



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/0554

Date : 21st October 1991

Dear Sir/Madam,

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 17.10.91 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 Pleanála against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála to ascertain if an appeal has been lodged by the applicant.

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

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

Edward & Patricia Conroy,  
Glenview House,  
Slievethoul,  
Brittas.



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/0554

Date : 21st October 1991

Yours faithfully,

..... L.D .....

for PRINCIPAL OFFICER

91A/554 Glenview House,  
Slievethaul,  
Bruttos  
Co. Dublin.

19/9.

16/9/91

RE: Planning Applications 91/A/0554

Dear Sir/Madam

Regarding the additional extension period for above application, I just wish to confirm that my original letter of objection dated 3/5/91 (copy attached) still stands.

add. to  
282  
fb

Many thanks  
Yours faithfully  
Edward Conway

18. SEPT. 91

Councillor M. Taylor, T.D.,  
Dail Eireann,  
Baile Atha Cliath 2.

---

Our Ref.: 91A/0554

22 October 1991

RE: Demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

Dear Councillor Taylor,

I refer to your recent representations on behalf of Mr. & Mrs. Conroy in connection with the above planning application.

I now wish to inform you that by Order Dated 17th October, 1991 it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,

L. D.

for Principal Officer.

*PC*

Glenview House,  
Slievethoul,  
Brittas,  
Co. Dublin.  
3rd May, 1991.

The Planning Department,  
Dublin County Council,  
Abbey Street,  
Dublin 1.

RE: Planning Application Nos. 91/A/0554  
91/A/0555  
91/A/0556

Applicant : P. Owens  
Lands at Slievethoul, Brittas, Co. Dublin.

**OBJECT**

Dear Sirs,

We are residents of the above address since 1956 and wish to lodge a strong objection to Planning Application 91/A/0554 above for the following reasons:

1. The proposed dwellinghouse is to be located on the foundation of existing ruins. Please note "House D" is already the replacement dwelling for these ruins.
2. The proposed private dwellinghouse is not needed by the Applicant or a member of the family as they currently enjoy two dwellings:
  - \* House A = New bungalow where the family reside.
  - \* House D = Three bedroom house acquired with farm over 4 years ago. Rented out to Applicant's sister for a period of 6 months. Dwelling is currently vacant.
- \* Per Applicants Submission
3. The proposed development will involve a second septic tank positioned in the field under the public road, 200 yards from my own residence.
4. The proposed site would be located in a zoned high amenity area.
5. The proposed development would contribute to other prospective housing development in an unserved rural area served by a sub-standard road system.

Would you be kind enough to acknowledge receipt of this objection.

Yours faithfully,

Edward Conroy  
EDWARD CONROY.

Patricia Conroy (Mrs)  
PATRICIA CONROY.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A554

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>20/6/91</u>	All Jippin to be kept informed Re this applic.		

FILE MEMO - REG. REF. NO. 9/A 554

See Draft Report on this Application prepared  
in Cabinet.

21/5/91

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 554

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 28/ 5/ <del>28/10/91</del> /91</p>	<p>CCO Jeffin Rec permission be granted</p> <hr/> <p>Families have lived in area for generations</p>		



91A/0554

282

Glenview House,  
Slievethoul,  
Brittas,  
Co. Dublin.  
3rd May, 1991.

The Planning Department,  
Dublin County Council,  
Abbey Street,  
Dublin 1.

RE: Planning Application Nos. 91/A/0554  
91/A/0555  
91/A/0556

Applicant : P. Owens  
Lands at Slievethoul, Brittas, Co. Dublin.

OBJECT

09 MAY 91

Dear Sirs,

We are residents of the above address since 1956 and wish to lodge a strong objection to Planning Application 91/A/0554 above for the following reasons:

1. The proposed dwellinghouse is to be located on the foundation of existing ruins. Please note "House D" is already the replacement dwelling for these ruins.
2. The proposed private dwellinghouse is not needed by the Applicant or a member of the family as they currently enjoy two dwellings:
  - \* House A = New bungalow where the family reside.
  - \* House D = Three bedroom house acquired with farm over 4 years ago. Rented out to Applicant's sister for a period of 6 months. Dwelling is currently vacant.
- \* Per Applicants Submission
3. The proposed development will involve a second septic tank positioned in the field under the public road, 200 yards from my own residence.
4. The proposed site would be located in a zoned high amenity area.
5. The proposed development would contribute to other prospective housing development in an unserved rural area served by a sub-standard road system.

Would you be kind enough to acknowledge receipt of this objection.

Yours faithfully,

Edward Conroy

EDWARD CONROY.

Patricia Conroy

PATRICIA CONROY.

REF. NO.: 91A/0554

CERTIFICATE NO.: 14623 B

PROPOSAL: Demerition of house + Construct Bungalow + Septic Tank

LOCATION: Slievehowl Bhattar

APPLICANT: Peter Owens

	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)	€ 555	455	55	✓		
B	Domestic Ext. (Improvement/Alts.)	€ 830					
C	Building for office or other comm. purpose	€ 23.50 per M <sup>2</sup> or 270					
D	Building or other structure for purposes of agriculture	€ 23.50 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. 270					
E	Petrol Filling Station	€ 2200					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 29 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 15/4/91

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

Register Reference : 91A/0554

Date : 15th April 1991

Dear Sir/Madam,

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

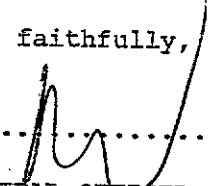
Date Recd : 10th April 1991

Your application in relation to the above was submitted with a fee of  
32.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be 72.00 .

I should be obliged if you would submit the balance of 40.00  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

  
.....  
PRINCIPAL OFFICER

Mr T. Colbert, Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

91A/0554

CERTIFICATE NO: 24914

PROPOSAL: Domestic of house, Construct Bungalow + Septic Tank

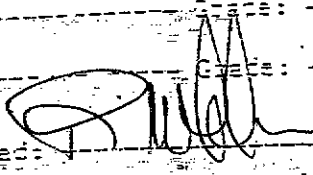
LOCATION: S. I. E. V. K. B. B. B.

APPLICANT: Peter Awano

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOADED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2532	122	432.00			
	2516					
	2500 per sq ft in excess of 3000 sq ft. 240					
	2517.75 per sq ft 240					
x .1 feet.	2525 per sq ft 240					
x .1 feet.	2528 per sq ft 240					
x .1 feet	2528 per sq ft 240					
x meters	2520 per sq ft 240					
x1,000sq ft	2525 per sq ft 240					
x .1 feet.	2525 per sq ft 240					

L40 23/4/91  
 N35351

4/40 NIC 7/40

Column 1 Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed:  Grade: S.O Date: 15/4/91  
 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: P/ / /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT, GRADE

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0554  
Proposed: House and Septic Tank  
At: Slievehoul Brittas  
For: Peter Owens  
Plans lodged: \_\_\_\_\_  
Architect: Mr T. Colbert

Observations and recommendations of Env. Health Officers and/or  
Supervising Env. Health Officer.

*This proposal is now acceptable.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 14.01.92 .....  
Time ..... 3.00 .....

*for Fran Devine  
John O'Reilly JBO  
10/1/92*

*Hilary Mullen  
9/1/92*

# Dublin Corporation

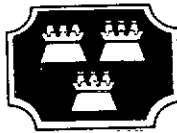
Bárdas Átha Cliath

ENGINEERING SERVICES

K.C. O'DONNELL

B.E., C.Eng., F.I.E.I., M.I.W.E.M.

DUBLIN CHIEF ENGINEER.



WATERWORKS,  
68/70 MARROWBONE LANE,  
DUBLIN 8.  
TELEPHONE 543444  
FAX 534849

W/MP/CMcG/SMP.Owe

24th July, 1991.

Dublin County Council,  
Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St,  
Dublin 1.



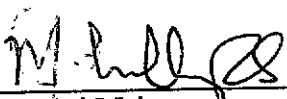
RE: Planning Application Ref No. 91A/0554 - P. Owens - Bungalow  
and septic tank at Slievethoul, Brittas, Co. Dublin.

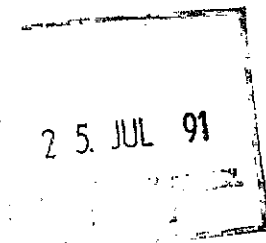
=====

Dear Sir,

This Department has no objection to the proposal.

Yours faithfully,

  
M. Phillips,  
A/DIVISIONAL ENGINEER.



M.J. O'CONNELL. B.E., C.Eng. M.I.E.I., M.I.W.E.M.  
Divisional Engineer — Production.

M.S. MURPHY. B.E., C.Eng. M.I.E.I.  
Divisional Engineer — Maintenance.

P. 02

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**

Date: 05.07.91

Time: 4.00

Richard Crewins  
 COMPANY: Planning  
 FAX NO: \_\_\_\_\_ PAGE: 1 OF: 2  
 FROM: Peter Whelan DATE: 5/9/91  
 COMPANY: CHO Service  
 Post-It™ Notes from 3M Ref No: 7888

HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0554

Proposed: Demotion of decrepit house and sheds and const.  
of bungalow and septic tank.

At: Slivetham, RCTAS

For: P. OWENS

Plans lodged: \_\_\_\_\_

Architect: Mr. Corbett

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

SEE PREVIOUS REPORT — Hilary Mallen  
26/6/91

A TAIRN hole was inspected on this site by Hilary Mallen EHO on 5/7/91. As the soil did not seem suitable for septic tank drainage, percolation tests were required.

Percolation tests were carried out on this site on the 22/7/91 and 23/7/91, and failed.

From the results of the above this site does not seem to be suitable for septic tank drainage.

Peter Whelan  
5/9/91

Gla Devine  
for John O'Keilly EHO  
6/9/91



17/09/91

11:08

ENVIRONMENTAL HEALTH OFFICERS

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC.

P.02

Date 25.10.91

Time 12.00

Register Reference : 91A/0554

Date : 18th April 1991

Development : Demolition of derelict house and sheds and the construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. OWENS

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. DARLEY

Date Recd. : 10th April 1991

DUBLIN COUNTY COUNCIL  
31 MAY 1991  
ENVIRONMENTAL HEALTH

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*

PRINCIPAL OFFICER

The following information is required,

1. Location of seepage percolation area.
2. Location of soakaway.
3. Well to be at least 200 ft. from percolation area.
4. Percolation area indicated is too close to the boundary with the right of way.
5. Evidence of soil suitability for septic tank drainage.
6. Evidence of adequate and potable water supply.
7. Proposed use of farm buildings and outhouses and method of waste disposal from same where appropriate.

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*Hilary Noller . 26/4/91*

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date 25.10.91  
 Time 12.00

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0554  
 Proposed: Demolition of derelict house and shaft and Const.  
of burgalar and septic tank.  
 At: Slievehoun, BRITTAS.  
 For: P. Owens.  
 Plans lodged: 10/4/91  
 Architect: Mr. Colgan.

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

SEE PREVIOUS REPORT — Hilary Mallen.  
26/6/91

A TRIAL HOLE was inspected on this site by Hilary Mallen EHO on 5/7/91 - AS the soil did not seem suitable for septic tank drainage, percolation tests were required.

Percolation tests were carried out on this site on the 22/7/91 and 23/7/91, and failed.

From the results of the above this site does not seem to be suitable for septic tank drainage.

Sta Devine

for John O'Leary EHO

Peter Whelan  
5/9/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

CONTRIBUTOR
Standard
Well
+ Septic
approval
Order
SECURITY
Bond/C.I.F.
Cash

Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

T. Colbert,  
169, Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref.	91A-0554
Appl. Rec'd:	10.04.1991
Floor Area:	191.26 sq. m.
Site Area:	6,950 sq. m.
Zoning:	G - high amenity

Report of the Dublin Planning Officer, dated 16 October 1991

This is an application for PERMISSION for the demolition of a derelict single storey farm house and sheds and its replacement by a single storey bungalow which would be generally similar in design and layout.

### PLANNING HISTORY

Reg. Ref. 88A-0668 - Outline planning permission on a nearby site for a bungalow for Mrs. P. Owens was refused by Dublin County Council and on appeal for two reasons relating to zoning, specific objective to preserve views and prospects and random housing in unserviced rural areas.

Reg. Ref. 90A-1448 - A full planning application for a house on the site of 88A-0668 was refused by Dublin County Council for five reasons. A subsequent appeal was withdrawn.

Reg. Ref. 91A-0556 - Planning permission for a bungalow and septic tank on other lands in the vicinity in Mr. P. Owens ownership was granted on 19th September, 1991, subject to nine conditions. This permission was granted on the basis that the proposed bungalow could be regarded as a replacement dwelling for a derelict house on an adjoining field and condition no. 9 required that the derelict house not be used as a dwelling house.

Reg. Ref. 91A-0555 - A planning application for the demolition of the derelict house referred to in 91A-0556 above, <sup>and the construction of a bungalow</sup> was lodged on 10th April, 1991, but subsequently withdrawn. This proposal was not acceptable to the Environmental Health Officer due to inadequacy of septic tank provision and possible pollution of an adjoining well.

### THIRD PARTY REPRESENTATIONS

A letter of objection from a local resident has been noted.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

(Continued)

### DEPARTMENTAL REPORTS

Environmental Health Officer report dated 15th October, 1991, refers to a septic tank and percolation area proposal on a 1:500 scale drawing dated 14th October, 1991, prepared by the agent Mr. T. Colbert and states that the proposal is acceptable subject to percolation pipes to run in line with the contours.

### PLANNING COMMENT

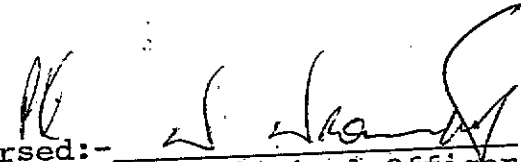
This proposal is basically for the reconstruction of an old farm building and it is acceptable in visual terms. It will fit neatly into the landscape and will be unobtrusive. Mr. Owens is a local farmer and as the proposal is for a reconstruction rather than a new building, I consider that planning permission should be granted subject to Mr. Owens land north of the public road being sterilized.

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

(RC/DK)

(Conditions attached)

Endorsed:-

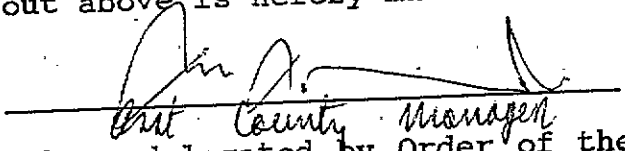
  
for Principal Officer

  
For Dublin Planning Officer

16.10.91

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 (b) conditions set out above is hereby made.

Dated: 17<sup>th</sup> October, 1991.

  
Dublin County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 16<sup>th</sup> October, 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

### CONDITIONS

### REASONS FOR CONDITIONS

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

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

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

4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975, available from Eolas, and specifically to be as shown in 1:500 drawing ~~by the agent Mr. T. Colbert,~~ dated 14th October, 1991, but with the percolation pipes to run parallel with the contours.

5. That the house when completed be first occupied by the applicant and/or members of his immediate family.

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of ~~the~~ <sup>the applicant's</sup> land north of the public road as shown coloured blue and outlined in red on map, date stamped ~~21st May,~~ <sup>10th April</sup> 1991, from further development apart from the construction of agricultural structures which would ~~be considered~~ <sup>be considered</sup> exempted development.

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

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

3. To prevent unauthorised development.

4. In order to comply with the requirements of the Sanitary Services Department.

5. To prevent unauthorised development.

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

Geraldine Boothman,

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0554.

Proposed: HOUSE AND SEPTIC TANK.

At: 31 SIVATHOM, BEUTAS.

For: PETER OWERS.

Plans lodged: \_\_\_\_\_

Architect: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

THE ABOVE PROPOSAL IS NOW ACCEPTABLE TO THIS OFFICE. SUBJECT TO:

(REVISED DRAWINGS ATTACHED)

1/ Percolation pipes to run in line with contours.

Percolation tests  
 carried out  
 on 30/7/91 + 1/10/91  
 and on the 9/10/91 + 10/10/91

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 16.10.91 .....  
 Time ..... 2.30 .....

Peter Owers  
 15/10/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens.

T. Colbert,  
169, Forest Hills,  
Rathcoole.  
Co. Dublin.

Reg. Ref. 91A-0554  
Appl. Rec'd: 10.04.1991  
Time Ext. let. rec'd: 17.09.1991  
Further Time Ext. up to: 18.10.1991

---

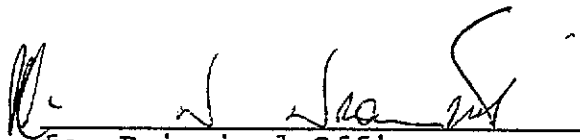
Report of the Dublin Planning Officer, dated 18 September 1991

This is an application for demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 18th October, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
\_\_\_\_\_  
For Principal Officer.

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

Dated: 18 September, 1991.

  
\_\_\_\_\_  
Assistant City and County Manager.

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 4th September, 1991.

---

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

  
\_\_\_\_\_  
SENIOR STAFF OFFICER.

Register Reference : 91A/0554

Date : 18th April 1991

Development : Demolition of derelict house and sheds and the construction of bungalow and septic tank

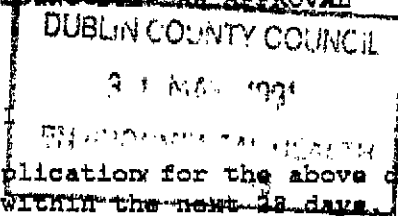
LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/~~BUILDING BYE-LAW APPROVAL~~

Planning Officer : M. DARLEY

Date Recd. : 18th 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*

PRINCIPAL OFFICER

The following information is required,

1. location of reserve percolation area.
2. location of soakaway.
3. well to be at least 200 ft from percolation area.
4. Percolation area indicated is too close to the boundary with the right of way.
5. Evidence of soil suitability for septic tank drainage.
6. Evidence of adequate and potable water supply.
7. Proposed use of farm buildings and outhouses and method of waste disposal from same where appropriate.

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*Hilary Neller. 26/6/91.*

*Gia Devine  
for John O'Keilly SBHO  
26/6/91*

ENC.D.



EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/0554  
 Proposed: Demolition of derelict house and shells and (septic tank)  
of bungalow and septic tank.  
 At: Slieve Donard, BRISTOL.  
 For: P. OWENS.  
 Plans Lodged: 10/4/91  
 Architect: Mr. CORBET.

Observations and recommendations of Env. Health Officers and/or  
 Supervising Env. Health Officer.

SEE PREVIOUS REPORT — Hilary Mallon  
 26/6/91

A TRIAL HOLE was inspected on this site by  
 Hilary Mallon EHO ON 5/7/91. AS the soil did not  
 seem suitable for septic tank drainage, percolation tests  
 were required.

Percolation tests were carried out on this site  
 on the 22/7/91 and 23/7/91, and failed.

From the results of the above this site does  
 not seem to be suitable for septic tank drainage.

Peter Whelan.  
 5/9/91.

Mr. Norman  
 der John O'Reilly EHO  
 5/9/91.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed house and septic tank at Slievethoul, Brittas  
for P. Ownes.

T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554  
Appl. Rec'd: 10.04.91  
T.X.'s up to & incl. 10.08.91  
Fur. T.X. let. rec'd: 08.08.91  
Fur. T.X. up to: 20.09.91

---

Report of the Dublin Planning Officer, dated 8 August 1991

This is an application for a house and septic tank at Slievethoul, Brittas.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 20 September 1991.

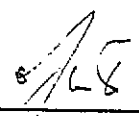
I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
for Principal Officer.

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

Dated: 7 August, 1991.

  
\_\_\_\_\_  
APPROVED OFFICER

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

---

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

  
\_\_\_\_\_  
SENIOR STAFF OFFICER.

*Generalist Boothman*

PK

# Dublin Corporation

Bárdas Átha Cliath

ENGINEERING SERVICES



WATERWORKS,  
68/70 MARROWBONE LANE,  
DUBLIN 8.  
TELEPHONE 543444  
FAX 534849

K.C. O'DONNELL  
B.E., C.Eng., F.I.E.I., M.I.W.E.M.  
DUBLIN CHIEF ENGINEER.

W/MP/CMcG/SMP.Owe

24th July, 1991.

Dublin County Council,  
Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St,  
Dublin 1.

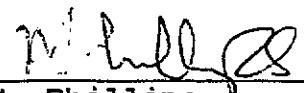
RE: Planning Application Ref No. 91A/0554 - P. Owens - Bungalow  
and septic tank at Slievethoul, Brittas, Co. Dublin.

=====

Dear Sir,

This Department has no objection to the proposal.

Yours faithfully,

  
\_\_\_\_\_  
M. Phillips,  
A/DIVISIONAL ENGINEER.

25 JUL 91

M.J. O'CONNELL, B.E., C.Eng. M.I.E.I., M.I.W.E.M.  
*Divisional Engineer — Production.*

M.S. MURPHY, B.E., C.Eng. M.I.E.I.  
*Divisional Engineer — Maintenance.*

10 July 1991

Councillor M. Taylor, T.D.,  
Dail Eireann,  
Baile Atha Cliath, 2.

---

Dear Councillor Taylor,

I wish to refer to your recent letter in which you make representations on behalf of Mr. & Mrs. Conroy who object to an application for planning permission submitted by Mr. P. Owens for a house and septic tank at Slievethou1, Brittas.

I wish to inform you that this application 91A/554 was received in the Planning Department on the 10th April, 1991 and that the period for considering this application has been further extended up to and including the 10th August, 1991.

Your representations have been noted and will be drawn to the attention of the Planning Officer for the area.

Yours sincerely,



---

for PRINCIPAL OFFICER



AS

DÁIL ÉIREANN  
BAILE ÁTHA CLIATH, 2.  
(Dublin, 2).

12/6/91

The Planning Dept  
Dublin County Council  
Irish Life Centre  
Lower Abbey St  
Dublin 1

**OBJECT**

Re APPLICATION OF P OWENS 91A/A/0554.

A chara,

I enclose herewith copy letter furnished to me by Mr & Mrs  
Conroy.

I support their objection please let me know the position in  
due course.

Yours faithfully,

Mervyn Taylor, T.D.

13. JUN 91

*Sent Premier walk  
Re Board*

Glenview House,  
Slievethoul,  
Brittas,  
Co. Dublin.  
3rd May, 1991.

The Planning Department,  
Dublin County Council,  
Abbey Street,  
Dublin 1.

RE: Planning Application Nos. 91/A/0554  
91/A/0555  
91/A/0556

Applicant : P. Owens  
Lands at Slievethoul, Brittas, Co. Dublin.

Dear Sirs,

We are residents of the above address since 1956 and wish to lodge a strong objection to Planning Application 91/A/0554 above for the following reasons:

1. The proposed dwellinghouse is to be located on the foundation of existing ruins. Please note "House D" is already the replacement dwelling for these ruins.
2. The proposed private dwellinghouse is not needed by the Applicant or a member of the family as they currently enjoy two dwellings:

- \* House A = New bungalow where the family reside.
- \* House B = Three bedroom house acquired with farm over 4 years ago. Rented out to Applicant's sister for a period of 6 months. Dwelling is currently vacant.

\* Per Applicants Submission

3. The proposed development will involve a second septic tank positioned in the field under the public road, 200 yards from my own residence.
4. The proposed site would be located in a zoned high amenity area.
5. The proposed development would contribute to other prospective housing development in an unserviced rural area served by a sub-standard road system.

Would you be kind enough to acknowledge receipt of this objection.

Yours faithfully,

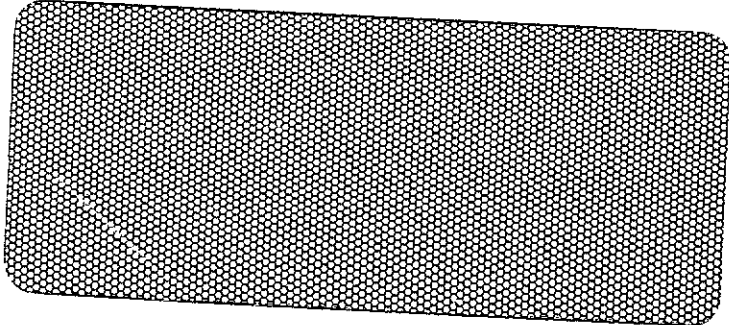
EDWARD CONROY.

PATRICIA CONROY.

*ages of children  
10. 15. 18.*



Postage Paid  
Postas Ioctha



Oireachtas

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed house and septic tank at Slievethoul,  
Brittas, for P. Owens.

T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554  
Appl. Rec'd: 10.04.1991  
Time Ext. let. rec'd: 05.07.1991  
Time Ext. up to: 10.08.1991

---


Report of the Dublin Planning Officer, dated 8 July 1991

This is an application to erect a house and septic tank at Slievethoul, Brittas for P. Owens.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 10th August, 1991.


I recommend that the period to be extended accordingly..

Reason: To facilitate full consideration of the application.

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

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

Dated: 8 July, 1991.

  
\_\_\_\_\_  
Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th July, 1991.

---

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

  
\_\_\_\_\_  
SENIOR STAFF OFFICER.



(1) Date Lodged

LOCATION: SLEEVETHOOL BRITTAS

REG. REF. 91A/0554

APPLICANT: P. O'NEIL

PROPOSAL: RECONSTRUCT DERELICT HOUSE.

.....Septic Tank proposal refers to EX. B.....  
FOUL SEWER This submission is one of those submissions in the same area. (See 91A/0554 and 91A/0556.)

This area also contains several existing premises adjoining to septic tanks and also lies within the catchment of the Blessington lakes.

But for the fact that this is a bona fide reconstruction and would not in theory add to the existing flow to the ground water Engineering Services would be recommending refusal.

SURFACE WATER

Soak pit proposal - refers to Z.B.L. Dept.

*B. O'Connell*  
27.91.

(2) Date Referred:

(3) Rec'd San. Ser.

(4) Dispatched from San. Services.

(5) Date to Planning

(6) Date to Planner

(9) Decision Due:

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

Mary Darley.

Register Reference : 91A/0554

Date : 18th April 1991

Development : Demolition of derelict house and sheds and the construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. DARLEY

Date Recd. : 10th April 1991

DUBLIN COUNTY COUNCIL  
31 MAY '91  
ENVIRONMENTAL HEALTH

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 1.07.91 .....  
Time ..... 9.10 .....  
.....

Yours faithfully,

*Paul Galvin*

PRINCIPAL OFFICER

The following information is required,

1. Location of permeation area.
2. Location of soakaway.
3. Well to be at least 200 ft. from permeation area.
4. Permeation area indicated is too close to the boundary with the right of way.
5. Evidence of soil suitability for septic tank drainage.
6. Evidence of adequate and stable water supply.
7. Proposed use of farm buildings and outhouses and method of waste disposal from same where appropriate.

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*Hilary Moller* 26/6/91

*Orla Devine*  
*for John O'Keilly SBHO*  
26/6/91

EMD.

SS & CW

Ⓡ

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,  
Sanitary Services Dept.

Register Reference : 91A/0554

Date : 11th April 1991

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 10th 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

DUBLIN CO. COUNCIL  
25 APR 1991  
SAN SERVICES

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
30 MAY 1991  
Returned *[Signature]*

FOUL SEWER

Refusal recommended.

*This site is situated in the catchment of the reservoirs of Blessington  
Dublin Corporation have requested that Engineering Services recommend refusal of any septic  
tank drainage systems in the catchment near of their reservoirs. Refn to Dublin Corporation  
Sewerage Division.*

SURFACE WATER

*Septic pit proposal - refer to S.D.L. Dept.*

*[Signature]* 25/4/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 10.06.91 .....  
Time ..... 10.30 .....

*J.P.*  
27/5/91

Register Reference : 91A/0554

Date : 11th April 1991

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

WATER SUPPLY *No to town / main in this area -*  
*well proposed.*

*J. Hunt*  
*30/4/91*

ENDORSED *J. M. M.* DATE *1/5/91*

*75 28/5/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL  
Date ..... *10.06.91* .....  
Time ..... *10.30* .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive <sup>Order No. P/2540/91</sup> Business and Manager's Orders

Proposed demolition of derelict house and sheds and  
the construction of bungalow and septic tank at  
Slievethoul, Brittas, for P. Owens.

T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554  
Appl. Rec'd: 10.04.91  
Time Ext. let. rec'd: 07.06.91  
Time Ext. up to: 10.07.91

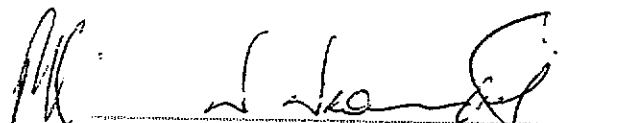
Report of the Dublin Planning Officer, dated 7 June 1991

This is an application for demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 10th July, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
for Principal Officer.

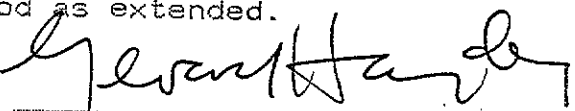
Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 7 June, 1991.

  
Assistant City & County Manager

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

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

  
SENIOR STAFF OFFICER.

*J + CMO*

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,  
Sanitary Services Dept.

Register Reference : 91A/0554

Date : 11th April 1991

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 10th April 1991

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

Date received in sanitary services **25 APR. 1991..**

DUBLIN CO. COUNCIL  
SAN SERVICES  
**25 APR. 1991..**

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
**30 MAY 1991**  
Returned *[Signature]*

FOUL SEWER

Refusal recommended.

*This site is situated in the catchment of the reservoir at Blessington. Dublin Corporation have requested that Engineering Services recommend refusal of any septic tank drainage systems in the catchment near of their reservoirs. Ref to Dublin Corporation Suburban Division.*

SURFACE WATER

*See report proposal - refer to S.D.C. Dept.*

*[Signature] 25/4/91.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date **30.05.91**  
Time **3.30**

*24.05.91  
[Signature]*

*W + CMO*

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,  
Sanitary Services Dept.

Register Reference : 91A/0554

Date : 11th April 1991

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer :

Date Recd. : 10th 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 : 25 APR 1991..

DUBLIN CO. COUNCIL  
25 APR 1991  
SAN SERVICES

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
30 MAY 1991  
Returned *[Signature]*

FOUL SEWER

Refusal recommended.

*This site is situated in the catchment of the reservoir at Blessington. Dublin Corporation have requested that Engineering Services recommend refusal of any septic tank drainage system in the catchment near of their reservoirs. Ref to Dublin Corporation Networks Division.*

SURFACE WATER

*See pit proposal - refer to S.D.C. Dept.*

*[Signature] 25/4/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 30.05.91  
Time 3.30

*[Handwritten notes]*

Register Reference : 91A/0554

Date : 11th April 1991

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

WATER SUPPLY No to low / main in this area -  
well proposed.

*J. M. ...*  
30/4/91

ENDORSED *J. M. ...* DATE 1/5/91

*J. M. ...* 28/5/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 30.05.91  
Time 3.30



# DUBLIN COUNTY COUNCIL

Tel. 724/55 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To	T. Colbert,	Decision Order	P/4909/91	17.10.91
	169 Forest Hills,	Number and Date		
	Rathcoole,	Register Reference No.		91A/0554
	Co. Dublin.	Planning Control No.		10.04.91
Applicant	P. Owens.	Application Received on		
		Floor Area:	191.26 sq.m.	

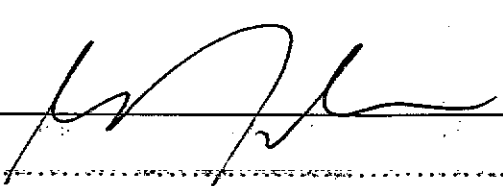
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/4909 for:-  
demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethorly, Brittas.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the design and location of septic tank percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems", as set out in SR6, 1975, available from Eolas, and specifically to be as shown in 1:500 drawing dated 14th October, 1991, but with the percolation pipes to run parallel with the contours.	4. In order to comply with the requirements of the Sanitary Services Department.

Over .....

Signed on behalf of the Dublin County Council

  
For Principal Officer  
Date 17 October 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

5. That the house when completed be first occupied by the applicant and/or members of his immediate family.

6. That prior to the commencement of development, the applicant is to enter into an agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the applicants land north of the public road as shown coloured blue and outlined in red on map, date stamped 10 April 1991, from further development apart from the construction of structures which would constitute exempted development.

REASONS FOR CONDITIO

5. To prevent unauthorised development.

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

NOTE:

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

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

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

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

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

T. Colbert,  
169, Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref.: 91A-0554

18 September 1991

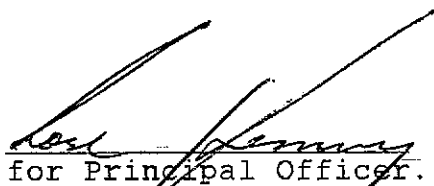
Re: Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas for P. Owens...

Dear Sir,

With reference to your planning application received here on 10th April, 1991, (letter for extension period received 17th September, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 18th October, 1991.

Yours faithfully,

  
for Principal Officer.

169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Mr. C. Kennedy,  
Planning Officer,  
Dublin Co. Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re: House and septic tank at Slievethoul, Brittas for Mr.  
Peter Owens  
Reg. Ref. No. 91A/0554

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a time extension on the above application, up to and including 18th October 1991 to enable some details of the Environmental Health Inspectors requirements to be clarified.

Yours Faithfully,



T. Colbert.  
16th September 1991

17. SEPT 91

T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554

8 August 1991

Re: Proposed house and septic tank at Slievethoul, Brittas for P. Owens.

Dear Sir,

With reference to your planning application received here on 10 April 1991, (letter for further extension period received 08.08.91), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been further extended up to and including 20 September, 1991.

Yours faithfully,

J. de B  
for Principal Officer.

169 Forest Hills,  
Rathcoole,  
Co. Dublin.

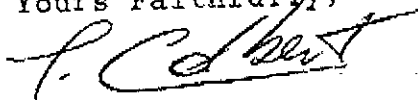
Mr. R. Cremmins,  
Planning Officer,  
Dublin Co. Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re: House and septic tank at Slievethoul, Brittas for Mr.  
Peter Owens  
Reg. Ref. No. 91A/~~0554~~; 91A/555; 91A/556.

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a time extension on the above applications up to and including 20th September 1991 to enable some details of the Environmental Health Inspectors requirements to be clarified.

Yours Faithfully,



T. Colbert.  
7th August 1991

T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554

8 July 1991

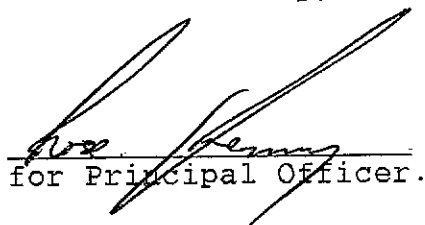
Re: Proposed house and septic tank at Slievethoul, Brittas for P. Owens.

Dear Sir,

With reference to your planning application received here on 10th April, 1991 (letter for extension period received 5th July, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been further extended up to and including 10th August, 1991.

Yours faithfully,

  
for Principal Officer.

3144

169 Forest Hills,  
Rathcoole,  
Co. Dublin.

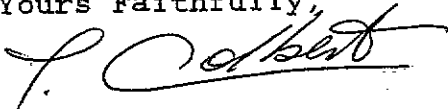
Mr. R. Cremmins,  
Planning Officer,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re House and septic tank at  
Slievethoul, Brittas for Mr. P. Owens  
Reg. Ref. 91A/0554

Dear Sir,

I wish, on behalf of my client Peter Owens, to request a time extension on the above application up to and including the 10th August 1991, to enable some items to be clarified.

Yours Faithfully,



T. Colbert  
2nd July 1991



T. Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/0554

7 June 1991

Re: Proposed demolition of derelict house and sheds and the construction of bungalow and septic tank at Slievethoul, Brittas, for P. Owens.

Dear Sir,

With reference to your planning application received here on 10th April, 1991, (letter for extension period received 7th June, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 10th July, 1991.

Yours faithfully,

---

for Principal Officer.

Dec 7/6/91

169 Forest Hills  
Rathcoole  
Co Dublin

Mr P. Kenny  
Planning Dept  
Dublin Co Co.  
Irish Life Centre  
1 Lt Abbey St  
Dublin 1

Re Houses at Slievethold Brittas Co  
Dublin for Peter Owens.

Reg Ref. i) 91A/0554

ii) 91A/0555

iii) 91A/0556

Dear Sir,

I wish to have a time extension  
on the above applications, of one month  
until 10<sup>th</sup> July 1991

Yours Faithfully

J. Collier

7-6-91

ref 10/6/91  
10/7/91

Slievethaul

Brittas

co. Dublin

21-5-91

Dear Mr. Coarain,

I spoke with the Planner Miss Mary Dabley on Friday the 17th May. She asked me to outline all the land I own have in blue. I have done this and hope you find it in order a total of 27 1/2 acres in relation to planning permission 91A-0554-0555-0556-

Thanking you.

Peter Owens

DUBLIN COUNTY COUNCIL  
Dept. Registry Section  
APPLICATION RECEIVED

21 MAY 1991

REG. NO. ...  
APPLICATION TYPE ...  
NO. ...

91A | 0554  
555  
556

1.1.0

and A.1





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/0554

Date : 11th April 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

APPLICANT : P. Owens

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received  
on 10th April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr T. Colbert, Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

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

Issue of this receipt is not an  
acknowledgment that the fee  
tendered is the prescribed application  
fee. No. 35351  
Balance

£40.00

24th

day of April 19 91

Received this  
from Theresa Owens  
Slievehoul  
Brittas

the sum of forty Pounds  
Pence, being Balance

of fee on 91A/0554

Naibé Deane

Cashier

S. CAREY  
Principal Officer



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

Register Reference : 91A/0554

Date : 15th April 1991

Dear Sir/Madam,

Development : Demolition of derelict house and sheds and the  
construction of bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

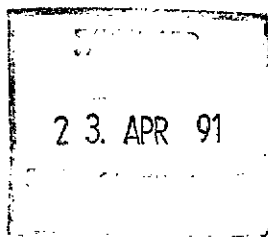
Date Recd : 10th April 1991

Your application in relation to the above was submitted with a fee of  
32.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be 72.00 .

I should be obliged if you would submit the balance of 40.00  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,



*R. Reed*

PRINCIPAL OFFICER

Mr T. Colbert, Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.





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 SLIEVETHOUL  
(If none, give description sufficient to identify) BRITTAS Co DUBLIN

3. Name of applicant (Principal not Agent) PETER OWENS  
Address SLIEVETHOUL BRITTAS Co DUBLIN Tel. No. ....

4. Name and address of person or firm responsible for preparation of drawings T. COLBERT DIP. ARCH. TECH.  
169 FOREST HILLS RATHCOOLE Tel. No. 589682

5. Name and address to which notifications should be sent T. COLBERT DIP. ARCH. TECH.  
169 FOREST HILLS RATHCOOLE Co DUBLIN

6. Brief description of proposed development DEMOLITION OF DERELICT HOUSE AND OUTHOUSES AND THE CONSTRUCTION OF BUNGALOW AND SEPTIC TANK

Method of drainage SEPTIC TANK 3. Source of Water Supply WELL

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. SHEDS  
(b) Proposed use of each floor SHEDS

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

(a) Area of Site 69.50 Sq. m.  
(b) Floor area of proposed development 191.26 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 176 Sq. m.

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

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

9. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS RELEVANT

10. List of documents enclosed with application. 4 COPIES LOCATION MAP, SITE PLAN, DETAIL DABS AND SPECIFICATION, 2 COPIES OF WATER DIVINERS LETTERS EXPLANATORY LETTER AND COPY OF ADVERTISEMENT

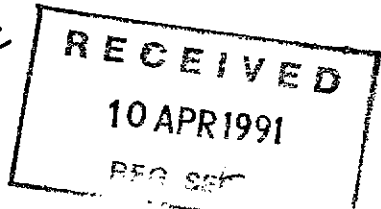
Gross floor space of proposed development (See back) 191.26 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1 & A

Fee Payable £ 87 Basis of Calculation £32 & £55  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) T. Colbert Date 9th April 91

Application Type P/BBL FOR OFFICE USE ONLY  
Register Reference 91A/0554  
Amount Received £ .....  
Receipt No .....  
Date 24-6



J. Pross 27/3/91  
32 10/1  
N 35166

55 N35460

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

[RECEIPT CODE BOX]

CHEQUE

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

M.O.

REC. No. N 35460

B.L.

I.T.

£ 55.00

Received this 10th day of April 1991

from T. Owens, Slievehoul, Brittas

the sum of fifty five Pounds

being for bye-law application at Slievehoul

Modesh Scane Cashier

S. CAREY Principal Officer Class A x 1

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL  
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 35166

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

£32.00

25  
day of

April

1991

Received this

from T. Owens

Slieve Thaul

Birtas

the sum of

thirty two

Pounds

Pence being

fee for

planning application at Slieve Thaul

Madeline Deane

Cashier

S. CAREY  
Principal Officer

*[Signature]*

**PAT & MARK DEMPSEY**  
Well Drilling Contractors  
SHEANE, RATHANGAN, CO. KILDARE  
PUMPS SUPPLIED & FIRED

QUOTATION NO. 910401  
DATE: 03.04.91

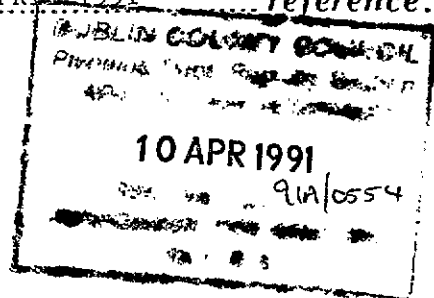
MOBILE TELEPHONE: 088/57691  
TELEPHONE: 045/24330/24292  
VAT NO. 04402460

...3RD APRIL 1991...

TO MESSRS. ... MR. PETER OWENS, OWENVIEW KENNELLS, GLENANAREEN, BRITTAS, .....

Dear Sirs,

We thank you for your enquiry dated 2ND APRIL 1991 reference PMD/PO



TO WHOM IT MAY CONCERN:

WITH REFERENCE TO OUR RECENT TELEPHONE CONVERSATION., HAVING DIVINED AT  
3 PROPOSED SITES @ SLIEVE TOUGHL, BRITTAS, CO. WICKLOW.  
I ESTIMATED THAT A DOMESTIC WATER SUPPLY COULD BE OBTAINED AT APPROXIMATELY  
80-100'.

I HAVE EXPERIENCED OF DRILLING WELLS IN THE AREA IN THE PAST.

LOOKING FORWARD IN HEARING FROM YOU IN THE NEAR FUTURE;

KINDEST REGARDS;

PAT Dempsey  
PATRICK DEMPSEY.  
WELL DRILLER.

Delivery.....

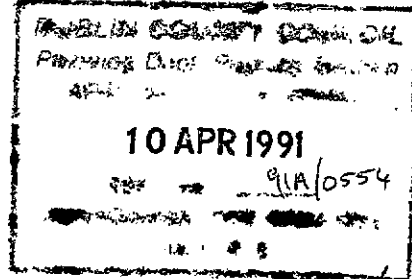
Transport.....

**SUBJECT TO OUR STANDARD CONDITION OF SALE PRINTED OVERLEAF**

2/4/91

Michael Dunne & Sons,  
Copper Beech House,  
Clonbrin,  
Rathangan,  
Co. Kildare.  
Phone: 045-24339  
Well Drilling Contractor

Mr. Peter Owens  
Owenvue Kennels  
Glenageary  
Bairras  
Co. Dublin



Dear Sir's

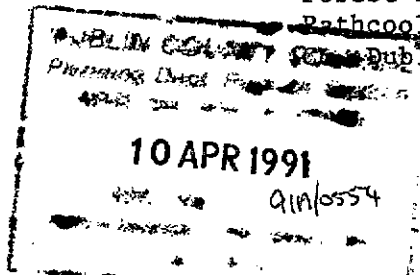
Having surveyed the sites  
for the above, I can guarantee  
a sufficient water supply.

I have drilled and  
worked extensively in the area

Yours Sincerely  
Michael Dunne

169 Annadale Close,  
Forest Hills,  
Rathcoole,

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



**Re: Houses at Slievethoul, Brittas, for Mr. Peter Owens**

Dear Sir,

Please find enclosed application for Planning Permission for house at the above address for my client Peter Owens.

Mr. Owens is a married man with three children and lives on a smallholding of approx. 23 acres at Slievethoul, Brittas in the house marked 'A' on the attached map. His parents-in-law live in house 'B', his Brother-in-law in 'C' and his sister in 'D'.

Mr. Owens is applying for planning permission for three houses, one each for his three children and because of the strong family connection with the area he is anxious that they live near their family.

Two of the applications are for the demolition of derelict houses and outhouses and the erection of a house in these locations, and the third is for a new house opposite his own house.

Mr. Owens is willing to sterilise whatever amount of his land as may be deemed necessary in the interests of good planning and will sign any documents required should these permissions be granted.

Yours Faithfully,

T. Colbert. Dip. Arch. Tech.,  
9th April 1991.







SPECIFICATION

FOR

WORK TO BE DONE AND MATERIALS TO BE USED

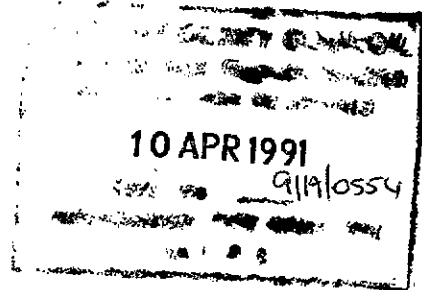
IN

THE ERECTION OF HOUSE AND SEPTIC TANK

AT

SLIEVETHOUL, BRITTAS,  
COUNTY DUBLIN,

FOR  
PETER OWENS



T. Colbert Dip. Arch. Tech.,  
169 Annadale Close,  
Forest Hills  
Rathcoole,  
Co. Dublin.

### GENERALLY

- \* All materials to be the best of their respective kinds and as specified and, all things being equal, be of Irish manufacture.
- \* All sand to be clean washed sharp sand.
- \* All cement to be first grade Irish Standard, properly stored and used as specified.
- \* All broken stone or gravel to be clean and free from loam and other vegetable matter.
- \* All concrete blocks to be to Irish Standard Specification from an approved manufacturer and be true to size and have sharp arrises.
- \* All cement mortar to be mixed 5 parts washed sand to 1 part cement.
- \* All lime mortar to be 6 parts washed sand to 1 part lime to 1 part Portland cement.
- \* All lime to be freshly burned roach lime, slaked and run to putty at least 3 weeks before use, or hydrated lime to Irish Standard Specification.
- \* All putty to be best oil putty.
- \* All glass to be 4mm glass unless otherwise stated.
- \* All workmanship to be of first quality and carried out by fully qualified tradesmen, each to his own trade.
- \* The Contractor shall attend upon, cut away for and make good after all trades.
- \* The Contractor shall be responsible for the true and proper setting out of the works and any errors will be made good at the Contractor's own expense.
- \* The Contractor shall be solely responsible for and indemnify the Employer in respect of, and insure against, any liability due to injury to persons, workmen or damage to property.
- \* All floors to be scrubbed, all glass to be cleaned, all pipes gutters ,gullies etc., to be cleaned out and the entire works to be left in a clean and tidy condition on completion.

### EXCAVATOR

- \* The site for the works to be cleared of soil and vegetable earth to the required depths, and the excavated material removed from site unless otherwise directed.
- \* Excavations for all footings are to be carried down to such depths as may be required to reach firm bearing ground, but in no case shall the depth be less than that shown on the drawings.
- \* Bottoms of trenches may be stepped as necessary and shall be perfectly horizontal in all places. Widths of footings shall be not less than those shown on the drawings.
- \* The Contractor shall not pour any foundations until the excavations have been inspected and approved.
- \* The Contractor shall be responsible for upholding the sides of trenches and shall supply all planks and strutting as may be required to ensure this.
- \* Fill in to make up levels under concrete bed with a layer of broken stone to pass a 100 ring and not less than 100 deep. Where the depth of hardcore exceeds this, it must be laid in layers 100 deep, fully consolidated before concrete is poured.
- \* Excavate for lines of drains as and where shown. Cuttings to be at least 600 wider than the pipes and to the depths as necessary to provide the correct falls, but in no case shall the trench be less than 600 deep.

## CONCRETOR

\* The cement shall be from an approved source and comply in all respects to the relevant Irish Standard Specification. It shall be delivered in the original sealed bags and be stored in a proper manner to avoid deterioration.

\* The fine aggregate shall consist of well graded coarse sand mainly passing a 5mm sieve test.

\* The all-in aggregate shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit, or referred to as 5mm aggregate.

\* Coarse aggregate shall consist of natural gravel, crushed gravel or crushed stone well graded from the nominal maximum sizes referred to hereafter.

\* All concrete mixed on site shall be done so mechanically. Materials shall be mixed dry for at least one minute and for at least one and a half minutes after the water has been added. Mixing must continue until there is a uniform distribution of materials and be all of the same colour and consistency. The consistency should be such that when a handful is taken from the heap and pressed it will retain the shape when the pressure is removed. Facilities for cube taking and testing to be provided for in the tender.

\* Concrete mixes shall be as follows:-

Mix A. Footings: 1 part cement to 3 parts sand, (Passing 5mm sieve) to 6 parts coarse aggregate (Passing 38mm sieve).

or

1 part cement to 8 parts all-in aggregate (passing 38mm sieve)

Mix B. Floors: 1 part cement to 2.5 parts sand to 5 parts aggregate (38mm sieve)

or

1 part cement to 6 parts all-in aggregate.

Mix C. Reinforced

Work: Cills, cappings, spud blocks, heads etc.,

1 part cement to 2 parts sand to 4 parts coarse aggregate (20mm sieve)

or

1 part cement to 5 parts all-in aggregate (20mm sieve)

\* The formwork and the time which shall elapse before striking shall be to the approval of the Architect.

\* Reinforcement to lintols shall be in accordance with the drawings and have a minimum of 25mm cover. Where not shown allow 1 No. 12mm diam. bar per 300mm width of ope, one quarter of the reinforcement in the top and three quarters at the bottom. All bars to have standard hooks. Where necessary, to lap bars, laps to be min. 45 times bar diameter. Ratio of span to depth of lintol shall not exceed 20:1. Allow 225mm bearing to each end of lintol.

\* All concrete to be cured to the satisfaction of the Architect.

\* All concrete shall be transported and placed in its location as rapidly as possible after mixing, and in all cases within 30 minutes, by approved means to prevent segregation and loss of ingredients.

\* No partially set concrete shall be used or reworked.

\* Provide 1000 gauge 'Visqueen' damp proof membrane on 50mm bed of sand under 150mm concrete floor slab. Provide 150 laps where joints occur. 'Visqueen' to be carried up walls and tucked in to joint and overlap d.p.c. in all walls.

### BRICKLAYER AND BLOCKLAYER

\*. Cement mortar shall consist of one part cement to three parts of sand by volume. Where required for increased workability an addition of non-hydraulic or semi-hydraulic lime, not exceeding 25% by volume of the dry cement, may be added to the mix.

\*. Cement lime mortar shall consist of one part Portland cement to one part of non-hydraulic lime or semi-hydraulic lime to six parts sand by volume.

\*. Lay solid block rising walls on foundation strips up to d.p.c. level as shown on the drawings. D.p.c. to be a minimum of 150mm over external ground level.

Where visqueen d.p.m. overlaps the d.p.c. in walls both materials are to be suitably bonded together using a compatible adhesive.

\*. Walls to be constructed in 100mm block or brick external leaf rendered, 100mm cavity containing 50mm insulation, and 100mm internal leaf plastered.

All block and brick walls are to be built in level courses and be plumb, neatly and properly bonded and keyed into existing work as shown. All vertical joints are to be perpendicular above one another in alternate courses.

All vertical joints are to be thoroughly filled with mortar.

\*. Window cills are to be precast concrete cills, weathered and throated and be from an approved manufacturer.

Provide d.p.c. under, behind and turned up at both ends of all cills.

All cills are to have 150 bearing at both ends.

\*. Secure all wallplates with 225x12mm galvanised ragbolts @ 600 c/c.

\* Provide all vents where shown on the drawings. Provide cast iron louvred vent covers externally and patent P.V.C. covers internally.

\* Chimney stack to be as shown and fitted with weathered and throated capping to project 75mm beyond face of stack and have p.v.c. damp proof course under. Fair ends of capping to be 75mm thick and 150mm thick at centre.

Flue liners to be 200mm internal diameter and laid as recommended. If spigot and socket type liners are used, liners to be laid with spigot down.

## CARPENTER AND JOINER

### QUALITY OF TIMBER:

\* All timber to be best of its respective kind, and free from all defects such as large or loose knots, waney edges, etc., and be thoroughly seasoned and have the following maximum contents of moisture- Joinery 12%; Carpentry 20%. Tests may be carried out to ensure that all timber used has a moisture content within these limits and any timber fixed having a greater moisture content must be removed at once at the Contractors expense.

Rafters, ceiling joists and such like timbers to be white deal, and be pre-treated with preservative by pressure impregnation to the satisfaction of the Architect. In addition the ends of all timbers to be subsequently concealed must be thoroughly dipped in preservative.

All timbers used for joinery to be close grained red deal. For wrought work, 1.5mm will be allowed for each wrought face from all specified thicknesses.

### TIMBER SIZES:

- \* Timber sizes shall be as indicated on the drawings.
  
- \* Roof to be constructed as shown. All members to be fitted and well spiked together before loading the roof. Purlins and wall plates to have halved joints. Purlins to be jointed only over block supports.
  
- \* External door to be selected hardwood to standard size as shown on the drawings, hung on 110x75 moulded and rebated hardwood frame with 3 No. 100mm brass butt hinges. Fit Canadian threshold.
  
- \* All internal doors to be standard types and sizes of flush panel doors, hung on 2 No. 100mm steel butt hinges.
  
- \* Fit all internal doors with 175 x 25 twice feathered hardwood door saddles to project 50mm beyond frame at each side.
  
- \* Provide and fit 600 x 600 blockboard (18mm) trapdoor in trimmed ope in ceiling to access attic space. Provide for 50 x 18 architrave mitred at corners, around trapdoor ope.
  
- \* All joinery to be primed before fitting, and neatly cleaned on the surface before painting.



\* Provide 25mm T & G boarding under water storage tank in roof space, extending 450mm min. beyond all sides of tank. Provide suitable insulated cover and surround to tank.

\* Hot Press to have 50 x 25 slatted shelving. Shelves to be at max. 450mm c/c vertically. Slats to be fitted with 18mm spacing to 75 x 50 bearers.

\* Built in wardrobes to be in 20mm medium density fibreboard with hardwood veneer, on 100 x 50 plinth. Rebated framing from plinth to ceiling, and for transome, to be 110 x 50. 38mm flush doors 2M high to transome and to upper doors.

Doors to be hung with 2 No. 100mm brass butt hinges and be fitted with good quality press lock and brass pull handles.

Provide stainless steel hanging rail below hat shelf.

#### ROOFER AND TILER

- \* The roof covering shall be slates as indicated on the drawings, laid in accordance with the manufacturer's instructions.
- \* Battens to be as described and to the centering as recommended.
- \* Battens to be laid on untearable sarking felt.
- \* The entire area of the roof space i.e. the area over the ceiling joists, is to be insulated with 100 glass fibre quilt laid between the ceiling joists on suitable vapour barrier on ceiling slabs. A clearance of 50mm is to be maintained at all times over the quilt.

## ELECTRICIAN

\* All electrical work to be carried out to the satisfaction of, and in accordance with the rules and regulations and requirements of the E.S.B..

\* Include for the following light fittings;

Bedrooms: 1 No. overhead central fitting switched at door.  
Bathroom: 1 No. overhead central fitting switched in hall.  
Living/Dining Room: 2 No. overhead fittings separately switched at door. 2 No. wall fittings switched at door.  
Kitchen: 1 No. overhead central fitting switched at door.  
Concealed striplighting to kitchen units switched locally.  
Hall: 2 No. overhead fittings switched at hall door and outside kitchen door.  
Attic: 1 No. overhead fitting switched inside trapdoor.  
Exterior: 2 No. bulkhead fittings-front and rear-switched in hall and kitchen. 1 No. wall mounted globe fitting outside main door, switched in hall.

Include for the following power points;

Bedrooms: 2 No. twin sockets.  
Bathroom: 1 No. light/shaver fitting.  
Living/Dining Room: 5 No. twin sockets.  
Kitchen: 2 No. twin sockets. 3 No. twin sockets at worktop height.  
Dishwasher/Washing Machine/Fridge/Cooker/Boiler outlets as required.

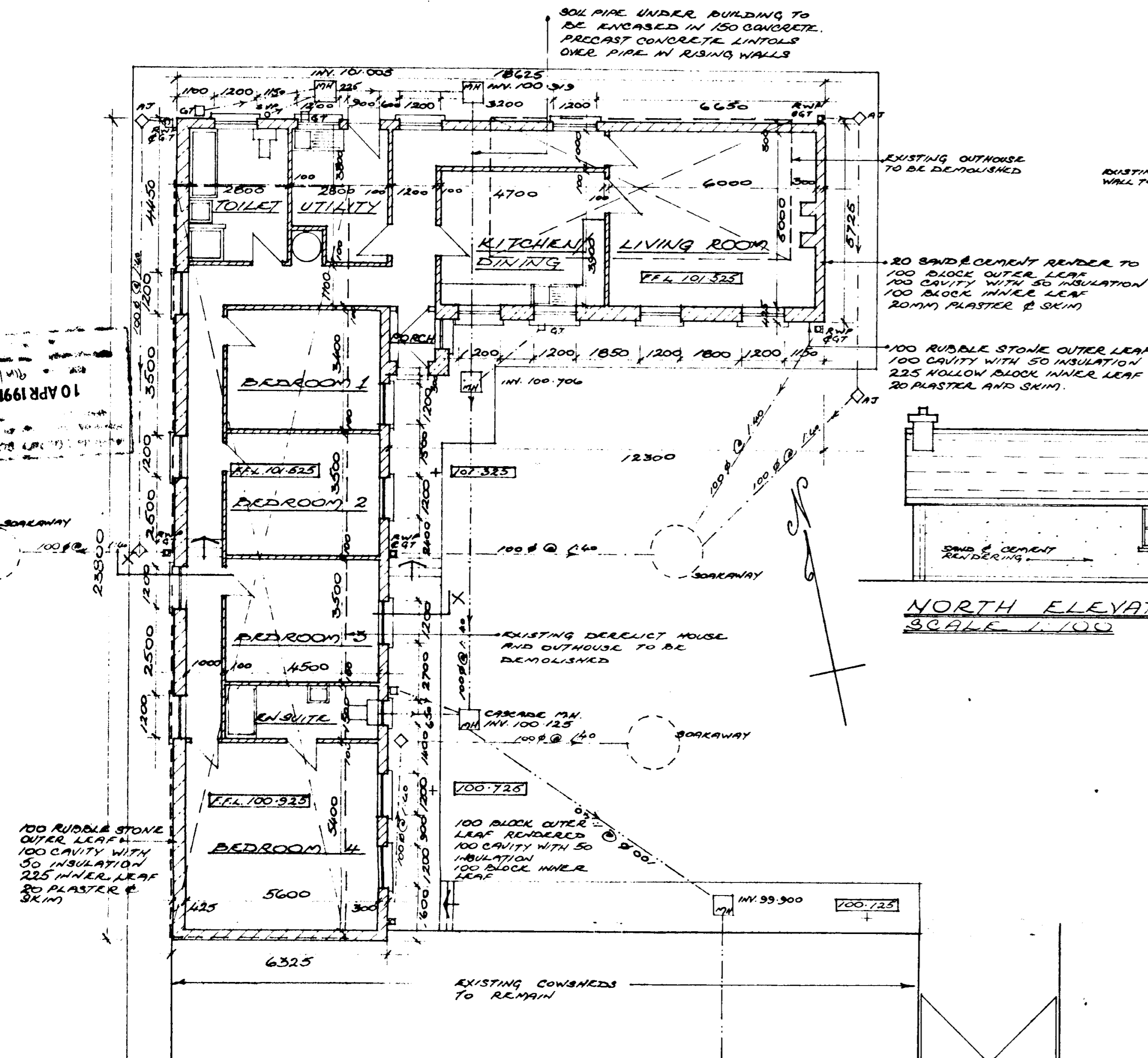
Include also for the following;

Consumer Unit.  
Meter Press.  
1 No. T.V. outlet in Kitchen, Living Room and Bedroom No. 1.

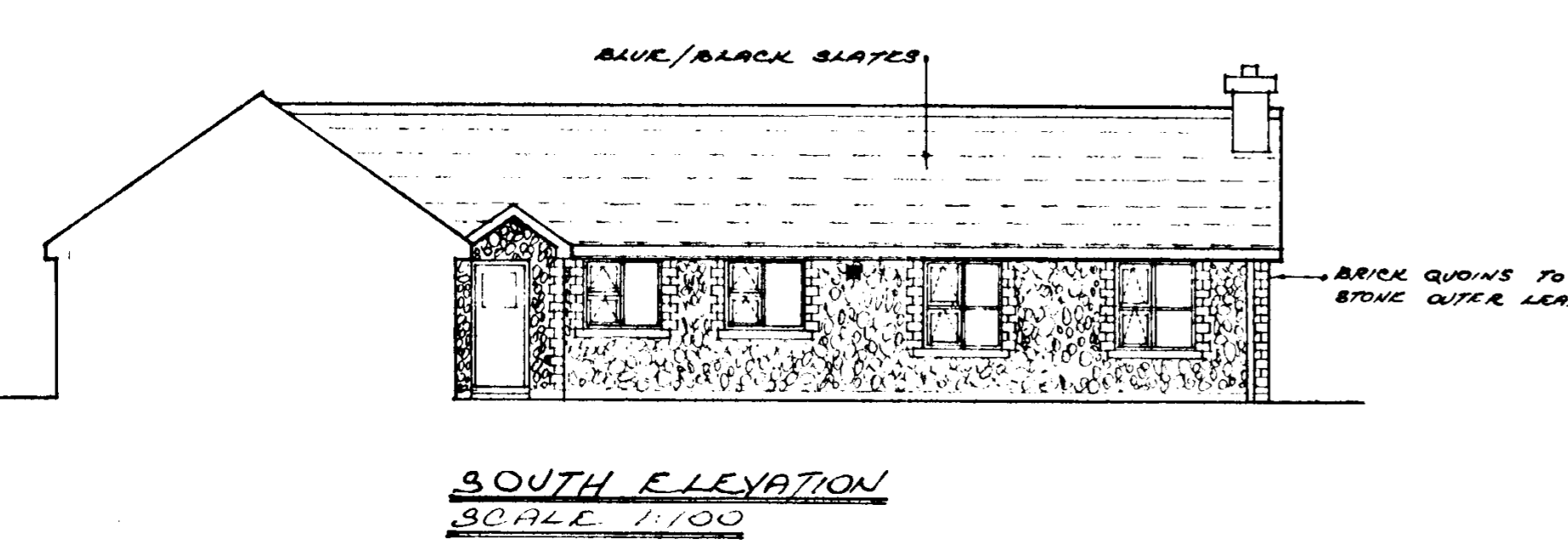
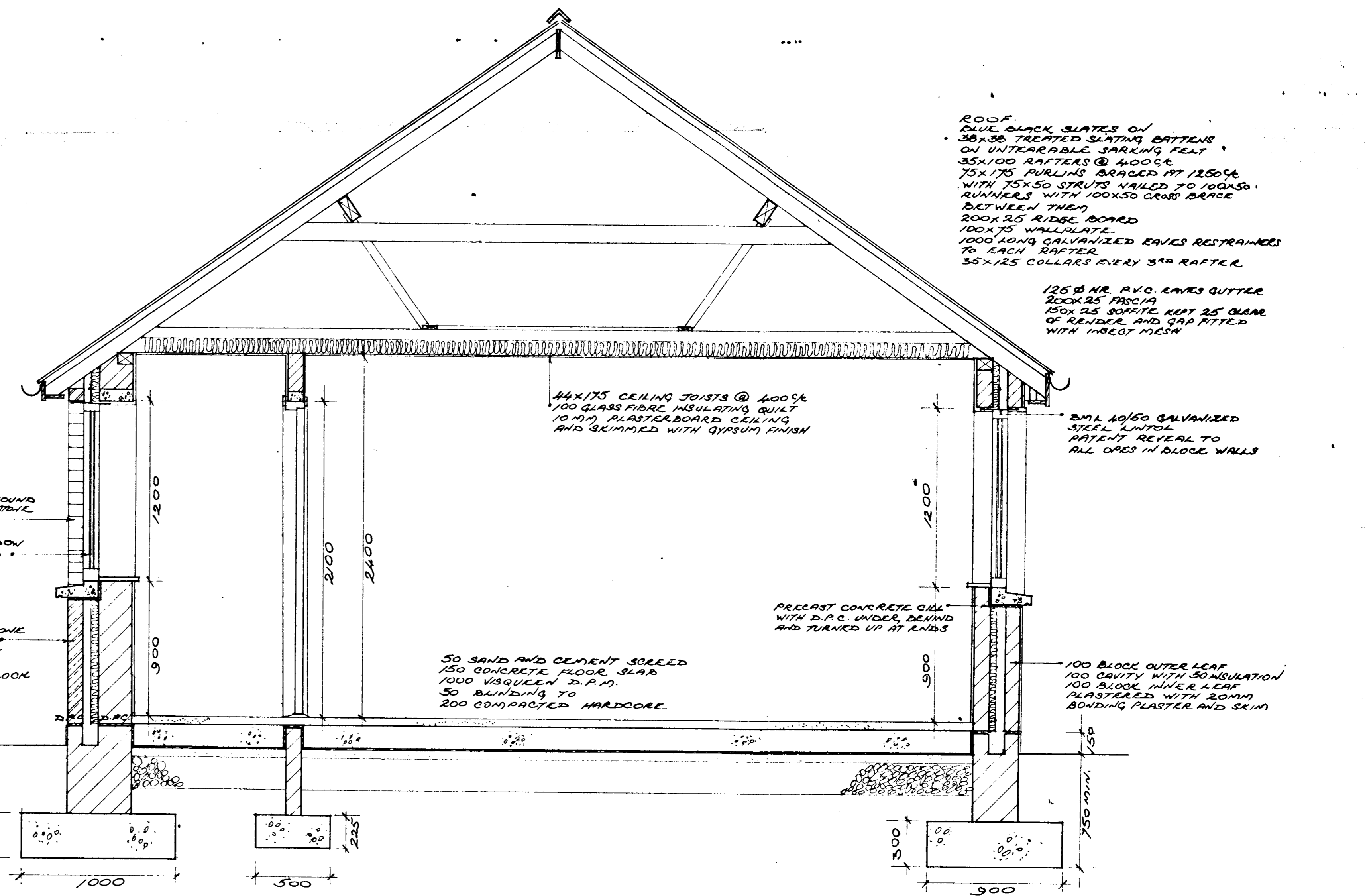
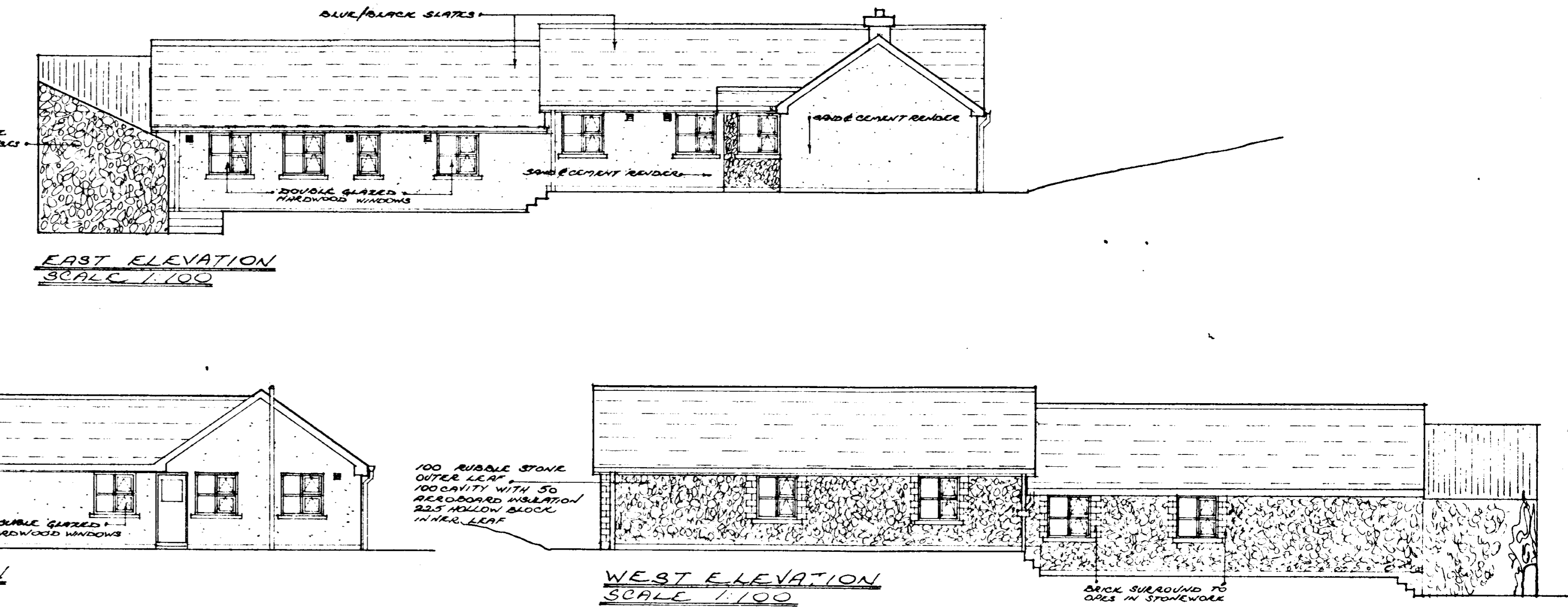
## PLASTERER

- \* Lime cement and sand as before specified.
- \* The internal faces of the external walls and both faces of internal walls are to be scudded, scratch coated 12mm thick with cement/lime mortar, floated and finished with hardwall plaster to manufacturers instructions.
- \* The external face of the walls is to be scudded and scratch coated 12mm thick. Finishing coat to be 1.5 parts white cement to 1.5 parts lime to 5 parts aggregate.
- \* The plinth is to be scudded, rendered and finished with a wooden float in sand and cement rendering.
- \* All ceilings to be sheeted with plaster slabs, scrimmed at junctions and finished in Gypsum plaster to manufacturer's instructions.
- \* Patent reveals (25x25) to be formed at all external window and door opes with 1:3 cement/sand mortar.

10 APR 1991  
 H. COLBERT ARCH. TECH.



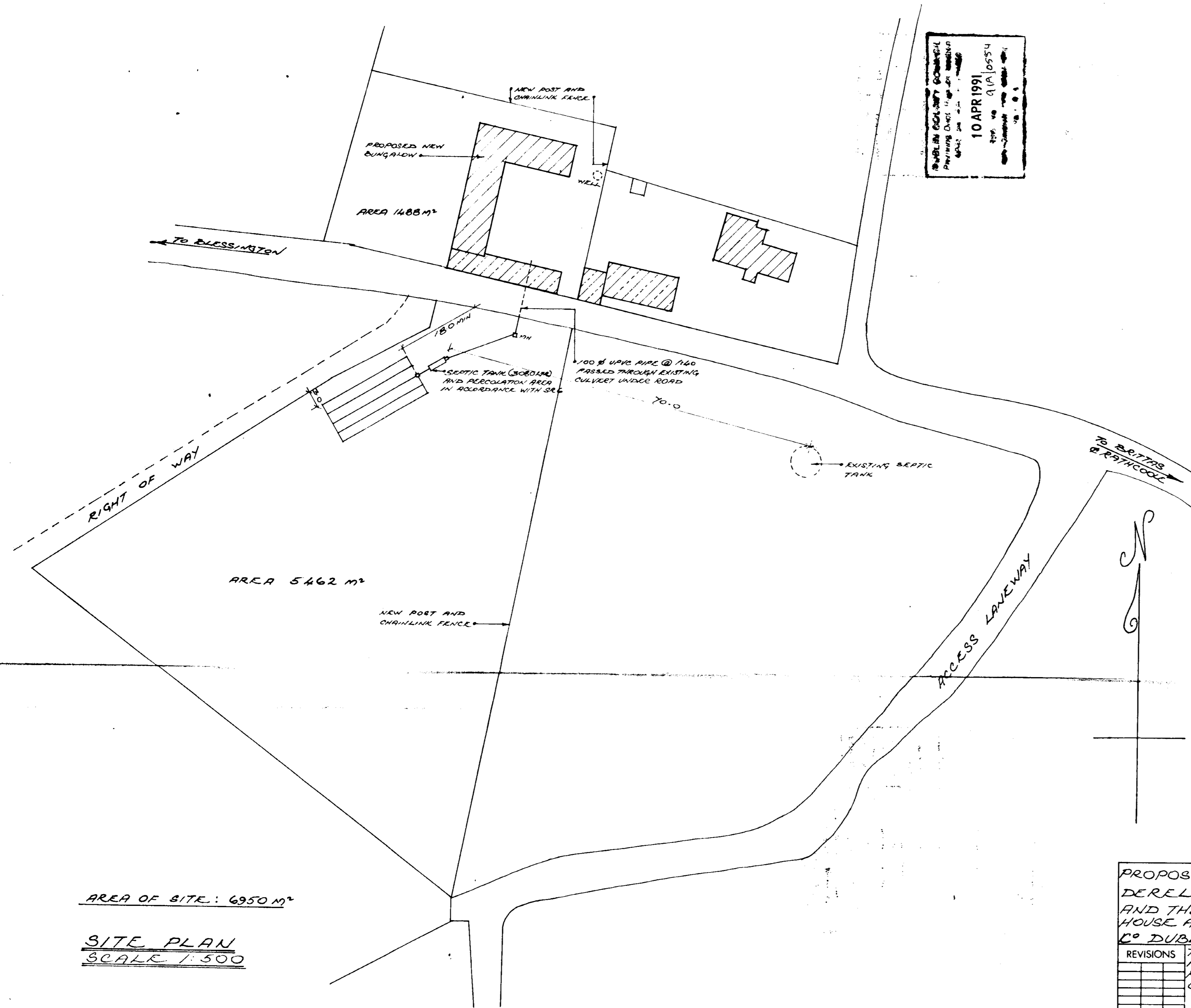
**PLAN**  
 SCALE 1:100



PROPOSED DEMOLITION OF EXISTING DERELICT HOUSE AND OUTHOUSES AND THE ERECTION OF NEW HOUSE AND SEPTIC TANK AT SLIENETHOUL BRITTAS CO DUBLIN FOR MR. P. OWENS  
 PLAN, SECTION AND ELEVATIONS  
 T. COLBERT DIP. ARCH. TECH.  
 169 FOREST HILLS RATHCOOLK CO DUBLIN

DRG NO. / / REVISION

10 APR 1991  
 10554



AREA OF SITE: 6950 M<sup>2</sup>

SITE PLAN  
SCALE 1:500

PROPOSED DEMOLITION OF DERELICT HOUSE AND OUTHOUSES AND THE ERECTION OF NEW HOUSE AT SLIEVETHOUL, BRITTAS C <sup>O</sup> DUBLIN FOR MR. P. OWENS		
REVISIONS	T. COLBERT DIP. ARCH. TECH.	SCALES
	169 FOREST HILLS,	1:500
	RATHCOOLE	
	C <sup>O</sup> DUBLIN	
		DATE
DRAWN	DRG. NO. / /	REVISION
TRACED		