

SS only

13

Register Reference : 91A/0546

Date : 16th April 1991

Development : Change of approved house type

LOCATION : Sites 21-31 odd incl. Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

Applicant : Glendorn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 9th 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,

Paul Galvin
DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
30 MAY 1991
Returned *JG*

DUBLIN Co. COUNCIL
23 APR 1991....
SAN SERVICES

Date received in sanitary services

FOUL SEWER

Available to approved system

SURFACE WATER

Available to approved system

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

J. Rice
28/5/91

GK.

Register Reference : 91A/0546

Date : 16th April 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY. ~~N/A to water supply~~ P. Gifford ~~EE~~ 2/5/91
24 hr storage reqd. Installation
to Mo's by DEP at applicants expense.

.....
ENDORSED _____

DATE 28/5/91

P/2335/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0546

Date Received : 9th April 1991

Correspondence : Frank Elmes & Co., Architects,
Name and : 2 Waldemar Terrace,
Address : Main Street,
Dundrum,
Dublin 14.

Development : Change of approved house type (Reg Ref 89A/982)
Location : Sites 21-31 odd incl. Road 2 at lands adjacent Wills Brook House, Esker Lane, Ballyowen T.D., Lucan

CIN 3675
DN 12/4

Applicant : Glendorn

App. Type : Permission

Zoning : A1

CONTRIBUTION:	
Standard:	75240
Roads:	K120 RELN
S Sers.	
Open Space	98,000
	48,000
SECURITY:	
Bond/C.I.F.	240,000
Cash:	150,000

(MG/DK)

Report of the Dublin Planning Officer dated 21st May, 1991.

This is an application for permission for change of house type on sites 21-31, Road 2 at lands adjacent to Willsbrook House, Esker Lane, Ballyowen, Lucan for Glendorn.

Reg. Ref. No. 89A-0982 refers to the grounding permission for housing (to comprise 102 four bedroomed and 58 three bedroomed houses) at this location. This was granted by the Council and on appeal by An Bord Pleanala following a third party appeal. Construction work has commenced on foot of this grant of permission.

There are current application for changes to approved house types elsewhere on site under Reg. Ref. Nos. 91A-0543, 544, 545, 547, 549 and 550. No increase in house numbers or change of layout are proposed in any of these applications.

Under Reg. Ref. No. 89A-0982 house nos 21-31, Road 2 were approved as "House type E" - a 4 bedroomed semi detached house with a half hipped roof (floor area 110 sq. m.) and kitchen annex to the rear.

The current application provides for change of house type to Type AD - a smaller i.e., 90+78 sq. m., 3 bedroomed house.

Roads Department reports no objection.

The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0546

Page No: 0002

Location: Sites 21-31 odd incl. Road 2 at lands adjacent Wills Brook,
House, Esker Lane, Ballyowen T.D., Lucan

Government (Planning and Development) Acts, 1963-1990 subject to the following

9) 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 each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That the development shall be carried out in conformity with condition nos 5 to 12 ^{and 14 to 16} of An Bord Pleanála's decision ^{to grant} ~~to grant~~ planning permission for 160 no. houses at this location under Reg. Ref. No. ^{DL 6/5/81295} ~~89A-0982~~, dated 14th September, 1990, ^{save as amended to conform with} the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

05 That arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £ 240,000 or a cash lodgement of £ 150,000 in respect of the overall development as required by condition No. 2 of An Bord Pleanála's ^{decision to grant} ~~decision to grant~~ permission under Reg. Ref. No. 89A-0982 ^{be strictly} ~~be strictly~~ adhered to in respect of the above proposal. ^{The arrangements to be made prior to the commencement of this proposal}

05 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.

06 That arrangements be made for the payment of the financial contribution in the sum of £ 75240 in respect of the overall development as

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0546

Page No: 0003

Location: Sites 21-31 odd incl. Road 2 at lands adjacent Wills Brook,
House, Esker Lane, Ballyowen T.D., Lucan

W
required by condition no. 3 of An Bord Pleanála's decision to grant of planning permission under Reg. Ref. No. 89A-0982. *See arrangements made prior to the commencement of this proposal* to be made.

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

W. S. S.
07 That arrangements be made for the payment of the financial contribution in the sum of £1420 *Per House* in respect of the overall development as required by condition no. 4 of An Bord Pleanála's decision to grant of planning permission under Reg. Ref. No. 89A-0982. *See arrangements made prior to the commencement of this proposal* to be made.

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

out
~~08 That arrangements be made for the payment of the financial contribution in the sum of £_____ in respect of the overall development as required by condition no. 17 of An Bord Pleanála's decision to grant planning permission under Reg. Ref. No. 89A-0982.~~

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

W. S. S.
09 That a comprehensive landscaping plan is to be submitted for the site (as required by condition no. 13 of An Bord Pleanála's decision to grant of planning permission under Reg. Ref. No. 89A-0982). This is to include inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained during construction and landscaping works to be carried out.

08 REASON: In the interest of visual and residential amenity.

S
09 10 That arrangements be made with regard to the payment of the financial contributions in the sum of (a) £98,000 and (b) £48,000. required in respect of the overall development by condition no. 17 of the planning permission granted under Register Reference 89A/982. The arrangements to be made prior to the commencement of this proposal.

09 10 In the interest of the proper planning and development of the area.

S

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0546

Page No: 0004

Location: sites 21-31 odd incl. Road 2 at lands adjacent Wills Brook.
House, Esker Lane, Ballyowen T.D., Lucan

[Handwritten signature]
.....
for Principal Officer

[Handwritten signature]
.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : *29 May 1991* *K.C. Sullivan*
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.



09.04.1991

93-31-20

10 MAIN STREET DUNDRUM DUBLIN 14

Pay Dublin City Council or order

Sixteen pounds only

IRE 16.00

FRANK ELMES
NO. 2 ACCOUNT

Allied Irish Banks, p.l.c.

⑈600323⑈ 93⑈3120⑈ 04833155⑈ 02



21 March 1991

93-20-78

62 ST BRIGID'S ROAD ARTANE DUBLIN 5

Pay Dublin County Council or order

Three thousand two hundred and

IRE 3228.00

twenty eight pounds

MCGREEVY TAYLOR MCKIERNAN
MCGREEVY T/A GLENDORN



Allied Irish Banks, p.l.c.

⑈500007⑈ 93⑈2078⑈ 09463077⑈ 02

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Sites 21-31 odd Rd 2 *at lands adjacent to WOODBROOK*
Have *been here*

REG. REF.: 91A/0546

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

A reduced fee (i.e. $\frac{1}{2}$) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 89A/982 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan, *No alteration to site layout.*
Registry Section.

J.Y.
15/4/91.

A. Hinchy,
Senior Executive Draughtsman/Technician

REF. NO.: 91A/0546

CERTIFICATE NO.: 14610B

PROPOSAL: Use of house type 6 houses

LOCATION: Sites 21-31 odd Rd 2 Lands adjacent to WOODBROOK House Estate Lane

APPLICANT: Glendon

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	£ 255	£ 330	£ 330	-		
B	Domestic Etc. (Improvements/Alts.)	£ 230					
C	Building for office or other comm. purpose	£ 22.50 per sq ft or 270					
D	Building or other structure for purposes of agriculture	£ 21.00 per sq ft or 270					
E	Petrol Filling Station	£ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	£ 70 or £ 20 per .1 ha. 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: 11/4/91

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



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/ 2335 /91 Date of Decision : 29th May 1991

Register Reference : 91A/0546 Date Received : 9th April 1991

Applicant : Glendorn

Development : Change of approved house type

Location : Sites 21-31 odd incl. Road 2 at lands adjacent Wills
Brook House, Esker Lane, Ballyowen T.D., Lucan

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:-⁹.....ATTACHED.

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

Date:.....31/5/91.....

Frank Elmes & Co., Architects,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

Reg.Ref. 91A/0546
Decision Order No. P/ 2335 /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

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 each proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That the development shall be carried out in conformity with condition nos 5 to 12, 14 to 16 and 17(c) of An Bord Pleanalas grant of permission for 160 no. houses at this location under Ref. No. PL 6/5/81895 dated 14th September, 1990, Reg. Ref. 89A-0982 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That arrangements be made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £240,000 or a cash lodgement of £150,000 in respect of the overall development as required by condition No. 2 of An Bord Pleanalas grant of planning permission under Ref. PL 6/5/81895, Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.
- 05 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.
- 06 That arrangements be made for the payment of the financial contribution in the sum of £75,240 in respect of the overall development as required by condition no. 3 of An Bord Pleanalas decision to grant planning permission Ref. PL 6/5/81895 under Reg. Ref. No. 89A-0982. The arrangements to be made prior to the commencement of this proposal.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That arrangements be made for the payment of the financial contribution in the sum of £1,420 per house in respect of the overall development as required by condition no. 4 of An Bord Pleanalas grant of planning



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

Reg.Ref. 91A/0546

Decision Order No. P/ 2335 /91

Page No: 0003

~~arrangements to be made prior to the commencement of this proposal~~

permission under Ref. PL 6/5/81895 Reg. Ref. No. 89A-0982. The

Arrangements be made prior to the commencement of this proposal.

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

08 That a comprehensive landscaping plan is to be submitted for the site (as required by condition no. 13 of An Bord Pleanála's grant of planning permission Ref. PL 6/5/81895 under Reg. Ref. No. 89A-0982). This is to include inter alia, a programme of tree surgery for the site, a street tree planting scheme, measures to protect trees to be retained construction and landscaping works to be carried out.

REASON: In the interest of visual and residential amenity.

09 The arrangements be made with regard to the payment of the financial contributions in the sum of (a) €98,000 and (b) £48,000 required in respect of the overall development by condition no. 17 of the planning permission granted under Ref. PL 6/5/81895, Register Reference 89A-0982. The arrangements to be made prior to the commencement of this proposal.

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

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/0546

Date : 10th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of approved house type

LOCATION : Sites 21-31 odd incl. Road 2 at lands adjacent Wills
Brook House, Esker Lane, Ballyowen T.D., Lucan

APPLICANT : Glendorn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 9th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Frank Elmes & Co., Architects,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.



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

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

2. Postal address of site or building SITES 21-31 ODD INCL ROAD 2 AT LANDS ADJACENT
(If none, give description sufficient to identify) WILLS BROOK HOUSE, ESKER LANE, BALLYOWEN T.D., LUCAN

3. Name of applicant (Principal not Agent) GLENDORN
Address C/O NO 4 BELOW Tel. No. _____

4. Name and address of FRANK ELMES + CO. ARCHITECTS 2 WALDENMAR TEE.
person or firm responsible for preparation of drawings MAIN ST DUNDRUM DUBLIN 14 Tel. No. 951514/15

5. Name and address to which AS AT NO 4 ABOVE.
notifications should be sent

6. Brief description of proposed development CHANGE OF APPROVED HOUSE TYPE EA A / 982

7. Method of drainage AS APPROVED 8. Source of Water Supply AS APPROVED

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. N/A
(b) Proposed use of each floor N/A

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

11.(a) Area of Site 1276 SQM Sq. m.
(b) Floor area of proposed development 544 SQM Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: 330 N 35746

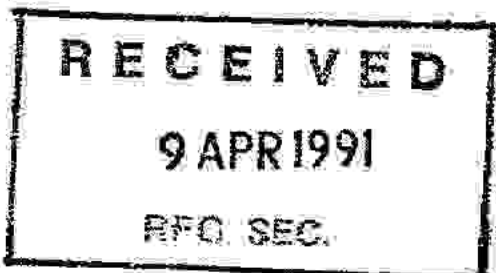
15. WHERE APPLICABLE
PERMISSION SOUGHT FOR CHANGE OF APPROVED HOUSE TYPE (Reg. Ref. 89A/982) ON SITES 21-31 ODD INCL. ROAD 2, AT LANDS ADJACENT WILLS BROOK HOUSE, ESKER LANE, BALLYOWEN T.D., LUCAN
CHEQUE / NEWSPAPER NOTICE / COVERING LETTER
4 X OUTLINE SPEC. FEE BREAKDOWN.
4 X DRG. NOS 21/01-03 EL/89/06-09

16.Gross floor space of proposed development (See back) 544 SQM Sq. m.

No of dwellings proposed (if any) 6 NO Class(es) of Development CLASS 1
Fee Payable £ 376.00 Basis of Calculation (6 x £ 53.00) BMS + (6 x £ 32.00 K. 1/2) PL
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Frank Elmes Date 4-4-91

Application Type P/BBL FOR OFFICE USE ONLY
Register Reference 91A/0546
Amount Received £ 216.4
Receipt No _____
Date 12/6/7



COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

Issue of this receipt to and in acknowledgement that the fee tendered is the gross amount of £351.48

£ 45 00

Received this 10th day of April 1991

from Bladern
c/o 2 Waldemar Ter,
Dundrum

the sum of forty eight Pounds
Pence being 000

planning application at 21-31 rdcl, Road 2
Willbrook House
Hooley, Duncans
Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

DYE LAW APPLICATION.

REC. No. N 35440

£330 00

Received this 10th day of April 1991

from Glen Davis
No 2 Waddemar Ter,
Dundrum

the sum of three hundred and thirty Pounds

Pence, being 00 for

dye-law application at 21-31 odd, Road 2,

Willbrook House

Malton Lane

Cashier

S. CAREY
Principal Officer

[Signature]

RE: LANDS ADJACENT WILLSBROOK HOUSE/ESKER LANE/BALLYOWEN ROAD
LUCAN for GLENDORAN LTD.

Breakdown of applications enclosed in overall cheque

1.	Change of approved house type to give optional Conservatory to rear Sites 1-23 Odd incl. Road 1			
	12 no. Houses	12 x £55.00	BBL Fee = £660.00	£756.00
		12 x £32.00	x 1/4 Pl. Fee = £96.00	
2.	Bye Laws only for approved Houses on on Sites 18 - 24 Even incl. Road 2			
	4 no. Houses	4 x £55.00	BBL Fee = £220.00	£220.00
3.	Change of approved house type on Sites 2 - 16 Even incl. Road 2			
	8 no. Houses	8 x £55.00	BBL Fee = £440.00	
		8 x £32.00	x 1/4 Pl. Fee = £264.00	£504.00
4.	Change of approved house type on Sites 1 - 14 Odd incl. Road 2			
	10 no. Houses	10 x £55.00	BBL Fee = £550.00	
		10 x £32.00	x 1/4 Pl. Fee = 80.00	£630.00
5.	Change of approved House type on Sites 21 - 31 Odd incl. Road 2			
	6 no. Houses	6 x £55.00	BBL Fee = £330.00	
		6 x £32.00	x 1/4 Pl. Fee = 48.00	£378.00
6.	Change of approved House type on Sites 33 - 55 Odd incl. Road 2			
	12 no. Houses	12 x £55.00	BBL Fee = £660.00	
		12 x £32.00	x 1/4 Pl. Fee = 96.00	£756.00
TOTAL				£3,244.00

NOTE:

All reduced Fees are based on previous Permission Reg. Ref. 89A/982.

NOTE

The above amount of £3244.00 is made up of two cheques in the amount of £3288.00 and £16.00.

FRANK ELMES & Co.

ARCHITECTS
PLANNING CONSULTANTS

No. 2 WALDEMAR TERRACE,
MAIN STREET, DUNDRUM,
DUBLIN 14.
TELEPHONE : 951514 / 5
FAX No. : 951703

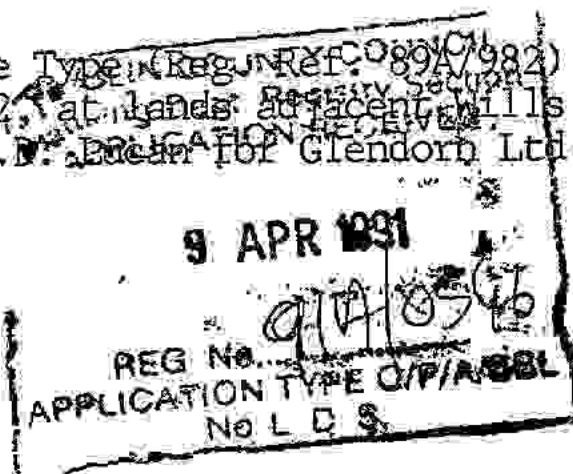
date : 8/4/91

Dublin County Council,
Planning Dept.
Irish life Centre,
Lower Abbey St.
DUBLIN 1.

your ref :

our ref :

RE: Change of Approved House Type (Reg. Ref. 89A/982) on sites
21 - 31 odd incl. Road 2, at lands adjacent to Hills Brook House
Esker Lane, Ballyowen T.D. Dublin for Glendorn Ltd.



Dear Sirs,

Further to the above application we would point out that this application is for Change of Approved House type only and does not involve any change in the layout.

All site works are as previously approved and submitted.

Water main layout is as approved except where revisions were required by BBL Approvals 2693/89, and 4650/89.

Accordingly we hope that a favourable Decision will issue in early course. However, if you have any queries, please do not hesitate to contact us.

Yours faithfully,

Wm. Plunkett
FRANK ELMES & CO.

OUTLINE SPECIFICATION
WHERE APPLICABLE

for
Proposed residential development
at Wills, Brook, Lucan, Co. Dublin.

For
GLENDORN LTD

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
APR 1991
91A/0506

FOUNDATIONS

Excavate to depth and width as shown on section or to the requirement of the Local Authority, Engineer, concrete to be not leaner than 1:7.

RISING WALLS

To be in solid blockwork to D.P.C. level, min 150mm over finished ground level.

Cavities of half brick front walling to be drained min 225mm below D.P.C. level.

GROUND FLOOR

Remove 225mm vegetation layer.

Slab to be 150mm deep sanded 6:1 clean pit gravel and cement or 25mm aeroboard insulation on 1000 gauge visqueen on 50mm sand blinding on 150mm well compacted hardcore.

Visqueen brought vertical and lapped over D.P.C. in walls.

First Floor
BLOCKWORK

SEE SECTION.

225mm hollow conc blocks to external walls as shown laid on 225mm wide D.P.C. min 150mm above finished ground level. 225mm solid blockwork in all party walls. 1/2 brick front to be 275mm cavity (100mm outer leaf, 50mm cavity, 25mm insulation, 100mm inner leaf). With ties every 450mm vertical and 750mm horizontally with D.P.C. 150mm above F.G.L. in inner and outer leaf. D.P.C. to be carried around jambs of opens in cavity walling.

Permanent Ventilation 225 x 225mm to all habitable rooms without fireplaces.

Cover of flues to fireplaces to be at least 112.5mm on flanks and 225mm on ends, Min 50mm cavity, min 225mm separation to be provided between flues of adjoining properties.

Cement mortar to be not leaner than 1:4 and gauged mortar to be not leaner than 1 cement/lime to 4 sand.

RAINWATER

To be 100mm Ø, half round block p.v.c. gutters, swan necks, down pipes and fittings to G.T.'s to A.D.'s to surface water sewer.

FOUL DRAINS

Drains to be laid on concrete beds haunched to pipes and encased in min 150mm conc. under buildings and bridged over at intersections with walls.

Vent pipe to head of drain where branch may exceed 10m. Tailless to be perm. ventilated to the outside air.

FOUL DRAINS contd.

Ground floor waste pipes to deliver to gully trap to A.J. to foul drain.
Soil and waste pipes to be accessible throughout entire length.

W.C.'s to single stack soil vent pipe (to B.S. 5572-1978) to A.J. to M.H. to foul sewer. W.H.B.'s & baths to single stack S.V.P. to A.J. foul drain.

Rodding facilities to be provided at all intersection of drains.

JOINERY

All joinery to standard specification treated against rot, primed undercoated and gloss finished.

Hardwood to be varnished or oiled.

External windows and doors as above or "Sadolins" to all external timber work.

FINISHES

External plaster - Skud, scratch and float with sand and cement, tyrolean and nap finish.

Reveals to all opes.

Internal plaster - Gypsum undercoat and skim to internal walls only. 9.5 gypsum foil backed plasterboard on 50 x 25mm battens at 600 c/c with 50mm fiberglass to inside face of all external walls.

Ceilings to be slabbed and skimmed.

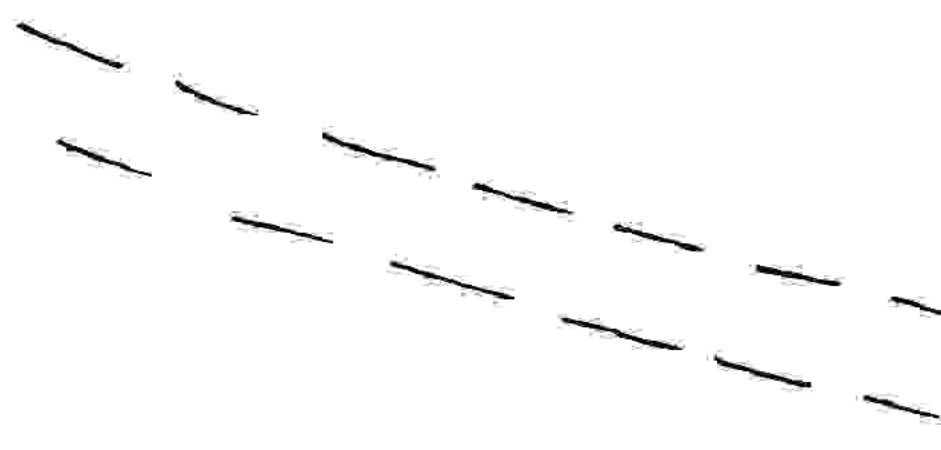
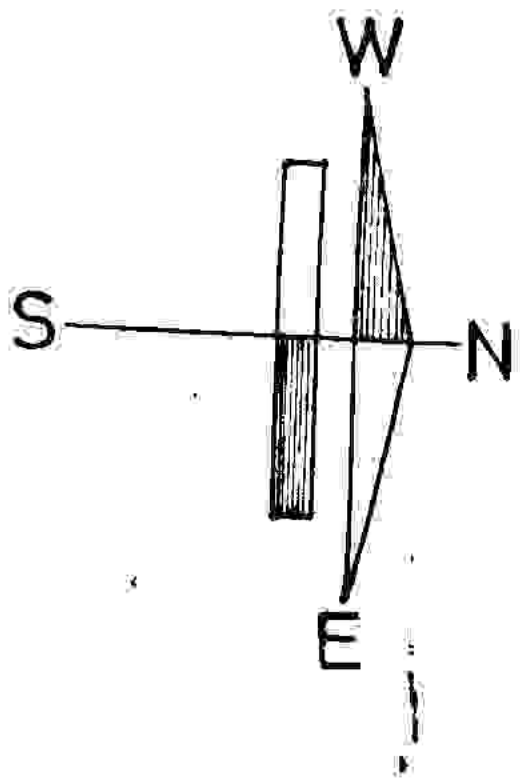
PITCHED
ROOF

Selected concrete roof tiles on 50 x 50mm roofing battens on untearable roofing felt on approved pre-fabricated roof trusses to I.S. 193 (1986) @ 600mm c/c, with 100 x 25 windbracing at rafter and ceiling level galvanised straps to trusses at 1.2M centres at gable walls to be fixed across 2 No trusses over blocking pieces fixed between trusses.

Trusses to be laid and braced strictly in accordance with I.S. 193 (1986), 175 x 25mm soffit & fascia.

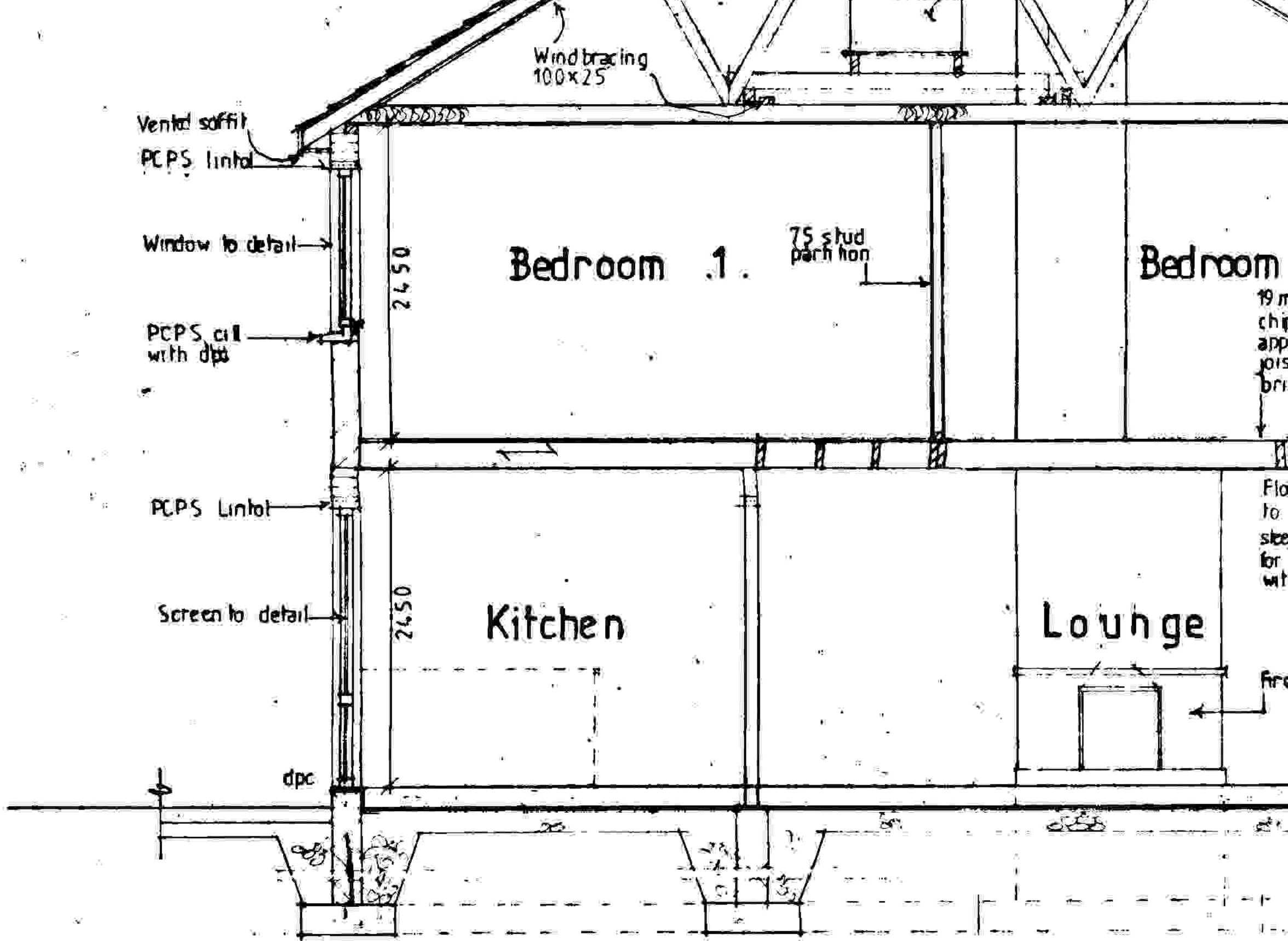
FIRST FLOOR Chipboard on Joists.

- NOTE: (1) Where any discrepancy occurs between spec. and dwg., Architect is to be consulted and his decision is final.
- (2) All levels, dimensions and sizes to be checked and verified by Contractor prior to the commencement of any work.
- (3) The Developer reserves the right to alter the above spec.



Site Location Map





SECTION A A, B B.

