



Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na hÉireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Anne White,  
52 Ashton Avenue,  
Templeogue,  
Dublin 16.

Our Ref. **VH/LD**

Your Ref.

Date **10th September 1991**

REG. REF. 91A/0983

RE: 52 Elkwood

Dear Sir,

I refer to your letter received in this Department on 4th September 1991 regarding the above and wish to inform you that a Decision to REFUSE Permission was made on this application on 9th August 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of €50.00.

Yours faithfully

  
for PRINCIPAL OFFICER

P.P. refused  
9/8/91

6/9

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
REC'D  
4 SEP 1991

Ashlan Ave.,  
Templeogue  
DOL 16.

Aug '91

att: Ms. Mgt. O'Shea

Re: Dev. at 52 Elkwood  
File No. 91 A0983

Dear Sirs,

I refer to the proposed  
planning application at the above  
& wish to state that I strongly  
oppose same.

I feel it should be  
rejected on the grounds that  
it is a long established

**OBJECTOR**

estate & this <sup>2</sup> new development  
would cause unnecessary  
disruption & danger to our  
children as they play at  
the time in the cul-de-sac  
where the development is  
proposed.

yours faithfully,

Ane White



Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath.  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

A & J O'Hara,  
82 Ashton Avenue,  
Knocklyon Road,  
Dublin 16.

Our Ref. **RF/LD**

Your Ref.

Date **15th August 1991**

REG. REF. 91A/0983

RE: Development at 53 Elkwood, Rathfarnham

Dear Sir,

I refer to your letter received in this Department on 13th August 1991 regarding the above and wish to inform you that a Decision to **REFUSE** Permission was made on this application on 8th August 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

\_\_\_\_\_  
for PRINCIPAL OFFICER

4 August '91

Miss Margery O'Shea  
Planning Officer  
Dublin County Council  
Block 2  
Irish Life Mall  
Dublin 1.

14/8 + 3. AUG 91

RE FILE NO. 91A 0983

R.F.  
**OBJEC**

Dear Miss O'Shea:

Regarding the application for planning permission for the proposed development at 53 Elkwood, we wish to make the following points:

1) Ashton Avenue is a cul-de-sac and the application would mean the demolishing of the wall at the end of the cul-de-sac for the proposed development.

2) There is already a lot of housing going up in the surrounding area, and this new proposed development will simply add to the sense of overcrowding we are experiencing on Ashton Avenue.

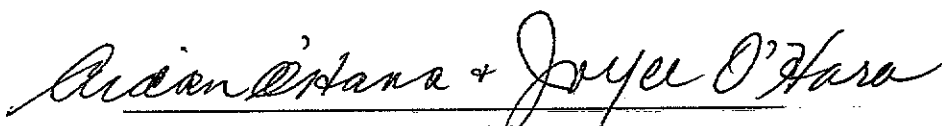
3) The proposed development would mean increased congestion for those houses in the immediate area.

4) Any new building would alter radically the whole look of Ashton Avenue adding a crowded and congested appearance to that portion at the end of the avenue.

5) There is therefore a distinct possibility of existing properties being devalued as a result of any new development of the sort applied for at 53 Elkwood.

There is general dismay in the area at the application for this proposed development, and we wish to add our objections to those of our neighbours who are opposed to it.

Yours sincerely,

  
Aidan O'Hara & Joyce O'Hara.

13 August 1991

Councillor T. Kitt, T.D.,  
3, Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

---

Dear Councillor Kitt,

I wish to refer to your recent letter on behalf of Ms. Kitty Hunt who objects to an application for planning permission submitted on behalf of Mr. Philip McMenamin, for a two-storey 3-bedroom dwelling at 53 Elkwood, Rathfarnham.

I wish to inform you that on the 8th August, 1991 the Planning Authority made a decision to refuse permission in respect of this proposal.

Copy of the Council's Decision to Refuse Permission is enclosed for your information.

Yours faithfully,

  
-----  
for PRINCIPAL OFFICER



Tom Kitt, T.D., M.C.C.

3, PINE VALLEY DRIVE, RATHFARNHAM, DUBLIN 16.

Tel: 946507. (Home)

789911 ext. 759/610264 (direct) Dail Eireann

DAIL ÉIREANN

BAILE ÁTHA CLIATH, 2.

(Dublin, 2).

18/7/91.

OBJEC

Dear Deanoit,

Michael & Kitty Hunt,

66 Ashton Ave,

Knocklyon, D.16

22 JUL 91

have asked me to contact you in relation to the following matter.

They are very concerned about a planning application ref. 91A 0983 (Philip McMenamin). They feel that the building of this house would injure their view as their house is quite close to this proposed development.

I would be grateful if you would note their points & keep me informed of developments.



Desmond DRUMGOOLE,  
Planning Dept.,  
Dublin Co. Council,  
46/49 Upper O'Connell St.,  
Dublin 1.

Oireachtas





Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na h-  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iocht,  
Lower Abbey Street,  
Baile Atha Cliath.  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Ms. Catherine Hunt,  
66 Ashton Avenue,  
Knocklyon,  
Templeogue,  
Dublin 16.

Our Ref. RE/LD  
Your Ref.  
Date 13th August 1991

REG. REF. 91A/0983

Development at 53 Elkwood, Rathfarnham

RE:

Dear Sir,

I refer to your letter received in this Department on 29th July 1991 regarding the above and wish to inform you that a Decision to REFUSE Permission was made on this application on 8th August 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

\_\_\_\_\_  
for PRINCIPAL OFFICER

29 JUL 91

66 Ashton Ave.  
Knocklyon  
Templeogue,  
Dublin 16.

To: Miss Margery O'Shea,  
Planning Officer,  
Dublin Co. Co.,  
Irish Life Centre,  
Dublin 1.  
25.7.1991.

Handwritten signature and date: 9/8

OB

Dear Miss O'Shea,

I have examined File No. 91A0983 and I see that Mr. McMenamon has outlined the boundary wall dividing Ashton Ave. and Elkwood as part of his property. If you follow the course of that line, it appears to me that he is also claiming ownership of the boundary wall between our two properties, i.e. 66 Ashton Ave. and 53 Elkwood. It is my opinion that Mr. McMenamon has no right to make such a claim - that wall is as much my property as his. I was never requested to grant my permission to alter that boundary in any way.

When these Raftery and Douglas houses were constructed in 1979 there was already a boundary wall erected between the end of Ashton Ave. and what is now Elkwood Estate. After representations were made by the residents of the new houses the builders made that wall secure as it was in danger of collapse. It is generally believed that the original wall was constructed by Abbey Holdings. At that time 53 Elkwood did not exist and it was not for some time after the construction of the boundary wall, and the boundary firmly established, that the building commenced on that site. Therefore I strongly believe that Mr McMenamon has no right to claim ownership of that boundary wall between Ashton Estate and Elkwood Estate. Furthermore he should not seek to alter it in any way without the full consent of the residents of Ashton Ave. .

When my husband and I purchased this property in Nov. 1985, we were aware that the field behind our house was due for development. Originally the builder was to construct semidetached houses immediately behind our house. To our surprise we discovered that he was not conforming to the planning application and instead he built 3 six bed roomed houses at the rear of our property. I can recall his sincere promises to keep the gardens at

the original level but needless to say that as soon as we withdrew our objections to the Planning Dept. the said builder raised the gardens and now both houses and gardens are at least 10 feet above our level. Privacy in the rear of my property is now a luxury I no longer have. My kitchen, dining room, 2 bedrooms and bathroom are now on public view. Am I now expected to tolerate the same intrusion on the front of my house? The planning application 91A0983, does not give an honest location of my house in regard to the new development. The area of ground between us will be so little that the house may as well be in my front garden. If this application is granted I cannot see how I can live here anymore. With houses surrounding us in that manner it would make life unbearable. I do not wish to live in a concrete jungle. Surely if the original developer could or was allowed to construct another house on that site, he would not have let the opportunity slip through his fingers?

I appeal to you to take my feelings into consideration when you examine File No. 91A0983. I know Mr. Gerard Larkin has also made objections on our behalf. I honestly cannot see how a house can be constructed at 53 Elkwood without it causing serious distress to many of the residents on this side of the boundary wall.

Yours sincerely,

*Catherine Hunt.*

Catherine Hunt.

Councillor Ann Ormond.  
28 Home Villas,  
Dublin 4.

Our Ref.: 91A/0983

12 August 1991

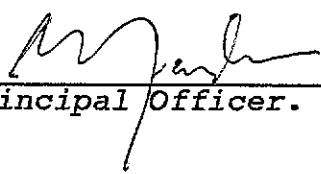
RE: Proposed 2-storey three bedroom dwelling at 53 Elkwood,  
Rathfarnham, Dublin 16 for Philip McMEnamin.

Dear Councillor Ormond,

I refer to your recent representations on behalf of local residents in connection with the above planning application.

I now wish to inform you that on 8th August, 1991 the Planning Authority refused permission.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.



Bloc 2, Ionad Bheatha na hÉireann,  
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/0983

Date : 8th August 1991

Dear Sir/Madam,

Development : 2-storey three bedroom dwelling

LOCATION : 53 Elkwood, Rathfarnham, Dublin 16

Applicant : Philip McMenamin

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 08.08.91 it was decided to REFUSE PERMISSION for the above proposal.

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

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

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

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

Joy Conville,  
64 Ashton Avenue,  
Dublin 16.

Yours faithfully,

.....

for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na Fireann,  
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/0983

Date : 8th August 1991

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Applicant : Philip McMenamin

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Mr. E. Brazil,  
58 Ashton Avenue,  
Templeogue,  
Dublin 16.

Yours faithfully,

  
.....  
for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na Fireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
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Anthony Talbot,  
54 Ashton Avenue,  
Knocklyon,  
Dublin 16.

Yours faithfully,

.....  
for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hÉireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
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Mr. G. Saab,  
92 Ashton Avenue,  
Templeogue,  
Dublin 14.

Yours faithfully,

  
.....  
for PRINCIPAL OFFICER





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  
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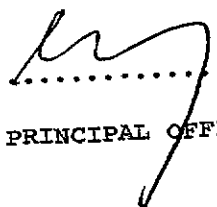
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Gerard Larkin,  
Bloom House,  
15 Mountjoy Square,  
Dublin 1.

Yours faithfully,

  
.....  
for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hÉireann,  
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/0983

Date : 8th August 1991

Dear Sir/Madam,

Development : 2-storey three bedroom dwelling

LOCATION : 53 Elkwood, Rathfarnham, Dublin 16

Applicant : Philip McMenamin

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

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Brendan Brady,  
Riverview House,  
21 City Quay,  
Dublin 2.

Yours faithfully,

.....  
for PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
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Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Michael & Eileen Vaughan,  
54 Elkwood,  
Rathfarnham,  
Dublin 16.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

58 Ashton Avenue  
Templeogue, <sup>16</sup>  
Dublin 16.

30/7/91.

RE. FILE No. 91A0983

91A/0983

684

01 AUG 91

**OBJECT**

Dear Margaret O'Shea,  
I wish to voice my objection to the planning permission sought in FILE No. 91A0983, and have already signed a document on behalf of Ashton Avenue residents generally in which our reasons for objecting are noted in detail.

Anyone familiar with developments in this locality in recent years must surely concede that the construction of yet more housing is inadvisable. Also, the idea of a resident in a neighbouring estate seeking planning permission for a house in his garden, access to which is quite frankly rather presumptuous and insensitive.

As a resident of Ashton Avenue, I have always regarded the end boundary wall as exactly that - a boundary wall of a cul-de-sac. It is also an area of the road where young children can and do play safely and where they are capable of being watched. The last thing the avenue needs is an extra house with the extra cars and traffic that this would involve. My own view - and that of my neighbours - would be that Ashton Avenue as it is presently is a completed estate, and I am appalled that someone in some other estate can seriously imagine that he has the right to alter our perception and enjoyment of our avenue for whatever his reasons.

Yours sincerely,  
Eddie Brazil

91A/0983  
652

PK

54 Ashton Avenue  
Brooklyn  
July 16  
23-7-91

Planning Ref: 91A0983

**OBJEC**

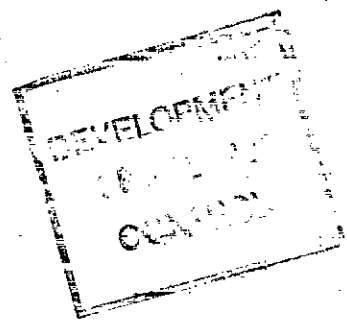
Dear Ms O'Shea,

I would like to formally object to planning permission being granted to the above reference. I attach a list of objections and as a person living on the avenue for nearly 14 years I object very strongly to a person from another estate looking for planning permission in a neighbouring estate. It is all to do with speed.

If you want to contact me to clear up some points please do not hesitate.

Yours faithfully  
Anthony Salt.

25 JUL 91



The residents of Ashton Ave. strongly oppose the granting of planning permission for the proposed development at 53, Elkwood for the following reasons:

1. The applicant intends to demolish the boundary wall at the end of Ashton Ave. in order to create an entrance for the proposed development.
2. In his application he makes no reference to the existence of a footpath, the grass verge, or the street light which are situated on our side of the boundary wall.
3. When the garden at 53, Elkwood is subdivided, the proposed development will not have the necessary amount of garden area which is required under the planning legislation.
4. Plot sizes in the surrounding dwellings are in the region of 450 sq.m.. Subdivision of 53, Elkwood will effectively mean that the new development will be almost half the surrounding plots.
5. Ashton Ave. is a cul-de-sac and is already complete with a sufficient number of houses.
6. The new development will increase traffic flow in the cul-de-sac.
7. The end of Ashton Ave. is used as a turning and parking area for residents and their visitors. The placing of the entrance to the proposed development in Ashton Ave. will lead to increased congestion.
8. Small children from Ashton Ave. use the end of the cul-de-sac as a safe play area. The new development will deprive them of this facility.
9. The new development will overlook gardens and windows of existing houses, and by its very situation, will dominate the entire Avenue.
10. The development will devalue existing properties on Ashton Ave. by increasing housing density in an established housing estate.
11. Construction traffic on Ashton Ave. will cause severe disruption to the residents and will further increase congestion.
12. The lorries, earth removers, cement mixers and workers cars will put the safety of our children at risk.
13. Our area has undergone a massive housing development programme in recent years. This new development is totally unnecessary in our already overcrowded environment.
14. The plans for the new development are totally misleading in regard to the impact it will have on existing properties.

Shiloh County Council  
Planning Dept  
100 Centre  
100 Ashley St  
Shiloh 1

91A/0983  
599

George B. Raeb  
92 Ashton Avenue  
Employee  
Shiloh 16  
16th July 1991

# OBJECT

Ref.: 91A/0983  
P. McMinimen  
53 Elkwood

Dear Sirs

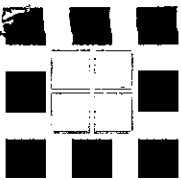
In connection with the above proposed development I set out herein my objections as follows

- 1) increase traffic on Ashton Avenue
- 2) tendency to create a high speed entrance into and out of the proposed site.
- 3) The indignity of the site.
- 4) Permission to open entrance onto Ashton Avenue
- 5) Ashton Avenue has always been an local dr. Ave with an "hammer head"

Yours faithfully  
George B. Raeb

18 JUL 91

RECEIVED  
18 JUL 1991  
COMMUNITY DEVELOPMENT



23/7

Gerard Larkin Architect  
Bloom House  
15 Mountjoy Sq.  
Dublin 1  
Tel: (01) 744133  
Fax: (01) 744697

91A/983  
623

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

Date : 18th July, 1991

Re. : Reg.Ref. 91A/0983

Planning application for 2 storey, 3 bedroom house at  
53 Elkwood, Rathfarnham, Dublin 16.

On behalf of Mr. & Mrs. Michael Hunt of 66, Ashton, Knocklyon, Templeogue I wish to lodge an objection against the entire proposal to construct a two storey, three bedroom house in the garden of the existing house owned by Mr. Philip McMenamin at 53, Elkwood, Rathfarnham. The application as lodged does not indicate the reasons why Mr. McMenamin requires an additional house in his garden and it must therefore be assumed that the application is of a speculative nature only.

I set out below the specific grounds of my clients objection as a result of my inspection of the planning file, and the site as seen from both Avenue Ashton and Elkwood.

1. It is proposed that the vehicular entrance to the house will be from Ashton Avenue whereas the house itself is located within the Elkwood Estate. This proposed entrance is totally unacceptable to my clients. The application does not provide evidence that it was ever envisaged that provision was made in the development of Ashton Avenue for any future house having access into this cul-de-sac. The purchasers of the houses on Ashton Avenue would have acquired their houses on the understanding that no further housing would be provided other than those on approved plans.
2. The entrance will give rise to additional traffic on Ashton Avenue as has been indicated by the provision of two car parking spaces within the site.
3. The end of Ashton Avenue is used as a turning and a parking area for both residents and visitors because in many cases there is only provision for one on-site parking space per house on Ashton Avenue. The creation of an entrance will diminish this existing amenity and create additional congestion in the cul-de-sac.
4. The turning area is also used by children as a play area due to its relative safety. An additional driveway entrance will diminish this established amenity for the residents of Ashton Avenue.



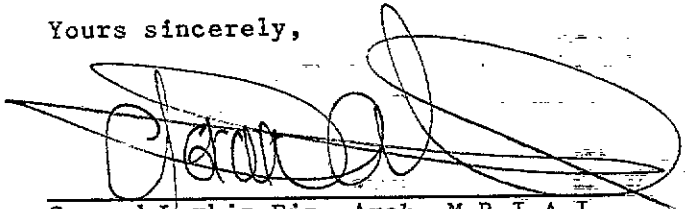
Gerard Larkin  
Diploma in Architecture Dip. Arch.  
Member of the Royal Institute of the Architects of Ireland M.R.I.A.I.



5. The end of Ashton Avenue has been terminated with a turning area constructed to correct road standards, terminated at the end by a footpath / grass margin and was therefore intended to be a cul-de-sac. It was noted that the submitted drawings are incorrect in that the site plan does not indicate the existing grass margin or the existing lighting standard, nor does it indicate the effect of forming an entrance on these items.
6. The application does not provide evidence regarding existing housing densities established and has not provided evidence of what effect an additional house will have on those densities other than the obvious increase.
7. The rear elevation, containing bathroom windows and external s.v.p. / waste pipes will be clearly visible from the public side of the Elkwood development and no attempt has been made to overcome the usual effect of the reversal of the elevation.
8. It is unclear from the drawings whether the diamond shape on the front elevation is intended to be a window or a brick decorative panel.
9. There is insufficient information contained in the application regarding existing and proposed ground levels, heights of proposed walls relative to existing levels, or any requirements as regards retaining walls to achieve the finished floor level indicated. It should be noted that there is a substantial fall across the site and that it appears that the ground level in the garden is higher than the road level on Ashton Avenue. Cross sections have not been provided showing the relative levels / heights of the proposed house to the houses on Ashton Avenue / Elkwood.
10. The application does not make any proposals regarding the management and disruptive nature of construction traffic for the proposed development. Construction traffic, deliveries etc. will give rise to increased traffic hazards for the residents of Ashton Avenue.

Based on the foregoing I would submit, on behalf of my clients, that this application should be refused. If you wish to discuss the matter please contact me.

Yours sincerely,



Gerard Larkin Dip. Arch. M.R.I.A.I.,  
ARCHITECT.

**BRADY ASSOCIATES**  
Consulting Engineers Civil & Structural

91A/0983  
583

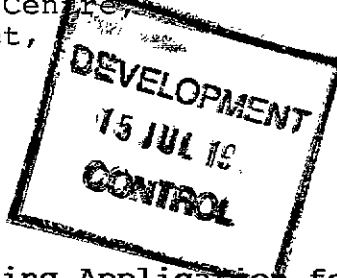
Riverview House,  
21 City Quay,  
Dublin 2, Ireland.  
Telephone: (01) 777465  
Telefax: (01) 777627

Your Ref. Our Ref. R219

Associate Office:  
50 Belgrave Road, Victoria,  
London SW1V 1RQ.

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

Date: July 10th, 1991.



11 JUL 91

**OBJEC**

Dear Sirs,

RE: Planning Application for Residence at portion of Site on  
53 Elkwood, Rathfarnham.  
Register Reference: 91A/0983.

We refer to the above Application and confirm that we act on behalf of Mr. & Mrs. Vaughan of the adjoining property of 54 Elkwood.

The proposed Application for a Residence in portion of the Rear Garden adjoining is a cause of great concern to Mr. & Mrs. Vaughan.

We wish to make the following representations with regard to this Application:-

1. Planning & Development Standards.

The Application for the proposed Residence is not in accordance with the proper planning and development of the Area:-

Elkwood is an existing Estate in its own domain; the removal of a portion of a garden to No. 53 and the construction of a Residence thereon with access from Ashton Avenue and the consequent piecemeal nature of same we would submit is contrary to the proper Planning and Development of the Area.

The proposals as outlined do not appear to provide the minimum standards for Rear and Front Gardens.

2. Diminution in Residential Amenity at No. 54.

A Study of the proposal for the Residence submitted and a Review of the Residence at No. 54 on Site reveals the following:-

- (i) The adjoining Garden where the Planning Application for the Residence is some 900mm above the existing House at No. 54.

Where previously there was viewing freedom from the Rear Garden and patio of No. 54 there will now be a 2 Storey structure the scale of which will be increased by the difference in elevation of the two Gardens.

- (ii) The proposed location of the Residence on the South and South Western face of No. 53 and its proximity would result in a diminution and at some stages an elimination of the existing sunlight benefit to the Rear Garden of No. 54.

The existing privacy which Mr. & Mrs. Vaughan retain to the rear would be eliminated by the proposed Residence.

3. Perspective within Elkwood

The proposal would result in the distortion of the Elevations within Elkwood itself with the rear of the proposed Residence being a terrace of Houses fronting Elkwood.

4. Perspective within Ashton Avenue.

A review of its proposed location within Ashton Avenue indicates that in addition to having a vehicular entrance at the end of Ashton Avenue, what is at present a streamlined Avenue would become distorted and piecemeal in vision.

5. Existing Services

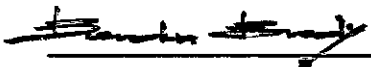
It would appear from the Application details that it is proposed to connect into the existing drains to the Rear of No. 54 Elkwood.

It should be noted as follows:-

- (i) Permission to do so was not sought from the owner of No. 54.  
(ii) There are already existing problems with this drain system.

We consider therefore that for the above reasons the above Application should not be allowed.

Yours sincerely,



Brendan Brady  
for  
BRADY ASSOCIATES.

91A/0983

538

54, Elkwood,

Rathfarnham

Dublin 16.

1<sup>st</sup> July 91

hgf/y

Dear Sir / Madam,

**OBJECT**

Re Planning application No. 91 A / 0983 dated 13/6/91

We wish to object to above Planning application in the name of Phillip Mc. Henamin, 53, Elkwood, Rathfarnham Dublin 16. on the following grounds.

0 2 JUL 91

1) Position of Proposed house.

(a) Too close to the perimeter of our home.

(B) Since the site of the Proposed house is approx. 6 ft. above the level of our house, it is clear that we will be overlooked.

(c) Because of (B) above, we feel that our kitchen and patio will be darkened considerably. Also the complete privacy that we now enjoy in our patio & kitchen area will disappear considerably.

2) Sewage & Drainage,

System inside our boundary wall (Rather than to the Poles),  
it would seem to us that the system is not built  
to accommodate an extra dwelling.

3) On the Site location map with the Planning Application  
the drawing of No. 54. (our home) is incorrect.

4) The fact that the rear of this proposed dwelling will  
look out into the cul-de-sac between Nos. 53 & 54,

& onto our front garden & driveway, we feel that

(a) Our home will be devalued.

(b) The general appearance of the cul-de-sac  
will be downgraded.

A more detailed & Professional objection to follow.

Yours faithfully,

Michael & Helen Vaughan.

REF. NO.: 91A/0983 CERTIFICATE NO.: 1530 B  
 PROPOSAL: House  
 LOCATION: S3 Oakwood Rathfarnham D16  
 APPLICANT: P. McMenami

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	REG. FEE APPL.	AMT. OF REG. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 17/6/91  
 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.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL-SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:-

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: 5/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE





Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P. 318

Your Ref.

Date 03.07.1991

RE: House at Elkwood, Rathfarnham. Reg. Ref. 91A/0983.

In lieu of public open space provision, according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 to be provided towards the further development of the public open space in the nearby estate.

A handwritten signature in black ink, appearing to be 'D. Drumgoole'.

SENIOR PARKS SUPERINTENDENT



SS only.

Register Reference : 91A/0983

Date : 19th June 1991

Development : 2-storey three bedroom dwelling

LOCATION : 53 Elkwood, Rathfarnham, Dublin 16

Applicant : Philip McMenamin

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 13th June 1991

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

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

Yours faithfully,

DUBLIN Co. COUNCIL  
 27 JUN 1991  
 SAN SERVICES

DUBLIN Co. COUNCIL  
 SANITARY SERVICES  
 PRINCIPAL OFFICER  
 - 9 AUG 1991  
 Returned *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

*Available.*

SURFACE WATER

*Available.*

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

*[Signature]* 29/7/91.

*[Signature]*

EMD.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 13-08-1991  
Time .....

Register Reference : 91A/0983

Date : 19th June 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available for zone use 24 hours  
storage to be provided.

*[Signature]*  
3/7/91

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

P/3585/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0983

Date Received : 13th June 1991

Correspondence : Gerald Cantan,  
Name and : 87 Terenure Road North,  
Address : Dublin 6

Development : 2-storey three bedroom dwelling

Location : 53 Elkwood, Rathfarnham, Dublin 16

Applicant : Philip McMenamin

App. Type : Permission

Zoning :

(MOS/AC)

Report of the Dublin Planning Officer dated 30 July 1991.

This is an application for PERMISSION for a two-storey three bedroom dwelling at 53 Elkwood, Rathfarnham for Mr. Philip McMenamin.

There is no record of any previous planning applications on this site.

The site which is presently the side garden attached to No. 53 Elkwood is zoned 'A' in the 1983 County Development Plan with the objective to protect and/or improve residential amenity.

The ground levels of the site are approximately 2' higher than the footpath level at Ashton Avenue and the garden level of the adjoining house at No. 54 Elkwood.

A block wall (c. 6 ft. high) forms the front boundary of the site where it adjoins Ashton Avenue. A block wall varying in height between c. 4-6' forms the northern boundary of the site separating it from No. 54 Elkwood. A wall (c. 2-8' high) also defines the eastern site boundary. There is a large mature tree in the north-west corner of the site and there are several evergreen trees inside the western and northern boundaries.

The floor area of the proposed house is stated to be 100.44 sq.m. Access to the house is onto Ashton Avenue which is a cul-de-sac. The proposed house located at a distance of 0.8 - 2 metres from the northern <sup>side</sup> boundary will necessitate the removal of many of the existing trees along this side of the site. The house maintains a similar building line to No. 54 Elkwood. There are no windows in the northern gable elevation of the house which would be visible

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0983

Page No: 0002

Location: 53 Elkwood, Rathfarnham, Dublin 16

from the adjoining property. Extensive tree planting in the front garden of No. 54 would, to a large extent, screen the proposed house when viewed from the public road in Elkwood although the house would be visible from the property opposite ~~the~~ site <sup>no 54</sup>.

The garden to the rear of the proposed house is less than 7 metres long when measured from the rear wall of the proposed house and is below the minimum standard (i.e. 10.7 metres) normally acceptable. The garden to the rear varies between 7 and 11 metres in width. Two no. off-street car parking spaces have been provided for.

In a lengthy covering letter submitted as part of this application it is stated that the proposed finished floor level of the house will be approximately 300 mm. above the pavement level on Ashton Avenue. The applicant has not submitted any information on the finished floor levels of the house on the adjoining site to the north.

### REPORTS

The Roads Department report dated 10.07.91 states that they have no objection to the proposed development subject to the applicant making a financial contribution of £800 towards the cost of road improvements and traffic management proposals in the area.

The Parks Department report dated 03.07.91 recommend that the applicant pay a financial contribution in the sum of £1,000 towards the further development of the public open space in the nearby estate.

There was no Sanitary Services report available at the time of writing.

A number of letters of objection to the proposed development have been received from adjoining property owners who maintain that the proposed development will reduce the residential amenities presently enjoyed by them by causing overlooking and overshadowing amongst other things.

The proposed development of a two-storey house on this site so close to the adjoining property boundaries to the north, south and east would be undesirable from a planning point of view. The proposed house would be visually obtrusive when viewed in particular from the proposed garden to the existing property at No. 53. Even if the finished floor level of the proposed house could be at a similar level to No. 54 Elkwood the proposed house would, in my opinion, reduce the amenities enjoyed by the adjoining property owners by causing a certain amount of ownershadowing of the private open space <sup>provid</sup> ~~provis~~ to the south and west of this house.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed two-storey three bedroom dwelling at 53 Elkwood, Rathfarnham, Dublin 16 for Philip McMenamin.

If a house were to be permitted on this site, it should be a small single-storey house with a low pitch roof.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following ( 3 ) Reasons:-

1. The proposed development of a two-storey house on this site at such a close ~~distance~~ <sup>proximity</sup> to the northern, southern and eastern boundaries, would seriously reduce the amenities ~~enjoyed by present and future residents~~ of adjoining properties with particular reference to Nos. 53 & 54 Elkwood.
2. The proposed development would be visually obtrusive when viewed from the proposed side/rear garden serving No. 53. It would also result in overshadowing of the private open space provided for to the south and west of No. 54.
3. The proposed development would constitute substandard development and would seriously injure the amenities of property in the vicinity.
4. ~~The proposed development would contravene materially a development objective indicated in the County Development Plan 1983 for use of this area. "to protect and/or improve residential amenity".~~

Over .....

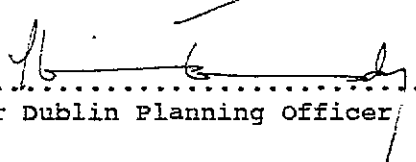
# COMHAIRLE CHONTAE ÁTHA CLIATH

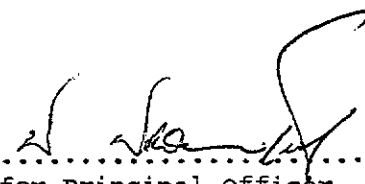
## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0983

Page No: 0004

Location: 53 Elkwood, Rathfarnham, Dublin 16

  
.....  
for Dublin Planning Officer

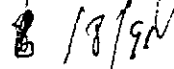
Endorsed:   
.....  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (3) reasons set out above is hereby made.

Dated : ..... 8/8/91 .....  .....

~~ASSISTANT CITY AND COUNTY MANAGER~~

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

  
8/8/91

WCS

m.o.s.

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P. 318

Your Ref.

Date 03.07.1991

RE: House at Elkwood, Rathfarnham. Reg. Ref. 91A/0983.

In lieu of public open space provision, according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 to be provided towards the further development of the public open space in the nearby estate.

A handwritten signature in black ink, appearing to be 'K. Kelly'.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	8.07.91.....
Time .....	9:00.....



DUBLIN COUNTY COUNCIL

REG. REF: 91A/0983.  
 DEVELOPMENT: 2-storey three bedroomed dwelling.  
 LOCATION: 53 Elkwood, Rathfarnham.  
 APPLICANT: Philip McMenamin.  
 DATE LODGED: 13.6.91.

This application is for full permission for 2-storey dwelling at Rathfarnham.

The applicant proposes access at the hammerhead of Ashton Avenue. The site is located between 53 and 54 Elkwood and would necessitate a break in the boundary wall and dishing of footpath and kerb.

Roads have not objection to this development subject to:-

- 1) A financial contribution, in the sum of money equivalent to the value of £800.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... 10.07.91 .....  
 Time ..... 3.35 .....

MA/BMcC  
8.7.91.

SIGNED: Michael Arthur  
 DATE: 9-7-91

ENDORSED: E. Madden  
 DATE: 10<sup>th</sup> July '91



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 REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3585 /91      Date of Decision : 8th August 1991

Register Reference : 91A/0983                      Date Received : 13th June 1991

Applicant : Philip McMenamin

Development : 2-storey three bedroom dwelling

Location : 53 Elkwood, Rathfarnham, Dublin 16

Time Extension(s) up to and including :

Additional Information Requested/Received :      //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- <sup>03</sup>.....ATTACHED.

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

Date:..... 8/8/91.....

Gerald Cantan,  
87 Terenure Road North,  
Dublin 6

## 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/0983  
Decision Order No. P/ 3585 /91  
Page No: 0002



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

REASONS FOR REFUSAL

---

- 01 The proposed development of a two-storey house, on this site at such a close proximity to the northern, southern and eastern boundaries, would seriously reduce the amenities of adjoining properties with particular reference to Nos. 53 & 54 Elkwood.
- 02 The proposed development would be visually obtrusive when viewed from the proposed side/rear garden serving No. 53. It would also result in overshadowing of the private open space provided for to the south and west of No. 54.
- 03 The proposed development would constitute substandard development and would seriously injure the amenities of property in the vicinity.

## 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.

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/0983

Date : 14th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2-storey three bedroom dwelling  
LOCATION : 53 Elkwood, Rathfarnham, Dublin 16  
APPLICANT : Philip McMenamin  
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....  
PRINCIPAL OFFICER

Gerald Cantan,  
87 Terenure Road North,  
Dublin 6



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 53 Elkwood, Rathfarnham, Dublin 16  
 (If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) Philip Mc Menamin  
 Address 53 Elkwood, Rathfarnham, Dublin 16 Tel. No. W: 568233  
H: 947018

4. Name and address of Gerald Cantan Dip. Arch. M.R.I.A.I. Fax. 920107  
 person or firm responsible for preparation of drawings 87 Terenure Road North D6 Tel. No. 920106

5. Name and address to which Gerald Cantan, 87 Terenure Road North, Dublin 6  
 notifications should be sent

6. Brief description of sub division of plot and construction of 3 bed roomed  
 proposed development two storey house at 53 Elkwood

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

9. In the case of any building or buildings to be retained on site, please state:-  
 (a) Present use of each floor Existing dwelling to be retained  
 or use when last used. J. Press 6/6/91  
 (b) Proposed use of each floor BYE LAW APPLICATION

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? no. SEC No. 455 N 41586

11.(a) Area of Site 254 sq. mts. for new house Sq. m.  
 (b) Floor area of proposed development 100.44 sq. mts. 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

**DUBLIN COUNTY COUNCIL**  
 Permission sought for 2 storey three bedroom dwelling at 53 Elkwood, Rathfarnham, Dublin 16, for Philip McMenamin

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:  
As far as possible.

15.List of documents enclosed with application. Letter, 4 copies of site location map  
(no O.S. sheet available) 4 copies of drawings 662/01 and 02  
4 copies of specification newspaper advertisement. A 3 sketch

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

No of dwellings proposed (if any) ..... Class(es) of Development 132 13/6/91  
 Fee Payable £..... Basis of Calculation .....  
 If a reduced fee is tendered details of previous relevant payment should be given N 41223

Signature of Applicant (or his Agent) [Signature] Date .....

Application Type P/BB FOR OFFICE USE ONLY 2.16.4  
 Register Reference 91A/0983  
 Amount Received £.....  
 Receipt No 29-11  
 Date .....

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 <sup>2</sup> (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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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 41223

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

£32.00

Received this 13th day of June 1991

from P. & M. McMenamin,  
53 Elkwood,  
Rothfarnham

the sum of thirty two Pounds

Pence, being fee for  
planning application at above address

Moden Deane Cashier

S. CAREY  
Principal Officer Class 1st

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 41586

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

£55.00

Received this 13th day of June 1991

from M. McMenamin  
53 Elmwood  
Rathfarnham

the sum of fifty five Pounds

Pence, being ten

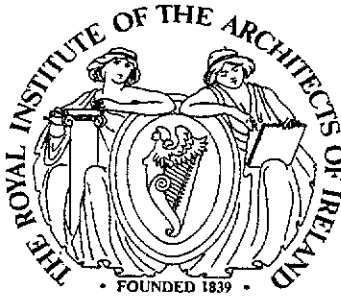
bye-law application at above address

Michael [Signature] Cashier

S. CAREY  
Principal Officer Class A

**RECEIVED**

13 JUN 1991  
91A/0983.  
Reg. Sec.



**GERALD  
CANTAN**

**Dip. Arch.**

**M.R.I.A.I.**

**Architects and  
Building Consultants**

87 Terenure Road North  
Dublin 6,  
Ireland.

Tel: 01-920106  
Fax: 01-920107

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

5/6/91

13 JUN 91

Re: Proposed dwelling at 53 Elkwood, Rathfarnham  
Dublin 16 for Philip Mc Menamin.

Dear Sirs,

I wish to apply on behalf of Philip Mc Menamin for planning permission and bye law approval for a dwelling at 53 Elkwood, Rathfarnham. The proposal to construct a dwelling involves the sud division of an existing house plot. Philip Mc Menamin lives with his family in the existing house.

The plot for the proposed dwelling is to the side of the existing dwelling. The new site is to be entered from Ashton Avenue, this terminates in a turning area fronting onto the plot.

The existing dwelling has a floor area of approximately 151.20 sq. mts. (1627 sq. ft. ). At present the plot on which this house stands has an area of 670.35 sq. mts. (.32 acres).

The proposed dwelling will have a floor area of 100.44 sq. mts. (1081 sq. ft.). It will have a lounge, kitchen, dining room and hall on the ground floor and three bedrooms, a bathroom and an en suite shower room on the first floor.

The plot when sub divided would leave 415.40 sq. mts. for the existing dwelling and create 254.9 sq. mts. for the new dwelling. This compares favourably with the plot sizes on the adjoining estates of approximately 190 - 220 sq. mts.

Because of the triangular shape of the new plot and the need

VAT No. F16777190

to preserve the amenities of the existing dwellings, the new dwelling has been planned and sited in a particular way. The dwelling picks up the building line of the houses to the North. The front garden fronting onto Ashton Avenue varies in width between 7.6 metres and 4 metres at its narrowest. This arrangement is similar to many houses in the Elkwood and Ashton estates. There is ample room in the front garden to park two cars and for the normal display of shrubs and flowers. The rear garden maintains a minimum dimension of 7.64 metres between the rear elevation of the dwelling and the new boundary wall. Additional private open space is provided to the South of the dwelling. This will be surrounded by a high wall. The house is planned in such a way that there will be no overlooking of the rear gardens or windows to the existing dwellings. A 2 metre high rendered and capped wall will be constructed around the rear and side of the garden. Most of the existing trees along the North boundary of the Plot will be retained. The level of the existing site will be reduced so that the floor level will be approximately 300mm above the pavement to Ashton Avenue. The materials used for the external elevations have been chosen to match the finishes of the existing houses. Clay brick is used to the front elevation with concrete tiles to the roof and dash render generally. There are existing drains passing through the site serving the existing dwelling, these will be adapted and upgraded to serve the proposed dwelling. All the new foundations will be kept below the level of the existing drains. A connection will be made to the public water main in Ashton Avenue to serve the dwelling. This will be carried out in association with the County Council. we are confident that the proposed dwelling will be architecturally appropriate and will close off the end of Ashton Avenue with an interesting building.

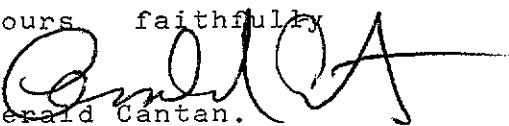
Please find enclosed the following documents in support of this application:

- (1) a completed application form.
- (2) a newspaper advertisement

- (3) four copies of a site location map.
- (4) four copies of drawings 662/01 and 02.
- (5) four copies of a specification.
- (6) an A3 sketch showing the dwelling in relation to Ashton Avenue.
- (7) a cheque to cover the planning fee.

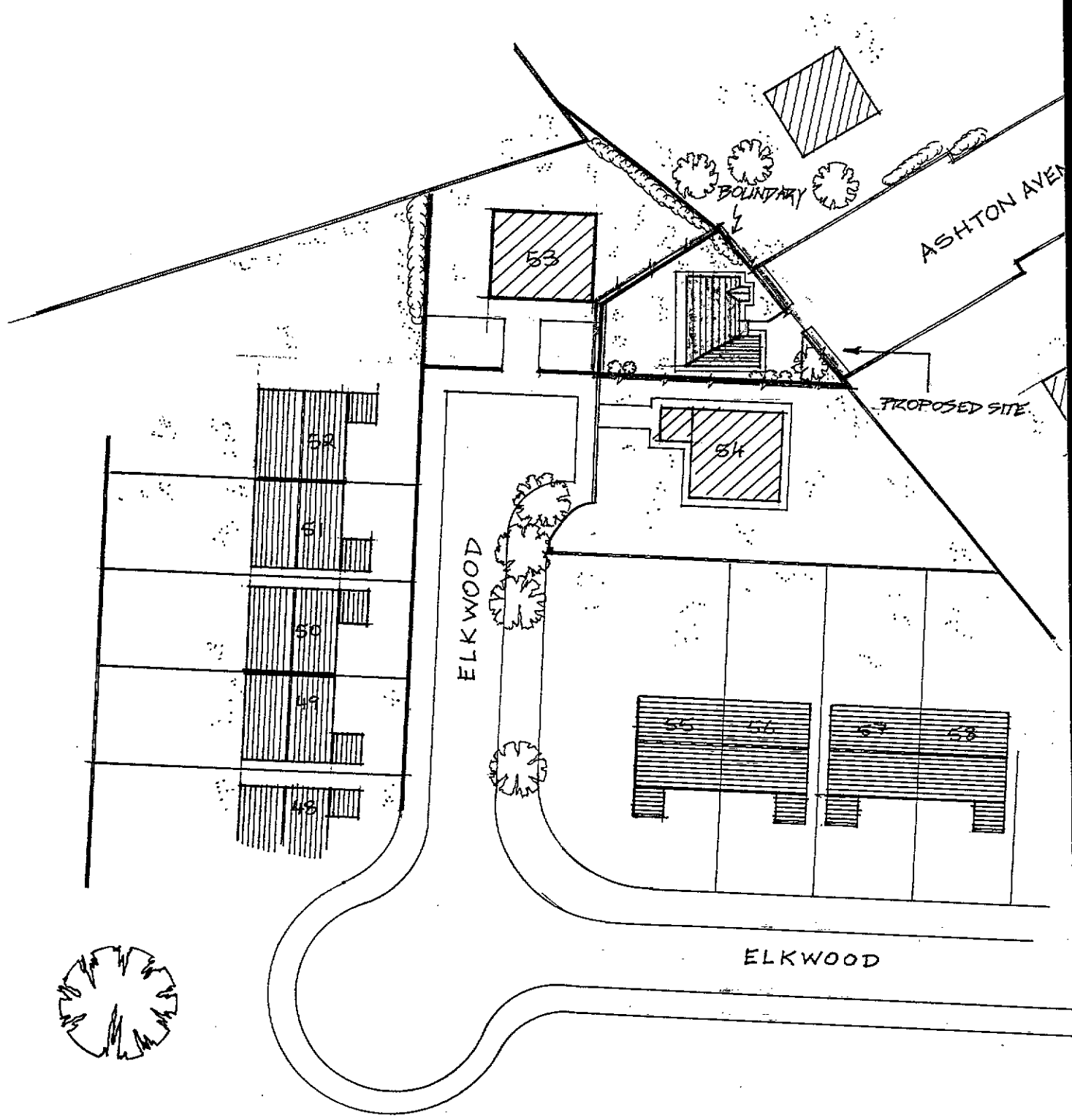
We look forward to receiving your decision.

Yours faithfully



A handwritten signature in dark ink, appearing to read 'Gerald Cantan', written over a horizontal dashed line.

Gerald Cantan.



RECEIVED

13 JUN 1991

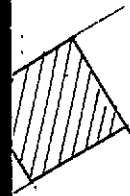
911A/C983

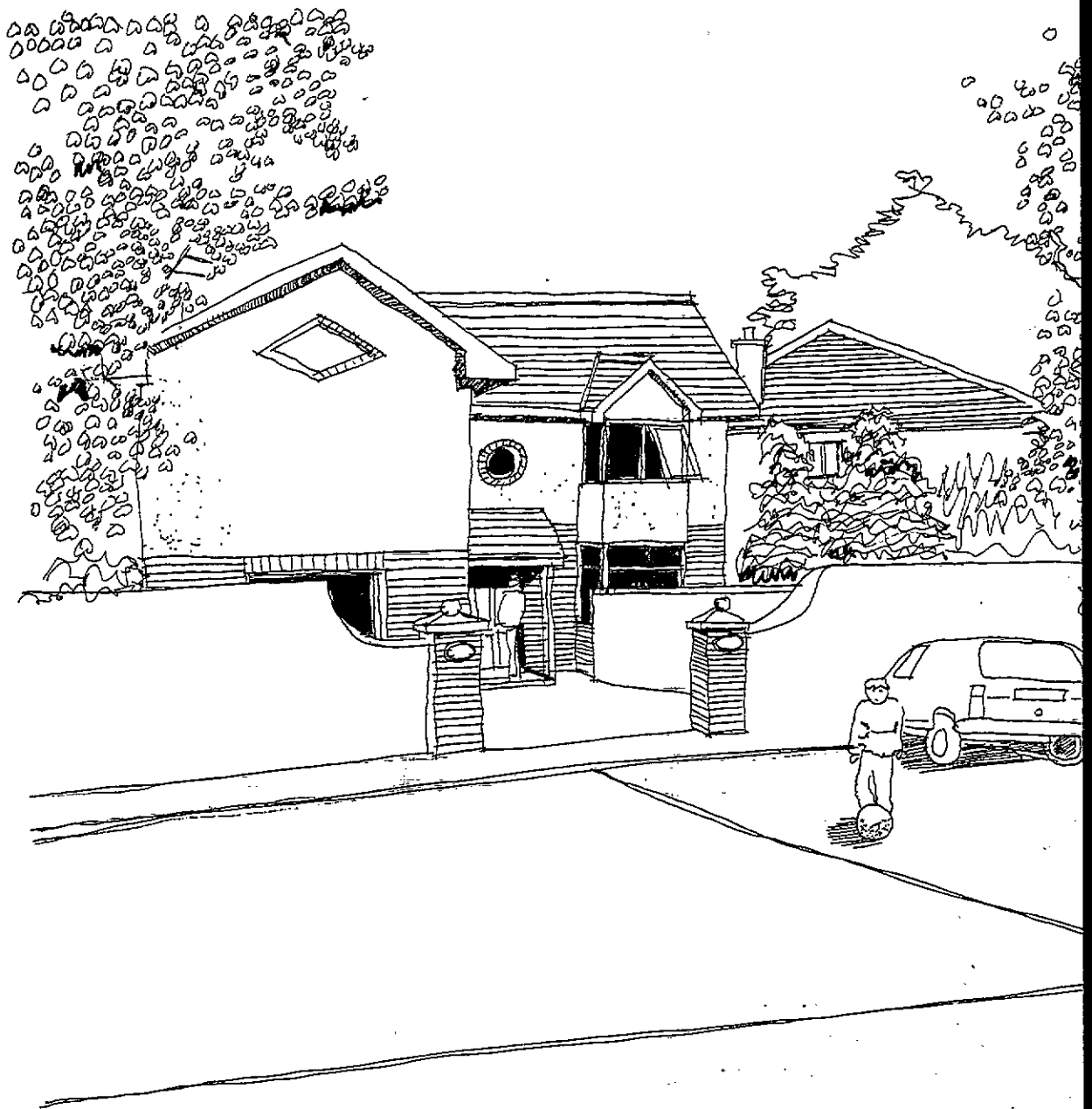
Reg. Sec.

PROPOSED HOUSE DEVELOPMENT  
AT 53 ELKWOOD . FIRHOUSE

SITE LOCATION MAP SCALE 1:500

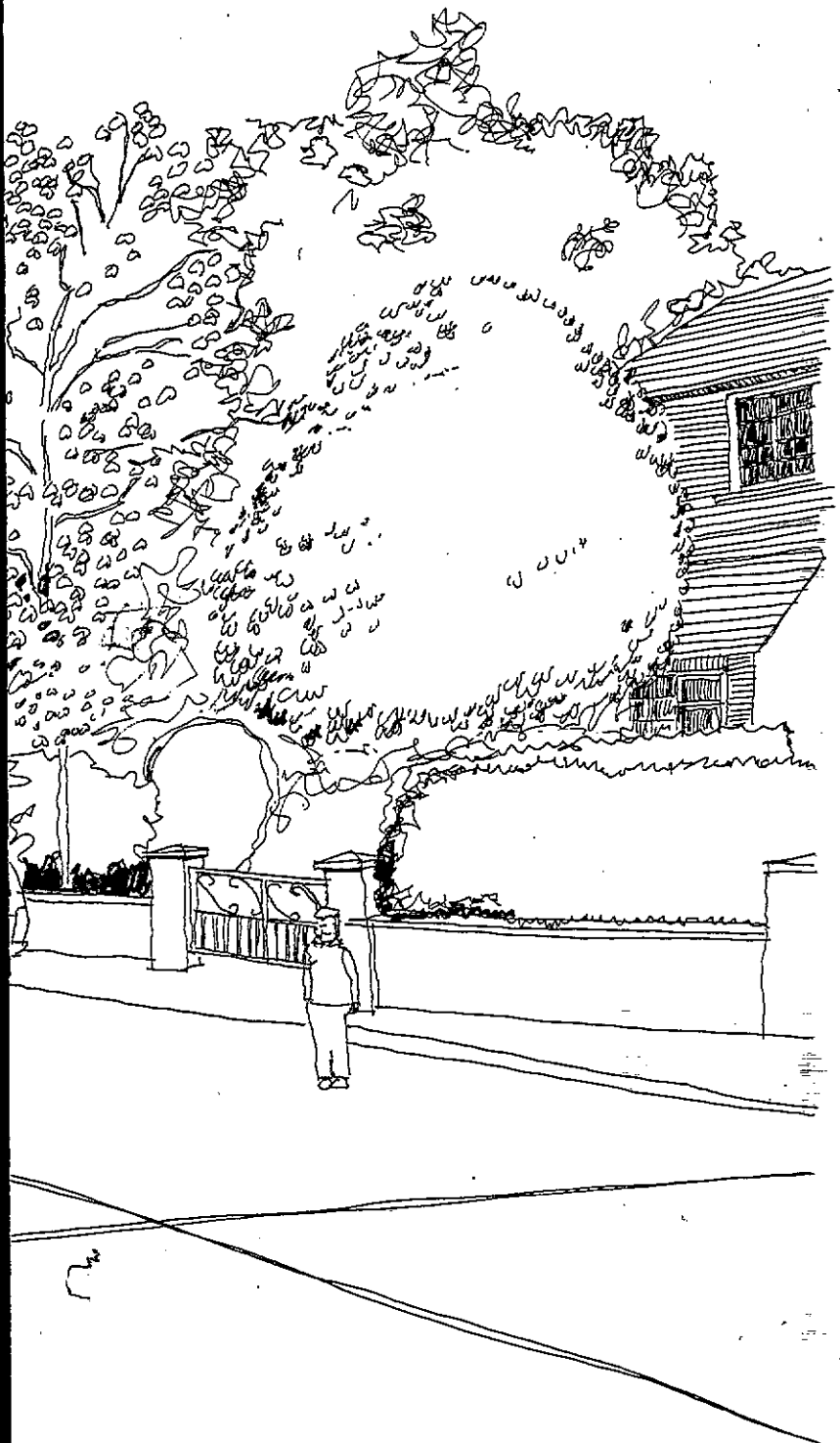
WUE





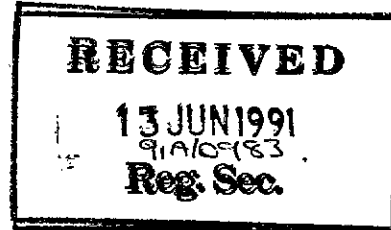
VIEW FROM ASHTON AVENUE  
DWELLING AT 53 ELKWOOD RATHFAR





**RECEIVED**  
13. JUN 1991  
91A/0983  
Reg. Sec.

NHAM



SPECIFICATION  
OF  
MATERIALS AND LABOUR  
TO BE USED IN THE CONSTRUCTION  
OF  
SINGLE DWELLING  
TO REAR OF  
52 ELKWOOD,  
RATHFARNHAM,  
DUBLIN 16  
FOR  
PHILIP Mc MENAMIN ESQ.

Architect:  
Gerald Cantan Dip. Arch. M.R.I.A.I.  
87 Terenure Road North,  
Dublin 6  
Tel 920106 Fax 920107

## SECTION 1

### PRELIMINARY AND GENERAL:

#### 1.1 The works in general:

The works in general are to consist of the construction of a two storey three bedroom house in the rear garden of 53 Elkwood , Rathfarnham , Dublin 16.

#### 1.2. The Site:

The site is to consist of part of the rear garden of the above property. Entry to the site will be from Ashton Avenue. the site is defined by existing site walls on the South and North west sides, a new boundary wall will be constructed to define the other boundary. the existing level of the site will be reduced by approximately 300mm.

## SECTION 2

### EXCAVATIONS

#### 2.1. Site Clearance:

The site is to be cleared of topsoil. Enough topsoil is to be stockpiled for re use.

#### 2.2. Trenches for foundations:

Trenches are to be cut for foundations to a suitable formation level. Trenches are to be cut level, steps in foundations are to be a maximum of 250mm unless specifically authorised and ordered by structural engineer. Trenches are to be kept free of surface water. All loose material is to be removed before concrete is poured. Any excess excavation is to be bacfilled with concrete.

#### 2.3. Drains:

Trenches are to be cut for proposed drains as indicated on site plan. excavate around and uncover existing drains in area of building as indicated.

#### 2.4. Backfill:

All excavations are to be backfilled with graded hardcore compacted in 250mm layers. Hardcore is to be graded 100mm down to 50mm. Hardcore is to be blinded with 50mm sand.

## Section THREE

### Concrete Work

#### 3.1 Cement

Cement shall be Irish Portland Cement or other approved alternative.

#### 3.2 Sand

The sand shall be clean, sharp, washed sand, a mixture of fine and coarse grains from 9 mm free from loam or other impurities.

#### 3.3 Aggregates

The aggregates for general concrete shall be clean gravel from an approved source free from loam, clay or organic matter. Materials shall be graded 38 mm down to 5 mm for general concrete and 9 mm to 4 mm for fine concrete.

#### 3.4 Gauging

All cement and other materials for concrete shall be gauged accurately. If the concrete is hand-mixed, the material for each batch shall be mixed on a clean platform turned over twice whilst dry and twice wet.

If concrete is mixed by machine, mixing shall continue with each batch until there is uniform consistency.

The general concrete shall be composed of (1:2:4), one part of cement to two parts of sand to four parts of coarse aggregate. The fine concrete shall be (1:2:4), one part of cement to two parts of sand to four parts of fine aggregate.

#### 3.5 Ready-Mixed Concrete

The Contractor may, if he wishes, purchase ready-mixed concrete from an approved supplier. The mixes are to be generally as described above. Dockets are to be made available to the Architect to confirm strength of mix, slumps, e tc.

Ready-mix to conform to B.S. 1926.

#### 3.6 Depositing

All concrete shall be deposited as soon as possible after mixing. No concrete which has been standing for more than 20 minutes shall be used. Depositing shall proceed so that, as far as possible, complete sections of the work are completed in a single pour.

### 3.7 Frost

No concreting shall be carried out if the temperature drops below 2° Centigrade. All external concrete work is to be covered at night until set.

### 3.8 Curing

Contractor is to ensure that all concrete work is cured properly. Maintain the temperature of the concrete at not less than 5° Centigrade for at least 48 hours after casting. Protect and cure concrete for at least 7 days after placing.

### 3.9 Reinforcement

The reinforcement is to be in accordance with the detailed design of the Structural Engineer. All reinforcement is to be delivered as scheduled and is to be placed with due care.

Hot rolled mild steel plain or deformed bars shall comply with B.S. 4449. Hot rolled high yield steel bars shall comply with B.S. 4449. Steel fabric shall comply with B.S. 4485.

Iron tie wires shall be not less than 1.4 mm diameter.

Provide manufacturer's Test Certificates for types and strength of all reinforcement.

### 3.10 Spacers

Use ordinary spacers as necessary to support reinforcement in position. Use 1:2 sand cement mortar cover on spacers complete with fixing wires for ground floor slab and foundations.

### 3.11 Tolerances

The permissible deviation for cover to reinforcement shall be 3 mm from that specified. The permissible deviation for location shall be 10 mm provided the permissible deviation for cover is not exceeded.

### 3.12 Handling and Storing

Handle reinforcement so as not to impair its qualities or cause permanent deformation. All reinforcement shall be free of loose mill scale, loose rust, oil, grease, release agents and other deleterious materials at the time of placing concrete.

### 3.13 Cutting and Bending

Cut and bend reinforcement in accordance with B.S. 4466 and the Engineer's Schedules provided.

Do not cold bend high yield reinforcement when the air shade temperature is below 5° Centigrade unless approval is obtained.

Do not heat cold worked steel reinforcement.

Do not re-bend or remove bends from bars without approval.

### 3.14 Fixing

Place and fix securely all reinforcement in the positions indicated on the drawings. Support top reinforcement in slabs and at not more than 1 m centres. Fix cover spacers to maintain the specified concrete cover, except where other methods are required.

Do not form laps other than those shown on drawings.

Fix reinforcement adequately with tying wire or proprietary fixings.

### 3.15 Shrinkage

The drying shrinkage of concrete shall not exceed .05% determined in accordance with B.S. 1881, Part 2.

### 3.16 Special Cements

Do not use high alumina cement or air set cements.

### 3.16 Records

Record the time and date of all concrete cast and retain on site for inspection.

### 3.17 Tolerances Acceptance Criteria

Compliance with the specified characteristic cube strength shall be assumed if

- (1) the average strength determined from, any group of four consecutive test results exceeds the specified strength by 3MPa for concretes of 20 MPa and above, 2 MPa for concrete of 15 MPa and below
- (2) the strength determined from any test result is not less than the specified strength minus -  
3 MPa for concretes of 20 MPa  
2 MPa for concretes of 15 MPa and below

### 3.18 Foundations

Foundations are to be laid in 30N concrete and properly cured. Foundations are to be laid level and reinforced as directed by Architect.

Footings for foundations are to be inspected by the Building Control Department of Dublin County Council before the concrete is poured. Levelling pegs are to be withdrawn as the concreting proceeds.

Foundations are to be three times the thickness of the wall they support and are to extend an equal dimension on each side of the wall. Foundations are to be laid below the level of adjoining drains , site works or disturbed ground.

### 3.19. Ground floor slabs.

Ground floor slabs are to be laid in 150mm 30N concrete on a damp proof membrane which shall be united with the d.p.c. to adjoining walls. Ground floor slabs are to be left with a tamped finish and and to be levelled with a sand cement screed (3:1)

### 3.20 Manhole Bases.

Concrete manhole bases and reinforced concrete tops to manholes are to be formed as indicated on drawings. Manholes are to be haunched internally with concrete.

### 3.21. Drains.

All drains within the site are to be laid on a 150mm concrete base, haunched with concrete to their diameter and cased in a minimum of 150mm concrete.

### 3.22. Bridging over drains.

Any drains and other services passing through rising walls are to be bridged over with a spanlite lintel incorporated into the rising walls.

### 3.23 Concrete paving:

Concrete paving is to be laid around the dwelling. Concrete is

Specification for Phillip Mc Menamin cntd.

3.23 cntd.

to be 150mm thick laid to falls on a base of compacted hardcore. Concrete is to have a rough brush finish with a bullnosed trowel edge.

3.24. Cills

Precast concrete cills are to be supplied and fitted to opes.

3.25 lintels.

Precast prestressed concrete lintels are to be supplied and fitted to external and internal openings in masonry as indicated.

3.26. Fireplace gathering

Supply and fit proprietry fireplace gathering and incorporate into masonry.

3.27. Beam filling

Allow for concrete beam filling to close cavity and make up gable profiles.

3.28 Eyeball window.

Make up formwork and cast lintel over eyeball window.

3.30 Making good footpath and road kerbs.

Allow for making dishing in footpath and making good in accordance with the requirements of the County Council.



SECTION FOUR

CONCRETE BLOCKWORK AND BRICKWORK.

4.1 Concrete Blocks

Blocks shall be the best of their kind from an approved supplier. They shall be manufactured in accordance with the Irish Standard. No cracked or spalled blocks are to be used for the works.

4.2. Mortar

Materials for mortar shall be the best of their kind free from all vegetable matter or other impurities. Sand lime mortar may be purchased pre-mixed from an approved source. Cement is to be Irish Portland cement.

Cement/sand mortar shall be mixed with three parts of sand to one part of cement (3:1).

Cement/lime/sand mortar is to consist of one part of cement to one part of lime to six parts of sand.

4.3. Temperature

All blockwork is to be suspended when the air temperature drops below 2° Centigrade.

4.4. Workmanship

All workmanship is to be the best of its kind. All perpends are to be broken, blockwork to be fully bonded to itself. A damp-proof course is to be laid over all rising walls. All mortar joints are to be fully filled and flushed up.

No part of the work is to rise more than 1 metre over other parts during construction. Horizontal lines of courses are to be held throughout the building. All blockwork is to be approved before plastering. Vertical chases in load-bearing blockwork shall only be prepared with a rotary cutter or abrasive disc. Reciprocating hammer of any description shall not be used for this purpose. No horizontal or diagonal chases are permitted. Holes through walls shall be formed in blocklaying only. No chases or holes shall be formed without the prior approval of the Architect in writing.

Cutting of blocks shall be kept to a minimum. Where it is necessary to cut blocks, this must be securely and accurately done and cut blocks used in a panel are to maintain a regular bond.

The Contractor's attention is drawn to the fact that the blockwork has been designed on the basis of the nominal metric work with even courses of 225 mm.

Blocks shall generally be laid in stretcher bond.

The blocks shall be laid in true and regular courses and the tops of the walls shall be finished so as to provide an even bearing for ring beams, etc.

#### 4.5. Tolerances

Unless otherwise indicated on the drawings, the setting out dimensions, levels and plumbing of finished work shall not exceed the tolerances given below:

All dimensions of 3.000 metres and over -  $\pm$  6 mm

All dimensions less than 3.000 metres -  $\pm$  3 mm

All walls shall not be more than 6 mm out of plumb in one storey height and not more than 12 mm out of plumb in the total height.

#### 4.6. Stability During Construction

All load-bearing block walls shall be propped after completion. The props shall be left in position until the walls are restrained by the roof or floors.

#### 4.7. Rising Walls

All the rising walls are to be constructed in solid concrete blockwork using sand cement mortar only. All work must be fully bonded and in accordance with standards for superstructures. Rising walls shall be built centrally on foundations. Openings are to be formed for drains and other services using precast lintels.

#### 4.8. External Walls:

The front external wall is to consist of an external 100mm leaf of clay brickwork, a 100 mm cavity with 50mm board insulation to the inside face and a 100mm concrete blockwork inner leaf. The two leaves of masonry are to be tied together with 3mm stainless steel bar ties at 600mm staggered centres horizontally and 450mm centres vertically. Additional ties will be incorporated at external openings. Close cavity at top and at external opes incorporating a d.p.c. Form permanent ventilation opes as indicated lined with a 150mm p.v.c. pipe or slate. Carry cavity 250mm below ground and drain through perpends to blockwork.

External walls to other three elevations are to be formed from 215mm concrete blockwork fully bonded. 215mm blockwork is to be scudded rendered and floated with sand cement plaster incorporating a water proof agent.

#### 4.9. Manholes:

Construct manhole chambers in 215mm concrete blockwork and plaster internally.

#### 4.10. Site Walls.

The site walls will be constructed in concrete blockwork at

locations indicated on site plan. construct walls to 2 metres above ground in 215mm concrete blockwork, cap with brick on edge and plaster both sides. Construct brick gates at entrance with in situ concrete capping.

SECTION FIVE  
CARPENTRY AND JOINERY.

5.1 Timber generally:

All timber used to be thoroughly well seasoned with a moisture content of not more than 14% for carcassing and 10% for finished joinery. timber shall be free from waney edges, shakes, loose and dead knots and any other defect which in the opinion of the Architect makes it unsuitable for its purpose.

5.2. Roof timbers:

Securely fix down 100x75 timber wallplate with bolts at 1.2 metre centres.

Fabricate cut roof on site with treated timbers as follows:

1. rafters to be 100x 50mm
2. hip and valley rafters to be 150x75mm
3. ridge board to be 175x38mm
4. collars to be 100x50

form in accordance with detailed design.

Supply and fit 225x32 s.w. fascia with bottom moulding.

Supply and fit t,g and v sheeting to soffit. Allow gap between soffit boarding and fascia for ventilation and fit gauze fly screen to gap.

Barge board to be 225x32mm form closed kneeler at eaves.

Form gable ladders at gables.

Fix on 175x38 lay board to carry rafters to dormer roof.

Supply and fit 150x32 valley boards.

CARPENTRY AND JOINERY CNTD.

5.3. First floor.

The first floor is to be formed from 225x50 joists at 400mm centres. Trim out for stairs with 225x75mm trimmer. Joists to be built into external walls and onto internal concrete block walls. Fit solid bridging to centre of span and wedge to walls.

First floor to be decked with ex 150x25mm t and g, boarding tightly cramped and nailed.

first floor is to cantilever into bay over a 200x100mm steel I beam built into adjoining external walls. Joists at this point are to be trimmed to form support for external skin to dormer. Steel joist is to be cased in concrete before placing joists.

5.4. Stud Partition.

Stud partitions are to have 75x50mm studs at 400mm centers, 75x75mm sole plate and head and 1 row of noggins. Form open to partitions and drill for services.

5.5. Stairs

Stairs is to be prefabricated and fixed securely in position. Strings are to be ex 225x50mm, treads are to be ex 32x225mm pine, and risers are to be 12mm hardwood faced plywood.

Supply and fit hardwood newels to top and bottom of stairs, hardwood handrail and turned hardwood spindels at 100mm centres.

5.6. Kitchen Units.

Supply and fit proprietary kitchen floor and wall units to kitchen.

Provide a p.c. sum of £1,200 for the fabrication, supply and fitting of the kitchen.

5.7. Doors.

fabricate supply and fit hardwood panelled door, frame and sidelight to front door.

back door to be fabricated and fitted with rear porch.

internal doors to be generally proprietary softwood panelled doors with softwood frames and moulded architraves. Doors to be varnished.

CARPENTRY AND JOINERY CNTD.

5.8. Rear porch.

Fabricate and fit propriety glazed porch to rear of dwelling. Porch to be fabricated from plastic coated aluminium framing. Glazing to be toughened safety glass. Allow a p.c. sum of £900-00 for the fabrication and fitting of porch.

5.9. Front Porch.

An open porch is to be constructed to the front of the dwelling as indicated. Bolt on timber plate to wall. Fabricate and fit s.w. front frame. Bolt wrot 100x50mm rafters to wallplate and front frame. Sheet over rafters with 25mm wrot t and g boarding. Cover with two layers of lapped felt with counter battens over and fix battens for tiles. Fit 150mm fascia to front. Stain all timbers.

5.10 Hot Press.

Form hot press with first floor partition. Supply and fit pair of panelled M.D.F. doors and paint. Fit two slatted shelves to hot press.

5.11 Wardrobes Bedrooms 2 and 3

Form wardrobes with first floor partitions. Supply and fit m.d.f. panelled doors as indicated and paint. Fit hat shelf and hanging rail to each wardrobe.

5.12. Wardrobe bedroom 1

Allow p.c. sum of £1000 for fabrication and fitting of wardrobe unit and dressing table to bedroom 1.

5.13. trap door.

fabricate and fit 600x600mm trap door to roof void. Trim with moulded architrave. Insulate door.

5.14 Vanitary Shelf.

Supply and fit post formed vanitary shelf to bathroom. Cut out for basin.

CARPENTRY AND JOINERY CNTD.

5.15 Side gate.

Supply and fit ledged braced and sheeted side gate in softwood with softwood frame.

5.16. Windows.

The windows are to be generally as indicated on drawings. Windows are to be fabricated from aluminium framing with a plastic white coating. Windows are to be double glazed. Windows are to have a condensation channel and weep holes.

5.17. Insulation.

Allow for supply and laying of 150mm fibreglass quilt insulation to roof void. Dress well down into eaves and have minimum 200mm laps.

Allow for insulation of storage tanks and all pipework to roof void.

Cover tanks with plywood cover with insulation on top and air holes.

Supply and fit insulation to 215mm external walls fitted between 38x38mm battens lined up accurately and shot fixed to walls. Provide extra grounds for skirting and at external opes.

5.18. Permanent ventilation opes.

Supply and fit galvanised steel grill to outside and p.v.c. grill internally.

5.19 Tank supports

Supply and fit additional timbers to support tanks as directed by engineer.

## SECTION SIX

### ROOFING

#### 6.1. Roof tiles.

Roof tiles are to be concrete tiles from an approved supplier. Roof tiles are to be selected to match the colour of the adjoining houses. Roof tiles are to be fixed in accordance with the manufacturers instructions and the particular climatic conditions in the area. Tiles are to be clipped to battens with all tiles to verges clipped. Use slate undercloak to verges and point with coloured mortar. Form all verges neatly.

#### 6.2. Leadwork:

Use number 5 lead to all valleys and counter flashings. Use number three lead for soakers. Form lead valley gutter of number 5 lead on isolating membrane on sole boards. Turn lead up over side batten a minimum of 100mm under tiled. Form valley gutters to dormer to bay. Form conter flashing to porch roofs dress into wall and wedge in position.

#### 6.3. Raingear.

Supply and fit 125 diameter half round p.v.c. gutter to all eaves. Fit with brackets at recommended centres, stop ends and outlets. Supply and fit downpipes as indicated with brackets at 1.2 metre centres and shoe to each.

SECTION SEVEN

PLASTERWORK.

7.1 Materials:

All materials are to be the best of their kind used in prime condition.

7.2. Workmanship.

All workmanship is to be the best of it's kind carried out by a qualified tradesman. Surfaces are to be true with all arrises neatly formed. Use galvanised steel rules and corners as directed by architect.

7.3. External Plaster.

External walls to be plastered are to be scudded with sand cement slurry, render with a coat of sand cement plaster to a scratch finish, apply a further coat of floated sand cement plaster with a water proof additive incorporated in mix, finish with a 9mm graded white dash. Allow for forming plane plaster plinths, patent reveals and other features.

7.4. Internal plaster.

the internal surface to the front cavity wall are to be scudded with sand cement plaster, rendered with sand cement and finished with Gypsum plaster. Line other external walls with 9.5mm foil backed plasterboard over a vapour barrier onto timber brandering described above. Apply bonding coat and finishing coat to plasterboard.

Sheet ground floor ceilings with small sheets of 9.5mm plasterboard bond and skim with Gypsum plaster.

Sheet first floor ceilings with 9.5mm foil backed plasterboard bond and skim.

Fit proprietry coving to lounge ceiling.

7.5. Site Walls.

scud block surfaces to site walls, render and float with sand cement plaster and dash. Form plane plaster plinth.



SECTION EIGHT.

WATER SUPPLY, STORAGE AND DRAINAGE.

8.1. Public Main.

A tapping is to be made to the existing water main as indicated on plans. Tapping is to be carried out as prescribed by the County Council and in accordance with their specification.

A valve is to be fitted to the tapping and is to be incorporated into the altered pavement in accordance with the County councils standards.

8.2. Water Main:

A 12mm class C water main is to be taken from the valve in the pavement to the dwelling. Main is to be a minimum of 600mm below the ground. Rising main is to be taken into the dwelling controlled by a valve, a branch is to be taken to the kitchen sink and a rising main to the storage tank in the roof void controlled by a valve.

8.3. Water Storage.

Supply and fit a galvanised steel water storage tank in the roof void. Connect rising main with ballvalve, fit 25mm diameter overflow to discharge at eaves over back door. insulate tank and cover as soecified above.

Supply and fit 30 gallon copper hot water cylinder manufactured in accordance with the Irish Standard. Take down 18mm cold water supply to cylinder with valve. Take 18mm expansion pipe off top of cylinder to above storage tank in roof void and turn over. Take 18mm supply off expansion pipe to supply bathroom and kitchen with 12mm connections to each fitting. Take 18mm cold water feed controlled by valve from cold water tank to bathroom and kitchen, connect 12mm cold water supply to bath, basin and w.c. and spur for washing machine in kitchen.

8.4. Sanitary Ware;

Supply and fit sanitary ware in white vitreous china.

W.C. to have external overflow. Fit with taps and cromed wastes. fit each fitting with trapped waste. Ground floor wastes to discharge over trapped gulleys, first floor

wastes to be taken into soil vent pipe.

#### 8.5. Foul drainage.

The foul drainage is to be connected to existing foul drain within the site as indicated. Kitchen waste is to be taken into tarped gully connected to drain. A 100mm soil vent stack is to be taken to first floor and above eaves as indicated. Soil vent stack is to be taken into drains with A.J. as indicated. All drains are to be laid in 100mm p.v.c. pipe laid to falls of 1-60, all drains to be laid on a base of concrete and cased in concrete as described above. Form and modify manholes as indicated on site layout.

#### 8.6. Surface water drains:

All rain water downpipes are to discharge over trapped gulleys. all paved surfaces are to fall to trapped gulleys. The surface water is to be taken by way of 100mm p.v.c. cased drains to discharge into existing surface water drains within the site as indicated.

### SECTION NINE

#### ELECTRICAL INSTALLATION:

##### 9.1. E.S.B. Supply.

An E.S.B. supply is to be brought to the site as designed and installed by the E.S.B. A proprietary E.S.B. meter box will be supplied and fitted within the external wall as indicated.

##### 9.2. Distribution Board.

A dsitribution board will be fitted and connected to the rising main from the meter box. The electrical installation shall be in accordance with the standards of the E.S.B. and the Electro Council of Ireland.

##### 9.3. Lighting Installation

The lighting installation shall be as indicated on plans.

9.4. Power installation.

All sockets to be double 13 amp square pin sockets with switches.

SECTION TEN

HEATING INSTALLATION.

10.1. Boiler.

A wall mounted oil fired boiler with a balanced flue will be fitted in the kitchen.

10.2. Heating system

Heating system will be a low pressure hot water system with radiators.

10.3. Water Heating.

Copper cylinder as specified above is to be an indirect cylinder connected to the boiler.

10.4. Expansion tank.

A 10 gallon expansion tank is to be fitted in the roof void. It is to be connected to the rising main and fitted with an overflow. Insulate and cover the tank.

53 Elkwood Philip Mc Menamin.

#### CHIMNEY AND FIREPLACE.

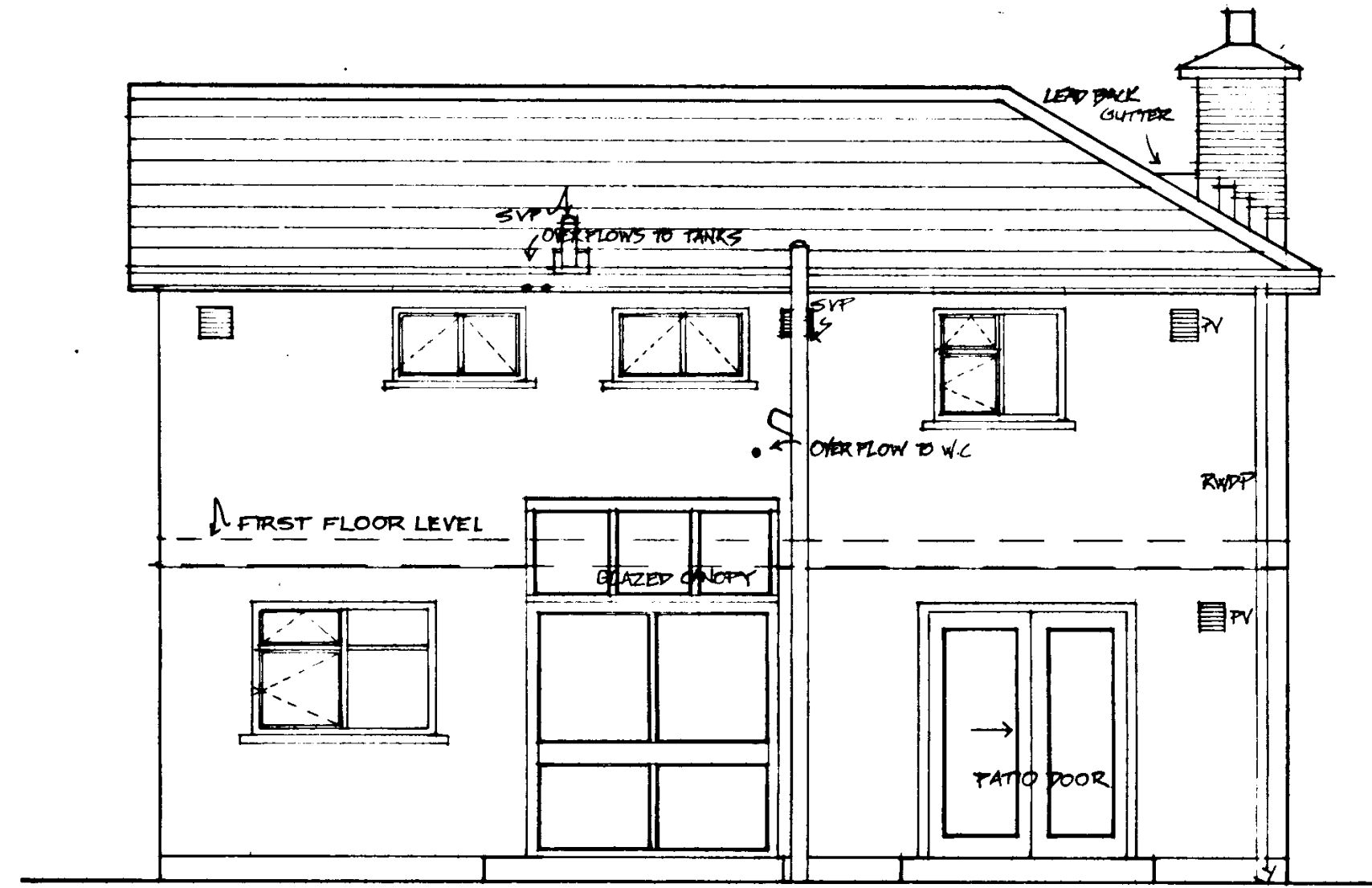
Chimney;

Contractor to construct chimney at location indicated on drawings. Carry up from concrete foundations in solid concrete blockwork to damp proof course lev. Construct fireplace with 450mm ope, and 450mm wide breasts on each side. Fit proprietry precast concrete lintel with gathering. Carry up chimney to roof level in solid concrete blockwork with lining of 200mm fireclay interlocking liners surrounded by sand cement parging (12:1) packed in semi dry. Chimney to be surrounded in min of 215mm solid blockwork. Place lead damp tray at roof level and carry up chimney above roof with facing of brick to match front of dwelling. Cap with concrete on damp proof course fully haunched to chimney pot. Flash to roof.

The fireplace is to be fitted with a class C enclosed fuel burning device or gas appliance.

#### EN SUITE TO MASTER BEDROOM:

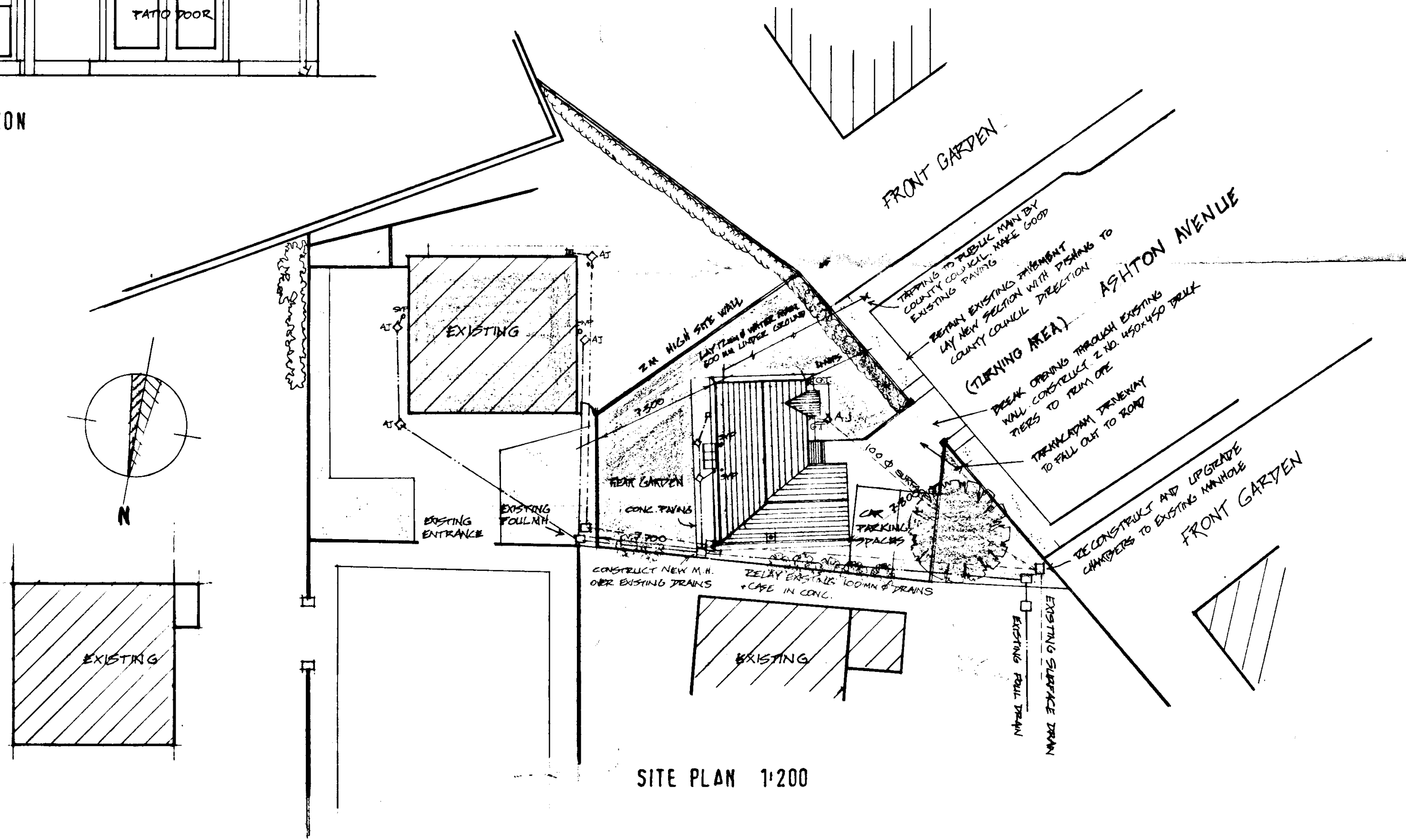
Construct en suite bathroom to master bedroom as indicated. New 100mm diameter soil vent pipe is to rise from a.j. to above roof level as indicated. Connect in w.c. to stack and trapped wastes to shower tray and basin. En suite to have window as indicated with obscured glass and permanent ventilation at shower end.



EAST ELEVATION

PROPOSED HOUSE DEVELOPMENT  
 AT 53 ELKWOOD, FIRHOUSE  
 23/5/91 DRG NO. 662/02

RECEIVED  
 13 JUN 1991  
 9:14 AM  
 Reg. Sec.



SITE PLAN 1:200

