



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/0555

Date : 18th September 1991

Dear Sir/Madam,

Development : Demolition of derelict house and construction of
dormer bungalow and septic tank

LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, the applicant withdrew the application on 13.09.91 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Block 2, Dublin 1, during office hours (9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

L. D.

.....
for PRINCIPAL OFFICER

Dr. James P. Clarke,
Main Street,
Rathcoole,
co. Dublin.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
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Register Reference : 91A/0555

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Dear Sir/Madam,

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at the public counter at a cost of £5 per entry.

Yours faithfully,

L. D.

.....
for PRINCIPAL OFFICER.

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

Dr. James Clarke D.C.H., D.R.C.O.G., M.I.C.G.P.
GENERAL PRACTITIONER

PK

OBJEC

Handwritten signature
27/8

91A/555

814



Surgery,
Main Street,
Rathcoole,
Co. Dublin.
Tel : 589655
Home: 582385
Car : 088-556374

21/8/91

Re : Application for permission for Demolition of Derlict House and construction of Dormer Bungalow and septic tank at Slieve Thoul, Brittas by Mr Owens on the Evening Herald Wednesday March 27 (application no. 91A55/75.)

Dear Mr Cremins,

You have my objection to the above application already on file. This is just to remind you of my re-iterate my total objection to Mr Owens application for the reasons I have already outlined previously.

Yours sincerely,
Handwritten signature
Dr James P. Clarke.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A555

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>20/06/91</u> <u> </u>	CWS Lippin to be left informed re this appln.		

FILE MEMO - REG. REF. NO. 9/A 555

See Draft Report on this Application prepared 31/5/91
in Cabinet.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A-555

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P $\frac{28}{5}$ 23/4/91 <u> </u> <u> </u>	OO Jeph Recommends Permission be granted Generations of Applicants family have lived in area for generations		

Dr. James Clarke D.C.H., D.R.C.O.G., M.I.C.G.P.
GENERAL PRACTITIONER

PK

OBJE

91A/555
327

T
27/5

Surgery,
Main Street,
Rathcoole,
Co. Dublin.
Tel : 589655
Home: 582385
Car : 088-556374

24 MAY 91

23/5/91

Dear Sir,

Enclosed please find objection to application 91A555 (three fives) re: Owens application for permission to build dormer bungalow in Brittas, Co. Dublin. When I submitted my first objection on May 14th it was in relation to application 91A55 (one five). This was the wrong number. You notified me that application 91A55 had been refused on 19th March even though the application I was objecting to did not appear in the news paper until March 27th. Anyway I want you to put my objection to application 91A555 (ie. Dormer bungalow in Brittas, Co. Dublin by P. Owens Evening Herald Wednesday March the 27th 1991) in the correct file.

Many thanks

James P. Clarke
Dr James P. Clarke.

Sliabh Thoul House, Brittas, Co. Dublin, Tel: 582571.

Planning Department
Dublin County Council
Block 2
Irish Life Centre
Abbey Street
DUBLIN 2

6th May 1991.

RE: Application for demolition of derelict house and construction of dormer bungalow and septic tank at Sliabh Thoul, Brittas, by P. Owens, Evening Herald, Wednesday March 27, 1991. Application No. 91 A 55.

Dear Sir

I wish to object to the above application under the following headings:

- (a) The 'derelict house' referred to (A on map) is in fact an animal shed and storage area for hay. This has been the case since the summer of 1963 when my father re-roofed the shed with corrugated panels after the original thatch roof fell in. My father, in the winter of 1963/1964 initially, and afterwards, used the house as a shed for his cattle with the permission of the then owner, Mr Jim O'Connor.

The last remaining occupant of the house, Mrs Mary Weeks, moved to a nursing home in 1959. The house was never occupied by anyone subsequent to that and as I say, became a cow shed in the winter of 1963/4. We have documentary

evidence to prove the above.

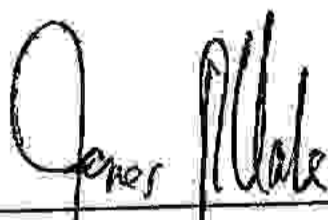
- (b) Proximity of the proposed dormer bungalow to my water source and septic tank.

The proposed building is approximately sixty feet from my well (B on map), which is my only water supply to the house. The well is below the level of the proposed bungalow. Any contamination of this would be very unsatisfactory for myself and my family and also for the patients whose wounds I frequently cleanse and dress using this water when they visit me out of surgery hours. The proposed bungalow is also about sixty feet from my septic tank (D on Map), which is also below the level of the proposed bungalow.

- (c) Proximity of the proposed bungalow to my house (C on map) and it's ability to overlook my property.

Having been attracted to the area by it's remoteness and privacy, I find the concept of another house within a mere fifty yards, overlooking my house and property, unsettling.

Yours faithfully



Dr Jim Clarke, M.B., B.Ch., B.A.O.,

D.C.H., D.R.C.O.G., M.I.C.G.P.

Medical Doctor.

91A/0555

REF. NO.:

PROPOSAL:

Demolition of house + construction of house

LOCATION:

Shivethouli Bhatta

APPLICANT:

Peter Owens

CLASS	1 DWELLINGS/AREA LENGTH/STRUCTURE	2 RATE	3 AMT. OF FEE REQUIRED	4 AMT. LODGED	5 BALANCE DUE	6 RED. FEE APPL.	7 AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ 255	155	155	/		
B	Domestic Ext. (Improvement/ Alts.)	@ 200					
C	Building for office or other comm. purpose	@ 25.50 per sq ft or sq m					
D	Building or other structure for purposes of agriculture	@ 2.00 per sq ft or sq m					
E	Sewer Filling Station	@ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	270 or 20 per sq ft whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: Rubel Grade: S.O Date: 16/4/91

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



Bloc 2, Ionad Bheatha na hEiríonn,
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/0555

Date : 15th April 1991

Dear Sir/Madam,

Development : Demolition of derelict house and construction of
dormer 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.

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

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:

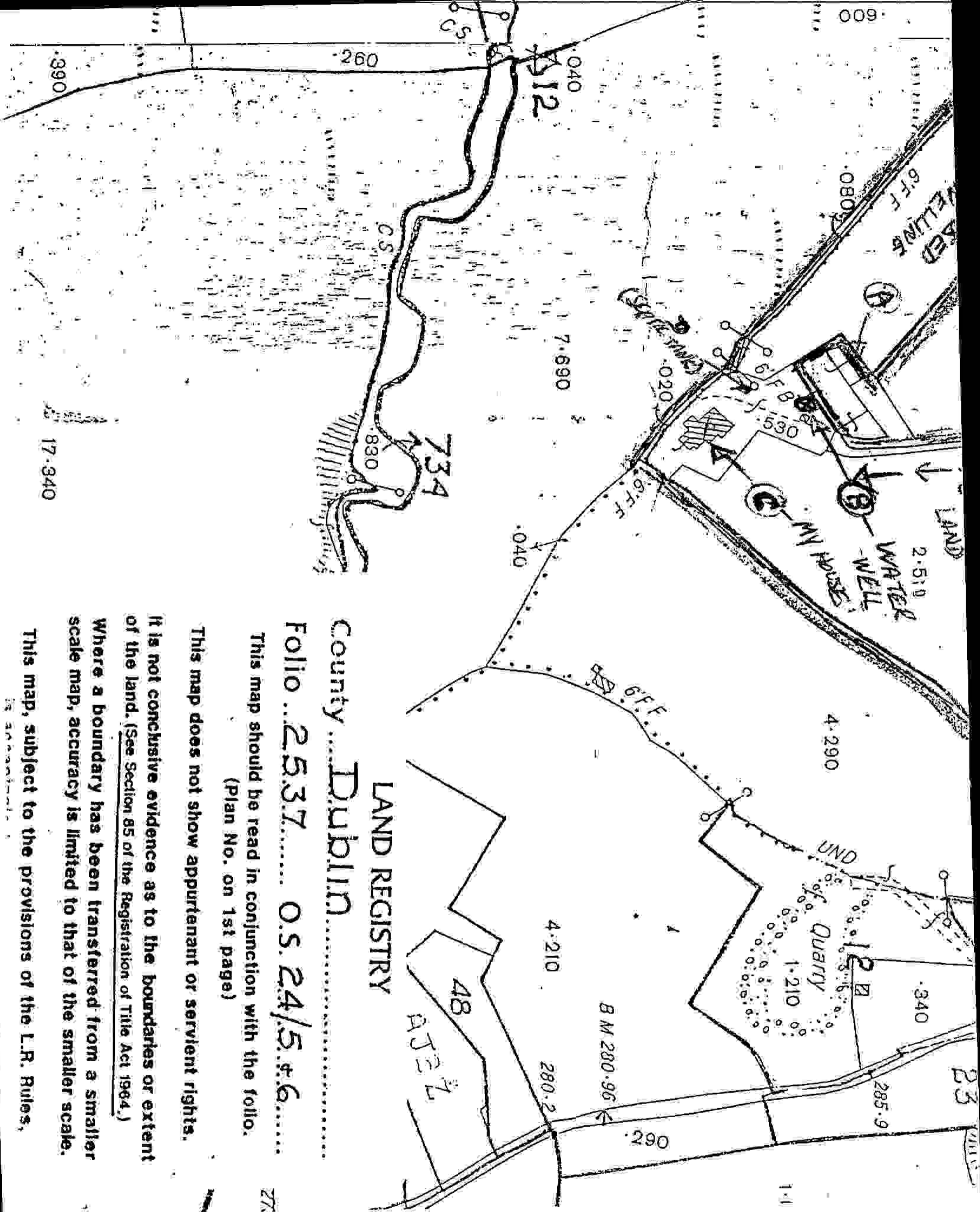
METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ 7
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



LAND REGISTRY
 County... **Dublin**

Folio... **2537**..... **0.5.24/5 & 6**.....

This map should be read in conjunction with the folio.
 (Plan No. on 1st page)

This map does not show appurtenant or servient rights.

It is not conclusive evidence as to the boundaries or extent
 of the land. (See Section 85 of the Registration of Title Act 1964.)

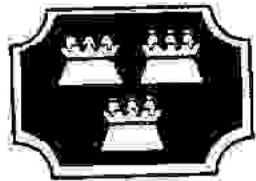
Where a boundary has been transferred from a smaller
 scale map, accuracy is limited to that of the smaller scale.

This map, subject to the provisions of the L.R. Rules,
 is approved.

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.



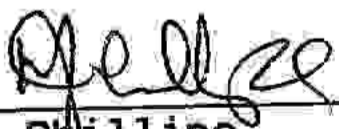
RE: Planning Application Ref No. 91A/0555 - P. Owens - Bungalow
and septic tank at Slievethoul, Brittas, Co. Dublin.

=====

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.

PLANNING DEPT.
DEVELOPMENT CONTROLS
 Date 25.10.91
 Time 12.00

Register Reference : 91A/0555

Date : 18th April 1991

Development : Demolition of derelict house and construction of dormer 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 OFFICERS

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

Yours faithfully,

Paul Tobin

PRINCIPAL OFFICER

This proposal is unacceptable for the following reasons,

1. Proposal well located too close to percolation area.
2. Proposed dwelling is very close to existing existing well.
3. Percolation area is located on a very sloped site.
4. Reserve percolation area not shown
5. Evidence of soil suitability for septic tank drainage not submitted
6. Evidence of an adequate and potable water supply not submitted
7. Detailed plans of proposed septic tank not included.

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

H. Muller
 26/6/91

Ma Devine

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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

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

Reg. Ref. 91A-0555
Appl. Rec'd: 10.04.1991 *Time left to 20/9/91*
Withdrawal Let. Rec'd: 12.09.1991

Report dated 13 September 1991.

On the 10th April, 1991, T. Colbert submitted an application for permission for demolition of derelict house and the construction of a dormer bungalow and septic tank at Slievethoul, Brittas on behalf of P. Owens.

By letter received 12th September, 1991,


The applicant withdrew the application.

I recommend that no further consideration be given to this application in view of the withdrawal.

Endorsed:- 
for Principal Officer

Order:- NOTED.

Dated: 13 September, 1991.


Assistant City & County Manager

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed demolition of derelict house and the construction of a dormer bungalow and septic tank at Slievethoul, Brittas for P. Ownes.

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

Reg. Ref. 91A/0555
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 demolition of derelict house and the construction of a dormer 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 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: 8 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.

File Note

30/7/91.

Meeting:

Cllr. M. Quinn

K. Kennedy SEP.

re: App. Reg. 91A/0555

Bungalow of Butler for P. Owens

Cllr Quinn supported the objections of D. Clarke into the proposal; which she considered would cause severe overlooking & loss of privacy problems.

she explained that the dwelling could be relocated to a more remote position on the site, thereby removing the difficulty.

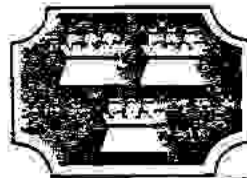
4/8/91 by SEP 30/7/91

gradine

Dublin Corporation

● *Árdas 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/0555 - 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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

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

Reg. Ref. 91A/0555
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 for demolition of derelict house and the construction of a dormer bungalow 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: Shree Thaal Bhattar

REG. REF. 21/1053

APPLICANT: P.O. Wani

PROPOSAL: Reconstruct Bangalore and Septic tank.

(2) Date Referred:

(3) Rec'd San. Ser.

(4) Dispatched from San. Services.

(5) Date to Planning

(6) Date to Planner

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

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

FOUL SEWER

Refusal recommended.

This submission does not represent the reconstruction of a bone fire dwelling house but relates to erected stables.

① Quantity of this proposal would represent an unacceptable proliferation of septic tank downside in a relatively confined area and would lead to conditions prejudicial to Public Health.

② The site lies within the catchment area of the Blossington lakes, which serves the Pantapada Treatment Plant, further contamination of the ground water surrounding these lakes would create conditions prejudicial to Public Health.

SURFACE WATER

Sump proposal refer to B.B.C. Dept.

M. M. M. M.
2.7.91.

(9) Decision due:

ENDORSED _____

DATE _____

Mary Darley.

Register Reference : 91A/0555

Date : 18th April 1991

Development : Demolition of derelict house and construction of dormer bungalow and septic tank

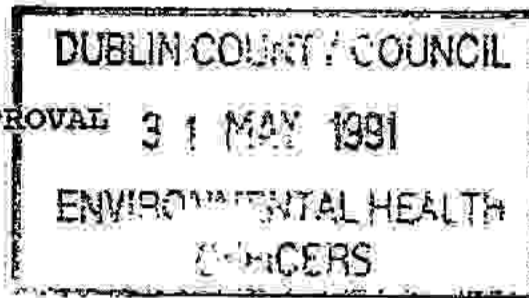
LOCATION : Slievethoul, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL 31 MAY 1991

Planning Officer : M. DARLEY

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.

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

Yours faithfully, Paul Tobin PRINCIPAL OFFICER

This proposal is unacceptable for the following reasons.

- 1. Proposed well located too close to permeation area.
2. Proposed dwelling is very close to existing existing well.
3. Permeation area is located on a very sloped site.
4. Permeation area not shown.
5. Evidence of soil suitability for septic tank drainage not submitted.
6. Evidence of an adequate and potable water supply not submitted.
7. Detailed plans of proposed septic tank not included.

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

H. Mullen 26/6/91

for John O'Keefe 28/6/91

Mary Darley

Register Reference : 91A/0555

Date : 18th April 1991

Development : Demolition of derelict house and construction of
dormer bungalow and septic tank

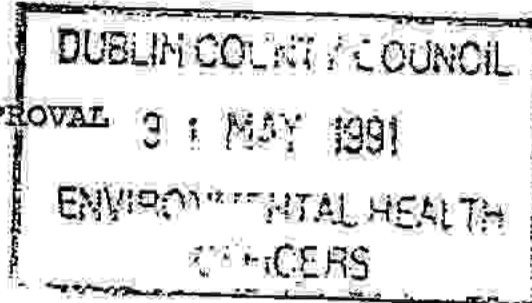
LOCATION : Slievethoull, Brittas

Applicant : P. Owens

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL 3 : MAY 1991

Planning Officer : M. DARLEY

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.

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

Yours faithfully,

Paul Tobin

PRINCIPAL OFFICER

This proposal is unacceptable for the following reasons.

1. Proposed well located too close to permeation area.
2. Proposed dwelling is very close to existing adjoining well.
3. Permeation area is located on a very sloped site.
4. Assume permeation area not shown.
5. Evidence of soil suitability for septic tank drainage not submitted.
6. Evidence of an adequate and potable water supply not submitted.
7. Detailed plans of proposed septic tank not included.

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

H. Mallon
26/6/91

Ma Dervine
for John O'Keilly JSD/HO
26/6/91

SS+ Cms.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0555

Date : 11th April 1991

Development : Demolition of derelict house and construction of
dormer 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



FOUL SEWER

Refusal recommended.
 This site is situated within the catchment of the reservoir at
 Blessington. Dublin Corporation has requested that Engineering Services recommend refusal
 of any septic tank drainage system in the catchment of their reservoir. Refer to
 Dublin Corporation, Waterworks Division.

SURFACE WATER

Acceptable proposal to be lodged.

J. Gallin 21/5/91.

J. Q. 22/5/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 10.06.91
 Time 10.30.

Register Reference : 91A/0555

Date : 11th April 1991

ENDORSED _____ DATE _____

WATER SUPPLY *No. Co. to water main in this area -
well proposed*

[Signature]
30/4/91

ENDORSED _____ DATE _____

[Signature]

1/5/91

29/5/91

28/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 10.06.91
Time 10.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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

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

Reg. Ref. 91A/0555.
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 the construction of a dormer bungalow 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 extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 10 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 26 April 1991

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


SENIOR STAFF OFFICER.

227 LMO.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0555

Date : 11th April 1991

Development : Demolition of derelict house and construction of
dormer 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
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
Bathurst

FOUL SEWER

Refusal recommended.

This site is situated within the catchment of the reservoir at
Blawinston. Dublin Corporation have requested that Engineering Services recommend refusal
of any septic tank drainage systems in the catchment of their reservoir. Refer to
Dublin Corporation, Waterworks Division.

SURFACE WATER

Acceptable proposal to be referred.

J. P. Hill 23/5/91

J. P. Hill 27/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.05.91
Time 3.30

Register Reference : 91A/0555

Date : 11th April 1991

ENDORSED _____ DATE _____

WATER SUPPLY *No. lots water mains in this area - well proposed*

[Signature]
30/4/91

ENDORSED *[Signature]* DATE 1/5/91

[Signature] 25/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.05.91
Time 3.30

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

Reg. Ref.: 91A-0555

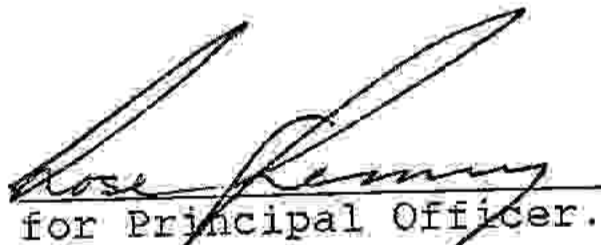
16 September 1991

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

Dear Sir,

I refer to your letter of 12th September, 1991, and note that you have
withdrawn the above planning application, which was lodged in this
Department on 10th April, 1991.

Yours faithfully,


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. 917/0555

Dear Sir,
I wish, on behalf of my client Peter Owens, to withdraw the
above planning application.

Yours Faithfully,



T. Colbert.
9th September 1991

Rec 12/9/91
[Handwritten signature]

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

Reg. Ref. 91A/0555

8 August 1991

Re: Proposed demolition of derelict house and the construction of a dormer bungalow 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 Banters
for Principal Officer.

169 Forest Hills,
Rathcoole,
Co. Dublin.

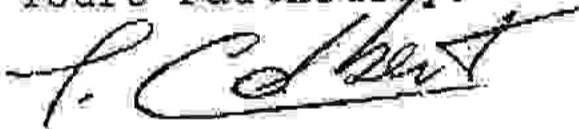
Mr. R. Crammins,
Planning Officer,
Dublin Co. Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

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/0555

8 July 1991

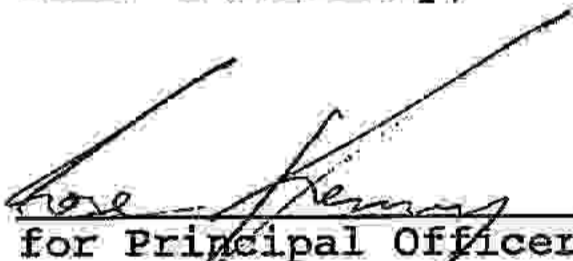
Re: Proposed demolition of derelict house and the construction of a dormer bungalow and septic tank at Slievethoul, Brittas, for P. Owens.

Dear Sir,

With reference to your planning application received here on 10 April 1991, (letter for extension period received 05.07.91), 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 extended up to and including 10 August, 1991.

Yours faithfully,


for Principal Officer.

169 Forest Hills,
Rathcoole,
Co. Dublin.

Mr. R. Crenmins,
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/0555

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/0555

7 June 1991

Re: Proposed demolition of derelict house and the construction of a dormer 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.

Rec 7/6/91

169 Forest Hills
Rathcoole
Co Dublin

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

Re Houses at Sluethoul Brittas Co
Dublin for Peter Owens.

Reg Ref. i) 91A/0554

ii) 91A/0555

iii) 91A/0556

Dear Sir,

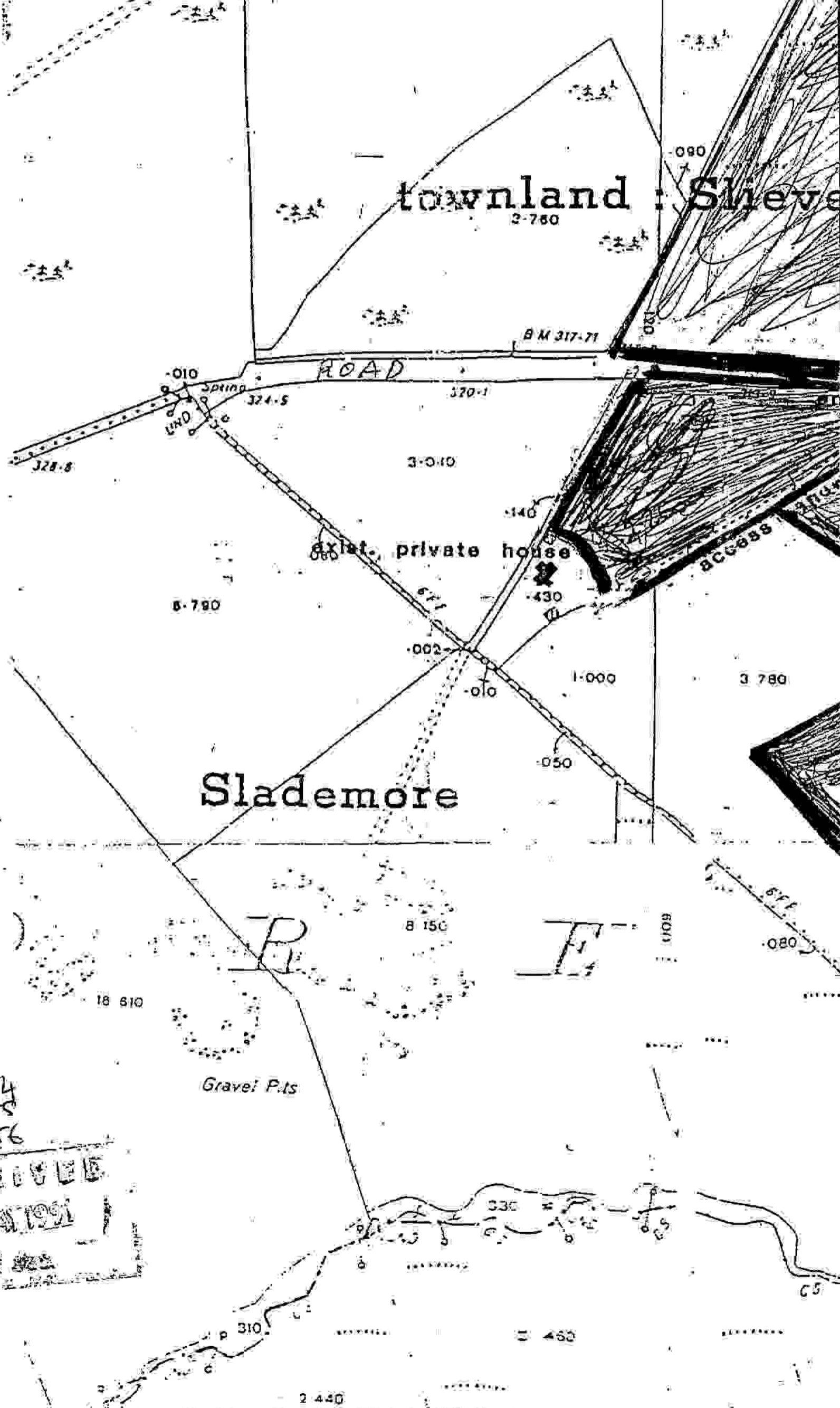
I wish to have a time extension
on the above applications, of one month
until 10th July 1991

Yours Faithfully

J. Coffey
7-6-91

10/7/91

- 1) Show any new houses (in exact field)
- 2) Show all old Houses
- 3) Show all sites (Approved) for Houses



91A | 554
 | 555
 | 556

RECEIVED
 21 MAR 1991

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/0555

Date : 11th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolition of derelict house and construction of
dormer 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL
CASH 46/49 UPPER O'CONNELL STREET
CHEQUE DUBLIN 1.
M.O.
B.L.
I.T.

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

N 35350
Balance

£40.00

Received this 21st day of April 1991

from Theresa Owens
Slieve Donard
Brittas

the sum of 40 Pounds

of fee on 91A/0555 Pence, being Balance

Theresa Owens Cashier

S. CAREY (S22) 11
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/0555

Date : 15th April 1991

Dear Sir/Madam,

Development : Demolition of derelict house and construction of
dormer 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,

A handwritten signature in dark ink, appearing to read 'K. O'Connell', written over a dotted line.

PRINCIPAL OFFICER

23/4

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



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

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.

Postal address of site or building SLIEVETHOUL
(If none, give description sufficient to identify) BRITTAS Co DUBLIN

Name of applicant (Principal not Agent) PETER OWENS

Address SLIEVETHOUL BRITTAS Co DUBLIN Tel. No. _____

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

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

Brief description of proposed development DEMOLITION OF DERELICT HOUSE AND THE ERECTION OF DORMER BUNGALOW AND PROVISION OF 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. EYE

(b) Proposed use of each floor SS N35459

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

(a) Area of Site 7963.66 Sq. m.

(b) Floor area of proposed development 228.735 Sq. m.

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

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

Are you now applying also for an approval under the Building Bye Laws? Yes No Place / in appropriate box. +32

Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS RELEVANT N 35165

List of documents enclosed with 4 COPIES LOCATION MAP, SITE PLAN, DETAIL DRGS AND SPECIFICATION, 2 COPIES OF WATER DIVINERS LETTERS, COPY OF STRUCTURAL ENGINEER'S CERTIFICATE AND CALCULATIONS, EXPLANATORY LETTER AND COPY OF ADVERTISEMENT

Gross floor space of proposed development (See back) 228.735 Sq. m.

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

Fee Payable £ 87 Basis of Calculation £32.755

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

Register Reference 91A/0555

Amount Received £ _____

Receipt No _____

Date _____

FOR OFFICE USE ONLY

2.12.4.2

24-6



DUBLIN - Permission for demolition of derelict house and construction of dormer bungalow and septic tank at Slievethoul, Brittas - P. Owens.

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 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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

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

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 is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 35165

£ 32.00

Received this 10th day of April 1991

from T. Owens
Slievehoul
Brittas

the sum of thirty two Pounds

Pence being zero for
planning application at Slievehoul

Madeline Deane Cashier

S. CAREY
Principal Officer
Class 1x1

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

BYE LAW APPLICATION.
REC No. N 35459

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

£55.00

Received this 10th day of April 1991

from T. Owens,

Shievehoul,

Brittas

the sum of fifty five Pounds

Pence, being for

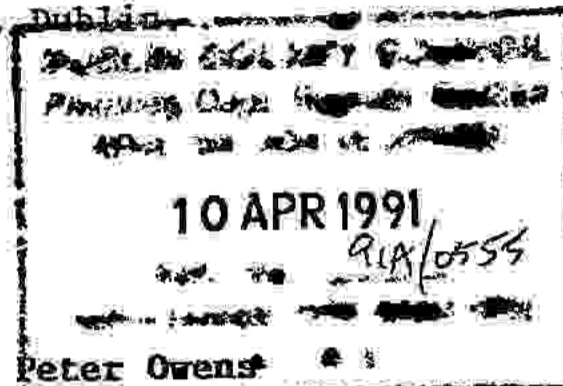
bye-law application at Shievehoul

Morgan Deane Cashier

S. CAREY
Principal Officer

169 Annadale Close,
Forest Hills,
Rathcoole,
Co. Dublin.

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. 15 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.

PAT & MARK DEMPSEY

Well Drilling Contractors

SHANE, RATHANUAN, CO. KILDARE

PUMPS SUPPLIED & FILLED

QUOTATION NO. 910401
DATE: 03.04.91

MOBILE TELEPHONE: 088/576914
TELEPHONE: 045/24330/24292
10 APR 1991 04402460
91A/0555
APRIL 19 91

TO MESSRS. MR. PETER OWENS, OWENVUE KENNELS, GLENANARREN, 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 TOUHL, 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

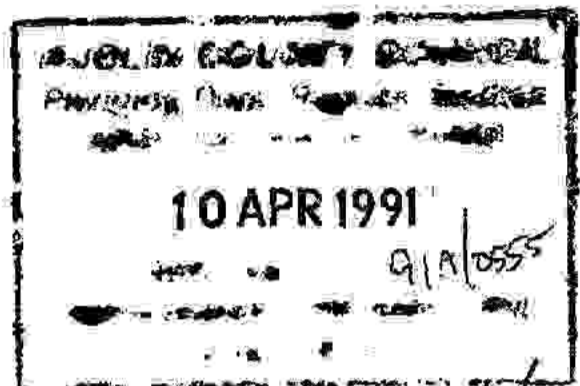
Transport

SUBJECT TO OUR STANDARD CONDITION OF SALE PRINTED OVERLEAF.

2/4/91

Michael Dunne & Sons,
Copper Beech House,
Clonbrin,
Rathangan,
Co. Kildare.
Phone: 045-24369
Well Drilling Contractors

MR. Peter Owens
Owenville Kennels
Glenanareen
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

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 guage '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.

Where shown external walls are to consist of 225 hollow block inner leaf, cavity and 100 random rubble outer leaf. Provide brick quoins to all reveals and corners.

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 louvered 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 transoms, to be 110 x 50. 38mm flush doors 2M high to transoms 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;

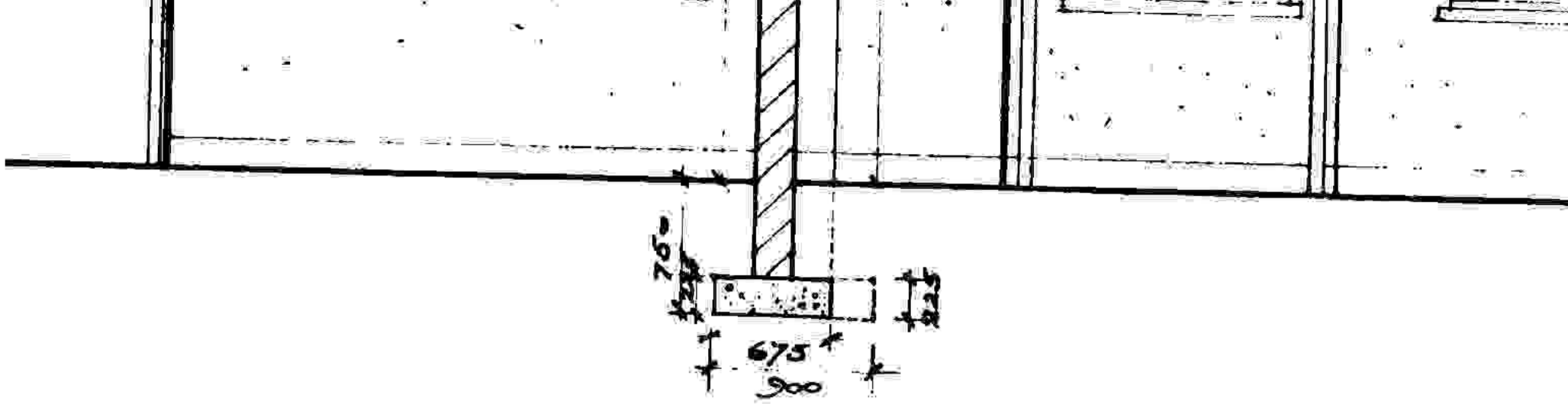
Bedrooms: 2 No. twin sockets.
Bathroom: 1 No. light/shaver fitting.
Living/Dining Room: 5 No. twin sockets.
Kitchen: 2 No. twin sockets. 3 No. twin sockets at worktop height.
Dishwasher/Washing Machine/Fridge/Cooker/Boiler outlets as required.

Include also for the following;

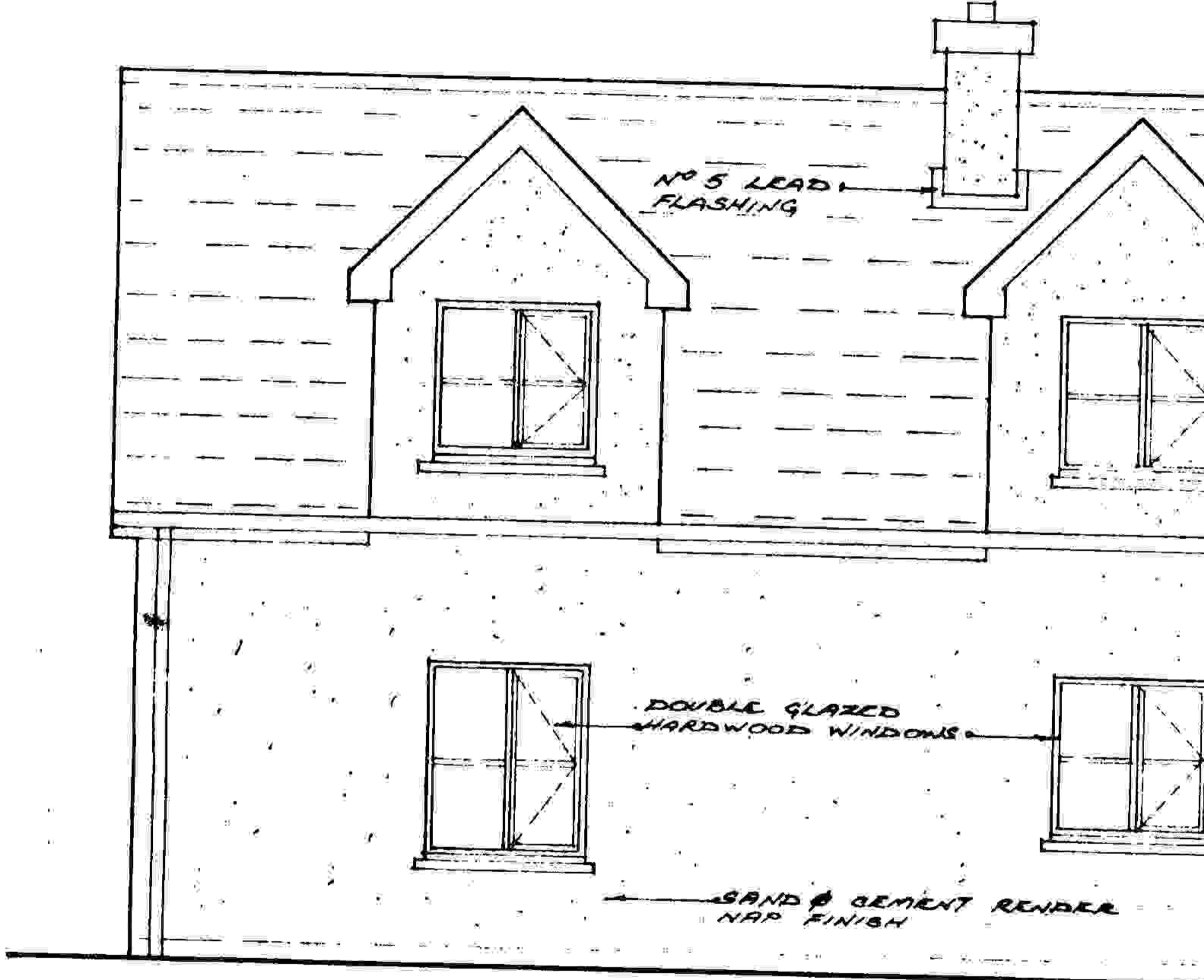
Consumer Unit.
Meter Press.
1 No. T.V. outlet in Kitchen, Living Room and Bedroom No. 1.

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.



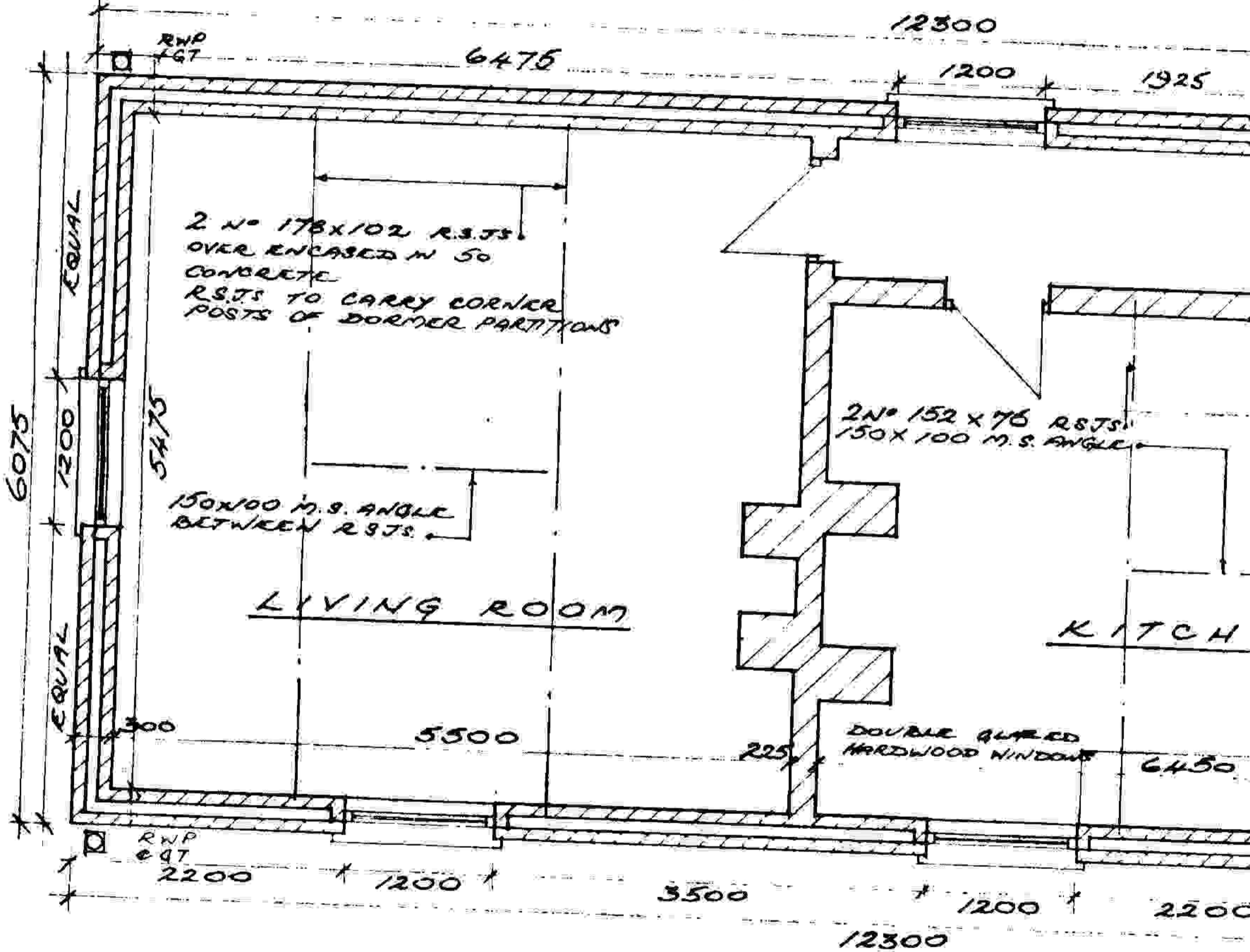
NORTH WEST ELEVATION
SCALE 1:50



SOUTH EAST ELEVATION
SCALE 1:50

EXTERNAL WALLS

100 BLOCK OUTER LEAF RENDERED
IN SAND AND CEMENT
100 CAVITY WITH 50 AEROSORB INSULATION
100 BLOCK INNER LEAF PLASTERED



GROUND FLOOR PLAN
SCALE 1:50