

**PLANNING APPLICATION FEES**

Reg. Ref. 91A/1294

Cert. No. 26268

PROPOSAL 7 houses

LOCATION Boncroft Road, Tallaght

APPLICANT J. O. Toole

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	756	756	—	
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

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

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

Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: [Signature] Grade: \_\_\_\_\_ Date: 9/8/91

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


Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE: Houses at Baneroff Road, Tallaght

REG. REF.: 91A/1294

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

A reduced fee (i.e.  $\frac{1}{2}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 89A/426 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

91A/1294 HAS THE SAME PAYMENT  
AS 89A/426

A. Hinchy,   
Senior Executive Draughtsman/Technician

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght, for Imelda O'Toole.

Gerald Cantan, Architect,  
87 Terenure Road North,  
Dublin 6.

Reg. Ref. 91A/1294  
Appl. Rec'd: 6/8/91  
Floor Area:  
Site Area:  
Zoning: 'A'

CONFIDENTIAL  
Standards 534C  
Other 300  
for site  
SECURITY:  
Bond/C.I.F.: 13000  
Cash: 8000

Report of the Dublin Planning Officer, dated 1 October 1991

This is an application for PERMISSION. The proposal consists of revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght.

The area in which this development is located is zoned with the objective 'A' - "to protect and/or improve residential amenity".

Site inspection indicates that building has commenced, though only one house has been built so far, i.e. the detached house at the west of the site.

The Planning History of the site indicates the following:

- 88A/910 Permission granted for a Bungalow on this site.
- 89A/426 Permission granted for 8 houses on the site, i.e. 7 terraced and one detached.
- 89A/460 Permission granted for detached house, (not an additional house).

Applicant states that since the original permission granted in 1989, a different pattern has emerged in house types/elevational treatment. The elevation treatment now proposed consists mainly of the addition of bay windows to the front; the incorporation of dormers over some of the first floor windows, and more extensive canopies to the front. The ground floor is in brick, while the upper storey is plaster.

There would be no objection to the proposal.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (8) conditions:-

Contd/.....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght, for Imelda O'Toole.

### 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 each proposed house be used as a single dwelling unit.

3. To prevent unauthorised development.

4. The development shall be carried out in conformity with Condition Nos. 1-15 of the permission granted by An Bord Pleanála, Order No. PL6/5/79466, Reg. Ref. 89A/426, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.

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

*See over for conditions 5, 6, 7 and 8 per*

GB (GB/CM)

Endorsed: *[Signature]*  
for Principal Officer

*Richard Curran* SEF  
For Dublin Planning Officer

1.10.91

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 ( 8 ) conditions set out above is hereby made.

Dated: 3 October, 1991.

*[Signature]*  
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 1st October 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght for Imelda O'Toole

CONDITIONS

REASONS

5. That arrangements be made for the payment of the financial contribution in the sum of £5,340, as required by condition No. 1 of planning permission granted by An Bord Pleanála under Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.

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

6. The area shown as public open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the planning authority and shall be made available for use by residents on completion of their dwellings. In the event of the open space not being landscaped by the developer, a financial contribution of £300 per house shall be paid to Dublin County Council, by the developer, to enable the landscaping works to be carried out. This sum shall be paid on a phased basis in accordance with an agreement with the planning authority.

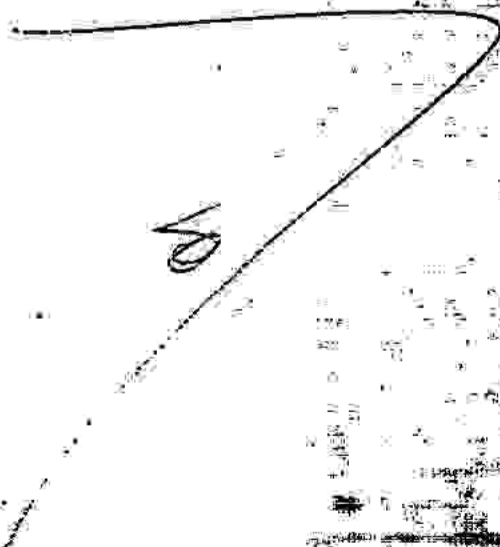
6. In the interest of proper planning and development of the area.

7. That arrangements be made for the lodgement of security in the form of a bond or letter of guarantee from the Construction Industry Federation in the sum of £13,000 or cash in the sum of £8000, as required by condition No. 2 of planning permission granted by An Bord Pleanála under Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.

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

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

8. In the interest of reducing air pollution.



9.B.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/1294

Date Received : 6th August 1991

Applicant : Imelda O'Toole

Appl.Type : PERMISSION

Development : Revised plans for front elevations to existing approved housing development

LOCATION : Bancroft Road, Tallaght

O.S.REFS. 

22/5+9			
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AREA REFERENCE 

T	A	0	6	0	4
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HISTORY 

89A/426	88A/910	89A/460		

FEE CERTIFICATE NO. \_\_\_\_\_

FEE CLASS 

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MEASUREMENT FOR FEES 

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SIGNED ..... SENIOR EXECUTIVE DRAUGHTSMAN

DATE .....

FEE PAID FEE ASSESSED BALANCE DUE 

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CERTIFIED \_\_\_\_\_ GRADE \_\_\_\_\_ DATE \_\_\_\_\_

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Permission/

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

Gerald Cantan,

Decision Order P/4613/91, 3/10/91

To: Architect,

Number and Date

91A/1294

87 Terenure Road North,

Register Reference No.

Dublin 6.

Planning Control No.

6/8/91

Application Received on

Imelda O'Toole.

Applicant

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/ for:-

Proposed revised plans for front elevations to existing approved housing development at Bancroft Road, Tallaght.

### SUBJECT TO THE FOLLOWING CONDITIONS

#### 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 each proposed house be used as a single dwelling unit.

4. The development shall be carried out in conformity with Condition Nos. 3-6 and 8-15 of the permission granted by An Bord Pleanala, Order No. PL6/5/79466, Reg. Ref. 89A/426, save as amended to conform with the revisions indicated in the plans lodged with the Dublin County Council in connection with this application.

#### REASONS FOR CONDITIONS

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

Signed on behalf of the Dublin County Council

Principal Officer

3/10/91

Date

IMPORTANT: Turn overleaf for further information

**CONDITIONS**

**REASONS FOR CONDITIONS**

5. That arrangements be made for the payment of the financial contribution in the sum of £5,340, required by Condition No. 1 of planning permission granted by An Bord Pleanála under Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.

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

6. The area shown as public open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and shall be made available for use by residents on completion of their dwellings. In the event of the open space not being landscaped by the developer, a financial contribution of £300 per house shall be paid to Dublin County Council, by the developer, to enable the landscaping works to be carried out. This sum shall be paid on a phased basis in accordance with an agreement with the Planning Authority.

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

7. That arrangements be made for the lodgement of security in the form of a bond or letter of guarantee in the sum of £13,000 or cash in the sum of £8,000, required by Condition No. 2 of Planning Permission granted by An Bord Pleanála under Register Reference 89A/426. Arrangements to be made prior to commencement of development on site.

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

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

8. In the interest of reducing air pollution.

**NOTE:**

If there is no appeal to An Bord Pleanála 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 Pleanála. 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 Pleanála, 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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála 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.



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/1294

Date : 7th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised plans for front elevations to existing  
approved housing development

LOCATION : Bancroft Road, Tallaght

APPLICANT : Imelda O'Toole

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application  
received on 6th August 1991.

Yours faithfully,

for PRINCIPAL OFFICER

Gerald Cantan, Architect,  
87 Terenure Road North,  
Dublin 6.



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

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

2. Postal address of site or building BANCROFT ROAD, TALLAGHT, DUBLIN 24  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) IMELDA O'TOOLE  
Address BANCROFT ROAD, TALLAGHT, DUBLIN 24 Tel. No. NONE

4. Name and address of GERALD CANTAN DIP ARCH M.R.I.A.I. Fax 920107  
person or firm responsible for preparation of drawings 87 TERENCE ROAD NORTH, DUBLIN 6 Tel. No. 920106

5. Name and address to which GERALD CANTAN DIP ARCH M.R.I.A.I.  
notifications should be sent 87 TERENCE ROAD NORTH, DUBLIN 6

6. Brief description of proposed development CHANGE IN ELEVATIONAL TREATMENT TO SEVEN APPROVED DWELLINGS

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used SINGLE DWELLING UNITS  
(b) Proposed use of each floor

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

11. (a) Area of Site 156 Sq. m.  
(b) Floor area of proposed development FRONT ELEVATIONS ONLY 147.29 Sq. m.  
(c) Floor area of buildings proposed to be retained within site

See Plans 2/8/91

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

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box. 06 AUG 91

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

AS FAR AS PRACTICAL  
lead with LETTER, 4 COPIES OF SITE LOCATION

15. I have submitted with MAP, 4 COPIES OF DRGS 628, 10, 20 AND 21  
1X OUTLINE SPECIFICATION

DUBLIN COUNTY COUNCIL permission sought for front elevations to approved housing development at Bancroft Road, Tallaght for Imelda O'Toole

16. Gross floor space of proposed development (See back) 1/2 FEE AT £8-00 Sq. m.

No of dwellings proposed (if any) 7 Class(es) of Development PER HOUSE X  
Fee Payable £ 56-00 Basis of Calculation 7 = £56-00 TOTAL  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 2/8/91

Application Type 9/A/1294 FOR OFFICE USE ONLY

Register Reference 9/A/1294 Amount Received £ 2.16.4

Receipt No 22/5+9 Date

**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, Lt. 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 BY-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension	£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 ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

Issue of this receipt is not a

CASH 216/23 UPPER O'CONNELL STREET DUBLIN 1.

receipt but a receipt for the amount that the

CHEQUE

forwarded to the prescribed authority

Received this 21/11/19 from the sum of 2000/- Pence being

the sum of 2000/- Pence being

for the sum of 2000/- Pence being

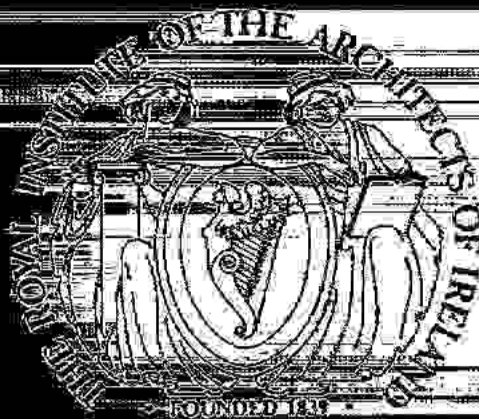
for the sum of 2000/- Pence being

for the sum of 2000/- Pence being

for the sum of 2000/- Pence being

Cashier

S. CAREY Principal Officer



**GERALD  
CANTAN**

Dip. Arch.

M.R.I.A.I.

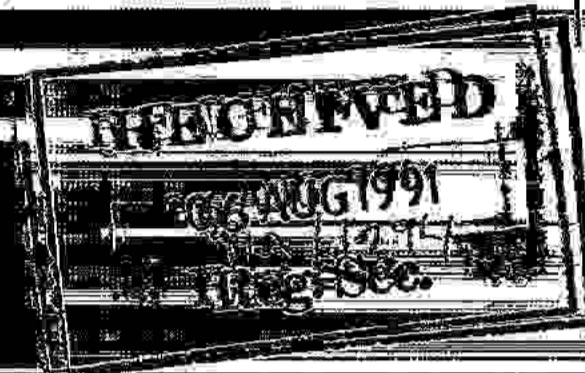
Architects and  
Building Consultants

87 Terenure Road North  
Dublin 6,  
Ireland.

Tel: 01-920106

Fax: 01-920107

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



2/8/91

Re: Proposed alterations to plans to change elevational  
treatment to seven previously approved houses at Bancroft  
Road, Tallaght.

Previous permission Reg. Ref. 89A/426 granted 28/11/89

Dear Sirs,

We wish to apply on behalf of our client Imelda O'Toole for planning  
permission for revised plans showing alterations to the front elevational  
treatment to seven houses of a proposed housing development at Bancroft  
Road, Tallaght.

The original plans for the development were approved by Dublin County Council  
in 1989, since that date other housing developments have been built in the  
Tallaght area which have set a pattern for the type of house now being  
marketed. The proposed changes to the elevational treatment are to satisfy  
the requirements of purchasers who have expressed a strong interest  
in the houses.

The revisions mainly consist of the addition of bay windows to the front  
elevations. The incorporation of dormers over some of the first floor  
windows and more extensive canopies to the front.

Please find enclosed the following documents in support of this application:

VAF No. F1677190

(a) A completed application form

(b) A newspaper advertisement

(c) 4 copies of a site location map

(d) 4 copies of drawings 628/10, 20 and 21 which illustrate the proposed changes

(e) 4 copies of an outline specification

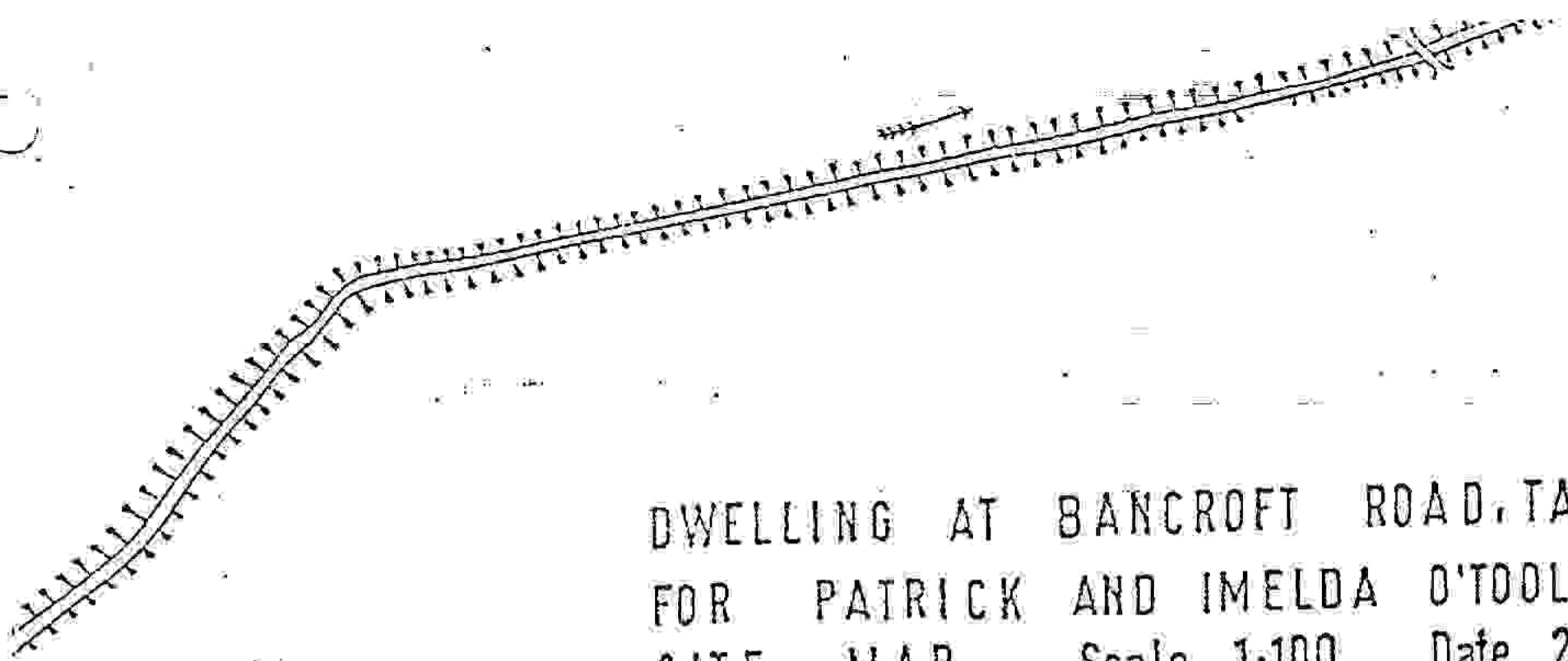
(f) A cheque to cover the planning fee

We intend to make a separate bye law application.

Yours faithfully



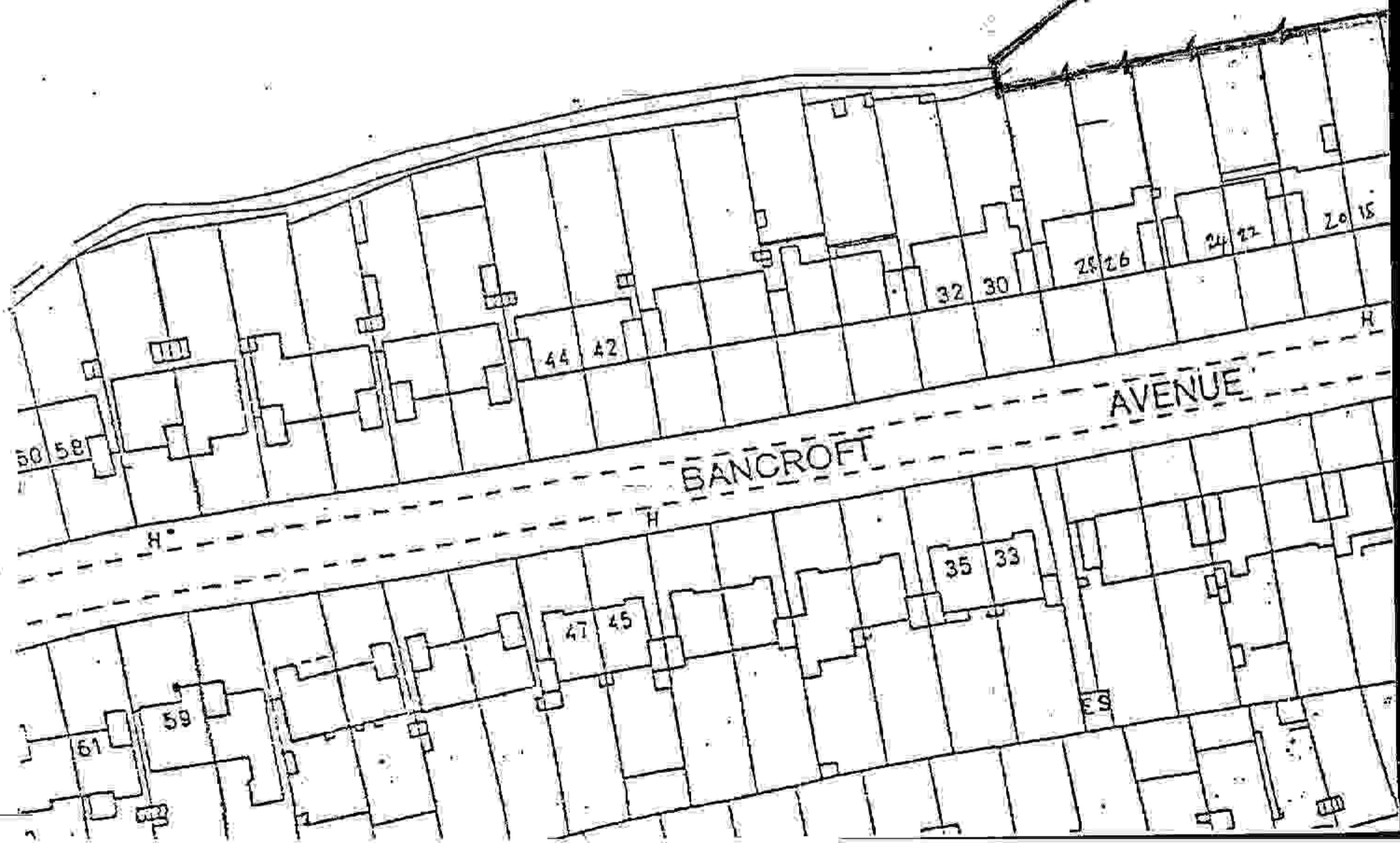
Gerald Cantan



DWELLING AT BANCROFT ROAD, TALLA  
FOR PATRICK AND IMELDA O'TOOLE  
SITE MAP Scale 1:100 Date 2/8/8



PUBLIC PARK

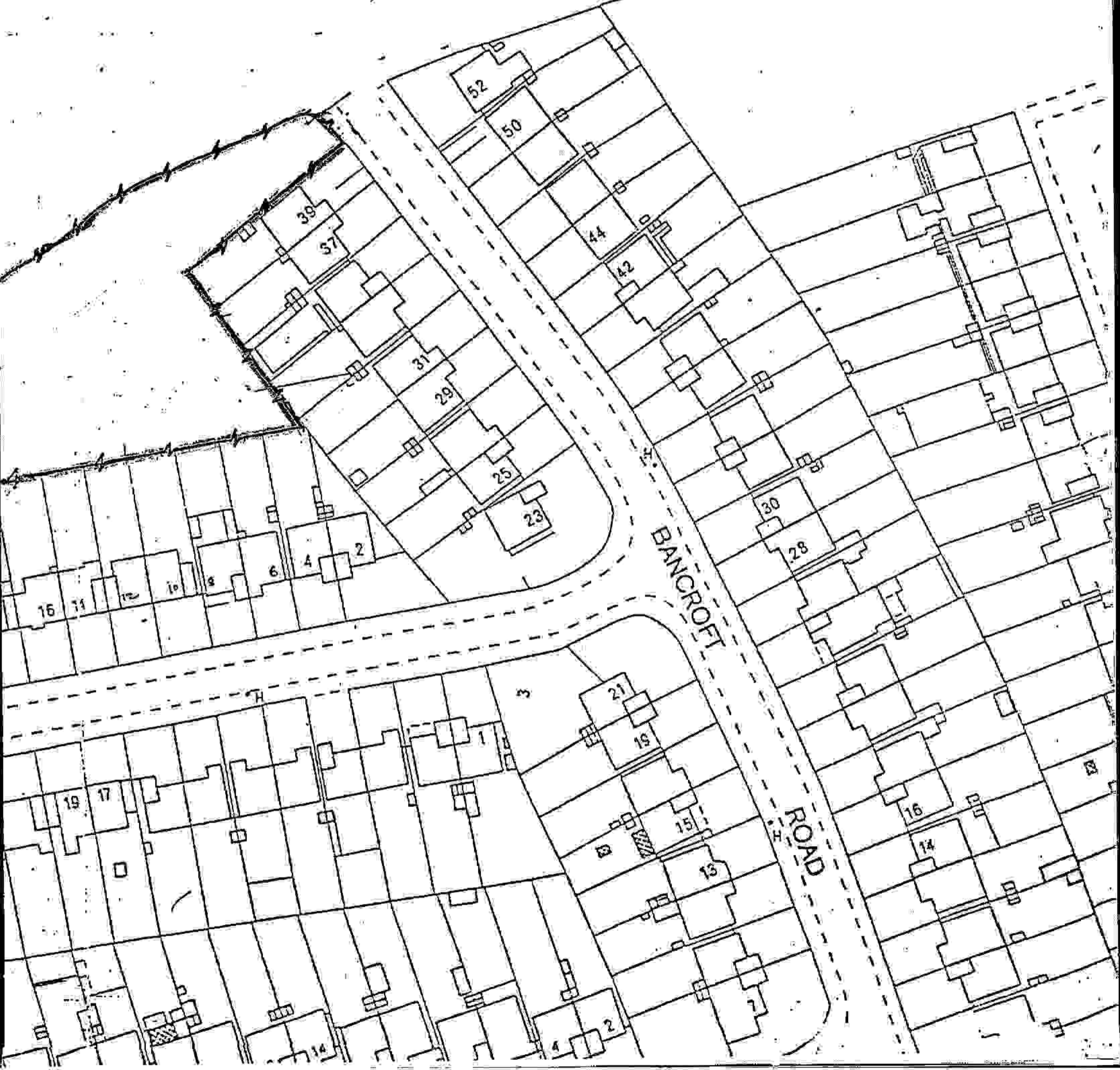


**RECEIVED**  
06 AUG 1991  
91A/1294  
Reg. Sec.

185

GHT. CO. DUBLIN

9





Gerald Cantan Dip. Arch. M.R.I.A.I.

87 Terenure Road North, Dublin 6

RE. PROPOSED CHANGES TO FRONT ELEVATION OF SEVEN HOUSES TO BE CONSTRUCTED  
AT SITE AT BANCROFT ROAD, TALLAGHT, DUBLIN 24.

Foundations:

Foundations to bay windows to be laid in concrete as extensions of  
main house foundations:

Rising walls;

Rising walls are to be constructed in solid concrete blockwork with  
sand cement mortar only.

External walls:

External walls to ground floor of bay windows are to be constructed  
with 100mm external leaf of selected clay brick, 100mm cavity incorporating  
50mm insulation and internal leaf of 100mm solid concrete blockwork all  
bonded into main house walls.

External envelope to first floor of bay is to be covered externally with  
plane concrete tiles nailed to treated timber battens over layer of  
waterproof breather felt onto treated timber studwork. Insulation is to be  
placed between studs and internal surface lined with a vapour barrier,  
9.5 mm plasterboard and bonded and skinned with plaster.

Roof:

Dormers are to be fabricated to the roof with timber rafters and framing  
covered with concrete tiles on battens on sarking felt. Lead valleys are to  
be formed at the intersection with roof on sole boards. The fronts of the  
dormers are to be tiled with plane concrete tiles on treated battens on  
breather felt on a stud frame.

Canopies over the ground floor dormers and porches are to be framed up in  
timber and covered with plane concrete tiles on treated timber battens  
over sarking felt on rafters at 400mm centres.

Brick facing:

The brickwork facing will be retained to the front elevation as on the  
approved plans.

Windows and doors:

Will be framed in hardwood as indicated.

