

Cond. on camp.

No vegetation shown at
tree of well.

which would
interface with visibility.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A645

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 28/5/91 28/5/91 =</p>	<p>COES Muldoon Re-Permission be granted Noted by Kinney Lone way is in ^{very} poor condition Good to see tree survey a lot of good trees here wants them retained also the Hedge.</p>		

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER; SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Rowland

£ 2100

20 710

o/s

£ 2000

see park road

13/6/81

DEVELOPMENT CONTROL ASSISTANT GRADE

South Dublin

Order No. P/1638/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed two detached houses at Washington Lane for Mr. V. Bacon/Mr. J. Murphy.

Bacon Group Design Assocs.,
51 Northumberland Road,
Ballsbridge,
Dublin 4.

Reg. Ref. 91A/0645
COMP. REC'D: 28.06.91

Report of the Dublin Planning Officer, dated 15 November 1991.

This is a submission for COMPLIANCE with Condition No. 6 of decision to Grant Permission by Order No. P/2697/91, dated, 19.06.91, in connection with the above.

Condition No. 6 states:

"That the proposed access to house A be relocated so that it is approx. 14 feet to the east of the E.S.B. substation. The roadside boundary wall to House 'B' and be finished in siliceous limestone. Prior to the commencement of development, the applicant is to submit and agree details of proposed access, (including details of the precise location, design of driveway and boundary wall) to site 'A' with the Planning Authority".

The revised Drawing No. 49102 submitted with covering letter dated 26.06.91 complies with Condition No. 6 of decision to Grant Permission under Reg. Ref. 91A/0645.

Applicant should be advised as set out in the above report.

(RC/DK)

Endorsed: [Signature]
for Principal Officer

[Signature]
Richard Cernius SEP
For Dublin Planning Officer

Order:- Applicant to be informed as set out in the above report.

Dated: 7th ~~March~~ ^{April} 1992.

[Signature]
Assistant County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10/2/92

PLANNING DEPARTMENT

BOOK FOLIO

REG. REF. 91A/0645

Date Lodged
28 June 1991

LOCATION: Washington Lane, Dublin 14.
APPLICANT: V. Bacon & J. Murphy
PROPOSAL: 2 det. houses

APPLICATIONS TO BE CIRCULATED TO THE FOLLOWING:

- ROADS X
- SANITARY SERVICES
- CHIEF MEDICAL OFFICER /
- DEVELOPMENT PLAN TEAM
- FIRE PREVENTION OFFICER
- PARKS SUPERINTENDENT
- VETERINARY OFFICER

08 JUL 1991

31 JUL 1991

NOTES

~~Letter~~ Compliance lodged 26/6/91
Reg. No. 49102 complies
with Card 6.

REFER TO:

Senior Executive Development Controller

P. Cleavinis S.E.P.
12/11/91

Circulate to Roads & Mo' Shoe. Ex. Planner

of to by SEP 16/7/91

Marjorie O'Shea.

DUBLIN COUNTY COUNCIL

REG. REF: 91A-0645
 DEVELOPMENT: 2 det. houses
 LOCATION: Washington Lane, Dublin 14.
 APPLICANT: V. Bacon & J. Murphy
 DATE LODGED: 28th June, 1991.

The boundary wall is unacceptable to Roads Department as it obscures vision at the access.

The wall should be lowered to a height of 0.900^m above road level on the entire frontage. Any railing should have a minimum bar spacing of 100mm.

This submission does not comply with conditions of format.

Note: Detail as shown on Dwg No. 49102 is acceptable to Roads Dept.

*C.P. Kirk
S.E.E.
12/11/91*

PLANNING DEPT.
 DEVELOPMENT CONTROL SEC
 Date 29.08.91
 Time 2.00

TR/MM
28.8.91

SIGNED: J. Ryan
DATE: 28/8/91

ENDORSED: C.P. Kirk
DATE: 28/8/91

Merzonia



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

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 07.06.1991

RE/ Application for 2 No. Houses at Washington Lane.
Reg. Ref. 91A/645.

With regard to this application, the Parks Department's comments are:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 per site (i.e. £2,000) towards the cost of provision and development of the public open spaces in the area.
2. The tree survey submitted in conjunction with this application has a number of inaccuracies. In this regard, the applicant should be requested to submit additional information. The survey should include location, species, age, condition, crown spread and height of the trees. Also, information should be given on the proposals for removal/retention of the trees and measures proposed to protect them during the cost of development.

[Signature]
SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.06.91
..... 11.15

Majone O'S

SS only

®

Register Reference : 91A/0645

Date : 3rd May 1991

Development : 2 detached houses

LOCATION : Washington Lane

Applicant : Mr. V. Bacon/Mr. J. Murphy,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 22nd April 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 MAY 1991
 SAN SERVICES

P. J. Dolan

DUBLIN Co. C. &
 PRINCIPAL OFFICER
 - 6 JUN 1991
 Returned *[Signature]*

Date received in Sanitary Services SAN SERVICES...

FOUL SEWER

Available.

SURFACE WATER

Available.

W.S.M.L. 21/5/91.

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

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT

Date *4.06.91*

Time *12:00.*

EMCO.

Register Reference : 91A/0645

Date : 3rd May 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

Quasi able
Each house has to have its
own individual service

V. Sullivan
10/5/91

.....
ENDORSED _____

DATE _____

[Signature]

15/5/91

[Signature]

5/6/91

John Keogh

DUBLIN COUNTY COUNCIL

REG. REF: 91A/645
 DEVELOPMENT: 2 detached houses
 LOCATION: Washington Lane
 APPLICANT: Mr. V. Bacon/Mr. J. Murphy
 DATE LODGED: 22.4.91

Washington Lane is a narrow substandard lane without footpaths or verges and linking Butterfield Avenue to Sarah Curran Avenue. The site is on a blind 90° bend.

Outline permission for one house on the site 90A/313 was granted using an existing access immediately to the north of current site. It is important that any access be located well away from the corner in the interest of traffic safety.

A revised plan and Additional Information should be requested showing:-

1. Access to site to be via the existing access to the north of this site.
2. Existing boundary walls on entrance site frontage (including corner) to be set back and reduced to 1 metre in height to Roads Department requirements to provide vision.
3. Four car parking spaces to be provided on site.

NOTE: The above will require a reduced size of house on the site.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 06.06.91
 Time 12.15

TR/BMcC
 4.6.91

SIGNED: *[Signature]*
 DATE: 4/6/91

ENDORSED: *[Signature]*
 DATE: 4th June '91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/645
DEVELOPMENT: 2 detached houses
LOCATION: Washington Lane
APPLICANT: Mr. V. Bacon/Mr. J. Murphy
DATE LODGED: 22.4.91

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1. Access to site to be via the existing access to the north of this site.
2. Existing boundary walls on entrance site frontage (including corner) to be set back and reduced to 1 metre in height to Roads Department requirements to provide vision.
3. Four car parking spaces to be provided on site.

NOTE: The above will require a reduced size of house on the site.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	12.06.91
Time	12.25

TR/BMcC
4.6.91

SIGNED: *Lynn Rogers*

DATE: 4/6/91

ENDORSED: *E. Madde*

DATE: 4th June '91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0645

Date Received : 22nd April 1991

Correspondence : Bacon Group Design Assoc. Arch.,
Name and : 51 Northumberland Road,
Address : Dublin 4.

CN 8626
 for new use.

CONTRIBUTION:	
Standard:	1500
Roads:	---
S. Sers:	---
Open Space:	2000
Other:	
SECURITY:	
Bond / C.I.F.:	2000
Cash:	2000

Development : 2 detached houses

Location : Washington Lane

Applicant : Mr. V. Bacon/Mr. J. Murphy,

App. Type : Permission

Zoning :

(MOS/DK)

Report of the Dublin Planning Officer dated 10th June, 1991.

This application is for PERMISSION. The proposed development consists of 2 no. detached houses on site at Washington Lane for V. Bacon and J. Murphy.

The applicants have a contract to purchase the freehold interest in the site.

The site is zoned 'F' in the 1983 County Development Plan - "to preserve and provide for open space and recreational facilities". It presently is part of the garden attached to Orchardstown House. The site is zoned 'A' - "to protect and/or improve residential amenity" in the proposed Draft Development Plan, presumably to correct the anomaly of the 1983 zoning.

The site contains several mature trees and is in grass. A hedgerow forms the south-western boundary of the site while a boundary wall varying in height between 5 and 10 feet forms the roadside boundary of the site to the south and north east. This boundary wall is unsightly, with graffetti. A Tudor style house adjoins the site to the south west. This was granted permission by decision order PA/65/81 under Reg. Ref. TA 2132. Washington Lane which serves a small number of houses directly has no footpaths.

The floor area of houses 'A' and 'B' are stated to be 160 sq. m. and 165 sq. m. respectively. The houses are two storey with hipped rooves and a brick finish.

The houses have been carefully designed so as to minimise overlooking of adjoining property. There are no windows at first floor level in the side (i.e. south-west) elevations.

A tree survey has been submitted as part of this application and this indicates that it is proposed to retain most trees on the site.

It is proposed to build a 6' high random rock boundary wall with a siliceous

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0645

Page No: 0002

Location: Washington Lane

Limestone finish along the roadside boundary of the site and also along the northern boundary separating the site from Orchardstown House.

Adequate private open space and off street car parking has been provided for in connection with the proposed dwellings.

PLANNING HISTORY

The planning history of the site is as follows:

ZA 1312: Outline planning permission was granted for a house on a smaller site.

(Decision order P/4217/84 dated 6th December, 1984). This permission has since expired.

89A-2046: Outline planning permission was granted for a house on a smaller site (Decision Order P/114/90 dated 12th January, 1990).

90A-0313: Outline planning permission granted for two maisonettes on a slightly larger site but including the site of the present application (Decision order P/1604/90 dated 25th April, 1991).

REPORTS

The Sanitary Services report dated 5th June, 1991, states that services are available to serve the proposed development.

The Roads report dated 4th June, 1991, states that Washington Lane is a narrow substandard lane without footpaths or verges and linking Butterfield Avenue to Sarah Curran Avenue. The site is on a blind 90 degree bend. It recommends that the following additional information be requested of the application:

1. Access to site to be via the existing access to the north of this site.
2. Existing boundary walls on entrance site frontage (including corner) to be set back and reduced to 1 metre in height to Roads Department requirements to provide vision.

3. Four car parking spaces to be provided on site.
The report from the Senior Parks Superintendent has been noted.

The applicant has no control over the existing entrance to the north of this site.

Washington Lane connects Butterfield Avenue with Anne Devlin Road. Only a

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0645

Page No: 0003

Location: Washington Lane

couple of houses have direct access onto this laneway. The rear gardens of houses fronting onto Orchardstown Park and Anne Devlin Drive adjoin the laneway for the most part.

I have spoken to the Roads Engineer (Phone 13th June, 1991) for the area who recommends that the proposed entrance to house A should be relocated c. 14 feet to the east of the E. S. B. sub station, and that a low wall (c. 3' in height) be provided around most of the roadside boundary ~~of the site~~ ^{to enable} adequate visibility at the proposed entrance.

These alterations to the proposed access arrangements will reduce the level of privacy available in the open space provided for around the dwelling. On the other hand they will ^{ensure that the proposed development should} not endanger public safety.

No objections have been received in relation to the proposed development. The proposed development is in my opinion acceptable subject to a condition altering the proposed access and boundary wall arrangements to house A.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (1) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

02 That 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 a financial contribution in the sum of £ 1500 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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0645

Page No: 0004

Location: Washington Lane

services.

04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

05 That a financial contribution in the sum of £2,000 (i.e. £1,000 per house) be paid by the proposer to the Dublin County Council towards the provision of public open space 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.

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

06 That the proposed access to house 'A' be relocated so that it is approx. 14 feet to the east of the E. S. B. substation. The roadside boundary of site 'A' to be reduced to 3 feet in height for the most part. The boundary wall to match the proposed boundary wall to House 'B' and be finished in siliceous limestone. Prior to the commencement of development, the applicant is to submit and agree details of proposed access, precise location, and design of driveway, and boundary wall) to site 'A' with the Roads Department, and these requirements are to be complied with in the proposed development.

REASON: To ensure that adequate visibility is available at the proposed access in the interests of traffic safety.

07 That two off street car parking spaces and a turning area be provided on both sites (2 sites 'A' + 'B')

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

08 That all trees which it is proposed to be retained (as indicated in the Tree Survey report submitted on 22nd April, 1991) are to be adequately protected by fencing during the construction of the houses.

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

09 That roof tiles be black/blue/grey in colour.

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

10 That each house be used as a single dwelling unit.
Reason: To prevent uncontrolled development.

11. ~~That~~ ~~each~~ ~~house~~ ~~be~~ ~~used~~ ~~as~~ ~~a~~ ~~single~~ ~~dwelling~~ ~~unit~~.

Reason: Heating to be provided by the use of either oil, gas, electricity or by solid fuel. In the interest of reducing air pollution only for burning solid fuel. (See over Condition 1)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive ^{Order No. P/2697/91} Business and Manager's Orders

Conditions	Reasons
------------	---------

12. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, ~~until taken in charge by the Local Authority for roads, open spaces, car parks, sewers, watermains and drains,~~ has been given by:

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

- (a) Lodgement with the Council of an Insurance Company Bond in the sum of £ 2,000 which ~~shall be renewed by the developer from time to time as the roads, open spaces, car parks, sewers, watermains and drains are taken in charge by the Council.~~
OR/.....
- (b) Lodgement with the Council of a cash sum of £2,000 ~~to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.~~
OR/.....
- (c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

[Handwritten signature]

[Handwritten mark]

COMHAIRLE CHONTAE ÁTHA CLIATH

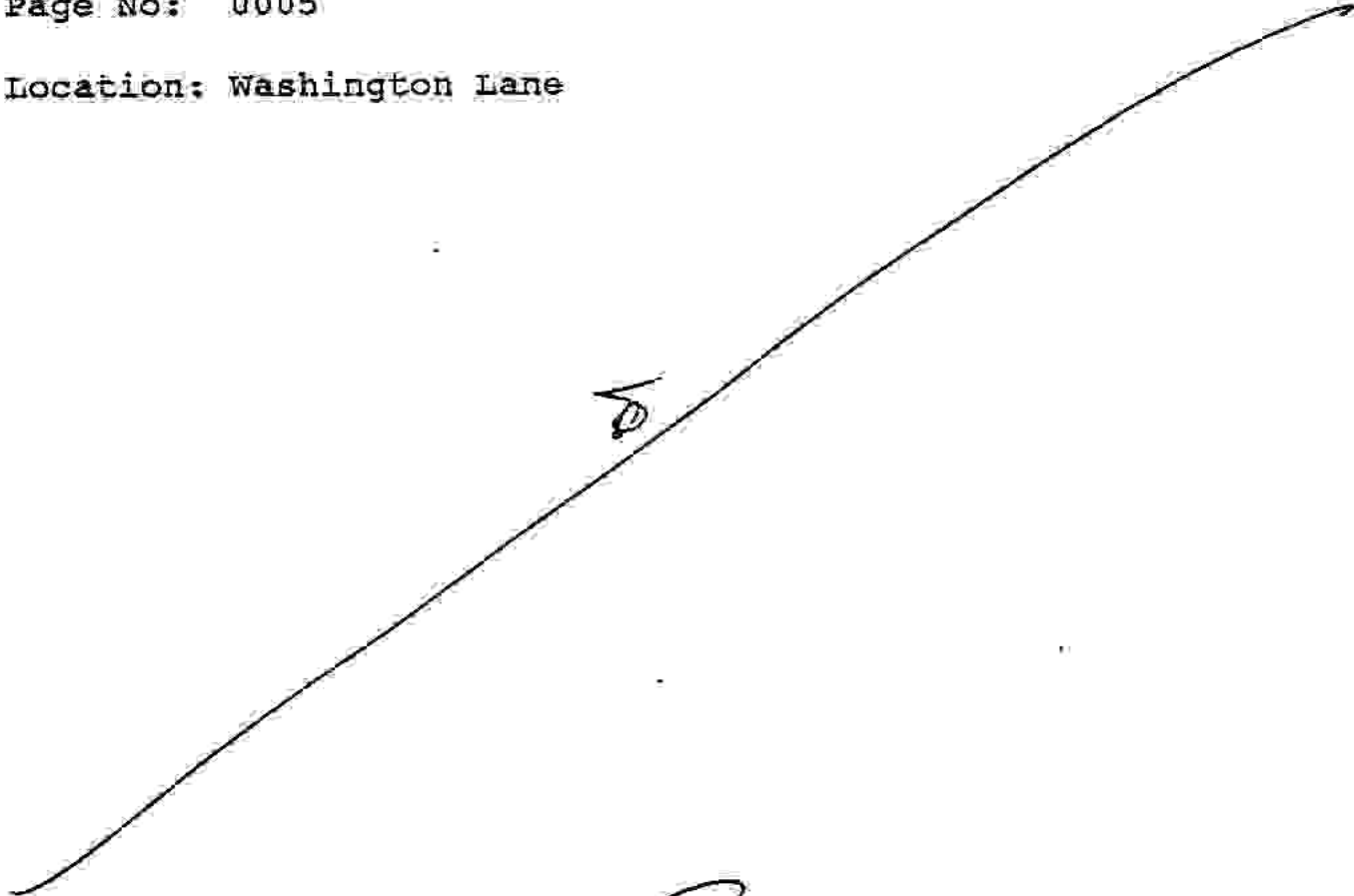
Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0645

Page No: 0005

Location: Washington Lane

428



[Signature]
Endorsed: -
for Principal Officer

Richard Cremins SEP
for Dublin Planning Officer 17.6.91

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 (12) conditions set out above is hereby made.

Dated : *19 June 1991*
Richard Cremins APPROVED
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *14 June 1991*
1991

Marjorie



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

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 07.06.1991

RE/ Application for 2 No. Houses at Washington Lane.
Reg. Ref. 91A/645.

With regard to this application, the Parks Department's comments are:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 per site (i.e. £2,000) towards the cost of provision and development of the public open spaces in the area.
2. The tree survey submitted in conjunction with this application has a number of inaccuracies. In this regard, the applicant should be requested to submit additional information. The survey should include location, species, age, condition, crown spread and height of the trees. Also, information should be given on the proposals for removal/retention of the trees and measures proposed to protect them during the cost of development.

[Signature]
SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date11.06.91.....
.....11.15.....

MAJOR

DUBLIN COUNTY COUNCIL

REG. REF: 91A/645
 DEVELOPMENT: 2 detached houses
 LOCATION: Washington Lane
 APPLICANT: Mr. V. Bacon/Mr. J. Murphy
 DATE LODGED: 22.4.91

Washington Lane is a narrow substandard lane without footpaths or verges and linking Butterfield Avenue to Sarah Curran Avenue. The site is on a blind 90° bend.

Outline permission for one house on the site 90A/313 was granted using an existing access immediately to the north of current site. It is important that any access be located well away from the corner in the interest of traffic safety.

A revised plan and Additional Information should be requested showing:-

1. Access to site to be via the existing access to the north of this site.
2. Existing boundary walls on entrance site frontage (including corner) to be set back and reduced to 1 metre in height to Roads Department requirements to provide vision.
3. Four car parking spaces to be provided on site.

NOTE: The above will require a reduced size of house on the site.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	06.06.91
Time	12.15

TR/BMcC
4.6.91

SIGNED: _____

DATE: _____

ENDORSED: _____

DATE: _____

Laura Hayes
4/6/91

E. P. Adde

4th June '91

Marjorie

SS only,

Ⓢ

Register Reference : 91A/0645

Date : 3rd May 1991

Development : 2 detached houses

LOCATION : Washington Lane

Applicant : Mr. V. Bacon/Mr. J. Murphy,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 22nd April 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 MAY 1991 PRINCIPAL OFFICER	<i>Paul Galvin</i>
---	--------------------

Date received in sanitary services SAN SERVIS....

FOUL SEWER

Available.

SURFACE WATER

Available.

W.S.M. 21/5/91.

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

PLANNING DEPT. DEVELOPMENT CONTROL SECT. Date <i>5.06.91</i> Time <i>4.15</i>	<i>J.P.</i> <i>5/6/91</i>
--	------------------------------

CHD

Register Reference : 91A/0645

Date : 3rd May 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

Available
Each house has to have its
own individual service

W. Sullivan
10/5/91

.....
ENDORSED _____ DATE _____

[Signature] *1/5/91*
[Signature] *5/6/91*

PLANNING DEPT.
FURNISHMENT CONT. DEPT.
5-06-91
4-15

Bacon Group Design Assocs.,
51 Northumberland Road,
Ballsbridge,
Dublin 4.

91A/0645

13 April 1992

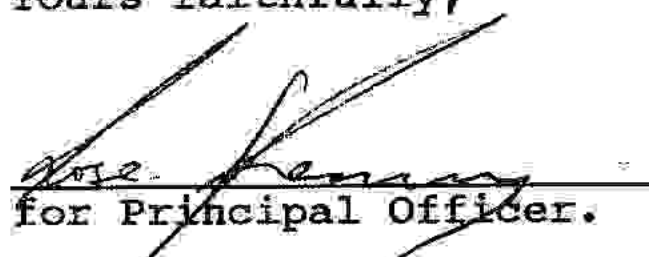
Re: Proposed two detached houses at Washington Lane for
Mr. V. Bacon/Mr. J. Murphy.

Dear Sir,

I refer to your submission received on 28th June, 1991, to comply with Condition No. 6, of decision to grant permission by Order No. P/2697/91, dated, 19th June, 1991, in connection with the above.

In this regard, I wish to inform you that the revised Drawing No. 49102 submitted with covering letter dated 26.06.91 complies with Condition No. 6 of decision to Grant Permission under Reg. Ref. 91A/0645.

Yours faithfully,


for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

3 July 1991

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

LOCATION: Washington Lane, Dublin 14.

PROPOSED DEVELOPMENT: 2 detached houses

APPLICANT: V. Bacon & J. Murphy

PLANNING REG. REF.: 91A/0645

DATE OF RECEIPT
OF SUBMISSION: 28 June 1991

A Chara,

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

Compliance with Conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Bacon Group Design Associates, Architects,

51 Northumberland Rd,

Ballsbridge,

Dublin 4.



**Bacon Group Design Associates,
Architects**

51, Northumberland Road, Ballsbridge, Dublin 4, Ireland
Telephones: 01-605811 and 01-605647. Fax 01-605647



Ms. M O'Shee
Planning Officer.
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

28 JUN 91

26th June 1991.

Handwritten:
91A/0645
L.I.O
Lony

RE: Proposed houses at Washington Lane, Dublin 14.

Planning register ref 91A/0645.

Dear Ms O'Shee,

Further to the notification of decision to grant permission received on the 20th inst we enclose herewith copy of drawing showing revision to comply with condition no.6 of the planning permission i.e that the proposed access to house A be relocated 14 feet to the east of the ESB sub-station. The drawing also includes revisions to the boundary wall treatment as required.

With regard to the financial contributions I can confirm that same will be paid to the Dublin County Council before commencement of any works on the site.

With regard to condition no.12 we will give an undertaken as Architects and developers to issue a letter of guarantee to the Planning Authority as security for the provision and satisfactory completion of services. If such letter meets the approval of the Planning Authority for the purpose in respect of the proposed development. It should also be born in mind by the County Council that I personally intend residing in one of the houses and I can therefore assure the Council that the services will be completed to perfection.

I trust that the above information is to your satisfaction and would be grateful if same can be acknowledged at your earliest opportunity.

I thank you for your co-operation in this matter to date.

Yours Sincerely,


V.J. BACON Dip. Arch. F.F.B



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/ 2697 /91 Date of Decision : 19th June 1991

Register Reference : 91A/0645 Date Received : 22nd April 1991

Applicant : Mr. V. Bacon/Mr. J. Murphy,

Development : 2 detached houses

Location : Washington Lane

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:.... 22/6/91.....

Bacon Group Design Assoc. Arch.,
51 Northumberland Road,
Dublin 4.

NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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

Reg.Ref. 91A/0645
 Decision Order No. P/ 2697 /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 a financial contribution in the sum of £ 1500 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.
- 04 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 05 That a financial contribution in the sum of £2,000 (i.e. £1,000 per house) be paid by the proposer to the Dublin County Council towards the provision of public open space 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.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 That the proposed access to house A be relocated so that it is approx. 14 feet to the east of the E. S. B. substation. The roadside boundary of site 'A' to be reduced to 3 feet in height for the most part. The boundary wall to match the proposed boundary wall to House 'B' and be finished in siliceous limestone. Prior to the commencement of development, the applicant is to submit and agree details of proposed access, (including details of the precise location, design and driveway and boundary wall) to site 'A' with the Planning Authority.
 REASON: To ensure that adequate visibility is available at the proposed access in the interests of traffic safety.
- 07 That two off street car parking spaces be provided on both sites (i.e.

NOTES

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Bloc 2, Ionad Bheatha na hEireann,
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Telephone. (01)724755
Fax. (01)724896

Reg.Ref. 91A/0645
Decision Order No. P/ 2697 /91

Page No: 0003
sites 'A' and 'B').

- 07 REASON: In the interest of the proper planning and development of the area.
- 08 That all trees which it is proposed to be retained (as indicated in the Tree Survey report submitted on 22nd April, 1991) are to be adequately protected by fencing during the construction of the houses.
- 08 REASON: In the interest of the proper planning and development of the area.
- 09 That roof tiles be black/blue/grey in colour.
- 09 REASON: In the interest of the proper planning and development of the area.
- 10 That each house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 11 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.
- 12 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services has been given by:
(a) Lodgement with the Council of an Insurance Company Bond in the sum of £2,000. OR/...
(b) Lodgement with the Council of a cash sum of £2,000. OR/...
(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.
- 12 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.



**Bacon Group Design Associates,
Architects**

51, Northumberland Road, Ballsbridge, Dublin 4, Ireland
Telephones: 01-605611 and 01-605647. Fax 01-605647

91N/0645

2-0-0

Hand R.1

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

23rd of April '91

Re: 2 no. dwelling units at Washington Lane, Dublin 14.
For V. Bacon and J. Murphy.

Dear Sir's

I refer to the Planning Application lodged yesterday i.e. the 22nd of April '91 re above.

We enclose herewith copy of letter received from Molony & Millar Structural Engineers regarding same and would be grateful if you could include the provided copies with our application.

We trust this is in order.

Yours faithfully,


V.J. BACON. Dip. Arch. F.F.B.

30 APR 91

Enc. 4 no. copies of Molony & Millar, Structural Engineers letter.

MOLONY AND MILLAR

Consulting Civil & Structural Engineers

19 Terenure Road West Dublin 6W Ireland

Fax: 903380

Telephone: 903368

Your Ref:

Our Ref: 495/35 RG/HM

Date: 19th April, 1991

James S. Millar

B.E., M.Sc., C.Eng., M.I.C.E., M.I.E.I., Eur. Ing., M.Cons.E.I.

Raymond D. Goggin

B.E., C.Eng., M.I.E.I., Eur. Ing.

Chief Planning Officer,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Dear Sir,

PROPOSED TWO DWELLINGS AT
WASHINGTON LANE, DUBLIN 14.
FOR MR. V. BACON.

We have been appointed civil/structural Consulting Engineers for the above project, and we hereby certify that the structural design is in accordance with the requirements of the current relevant Irish and British Standard Specifications and Codes of Practice.

Yours faithfully,


RAYMOND GOGGIN



Member of the Association of Consulting Engineers of Ireland

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/0645

Date : 23rd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 detached houses

LOCATION : Washington Lane

APPLICANT : Mr. V. Bacon/Mr. J. Murphy,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 22nd April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Bacon Group Design Assoc. Arch.,
51 Northumberland Road,
Dublin 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.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20.000
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)			

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 35316

€64 00

Received this

22nd

day of

April

1991

from

Vincent Bacon

51 Northumberland Rd,

D.4

the sum of

€64 00

Pounds

Pence being

00 00

planning application at Washington Lane

Moden Doane

Cashier

S. CAREY
Principal Officer

less AXR

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

CASH
CHEQUE

M.O.

B.L.

I.T.

REC. No. N 35597

£ 110.00

Received this

22nd

day of

April

1991

from

Vincent Bacon

51 Northumberland Rd.,

D.4

the sum of

one hundred and ten

Pounds

Pence, being

100 for

bye-law application at Washington Lane

[Signature]

Cashier

S. CAREY

Principal Officer

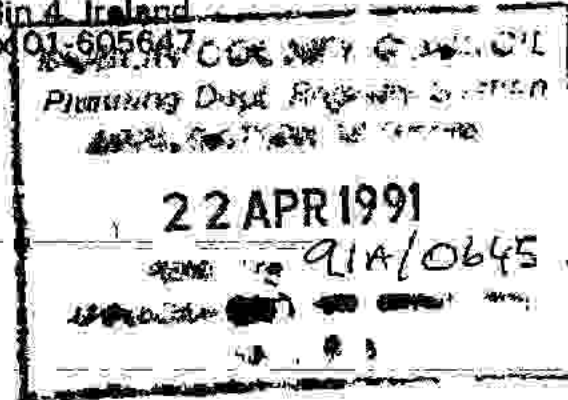
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**Bacon Group Design Associates,
Architects**

51, Northumberland Road, Ballsbridge, Dublin 4, Ireland
Telephones: 01-605611 and 01-605647, Fax 01-605647

Ms M. O'Shea,
Planning Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lr. Abbey Street,,
Dublin 1.



19th of April '91

Re: Proposed houses at Washington Lane, Dublin 14.

Dear Ms O'Shea,

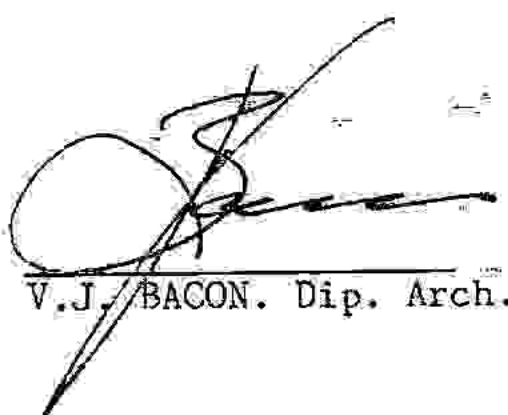
Further to our meetings in January regarding the above we have now completed drawing etc. and are herewith submitting same for Planning Permission in line with the "without prejudice" recommendations outlined during our meetings. The following are the major recommendations incorporated on our submission.

1. The annex new breakfast area has been reduced by more than your recommended "half the length" as per our original sketch drawings.
2. The setting out of the houses on the sites is now in line with your recommendation i.e. House "A" 10ft from the South/West boundary. House "B" 20ft from the South/West boundary and 35ft from the North/West boundary with more than 100ft to the existing dwelling to the north.
3. All trees are to be retained as per tree survey with 3 no. additional trees planted on the North/West. (Survey by S.D. Clarke M.A.L.C., M.I.G.)
4. The boundary wall to be constructed of Siliceous limestone dressed and pointed with ground beams to engineers specification if interferring with tree roots where new entrances are proposed.
5. The location and design of the entrances to both sites are as agreed with the road department.
6. The external finishes will be "Steetley" 10"x6" clay tiles to the roof areas with handmade stock clay bricks to all external walls. All windows will be teak and glazed with leaded glass.

We trust that our submission is in line with your recommendations and that you find same to your satisfaction.

If there are any points that require clarification please do not hesitate to contact the undersigned.

Yours sincerely,

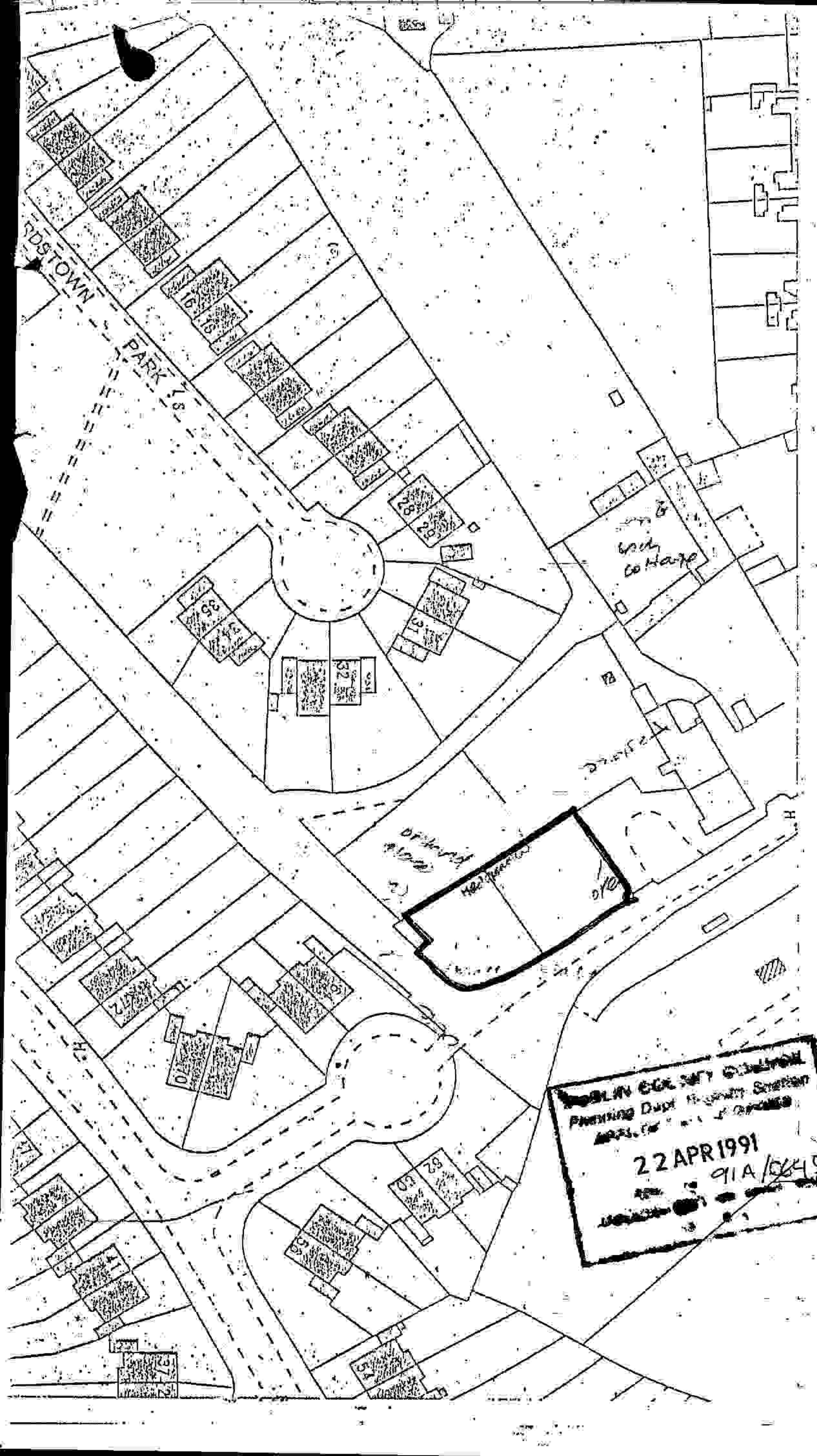
A handwritten signature in dark ink, appearing to read 'V.J. Bacon', written over a horizontal line. The signature is stylized with a large initial 'V' and a long, sweeping underline.

V.J. BACON. Dip. Arch. F.F.B.

Client : V. Bacon / J. Murphy.
Site at : Washington Lane,
Dublin 14.

Project : 2 no. Dwellings.
Date : March '91
Scale : 1:1000.
O.S. Sheet : 3391-7
Drawn : B.G.D.A.

DUBLIN COUNTY COUNCIL
Planning Dept. Reg. & Survey Section
22 APR 1991
91A/10/45



SPECIFICATION OF WORKS TO BE CARRIED OUT

FOR

PROPOSED DWELLING UNITS

AT

WASHINGTON LANE, DUBLIN 14.

FOR

V. BACON AND J. MURPHY.



Bacon Group Design Associates, Architects,
51 Northumberland Road,
Dublin 4.,
Phone 605611/605647.

PRELIMINARIES

- 1.1 VISIT SITE The Contractor is advised to visit the site and inspect it, prior to tendering as no claim will be allowed on the grounds of ignorance of the conditions under which the works will be executed.
- 1.2 POSSESSION OF SITE Possession of the site and building will be given to the Contractor, immediately the contract is signed.
- 1.3 SIGNED DRAWINGS & SPECIFICATION The Contractor shall sign each set of drawings and shall in addition to signing the specification, initial each page of the specification and leave same with the Architect. These drawings and documents shall be known and referred to as the Contract Documents, drawings and specification.
- 1.4 DETAILED DRAWINGS The Contractor shall give reasonable notice for all detailed drawings which he shall from time to time require from the Architect, and shall on no account use stock mouldings without the written consent of the Architect.
- 1.5 ARCHITECTS INSTRUCTIONS The Contractor shall not take instructions from any person other than the Architect or any other person authorised by him/ⁱⁿwriting. Any work otherwise undertaken by him shall not be paid for by the Employers.
- 1.6 INSURANCE The Contractor shall provide for all insurance under all Government Acts in force and against 3rd party risks and fire, and shall be responsible for all injuries and trespass.
- 1.7 DEFINITIONS The terms "approved", "directed" or "selected" means the approval, direction or selection of the Architect. Whenever the word "allow" occurs in this specification except with reference to P.G. or Provisional Sums or quantities, the cost of the item shall be entirely at the risk of the Contractor.

1.8 CONTRACTOR TO PROVIDE
& DO EVERYTHING
NECESSARY

The Contractor shall provide everything necessary for the proper execution of the works, according to the true intent and meaning of the drawings and specification taken together, whether the same may or may not be particularly shown on the drawings or described in the specification, provided that the same is reasonably to be inferred therefrom; and if the Contractor finds any discrepancy in the drawings or between the drawings and specification, he shall immediately refer the same to the Architect, who shall decide the procedure. Figured dimensions to be followed in preference to scale dimensions, and all dimensions and particulars to be taken from the actual work. It must be distinctly understood that the whole of the conditions of the specification are intended to be strictly enforced, and that no extra charges in respect of extra works will be allowed, unless they are clearly outside the spirit and meaning of the specification, or unless such works shall have been ordered in writing by the Architect. Any instructions given verbally shall be deemed as instructions for the proper execution of the works not involving extra charges.

1.9 SAMPLES

The Contractor shall at his own expense, deliver to the Architect, samples of materials before using, and shall also at his own expense, pay all the necessary fees & labour for having tests carried out as directed by the Architect.

1.10 NOMINATED SUPPLIERS

All expenses in connection with unloading, storing and the return of packings of goods and materials, described as p.o. are to be allowed for by the Contractor.

1.11 NOMINATED SUB-CONTRACTOR

The Contractor shall allow the use of scaffolding and ladders to men employed by sub-contractors and shall provide easy access to and from those parts of the building where the sub-contractors men are engaged. The Contractor shall provide for protection of work done by all trades.

The Architect shall have the power to obtain estimates and select firms to carry out the work covered by the P.C. or Provisional Sum and nominates sub-contractors.

- 1.12 SUPPLY ALL PLANT Supply all necessary hoists, ladders, scaffolding, staging, tackle, tarpaulings, tools and other plant (mechanical and otherwise) and allow for all labour and materials in operating, moving, adapting and maintaining same as necessary.
- 1.13 ATTENDANCE The Contractor is to allow for the general attendance of one trade upon another and will be required to ascertain in advance the exact requirements of sub-contractors as no claim will be considered for negligence in this respect.
- 1.14 TRANSPORT Provide if necessary transport for labour, materials, plant etc., for the execution of the works.
- 1.15 CARE OF THE WORKS The Contractor is to keep all persons, (including those employed by the sub-contractor) under his control and within the boundaries of the site, and he will be held responsible for the care of the works generally until their completion including all works executed and utensils deposited on the site by himself or sub contractors and suppliers, together with all risks arising from weather, carelessness of operatives, damage or loss by theft or any other cause, and he is to make good all such damage or loss by theft and is to allow for all necessary watching and protective lighting.
- 1.16 MAINTAIN AND PROTECT PUBLIC PROPERTY The Contractor is to maintain and protect public property including that of drainage, electricity, gas, road and water authorities, and similar undertakings, and is to make good or pay for the reinstatement of all damage caused thereto by the execution of the works.
- 1.17 HOARDING The Contractor shall provide adequate hoardings for the protection of the public and adjoining property.
- 1.18 WATCHING ETC. The Contractor is to allow for all necessary watching and protective lighting.
- 1.19 ANNOYANCE TO NEIGHBOURS The Contractor is to allow for executing any work which in the Architect's opinion is likely to cause annoyance or inconvenience to those in the vicinity at such times during normal working hours as the Architect may direct.

1.20 WATER FOR THE WORKS

Connect up to existing water supply for the works, with all temporary plumbing and storage and alter, adapt and maintain temporary works as necessary.

1.21 TEMPORARY LIGHTING

Provide all necessary lighting and power for the works, with all meters and temporary wiring, pay all charges, and alter and adapt and maintain temporary work as necessary.

1.22 COVER UP AND PROTECT

The Contractor is to cover up and protect the works from the weather and suspend all wet operations during weather conditions which in the Architect's opinion will be detrimental to the works.

1.23 CLEARING AWAY

Remove all existing rubbish, debris and surplus materials as they accumulate and at completion and clean floors, paving, glass both sides and external surfaces, and leave the works clean and perfect at completion.

SITE WORKS

ORDER OF PROCEDURE

The excavations shall be proceeded with in such a manner as the Architect or Engineer may direct.

TRENCHES

Excavate to width and depth for all walls as may be directed by the Architect or Engineer to secure a solid and firm bearing. Excavate as above for all drains etc., and well ram bottom trenches.

CLEAR AWAY

All excavated matter not required to be carried away from site.

FLOORS

Excavate as before to a level bed for all concrete floors, sub floors and hard fillings to required depth.

DRAINS

Excavate to the necessary depths and allow for proper falls for drains and properly lay same and have approved by the Engineer and Architect. All pipes under floor area to be encased in 225mm concrete.

PIPES

To be P.V.C first quality pipes. Pipes to be laid on a 100mm thick 7 : 1 concrete bed. All P.V.C. pipes to be jointed with approved P.V.C. sealant.

CONNECTIONS

Waste to be delivered into gullies and connect direct to drains, Armstrong junctions or Manholes as shown on drawings.

SURFACE WATER

All roof water and site surface water to be piped and properly connected to existing main drain in lane. Pipe runs to be approved by the Architect or Engineer prior to covering.

GULLIES

Provide and fix where shown on Plan 100mm sealed gullies.

ARMSTRONG JUNCTIONS

Provide and set where shown on drawings first quality P.V.C. Armstrong Junctions. Armstrong Junctions to be bedded and surrounded with concrete. Covers to be galvanized iron complete with frames.

SOIL & VENT PIPES

Shall be 100 mm P.V.C. with patent joints and screwed to walls with P.V.C. Holderbats at locations as shown on drawings.

CONCRETE AND BRICKLAYER

COARSE CONCRETE

Foundation to be 35ng. mix. Foundations to be reinforced with 4 no. 12mm steel bars where foundations are bridged to allow pipe runs etc. under.

WALLS

To be 12" cavity walls of concrete blocks and bricks as shown, laid in good quality lime mortar gauged 6 : 1 with cement. Bricks to be handmade clay to specified colour and cavities to external walls to have 25mm insulation. All internal walls to be solid concrete block.

INTERNAL PARTITIONS

Partitions on first floor to be built with 75mm x 50mm studs clad with plasterboard and skimmed.

LINTELS

Lintels to be reinforced with 12mm in depth on 200mm hardcore. D.P.M. on 25mm blinding to cover new complete floor. Floor to be finished with 25mm sand and cement screed.

D.P.C.

Through full thickness of all walls and partitions and all levels shown on drawings, lay approved D.P.C. properly lapped at joints. Lay similar D.P.C. under all cills and copings.

VENT.

Provide 225mm.sq. galvanized ventilations as indicated on drawings.

CARPENTER AND JOINER

ROOF

Steetley clay 10" x 6" plain tiles on 2" x 1" laths on roofing Felt on 5" x 2" rafters at 14" centres on 4" x 3" wallplate. Purlins to be 9" x 3" with 4" x 3" struts at 4' 8" centres and 5" x 2" collar ties also at 4' 8" centres. All roof structures as per Engineers design and Certification.

DOORS

Internal doors to be 2" nominal hardwood faced four panelled. Door saddles to be hardwood. External doors to be 2" nominal hardwood to detail.

ARCHITRAVE

To be 4" x 1" single nosed or splayed. (Hardwood)

SKIRTING

To be 4" x 1" nosed. (Hardwood)

WINDOWS

Hardwood frames to detail.

PLUMBING

COLD SUPPLY

Cold supply from existing main.

SOIL PIPES

To be 4" standard P.V.C. soil pipes with P.V.C. Holderbats.

FLASHING

Cover flashing to be 5 lb. lead and soakers to be 4 lb. lead.

GUTTER

Gutters to be 5" diameter in Aluminium.

R.W.P.'s

4" Aluminium to be secured to walls with Aluminium Holderbats.

GLAZIER

WINDOWS

To be double glazed with 32 oz. (clear sheet glass, or 25mm plate glass depending on size of required sheet.

PLASTERING

INTERNAL

All stud partitions to be plaster finished. Block walls in areas to be floated and finished with GypLite. All ceilings to be slabbed and skimmed.

PAINTING

WOODWORK

All woodwork usually painted to be sanded, stop primed and painted 3 coats to approved colour to manufactures recommendations.

INTERNAL WALLS

Walls are to receive two coats emulsion where applicable or wall covering to detail all to manufactures recommendations.

PLUMBING

TRAPS AND WASTE PIPES

Traps to W.H.B.'s and waste pipes to be unplasticised P.V.C. conforming to B.S. 3506 (1962).

WATER SERVICES

Connect to existing supply and provide supply to 100 gallon storage tanks complete with ball valves and overflows. All water supply pipes to be 50mm copper to W.H.B.'s, W.C.'s, sinks etc.

26th of February 1991.

TREE SURVEY ON SITE AT WASHINGTON LANE, DUBLIN 14.

TREE NO.	SPECIES.	CONDITION.	COMMENTS.
1.	Taxus Baccata.	Good.	Mature fine specimen trimming required on lower branches Worth Preserving.
2.	Fagus Sylvatica.	Good.	Fine specimen requiring no work.
3.	Cup Leylandii.	Good	Fine specimen requiring no work
4.	Cup Leylandii.	Good.	Fine specimen requiring no work.
5.	Fagus Sylvatica.	Good.	Fine specimen requiring no work.
6.	Cup Leylandii.	Good.	Fine specimen requires remedial work to lower branches following storm damage. Worth preserving.
7.	Pinus Sylvestris.	Good.	Fine specimen. Worth preserving.
8.	Syringa.	Poor.	Not worth preserving.
9.	Fraxinus Excelsior.	Fair.	Not worth preserving, as it is leaning over the road and in time will present a severe hazard. Should be removed.
10.	Fraxinus Excelsior.	Fair.	Not worth preserving as it is leaning over the road and in time will present a severe hazard. Should be removed.
11.	Pinus Sylvestris.	Fair.	This tree has been overgrown with ivy and is now top heavy and could present a severe hazard in storm conditions and is at present an unattractive tree.

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12.	Betulas Alba.	Fair.	Unattractive tree requires no work.
13.	Fraxinus Excelsior	Fair.	Should be removed as it is a minor tree and of no consequence and is being buried by larger trees.
14.	Linus.	Poor.	A large limb is leaning and heading towards the adjoining house. This should be removed at the main trunk as same could cause a severe problem in time as is likely to cause damage and even a threat to life sometime in the future.
15.	Betula Alba.	Fair.	No work required.
16.	Tsuga Canadensis.	Good.	No work required other than removing over growths etc. from base.
17.	Prunus Kanzan	Good.	No work required. Worth preserving.
18.	Prunus Kanzan.	Good.	No work required. Worth preserving.