



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

Clare Havelin,
22 The Avenue,
Dublin 6W.

Our Ref. **RF/LD**

Your Ref.

Date **26th June 1991**

REG. REF. 91A/0633

RE: Development at Cypress Downs, Templeogue

Dear Sir,

I refer to your letter received in this Department on 21st June 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 10th June 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

PK

91A/0633
464

CYPRESS DOWNS
RESIDENTS ASSOCIATION
DUBLIN 6W

19th June, 1991

[Handwritten initials]
25/6

OBJECT

Dublin County Council,
Planning Dept.,
Block 2,
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.

Re: Planning Application No. 91 A 633.

Dear Sir,

With reference to the above planning application, our residents would be very grateful if you would ensure the retention of the trees on the site should you grant permission for the proposed dwelling-house.

Thank you.
Yours sincerely,

Clare Havelin
.....
Clare Havelin (Mrs.)
Hon. Secretary,
22 The Avenue.

21 JUN 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

Register Reference : 91A/0633

Date : 7th June 1991

Dear Sir/Madam,

Development : 2-storey house on approved site

LOCATION : Adjacent to 9 The Drive, Cypress Downs, Templeogue,
Dublin 6.

Applicant : M. Foley

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 07.06.91 it was decided to GRANT PERMISSION for the above proposal.

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

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

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

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

Elizabeth Duffy,
7 Cypress Drive,
Templeogue,
Dublin 6W.



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/0633

Date : 7th June 1991

Yours faithfully,

A handwritten signature in black ink, appearing to be 'G. J. ...', written over a dotted line.

PRINCIPAL OFFICER

91A/0633

360

7 Cypress Drive,
Templeogue,
Dublin 6W.

28th May 1991

The Principal Officer,
Planning Dept.
Dublin County Council.

PK
OBJECTION

Planning Application 91A/0633.

Dear Sir,

As the resident and owner of house next door to site in this application, I wish to list the following which could be to my disadvantage:-

- (1) Drains. The proposed outlet should not be a burden on mine, which for over 20 years were at the end of the Cypress Drive houses before this "Downs" estate was built.
- (2) Building should not obstruct my view or cut off light to my kitchen.
- (3) Trees. These Poplar Trees (mature) provide privacy for me and should not be interfered with. Secondly, it is possible for them to be damaged in construction work and so rendered dangerous if roots are disturbed. They are quite close to my house.

I shall be obliged if you will take these points into consideration.

Yours faithfully,

Elizabeth Duffy.
Elizabeth Duffy (Mrs.)

31 MAY 91

M015

7 Cypress Drive,
Templeogue,
Dublin 6W.

28th May 1991.

OBJE

The Principal Officer,
Planning Dept.
Dublin County Council.

Planning Application 91A/0633.

Dear Sir,

As the resident and owner of house next door to site in this application, I wish to list the following which could be to my disadvantage:-

- (1) Drains. The proposed outlet should not be a burden on mine, which for over 20 years were at the end of the Cypress Drive houses before this "Downs" estate was built.
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I shall be obliged if you will take these points into consideration.

Yours faithfully,

Elizabeth Duffy
Elizabeth Duffy (Mrs.)

31 May 91

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 633

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 28/5/91 == ==	Noted by CDS being Infill situation Concern that line of trees should be retained - on the condition that if removed reduce privacy of existing houses.		

91A/0633

CERTIFICATE NO:

25052

House

Site adjacent to 9 He Dewe, Cyress Farms, Toulbogue

M. Foley

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PNT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	DATE RECEIVED	
Dwellings	2532	1/32	132	-		
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					
	100.00					

Items 1 Certified Signed: _____ Grade: _____ Date: _____

Items 1 Endorsed: _____ Grade: _____ Date: _____

Items 2,3,4,5,6 & 7 Certified Signed: Rush Grade: S.O Date: 25/4/91

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

REF. NO.: 912/0633

CERTIFICATE NO.: 14730 B

PROPOSAL: House

LOCATION: Site adjacent to 9 Ho Drive, Cypress Plains, Comilla

APPLICANT: M. Foley

	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. FES
A	Dwelling (Houses/Flats)	@ 555	/\$55	/\$55	-		
B	Domestic Est. (Improvements/Alts.)	@ 250					
C	Building for office or other comm. purpose	@ 25.50 per sq ft or 250					
D	Building or other structure for purposes of agriculture	@ 25.50 per sq ft or 250					
E	Petrol Filling Station	@ 2500					
F	Dev. of prop. not coming within any of the foregoing classes	\$70 or \$9 per sq ft 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: 25/4/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER; SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: E/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Majorie O'Shea

SS only.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0633

Date : 22nd April 1991

Development : 2-storey house on approved site

LOCATION : Adjacent to 9 The Drive, Cypress Downs, Templeogue,
Dublin 6.

Applicant : M. Foley

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 19th April 1991

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

Date received in sanitary services 9 MAY 1991

DUBLIN Co. Council
SANITARY SE. DEPT.
- 9 MAY 1991 -
SAN SERVICES

DUBLIN Co. Council
SANITARY SE. DEPT.
- 6 JUN 1991 -
Returned *GL*

FOUL SEWER

Available.

SURFACE WATER

Available.

J. L. Kelly 30/5/91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date *4-06-91*

Time *12.00*

*J.R.
31/5/91*

Register Reference : 91A/0633

Date : 22nd April 1991

ENDORSED _____ DATE _____

WATER SUPPLY *Available for zone use 24 hours*
Storage to be provided

[Signature]
10/5/91

ENDORSED *[Signature]* DATE *10/5/91*
[Signature] *4/6/91*

P/2448/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0633

Date Received : 19th April 1991

Correspondence : A. Dignam,
Name and : 29 Drimnagh Road,
Address : Crumlin,
Dublin 12.

AO 8875

CONTRIBUTION:
Standard: 450
Roads:
S. Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Development : 2-storey house on approved site

Location : Adjacent to 9 The Drive, Cypress Downs, Templeogue, Dublin 6.

Applicant : M. Foley

App. Type : Permission

Zoning :

(MOS/DK)

A
me

Report of the Dublin Planning Officer dated 27th May, 1991.

This application is for PERMISSION. The proposed development consists of a two storey house on approved site adjacent to 9, The Drive, Cypress Downs, Templeogue, Dublin 6. The applicant is M. Foley.

Under Reg. Ref. 89A-0257, outline permission was granted on appeal to M. Foley for a two storey house on this site (Ref. PL 6/5/79370 dated 14th November, 1989) subject to 2 no. conditions. (Dublin County Council had originally made a decision to refuse outline permission for a house on this site).

The floor area of the proposed house is similar to the size of the house approved under the outline permission. The proposed house has a hipped roof. Finishes include brick on the front elevation and a plaster rendered finish on all other elevations. The proposed house type is similar in terms of both design and finish to the existing houses on the Drive.

The block plan submitted indicates that the existing mature trees along the south eastern boundary of the site are to be retained. *The contents of the block plan submitted are as shown on the attached plan and have been noted.*
The proposed development is 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 conditions:-

[Handwritten signature]

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0633

Page No: 0002

Location: Adjacent to 9 The Drive, Cypress Downs, Templeogue, Dublin 6.

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £ 750 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 That the external finishes (i.e. roof tiles, brick front, and sand/cement plaster) all match the finishes on the adjoining houses both in terms of colour and texture.
REASON: In the interest of visual amenity.
- 06 That the footpath at the proposed entrance be dished in accordance with the requirements of the Area Engineer, Roads Maintenance.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That the water supply and drainage arrangements including the disposal of surface water be strictly in accordance with the requirements of the Planning Authority.
- 07 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0633

Page No: 0003

Location: Adjacent to 9 The Drive, Cypress Downs, Templeogue, Dublin 6.

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

REASON: In the interest of reducing air pollution.

09 That the proposed entrance piers match the entrance piers serving the existing house on the site in terms of materials used, height and colour.

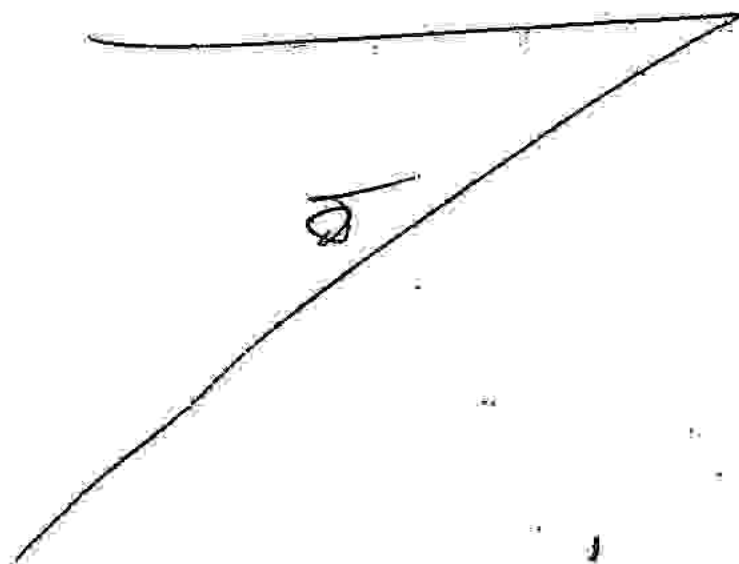
09 REASON: In the interest of the proper planning and development of the area.

10 That the proposed side boundary wall in front of the proposed house match the existing front boundary wall of the site in terms of materials used, height and colour.

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

11. That should the proposed development necessitate the removal of any trees on the site, that these trees are to be replaced by trees of a suitable species. (In the interest of residential amenity.)

12. That ~~obscure~~ glass be used in the bathroom window in the side elevation at first floor level. (In the interest of residential amenity.)




COMHAIRLE CHONTAE ÁTHA CLIATH


Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0633

Page No: 0004

Location: Adjacent to 9 The Drive, Cypress Downs, Templeogue, Dublin 6.


Endorsed:
for Principal officer


for Dublin Planning officer
SEP
5.6.91

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 (11) conditions set out above is hereby made.

Dated : 7 June 1991

ASSISTANT CITY AND COUNTY MANAGER

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



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

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

Decision Order Number : P/ 2448 /91 Date of Decision : 7th June 1991

Register Reference : 91A/0633 Date Received : 19th April 1991

Applicant : M. Foley

Development : 2-storey house on approved site

Location : Adjacent to 9 The Drive, Cypress Downs, Templeogue,
Dublin 6.

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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions on the attached Numbered Pages.

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

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

Date:.....10/6/91.....

A. Dignam,
29 Drinnagh Road,
Crumlin,
Dublin 12.

Reg. Ref. 91A/0633
Decision Order No. P/ 2448 /91
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £750 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 That the external finishes (i.e. roof tiles, brick front, and sand/ cement plaster) all match the finishes on the adjoining houses both in terms of colour and texture.
REASON: In the interest of visual amenity.
- 06 That the footpath at the proposed entrance be dished in accordance with the requirements of the Area Engineer, Roads Maintenance.
06 REASON: In the interest of the proper planning and development of the area.
- 07 That the water supply and drainage arrangements including the disposal of surface water be strictly in accordance with the requirements of the Planning Authority.
07 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.
- 09 That the proposed entrance piers match the entrance piers serving the



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Fax. (01)724896

Reg.Ref. 91A/0633

Decision Order No. P/ 2448 /91

Page No: 0003

existing house on the site in terms of materials used, height and colour.

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10 That the proposed side boundary wall in front of the proposed house match the existing front boundary wall of the site in terms of materials used, height and colour.

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

11 That should the proposed development necessitate the removal of any trees on the site, that these trees are to be replaced by trees of a suitable species.

REASON: In the interest of residential amenity.

12 That obscure glass be used in the bathroom windows in the side elevation at first-floor level.

REASON: In the interest of residential amenity.

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/0633

Date : 22nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2-storey house on approved site

LOCATION : Adjacent to 9 The Drive, Cypress Downs, Templeogue,
Dublin 6.

APPLICANT : M. Foley

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 19th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

M. Foley,
9 The Drive,
Cypress Downs,
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 Site Adjacent to No 9 The Drive
(If none, give description sufficient to identify) Cypress Downs Templeogue Dublin 6

3. Name of applicant (Principal not Agent) M. Foley

Address 9 The Drive Cypress Downs D6 Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings A.S. S.

BYE LAW APPLICATION
N 35569

5. Name and address to which notifications should be sent A. Dignam
29 Drimnagh Rd, Crumlin, Dublin 12

6. Brief description of proposed development 2 Storey House

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 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?

Soil
then

11. (a) Area of Site 380 Sq. m. 19/4

(b) Floor area of proposed development 1575 S.F. Sq. m. 732

(c) Floor area of proposed development to be retained within site _____ Sq. m. N 35290

12. State as to whether the proposed development is in site leasehold

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 application. 4 Spec Newspaper Advert

4 Sections 4 Block Plan
4 Plans & Elev

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

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

Fee Payable £ 87.00 Basis of Calculation 1x55 + 1x32

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

Signature of Applicant (or his Agent) A. Dignam Date 19-4-91

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 91A/0633

Amount Received £ _____

Receipt No 22-6

Date _____

1.12.4

19/4

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

CÓMHAIRLE CHONTAE ÁTHA CLIATH

[Empty box for Receipt Code]

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, BYE LAW APPLICATION.

DUBLIN 1.

REC. No. N 35569

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

£ 55.00

Received this

19th

day of

April

1991

from

M. Flann

9 The Drive

Cypress Downs

the sum of

fifty five

Pounds

Pence, being

no pence

bye-law application at above address

Michael Doane

Cashier

S. CAREY
Principal Officer

1991

COMHAIRLE CHONTAE ATHA 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 35290

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

£ 37.00

Received this 19th day of April 1991

from M. E. Lee
19 The Drive
Cypress Downs

the sum of Thirty two Pounds

Pence, being ten pence

planning application at above address

William Deane Cashier

S. CAREY
Principal Officer *[Signature]*

SPECIFICATION:

FOR

TWO-STORY HOUSE AT

SITE ADJACENT TO

9 'THE DRIVE' CYPRESS DOWNS,

TEMPLEOGUE, DUBLIN 16.

FOR

M. FOLEY



PRELIMINARIES.

1.1

SPECIFICATION.

The specification is to be used as a general guide for the works. The construction shall include all works inferred as necessary, though they may not necessarily be described in the drawings or specifications.

1.2

MATERIAL.

All materials shall conform to the relevant Irish or British Standard Specification.

1.3

WORKMANSHIP.

All tradesmen operations shall be carried out by fully qualified tradesmen, each to his own trade.

1.4

INSURANCE.

The contractor shall indemnify the employer against any claims which might arise in the course of construction.

1.5

STRUCTURAL GUARANTEE.

The contractor shall furnish the employer with Certificate of Structural Guarantee as set out by the N.H.B.G.S.

1.6

WATER.

The contractor shall be responsible for the provision of a clean water supply.

1.7

ATTENDANCE.

The contractor shall attend upon all trades.

1.8

WRITTEN MEASUREMENTS.

Written measurements to be taken in preference to scaled, all dimensions to be checked on site.

1.9

PAYMENTS.

Payments will be made in instalments as set out in the Contract Agreement.

1.10

COMPLETION.

The contractor shall commence the work within the specified time as set out in the Contract Agreement.

1.11

PROTECTION.

Protect all works from inclement weather. Make good all damage caused by inclement weather or frost.

2. EXCAVATOR.

2.1 TOP SOIL.

Excavate over entire area of building, driveway, pavings, carpark etc. as necessary but in any case to a minimum depth of 150mm and to such further depths as may be required to remove all vegetable matter. All good topsoil to be reused.

2.2 TEMPORARY RETAINING BOARDS.

Supply all temporary retaining boards for hardcore and other fillings.

2.3 FOUNDATION TRENCHES.

Excavate for foundations to walls, piers, columns etc. to such depths as may be required to attain sound natural hard bearing for foundation concrete. Level and consolidate bottoms of all foundation trenches and any necessary backfill shall consist of 1:10 cement/aggregate mix. Trenches for footings shall be continuous under open and should be slightly undercut. Where steps occur the higher footing shall overlap the lower by a minimum of 500mm.

2.4 DRAINS.

Excavate for all drains to depths and widths as required along the lines indicated on the drawings as far as junction with main drains, include for excavation for septic tank and / or surface water soakaways as specified on drawings.

Excavate for water supply pipe as directed.

2.5 PLANKING AND STRUTTING.

The contractor is to provide, erect and maintain as necessary planking, strutting, shoring etc. to ensure stability of excavations. Also all excavations to be kept free from water.

2.6 HARDCORE.

Hardcore filling to be composed of stone, brick or concrete and shall pass a 75mm ring. The filling to be laid to a minimum depths and levels shown on drawings. All filling to be well rolled and consolidated and blinded to achieve a surface suitable to receive concrete.

3. CONCRETOR.

3.1 WATER.

Water must be clean and from an approved supply.

3.2 CEMENT.

All cement shall conform to I.S. (1970). The contractor is to ensure that only fresh cement is to be used in the works.

3.3 SAND.

Sand is to be clean, sharp river or pit sand, free from loam, clay or other harmful impurities.

3.4 CONCRETE (By volume).

Mix A. Foundations. (1:3:6)

Being 1 part cement to 3 parts sand to 6 parts coarse aggregate. Agg. 6-19mm.

Mix B. Floors. (1:2½:5).

Being 1 part cement to 2½ parts sand to 5 parts coarse aggregate, Agg. 38mm.

Mix C. Filling to foundations, around and under pipes etc. (1:8).

Being 1 part cement to 8 parts suitably graded "all in" aggregate. Agg. 38mm.

3.5 MIXING OF CONCRETE.

All concrete must be mixed in an approved manner and with a mechanical mixer.

3.6 WEATHER AND CONCRETE.

No concrete to be laid below 37° F. temperature.

3.7 PLACING CONCRETE.

All concrete shall be vibrated, tamped or otherwise worked into place.

3.8 CONCRETE STEPS.

External steps to be in concrete mix A. Nosing to be rounded and weathered.

3.9 LINTOLS (Precast).

Lintols shall be precast, prestressed concrete class A, obtained from an approved manufacturer.

3.10 CILLS (Precast).

Cills shall be reinforced precast concrete mix A, twice rebated, weathered, throated and are to have raised jambs. All cills are to be 125mm thick and are to be the full width of the cavity plus the outer leaf and project 75mm. Cills are to be hollow bedded with bed joints filled in and pointed prior to plastering.

4. WALLER.

4.1 CONCRETE BLOCKS

Concrete blocks shall be obtained from an approved manufacturer, proven and shall conform to the latest I.S.S. relating to same.

4.2 CONCRETE BRICKS AND CLAY BRICKS.

As specified in paragraph 1.

4.3 SAND AND CEMENT.

As specified in section 3.

4.4 LIME.

Lime for mortar is to be hydrated lime of approved manufacture.

4.5 GUAGED MORTOR.

Mix (1:2:7) being 1 part cement, 2 parts lime and 7 parts sand.

4.6 CEMENT MORTOR

Mix (1:3) being 1 part cement to 3 parts sand.

4.7 FLASHINGS.

Rake out and enlarge joints for turn-in-lead where required.

4.8 CAVITY WALLS.

Cavity wall to consist of 100mm inner leaf, 75mm cavity (insulated) and 100mm outer leaf. Wall ties to be P.V.C. type 900mm hor and 450 ver.

4.9 CLOSING CAVITIES.

Cavities to be closed with jamb blocks and vertical D.P.C.

4.10 PARTITIONS.

Partition walls to be bonded in to outer walls.

4.11 DAMP PROOF COURSES.

Damp proof courses are to conform to B.S.S. 743 in all respects for walls, window opes, sills, lintols, chimney stacks, abutments and expansion joints.

5. ROOF COVERING.

5.1 ROOF COVERING.

To be selected colour concrete tiles, slates, asbestos slates, asphalt layer or felt layer as specified on drawings. Covering to be laid in accordance with manufacturers instructions and recommendations.

5.2 ROOFING FELT.

Shall be bitumin based, untearable roofing felt laid over rafters, lapped 150mm hor and 300mm ver. and carried into gutters and nailed.

5.3 BATTENS.

Shall consist of 50 X 50mm S. W. battens spaced to suit roof coverings.

5.4 EAVES.

Shall be formed with standard tiles/slates with eave filler units supplied by the relevant manufacturers.

5.5 VERGE.

Dry verge to be fixed in accordance with manufacturers instructions.

5.6 RIDGE.

The ridge shall be covered with standard ridge tiles, edge bedded on the tiles/slates with solid bedding at butt joints. Coloured mortar to be used.

5.7 VALLEY.

Valley to be formed with patent trough or lead lining on valley boarding.

5.8 ABUTMENT.

Tiles / slates to be cut closely to abutments and flashings, stepped intercourses are to be dressed down over nearest roll of the tile.

5.9 LEADWORK.

Flashings to be used at all junctions of chimney stacks etc. and roofing. Soakers and cover flashings shall be 4 lbs. lead. Aprons, gutter to leadwork to chimney shafts shall be 5lbs. lead.

5.10 BITUMENOUS D.P.C.

Bitumenous D.P.C. to chimney shafts shall be laid over the lead flashing and shall have holes cut out for flues and be turned up 12mm at same.

5.11 APRONS.

Aprons shall be carried up as necessary on face of shaft and dressed about corners and carried down 225mm on slates /tiles.

6. CARPENTER AND JOINER.

6.1 GENERAL WORKMANSHIP.

All work to be carried out by skilled tradesmen. All governing dimensions to be obtained before fabrication commences.

6.2 FASTENINGS.

Fastening to be steel nails into plastic plugs.

6.3 TIMBER.

All timber to be best quality, stress graded where necessary.

6.4 CARCASSING SOFTWOODS.

Softwood shall be Douglas, Euro R.W., Euro W.W.

6.5 HARDWOODS.

Hardwoods shall be Iroko Teak, West African Mahogany, Abura or Dark Red Martini.

6.6 PRESERVATION.

All fixing battens, grounds, plugs and all other buried timber are to be treated with "Protim" in acc. with manufacturers instructions.

6(A). ROOF.

6(A)1. MAIN ROOF.

The main roof shall be constructed with standard prefabricated roof trusses of guaranteed design and manufacture, spaced @ 600mm ctrs fixed in accordance with manufacturers instructions.

6(A)2. FASCIAS AND BARGES.

Provide and fix 275 X 25mm ex-quality R.D., wrought fascia and barge bd.

6(A)3. SOFFITE.

Provide and fix 19mm marine-ply soffite.

6(A)4. TRAP DOOR.

Form trap door in ceiling in position as shown in drawings or as directed.

6(A)5. INSULATION.

Provide and fix 75mm fibre glass insulation quilt over ceilings joists over entire area of building.

6(B). GROUND FLOOR.

6(B)1. TIMBER GROUND FLOORS.

Form timber ground floors consisting of 19mm W.B.P. Douglas Fir Plywood sheeting laid on 50 X 25mm softwood crosoted battens fixed to concrete screed with bulldog clips. Lay 25mm thick aerobord insulation between joists.

- 6(B)2. **SKIRTING.**
Fix 100 X 25mm wrot and rounded R.D. skirting.
- 6(C). **DOORS.**
- 6(C)1. **INTERNAL DOORS.**
To be parana pine / mahogany veneer flush doors, 50mm thick. Fixing to frames shall consist of 1½ pairs of 100mm brass butt hinges.
- 6(C)2. **EXTERNAL DOORS.**
All external doors to be in Iroko Teak constructed to provide as indicated on drawings. Fix with 1½ pairs brass butt hinges.
- 6(C)3. **DOOR FRAMING.**
Internal to be ex. 150 X50mm R.D. rebated, wrought framing finished the full Thickness of the partition.
External to be ex. 150 X 75mm Iroko Teak.
- 6(C)4. **ARCHITRAVES.**
Provide and fix 75 X25mm R.D. wrought rounded architraves.
- 6(C)5. **LOCKS AND FURNITURE.**
Provide and fit locks and furniture as selected by employer.
- 6(D). **WINDOWS.**
- 6(D)1. **WINDOWS.**
All windows to be in Iroko Teak ex. 87 X63mm framing with 63 X 50mm sash framing, provide as shown on drawings.
- 6(D)2. **WINDOW BOARDS.**
To be 32mm thick Iroko Teak rounded window boards projecting 25mm.
- 6(D)3. **IRONMONGERY.**
Provide and fix all ironmongery as selected by employer.
- 6(E). **MISCELLANEOUS FITTINGS.**
- 6(E)1. **HOT PRESS.**
Hot press to have 100 X 50mm W.D. rebated frames. Doors shall be carried across between upper and lower sections of press. Doors shall be formed with 19mm selected faced and edged blockboard and shall be hung with 1 pair of 75mm butt hinges to each door. Provide spar shelving as required.
- 6(E)2. **KITCHEN UNITS.**
Provide fitted units as required by employer.
- 6(E)3. **BUILT-IN W.R. AND VANITY UNITS.**
Provide fitted built-in W.R. units and vanity units as required by employer.

7. PLASTERER.

7.1 CEMENT, SAND AND LIME.

As specified in sections 3 and 4.

7.2 PLASTER SLABS.

To be Gypsum core 9mm thick or 12mm thick secured to joists, bearers or studs as specified by manufacturer.

7.3 SCRIM.

Scrim to be first quality jute in 100mm widths.

7.4 SCUDDING COAT.

Scudding coat to be cement / sand in proportions 1:3.

7.5 RENDERING COAT.

Rendering coats of plaster to be cement / sand in proportions 1:3.

7.6 FLOATING COAT.

Floating coat to be as for gauged lime mortar 1:1:6 cement/lime/sand, or roughcast plaster 1:1:6 cement/lime/agg. Part size 1mm.

7.7 INTERNAL PLASTERING.

All internal plastering surfaces to be scudded and plastered with rendering and floating coats and finished with hardwall plaster.

7.8 CEILING AND STUD PARTITIONS.

All ceilings to be covered with 9mm plaster slabs fixed in accordance with manufacturers instructions and skimmed with Gyplite or Gyptex stipple.

7.9 GLAZED WALL TILES.

Supply and fix wall tiles as selected by employer.

8. GLAZIER.

8.1 GLAZING.

All glazing shall conform to B.S. 952 (1964) and shall be the best of—its kind.
Clear sheet glass.

(a) For areas up to .56 Sq. M. 3mm

(b) For areas up to 1.12 Sq. M. 4mm

(c) For areas up to 4.00 Sq. M. 6mm

8.2 FIXING.

Glass shall be well bedded in Teak linseed putty and secured in place with patent teak glazing slips.

9. ELECTRICAL INSTALLATION.

9.1 ELECTRICAL INSTALLATION.

The employer shall nominate the Electrical Contractor.

9.2 SCHEDULE.

Mains, wiring routes and electrical outlets shall be ascertained by the employer. The employer shall select all types of fittings to be installed.

9.3 ELECTRICAL INSTALLATION GENERAL.

All electrical work shall comply with the latest edition of the I.E.E. "Regulations for the Electrical Equipment of Buildings" and all standards as set out by the E.S.B.

10. PLUMBING INTERNAL.

10.1 GENERAL.

The work shall be carried out in a first class manner and shall comply with local authority regulations and accepted standards of practice. Only the best materials shall be used and none but competent plumbers shall be employed.

10.2 TESTING.

All plumbing shall be tested before work is covered over.

11. HEATING INSTALLATION.

11.1 INSTALLATION.

The employer shall nominate the Heating Contractor.

11.2 GENERAL.

The scope of this work shall include supply and installation of boiler, radiators piping, lagging, storage tank and other materials that will be required by the employer to complete the work in accordance with his requirements.

11.3 MAINTENANCE CONTRACT.

The Heating Contractor or if applicable the Contractor shall make available to the employer a suitable maintenance contract.

11.4 OIL TANK SUPPORTS.

The Contractor shall allow for the forming of oil tank supports of 225mm solid concrete walls to a height of 900mm.

12

DRAINAGE.

12.1

GENERAL.

- (a) All drainage details shall comply with Local Government Requirements and Standards.
- (b) Trenches for drains shall be excavated to necessary depths, widths and falls to ensure that drains be properly laid.
- (c) Main and branch drains shall be 100mm diam. laid to continuous falls of not less than 1:60 and not more than 1:30.
- (d) Pipes shall be P.V.C. with bends and junctions laid in direction of flow.

12.2

MANHOLES, A.J's, GULLY TRAPS ETC.

Shall be of P.V.C. and laid in accordance to manufacturers instructions.

12.3

SOAK PITS.

Soak pits shall be 10M from any building and shall be a minimum of 6 Cu. M. in volume and filled with broken stone and covered with 225mm of top soil.

12.4

SEPTIC TANKS.

Septic tanks shall be constructed in accordance with the approved plan (To Local Government Standards) and shall be sited as shown on drawings.

12.5

VENT SHAFT.

Provide and fit 100 mm diam. P.V.C. soil and vent pipe with required cowl or cage. Carry soil and vent pipe a minimum of 600mm above eaves level.

12.6

TESTING.

Testing plumbing and draiage on completion to ensure watertightness and efficient working of system before work is made inaccessible.