

BYE LAW APPLICATION FEES

REF. NO.: 9,01568 CERTIFICATE NO.: 16708

PROPOSAL: Rev house type

LOCATION: Stes 87-107 odd, Stoneyport Abbey, Grange road, Rathfrilandham

APPLICANT: M+N O'Grady (Developments) Ltd

	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) ¹⁴	@ £55	£770	192.50	577.50		
B	Domestic Ext. (Improvement/Alts.)	@ £30				Looney Mr O'Grady, is forward cheque by amount due today (18/10/11) MOH	
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					

£609 23/10
 N50433

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: MOH Grade: c/o Date: 4/10

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

e70/233

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

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

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

James V. N. Looney,

17 Prussia Street,

Dublin 7.

9/10/91

REG. REF.: 91A/1568

RE: Revised house type on sites 81-107 odd, Stonepark Abbey, Grange Road, Rathfarham,
for M & N O'Grady (Developments) Ltd.


Dear Sir/Madam,

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of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 770.00.
Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £192.50
AMOUNT DUE = £577.50

Yours faithfully,



for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 9.10.1568

Cert. No. 26771

PROPOSAL Re. Horse Type

LOCATION Sides 8.1-107 odd, Stanpark Abbey, Grange road, Rathbarney

APPLICANT M.H.N.O. Grady (Developments) Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings 14	@£32	£112	£112	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: M.H.N.O. Grady Grade... 6/2 Date... 4/12

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

INT. REG.:

SERVICES INVOLVED: WATER/FOUR SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S CHECKED NO: 5/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2466/92

W 7922 B 1094

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

CONTRIBUTION:	
Standard:	54,600
Roads:	700 p.h.
S. Sers:	
Open Space:	300 p.h. optional
Other:	
SECURITY:	
Bond / C.I.F.:	20,000
Cash:	5,000 (paid)

Register Reference : 91A/1568

Date Received : 6th April 1992

Correspondence : James V. N. Looney,
Name and : 17 Prussia Street,
Address : Dublin 7.

Development : Revised semi-detached House type on approved housing development.

Location : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

Applicant : M. & N. O' Grady (Dev.) Ltd

App. Type : Permission

Zoning :

Floor Area : Sq.metres

MES'
(MOS/DK)

Report of Dublin Planning Officer dated 2nd June, 1992.

This is an application for PERMISSION for 14 no. revised two storey 4 bedroomed house type with kitchen annex to rear on approved housing development, sites nos. 81-107 odd, Stone Park Abbey, Grange Road.

Most rear garden lengths are less than the minimum 10.7 metres measured from the main structure and the minimum Development Plan distance of 2.3 metres between pairs of semi-detached houses has not been provided.

Reg. Ref. 87A-233. This is the original permission for the Stone Park Abbey Housing Development. Permission was granted for 14 semi-detached houses on site of current application (as part of the permission for 87A/233).

The house type (including elevations) is similar to that approved and built on Phase II (Reg. Ref. 90A-863 refers).

Applicant's agent states that a wayleave will be given to Dublin County Council for the repair and maintenance of the 9 inch foul sewer in the large side garden of No. 107.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1568

Page No: 0002

Location: Sites No:81 - 107 odd, Stone Park Abbey, Grange Road,
Rathfarnham.

The following additional information was requested of the applicant in a letter dated 13th November, 1991:-

1. Applicant is to indicate how he proposes to comply with the following Development Plan requirements regarding space about dwellings:- (i) minimum rear garden length of 10.7 metres (ii) minimum distance of 2.3 metres between pairs of semi-detached dwellings.

NOTE: Applicant is advised to consult with the Planning Department prior to re-submission.

The applicant responded to this request on 6th April, 1992.

I inspected the site on 13th May, 1992, at which time construction had commenced on the site (House nos. 95 and 97 - blockwork has commenced; House nos. 99, 101, 103 and 105 - floor slabs had been laid).

The agent for the applicant states in the submission lodged on 6th April, 1992, that all sites measure 29.3 m. deep and 14.6 m. wide. The block plan submitted on 6th April, 1992, states that all back gardens and driveways will be 10.65 m. and 7.65 m. respectively. The agent for the applicant states that a 10.0 m. wayleave will be provided for in connection with the 225 m.m. public sewer on site no. 121. (I note that in the block plan submitted on 6th April, 1992, that the houses have been renumbered).

The proposed development is acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following () conditions :-

CONDITIONS / REASONS

01 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.

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

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

REASON: To prevent unauthorised development.

*as amended
by Addit.
insert.
Sub. on
6 April
1992*

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Sites No:81 - 107 odd, Stone Park Abbey, Grange Road,
Rathfarnham.

03 That the arrangements made for the lodgement of security in the form of a bond in the sum of £80,000 or cash lodgement in the sum of £50,000 in respect of the overall development required by condition no. 5 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal. ml

03 REASON: In the interest of the proper planning and development of the area.

04 That the arrangements made for the payment of the financial contribution in the sum of £54,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal. ml

03 REASON: In the interest of the proper planning and development of the area.

06 The development shall be carried out in conformity with Condition Nos. 6-14 incl. and 17-20 incl. of the decision to grant permission by Order No. P/2506/88 dated 21.07.1988 Reg. Ref. 87A-0233 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

REASON: In the interest of the proper planning and development of the area.

05 A landscape plan for the overall site, of which this site forms part, with full works specification, bill of quantities is to be submitted and agreed with Planning Authority prior to commencement of development, to include regarding, drainage, topsoiling, seeding, tree and shrub planting, protected by temporary fencing, pedestrian paths, etc. Details of maintenance until taken in charge should also be provided.

OR/...

In lieu of the above, a financial contribution of £300.00 per house to be provided towards developing the open space, on a phased basis, together with dedication of the open space. ml

05 REASON: In the interest of the proper planning and development of the area.

06 That a ~~financial~~ ^{financial} contribution of £700.00 per house shall be paid to Dublin County Council towards the cost of road improvements which will facilitate the development. This contribution to be paid before development commences. ml

06 REASON: The provision of such services in the area by the Council will

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Sites No:81 - 107 odd, Stone Park Abbey, Grange Road,
Rathfarnham.

facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

99 Details of proposed brick and roof tiles to be submitted to the Planning Authority for written agreement prior to commencement of development.
REASON: In the interest of visual amenity.

100 Details of front boundary treatment shall be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON: In the interest of the proper planning and development of the area.

101 A distance of 5 metres is to be maintained between house indicated as no. 121, on block plan submitted on 6th April, 1992, and the ~~and the~~ public sewer which traverses this site. The deeds to house no. 121 as indicated on block plan submitted as additional information on 6th April, 1992, shall incorporate a wayleave agreement over the public sewer. This way leave agreement is to be to the satisfaction of the Sanitary Services Department of Dublin County Council.

REASON: In the interest of the proper planning and development of the area.

102 That all rear gardens as measured from the main external wall of the house be 10.65 m. minimum in length.

REASON: In the interest of the proper planning and development of the area.

103 That all driveways measure 7.65 metres in length.

REASON: In the interest of the proper planning and development of the area.

104 That a distance of 2.3 metres be provided between the flank walls of pairs of semi-detached houses.

REASON: To give rear access and to facilitate maintenance of houses.

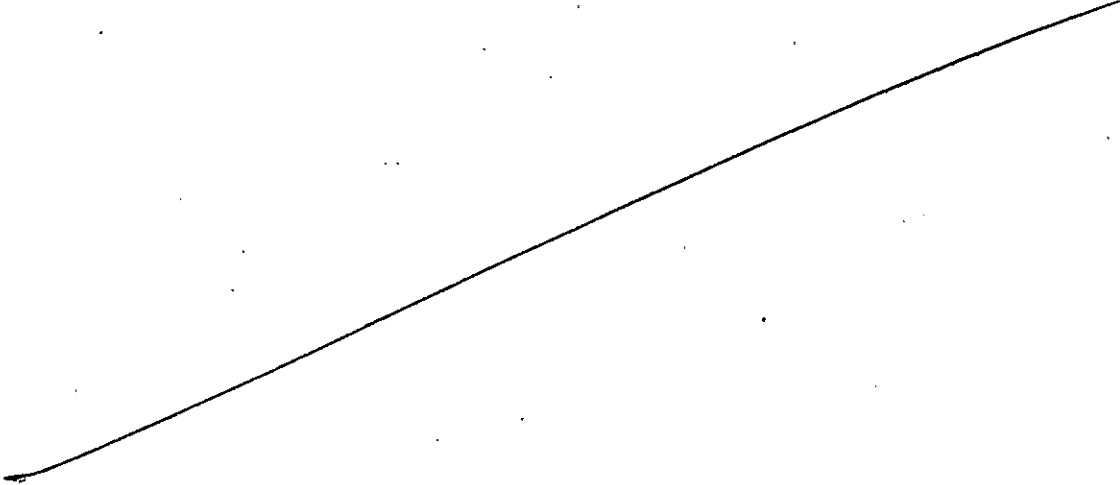
COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: Sites No:81 - 107 odd, Stone Park Abbey, Grange Road,
Rathfarnham.



Richard Cremins SEP
for Dublin Planning officer
3/6/92

Endorsed: *[Signature]*
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government
(Planning and Development) Acts, 1963-1991 to GRANT PERMISSION
for the above proposal subject to the (12) conditions set out above
is hereby made.

4th June, 1992.
Dated :

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin
City and county Manager dated 10th February 1991

55 only,

P.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1568

Date : 1st October 1991

Development : Revised semi-detached House type on approved housing development.

LOCATION : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

Applicant : M. & N. O' Grady (Dev.) Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 30th September 1991

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

Date received in Sanitary Services . 1.10.1991

DUBLIN CO. COUNCIL
SAN SERVICES
1.10.1991

DUBLIN CO. COUNCIL
SANITARY SERVICES
14 NOV 1991
Returned *[Signature]*

FOUL SEWER

Available to previously approved system subject to the following:

- 1) House number 107 is surveyed to be 5m from the public sewer before work commences on other dwellings.
- 2) A wayleave agreement over the public sewer is agreed and incorporated in the deeds of house no. 107 before work commences.

SURFACE WATER

Available to approved system.

[Signature]
7.11.91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15.11.91
Time 11.30

[Signature]
8/11/91

Register Reference : 91A/1568

Date : 1st October 1991

ENDORSED _____ DATE _____

WATER SUPPLY.....

Available, see previous reports.
VOSullivan
15/10/91.

ENDORSED ~~7207~~ DATE 8/11/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15.11.91
Time 11.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1568

Date Received : 30th September 1991

Correspondence : James V. N. Looney,
Name and : 17 Prussia Street,
Address : Dublin 7.

Development : Revised semi-detached House type on approved housing development.

Location : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

Applicant : M. & N. O' Grady (Dev.) Ltd

App. Type : Permission

Zoning :

Floor Area : Sq.metres

CNE
(CNE/BB)

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

This is an application for PERMISSION for 14 no. revised two storey 4 bedroomed house type with kitchen annex to rear on approved housing development, sites nos. 81-107 odd, Stone Park Abbey, Grange Road.

Most rear garden lengths are less than the minimum 10.7 metres measured from the main structure and the minimum Development Plan distance of 2.3 metres between pairs of semi-detached houses has not been provided.

Reg. Ref. 87A-233. This is the original permission for the Stone Park Abbey Housing Development. Permission was granted for 14 semi-detached houses on site of current application *(as part of the permission for 87A233)*

The house type (including elevations) is similar to that approved and built on Phase II (Reg. Ref. 90A-863 refers).

Applicant's agent states that a wayleave will be given to Dublin County Council for the repair and maintenance of the 9 inch foul sewer in the large side garden of No. 107.

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

- 01 Applicant is to indicate how he proposes to comply with the following Development Plan requirements regarding space about dwellings:- (i)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

minimum rear garden length of 10.7 metres (ii) minimum distance of 2.3 metres between pairs of semi-detached dwellings.

NOTE: Applicant is advised to consult with the Planning Department prior to re-submission.

5

J.P.
Richard Cummins *SEP*
for Dublin Planning Officer
12.11.91

PK S. Stewart
Endorsed:.....
for Principal Officer

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

Dated : 13 NOVEMBER 1991 11.91.....

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6th November 1991.



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 2466 /92 Date of Decision : 4th June 1992

Register Reference : 91A/1568 Date Received : 6th April 1992

Applicant : M. & N. O' Grady (Dev.) Ltd

Development : Revised semi-detached House type on approved housing
development.

Location : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road,
Rathfarnham.

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :131191//060492

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.

James V. N. Looney,
17 Prussia Street,
Dublin 7.

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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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Telephone (01) 724755
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Reg.Ref. 91A/1568
Decision Order No. P/ 2466 /92
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Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *12*...ATTACHED.

Signed on behalf of the Dublin county Council.....

[Signature]
for Principal Officer

Date: *4.6.92*.....

NOTES

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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 6th April 1992 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 each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That the arrangements made for the payment of the financial contribution in the sum of £54,600 in respect of the overall development required by condition no. 4 of planning permission granted under Reg. Ref. 87A-0233 be strictly adhered to in respect of the above proposal.
03 REASON: In the interest of the proper planning and development of the area.
- 04 The development shall be carried out in conformity with Condition Nos. 6-14 incl. and 17-20 incl. of the decision to grant permission by Order No. P/2506/88 dated 21.07.1988 Reg. Ref. 87A-0233 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON: In the interest of the proper planning and development of the area.
- 05 A landscape plan for the overall site, of which this site forms part, with full works specification, bill of quantities is to be submitted and agreed with Planning Authority prior to commencement of development, to include regarding, drainage, topsoiling, seeding, tree and shrub planting, protected by temporary fencing, pedestrian paths, etc. Details of maintenance until taken in charge should also be provided.
OR/...
In lieu of the above, a financial contribution of £300.00 per house to be provided towards developing the open space, on a phased basis, together with dedication of the open space.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 That a financial contribution of £700.00 per house shall be paid to Dublin County Council towards the cost of road improvements which will facilitate the development. This contribution to be paid before development commences.
06 REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that

NOTES

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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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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the developer should contribute towards the cost of providing these services.

07 Details of proposed brick and roof tiles to be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON: In the interest of visual amenity.

08 Details of front boundary treatment shall be submitted to the Planning Authority for written agreement prior to commencement of development.

08 REASON: In the interest of the proper planning and development of the area.

09 A distance of 5 metres is to be maintained between house indicated as no. 121, on block plan submitted on 6th April, 1992, and the public sewer which traverses this site. The deeds to house no. 121 as indicated on block plan submitted as additional information on 6th April, 1992, shall incorporate a wayleave agreement over the public sewer. This way leave agreement is to be to the satisfaction of the Sanitary Services Department of Dublin County Council.

09 REASON: In the interest of the proper planning and development of the area.

10 That all rear gardens as measured from the main external wall of the house be 10.65 m. minimum in length.

10 REASON: In the interest of the proper planning and development of the area.

11 That all driveways measure 7.65 metres in length.

11 REASON: In the interest of the proper planning and development of the area.

12 That a distance of 2.3 metres be provided between the flank walls of pairs of semi-detached houses.

REASON: To give rear access and to facilitate maintenance of houses.

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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

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/1568

Date : 7th April 1992

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

Dear Sir/Madam,

DEVELOPMENT : Revised semi-detached House type on approved housing development.

LOCATION : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

APPLICANT : M. & N. O' Grady (Dev.) Ltd

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 6th April 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James V. N. Looney,
17 Prussia Street,
Dublin 7.

James V. N. Looney B.E. C.Eng. M.I.E.I.
CIVIL AND STRUCTURAL ENGINEER

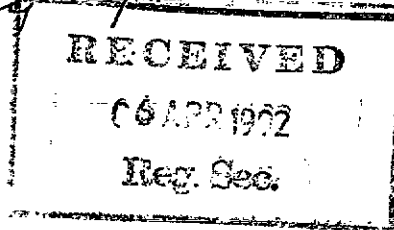
17 Prussia Street,
Dublin 7.

Telephone: 387287

6/4/92

The Principal Officer
Dublin County Council
1 Kesh Mife Centre
Dublin 1

Planning Dept



Dear Sir

91A/1568
1-4-0
A.I.

Additional Information
Re Application Reg Ref 91A/1568
Revised Home type on site No 95-121
Stone Park Abbey Rathfarnham

I enclose four copies of my drawing No

8822/30 Block plan for the above sites as requested please note the following

- 1 All sites are 29.30 m deep this allows for the request depths of front and rear gardens.
- 2 The overall of the sites will allow for the request minimum gable spacing of 2.30 meters
- 3 A 10.000 m wide wayleave will be provided for the 225 ϕ foul sewer within site No 121

Yours faithfully

James V. N. Looney



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

Decision Order Number : P/ 5223 /91 Date of Decision : 13th November 1991

Register Reference : 91A/1568 Date Received : 30th September 1991

Applicant : M. & N. O' Grady (Dev.) Ltd

Development : Revised semi-detached House type on approved housing development.

Location : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

Dear Sir/Madam,

With reference to your planning application, received here on 30.09.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 Applicant is to indicate how he proposes to comply with the following Development Plan requirements regarding space about dwellings:- (i) minimum rear garden length of 10.7 metres (ii) minimum distance of 2.3 metres between pairs of semi-detached dwellings.

NOTE: Applicant is advised to consult with the Planning Department prior to re-submission.

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'D. Perry', written over a dotted line.

PRINCIPAL OFFICER

Date : 15/10/91

James V. N. Looney,
17 Prussia Street,
Dublin 7.

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.

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Balance

BYE LAW APPLICATION.

REC. No. N 50433

£609.00

Received this *23rd* day of *October* 19*91*

from *M. & N. O'Grady Devs. Ltd.*

The sum of *six hundred and nine* Pounds

Pence, being *Balance*

of fee on 91A/1568

Sheela Deane Cashier

S. CAREY
Principal Officer

Class A

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/1568

Date : 1st October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised semi-detached House type on approved housing development.

LOCATION : Sites No:81 - 107 odd, Stone Park Abbey, Grange Road, Rathfarnham.

APPLICANT : M. & N. O' Grady (Dev.) Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 30th September 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James V. N. Looney,
17 Prussia Street,
Dublin 7.



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 Sites No 81-107 odd 14 No
(If none, give description sufficient to identify) Stonepark Abbey Grange Rd Rathfarnham

3. Name of applicant (Principal not Agent) M & N O Grady (Development) Ltd
Address 7, No 17 Prussia St Dublin 7 Tel. No 387287

4. Name and address of person or firm responsible for preparation of drawings JAMES V. N. LOONEY
B.E.C. Eng., M.I.E.I.
17 PRUSSIA STREET, DUBLIN 7 TEL. 387287

5. Name and address to which notifications should be sent JAMES V. N. LOONEY
B.E.C. Eng., M.I.E.I.
17 PRUSSIA STREET, DUBLIN 7 TEL. 387287

6. Brief description of proposed development Revised semi detached house type on approved site

7. Method of drainage Main 8. Source of Water Supply Main

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

Irish Plan

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

FEE PAID: £112 30/9
RECEIVED: NS 2766

16/9/91

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

11. (a) Area of Site 3650 Sq. m.
(b) Floor area of proposed development 14 X 124 Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: Design to Building Bye Laws 1923 NE0245

15. List of documents enclosed with 4 copies of Dry 9002 A, 90/88/2 90/35/1 #3 spec. News paper notice

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

No of dwellings proposed (if any) _____ Class(es) of Development _____
Fee Payable £ 609.00 Basis of Calculation 258% of 14 x 32 + 14 x 56 = 1609.00
If a reduced fee is tendered details of previous relevant payment should be given 304.50

Signature of Applicant (or his Agent) James V N Looney Date 30/9/91

Application Type P/B FOR OFFICE USE ONLY

Register Reference 91A/1568

Amount Received £ 2,164

Receipt No 92/11

Date _____

RECEIVED
30 SEP 1991
SEC 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

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

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 50766

€ 112.00

Received this 30th day of September 1991

from J.V. Looney, 17 Prussia St., D.7

the sum of one hundred and twelve Pounds

Pence, being for

planning application at 84-107 Road

Stonespark Abbey, Mooleen Doone

Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

REC No. N 50245

PAID BY
CASH
CHEQUE
M.O.

€ 172.50

Received this 30th day of September 1991

from J.V. Lorne,
14 Prussia St,
D7

The sum of one hundred and ninety two Pounds

fifty Pence, being 10/-

bye law application at 87-107 (cont)
Honeywell Abbey Grange Rd
Heath, Deane
S. CAREY
Principal Officer Class A x 14

Cashier

Principal Officer

James V. N. Looney B.E. C.Eng. M.I.E.T.
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,
Dublin 7.

Telephone: 387287

30/9/91

The Principal Officer

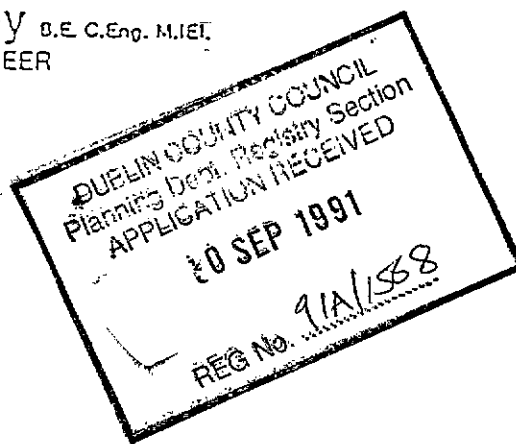
Planning Dept

Dublin C.C.

Irish Life Centre

Dublin 11

Dear Sir



Re Revised House Type Site No B1-107 odd
Stonepark Abbey Grange Rd Rathfarnham
M+N O Grady (Dev) Ltd

Enclosure complete Planning Application Form
Planning Fee., together with all relevant drawings
and Specification in respect of the above application.
Please Note the following

- 1 The sites and development works were approved under the original permission and the development works were carried out under that permission. This application is for a revised house type only.
- 2 The house type is approved and built on the Phase II area of the site.
- 3 The foul drainage is through the old Anwankea 9 ms sewer laid by Gallops pump. Most of the up stream flow in that pipe has been diverted into the 15 ms foul laid by M+N O Grady. A wayleave will be given to DCC for the repair and maintenance of the 9 ms foul sewer in the large side garden of No 107.

Yours faithfully

James V. Looney

91A/1568

Sites 81-107 DDD (incl) 14 houses

No change to overall site and no
change to number of houses (14) when
compared with drg d/d 3/3/1988 (87A/233)

J.Y.
8/16/91.

5/1/89

dec.

Notes All Timber to S.R. 11 1988

To Specified Grade

Roof over Bay windows

Weathering as Main Roof on

Traditional out Roof 175x35 Ridge 115x35 Rafter @ 16"

Pie cast Cop

Selected Br

Cable H.W

T.G. W SHEET 4 ON

Blechee Pello on

100x35 Stud at

400%

S.W. baird

Soft

Hard Wood Box

Bay Windows

Detail

H.W Cill

Tile hanging

on battens on

Blechee Pello on

100x35 Studs

@ 400%

Hard Wood Box

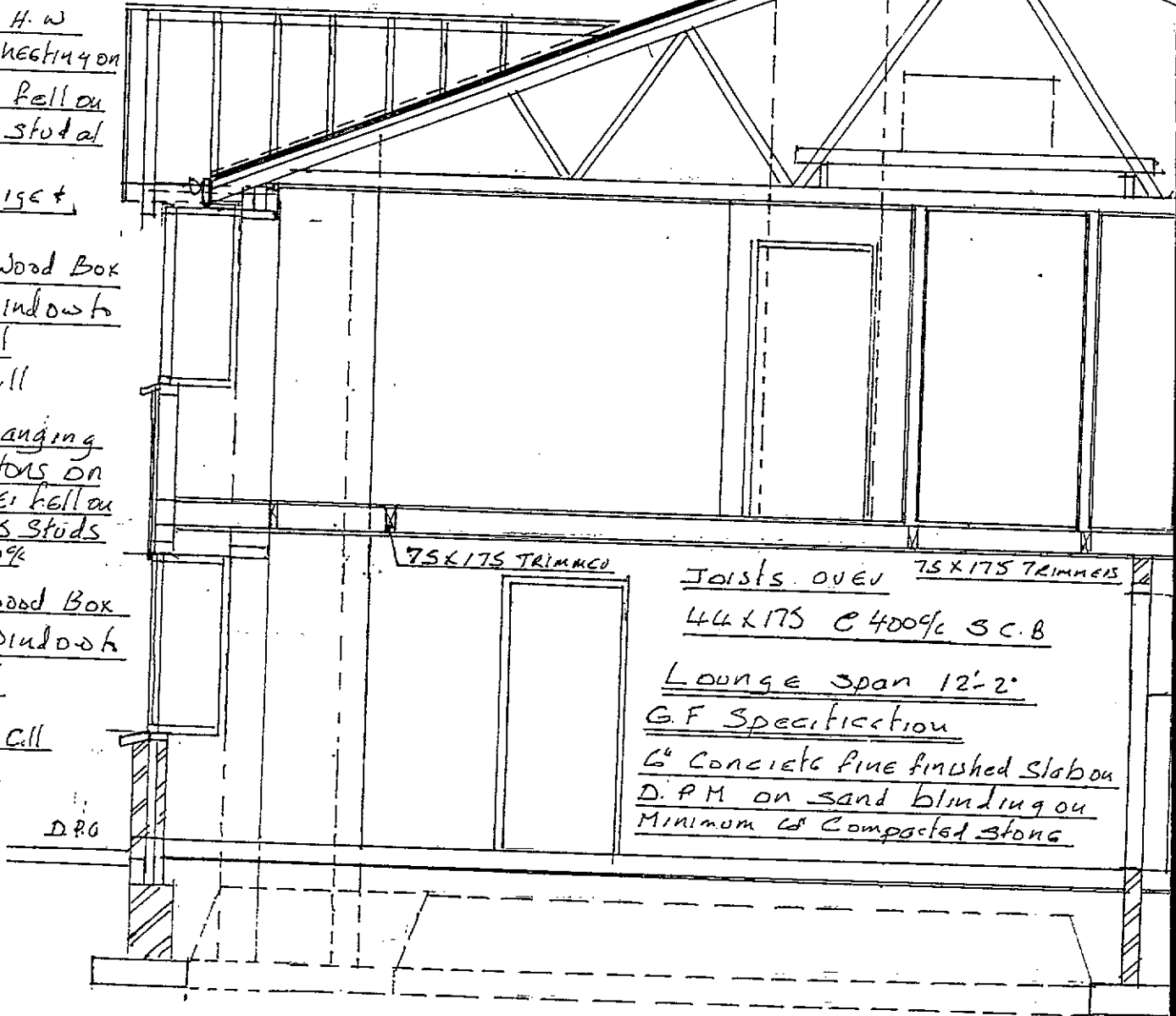
Bay Windows

Detail

Concrete cill

on D.P.C

D.P.C



75x175 TRIMMED

Joists over

75x175 TRIMMED

44x175 @ 400% S.C.B

Lounge span 12'-2"

G.F Specification

6" Concrete fine finished slab on

D.P.M on sand bedding on

Minimum of compacted stone

Typical Section

Scale 1/4" = 1'-0"

Insulation Specification

Roof 100 Fibreglass

foil backed 12mm plaster

External Wall 50x45 H.F.

infill fibreglass 1/2" queen

plaster board

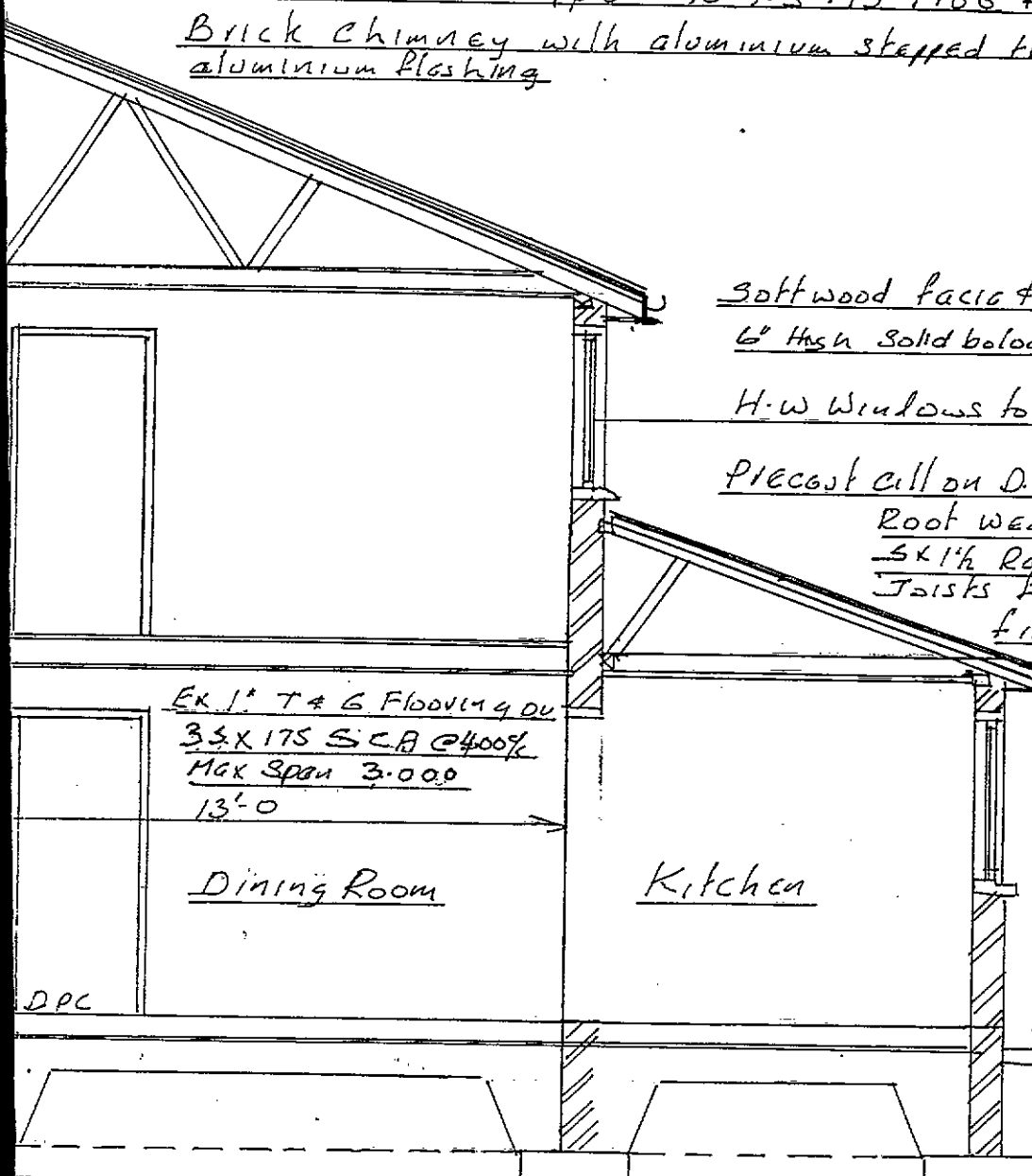
Ground Floor 3"0 wide x

perimeter wall insulation

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 30 SEP 1991
 REG No. 91A/1568

Roof Specification

Selected interlocking concrete tiles on 45x45 saw bottoms on roofing felt on Trussed Rafters designed to I.S 193 1986 @ 600% on twin treated 35x100 wall plates with strap ties @ 1200% Tank support to I.S 193 1986 & Roof bracing to I.S 193
 Brick chimney with aluminium stepped tray DPC and aluminium flashing



Softwood fascia & Soffit & R.W gutters
 6" thick solid block work over precast lintel
 H.W Windows to Detail

Precast cill on D.P.C
 Roof weathering as main roof on
 5x1 1/2" Rafters @ 16" & Ceiling
 Joists fixed to 4" x 2" wall plates
 fixed to wall @ 18" with
 3/8" Pan bolts

EX. 1" T & G Flooring over
 3.5 x 1.75 S.C.B @ 400%
 Max span 3.000
 13'-0"

Dining Room

Kitchen

Precast Lintel
 Hard wood Window to
 Detail

Precast Cill on D.P.C
 9" H.C.B. 3rd floor saw
 Cement weathering

D.P.C

D.P.C

between Ceiling Joists on
 board Roof space vented
 with Battens with 50
 Vapour barrier 12mm
 1" Polystyrene sub slab

James V. N. Looney, B.E. C. Eng. M.I.E.I.,
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 9035 Drg. No. 3 Date: May 90.

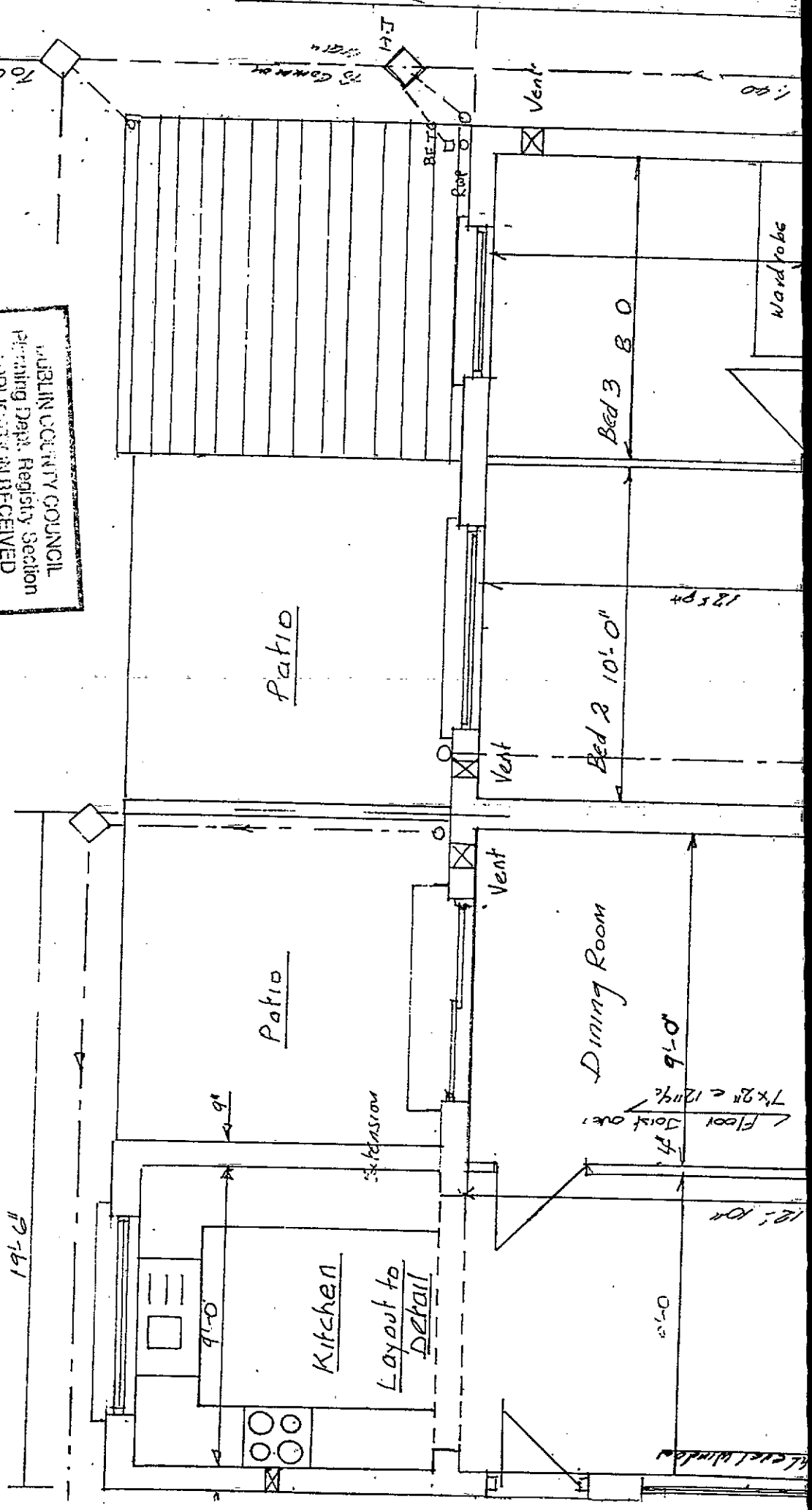
James V. N. Looney, B.E.C. Eng. M.I.E.I.,
 CIVIL AND STRUCTURAL ENGINEERS

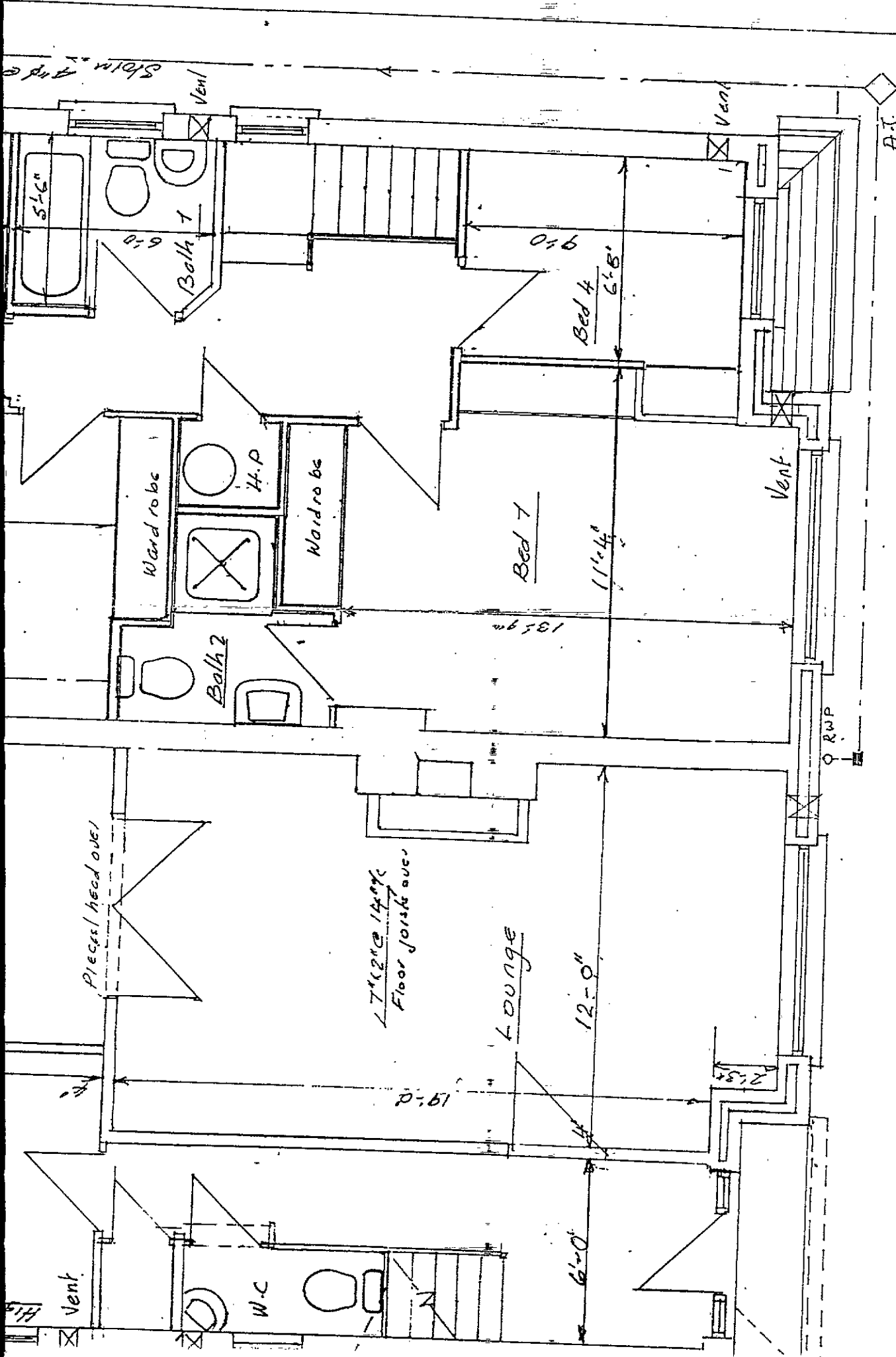
17 PRUSSIA ST., DUBLIN 7. Tel. 387287

No. 9088 Dwg. No. 2 Date: Nov 90

485D10

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 30 SEP 1991
 REG. No. 11A11558





FIRST FLOOR PLAN

GROUND FLOOR PLAN
 Scale 1/4" = 1'-0"



Front elevation
Scale 1/4" = 1'-0"

LOCAL GOVERNMENT COUNCIL
Planning and Building Section
NOTICE RECEIVED
20 SEP 1991
REG No. 91A1568



Concrete Ridge & Hip Tiles

Selected interlocking concrete Tiles

Selected Brick Chimney on N.F. Head
D.P.C Tray & Flashing to detail

Painted S.W Barge & Soffit

Timber Facing to gable

S.W Facie & Soffit & R.W.P

Hard wood Box bay windows to detail

Selected Facing brick

Napped & Painted sand cement rendering
Selected clay & concrete Tiles

Concrete tiles

Box Bay Hard wood windows to detail

Hard wood door & scissor to detail

4 Bell S D House T. 012

James V. N. Looney, B.E. C. Eng. M.I.E.I.,

CIVIL AND STRUCTURAL ENGINEERS

17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 9035

Drg. No. 7

Date: May 90

GENERAL:

The work described in this specification consists in the supplying of all labour, materials, etc. necessary in the erection of the houses, and shall include all items reasonable and obviously to be inferred as necessary though not described in the drawing or specification as the contract is for completely finished works, fully adapted for their purpose. The timber throughout shall be of the approved quality of its respective and various kinds, and native grown where possible, especially where carcasing timbers are concerned. Other materials throughout shall be of Irish manufacture where possible and if available. The entire works shall comply and be completed to the satisfaction of the Local Authority and the standards required by the Department of the Environment for grant approval.

INSURANCES:

The contractor and sub-contractors are to insure fully their men under the National Health, Workman's Compensation, Employer's Liability and other Insurance Acts.

SERVING OF NOTICES, ETC.

Serve all notices on adjoining owners, etc. and pay fees in connection with work or otherwise due, also to serve all notices on the Local Authority when starting work and when foundations are ready for inspection.

EXCAVATOR

FOUNDATIONS:

Excavate for foundations to depths and width as shown on drawings or as may be directed by the Architects to ensure a good solid foundation. Trench bottoms to be properly levelled off in horizontal benches to suit gradient of ground. The Foundations to be inspected and approved by the Local Authority and the National House Building Guarantee Scheme.

DRAINS:

Excavate to the required depth, all necessary cuttings for drains, manholes, Armstrong Junctions, etc. Pipes to be laid to correct falls.

HARDCORE:

Hardcore shall be properly compacted and shall form a free draining bed. It shall consist of hard brick, coarse gravel hard stone or other suitable material and shall be laid under concrete floors, paths, yard space, etc.

FOUNDATIONS AND GROUND FLOOR:

To be mixed on Site or Readymix.
Foundations : 14 N/MM2
Ground Floor: 21 N/MM2

GROUND FLOOR:

The ground floor slab to be 6" solid grade 21N concrete with fine finish on 1000 gauge polythene Damp proof membrane on fine sand blending on a minimum of 6" of compacted filling.

GROUND FLOOR EDGE INSULATION:

All external walls to have a minimum of 3'0" wide by 1" thick Polystyrene under slab insulation enclosed with a Visqueen damp proof membrane.

DPC:

Rising walls and sleeper walls to finish level at 6" above finished ground level to receive P.V.C. damp proof course to I.S.57 or other equal and approved DPC to full thickness of walls, etc. Allow for 6" laps throughout. DPC to be laid under all window cills turned up at the back and ends, over lintels, and in chimney above apex of roof.

VENT OPES:

9" x 9" vents to be fixed where shown on plan in rooms without fireplaces.

CONCRETE BLOCKS:

To be machine made as approved I.S.20.

MORTAR:

As specified in P.D.6472 1974

CILLS:

To be precast concrete to I.S.89 upper surface properly weathered and throated underneath and set on approved DPC with raised seat.

LINTELS:

Precast Prestressed Concrete Composite lintels to I.S.240 1980 or proprietary steel lintels to BS1239.

CHIMNEY FLUE LINERS:

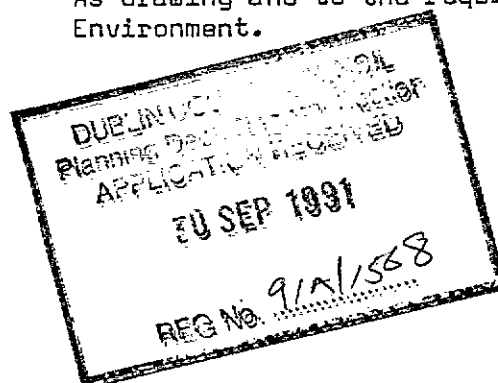
Chimney pots to be red fireclay flue liners with projecting reinforced concrete caps, weathered and throated as shown. All backs to fireplaces to be 9" thick. Flue liners to 8" internal diameter built and jointed without acute bends. Form proper gatherings above all fireplace opes, chimneys to be flashed to Department of the Environment specification.

HEARTHES:

Hearths to be fitted in conjunction with grate and surround.

STAIRCASE:

As drawing and to the requirements of the Dept of the Environment.



BLOCKLAYERS.

WALLS: External walls to be 9" hollow blockwork. Ground floor front elevation to be finished as per directed by the Engineer.

CARPENTER AND JOINER.

GENERAL: All timber to be of approved quality. The Contractor shall not be responsible for any timber shrinkages.

JOISTS: First floor to be 7" x 1½" or as specified on drawings with one row of 7" x 1½" bridging pieces to each room.

WALL PLATES: 4" x 3" or Twin 4 x 1½" with staggered joints halved and spiked at angles and joints for all roof wall plates.

FLOORING: The flooring shall be tongued and grooved, or flooring grade chipboard as specified by the Engineer.

ROOF TRUSSES: Prefabricated timber roof trusses designed and manufactured with I.S.19' P to be used or in the case of hipped roofs traditional construction is to be used. Sizes as shown on the drawings.

WINDOWS: Purpose made timber windows of Irish manufacture. All windows to be carefully set in position before plaster jamb linings are fixed and pointed and with 3:1 cement and sand on inside. Timber windows to be of I.S.53.

DOORS: Back and Front Door to be I.S.48 or LS.52

INTERNAL DOORS: All internal doors to principal rooms to be 2" nominal flush with specially prepared frames. All doors to be hung on one pair of 4" butt hinges, or Doors as specified on the drawings or directed by the Engineer.

STUDDING: To be 3" x 1½" to suit plaster slabs, with required noggings pieces; 2" thick patent plaster slab partitions may be used in lieu of studding previously described, at the discretion of the Engineer.

Contd...

DOOR FURNITURE:

All internal doors to have mortice locks with chrome plates and handles; hot press and cupboard doors to have ball and socket catch or magnetic catches with pull handles. Hall door to have cylinder night latch and suitable letterbox. (Other external doors to have one bolt each and rim lock if necessary).

LINEN PRESS:

Provide and fix slatted shelves nailed to closets.

SINK & KITCHEN UNITS:

Supply and fix stainless steel sink with drainer complete w/ chrome taps. Provide kitchen units in positions as shown in Show House.

ROOF INSULATION:

To be insulated with minimum 4" of fibreglass or other equal

NOTE:

All sizes to be as close to figure shown above or metric equivalent as available.

SOIL & VENT PIPES, RAINWATER PIPES & GUTTERS:

Provide 4" diameter PVC soilpipe. Provide all necessary branch pipes etc., also 5" half-round approved PVC gutter fitted to makers instructions. Gutter brackets screwed to fascia. Also 3" diameter approved rainwater pipes complete with hoppers, bend and tee pieces. Provide PVC clips to keep pipes from wall face.

FLASHING:

Provide and fix all necessary flashings to chimney to Dept of Environment requirements.

WATER:

Lay on water supply from main in accordance with Local Authority regulations. Provide and fix suitable sized storage tank complete with ballcock and overflow. Bath, lavatory basin and wc cistern must be supplied from this tank. Fit suitable stopcocks on distributing pipes in a convenient and accessible position as near to tank as practicable; also stopcock on rising main where entering house. The sink only to be provided from the rising main. Provide draw-off cock from boiler and stopcock on cold feed to cylinders.

HOT WATER SUPPLY:

Provide hot water system to bath, washhand basin and sink. $\frac{1}{2}$ " supplies except in bath which is to have $\frac{3}{4}$ " hot supply.

SANITARY FITTINGS:

Supply and fit complete with traps, fittings, wastes, overflows, stainless steel unit, washhand basins, low level combination W.C. suites with cistern and plastic seat, suitable sized copper cylinder and approved standard 5' 6" baths. Shower units to be as specified.

Contd.....

GRATE:

Supply and fit suitable grates and surround.

DRAIN TESTING:

All drains and plumbing work to be tested to the entire satisfaction of the Local Authority and Engineer.

PLASTERER

WALLS:

The walls internally to be carefully rendered with two coats of approved plaster. All partitions to be covered with approved plaster slabs and rendered with Gypsum plaster in accordance with manufacturer's instructions. Alternatively dry lining may be used, in accordance with the instructions issued by and to the satisfaction of the Engineers. External walls to be finished with insulated dry lining as specified on the drawings and current requirements of the Department of Environment.

CEILINGS:

All ceilings to be covered with approved plaster slabs, each slab nailed along the edge and centre and joints to be finished and finished with a plastic compound to give a stippled finish in accordance with maker's instructions or as specified by Engineer.

EXTERNAL:

All external face of all concrete block walls to be scudded and rendered in sand and cement. The floating coat to have an admixture of approved water-proofing compound mixed in strict accordance with the maker's instructions. Finish on external walls as selected by Engineer.

TILERS

ROOF:

Roof to be covered with interlocking tiles to I.S.3 of Irish manufacture to be laid on battens on untearable felt. Inc for all ridge and hip tiles to match. Roof pitch, caps and clipping to be in accordance with the manufacturers instructions.

PAINTER

GENERAL:

All exposed woodwork to be properly knotted and primed. All tassels, plates, ends of joints, etc. to be coated with one coat of preservative before fixing.

EXTERNAL:

All external woodwork to be prepared, primed and painted two coats best selected oil paint.

INTERNAL:

All internal joinery, and woodwork, to be prepared and painted two coats best selected oil paint after priming. All walls of Drawingroom, Hall, Kitchen and Bedroom to be prepared.

PAPERHANGER

GLAZING:

All glazing to be bedded in best linseed oil putty in all cases, the glass must be well-bedded and back puttied. All putty to be carefully trimmed and cleaned off.

LIGHT:

Contractor to provide and fix electrical installations having one light in each room, hall, landing and bathroom. Power points to be provided as per Show House separate circuits to be provided for light and heat on ground floor. Wire only for hall/door bell.

Switches to be flush type plastic/face lights to be plain ceiling roses and pendants. Contractor to fit and wire for immersion unit.

All wiring to be certified by the Sub Contractor to the approval of the E.S.B.

RERE & BOUNDARY FENCING:

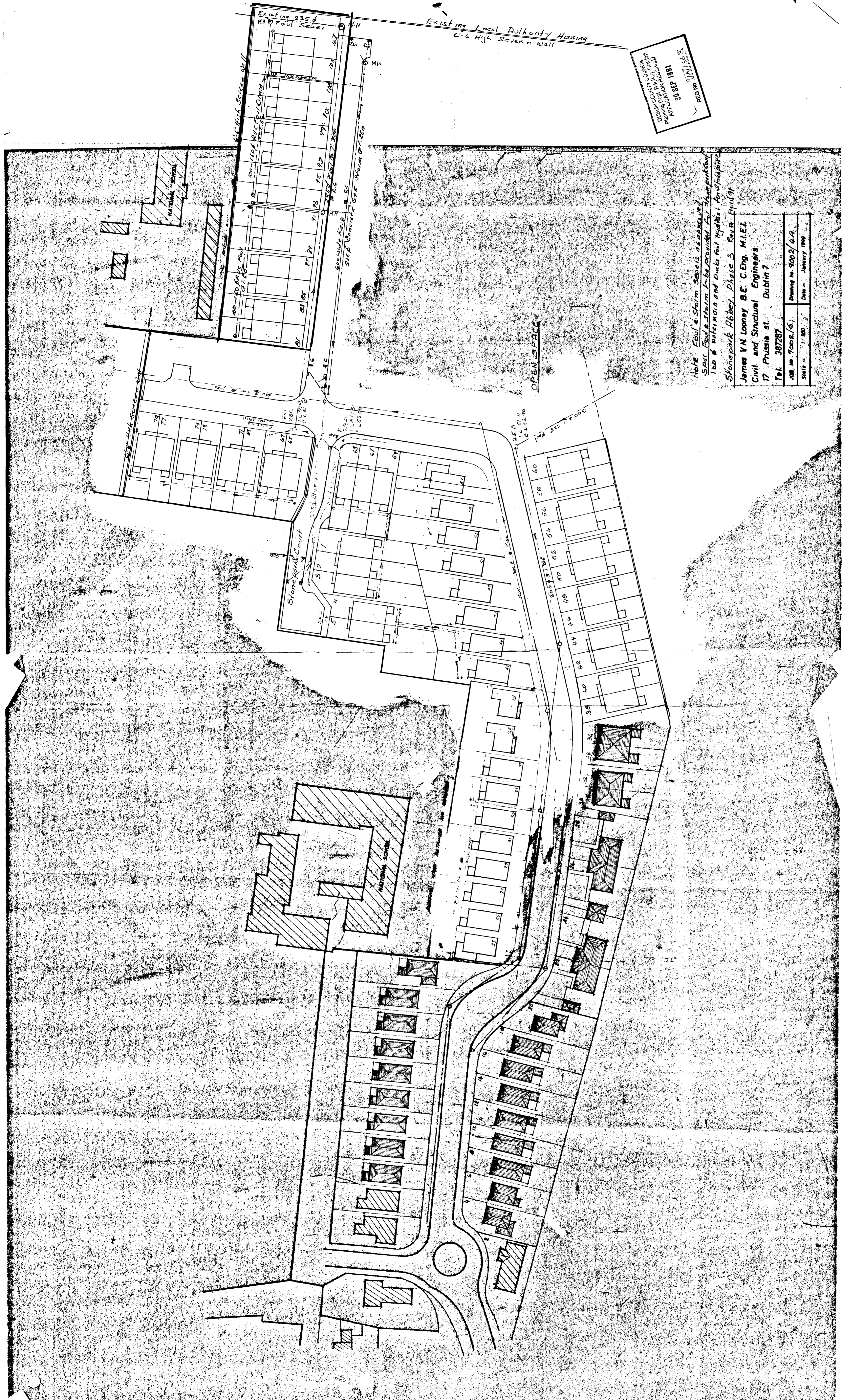
Rere boundary to consist of concrete posts with three strands of wire or other approved wire. Provide footpath and kerb in front of each house to Local Authorities specification and approval.

NOTE:

In the event of unavailability of any materials mentioned in specification - substitutions may be made in accordance with Local Authority Byelaws and Department of the Environment requirements.

IMPORTANT:

The structure and fabric of Show House on the development shall be the interpretation of the above specification which is of a general nature. All fixtures and fittings in the Showhouse are not standard and their inclusion in individual house is not part of the house to be built on this site.



RES NO. 01/11/56/8
 20 SEP 1981
 DUBLIN COUNTY COUNCIL
 PLANNING DEPARTMENT
 11/11/81

Note: Fault & Stair Sinks as approved
 Soil Pollution to be removed for Stonepark
 Two 4' water main and two 6" for Hydro 1 for Stonepark
 Stonepark, Dublin, Phase 3, Box R, April 1981
 James V N Looney B.E. C.Eng. M.I.E.T.
 Civil and Structural Engineers
 17 Prussia St. Dublin 7
 Tel. 397287
 Drawing no. 9002/49
 Scale 1:1000 Date January 1980

Existing Local Authority Housing
 c. 6 High Screen wall

Existing 225'
 High Screen Wall

OPEN SPACE

Stonepark Court

NATIONAL SCHOOL

WATERMAIN LAYOUT 1:2500

