

John F. O'Connor Assocs.,
10 Boden Wood,
Dublin 14.

Reg. Ref. 91A/1296

3 October 1991

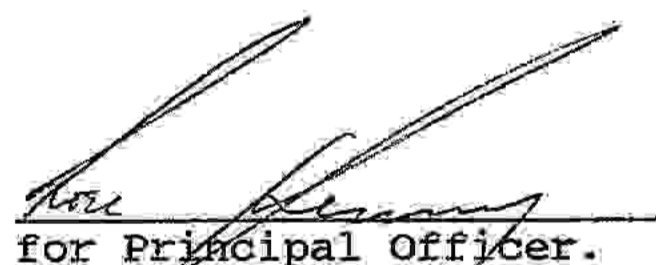
RE: Permission for 15 no. three bed houses in lieu of 13
no. four bed houses at Road 1, Palmerstown Manor,
Kennelsfort Road, Palmerstown for Edenpark
Construction Ltd.

Dear Sirs,

With reference to your planning application received here on 6th August, 1991, in connection with the above, I wish to inform you that:-

In accordance with Section 10(2a) of the Local Government (Planning and Development) Act, 1982, it is not proposed to determine this planning application as the correct prescribed fee in respect of this planning application has not been submitted to the Planning Authority.

Yours faithfully,


for Principal Officer.

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/1296

Date : 7th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : 15 no. three bed houses in lieu of 13 no. four bed houses

LOCATION : Road 1, Palmerstown Manor, Kennelsfort Road, Palmerstown

APPLICANT : Edenpark Construction Ltd

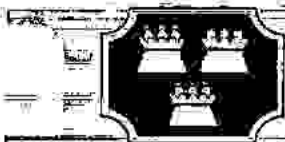
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

John F. O'Connor & Associates,
10 Boden Wood,
Dublin 14.



Refer enclosed

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 continuance of uses.

2. Postal address of Site or Building... ROAD 1 PALMERSTOWN MANOR, KENNELSFORT ROAD
(if none, give description sufficient to identify) PALMERSTOWN DUBLIN 20.

3. Name of applicant (Principal not Agent)... EDENPARK CONSTRUCTION HD.
Address... 7 TARA STREET DUBLIN 2 Tel. No.

4. Name and address of person or firm responsible for preparation of drawings... JOHN F O'CONNOR ASS.
10 BODEN WOOD DUBLIN 14 Tel. No. 944912

5. Name and address to which notifications should be sent... AS IN 4 ABOVE.

6. Brief description of proposed development... 15 NO 3 BED HOUSES IN LIEU OF 13 NO ALREADY APPROVED 4 BED HOUSES ON ROAD NO 1

7. 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... NIL
(b) Proposed use of each floor... 06 AUG 91

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

9. (a) Area of Site... 0.73 AC. 2954 Sq. m.

J.P. Pres 2/8/91
(b) Floor area of proposed development... 15 x 935 sq. ft. = (15 x 86-8) Sq. m.

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

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

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

Please state the extent to which the Draft Building Regulations have been taken into account in your proposal... AS FAR AS APPLICABLE. NIL

13. List appl... CO. DUBLIN Permission sought for 15 no three bed houses in lieu of 13 no four bed houses on Road 1, Palmerstown Manor, Kennelsfort Road, Palmerstown, for Edenpark Construction Ltd. 1 site plan 2 lease plan, 3 specifications & newspaper notice

14. Gross floor space of proposed development (See Back) ... Sq. m.

No. of dwellings proposed (if any) ... Classes of Development ...

Fee Payable £ 1305 Basis of Calculation fee to follow shortly

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) *John F O'Connor* Date 1/Aug/1991

Plan No P. BBL FOR OFFICE USE ONLY

History 91A/1296 1-8-4

Amount Received £

Receipt No

Checked 17/12

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. Alternatively, a copy of the notice as erected or fixed on the land or structure as required by article 16 of the permission regulations. The newspaper advertisement should state after the heading "DUBLIN" (with postal district no:)
 (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.
 Applications must be received within 2 weeks from date of publication of the notice. (Advertisements acceptable in the following newspapers only:- Irish Independent, Irish Press, Irish Times, Evening Herald, Evening Press, Sunday Independent, Sunday Press, Sunday World, Sunday Tribune).
4. Four (4) sets of the drawings to a stated scale must be submitted. Each set to include a layout or block plan, location map, and drawings of relevant floor plans, elevations, sections 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 a 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 applicant 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 Corporation, Planning Department, Irish Life Centre, Lr. Abbey St., Dublin 1. Tel. No. 724755.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES *

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

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

Cheques etc. should be made payable to: Dublin Corporation.

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

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

06 AUG 1991

REG No. 91A/1296.

**SPECIFICATION
OF
PROPOSED WORKS**

John J. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14, Telephone 944912

SPECIFICATION
OF
PROPOSED WORKS

- EMPLOYEE:** 1. The term "Employee" shall mean the Builder.
- EMPLOYER:** 1a. The term "Employer" shall mean the Purchaser.
- SATISFACTION:** 2. The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
- NOTICES & FEES:** 3. The Builder shall give all notices and pay all fees to the Local Authority concerned, as may be required by them for the making of all connections, opening up of roads and for the supplying of water for the works.
- PROTECTION:** 4. Any excavations made by the Builder or by any sub-contractor are to be protected by the Builder and lighted at night if necessary.
- INSURANCES:** 5. The Builder is to insure fully under the Workmens' compensation and the National Health Acts all his men. The Builder is to effect a Fire and other necessary insurance against damage to persons and property during the course of the works and until such time as they are completed and handed over to the Employer, all with an approved Insurance Company.
- LATRINES:** 6. The Builder is to provide proper latrine accommodation on site before commencement of works, to remove same and disinfect grounds on completion.
- OTHER TRADES:** 7. Provide all reasonable facilities and assistance to sub-contractors as may be necessary during the course of the works.

EXCAVATOR

- GENERALLY:** 8. Excavate over area of building to a depth of at least 9" below finished ground level and remove all dosa and vegetable earth.
- FOUNDATIONS:** 9. Excavate for foundations to depths and widths as shown on plan or as required by site conditions.
- DRAINS, ETC.:** 10. Excavate along lines shown on plans for all drains to required levels and also for manholes, gullies and junctions to required depths and widths.
- CEMENT:** 11. Portland Cement to be to I.S.S.
- SAND AND GRAVEL:** 12. All sand or gravel used shall be sharp river or pit sand free from loam and all other impurities and, if necessary to be washed.
- CEMENT MORTAR:** 13. Shall be cement and sand (1:3).

GAUGED LIME MORTAR:

14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.

CONCRETE:

15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.

BREEZE CONCRETE:

16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.

D.P.C.'s:

17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.

WALLS:

18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.

LINTOLS:

19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.

STEPS & SILLS:

20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.

HEARTHES:

21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.

SURFACE CONC UNDER FLOORS:

22. To be 4" thick laid on a well rammed bed of broken brick or stone.

VENT OPENING:

23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.

BRICKLAYER**BRICKS:**

24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.

WETTING:

25. All bricks are to be well wetted before laying.

BOND:

26. The facing bricks are to be laid to a bond as selected by the Architect and are to be properly bonded with concrete blocks if backed with blocks.

FLUE LINERS:

27. To be 8" internal diameter. Provide all requisite bends either purpose made or otherwise.

CARPENTER AND JOINER**BREEZE BRICKS:**

28. Build in where necessary breeze bricks or other grounds as the works proceed for fixing joinery. All timbers or grounds in contact with concrete shall be twice brush coated with an approved preservative against dry rot and beetles, e.g. Solignum, etc.

SPACING:

29. All floor, ceiling and roof joists to be 14" c. to c. or at centres to suit finishes to be applied. Timber sizes to be adequate in strength to suit spacing.

ROOF:

30. Roof timbers to be as follows:
- | | |
|-----------------------------|-----------|
| Rafters: | 4½" x 1½" |
| Ridge: | 7" x 1" |
| Ceiling joists and hangers: | 4½" x 1½" |
| Purlins: | 7" x 3" |
| Struts and collars: | 4" x 2" |
- Prefabricated timber roof trusses of Approved Manufacture may be used.
Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

31. Provide 3" x 1½" tassels to all boarded floors. Wallplates for roof to be min. 4" x 2".

FLOORS:

32. To be 1" T. & G. white deal or Chipboard, or reinforced concrete or mass concrete.

BRIDGING:

33. Provide one row of solid bridging to all first floors over 6' 0" span.

EAVES:

34. Form eaves as shown on drawings. Fascia to be 7" x 1". Soffite to be formed from 9" x ¾"

DOOR FRAMES:

35. Internal shall be 4½" x 1½" slips. External shall be out of 4" x 3"

JOISTS:

36. Floor shall be 4½" x 1½" on first floor shall be 7" x 1½"

ARCHITRAVES:

37. Provide and fix to all internal doors Architraves, properly fixed to frames as specified by Architect.

SADDLES:

38. Provide and fix to all internal doors (where specified by the Architect) 5" x 1" saddles properly splayed and nailed to floor.

DOORS:

39. All internal doors shall be flush panel. Hall door shall be as shown on drawings. Back door to kitchen shall be 2" thick framed and sheeted. All doors to be hung with one pair 4" steel but hinges.

DOOR FURN:

40. Provide and fix complete to each internal door mortice lock and furniture. Hall door to be fitted with letterplate knocker handle and "Yale" pattern night latch.

WINDOWS:

41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.

LINEN PRESS:

42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.

STAIRS:

43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.

TRAP DOOR:

44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER

EAVES GUTTERS:

45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.

RAINWATER PIPES:

46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.

FLOOR VENTS, ETC:

47. Provide and fix galvd. louvred vents to opes as specified heretofore.

SOIL & VENT PIPES:

48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER

GENERALLY:

49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.

TESTING:

50. Provide for all water and smoke testing as may be required by the Local Authority.

MANHOLES:

51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.

COVERS, GRATINGS:

52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS

ELECTRICAL SERVICES:

53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for
- No. ceiling light points and No. sockets. Extra lighting
- and power points will be provided on Employer's instructions @ each. The following, if required by the Employer, shall be Extra: 30 amp. El. Cooker Switch and 60 amp. El. Cooker Switch. Wiring only for El. immersion heater in H.W. Cylinder.

GAS SERVICE:

54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.

PLUMBER

FLASHINGS, APRONS:

55. All flashings to be in lead, copper or aluminium.

SOAKERS:

56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.

CONNECTION TO DRAIN:

57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.

WASTE PIPES:

58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.

RISING MAIN:

59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.

PIPES:

60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.

STORAGE TANK:

61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.

SERVICES:

62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

HOT WATER CYLINDER:

63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested to B.S.S. and provide for all connections thereto as heretofore specified.

SANITARY FITTINGS:

64. Provide and fix the following sanitary fittings:
a) Bath, complete with taps, waste, stopper and chain and side panels.
b) W.H.B., Brackets, taps, stopper and chain complete.
c) W.C. Suite complete.
d) Kitchen sink complete with taps, waste, chain and stopper.

CONNECTIONS & FITTINGS:

65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

TILES:

66. Roof to be finished with concrete roofing tiles to approved colour.

FIXING:

67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.

HEARTHES:

68. To be finished with tiled or other approved hearth to match surround.

SURROUNDS:

69. Provide and fix fire surround as shown on plan.

CONCRETE PAVING:

70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

INTERNALLY:

71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.

CEILINGS:

72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.

EXTERNALLY:

73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

PAINTER AND GLAZIER

MATERIALS:

74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.

WOODWORK:

75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

IRONWORK:

76. All external ironwork, is to be well scraped clean, given one coat red oxide, two undercoats and one finishing coat high gloss paint, to selected colour.

INTERNAL WALL DECORATION:

77. All internal walls to be papered with wallpaper to purchaser's selection to a total price of £ per house for paper.

GLAZING:

78. Glaze with 24 ozs. glass, free from defects, all windows throughout house. Bathroom and W.C. to be glazed with obscure glass. Hall door to be glazed in translucent glass.

FIXING:

79. All panes of glass are to be regularly cut and are to be sprigged, puttied and back puttied.

SITE**BOUNDARY WALLS:**

80. All boundary walls or fences shall be constructed as directed by the Architect.

COMPLETION**GENERALLY:**

81. Notwithstanding the foregoing all works to be carried out and materials to be used to comply with outline specification for new houses as issued by the Department of Local Government. Any variation to the specification by the Builder should be incorporated in the showhouse if possible but shall not be less in quality or strength than that specified. The Estate Architect may without notice alter this specification if deemed necessary by him.

COMPLETION:

82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

83. The Employer shall note that, whilst the Builder shall be responsible for normal maintenance as defined in the conditions of the Contract, he shall not be held liable for shrinkage or other defects to timber and plasterwork due in whole or in part where Central Heating is installed in dwelling.

VARIATIONS**VARIATIONS:**

84. For building contract purposes the variations for site No. are as scheduled hereunder:—