8/91
Paul Green 13/8/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 27.08.91
 Time 4.30

ENDORSED: *Green* DATE 23/8/91

(1) Date Lodged

13-6-91

A.I.

LOCATION: Waterstown Ave, Palmerstown

REG. REF. 91A/317

APPLICANT: Mrs. B. Crean

PROPOSAL: 2 storey detached house

(2) Date Referred:

SEWER

Available levels permitting.

No work is to commence on site prior to the establishment of the finished floor levels to the satisfaction of the B.B.L. dept. (In order to establish the an accept gradient on the foul drains.

DUBLIN CO. COUNCIL
(3) Rec'd Sanit. Serv.

24 JUL 1991

Returned from
SANITARY SERVICES
COUNCIL

-9 AUG 1991

Returned

(5) Dept. of Planning

FACE WATER

Available subject to the above comment.

(6) Date to Plan at

(7) D.P.O. report to be submitted before

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

Handwritten signature
25.7.91

(8) D.P.O. report submitted to S.A.C.:

Decision due:

ENDORSED

DATE

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

13-6-91

A.I.

LOCATION: Waterstown Ave, Palmerstown

REG. REF. 91A/317

APPLICANT: Mrs. B. Crean

PROPOSAL: 2 Storey detached house

WATER SUPPLY

Water available
 24 hrs storage required
 Separate service required
 Connections to be carried out by
 D.C.C at applicants expense

J. McKear
30/9/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date20.08.91.....
 Time4.00.....

ENDORSED:

[Signature]

DATE

1/8/91

(1) Date Lodged

13-6-91

A.I.

LOCATION:

Waterstown Ave, Palmerstown

REG. REF.

9M/317

APPLICANT:

Mrs. B. Cean

PROPOSAL:

2 storey detached house

(2) Date Referred:

SEWER

Available levels permitting.

No work is to commence on site prior to the establishment of the finished floor levels to the satisfaction of the B.B.L. dept. (In order to establish the an accept gradient on the foul drains.

DUBLIN CO. COUNCIL

(3) Rec'd San. Ser.

24 JUL 1991

Discontinued from DUBLIN CO. COUNCIL

SANITARY SERVICES

-9 AUG 1991

Returned

(5) Dept. of Planning

FACE WATER

Available Subject to the above comment.

(6) Date to Planner

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 13.08.1991
Time

(7) D.P.O. report to be submitted before

Handwritten signature
25.7.91

(8) D.P.O. report submitted to S.A.C.:

Decision due:

ENDORSED _____ DATE _____

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

13-6-91

LOCATION: Waterstown Ave, Palmerstown.

REG. REF. 91A/317

APPLICANT: Mrs. B. Crean

PROPOSAL: 2 Storey detached house

A.I.

WATER SUPPLY

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 13.08.1991
 Time.....

Water available
 24 hrs storage required
 Separate service required
 Connectors to be carried out by
 D.C.C at applicants expense

[Signature]
 30/7/91

ENDORSED: *[Signature]* DATE 1/8/91

P/3464/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0317

M

Date Received : 13th June 1991

Correspondence : Ballymore Homes Ltd,
Name and : Ballymore Eustace, T
Address : Co. Kildare.

ANTHONY M GALLAGHER
8 DALTRY ROAD,
DUBLIN 6.

CONTRIBUTION:	
Standard:	750
Roads:	
S. Serv:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Development : 2 storey detached house
Location : Waterstown Avenue, Palmerstown
Applicant : Mrs B. Crean
App. Type : Permission
zoning : A

(MG/AC)

A

Report of the Dublin Planning Officer dated 24 July 1991.

This is an application for PERMISSION for a two-storey detached house at Waterstown Avenue, Palmerstown, Dublin 20.

The proposed site has an area of 896 sq.m. (stated). It is located to the west of Waterstown Avenue, a small cul-de-sac to the north of Palmerstown Village.

Waterstown Avenue is located in an area zoned 'A' "to protect and provide for residential amenities" in the Dublin County Development Plan, 1983. It forms the main access to the Council's Waterstown Tiphead immediately to the north. Stewards Hospital Sports complex is also located to the north with access off Waterstown Avenue.

The subject site presumably originally formed part of the site of No. 5 Robin Villas (to the rear). It is a flat site with an extensive hedgerow along the 20 metre frontage. It adjoins existing housing (3 no. detached 2-storey houses) immediately to the south. There is existing housing opposite and also to the north.

The Council intend developing the aforementioned waterstown tiphead as a park. It is possible that access to this park will be from Waterstown Avenue.

(See Planning History on Previous Report)

Reg. Ref. No. 91A/0685 refers to a recent grant of planning permission for a two-storey house on the adjoining site to the north.

1

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0317

Page No: 0002

Location: Waterstown Avenue, Palmerstown

The site layout map submitted with the current application indicates the road boundary set back in line with that existing at adjoining properties. The proposed house is to be set back some 25ft. from the front boundary and will retain the building line established by existing houses to the south and the proposed house to the north. The proposed house will be located some 15ft. from the side boundary on either side of the site. It is a deeper house than that on the adjoining houses. However, as it is located to the north of these houses overshadowing will be minimal. The proposed house has a rear garden length of c. 22 metres.

Lodged plans provide for a 4 bedroomed two-storey house with a brick finish to front facade. Side and rear elevations have a rendered finish and are sufficient.

Sanitary Services report notes that the applicant has not indicated an acceptable foul drainage proposal - drawings show foul effluent to a surface water sewer.

Additional information was requested from the applicants on 6 May 1991 with regard to the following:

1. The method of drainage proposed by the applicant is unacceptable. The applicant is requested to submit revised proposals indicating how it is proposed to drain the site to a public foul sewer. This should include details of finished floor levels, invert levels and any necessary permissions to connect to the above-mentioned sewer through lands outside the ownership of the applicant. The applicant is requested to consult with the Sanitary Services Department, Dublin County Council, in this regard.

Additional information was submitted on 13.06.91. This included revised drawings indicating separate foul and surface water drainage and provided for a connection to the existing foul drain at Robin Villas through No. 5 Robin Villas. Correspondence was submitted by the owner of No. 5 Robin Villas, P. Price, giving his permission for the necessary connection through his lands.

~~Sanitary Services Department report~~

The proposed development is consistent with the zoning objective and is considered acceptable.

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



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0317

Page No: 0003

Location: Waterstown Avenue, Palmerstown

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 13.06.91 save as may be required by the other conditions attached hereto. SM
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £ 450 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. X
REASON: 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.
- 05 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.
- 06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 07 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0317

Page No: 0004

Location: Waterstown Avenue, Palmerstown

08 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.

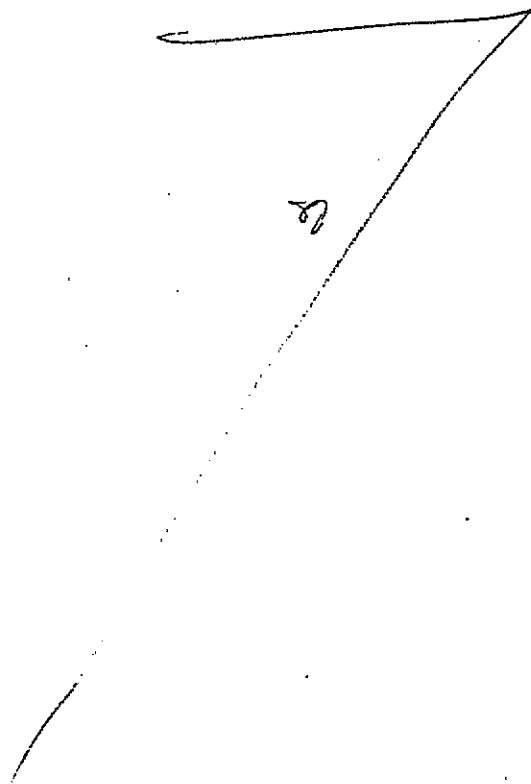
REASON: In the interest of reducing air pollution.

09 That the eastern boundary of the site at Waterstown Avenue be set back in line with the existing road boundary at the adjoining houses to the south. This scheme of road widening to be carried out to the requirements of the Council's Roads Department. In this regard a new footpath is to be constructed by the applicants at their own expense along the entire frontage of the site. The area between the existing carriageway and the new footpath is to be paved with Bitmac to the requirements of the Area Engineer, Roads Maintenance.

REASON: To comply with the requirements of the Roads Department.

Details to be submitted and agreed in writing with Planning Authority prior to commencement of development

NOTE: The site of the proposed development is located to the north of the Dublin County Council Waterstown Tiphead. It is the intention of the Council to develop this area as a park. It is possible that future access to this park maybe via Waterstown Avenue.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0317

Page No: 0005

Location: Waterstown Avenue, Palmerstown

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

[Signature]
.....
for Dublin Planning Officer

118
Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : 1 August 1991..... *[Signature]*.....
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8 July 1991.

SS only

②

Register Reference : 91A/0317

Date : 25th March 1991

Development : 2 storey detached house

LOCATION : Waterstown Avenue, Palmerstown

Applicant : Mrs B. Crean

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 8th March 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
- 2 APR 1991
SAN SERVICES

Paul Galvin
SANITARY SERVICES
PRINCIPAL OFFICER
6 MAY 1991
Returned *GL*

Date received in Sanitary Services

FOUL SEWER

Refusal recommended.

The applicant proposed to discharge the foul effluent to a surface water sewer.

The applicant has not indicated an acceptable foul drainage proposal.

SURFACE WATER

Available as indicated subject to no foul effluent being discharged to that system.

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

Blumhorm
25.9

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *08/05/91*
Time *12.00 P.M.*

GL.

Register Reference : 91A/0317

Date : 25th March 1991

.....
ENDORSED _____

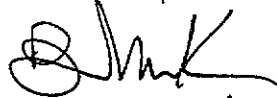
DATE _____

17/8
WATER SUPPLY

Notes available for the change required. Connection to existing system snubbing and elimination by DEC personnel at applicants expense. P. Lofley 12/4/91

.....
ENDORSED _____

DATE 3/5/91


12/4/91

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders****CONTRIBUTION:**

Standard:

Roads:

S Sers:

Open Space:

Other:

SECURITY:

Bond / C.I.F.:

Proposed 2 storey detached house at Waterstown Avenue,
Palmerstown for Mrs. B. Crean.Ballymore Homes Ltd.,
Ballymore Eustace,
Co. Kildare.Reg. Ref. 91A-0317
Appl. Rec'd: 08.03.1991
Floor Area: House: 123 sq. m.;
Garage: 12 sq. m.
Zoning: A

Cash:

Report of the Dublin Planning Officer, dated 2 May 1991

This is an application for PERMISSION for a two storey detached house at Waterstown Avenue, Palmerstown, Dublin 20.

The proposed site has an area of 896 sq. m. (stated). It is located to the west of Waterstown Avenue, a small cul de sac to the north of Palmerstown Village.

Waterstown Avenue is located in an area zoned 'A' "to protect and provide for residential amenities" in the Dublin County Development Plan, 1983. It forms the main access to the Council's Waterstown Tiphead immediately to the north. Stewards Hospital Sports complex is also located to the north with access off Waterstown Avenue.

The subject site presumably originally formed part of the site of No. 5, Robin Villas (to the rear). It is a flat site with an extensive hedgerow along the 20 metre frontage. It adjoins existing housing (3 no. detached 2 storey houses) immediately to the south. There is existing housing opposite and also to the north.

The Council intend developing the aforementioned waterstown tiphead as a park. It is possible that access to this park will be from Waterstown Avenue.

Reg. Ref. No. SA 352 refers to a 1979 refusal of permission for 3 houses at Robin Villas (adjoining the current site to the south). Reasons for refusal referred inter alia to the proximity to a national primary route and the location of the site in close proximity to the tiphead and the future Waterstown Park.

Reg. Ref. No. SA 1612 refers to a grant of permission by An Bord Pleanala for 3 no. houses at the above mentioned site the subject of Reg. Ref. No. SA 352.

Reg. Ref. No. SA 1208 refers to a grant of outline permission by An Bord Pleanala (following a refusal by Dublin County Council for a bungalow on a site to the east of Waterstown Avenue.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 storey detached house at Waterstown Avenue, Palmerstown for Mrs. B. Crean.

(Continued)

Reg. Ref. No. TA 1400 refers to a grant of approval for a bungalow at this site. (SA 1207)

Reg. Ref. No. TA 2056 refers to a grant of permission for change of house type to the 3 no. houses the subject of Reg. Ref. SA 1612 mentioned above.

Reg. Ref. No. WA 2153 refer to a grant of permission for revised elevational drawings to houses erected on site at No. 1 Robin Villas.

The site layout map submitted with the current application indicates the road boundary set back in line with that existing at adjoining properties. The proposed house is to be set back some 25 ft. from the front boundary and will retain the building line established by existing houses to the south. The proposed house will be located some 15 ft. from the side boundary on either side of the site. It is a deeper house than that on the adjoining houses. However, as it is located to the north of these houses overshadowing will be minimal. The proposed house has a rear garden length of c. 22 metres.

Lodged plans provide for a 4 bedroomed two storey house with a brick finish to front facade. Side and rear elevations have a rendered finish. Side elevations have windows at first floor level. However, these are to various bedrooms/landing and can be conditioned as obscure glass to prevent overlooking.

Sanitary Services report notes that the applicant has not indicated an acceptable foul drainage proposal - drawing show foul effluent to a surface water sewer.

The proposed development is acceptable in principle. However,

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

1. The method of drainage proposed by the applicant is unacceptable. The applicant is requested to submit revised proposals indicating how it is proposed to drain the site to a public foul sewer. This should include details of finished floor levels, invert levels and any necessary permissions to connect to the above mentioned sewer through lands outside the ownership of the applicant. The applicant is requested to consult with the Sanitary Services Department, Dublin County Council, in this regard.

(MG/DK)

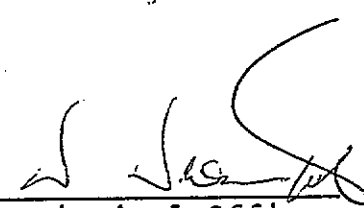
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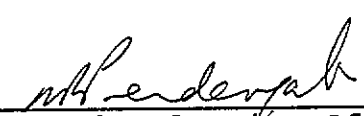
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 2 storey detached house at Waterstown Avenue, Palmerstown for Mrs. B. Crean.

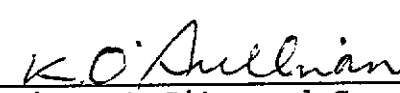
(Continued)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

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

Dated: 6 May, 1991.


Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.

Register Reference : 91A/0317

Date : 25th March 1991

.....
ENDORSED _____ DATE _____

^{11/8}
WATER SUPPLY. Notes available. For the storage
request. Connection to existing
system including and observation
by DOE personnel at applicants
expense. P. Lofley 12/4/91

.....
ENDORSED _____ DATE _____
[Signature] 12/4/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

20th September, 1991

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

LOCATION: Waterstown Avenue, Palmerstown
PROPOSED DEVELOPMENT: Two-Storey Detached House
APPLICANT: Mrs. B. O'nean
PLANNING REG.REF.: 91A/317
DATE OF RECEIPT
OF SUBMISSION: 9th September, 1991

A Chara,

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

Compliance with Conditions

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Anthony M. Gallagher, Architect,

8 Dartry Road,

Dublin 6



ANTHONY M. GALLAGHER
BArch MR IAI RIBA
ARCHITECT

8, Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

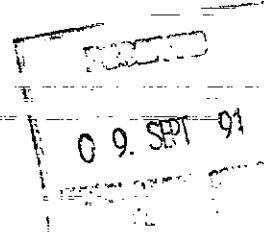
Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/317
1-0-0
G.M.H.

06.09.1991

RE: - Two Storey Detached House at
Waterstown Avenue, Palmerstown.

Register Reference 91A/0317
Condition #9.



Dear Sirs,

As required by condition #9 of the notification of decision to grant permission dated 2/8/1991, I write to advise you of the proposals to provide a footpath and extend the carriageway along the frontage of the site to Waterstown Avenue.

I have reviewed this matter with Mr Brian White, Area Engineer, and the following specification is to be followed in the execution of this work to comply with condition #9:-

- [1] Footpath:- 100mm thick 30 Newton concrete on minimum 150mm approved hardcore; width and surface finish to match adjacent footpath.
- [2] Carriageway:- 38mm thick [14mm] wearing course of Dense Bitumen Macadam on 62mm thick [20mm] Basecourse of DBM on 75mm thick [28mm] Roadbase of DBM on 225mm thick Hardcore [MOT grade].

Surface water drainage to be by 225mm diameter concrete pipe with heavy duty Grade A road gully.

I would be obliged to receive confirmation that these proposals are acceptable to your Department and I look forward to hearing from you in due course.

Yours sincerely,

A M Gallagher.



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

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

Decision Order Number : P/ 3464 /91 Date of Decision : 1st August 1991

Register Reference : 91A/0317 Date Received : 13th June 1991

Applicant : Mrs B. Crean

Development : 2 storey detached house

Location : Waterstown Avenue, Palmerstown

Time Extension(s) up to and including :

Additional Information Requested/Received : 060591//130691

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 in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...⁹... ATTACHED.

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

Date:.....^{2/8/91}.....

Ballymore Homes Ltd,
Ballymore Eustace,
Co. Kildare.

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/0317
Decision Order No. P/ 3464 /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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 13.06.91 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £750. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: 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.
- 05 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.
- 06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 07 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.
- 08 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.
REASON: In the interest of reducing air pollution.
- 09 That the eastern boundary of the site at Waterstown Avenue be set back in line with the existing road boundary at the adjoining houses to the

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)

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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

Reg.Ref. 91A/0317

Decision Order No. P/ 3464 /91

Page No: 0003

south. This scheme of road widening to be carried out to the requirements of the Council's Roads Department. In this regard a new footpath is to be constructed by the applicants at their own expense along the entire frontage of the site. The area between the existing carriageway and the new footpath is to be paved with Bitmac to the requirements of the Area Engineer, Roads Maintenance. Details to be submitted and agreed in writing with the Planning Authority prior to commencement of development.

REASON: To comply with the requirements of the Roads Department.

NOTE: The site of the proposed development is located to the north of the Dublin County Council Waterstown Tiphead. It is the intention of the Council to develop this area as a park. It is possible that future access to this park maybe via Waterstown Avenue.

NOTES

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



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

Register Reference : 91A/0317

Date : 18th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 storey detached house
LOCATION : Waterstown Avenue, Palmerstown
APPLICANT : Mrs B. Crean
APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 13th June 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Ballymore Homes Ltd,
Ballymore Eustace,
Co. Kildare.



ANTHONY M. GALLAGHER
BArch MRIAI RIBA
ARCHITECT

8. Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

The Principal Officer,
Dublin County Council,
Planning Department,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

11.06.1991

RE:- ADDITIONAL INFORMATION
2-Storey Detached House, Waterstown Avenue, Palmerstown
Submitted by:-
Ballymore Homes Ltd., Ballymore Eustace, Co Kildare.
on behalf of :-
Mrs B Crean.

Reg no:- 91A/317

Dear Sirs

I refer to your letter of 6th May 1991 and enclose herewith
4 copies of drawing P.001 which has been amended to show the
connection to the foul sewer in Robin villas, located to the
rear of the development.

A meeting has been held on site with Mr Gary O'Brien of the
Sanitary Services section of Dublin County Council and he
has pronounced himself satisfied that the connection to the
sewer is feasible; this will be carried out to the County
Council's requirements.

A letter confirming the consent of the owner of the property
traversed by the drain will be submitted under separate
cover.

Yours sincerely,

amgallagher
A M Gallagher.

13. JUN 91

3.4.0

A-I.
91A/317



ANTHONY M. GALLAGHER
BArch MRIAI RIBA
ARCHITECT

8, Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

The Principal Officer,
Dublin County Council,
Planning Department,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

14.06.1991

RE:- ADDITIONAL INFORMATION
2-Storey Detached House, Waterstown Avenue, Palmerstown
Submitted by:-
Ballymore Homes Ltd., Ballymore Eustace, Co Kildare.
on behalf of :-
Mrs B Crean.

Reg no:- 91A/317

Dear Sirs

I enclose herewith the letter of authorisation permitting
the foul sewer connection through the rear garden of #5
Robin villas to facilitate the proposed development on
Waterstown Avenue.

Yours sincerely,

A M Gallagher.

17 JUN 91

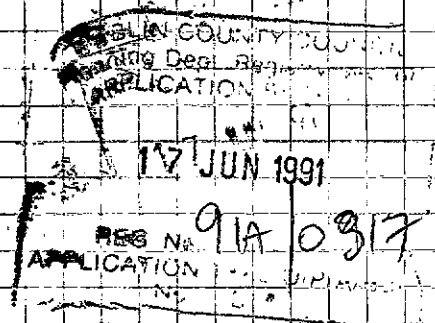
5 Robin Villas,
Palmerstown,
Dublin 20,
Ireland.
11-6-1991

To whom it may concern,

This is to state that I, Peadar Price, of
the above address, do hereby give my permission,
to Mrs. B. Cean, to allow the drain from Robin
Villas to be brought through my garden and
connected to a residence at the rear of
5 Robin Villas, on Waterstown Avenue.

Signed, Peadar Price

Peadar Price.



COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

4 July 1991

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

LOCATION: Waterstown Ave, Palmerstown
PROPOSED DEVELOPMENT: 2 storey det. house
APPLICANT: Mrs B. Crean
PLANNING REG. REF.: 91A/0317
DATE OF RECEIPT OF SUBMISSION: 13 June 1991

A Chara,

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

Building Bye Law Approval.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Anthony M. Gallagher,

8 Dartry Rd,

Dublin 6.



ANTHONY M. GALLAGHER
BArch MR IAI RIBA
ARCHITECT

8, Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

The Principal Officer,
Dublin County Council,
Building Control Section,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.

on log for R.I.

B.B.C
91A/317
1.4.0.

11.06.1991

RE:- 2-Storey Detached House, Waterstown Avenue, Palmerstown
Submitted by:-
Ballymore Homes Ltd., Ballymore Eustace, Co Kildare.
on behalf of :-
Mrs B Crean.

Reg no:- 91A/317
Order No:- BBL/1228/91

BYE LAW APPLICATION.
REC. NO. **N 41572**
£30.00

Dear Sirs,

I refer to your disapproval notice dated 30th May 1991 and formally re-apply for Approval under the Building Bye-Laws.

I enclose herewith my cheque in the prescribed amount of IR30.00.

I enclose also two copies of the drawings P.001 & P.002; the drainage proposals have been revised following a meeting on site with Mr Gary O'Brien of Dublin County Council Sanitary Services Section.

I look forward to hearing from you in connection with these proposals.

Yours sincerely,

A M Gallagher
A M Gallagher.

13. JUN 91

CSMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 41592

PAID BY
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£30.00

Received this 13th day of June 1991

from A. Gallagher,
8 Dartry Rd.,
D.6

the sum of thirty Pounds

Pence being 100

~~bye-law application at 91A/317~~

Noelene Deane Cashier

S. CAREY
Principal Officer

[Signature]

Ballymore Homes Ltd.,
Ballymore Eustace,
Co. Kildare.

Reg. Ref. 91A-0317

6 May 1991

Re: Proposed 2 storey detached house at Waterstown Avenue,
Palmerstown for Mrs. B. Crean.

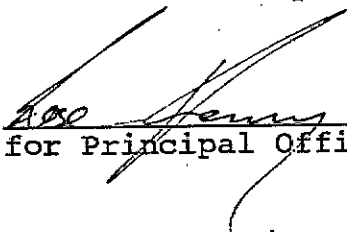
Dear Sir/Madam,

With reference to your planning application, received here on 8th March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The method of drainage proposed by the applicant is unacceptable. The applicant is requested to submit revised proposals indicating how it is proposed to drain the site to a public foul sewer. This should include details of finished floor levels, invert levels and any necessary permissions to connect to the above mentioned sewer through lands outside the ownership of the applicant. The applicant is requested to consult with the Sanitary Services Department, Dublin County Council, in this regard.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/0317

Date : 11th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 storey detached house

LOCATION : Waterstown Avenue, Palmerstown

APPLICANT : Mrs B. Crean

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 8th March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Ballymore Homes Ltd,
Ballymore Eustace,
Co. Kildare.



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 WATERSTOWN AVENUE,
(if none, give description sufficient to identify) PALMERSTOWN, DUBLIN 20

3. Name of applicant (Principal not Agent) MRS B. CREAN,
Address WATERSTOWN AVENUE. Tel. No. 6265613.

4. Name and address of person or firm responsible for preparation of drawings BOLLYMORE HOMES LTD,
BOLLYMORE EVSTACE,
CO KILDARE Tel. No. 045-65164.

5. Name and address to which notifications should be sent AS AT #4.

6. Brief description of proposed development TWO STOREY DETACHED HOUSE

7. Method of drainage MAIN SEWER 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 or use when last used.
(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?

11. (a) Area of Site 896 Sq. m.
(b) Floor area of proposed development HOUSE = 1239m²; GARAGE = 1259m² Sq. m.
(c) Floor area of buildings proposed to be retained within site — Sq. m.

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

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:
IN SUBSTANTIAL COMPLIANCE WITH D.B.R.

15. List of documents enclosed with application.
NEWSPAPER NOTICE
APPLICATION FORM
CHIEVE
SPECIFICATIONS X4
P.001 X4; P.002 X4.

CO. DUBLIN permission sought for 2 storey detached house at Waterstown Ave., Palmerstown, for Mrs. B. Crean

16. Gross floor space of proposed development (See back) 135 Sq. m.

No of dwellings proposed (if any) ONE Class(es) of Development 1
Fee Payable £ 87 Basis of Calculation 32 + 55 = 87
If a reduced fee is tendered details of previous relevant payment should be given

ANTHONY M. GALLAGHER Sq. m.
B. Arch. MRIA RIBA
ARCHITECT
8 Darry Road, Dublin 6, Ireland

Signature of Applicant (or his Agent) [Signature] Date 6/3/91

Application Type P/BPL FOR OFFICE USE ONLY
Register Reference 91N 0317
Amount Received £ 18.4
Receipt No
Date

DYE / BY APPLICATION
#55 N34485

#32 1/13
N34145

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
8 MAR 1991

Irish
Ches
25/4/91

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

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

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

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N-34145

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

£ 27 00

Received this 11th day of March 1991

from William Thomas Hill
William Thomas Hill
to William Thomas Hill

the sum of 27 Pounds

Pence, being 00

for application at Waterston Hill

Abel De Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

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

[RECEIPT CODE BOX]

BYE LAW APPLICATION.

REC. No. N 34485

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

£ 10.00

Received this 11th day of March 1991

from Anthony House Ltd.
Phoenix Station
in relation to

the sum of 10.00 Pounds

being 10.00 Pence, being 10.00

for bye law application at Phoenix Station
M. O'Connell Cashier S. CAREY Principal Officer

Ballymore Homes Ltd.,
Ballymore Eustace,
Co Kildare.

SPECIFICATION OF WORK TO BE EXECUTED
AND MATERIALS TO BE USED
IN THE CONSTRUCTION OF:-

Two Storeyed House -at- Waterstown Avenue, Palmerstown,
Dublin 20.

-for- Mrs B Crean,
Waterstown Avenue, Palmerstown,
Dublin 20.

DUBLIN COUNTY COUNCIL
Planning & Building Section
APPROVED FOR CONSTRUCTION
03 MAR 1991
91A/0317

CONTENTS

- 1.0 Excavation & Substructure
- 2.0 Blocklaying & Concreting
- 3.0 Carpentry & Joinery
- 4.0 Ironmongery & General
- 5.0 Roofing
- 6.0 Plastering
- 7.0 Plumbing
- 8.0 Drainage
- 9.0 Electrical Installation
- 10.0 Protective Painting.

1.0 Excavation & Substructure

1.1 Site

The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

1.2 Preparing Site

Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable matter to a depth of at least 6".

1.3 Excavations

The trenches shall be excavated to the depths and widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 3'0" below finished ground level and kept clear of water before concreting.

Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

1.4 Foundations

Foundations shall be concrete mix A, to widths and depths indicated on drawings and reinforced as necessary. Where foundations are stepped they shall overlap at least 24".

1.5 Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete (mix A) to heights and widths shown on drawings.

1.6 Cement

Cement shall be normal Portland Cement in accordance with I.S 1 and stored under dry conditions.

1.7 Lime

Hydrated Lime to be to I.S. 8.

1.8 Water

Water to be clean and free from harmful impurities.

1.9 Sand & Aggregates

Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S 5 and to sizes set out below:-

Concrete Mix	Aggregates Maximum size	Nominal Mix Cement	Nominal Mix Fine Aggreg.	Graded Coarse Aggreg.	28 Day Strength Newt./sq mm
A	1.5"	1	2	5	14
B	.5"	1	2	4	21
C	.87"	1	2	5	-

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

1.10 Cement Mortar

Shall be 1 part cement to 3 parts sand.

1.11 Lime mortar

Shall be 1 part hydrated lime to 6 parts sand

1.12 Gauged mortar

Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.13 Strong Gauged Mortar

Shall be 5 parts lime mortar with 1 part cement immediately before use.

1.14 Additives

Plasticisers, waterproofers, sealers and bonding agents shall only be used in accordance with the manufacturer's instructions.

2.0 Blocklaying & Concreting

2.1 Blockwork

Concrete blocks shall be in accordance with I.S 20 and bricks, if clay, in accordance with I.S 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 3' lower than another.

2.2 Cavity Walls.

Walls shall be formed with two solid leaves of 4.5" brick or block with a 3.5" cavity between. Outer and inner leaves to be tied together with approved galvanised or stainless steel ties at 36" centres horizontally and 18" centres vertically in a staggered fashion; 40mm aerobord cavity insulation to be installed using proprietary restraining clips. Care to be taken that mortar dropping in to the cavity or lying on ties is cleaned out through openings left for the purpose. The head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend not more than 4.5" below the d.p.c and shall provide for drainage of moisture to the outside at the base.

2.3 Hollow block walls

9" hollow block shall be plastered externally. Bedding mortar shall be confined to abutting surfaces and shall not enter the cavities of the block.

2.4 Opes in external walls

Where any duct, pipe, etc., is required to penetrate through an external wall it shall be so arranged as to prevent the ingress of moisture.

2.5 Pointing

All wall finishes finished without plastering shall be pointed in the building mortar as the work proceeds or the joints may be raked out 20mm deep and pointed in cement mortar.

2.6 D.P.C.

The damp proof courses shall be polythene in accordance with B.S 743 or bitumen sheeting on hessian or canvas base in accordance with I.S 57, laid to prevent the passage of moisture and lapped adequately at joints all as described below:-

In all ground floor walls and chimney breasts to full width and stepped as necessary; in cavity walls in both inner and outer leaves separately and shall be laid not less than 6" over finished ground level or paved area

or highest ground within 3' of the house.
At sides of opes in cavity walls and over all opes 10" longer than opes and stepped down and outward to prevent ingress of moisture from outer to inner leaf. Under and turned up at ends and back of all cills and external room ventilators and recessed edges of all concrete roof slabs.

In all chimney stacks immediately above the level of the roof flashing and under all cappings and copings. Where the water proofing membrane in a concrete floor is not level with the wall D.P.C care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

2.7 Lintels

Accepted patent or proprietary lintels with current Agreement certificate to be used in accordance with manufacturer's instructions.

2.8 Window Cills

Concrete window cills to I.S. 89, adequately reinforced, seated, rebated, weathered and throated and set in gauged mortar on D.P.C as previously specified, turned up at back and ends. The edge of the cill to project 3" from the finished external face of the wall.

2.9 Chimney Breasts and Stack.

Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 4.5" bedded in gauged mortar with splayed r.c lintel over the fire ope. Each fireplace recess shall have 9" solid incombustible material to sides and back excluding any fireback, carried up the full height of the recess. Each fireplace shall have an independent flue, separated by not less than 4.5" of solid incombustible material [excluding the thickness of any flue liner] from any other flue. Each flue shall be lined with fireclay liners to I.S 51 not less than 8" internal diameter, backed with weak mortar and carried 6" above the capping. Splayed liners will be used in forming bends to flues. Chimney stacks over roof shall be built of 4.5" solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks, the use of decorative blocks, bricks or natural stone may cause dampness - special care in construction and in the placing of the D.P.C is necessary.

Capping to stack shall be of reinforced concrete [mix C] weathered and throated, not less than 3" thick at

ridge and haunched up around pots. Top of stack excluding chimney pots to be 24" over ridge level.

The construction of the Chimney to conform in all respects to Dublin County Council Building Bye-Laws #34-#39, both inclusive.

2.10 Fireplaces, Heating Units, Cookers.

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into the flue. Enclosed cookers and heating units to be fitted in accordance with manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 18" from the face of the appliance all round.

2.11 Hearths

Ground floor hearths shall be 6" finished fine on hardcore as necessary. All hearths to be 6" wider than the fire opening on each side and to project 18" from face of the breast.

2.12 Paved Yard

Provide 150 sq ft of impervious yard laid to falls on suitably prepared base and immediately adjacent to the rear door.

2.13 Concrete Floors

All concrete ground floor shall be laid on a bed of clean hardcore not less than 6" thick and well consolidated. Soft material shall not be used in making up levels under floors. Concrete ground floor shall be laid 6" thick (mix B) finished fine and laid on a continuous damp proof membrane on a layer of fine sand and turned up at edge of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge. Provide 39" x 1" perimeter insulation beneath concrete slab.

2.14 Screen & Garden Walls

Screen or garden walls shall not abut main walls of the house.

3.0 Carpentry & Joinery

3.1 Timber

Timber shall be sound, free from disease and insect

infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S 96. Timber for carpentry to be white deal; timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

3.2 Preservative

Soft wood used externally to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge boards and fascias to be primed before fixing.

3.3 Roof Timbers.

Wall plates 3"x4" fully treated with preservative, halved and spiked at headings and angles, set level and secured by proprietary galvanised metal straps at 36" intervals.

Valley and gutter boards 1" x 9" wrought, treated with preservative and secured to rafters.

Soffit 8"x.75" WBP plywood.

Fascia 1"x7" wrought deal well secured to rafters and pressure treated with preservative.

3.4 Roof Trusses

Roof trusses to IS 193(P) braced adequately diagonally as recommended by Eolas and Manufacturer and spaced not more than 24" apart.

Trimmers and trimming joists 3" thick and depth of joist to opes and chimney breasts and kept 2" clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5 Grounds

Pretreated timber grounds shall be securely built in to provide means of fixing frames and trimmings.

3.6 Stud Partitions

Studs, head and sole pieces and bridging 3"x2" at 16" centres. Sole pieces to be well spiked to floor; provide 2 rows of horizontal noggins.

3.7 Windows

Timber sashes and frames to be made from standard machine prepared sections pressure impregnated with preservative. Wood casement windows to IS 63.

The glazed area shall not be less than 10% of the floor area of the room.

Opening area to be not less than 5% of the floor area of the room.
Window boards to be 1.5" wrought, moulded on edges and corners and secured to grounds.

3.8 External Door Frames

External door frames shall be machine prepared 3"x4.5" wrought deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks; the feet of external door frames should not, under any circumstances, rest on external paving or step.

3.9 Internal Door Frames

1.5" thick wrought deal with .5" planted stops, secured to grounds.

3.10 External Door

To IS 48 or IS 52, hung on 1.5 pairs of 5" steel butt hinges.

3.11 Internal Doors

Internal doors to habitable rooms to IS 48 or IS 52 hung on 1 pair of 4" steel butt hinges.

3.12 Trap Door

Form trap door 20" square of half hour fire resisting board suitably located to give access to roof space.

3.13 Hot Press

Hot press to have not less than 2 sq yds of spar shelving, 1"x1.5" wrought at 3" centres supported on 1"x1.5" battens.

3.14 Fitments

All fitments and built in units shall be of such design, material and workmanship as to satisfy completely the demands of normal usage.

3.15 Trimmings

Skirtings .75"x4" wrought deal to all floors well fixed to grounds.

Architraves may be .75" wrought deal to form neat joint mitred at angles and securely fixed to grounds.

4.0 Ironmongery & General

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4.1 Eaves Gutters and Rain water pipes:

Rainwater goods to be of seamless aluminium, ogee profile or other approved section supported on suitable brackets at not more than 6' centres in the case of downpipes and not more than 36" centres in the case of gutters and jointed in accordance with the manufacturers instructions. Provide and fit all stop ends, angles and drop nozzles, swannecks, hopper heads and shoes. Rainwater pipes to discharge 2" over gully grating.

4.2 Sash Fittings

All sash openings to be fitted with strong metal fasteners.

4.3 Door Fittings

Internal doors shall be hung on one pair 4" steel butt hinges and fitted with suitable morticed lock complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1.5 pairs 5" steel butt hinges. Entrance door to be fitted with cylinder night latch and external pull handle. Provide and fit letter plate on or near door. Other external doors to be fitted with bolt or mortice lock suitable for external use.

4.4 Ventilation Grids

External openings to 9"x9" ventilators shall be fitted with galvanised cast iron, aluminium, concrete or upvc louvred grids.

5.0 Roofing

5.1 Sarking Felt

Untearable sarking felt to IS 36 shall be laid under all slates and tiles and carried down into eaves; felt to be carried fully over ridge and lapped in accordance with manufacturer's instructions.

5.2 Laths or Battens

Battens to be 2" x 1.5". Tilting fillet to be provided at eaves.

5.3 Concrete roof tiles

Concrete roof tiles to be laid strictly in accordance with the manufacturer's instructions.

Tiles to be neatly trimmed where necessary. Part tiles to be adequately secured.

Drip overhangs to be provided at eaves and valley gutters.

At verges, tiles to oversail face of barge by 2" and to be neatly pointed in suitable coloured sand/cement mortar.

Ridge tiles and hip tiles to be bedded in gauged mortar and pointed in cement mortar suitably coloured; bedding and pointing to be done in one operation.

Provide and fit suitable hip hooks screwed to ends of rafters with non ferrous screws.

5.4 Flashings

Valley gutters, cover flashings and flashings to chimney shall be 20 gauge super purity aluminium (16 gauge to valleys and parapet walls) -or- Code 5 lead -or- accepted proprietary systems.

To chimneys, flashings to consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings will be stepped, wedged and pointed into brick joints corresponding to location of DPC. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 1"x9" wrought boarding treated with wood preservative and turned up at edges or under roof felt.

6.0 Plastering

6.1 External Plastering

9" hollow block walls:- scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement; 1 lime; 6 sand). The total thickness of plaster to be .75". The second coat to be finished nap or smooth or combed for rough cast or pebbledash or prepared for proprietary finish.

12" cavity walling to be scudded and finished with one coat plaster as above, .5" thicknes overall.

6.2 Roughcast

Roughcast to consist of 5-6 parts washed sand and pebbles; 1 part lime; 1 part cement.

6.3 Reveals

Plaster reveals to opes shall be .75" thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

6.4 Plinths

Plaster plinths to be finished smooth and neatly struck at top edge.

Plaster to extend below finished ground level.

6.5 Internal Plastering

Scud walls and plaster one coat .5" thick in 1 cement; 1 lime; 6 sand. Finish with neat Gypsum plaster skim or a grey coat of gauged mortar applied with wood float. Alternatively, proprietary finishes may be used to manufacturers instructions.

6.6 Stud Partitions & Ceilings

Stud partitions and ceilings to be covered with patent plaster sheets all erected jointed and finished to manufacturers instructions.

All wall plastering should be carried behind skirtings and architraves. All internal wall and ceiling finishes, including decorative finishes, shall comply with Chief Fire Officers requirements.

6.7 General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good to holes for pipework etc. Plasticisers, water proofers, sealers and bonding agents to be used only in accordance with the manufacturers instructions.

7.0 Plumbing

7.1 Service Pipe

The incoming service pipe to be .75" diameter laid in trench 24" deep and connected to internal stopcock.

7.2 Cold water supply

From stopcock take .5" cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 120 gallons. Tank to be covered and adequately supported over partitions and at such a height as to ensure the proper working of the system. Provide 1" overflow from tank to discharge externally. Connect to service tank 2" over bottom of tank and take 1" feed to 40 gallon hot water cylinder to IS 161 with .75" branch over top of cylinder to bath and .5" connections to wash hand basin and w.c.

7.3 Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes where appropriate shall be as recommended by the manufacturer of the heating apparatus. A .75" copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank with a .75" connection to bath and .5" connections to sink and wash hand basin.

7.4 General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account is a stop cock to be fitted on an expansion pipe.

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes to IS 123, 134, or 135 where used shall be fixed at least 3" clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips. Storage tanks and pipes to be insulated against frost where necessary.

7.5 Sink

Provide and fit in kitchen stainless steel sink and drainer to IS 132, suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 30" over floor level. Form enclosed press with raised floor and recessed plinth under sink and drainer.

7.6 Bath and Wash hand basin

Fit where indicated a bath in vitreous enamelled cast iron or other approved material, minimum length 5'6" nominal and panelled as necessary and vitreous china wash hand basin suitably supported and secured. Both to be provided with adequate overflow.

7.7 Plugs, Taps, Wastes & Taps

.5" hot and cold chrome plated brass taps to be fitted to sink and wash hand basin and .75" do. to bath, complete with cleaning eye and copper, lead or approved plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging into gully trap.

7.8 W.C Suite

Provide and fit where indicated on drawings wc suite

and cistern to IS 70 all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow. Pipes shall not be jointed within the thickness of the walls.

8.0 Drainage

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8.1 Trenches

Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain.

8.2 Drain

The main and branch drains shall be 4" diameter laid to continuous falls of not less than 1:60 and not more than 1:30, with bends and junctions, splayed in the direction of flow where required and in straight lines from access chamber to access chamber. The drain shall be PVC with flexible joints all laid on continuous bed in concrete mix B 4" thick and 12" wide for full length of each pipe and haunched halfway up the pipe after testing and clean pipe internally as necessary after each joint is made.

8.3 Backfilling

Immediately over pipe back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 Drains under Buildings

Drains shall not be taken under any buildings unnecessarily but where this is unavoidable, pipes shall be cast iron or encased in 6" of concrete [mix B] or otherwise to Local Authority Requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drain.

8.5 A.J'S., Manholes, Drop Manholes.

Armstrong junctions or manholes as appropriate shall be provided at each change in direction or gradient of drain and of such dimensions and spacing to permit easy cleaning of the system. Manholes shall be built in 9" solid concrete blockwork on 6" thick concrete [mix B] base with glazed channels, bends and branches suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron or hot dipped

galvanised steel frame and cover. Covers to have provision for lifting. Where required by Local Authority, outfall manholes will be formed with interceptor trap complete with stoppered cleaning eye and air inlet.

8.6 Gullies & AJ's

Gullies and Armstrong junctions to be set level, supported on 6" bed of concrete [mix B] and connected to drain as previously described. AJ's shall have frame and cover of UPVC, or hot dipped galvanised steel.

8.7 Gully Traps

Gully traps shall be set in dished concrete surround to take wastes from bath, sink, whb and discharge from rain water pipes and shall be fitted with cast iron, aluminium or other suitable grid.

8.8 Vent shaft

At head of drain carry up 4" internal diameter vent pipe over eaves to a height of 36" over window head secured with proper brackets and fitted with cowl.

8.9 Testing

Test plumbing installation and drainage system on completion to ensure efficient working of systems and as may be required by the Local Authority.

9.0 Electrical Installation

9.1 Installation

The electrical installation is described in the drawings and is to conform to "The National Rules for Electrical Installations" as published by the Electro Technical Council of Ireland. Conduit shall be used where cable is buried in plaster. Joists shall not be notched - where necessary the cable to be taken through holes bored in the centre of the joist.

10.0 Protective Painting.

10.1 Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain

the best possible finish.

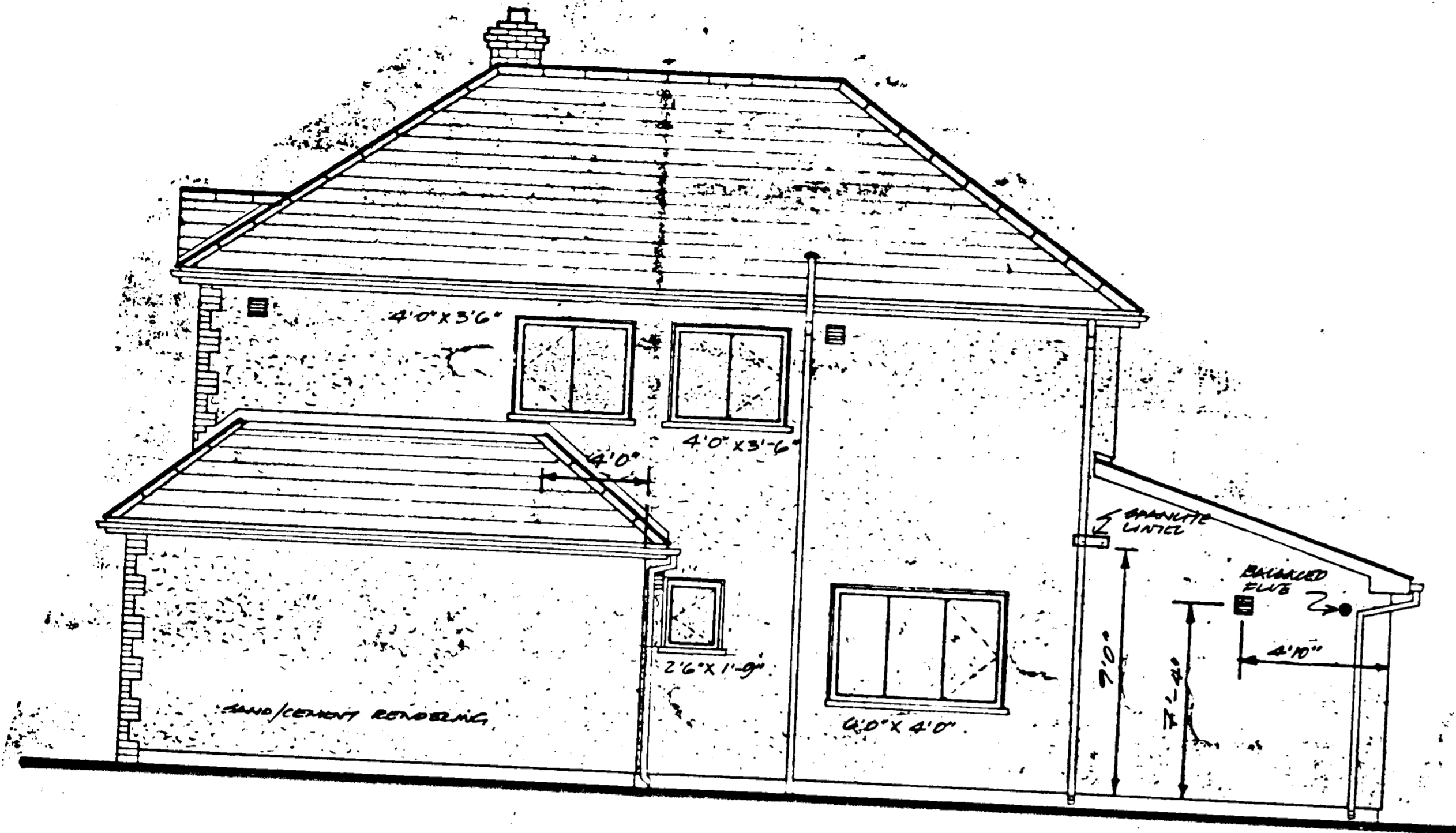
10.2 Paints.

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

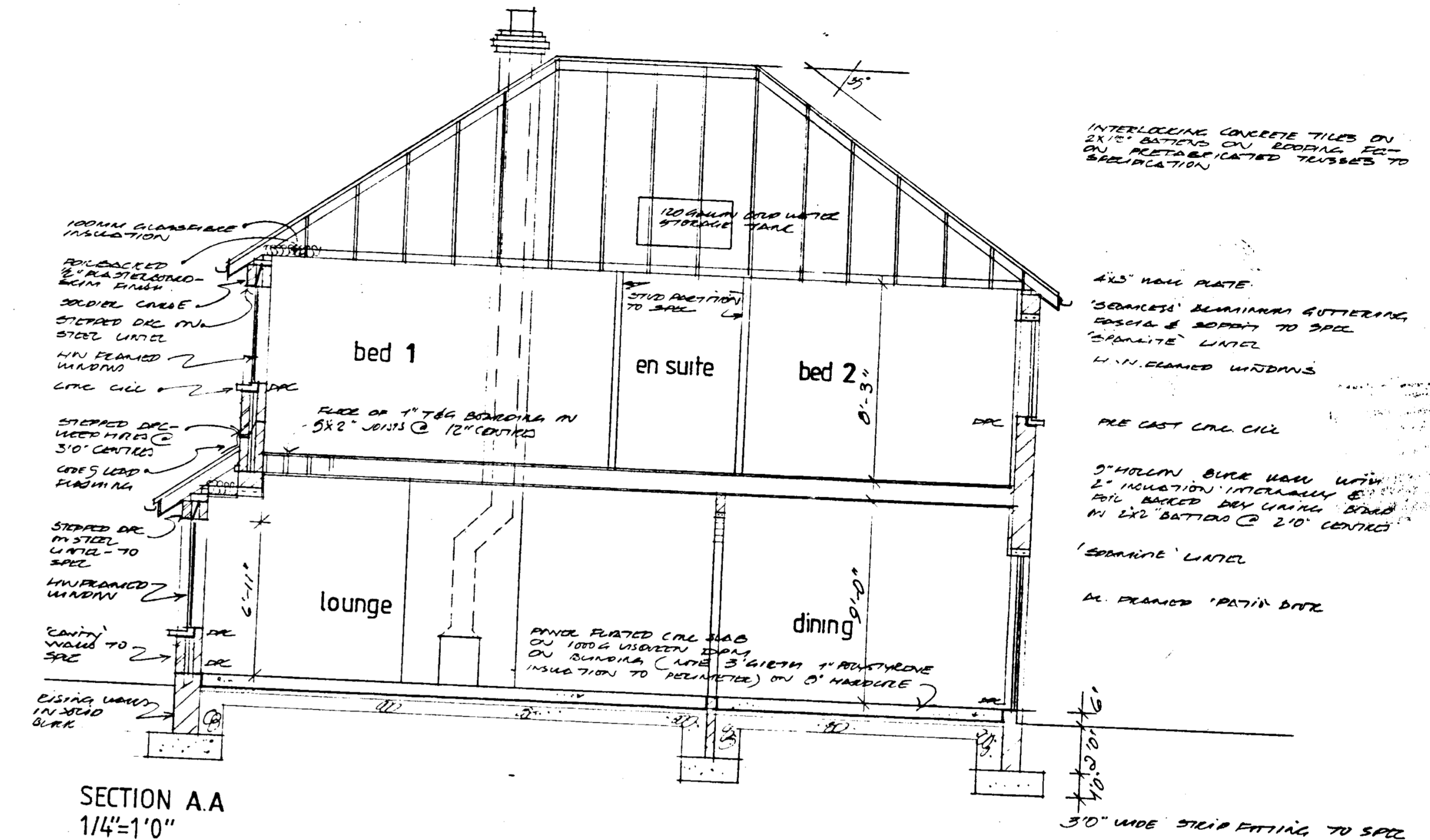
10.3 Woodwork

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

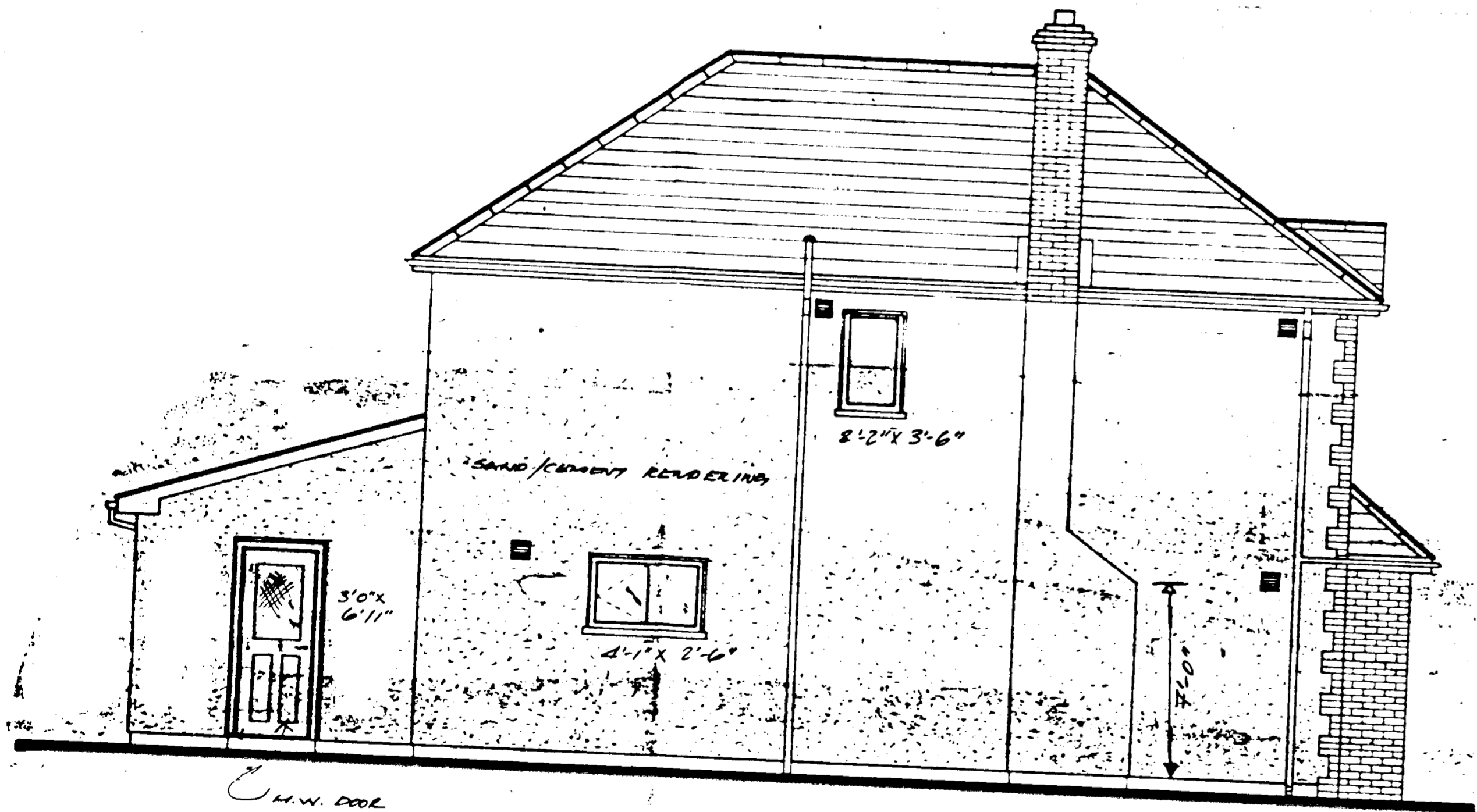
Decorative hardwoods can be treated traditionally internally and shall be oiled or treated with suitable preservatives externally or may be painted or varnished as previously specified.



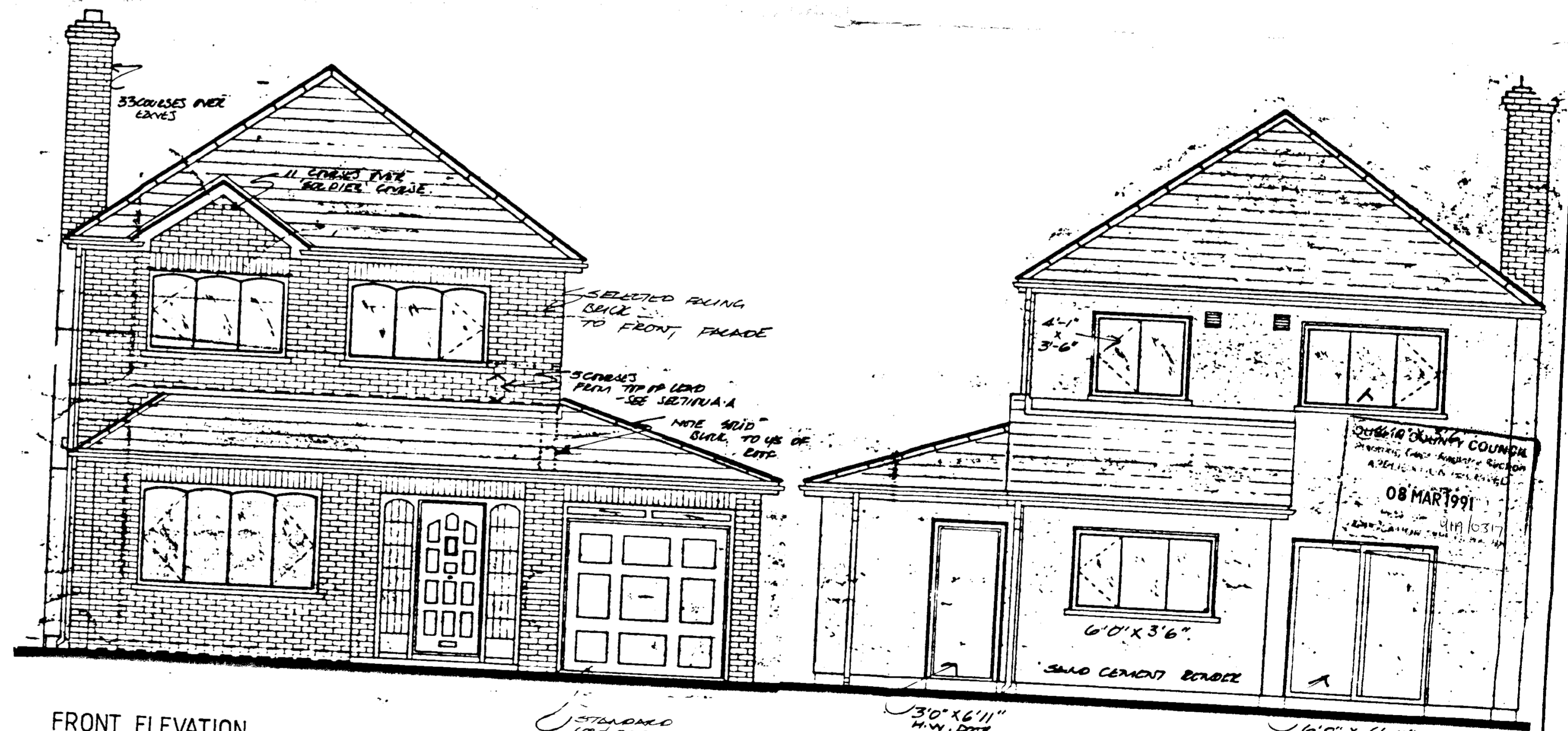
NORTH GABLE
1/4" = 1'0"



SECTION A-A
1/4" = 1'0"



SOUTH GABLE
1/4" = 1'0"



FRONT ELEVATION
1/4" = 1'0"

REAR ELEVATION
1/4" = 1'0"

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REVISION	DATE	SIGN

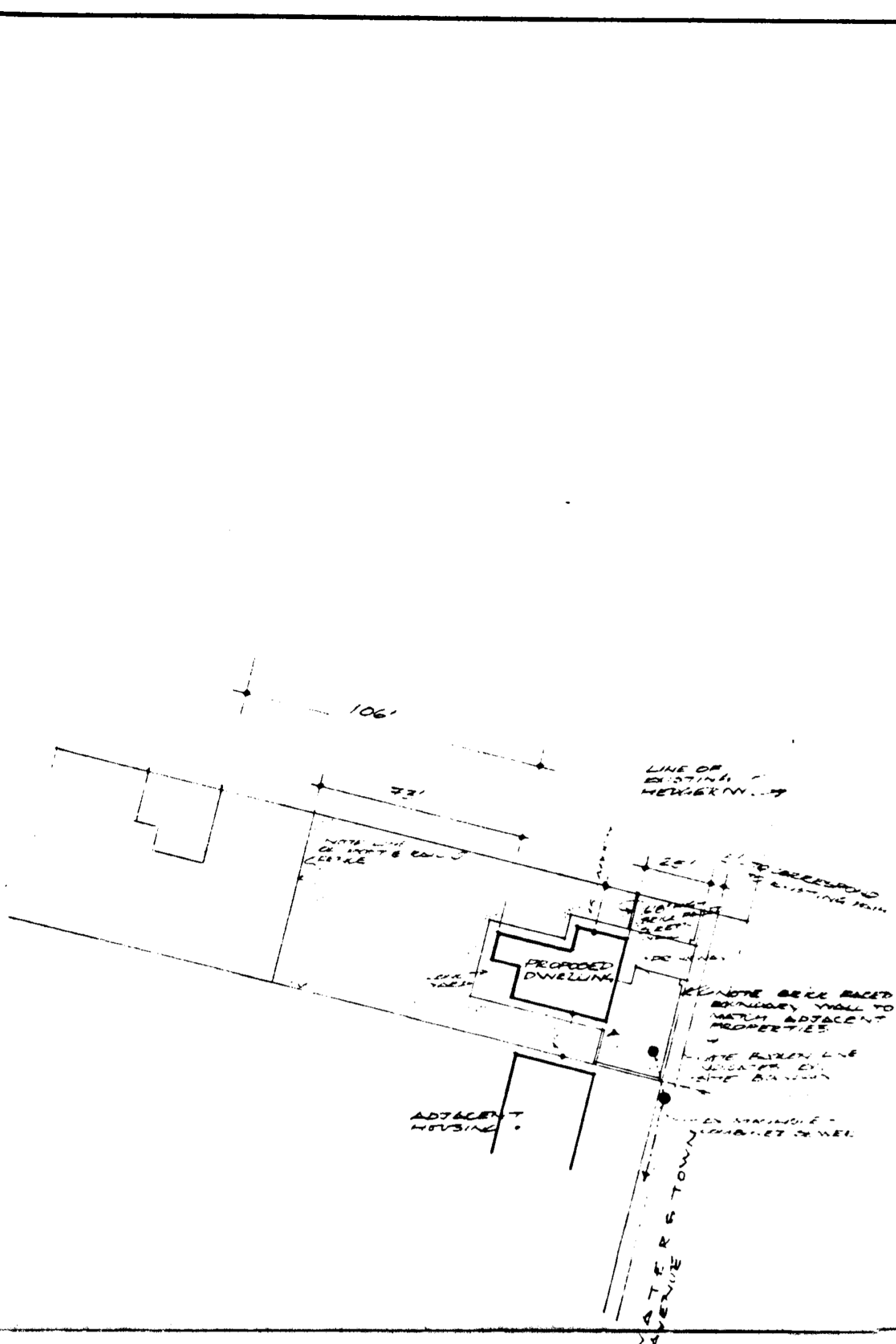
Ballymore Homes Ltd.
BALLYMORE EUSTACE.
CO. KILDARE. - PH: 045-64164.

CLIENT: MRS B CREAM
SITE ADDRESS: WATERSTOWN AVENUE, PALMERSTOWN, D20

DATE: 5-3-1991
SCALE: as shown
JOB NO: 0991

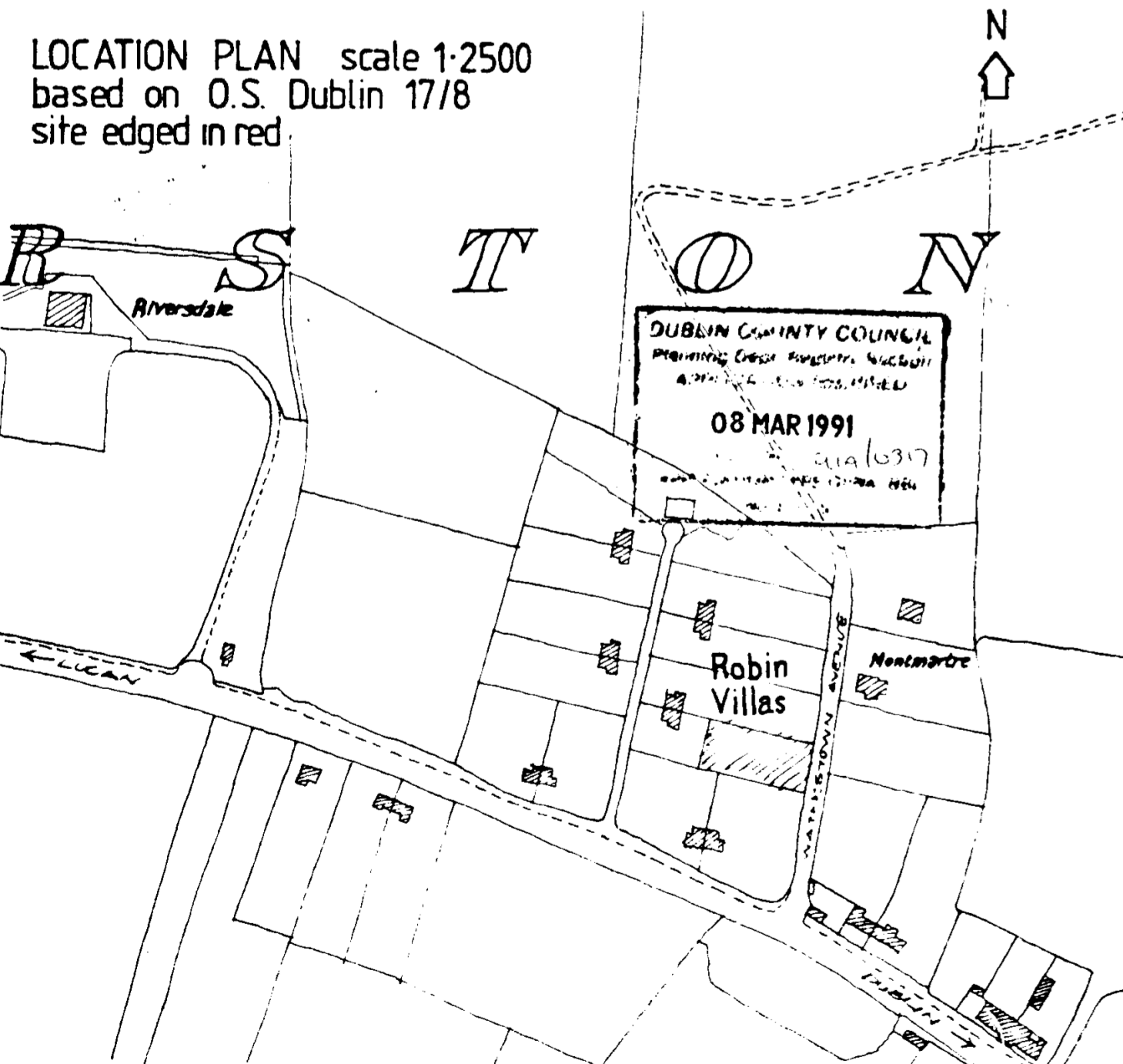
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DRAWN BY: amg
CHECKED: *Amg*

REGISTERED PLANNING COUNCIL
REGISTERED ARCHITECT
08 MAR 1991
10317

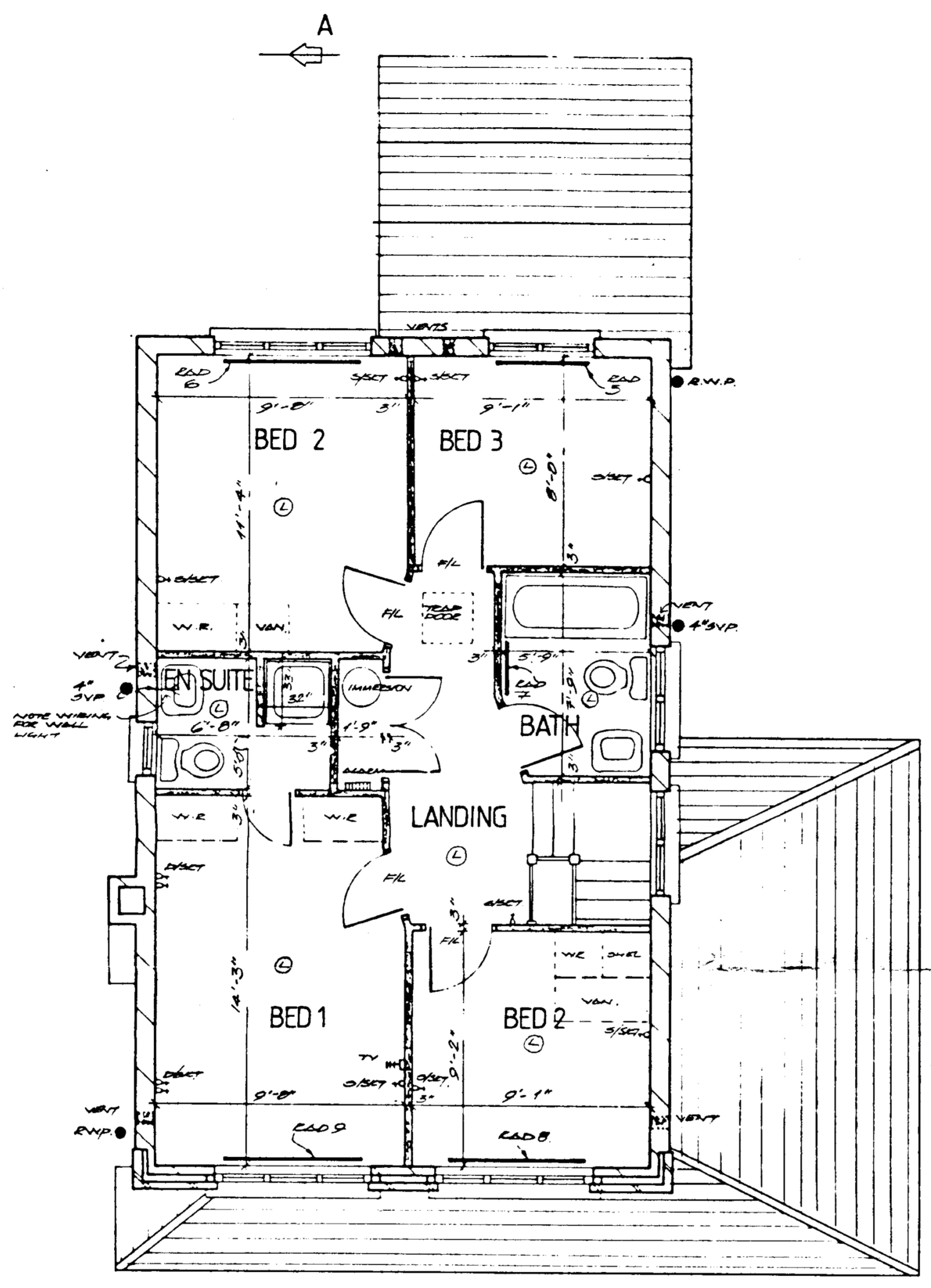


PLOT PLAN scale 1500

NOTE CONNECTION TO BE EFFECTED TO DISTINGUISH WATER MAIN IN FOOT PATH - TO SANITARY SERVICES REQUIREMENTS

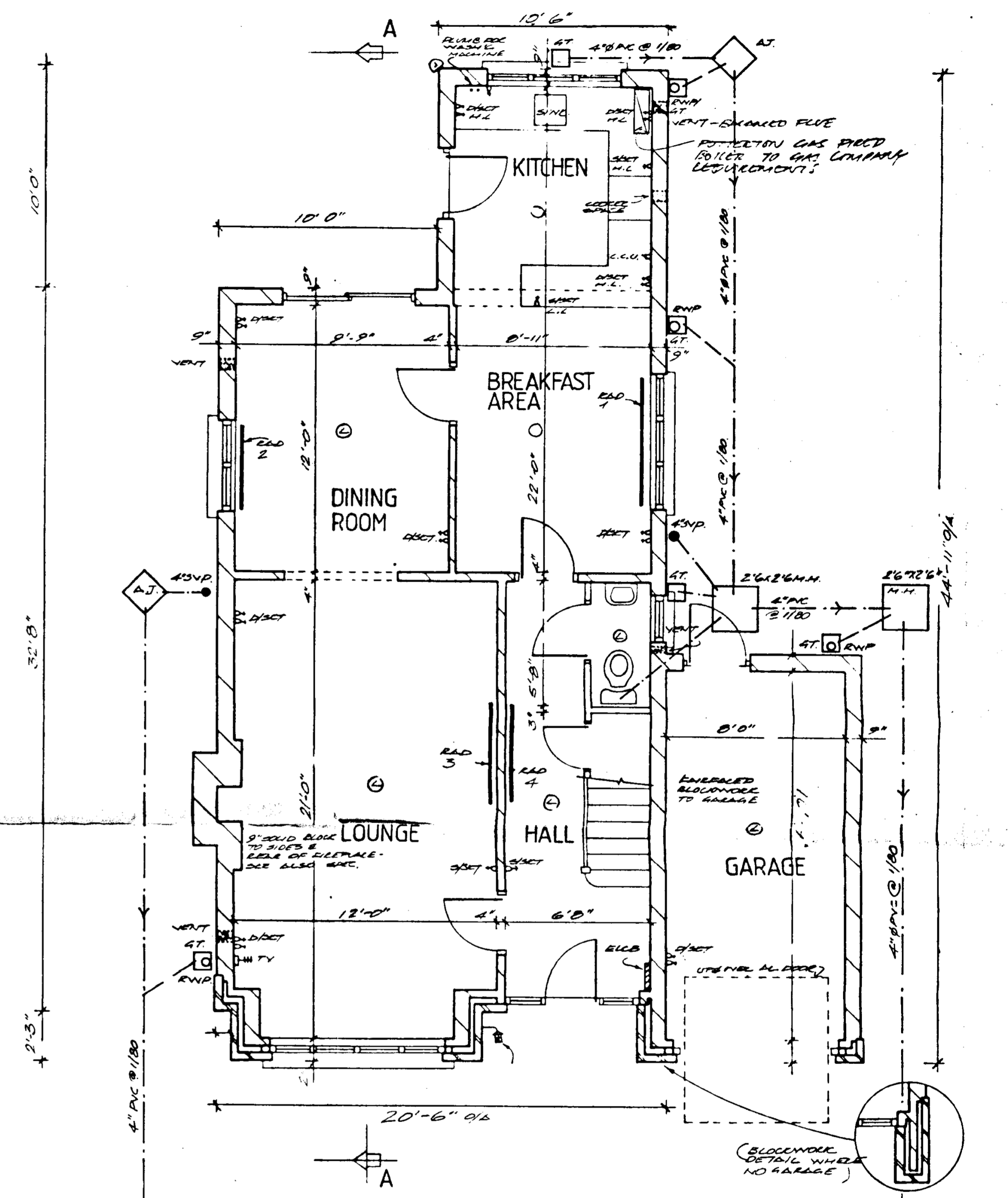


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FIRST FLOOR

FLOOR PLANS scale 1/4" = 1'0"



GROUND FLOOR

(FRONT GARDEN)

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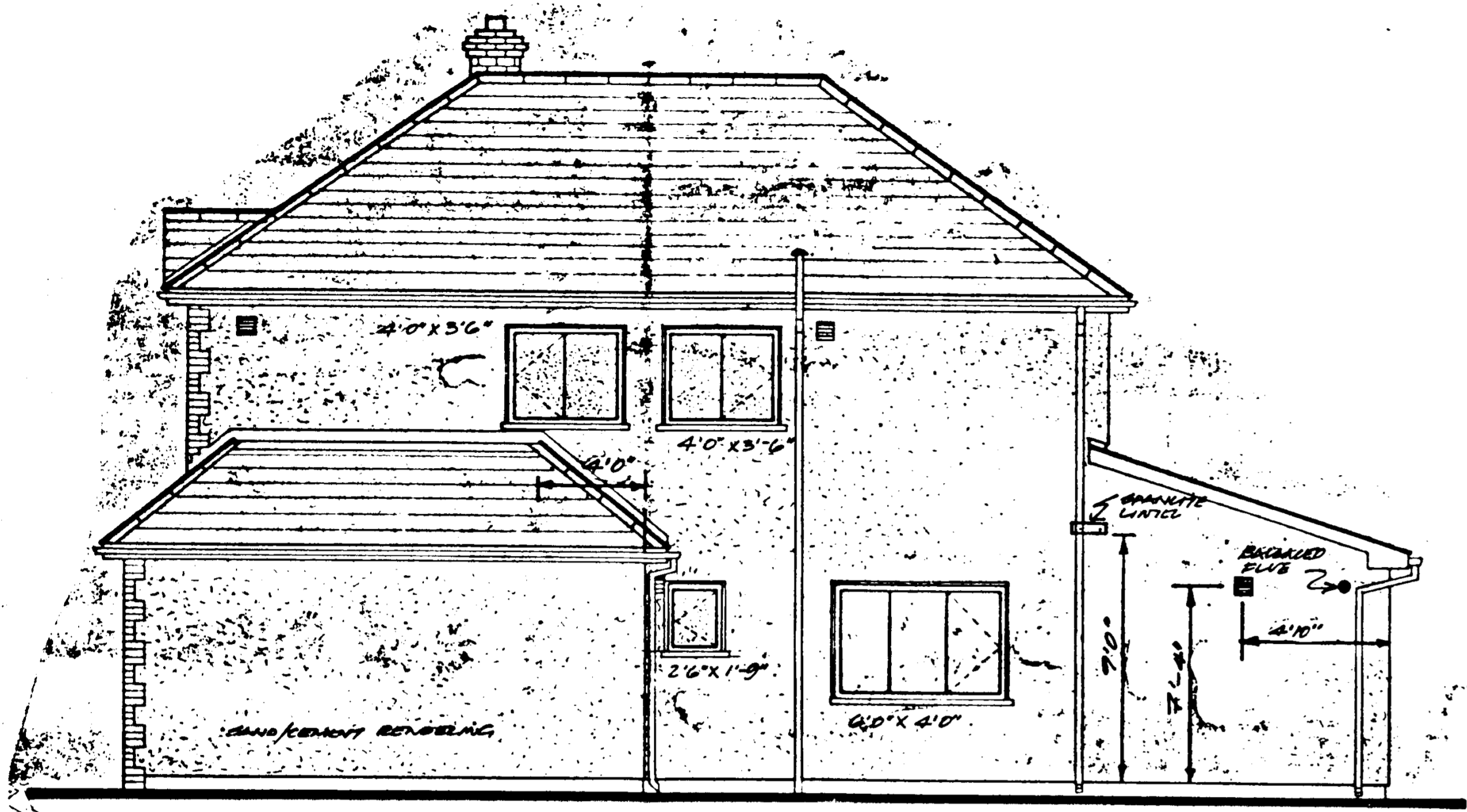
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SITE ADDRESS: WATERSTOWN AVENUE PALMERSTOWN, D 20

DATE: 5-3-1991
SCALE: as shown
JOB NO: 0991

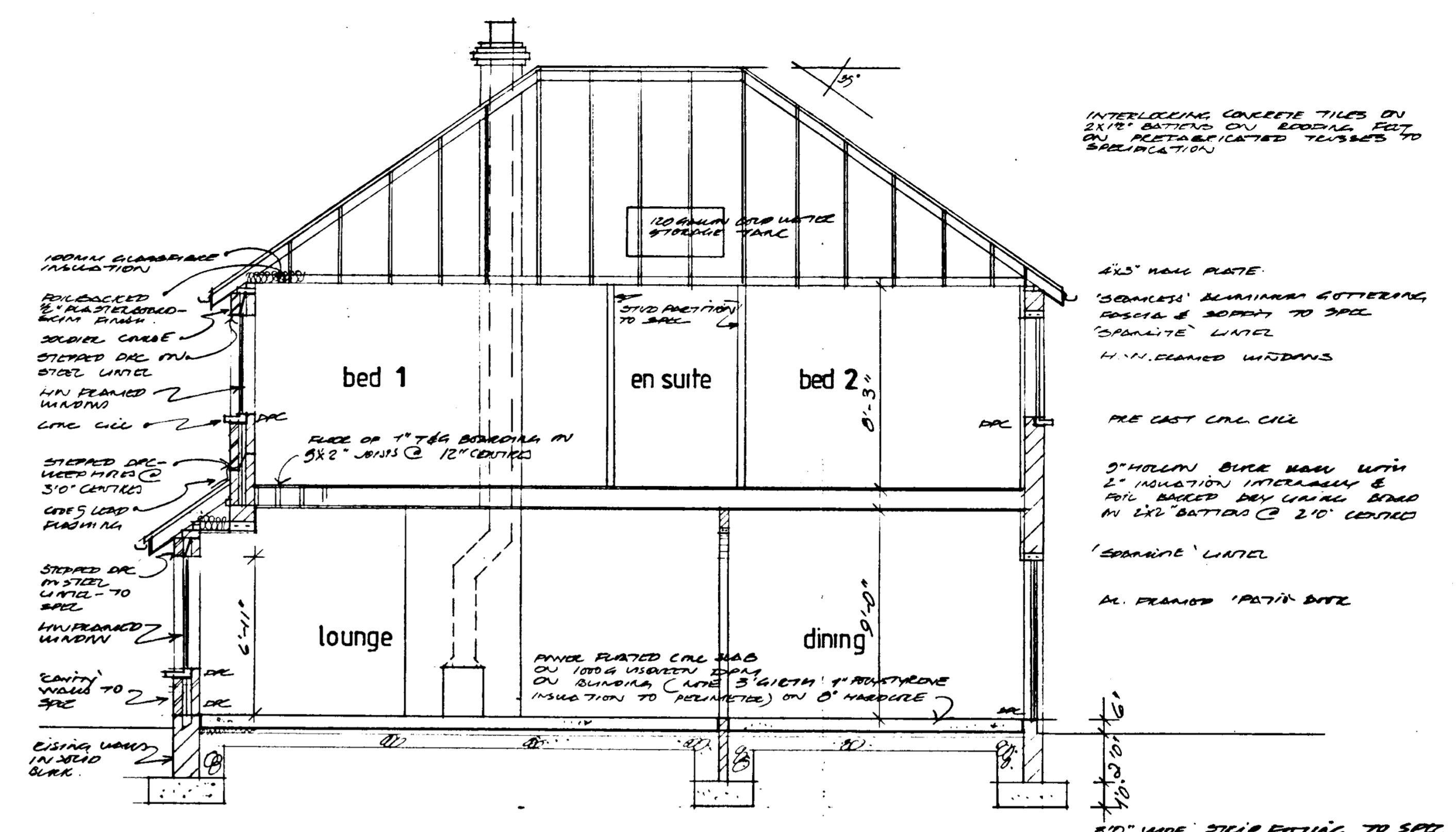
DRAWING NO: P.001
DRAWN BY: a m g
CHECKED: *[Signature]*

NOTES:
ANTHONY M GALLAGHER
B. Arch. MRIFA/PIBA
ARCHITECT
8 Dartry Road, Dublin 8, Ireland

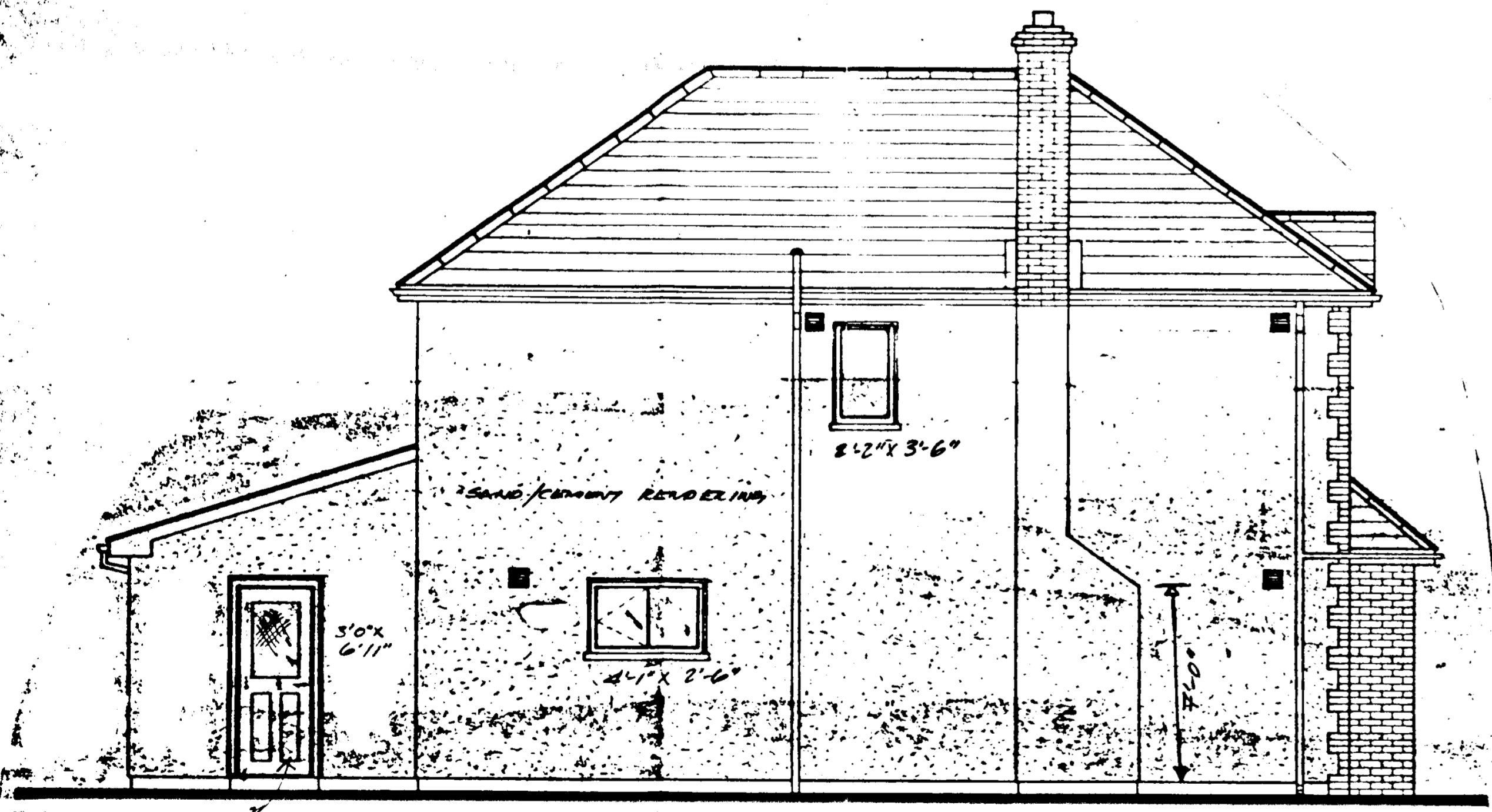
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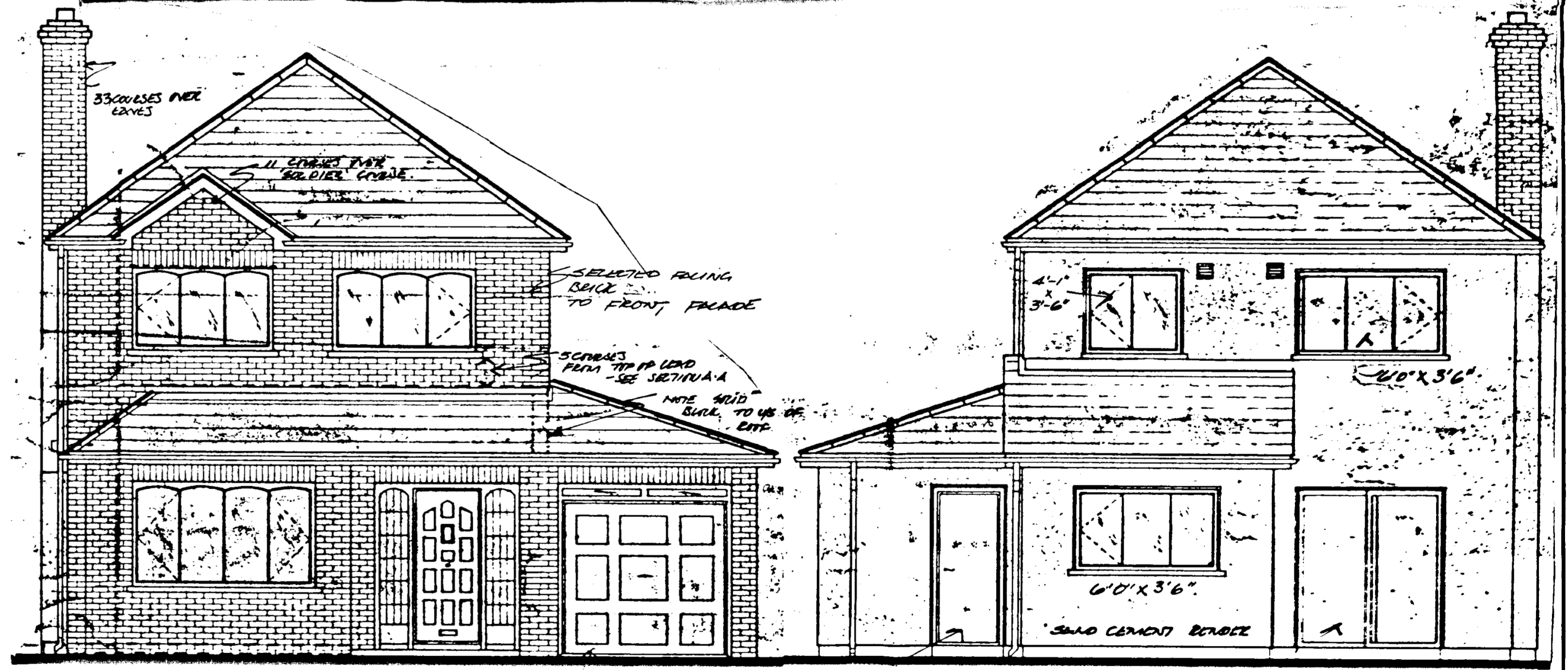
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1/4" = 1'0"



SECTION A.A
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SOUTH GABLE
1/4" = 1'0"



FRONT ELEVATION
1/4" = 1'0"

REAR ELEVATION
1/4" = 1'0"

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RES. SEC 7/1/37

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REVISION	DATE	SIGN

Ballymore Homes Ltd.
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CO. KILDARE - PH: 045-64164.

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DRAWN BY: amg
CHECKED: amg

NOTES
ANTHONY M GALLAGHER
B Arch MRRAI FREA
ARCHITECT
8 Dobby Road, Doheny, Ireland

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