



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

Gill Traynor & Company,
Solicitors,
39/41 Sundrive Road,
Dublin 12.

Our Ref. **VH/LD**

Your Ref.

Date **10th September 1991**

REG. REF. 91A/1027

RE: Canonbrook Park, Newcastle Road, Lucan

Dear Sir,

I refer to your letter received in this Department on 2nd September 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 5th September 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

JOB

SOLICITORS
Commissioners for Oaths

Gill Traynor & Company

Dec to grant 5/9

39/41 SUNDRIVE ROAD,
DUBLIN 12.
Phone: 962111, 962345, 975700.
Fax: 962323.

George J. Gill, B.C.L.
Michael H. Traynor, B.C.L.

Our Ref: GG/PK/W/238

Your Ref:

Date: 30th August 1991

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

02. SEPT 91

OBJEC

- 4 SEP 1991

RE: GARLAND HOMES LIMITED
SITES AT CANONBROOK PARK, NEWCASTLE ROAD, LUCAN, CO. DUBLIN
OUR CLIENTS - DONAL WALSH AND COLETTE TIGHE.

Dear Sirs,

We act for Donal Walsh and Colette Tighe who are purchasing a new house in the course of construction at Site 18, Canonbrook Park, Newcastle Road, Lucan, County Dublin.

We enclose herewith copy of our client's Site Map with Site Number 18 highlighted and marked out thereon for your information.

We understand from the Title Documents furnished to us that the Housing Development of which our clients' site forms part is being carried out by Garland Homes Limited under Planning Permission P/1726/90-1/5/90 Register Reference Number 89A-2333, dated 14th June 1990, although the copy of said Planning Permission furnished to us has a reference at the top of each page 2P/2590/90.

We are now instructed by our clients that Garland Homes Limited have informed them earlier this week that they propose to alter the dimensions of Site Number 18 and that they have applied for Planning Permission for a change of house type in respect of Sites 19 and 20 (the reference being 91A 1027) which would entail a significant loss to the area of Site Number 18.

We understand that Garland Homes are seeking Planning Permission to change Sites 19 and 20 from two semi-detached houses to two detached properties and we also understand that one of the detached properties may be a six-bedroomed house.

Our clients very vigorously object to any Planning Permission being granted which would enable Garland Homes Limited to interfere with the existing Site Boundaries of Site Number 18 or which would permit the erection of a six-bedroomed house, and we would ask the Planning Authority to reject any application

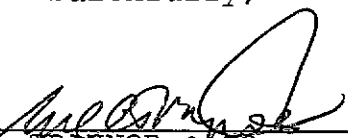
CONT/.....

CONT/.....

from Garland Homes Limited on these terms.

We would be grateful if you would revert to us in connection with this matter as soon as possible so that our clients can be kept fully informed in the matter.

Yours faithfully,



GILL TRAYNOR & CO.,

LUCAN BYPASS

48.0

EXISTING 2.5m HIGH WALL

EXISTING 10KV
F.S.B CABLE

47.0

47.5

48.0 FUTURE
ACCESS

48.5

CHRONICLE PARK

PUBLIC OPEN SPACE

EXISTING ROAD

EXISTING ROAD

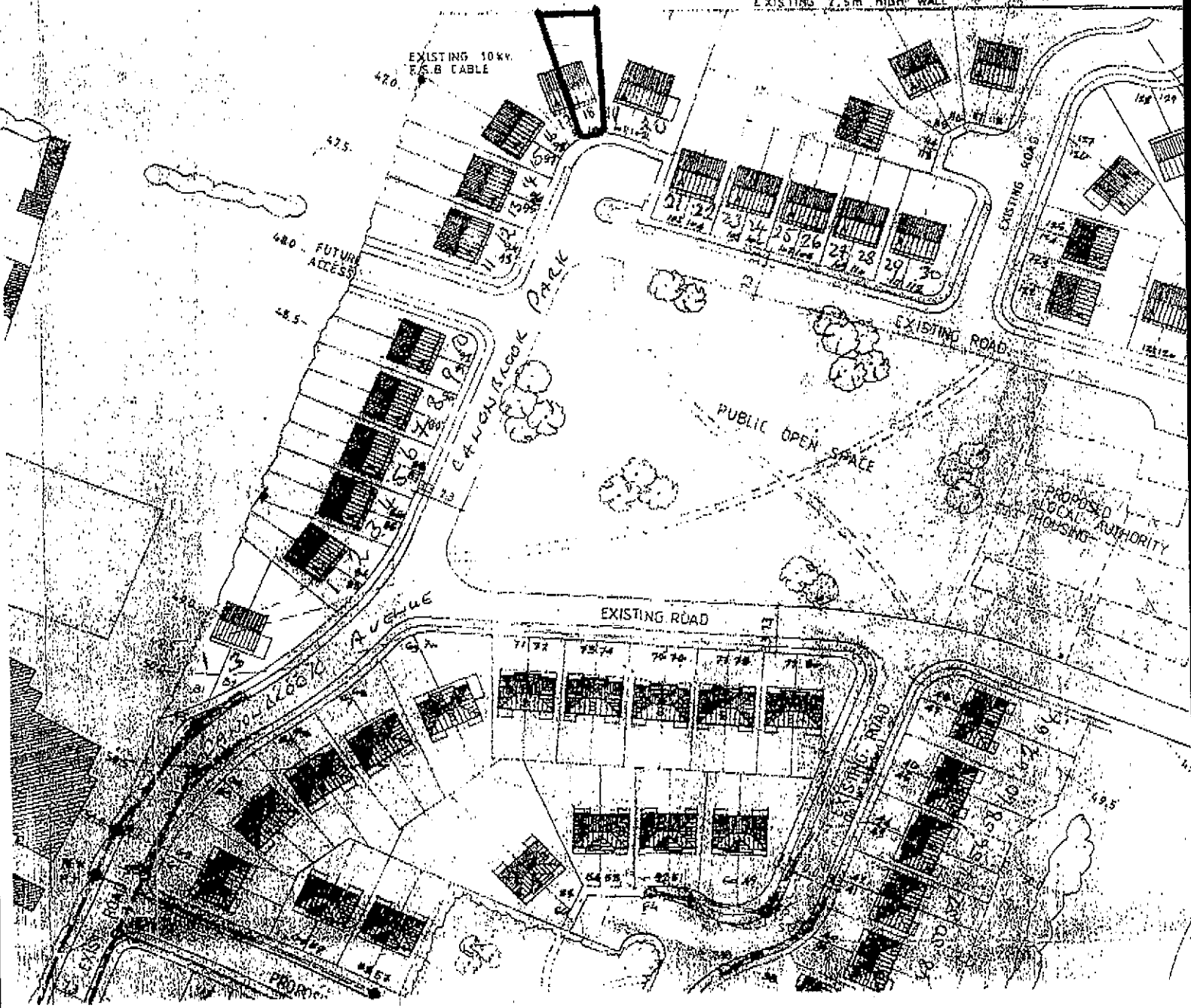
PROPOSED
LOCAL AUTHORITY
HOUSING

EXISTING ROAD

AVENUE

EXISTING ROAD

49.5



BYE LAW APPLICATION FEES

REF. NO.: 91A/1007

CERTIFICATE NO.: 15460

PROPOSAL: 18 houses sites 11-28

LOCATION: CONROSBROOK Park adjoining St Finians Estate, COKEE LUCAN

APPLICANT: Garland Homes Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£990</u>	<u>£990</u>	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-0 Date: 26/6/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

C. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Change of House Type
Site 19 Cannonbrook Park adjoining St. Fintian's Est., Esker
Dean

REG. REF.: 91A/1703

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. $\frac{1}{2}$) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 91A/1027 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J.Y.
15/11/91

A. Hinchy,
Senior Executive Draughtsman/Technician

(1) Date Lodged

21-6-'91

LOCATION:

Sites 11-28 (incl.)
Canonbrook Plk, Lucan.

REG. REF. 91A/1027

APPLICANT:

Garland Homes Ltd.

PROPOSAL:

Replace 20 semi-det. houses with 16
semi-det and 2 det. houses.

PL SEWER

See previous report dated 29/8/'91 (copy attached)

It is noted that this file does not contain any drainage proposals.

(2) Date Referred:

DUBLIN CO. COUNCIL

12 SEP 1991

DUBLIN COUNCIL FROM SAN SERVICES - SANITARY SERVICES

17 OCT 1991

Returned

(5) Date of Planning

SPACE WATER

as above.

(6) Date to Planner

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

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91
Time 12:00

J. Rice,
10/10/91

Decision due:

ENDORSED

DATE

70
B only,
Register Reference : 91A/1027

Date : 1st July 1991

Development : Replace 20 semi-detached houses with 16 semi-detached and 2 detached houses

LOCATION : Site Nos 11-28 (inclusive) Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan

Applicant : Garland Homes Limited

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 21st June 1991

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

Yours faithfully,

Date received in Sanitary Services - 9 JUL 1991..

DUBLIN Co. COUNCIL
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
for PRINCIPAL OFFICERS
- 5 SEP 1991
Returned. *J.J.*

FOUL SEWER

Available.

Engineering Services have no objection to this proposal subject to condition 25 attached to Permission 89A/2333 dated 1/5/90 being incorporated in any further permission.

Note All connections to the infrastructure which will have been inspected by the B.B.L. dept and the Drainage Maintenance division will be carried out by Dublin C.C.

SURFACE WATER

As above.

62
SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 18.10.91
Time 12.00

29.8.91

*J.P.
30/8/91*

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

LOCATION:

Sites 11-28 (incl.)
Canonbrook Park, Lucan

REG. REF.

91A/1027

APPLICANT:

Garland Homes Ltd.

PROPOSAL:

Replace 20 semi-det. houses with
16 semi-det and 2 det. houses.

21-6-91

WATER SUPPLY

Water available. 29 ha storage
required. All connections etc to
be covered out by DCC at
applicant's personal expense.

(See previous report by
B McKean dated 18/7/91)

[Signature]
2/10/91

[Signature]
7/10/91

ENDORSED:

DATE

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91
Time 12.00

Mary Galvin

10

Sites 11-28(ind)

(1) Date Lodged

LOCATION: Canonbrook Pk, Lucan

REG. REF. 91A/1027

21-6-91

APPLICANT: Garland Homes Ltd.

PROPOSAL: replace 20 semi-det. houses with 16 semi-det and 2 det. houses.

(2) Date Referred:

PL SEWER

See previous report dated 29/8/91 (copy attached)

It is noted that this file does not contain any drainage proposals.

DUBLIN Co. COUNCIL

12 SEP 1991

UNPAID REC FROM SAN SERVICES. SANITARY SERVICE.

17 OCT 1991

Returned *JG*

(5) Date of ...

SEWER WATER

as above.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 22-10-91

Time 10.15

(6) Date to Planner

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

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

J. Rice
10/10/91

Decision due:

ENDORSED DATE

Register Reference : 91A/1027

Date : 1st July 1991

Development : Replace 20 semi-detached houses with 16 semi-detached and 2 detached houses

LOCATION : Site Nos 11-28 (inclusive) Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan

Applicant : Garland Homes Limited

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. GALVIN

Date Recd. : 21st June 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL
- 9 JUL 1991 -
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICERS
- 5 SEP 1991
Returned *[Signature]*

Date received in Sanitary Services : 9 JUL 1991

FOUL SEWER Available.

Engineering Services have no objection to this proposal subject to condition 25 attached to Permission 89A/2333 dated 1/5/90 being incorporated in any further permission.

Note All connections to the infrastructure which will have been inspected by the B.B.L. dept and the Drainage Maintenance division will be carried out by Dublin C.C.

SURFACE WATER

As above.

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

[Signature]
PLANNING DEPT. 29.8.91
DEVELOPMENT CONTROL SECT
Date 22.10.91
Time 10.15
30/8/91

62

Sites 11-28 (incl)

1) Date Lodged
21-6-91

LOCATION: Canbrook Park, Luan

REG. REF. 91A/1027

APPLICANT: Garland Homes Ltd.

PROPOSAL: Replace 20 semi-det. houses with 16 semi-det and 2 det. houses.

WATER SUPPLY

Water available. 29 ha storage required. All connections etc to be covered out by DCC at applicants' personal expense.

(See previous report by B McKean dated 18/7/91)

[Signature]
2/10/91

PLANNING DEPT.
DEVELOPMENT-CONTROL SLOT
Date 22.10.91
Time 10.15

[Signature]
7/10/91

ENDORSED: _____

DATE _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1027.
DEVELOPMENT: Replace 20 semi-detached houses with 16 semi-detached houses.
LOCATION: Sites 11-28 (incl.), Cannonbrook Park, Esker, Lucan.
APPLICANT: Garland Homes Ltd.
DATE LODGED: Unsolicited A.I. of 9.8.91.

We received the above A.I. in this office on 16.9.91.

The only change we detect is a revision to rear garden layouts to sites No. 22 and 31. The minor cul-de-sac layouts fronting houses 15-19 and 31-36 are unconventional and may give rise to parking problems with visitors cars.

We refer you to our previous Reports of 21.2.90, 2.5.90 in respect of 89A/2333 and our most recent Report of 8.7.91 in respect of earlier submission on 91A/1027. These Reports remain relevant.



TB/BMCC
16.9.91.

SIGNED: 4.7.91

ENDORSED: _____

DATE: 16/9/91

DATE: _____

① Mary Galvin. S only,

Register Reference : 91A/1027

Date : 1st July 1991

Development : Replace 20 semi-detached houses with 16 semi-detached and 2 detached houses

LOCATION : Site Nos 11-28 (inclusive) Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan

Applicant : Garland Homes Limited

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer : M.GALVIN

Date Recd. : 21st June 1991

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

yours faithfully,

DUBLIN Co. COUNCIL
- 9 JUL 1991 -
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
for PRINCIPAL OFFICER
- 5 SEP 1991
Returned *JG*

Date received in sanitary services ... 9 JUL 1991 ..

FOUL SEWER Available.

Engineering Services have no objection to this proposal subject to condition 25 attached to Permission 89A/2353 dated 1/5/90 being incorporated in any further permission.

Note All connections to the infrastructure which will have been inspected by the B.B.L. dept and the Drainage Maintenance division will be carried out by Dublin C.C.

SURFACE WATER

As above.

Alan Morris
29.8.91

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 10.09.91
Time 9.30

J.L.
30/8/91

GK

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 10.09.91
Time 9.30

Register Reference : 91A/1027

Date : 1st July 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. *Water available. All connections etc.
to be carried out by DCC.*

A.J. [Signature] 15/7/91

*BNK
18/7/91*

.....
ENDORSED _____

DATE _____

[Signature] 2/9/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1027.

DEVELOPMENT: Replace 20 semi-detached houses with 16 semi-detached and 2 detached houses.

LOCATION: Site nos. 11-28 (incl.) Cannonbrook Park, Adj. St. Finian's Estate, Esker, Lucan.

APPLICANT: Garland Homes Ltd.

DATE LODGED: 21.6.91.

Previous Roads Reports of 21.2.90 and 2.5.90 in respect of 89A/2333 refer.

It is noted clear how it is intended to access house on site No. 20. Otherwise, Roads Department have no objections. All Conditions of previous permission to apply as appropriate.

Note: The question of whether or not a Roads levy shall be applied must be clarified. We refer you specifically to Road Department's Report dated 2.5.90 (89A/2333) and letter from Development Department dated 26.4.90 (copies attached.)

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 09.07.91
 Time 4.15

TB/BMCC
8.7.91.

SIGNED: *G.P. Buckle*
 DATE: 9/7/91

ENDORSED: _____
 DATE: _____

CA 8799
 No. 1631
 COMHAIRLE CHONTAE
 Standard: 78600
 Bonds:
 B. Serv:
 Open Space
 Other:
 SECURITY
 Bond/C.I.F.: 10000
 Cash: 100,000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on site Nos. 11-28 (incl.) and minor adjustments to layout of site Nos. 31 to 32 (incl.), at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan for Garland Homes Limited.

McCrossan O'Rourke Architects,
 4 Berkeley Street,
 Dublin 7.

Reg. Ref. 91A/1027
 App. Recd: 21.06.91
 Floor Area: 1750 sq.m.
 Site Area:
 Zoning:

Time lost. Up to 1 mil 9/1/91

Report of the Dublin Planning Officer, dated 30 August 1991

This is an application for PERMISSION to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on site Nos. 11-28 (incl.), and minor adjustments to layout of site Nos. 31 to 32 (incl.), at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan for Garland Homes Limited.

The proposed site forms part of a larger housing development currently under construction on lands adjoining St. Finian's Estate, Lucan.

Reg. Ref. No. 89A/2333 refers to the grounding permission for housing development comprising 133 houses at this location for Garland Homes.

Reg. Ref. No. 91A/0447/0448 refers to recent grants of permission for revisions to approved house types elsewhere on site.

The current application provides for a change of house type (and layout) to provide for 16 no. semi-detached houses and 2 no. detached houses in the north-west corner of the overall site.

Twenty no. (small) 3 bedroomed houses were approved at this location (previously sites 93-112) under the original grant of permission - Reg. Ref. No. 89A/2333. Lodged plans provide for houses with a ridged roof, part brick front and gable over first-floor bedroom window.

The current application provides for a large 3 bedroom house as Type B semi-detached house with kitchen extension to the rear at sites 11-18 and 21-28 incl. The proposed detached houses are to be located at sites 19 and 20. Plans identify these as house Type D - a larger 3 bedroom house with a garage/utility room to side.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on site Nos. 11-28 (incl.) and minor adjustments to layout of site Nos. 31 to 32 (incl.), at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan for Garland Homes Limited.

The site was inspected on 07.08.91. House Nos. 11-18 are substantially completed. Nos. 11-14 have been roofed and it is noted that the completed roof profile differs from drawings lodged in that the raised portion to the front is omitted.

The applicants were contacted in this regard and the correct elevational treatment was submitted on 09.08.91 (time extension granted until 09.09.91).

Roads Department report (received 09.07.91) refers to Roads report on previous application Reg. Ref. No. 89A/2233. Report notes that it is unclear how house on site No. 20 is to be accessed. This matter can be the subject of agreement by compliance.

submitted on 2/10/91
The proposed layout is considered unsatisfactory. It provides for house No. 20 (detached house) to be set back some 17 metres from the site boundary i.e. adjoining the rear building line of houses 21-28. This positioning of this house would seriously affect the amenities of adjoining house No. 21. It is also noted that the revised layout involves altering the rear boundaries of sites 31 and 32 to the east which are outside the site of the current application.

A revised newspaper notice which referred to the "minor adjustments" to sites 31 and 32 was submitted on 09.08.91. A revised housing layout was also submitted. This included sites 31 and 32 within the site of the current application and provided for minor alterations to individual site boundaries and a stepped building line at houses 19-32. This is considered satisfactory.

The proposed development is considered acceptable.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

(SEE CONDITIONS OVER)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on site Nos. 11-28 (incl.) and minor adjustments to layout of site Nos. 31 to 32 (incl.), at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan for Garland Homes Limited.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by submission of 09.08.91, save as may be required by the other conditions attached hereto. In particular the layout is to be as indicated on drawing No. 01/A received 09.08.91.

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

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

4. The development shall be carried out in conformity with Conditions Nos. 6-18 incl. and 20-25 incl. of the decision to grant permission by Order No. P/1726/90, dated 01.05.90, Reg. Ref. 89A/2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

5. That the arrangements made for the payment of the financial contribution in the sum of £78,600. in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.

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

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

3. To prevent unauthorised development.

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

5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on site Nos. 11-28 (incl.) and minor adjustments to layout of site Nos. 31 to 32 (incl.), at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan for Garland Homes Limited.

CONDITIONS

REASONS FOR CONDITIONS

6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000. or a cash lodgement of £100,000. in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.

6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

7. That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25 ft. and rear garden depth of 35ft.

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

E. That details regarding the access arrangements to site No. 28 be submitted to the written agreement of the Planning Authority prior to commencement of development on the site

E. In the interests of the proper planning and development of the area

Endorsed:- [Signature]
for Principal Officer

[Signature]
For Dublin Planning Officer.

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated: August 1991.
5 September

[Signature]
ASSISTANT CITY & COUNTY MANAGER

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

4th September

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on Site Nos. 11 to 28 (inclusive) and minor adjustments to layout on Sites 31 to 32 (inclusive) at Cannonbrook Park, adjoining St. Finians Estate, Esker, Lucan for Garland Homes Ltd.

McCrossan O'Rourke, Architects,
4, Berkeley Street,
Dublin 7.

Reg. Ref. 91A-1027
Appl. Rec'd: 24.06.1991
Time Ext. let. rec'd: 19.08.1991
Time Ext. up to: 09.09.1991

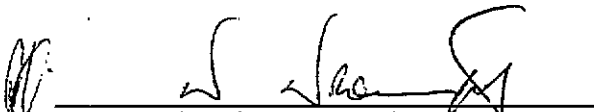
Report of the Dublin Planning Officer, dated 19 August 1991

This is an application for PERMISSION to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on Site Nos. 11 to 28 (inclusive) and minor adjustments to layout on Sites 31 to 32 (inclusive) at Cannonbrook Park, adjoining St. Finians Estate, Esker, Lucan.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 9th September, 1991.

I recommend that the period to be extended accordingly.

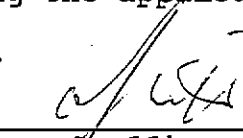
Reason: To facilitate full consideration of the application.



for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

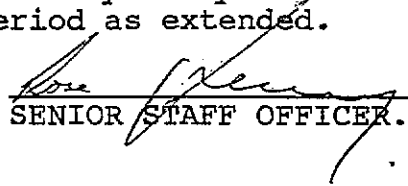
Dated: 19 August, 1991.



Approved Officer.

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

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.



SENIOR STAFF OFFICER.

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1027.
DEVELOPMENT: Replace 20 semi-detached houses with 16 semi-detached and 2 detached houses.
LOCATION: Site nos. 11-28 (incl.) Cannonbrook Park, Adj. St. Finian's Estate, Esker, Lucan.
APPLICANT: Garland Homes Ltd.
DATE LODGED: 21.6.91.

Previous Roads Reports of 21.2.90 and 2.5.90 in respect of 89A/2333 refer.

It is noted clear how it is intended to access house on site No. 20. Otherwise, Roads Department have no objections. All Conditions of previous permission to apply as appropriate.

Note: The question of whether or not a Roads levy shall be applied must be clarified. We refer you specifically to Road Department's Report dated 2.5.90 (89A/2333) and letter from Development Department dated 26.4.90 (copies attached.)



TB/BMcC
8.7.91.

SIGNED: *C. B. McC*
DATE: 9/7/91

ENDORSED: _____
DATE: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/~~Application~~

Local Government (Planning and Development) Acts, 1963-1983

To McCrossan O'Rourke Architects,
4 Berkeley Street,
Dublin 7.

Decision Order P/4192/91 05.09.91
Number and Date
Register Reference No. 91A/1027
Planning Control No.
Application Received on 21.06.91

Applicant Garland Homes Ltd. T.X. up to & incl. 09.09.91

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Application~~ for:-

replace 20 semi-detached houses with 16 semi-detached & 2 detached houses on site nos. 11-28 (incl.) and minor adjustments to layout of site nos. 31-32 (incl.) at Cannonbrook Park, adjoining St. Finian's Estate, Esker, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by submission of 09.08.91,, save as may be required by the other conditions attached hereto. In particular the layout is to be as indicated on drawing No. 01/A received 09.08.91.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. The development shall be carried out in conformity with Conditions Nos. 6-18 incl. and 20-25 incl. of the decision to grant permission by Order No. P/1726/90, dated 01.05.90, Reg. Ref. 89A/2333, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	4. In the interest of the proper planning and development of the area.
	Over

Signed on behalf of the Dublin County Council

J. de Paetral
For Principal Officer

Date 5 September 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That the arrangements made for the payment of the financial contribution in the sum of £78,600 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89a/2333 be strictly adhered to in respect of the above proposal.

6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000. or a cash lodgement of £100,000. in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A/2333 be strictly adhered to in respect of the above proposal.

7. That (i) a minimum distance of 7'6" be provided between pairs of houses, (ii) each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

8. That details regarding the access arrangements to Site No. 20 to be submitted for the written agreement of the Planning Authority prior to the commencement of development on the site.

5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

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

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

McCrossan O'Rourke, Architects,
4, Berkeley Street,
Dublin 7.

Reg. Ref.: 91A-1027

20 August 1991

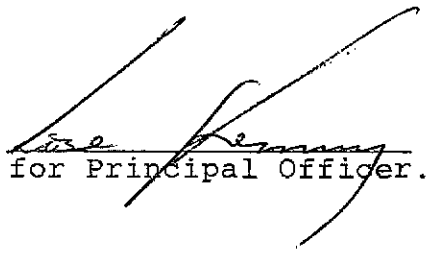
Re: Proposed to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on Site Nos. 11 to 28 (inclusive) and minor adjustments to layout on Sites 31 to 32 (inclusive) at Cannonbrook Park, adjoining St. Finians Estate, Esker, Lucan for Garland Homes Ltd.

Dear Sirs,

With reference to your planning application received here on 24th June, 1991, (letter for extension period received 19th August, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 9th September, 1991.

Yours faithfully,


for Principal Officer.

McCrossan O'Rourke Architects

4 Berkeley Street Dublin 7 Tel 303411 Fax 303632



FAX TRANSMITTAL RECORD

TO: DUBLIN COUNTY COUNCIL FAX NUMBER: 724896

ATTN: MARY GALVIN - URGENT DATE: 19/8/91

RE: CANNONBROOK

PLEASE FIND ATTACHED
COPY OF LETTER FOR EXTENSION
OF TIME

REGARDS,

Paul O'Rourke

NO. OF SHEETS ATTACHED: 1

3915
McCrossan O'Rourke Architects

4 Berkeley Street Dublin 7 Tel 303411 Fax 303632



REF 9062.011

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

8th August 1991

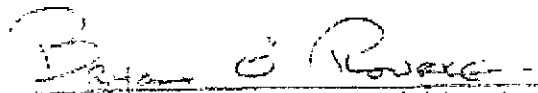
RE: Replace 20 Semi-Detached Houses with
16 Semi-Detached Houses at Sites
11-28 Cannonbrook Park, Esker Lucan,
For Garland Homes Ltd.

Plan Reg No. 91A/1027

Dear Sir, Madam,

On behalf of our client Garland Homes Ltd we wish to request an extension of time on consideration of the above Application until 09.09.91.

Yours faithfully,


McCrossan O'Rourke Architects.

9/8

McCrossan O'Rourke Architects



4 Berkeley Street Dublin 7 Tel 303411 Fax 303632

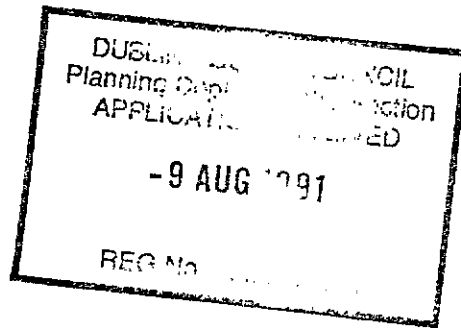
REF 9062.012

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

8th August 1991

RE: Replace 20 Semi-Detached Houses with
16 Semi-Detached Houses at Sites
11-28 Cannonbrook Park, Esker Lucan.
For Garland Homes Ltd.

Plan Reg No. 91A/1027



Dear Sir/Madam,

Further to our recent discussions we now enclose the following Unsolicited Additional Information:

- 1.0 Revised advertisement including reference to amendments to site nos. 31 - 32 (incl.)
- 2.0 Revised site layout indicating a more satisfactory arrangement of site nos. 20, 21, 22.
- 3.0 House Type B drawing indicating correct roof profile.

Yours faithfully,

Bryan O'Rourke

McCrossan O'Rourke Architects.

DUBLIN COUNTY COUNCIL
- Permission to replace 20 semi-detached houses with 16 semi-detached and 2 detached houses on Site Nos. 11 to 28 (inclusive) and minor adjustments to layout of Sites 31 to 32 (inclusive) at Cannonbrook Park, adjoining St. Finians Estate, Esker-Lucan for Garland Homes Ltd.

Unsolicited A7

*J. Press
9/8/91*

*1.80
91A/1027A*



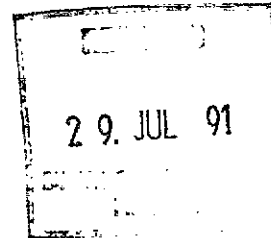
REF 9062.010

Dublin County Council,
Building Control Department,
Block 2,
Irish Life Centre,
Dublin 2.

26th July 1991

RE: Replace 20 Semi-Detached Houses with
16 Semi-Detached Houses at Sites
11-28 Cannonbrook Park, Esker Lucan.
For Garland Homes Ltd.

Plan Reg No. 91A/1027



Dear Sir/Madam,

Further to our Bye Law Application lodged 24.06.91 for the
above development we now enclose Engineer's calculations for
House Type D.

Yours faithfully,

McCrossan O'Rourke Architects.

91A/1027
L.O. 2
and A.I. for BAL

MARK O'REILLY + ASSOCIATES

CONSULTING ENGINEERS

GREENMOUNT HOUSE
HAROLD'S CROSS ROAD
DUBLIN 6W.

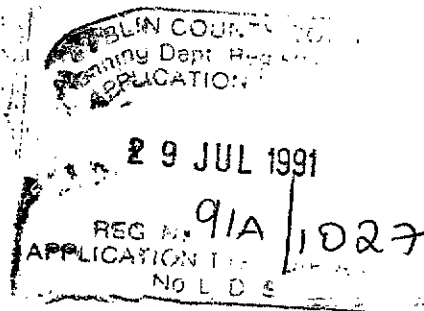
TEL: 53 44 23 FAX: 54 44 78

MARK O'REILLY, BE, CEng, MICE, MIEI, CDipAF, AGI Arb.

JOHN BAILEY, BA, BAI, DipPM, MSc, CEng, MIEI.

HOUSING AT ESKER LUCAN.
HOUSE TYPE D.

STRUCTURAL CALCULATIONS.



PROJECT NO : R35

ARCHITECTS : MC CROSSAN O'ROURKE.

DATE : 17 JULY , 1991.

MARK O'REILLY + ASSOCIATES

CONSULTING ENGINEERS

GREENMOUNT HOUSE
HAROLD'S CROSS ROAD
DUBLIN 6W.

TEL: 53 44 23

FAX: 54 44 78

MARK O'REILLY, BE, CEng, MICE, MIEI, CDipAF, AGI Arb.

JOHN BAILEY, BA, BAI, DipPM, MSc, CEng, MIEI.

DESIGN AIDS USED IN THE CALCULATIONS.

1. B.S. 6399 DESIGN LOADING FOR BUILDINGS.
2. I.S. 325, PART 1, 1986 - STRUCTURAL USE OF UNREINFORCED MASONRY.
3. I.S. 193, 1976 TIMBER TRUSSED RAFTERS FOR ROOFS.
4. B.S. 5950 STRUCTURAL USE OF STEELWORK IN BUILDINGS.
5. STEELWORK DESIGN GUIDE TO B.S. 5950, PART 1, 1985, VOL.1, SECOND EDITION.
6. B.S. 8110 STRUCTURAL USE OF CONCRETE.

MARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6 TEL: 53 45 25

Title *Esker Luan, House Type D*
 Element *Loadings*
 Drawing *[initials]* Calcs. by *[initials]* Checked

Project No. *R35*
 Page No. *01*
 Date *16/07/91*

Ref.	CALCULATIONS	OUTPUT
	<i>Loadings</i>	
	<i>Imposed load (service)</i>	
<i>BS6399</i>	<i>Floors ~ 1.5 kN/m²</i>	
	<i>Ceiling ~ 0.5 kN/m²</i>	
	<i>Rafters ~ 0.75 kN/m²</i>	
	<u><i>Dead Loads</i></u>	
	<i>Dead loads used in the calculations</i>	
	<i>are either</i>	
	<i>1) Taken from Manufacturers Specialist brochures</i>	
	<i>or</i>	
	<i>2) Calculated from Material Densities</i>	

ARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6
 TEL: 53 45 25

Title: Esker Lucan House Type D
 Element: Roof & Supports
 Drawing: _____
 Calcs. by: DSD
 Checked: _____

Project No. R35
 Page No. 02
 Date 16/07/11

Ref. CALCULATIONS OUTPUT

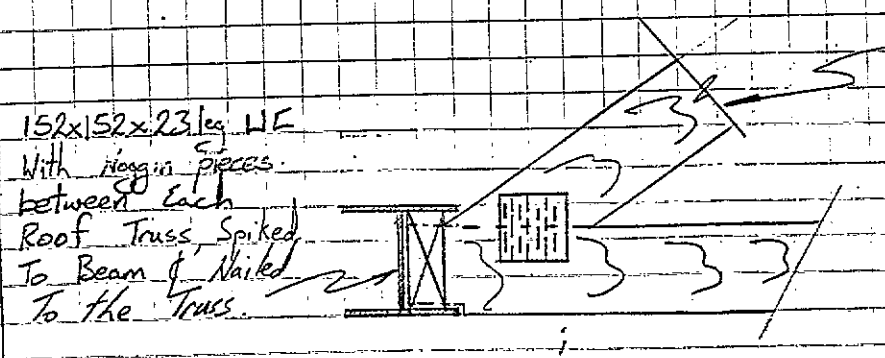
Roof
 Prefabricated Roof Trussers To Specialist
 Manufacturers Details, To Comply With
 I.S. 193

Roof Beam
 Span = 3.1m
 Load = $(2.5/2)$ m of Roof.
 $\Rightarrow ((0.75+0.5) \cdot 1.6 + (0.75+0.5) \cdot 1.4) \cdot 2.5$
 = 16 kN/m
 $\Rightarrow M = \frac{16 \times 3.1^2}{8} = 19.2 \text{ kNm}$

Steelwork
 Design Guide
 To BS5950
 Pt. 1, Vol. 1

128 x 102 x 19 kg UB $M_{ex} = 21 \text{ kNm}$ $l_e = 3.5 \text{ m}$
 or a 152 x 152 x 23 kg ILE $M_{ex} = 33$ $l_e = 4 \text{ m}$

Roof Beam
152 x 152 x 23 kg ILE



Prefabricated Roof Truss

Note:
 Detail to Be Approved By Specialist Truss Manufacturer.

Beam To Have 450 x 215 x 225 dp Conc. Padstone Under Each End, Grade C35.

Ref.	CALCULATIONS	OUTPUT
------	--------------	--------

1st Floor Beam At Front

Span = $1.8 + 0.2m = 2.0m$

Load = Roof Load + 2.5m of 200mm TR
 Blockwork + 1m/2 of Lean to Roof.

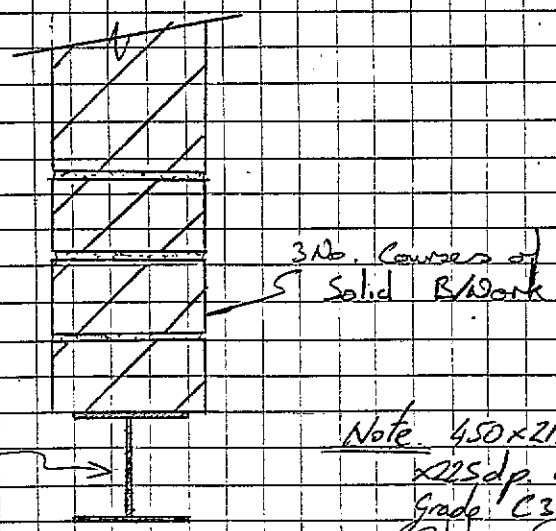
= $16 kN/m + 2.5 \times 22 \times 0.2 \times 1.4 + 0.5 \times 3.75$

= $33.275 kN/m$

Steelwork $M_{max} = 33.275 \times 2^{3/8} = 16.64$

Design Guide
 To BS 5950
 Pt 1, Vol 1

$l_a = 2m$ $n = 1$ $M_{ex} = 47$ $152 \times 152 \times 23$ kg U.E



$152 \times 152 \times 23$
 kg U.E

Note: 450 x 215
 x 225 dp. Conc.
 Grade C35
 Redstone (Co) Frel

1st Floor Front Beam
Detail

Ref.	CALCULATIONS	OUTPUT
------	--------------	--------

Beam Over Kitchen

Span = $4.3 + 0.2 = 4.5m$ Span

Load = $2.5m$ of $215mm$ TK Solid B/Work
 +
 $2.3m$ of Roof Trusses
 +
 $1.5m$ of lean to Roof.

\Rightarrow Wall = $0.215 \times 2.5 \times 22 \times 1.4 = 16.555$

Roof Truss = $3.3 \times 3.75 = 12.375$

lean to = $1.5 \times 3.75 = 5.625$

S.W. / encasement = $0.25 \times 0.25 \times 24 \times 1.4 = 2.1$

36.655

$M_{max} = \frac{wL^2}{8} = \frac{36.655 \times 4.5^2}{8} = 92.78 kNm$

$l_e = 4.5$ $n = 1.0$ $M_{max} = 105 kNm$ $203 \times 203 \times 46$ by UK

Deflection

Total Unfactored Imposed Load = $27 k/m$

$\delta = \frac{5WL^3}{384EI} = \frac{5 \times 27 \times 4500^3}{384 \times 200 \times 10^6 \times 1.56 \times 10^6} = 3.51 mm$

Allowable = $Span / 360 = 12.5 mm$

Deflection OK

Pad Stones \Rightarrow Require $36.655 \times 4.5/2 = 82.5 kN$

\Rightarrow Use $450 \times 215 \times 225$ dp. Conc. Grade C35. Pad stone

MARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6
 TEL: 53 45 25

Title
Esker Luan, House Type D

Element
1st Floor Support Beams

Drawing
 Calcs. by
DSD

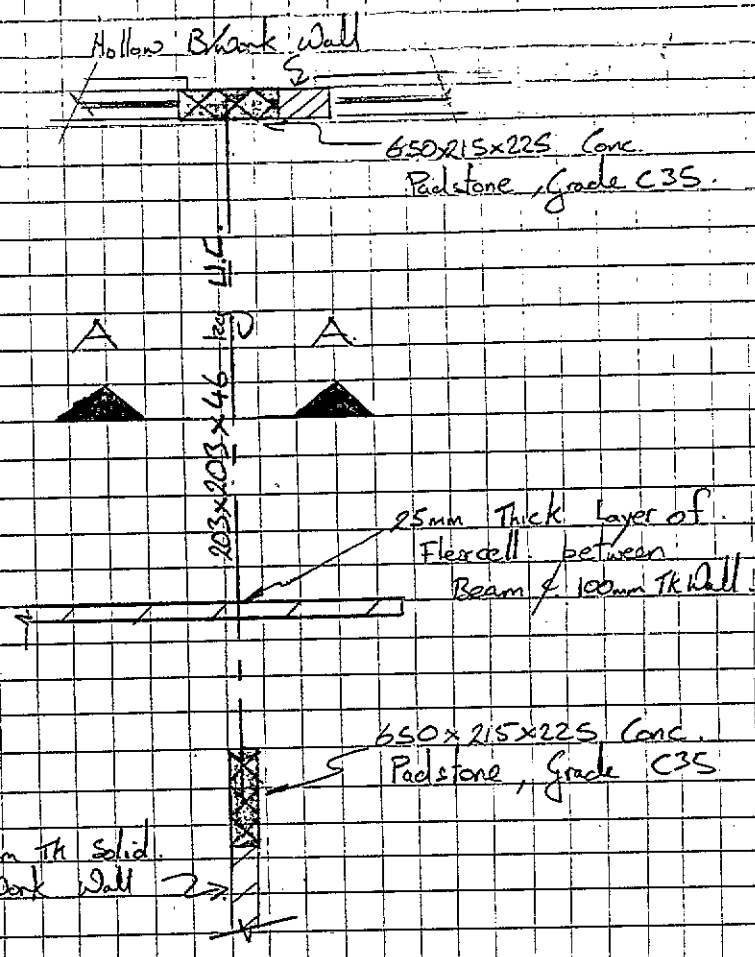
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Project No.
R35

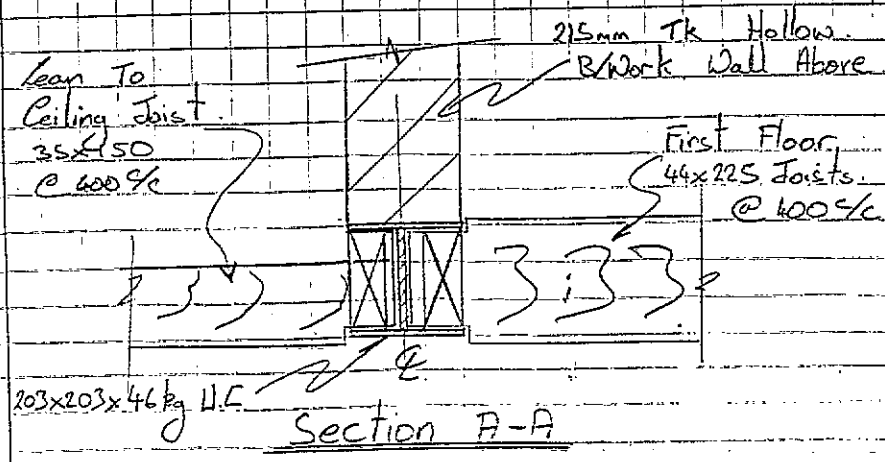
Page No.
05

Date
16/07/91.

Ref.	CALCULATIONS	OUTPUT
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Part Plan On
First Floor



Section A-A

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



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

Register Reference : 91A/1027

Date : 24th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Replace 20 semi-detached houses with 16 semi-detached
and 2 detached houses

LOCATION : Site Nos 11-28 (inclusive) Cannonbrook Park, adjoining
St. Finian's Estate, Esker, Lucan

APPLICANT : Garland Homes Limited

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

McCrossan O'Rourke Architects,
4 Berkeley Street,
Dublin 7.



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

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

2. Postal address of site or building Canonbrook Park adjoining St. Finian's Estate
 (If none, give description
 sufficient to identify) Esker Lucan

3. Name of applicant (Principal not Agent) Garland Homes Ltd
 Address 41 Dartry Road, Dublin 6. Tel. No.

4. Name and address of McCrossan O'Rourke Architects
 person or firm responsible 4 Berkeley Street Dublin 7. Tel. No. **1576**
 for preparation of drawings **21K**

5. Name and address to which McCrossan O'Rourke Architects
 notifications should be sent 4 Berkeley Street Dublin 7. **N 41309**

6. Brief description of Replace 20 semi-detached houses with 16 semi-detached and 2
 proposed development detached Houses on site nos 11-28 (incl.)

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 **990 N41685**
 or use when last used.
 (b) Proposed use of each floor

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

11. (a) Area of Site N/A Sq. m.
 (b) Floor area of proposed development 1750 Sq. m.
 (c) Floor area of buildings proposed to be retained within site Sq. m.

*Said Pless
 13/6/91*

12. State applicant's legal interest or estate in site
 (i.e. freehold, leasehold, etc.) Owner **21 JUN 91**

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:

15. List of documents enclosed with
 DUBLIN CO. COUNCIL 4 copies Dwgs Nos 01A, 901, 902, 06A
 appli
 Permission to replace 20
 semi detached houses with
 16 semi detached and 2
 detached Houses on site Nos
 11-28 (inclusive), Cannon-
 brook Park, adjoining St
 Finian's Estate, Esker
 Lucan. For Garland Homes
 Limited.

16. Gross floor space of proposed development (See back) Sq. m.
 20 1

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

Fee Payable £ 1566 Basis of Calculation 18 x £ 87

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

Signature of Applicant (or his Agent) **Brian O'Rourke** Date **19.6.91**

Application Type **P DBL** FOR OFFICE USE ONLY

Register Reference **91A/1027**

Amount Received £ **17-6** **1.16.0.**

Receipt No

Date

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

CASH **46/49 UPPER O'CONNELL STREET, DUBLIN 1**

BYE LAW APPLICATION

CHEQUE

N 41685

Received this **27** day of **Sept** 19**85**

from **DATA USA**

the sum of **£ 100.00**

Pence **100/00**

S. GARET

COMHAIRLE CHONTAE ATHA CLIATH

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

[Empty box for receipt code]

CASH
CHEQUE
M.O.

N 41309

£576.00

Received this 21st day of June 1997

from Cordland Homes Ltd
41 Darty road, D6

the sum of Five hundred and seventy six Pounds

Pence being 00

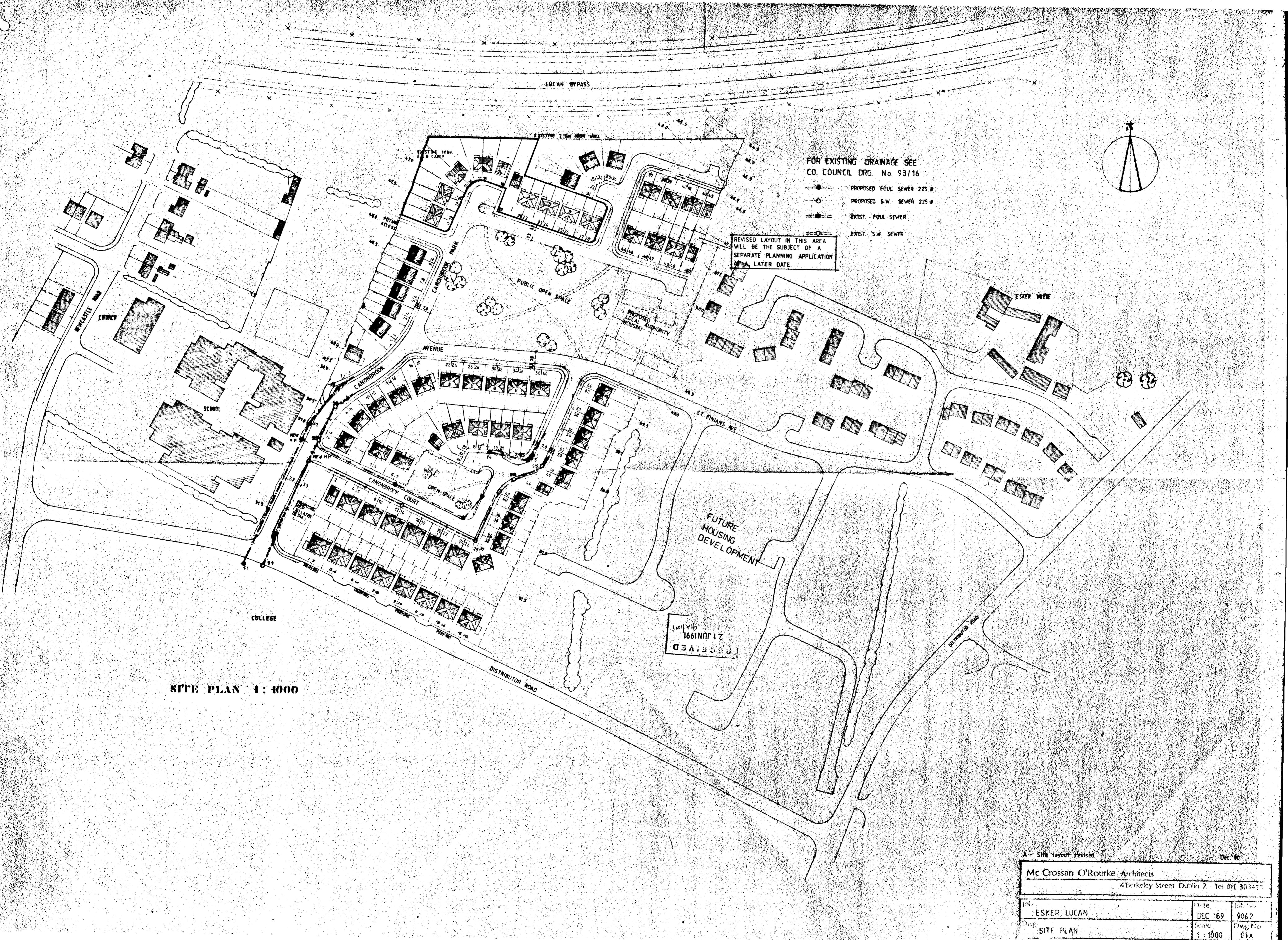
Application at Cabanboden park Estor, Lymington

Marked O'Keefe

[Signature]
Cashier

[Signature]
CAREY
Principal Officer

12 boxes



FOR EXISTING DRAINAGE SEE
CO. COUNCIL DRG No. 93/16

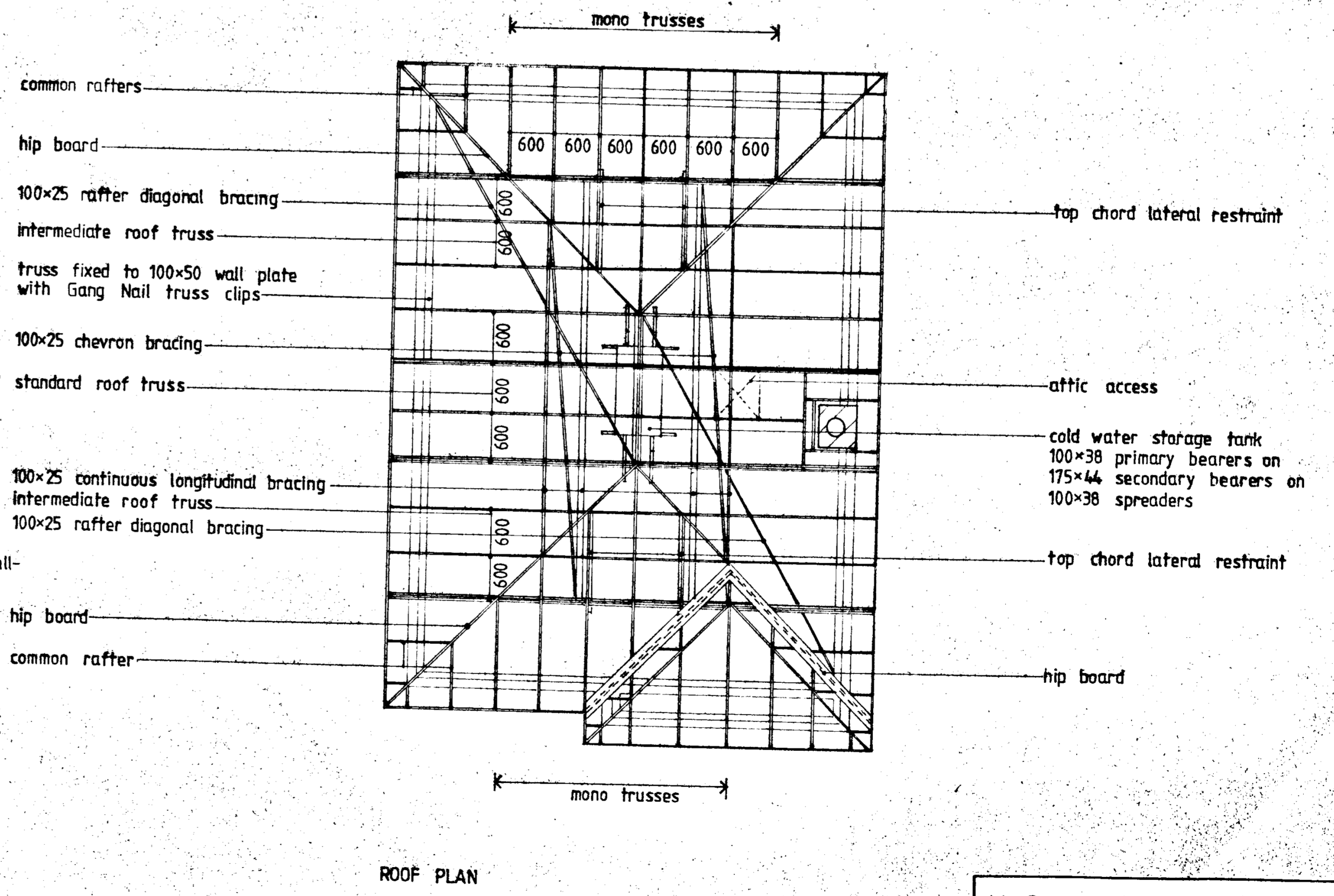
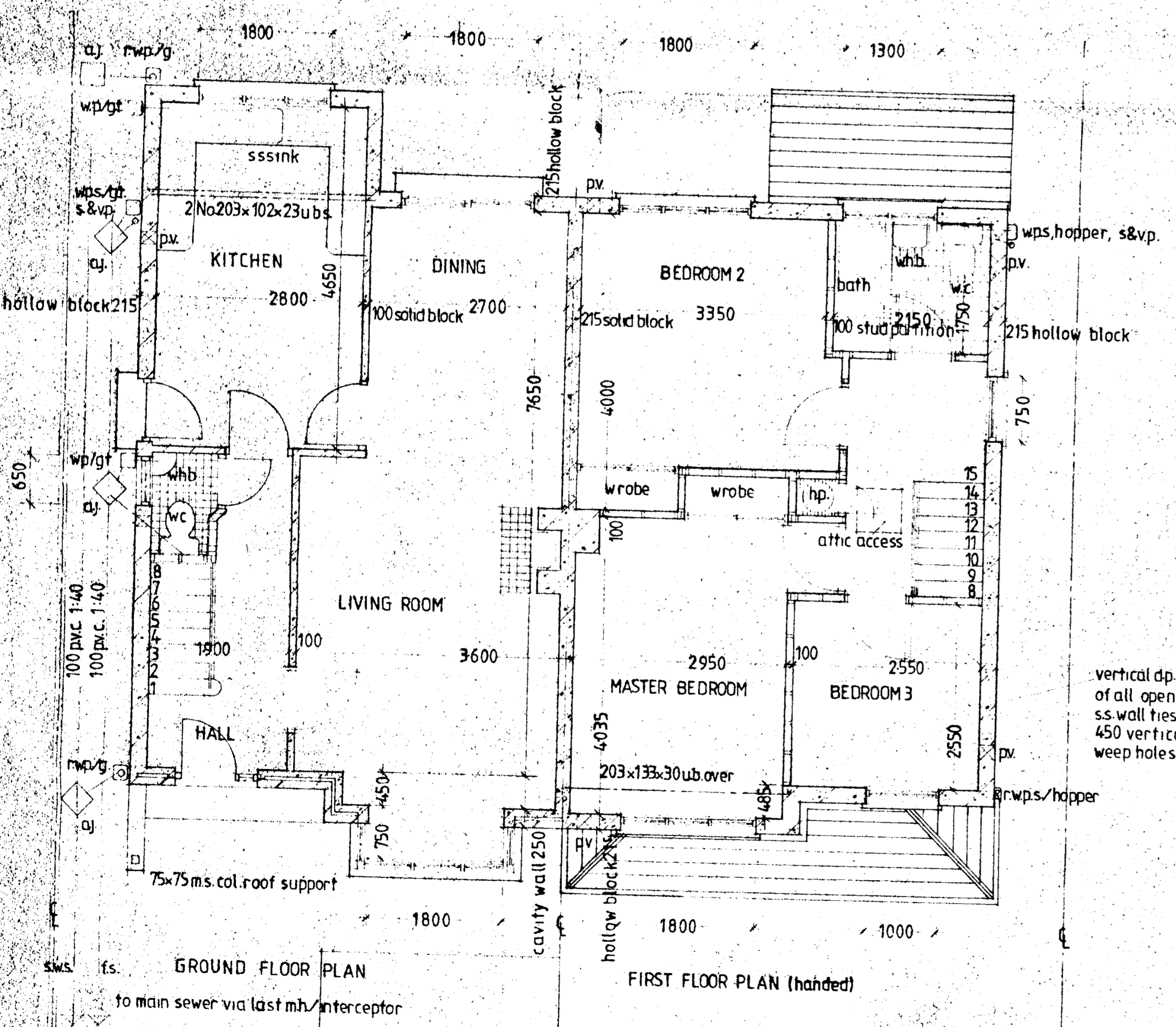
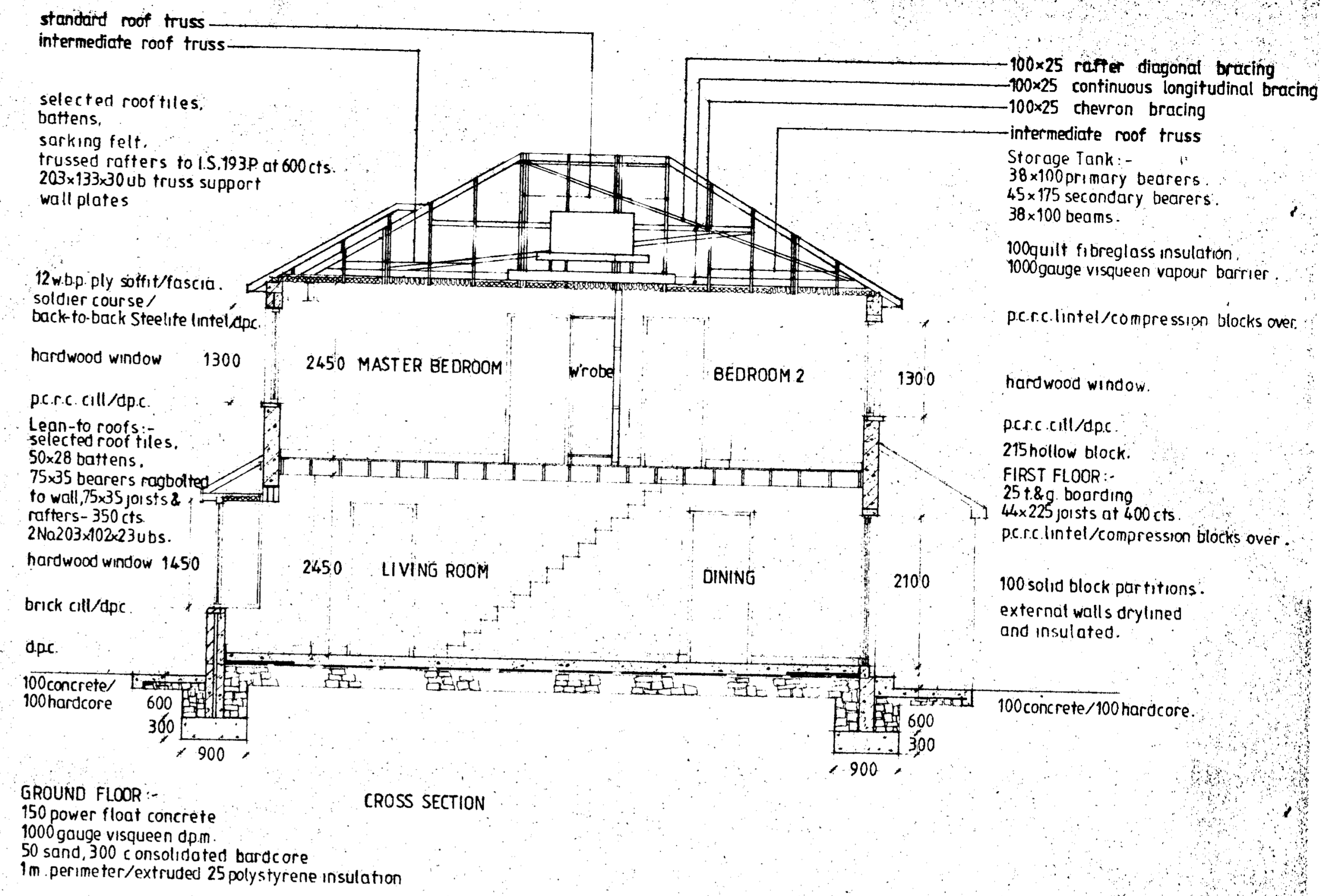
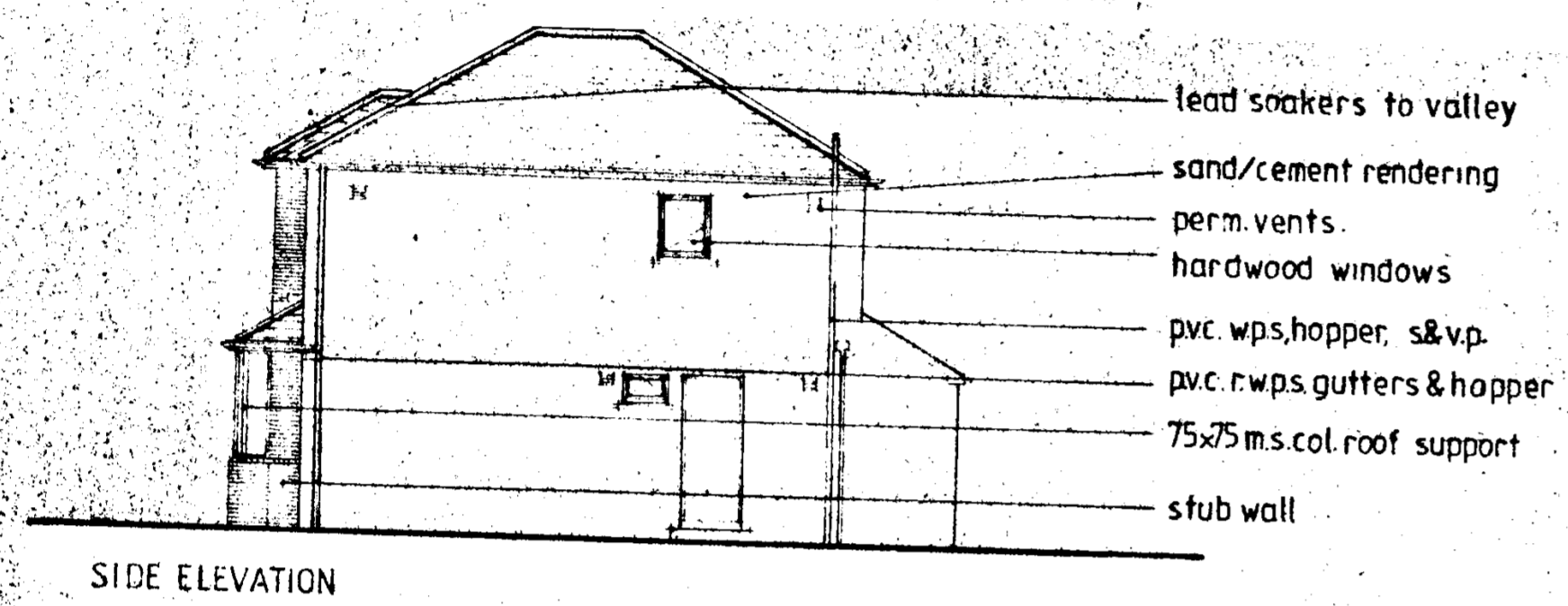
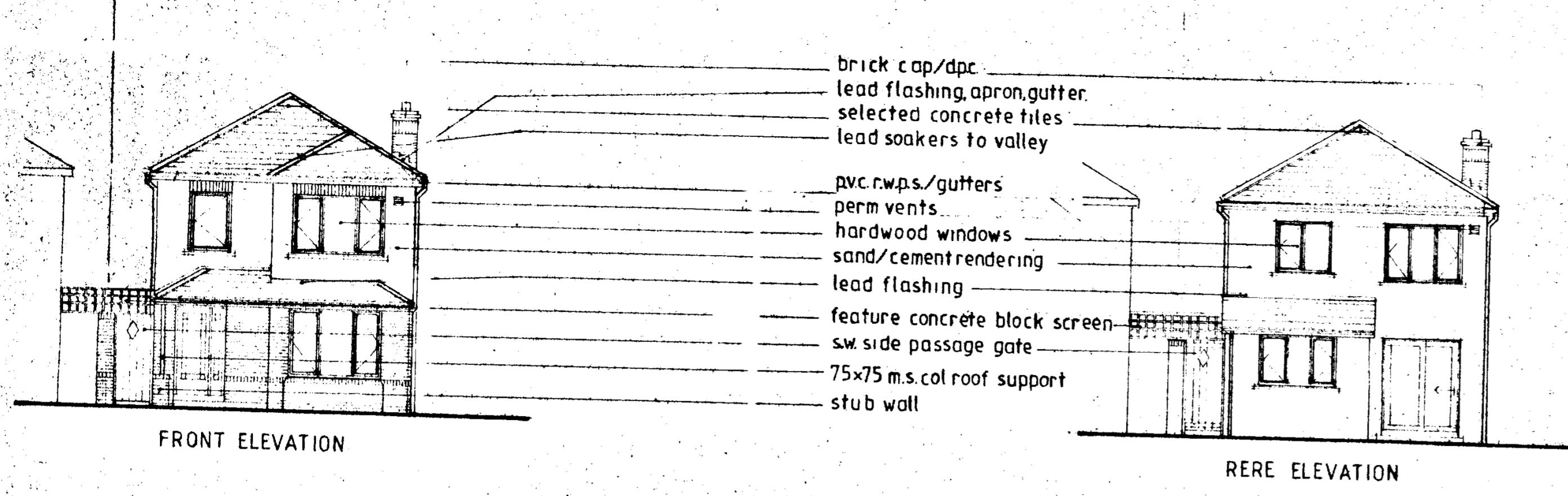
- PROPOSED FOUL SEWER 225 #
- PROPOSED S.W. SEWER 225 #
- EXIST. FOUL SEWER
- EXIST. S.W. SEWER

REVISED LAYOUT IN THIS AREA
WILL BE THE SUBJECT OF A
SEPARATE PLANNING APPLICATION
AT A LATER DATE.

SITE PLAN 1:4000

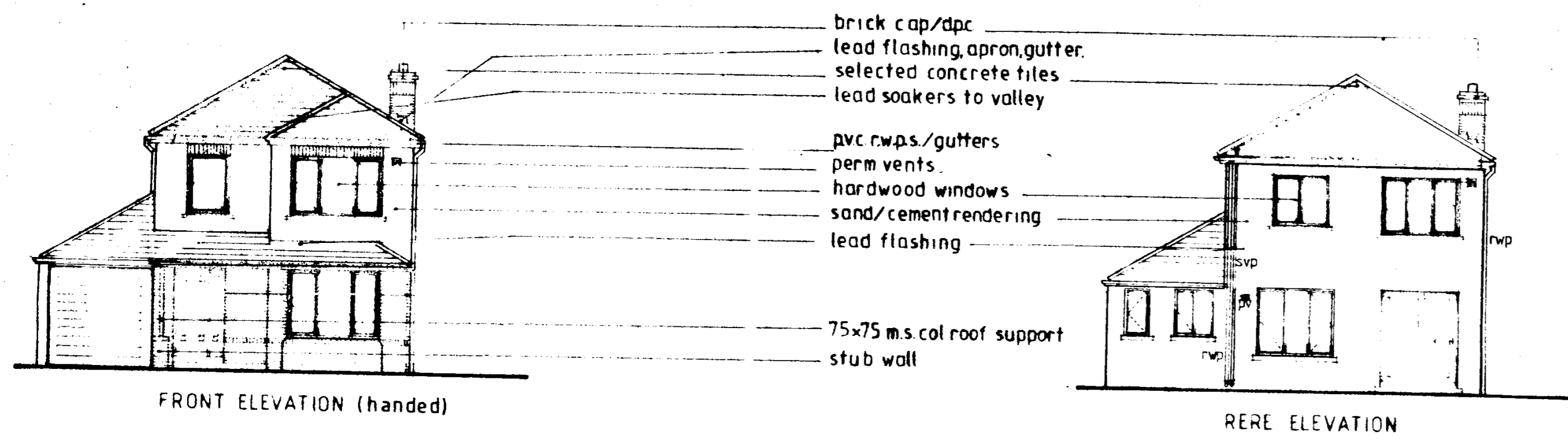
RECEIVED
21 JUN 1991
1611

A - Site layout revised			Dec '89
Mc Crossan O'Rourke Architects 4 Berkeley Street Dublin 7. Tel 601 303411			
Job	ESKER, LUCAN	Date	DEC '89
Drawn	SITE PLAN	Scale	1:1000
		Dwg No	9062 01A



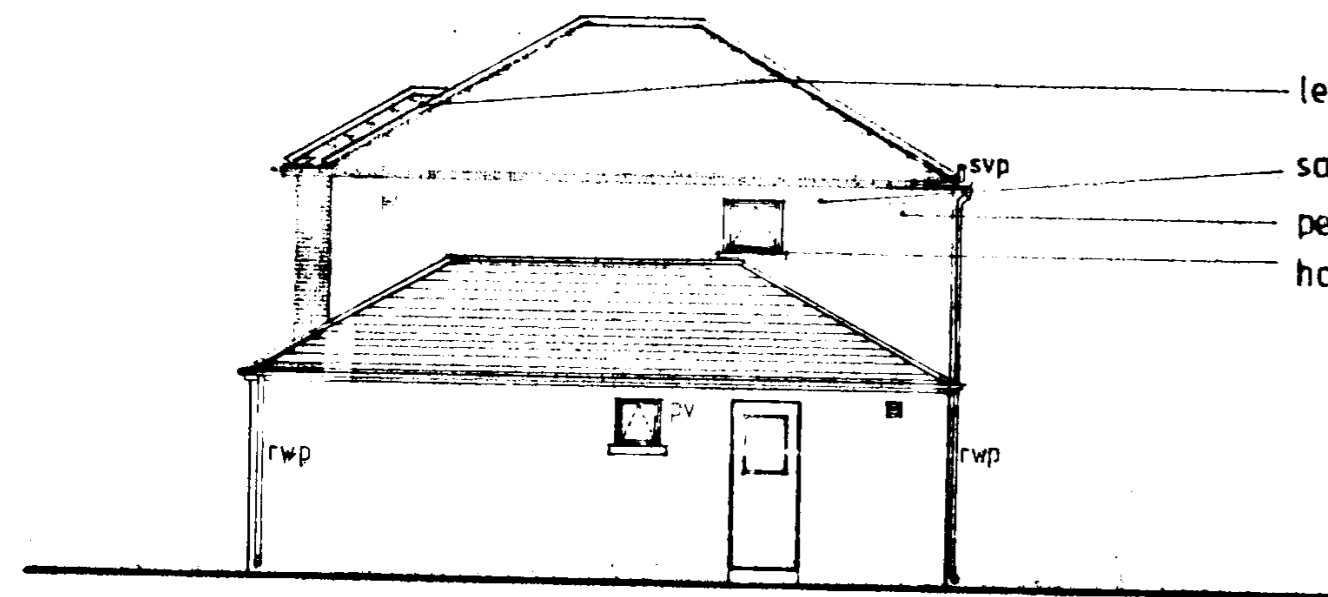
RECEIVED
21 JUN 1991
9:10 AM '91
N.R. SEC.

Mc Crossan O'Rourke Architects		
4 Berkeley Street Dublin 7. Tel (01) 303411.		
Job	ESKER LUCAN	Date
Dwg	HOUSE TYPE-B DETACHED - BBL	DEC. '90
Scale	1:50, 1:100	Job No
		9062
		Dwg No
		902



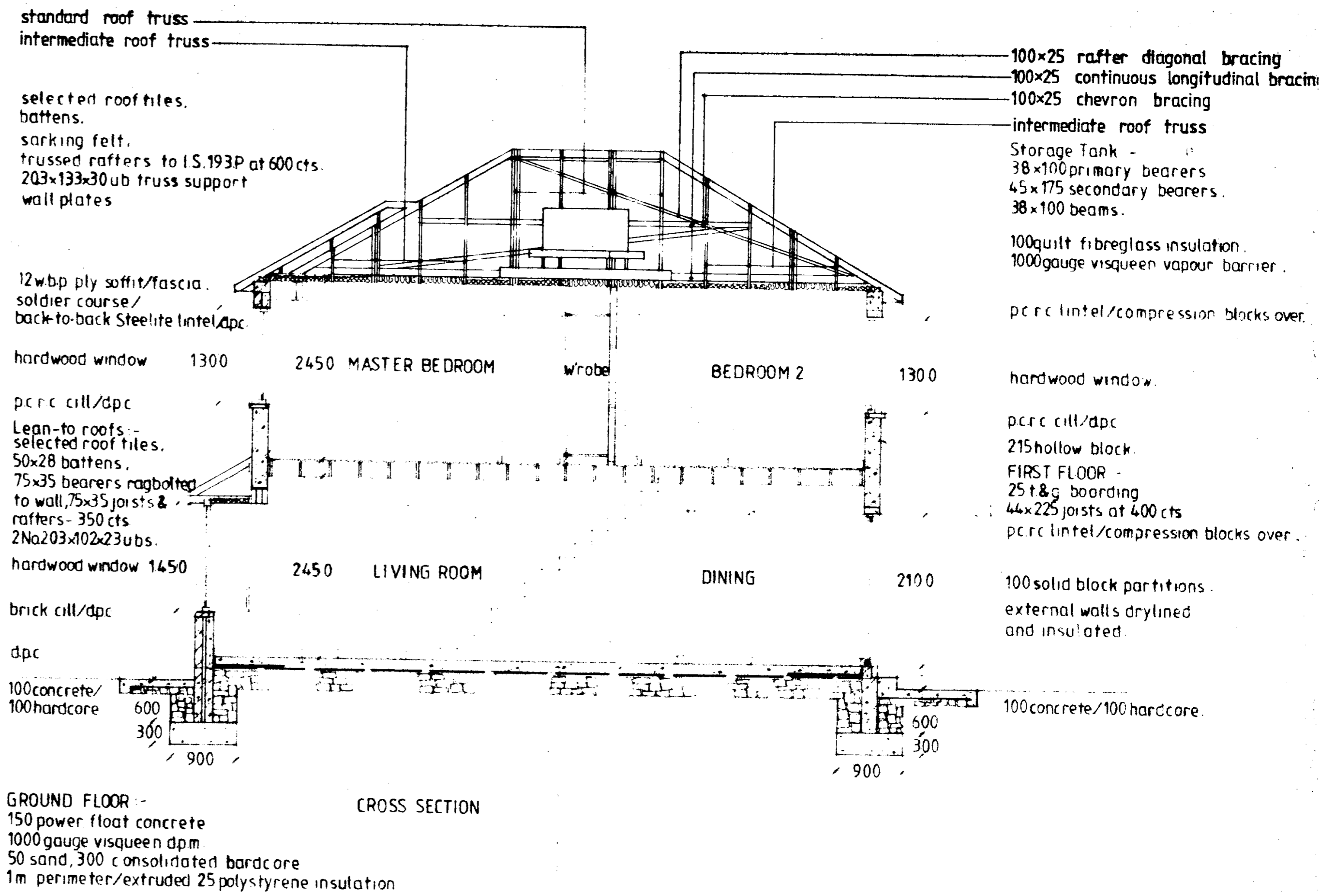
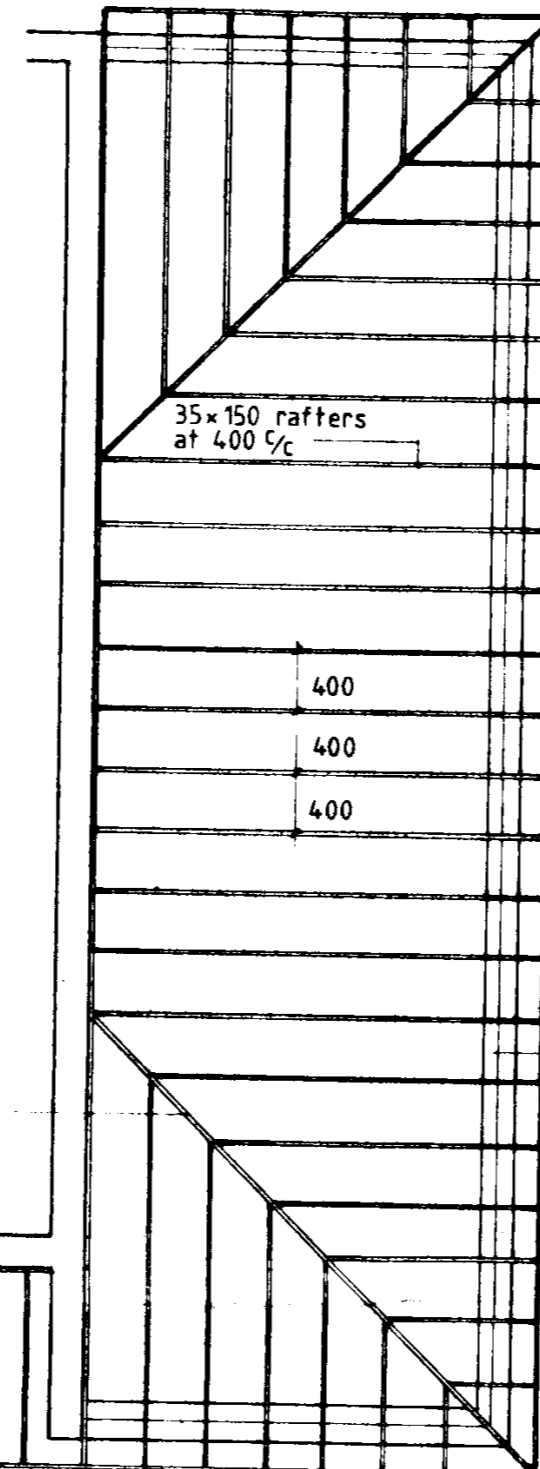
FRONT ELEVATION (handed)

REAR ELEVATION

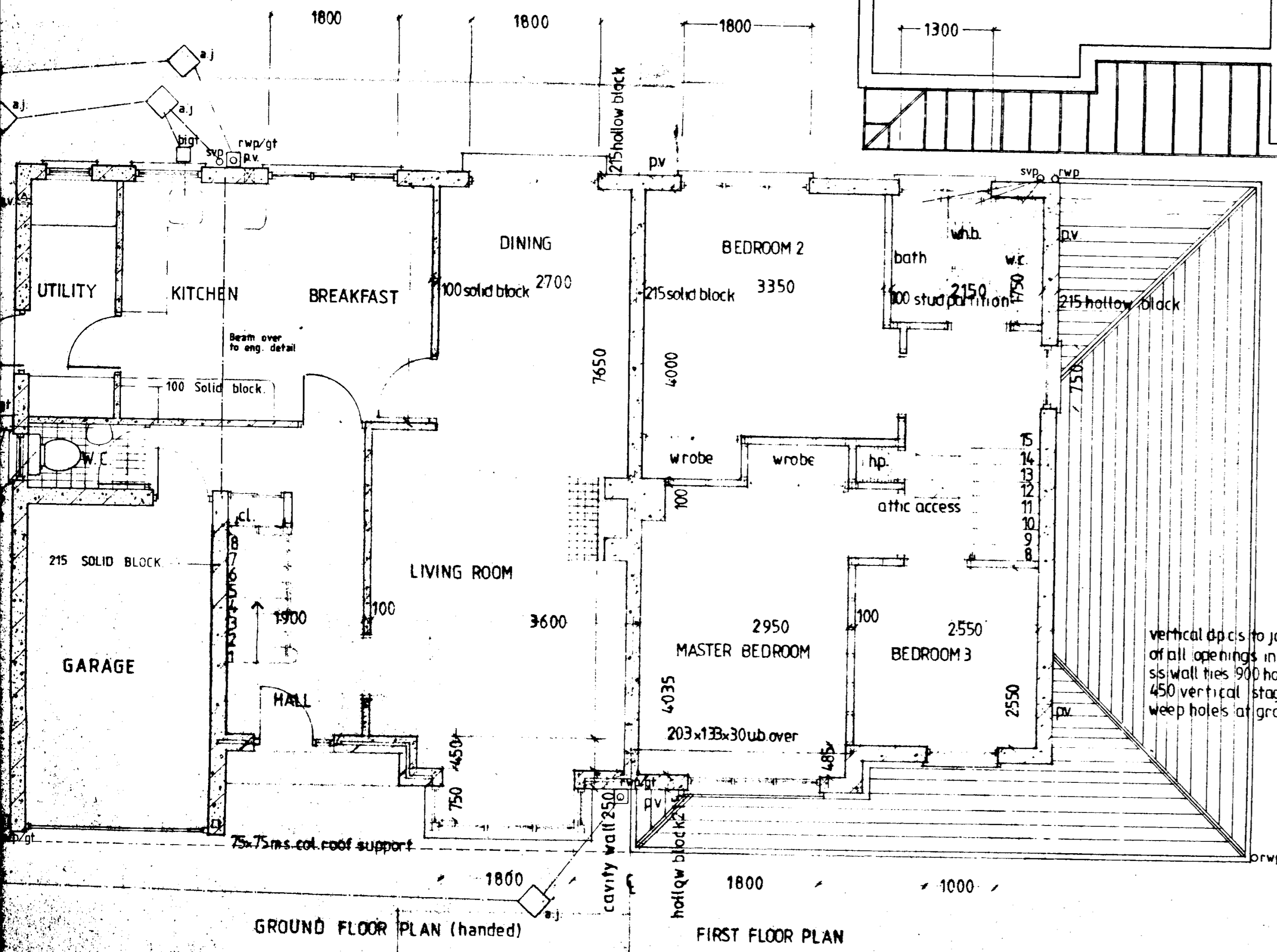


SIDE ELEVATION

Roof Construction:
 Selected roof tiles on
 50x38 sw battens on
 35x150 sw rafters at 400 cts
 35x150 sw joists at 400 cts on
 100x75 wall plate on D.P.C.
 12mm w.b.p.b plywood fascia
 P.V.C gutters and downpipes.

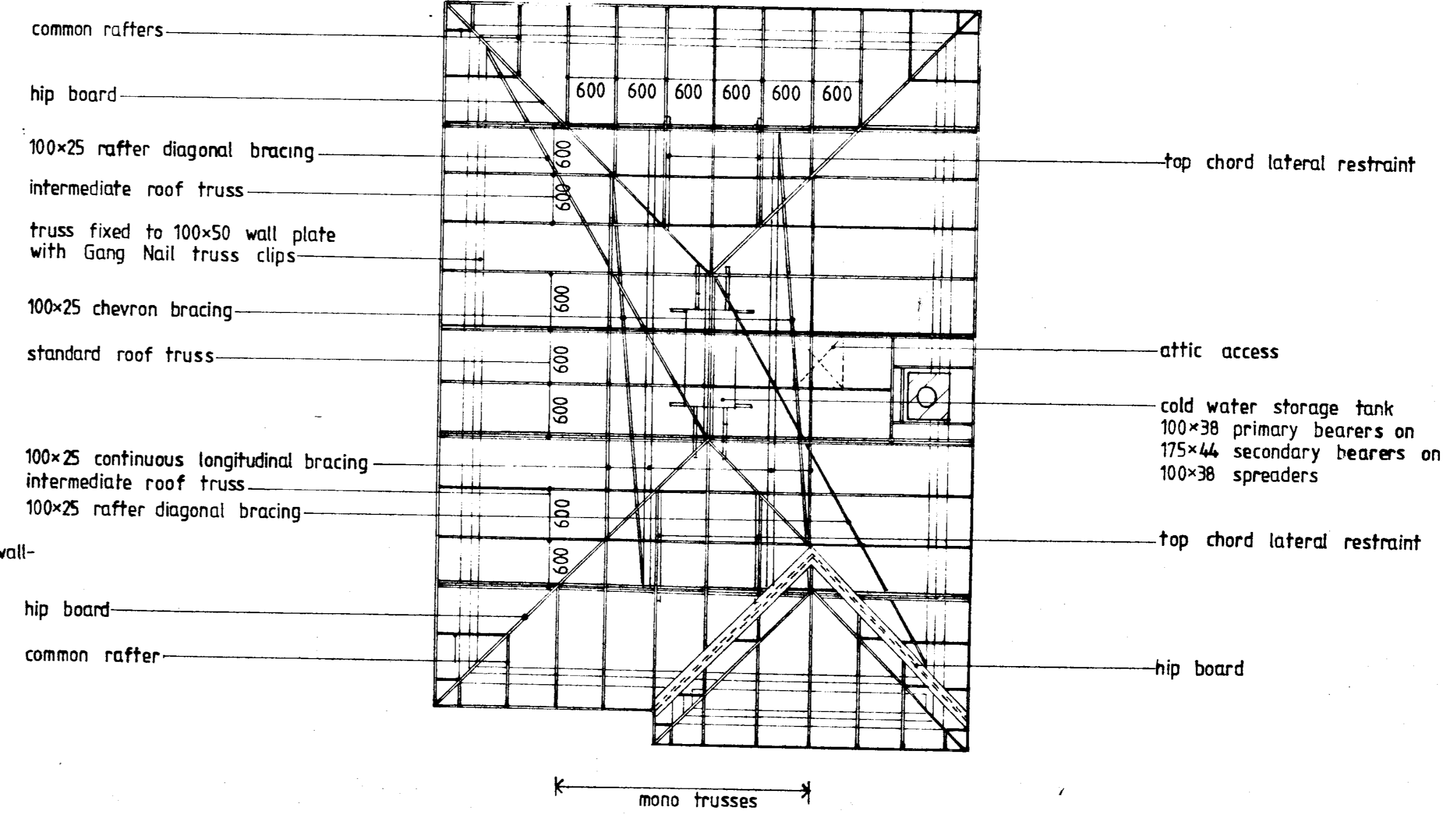


CROSS SECTION



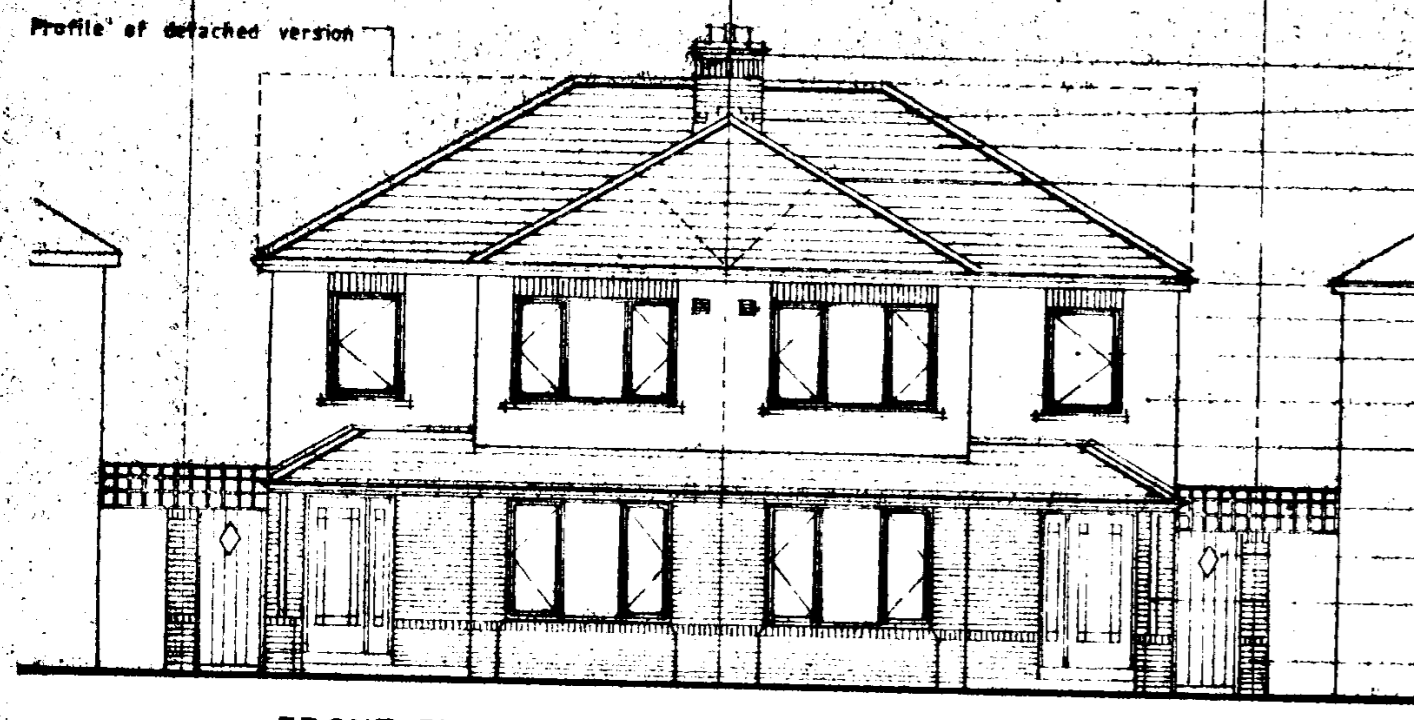
GROUND FLOOR PLAN (handed)

FIRST FLOOR PLAN



ROOF PLAN

Mc Crossan O'Rourke Architects 4 Berkeley Street Dublin 7. Tel (01) 303411					
Job	ESKER LUCAN	Date	DEC. '90	Job No.	9062
Dwg	HOUSE TYPE-D DETACHED - BBL	Scale	1:50, 1:100	Dwg No.	901

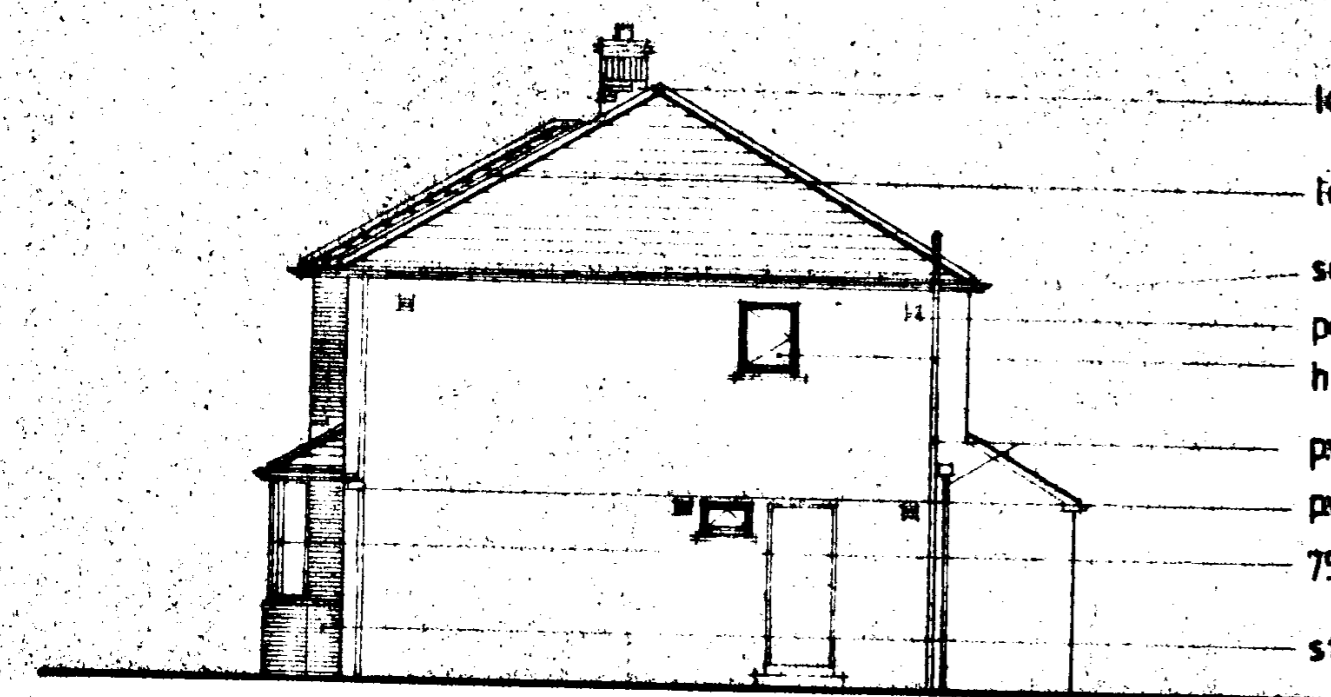


FRONT ELEVATION

- brick cap/dpc
- lead flashing, apron, gutter
- selected concrete tiles
- lead soakers to valley
- pvc r.wps./gutters
- perm vents
- hardwood windows
- sand/cement rendering
- lead flashing
- feature concrete block screen
- s.w. side passage gate
- 75x75 m.s. col. roof support
- stuf wall



REAR ELEVATION



SIDE ELEVATION

- lead flashing, apron & gutter
- lead soakers to valley
- sand/cement rendering
- perm. vents.
- hardwood windows
- pvc. wps, hopper, s&vp.
- pvc. r.wps. gutters & hopper
- 75x75 m.s. col. roof support
- stuf wall

ROOF (to Engineers catcs)
 selected roof tiles,
 battens,
 sarking felt,
 frused rafters for I.S. 193P at 600 cts.
 203x133x30 ub truss support
 wall plates

12 wbp ply soffit/fascia
 soldier course/
 back-to-back Steelite Intel/dpc

hardwood window 1300

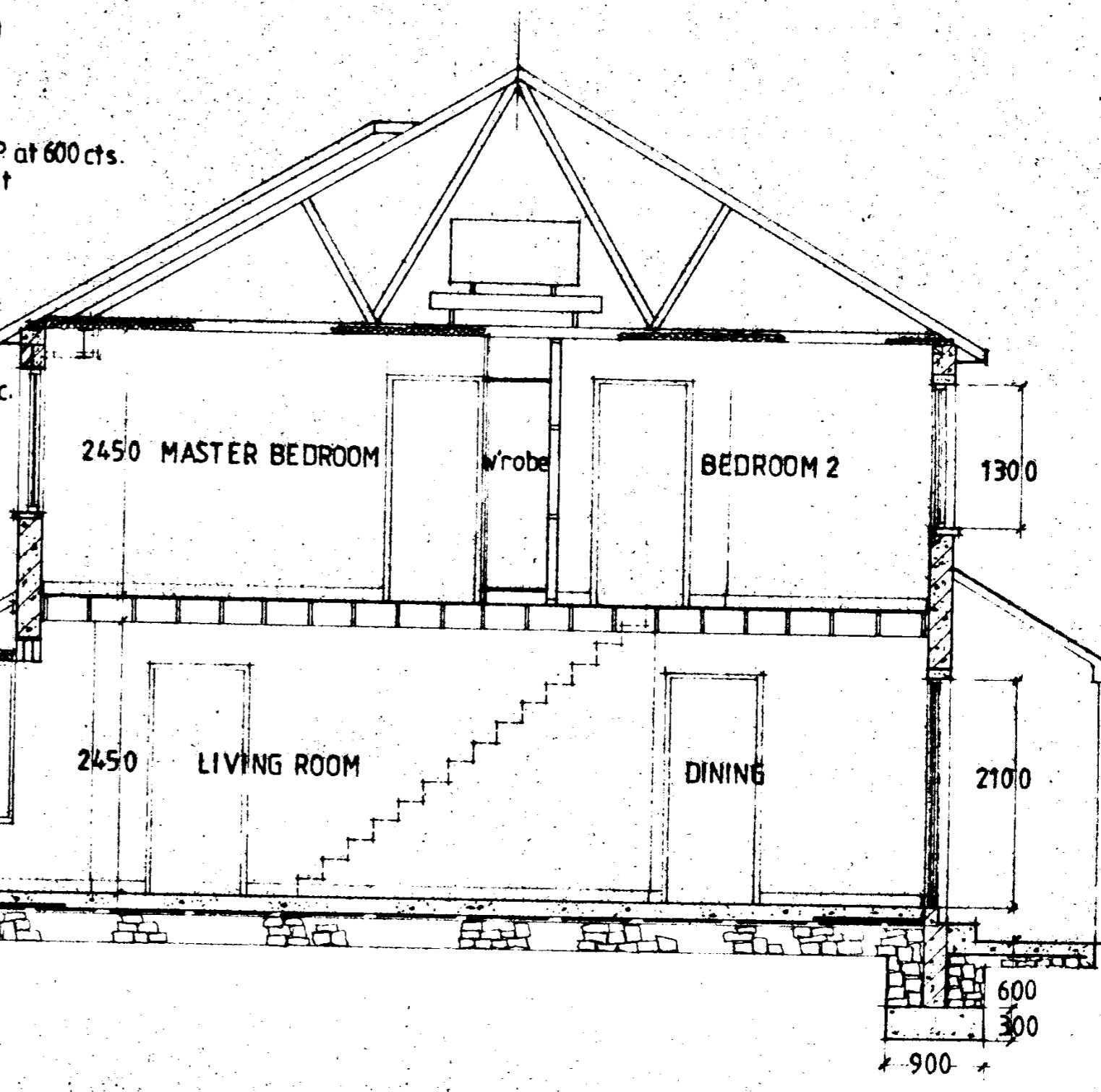
p.c.c. cill/dpc.
 Lean-to roofs -
 selected roof tiles,
 50x28 battens,
 75x35 bearers noggified
 to wall, 75x35 joists &
 rafters - 350 cts.
 2 No 203x102x23 ub.

hardwood window 1450

brick cill/dpc.

dpc.

100 concrete/
 100 hardcore



CROSS SECTION

Storage Tank -
 35x100 primary bearers.
 45x175 secondary bearers.
 35x100 beams.

100 quilt fibreglass insulation.
 1000 gauge visqueen vapour barrier.

p.c.c. Intel/compression blocks over

hardwood window.

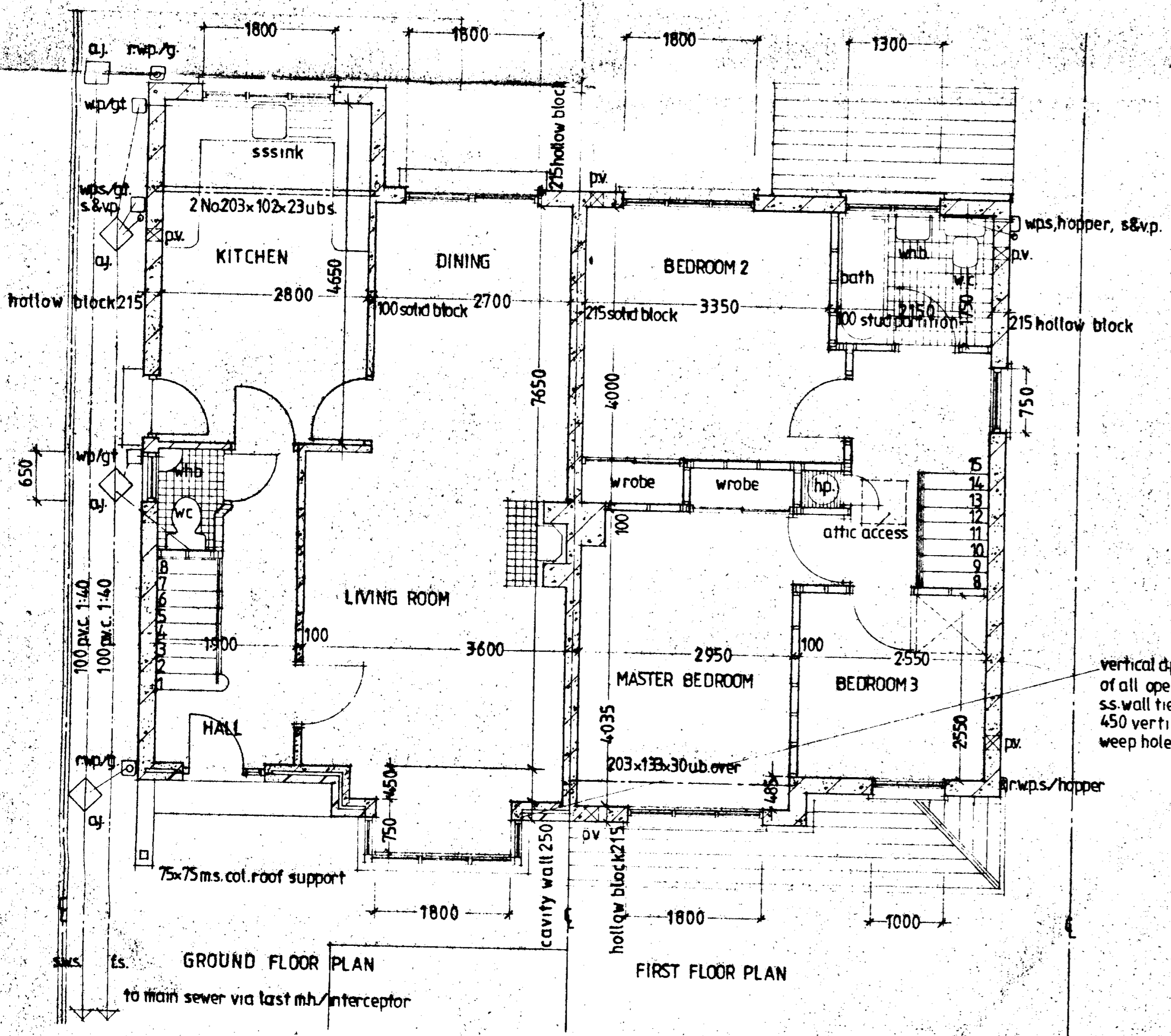
p.c.c. cill/dpc.
 215 hollow block.

FIRST FLOOR -
 25 t.&g. boarding
 44x225 joists at 400 cts.
 p.c.c. Intel/compression blocks over

100 solid block partitions.
 external walls drylined
 and insulated.

100 concrete/100 hardcore.

GROUND FLOOR -
 150 power float concrete
 1000 gauge visqueen d.p.m.
 50 sand, 300 consolidated hardcore
 1m. perimeter/extruded 25 polystyrene insulation

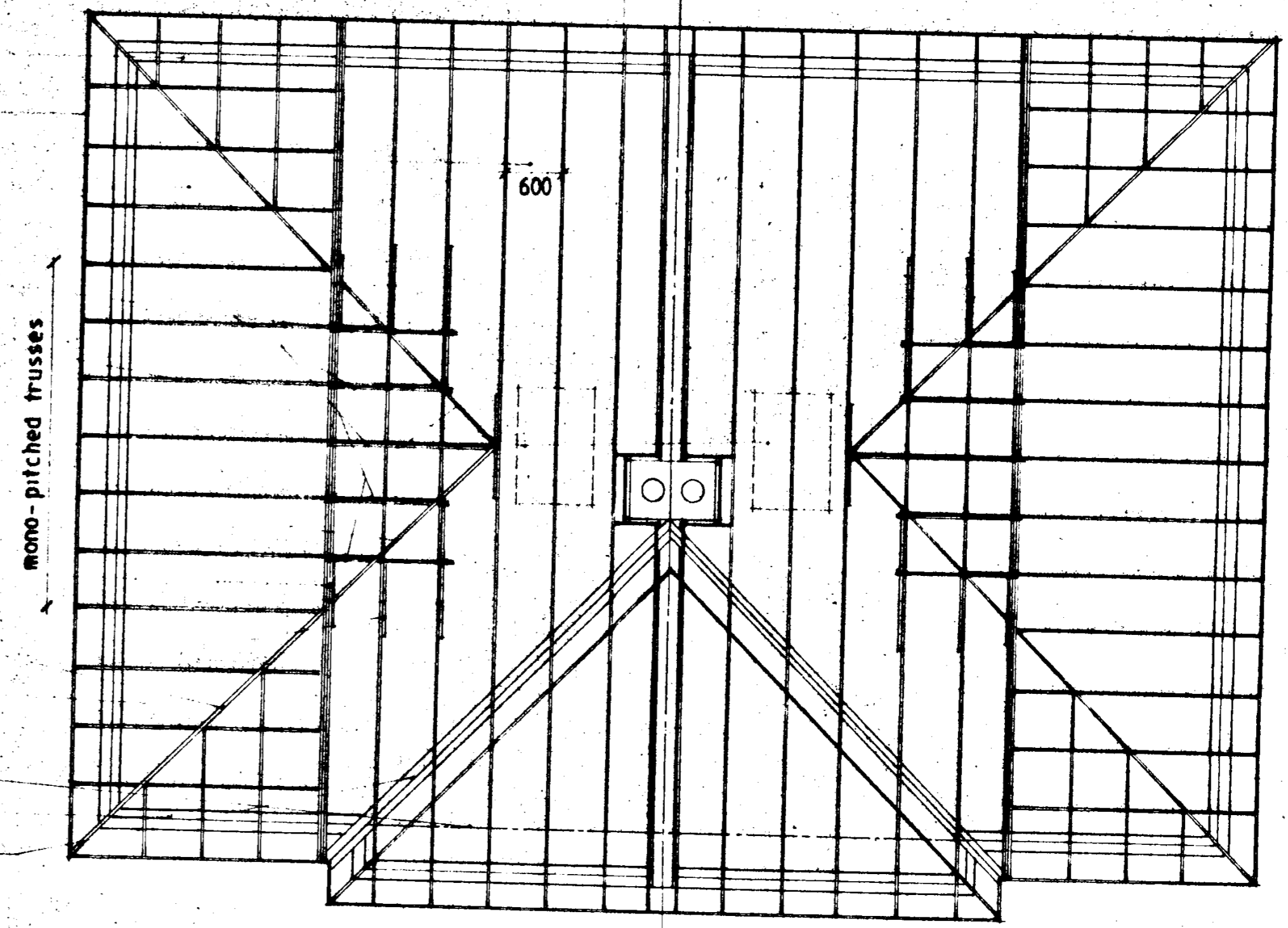


GROUND FLOOR PLAN

FIRST FLOOR PLAN

ROOF (to Engineers catcs)

- wall plate
- 12 wbp soffit / fascia
- common trusses at 600 cts.
- hipped corner infill.
- braces
- storage tank
- mono-pitched trusses with
 flying rafters cut on site to
 upper end of hip boards
- upper hip boards
- flat top hip trusses
- girder
- lower hip boards
- hipped corner infill
- ledgers
- 203x133x30 ub truss support
- wall plate
- layboards



ROOF PLAN

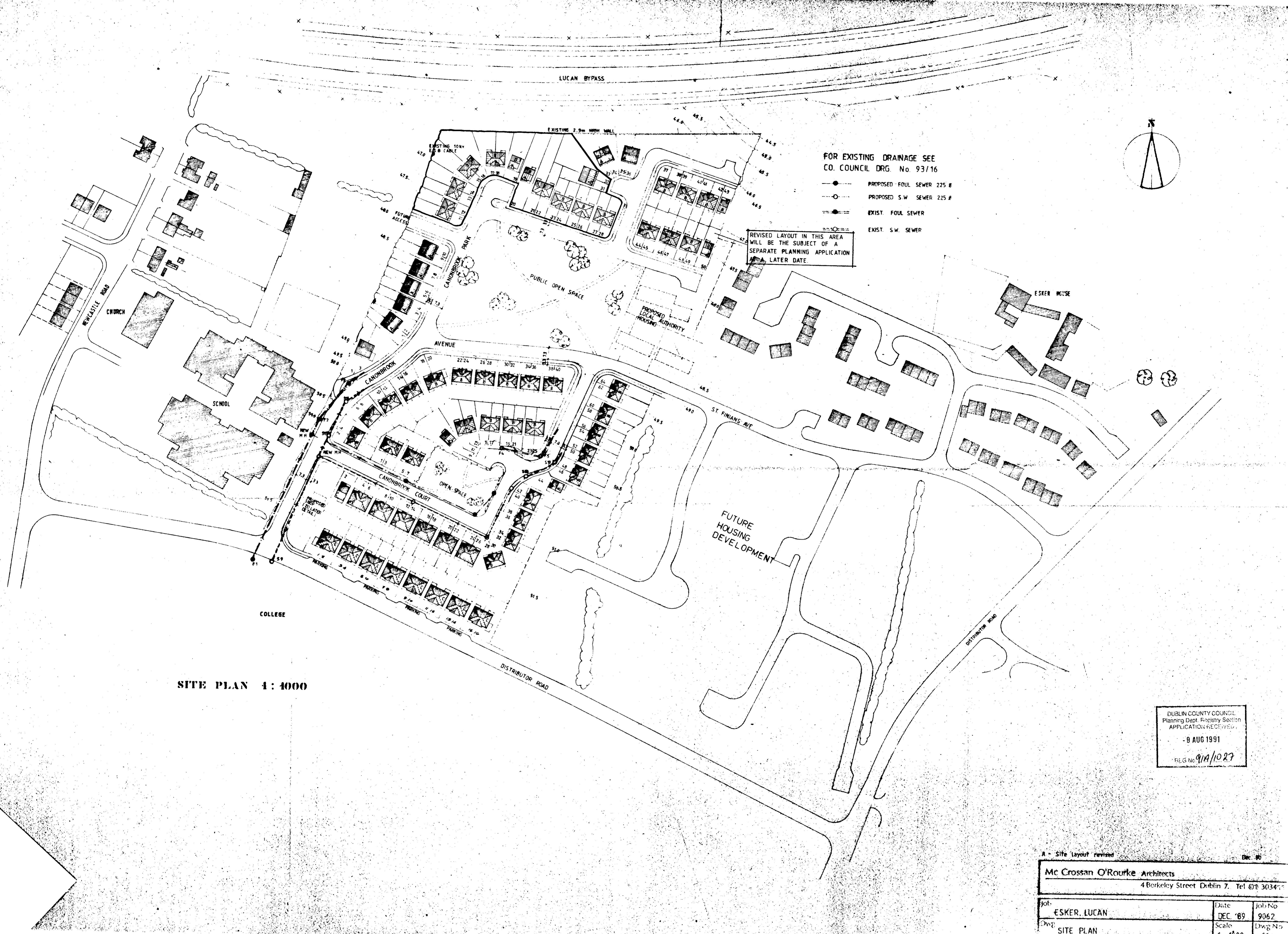
vertical dpc.s to jambs
 of all openings in 250 cavity wall-
 ss wall ties 900 horizontal,
 450 vertical staggered,
 weep holes at ground level.

RECEIVED
 21 JUN 1991
 91A 1127
 RFG SEC

A - Roof profile of detached version added

McCrossan O'Rourke ARCHITECTS
 4 Berkeley Street Dublin 7. Tel (01) 303411.

Job	ESKER LUCAN	Date	JAN '90	Job No.	9062
Dwg	HOUSE TYPE B (Large 3 bed)	Scale	1:50, 1:100	Dwg. No.	06 A



FOR EXISTING DRAINAGE SEE
CO. COUNCIL DRG No. 93/16

- PROPOSED FOUL SEWER 225 #
- PROPOSED S.W. SEWER 225 #
- EXIST. FOUL SEWER
- EXIST. S.W. SEWER

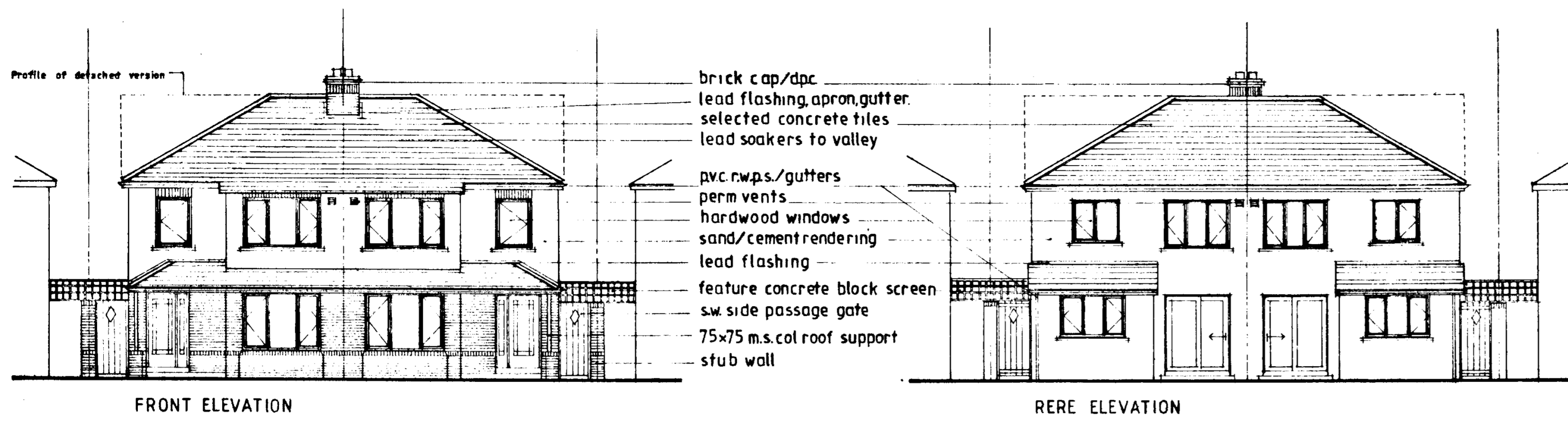
REVISED LAYOUT IN THIS AREA
WILL BE THE SUBJECT OF A
SEPARATE PLANNING APPLICATION
AT A LATER DATE.

SITE PLAN 1:4000

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
- 9 AUG 1991
REG No 91A/1027

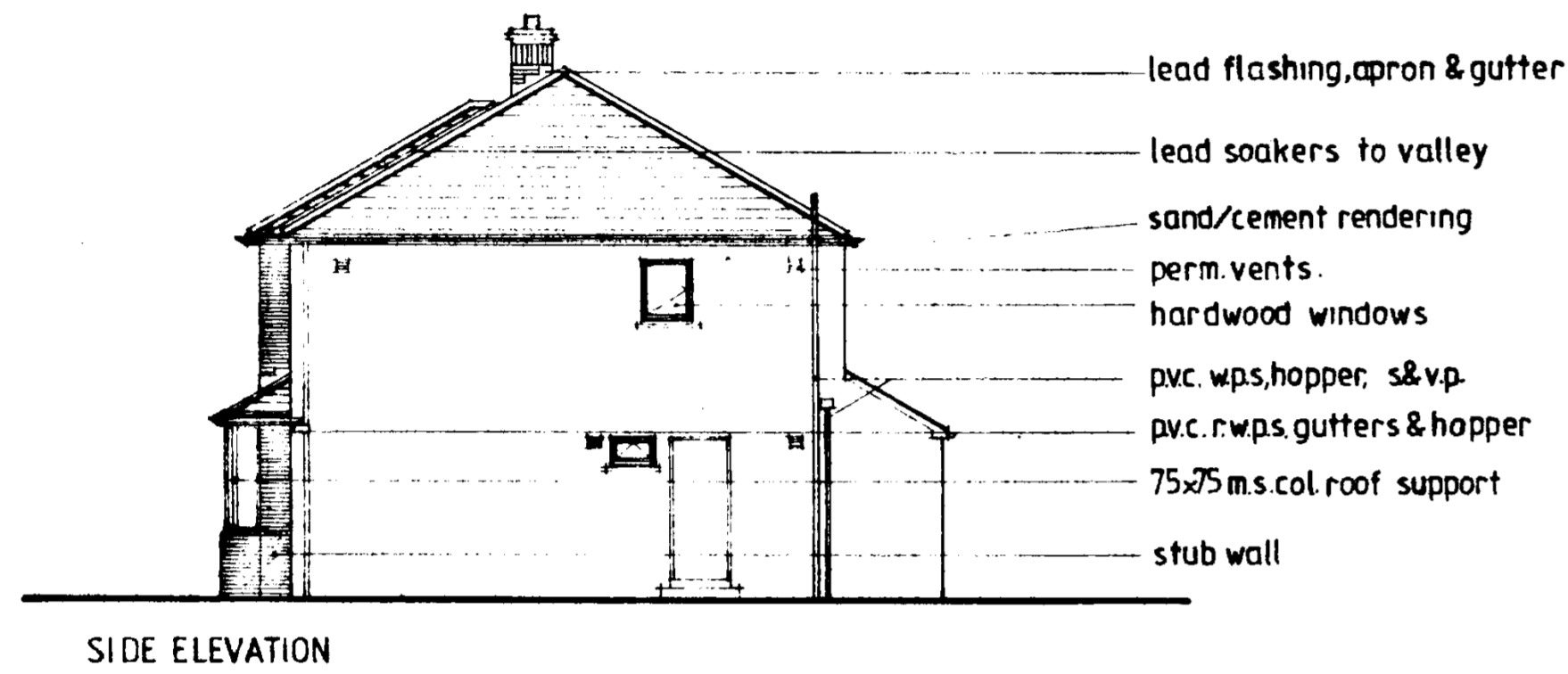
A - Site layout revised

Mc Crossan O'Rourke Architects		
4 Berkeley Street Dublin 7. Tel 01 303411		
Job:	Date:	Job No:
ESKER, LUCAN	DEC '89	9062
Dwg:	Scale:	Dwg No:
SITE PLAN	1:4000	01A



FRONT ELEVATION

RERE ELEVATION



SIDE ELEVATION

ROOF (to Engineers calcs)
 selected roof tiles,
 battens,
 sarking felt,
 trussed rafters to I.S.193P at 600 cts.
 203x133x30 ub truss support
 wall plates

12 w.b.p. ply soffit/fascia.
 soldier course/
 back-to-back Steelite lintel/dpc.

hardwood window 1300

p.c.r.c. cill/dpc.

Lean-to roofs:-
 selected roof tiles,
 50x28 battens,
 75x35 bearers rafterbolted
 to wall, 75x35 joists &
 rafters - 350 cts.
 2 No 203x102x23 ub.s.

hardwood window 1450

brick cill/dpc.

dpc.

100 concrete/
 100 hardcore

CROSS SECTION

GROUND FLOOR:-
 150 power float concrete
 1000 gauge visqueen d.p.m.
 50 sand, 300 c consolidated hardcore
 1m perimeter/extruded 25 polystyrene insulation

Storage Tank:-
 35x100 primary bearers.
 45x175 secondary bearers.
 35x100 beams.

100 quilt fibreglass insulation.
 1000 gauge visqueen vapour barrier.

p.c.r.c. lintel/compression blocks over.

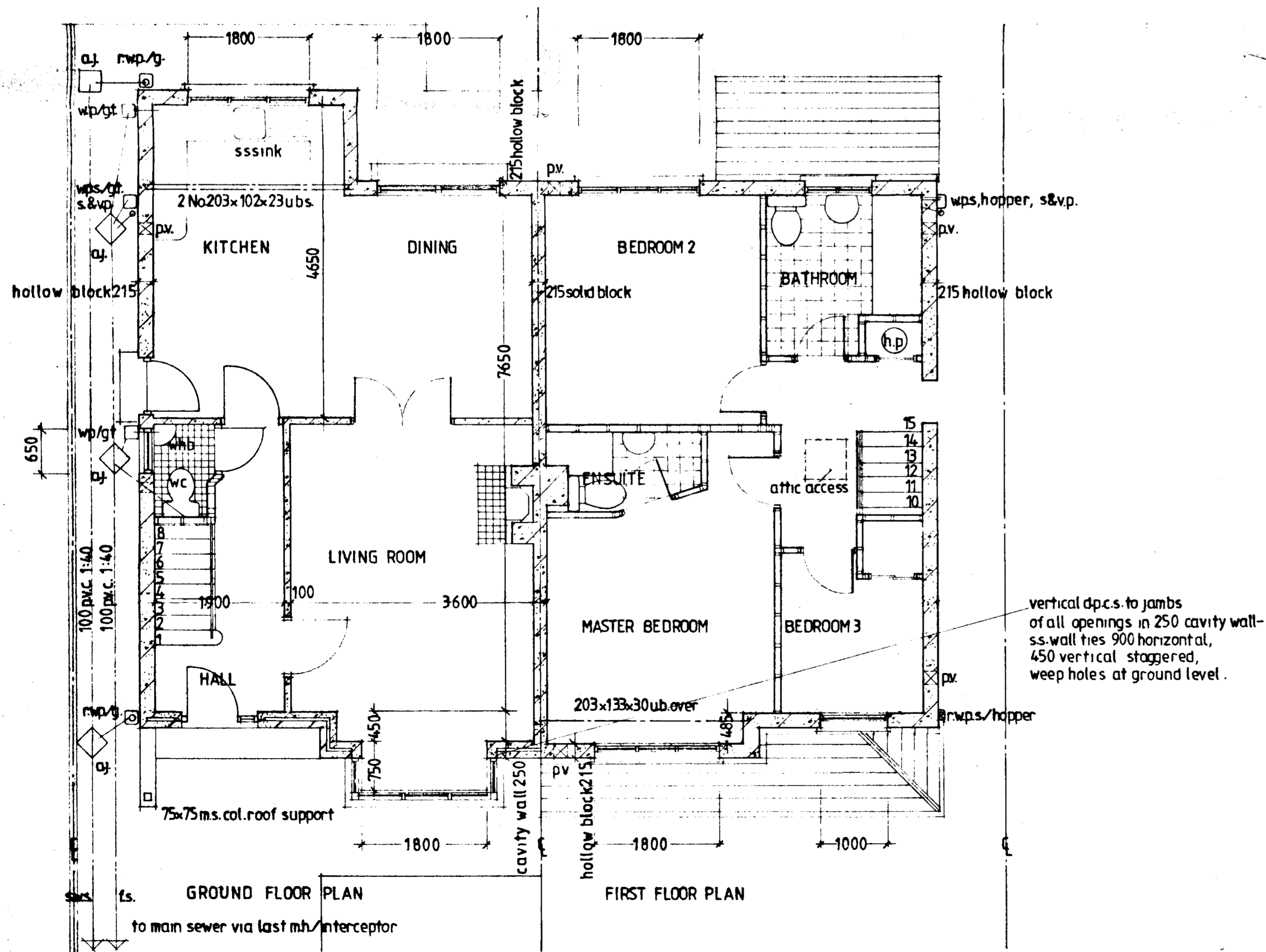
hardwood window.

p.c.r.c. cill/dpc.

215 hollow block.
 FIRST FLOOR:-
 25 t&g. boarding
 44x225 joists at 400 cts.
 p.c.r.c. lintel/compression blocks over.

100 solid block partitions.
 external walls drylined
 and insulated.

100 concrete/100 hardcore.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

ROOF (to Engineers calcs)

wall plate

12 w.b.p. soffit/fascia

common trusses at 600 cts.

hipped corner infill.

braces

storage tank

mono-pitched trusses with
 flying rafters cut on site to
 upper end of hip boards

upper hip boards

flat top hip trusses

girder

lower hip boards

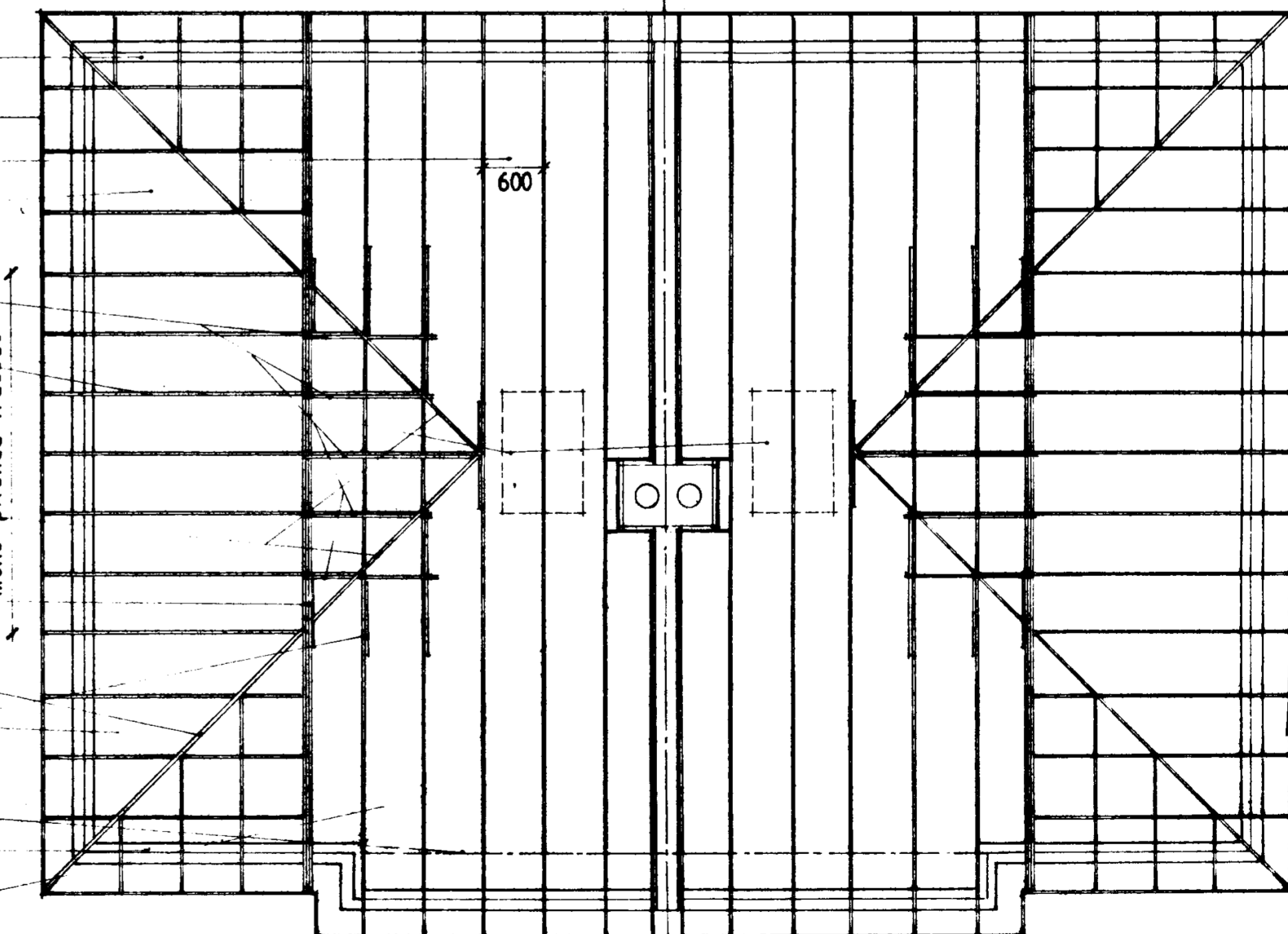
hipped corner infill

ledgers

203x133x30 ub. truss support

wall plate

layboards



ROOF PLAN

DUBLIN COUNTY COUNCIL
 Planning Dept. Planning Section
 APPLICATION RECEIVED
 - 9 AUG 1991
 REG No. 91A/1027

B - Floor layout revised
 A - Roof profile of detached version added

McCossan O'Rourke ARCHITECTS			
4 Berkeley Street Dublin 7. Tel: (01) 303477.			
Job	ESKER LUCAN	Date	JAN 90
Dwg	HOUSE TYPE B (Large 3 bed)	Scale	1:50, 1:100
		Drawn	MR
		Check	MR