

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A/1299

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Clerk J Hannon & Admonde rec that perm be granted - native of area -		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1299 Cert. No. 26281

PROPOSAL Bungalows + Septic Tanks

LOCATION Newtown Td. Mount Venus Road, Rathformham

APPLICANT C. Conlon

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>£32</u>	<u>£32</u>	—	
2	Domestic	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	Metres	@£1.75 per m ² 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 m ² 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: S. Date: 12/8/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

REG. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER/ SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

ASSESSED BY:

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO. DATE

ENTERED IN CONTRIBUTIONS REGISTER:

Landward

Q 375

*Water only
Septic tank.*

DEVELOPMENT CONTROL ASSISTANT GRADE

*(~~roads~~ not
contributions
not previously
credited as
sites)*

[Signature]
13/5/92

P/1155/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:	
Standard:	£375
Grades:	
Grants:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Register Reference : 91A/1299

Date Received : 31st January 1992

Correspondence : F.L. Bent,
 Name and : 18 Terenure Road North,
 Address Terenure,
 Dublin 6W.

Development : Bungalow and septic tank

Location : Newtown T.D., Mount Venus Road, Rathfarnham

Applicant : C. Conlon

App. Type : Permission

Zoning : B

Floor Area : 166 Sq.metres

MOS
(MOS/BB)

Report of the Dublin Planning Officer dated 11 March 1991.

This is an application for PERMISSION for a bungalow and septic tank at Newtown T.D., Mount Venus Road, Rathfarnham for Ms. C. Conlon.

Under Reg. Ref. 91A/0541 a decision was made ^{u.p.c.c.} to refuse permission for a 4 bedroom dormer bungalow and septic tank at this site (Decision Order P/2350/91 dated 28.05.91). The reasons for refusal were:

1. The proposed dormer bungalow is considered an unacceptable design in this area. The houses in the immediate vicinity of this site and served by the same private road are all single-storey. The proposed development would be visually obtrusive when viewed from Mount Venus Road, and would be contrary to the proper planning and development of the area.

2. The 1983 County Development Plan contains a specific objective to preserve views and prospects from Mount Venus Road. The proposed development would interfere with a view of special amenity value which it is necessary to preserve. The proposed development would be contrary to the proper planning and development of the area.

The decision was successfully appealed ^{by the applicant} to An Bord Pleanála ^{which granted perm. for the} (Dec. Order ^{donee by} PL 6/5/86133) dated 12th December, 1991.

The site is zoned 'B' in the 1983 county Development Plan where it is the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1299

Page No: 0002

Location: Newtown T.D., Mount Venus Road, Rathfarnham

objective of the Planning Authority "to protect and provide for the development of agriculture. There is a specific objective included in the Development Plan to protect views and prospects northwards across the city from Mount Venus Road.

The site which is just under 1 acre in area is part of a field where horses and other animals graze. A high hedgerow forms the south-western boundary of the site while a wire fence and some trees form the roadside boundary. Access to the site is by means of a private laneway, the metalled part of which is approx. 3 metres in width. This laneway presently serves 5 no. dwellings and a dog kennels, - all of which are single-storey buildings. *(with one exception)*

The proposed house is a single-storey bungalow with a low pitched roof. The floor area of the proposed house is stated to be 166 sq.m. It is a four bedroomed house and incorporates a garage.

In support of this application it is stated that the applicant's family owns c. 11.5 acres of land fronting Mount Venus Road which have been in continuous agricultural use. The house is for the applicant who is presently living at home at Newbrook House with her mother in the family house. (This was granted permission under Reg. Ref. M.2274).

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The applicant is requested to submit a map showing the extent of her family's landholding in the area and to indicate if her family would be willing to enter into an agreement with Dublin County Council under Section 38 of the Local Government (Planning and Development) Act 1963, sterilising the remainder of the family landholding from any future development in the event of a decision to grant permission being considered by Dublin County Council.
2. Applicant to provide details of proposed septic tank and treatment of percolation area, showing compliance with "IIRS SR6 1975", available from EOLAS.

The applicant submitted Additional Information on 31st January, 1991.

In response to item 1, the applicant has submitted a map showing the total extent of the family landholding. It is stated that the family are not prepared to consider entering into an agreement sterilizing the balance of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1299

Page No: 0003

Location: Newtown T.D., Mount Venus Road, Rathfarnham

landholding from any future development.

Details of the proposed septic tank have been submitted. The applicant states that Building Bye Law Approval (BBL/2960/91 dated 18/10/91) has already been granted for this dwelling.

The roads report dated 25/2/92 states that the previous roads report (i.e. report dated 4/6/1991 on 91A/0541) should apply. This report recommended (i) the setting back of the front boundary of the site 3 metres from the edge of the existing carriageway (ii) recessing the entrance gates 2 metres behind the new boundary (iii) levying a financial contribution of £800. towards road improvements etc.

The existing fence along the front of the site is c. 2.5 metres from the edge of the laneway. Trees have been planted on the grass verge between the fence and the laneway. There is no necessity in my view to relocate the front boundary of the site further back from the laneway.

I have noted the contents of the parks report (dated 20.5.91) on the earlier application (Reg. Ref. 91A/0054).

The applicant has refused to agree to sterilise the remainder of the family landholding as outlined in red on site location map (submitted on 31/1/91). The Planning Authority could attach a condition restricting development on the lands outlined in red to the development of one house only, and such a condition would effectively have the same effect in limiting development on this site.

Given that An Bord Pleanála have approved a dormer bungalow on this site and in the opinion of the Planning Authority, the development of a single storey house is regarded as a preferable form of development, it is considered that in the circumstances that the Planning Authority should not attach a condition restricting development on the overall landholding to one house, which may militate against the applicant developing under this permission in favour of the permission granted by An Bord Pleanála under Reg. Ref. 91A/1299.0541.

The proposed development of a single storey house is considered acceptable from a planning point of view.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1299

Page No: 0004

Location: Newtown T.D., Mount Venus Road, Rathfarnham

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

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 31st January 1992 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That the design and location of the septic tank, percolation and reserve percolation areas be in accordance with recommendations laid down in SR 6 1991 available from EOLAS.
04 REASON: In the interest of the proper planning and development of the area.
- 05 That dark roof tiles (i.e. blue/black/grey/brown) be used on the house.
- 05 REASON: In the interest of ^{visual amenity} ~~the proper planning and development of the area.~~
- 06 That the house, when completed, be first occupied by the applicant and/or members of her immediate family.
REASON: In the interest of the proper planning and development of the area.
- 07 That the water supply arrangements be strictly in accordance with the requirements of the Sanitary Services Department.
- 07 REASON: In the interest of the proper planning and development of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Newtown T.D., Mount Venus Road, Rathfarnham

area.

08 That a financial contribution in the sum of £ 375 be paid by the proposer to the Dublin County Council towards the cost of provision of ~~public services~~ in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

Public water supply
[Signature]
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

09 That the hedgerow along the south west boundary of the site be retained.

REASON: In the interest of visual amenity.

10 That access details to be agreed with the Planning Authority, prior to the commencement of development.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1299

Page No: 0006

Location: Newtown T.D., Mount Venus Road, Rathfarnham

Richard Cremius SEP
.....
for Dublin Planning Officer

12/3/92

Endorsed:.....

Wor
.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (12) conditions set out above is hereby made.

25 MARCH 1992
Dated :

John X
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *26 Feb* 199*2*

Marjorie O'Shea

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1299.

DEVELOPMENT: Dwelling.

LOCATION: Newton Td., Mount Venut Rd., Rathfarnham.

APPLICANT: M/s. C. Conlon.

DATE LODGED: 31.1.92 A.I.

This submission is additional information as requested by Dublin County Council on 9th September, 1991.

The original application is not available. The two points requiring additional information however furnished in the submission do not relate to Roads Department.

A previous application (Reg. Ref: 91A/541) for a dwelling on this site was granted by An Bord Pleanala on 12th December, 1991. Roads had no objection.

In the absence of a previous report on the application at hand, Roads have no objection subject to conditions of Roads report for the previous application dated 4th June, 1991.

MA/BMCC
21.2.92
PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.02.92
Time 4.00

SIGNED: Michael Ardner
DATE: 25-2-92

ENDORSED: [Signature]
DATE: 25/2/92

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1299

Proposed: BUNGALOW & SEWAGE TANK

At: NEWTOWN T.D., MOUNT VENUS ROAD, RATHFRANKHAM

For: C. CONLOW

Plans lodged: _____

Architect: _____

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

A trial hole was inspected on this site on 17/8/91. The trial hole was opened to a depth of 6ft. 6ins & was dry.

This proposal is acceptable to this section subject to compliance with I.R.S. SRG 1975, and the percolation & reserve percolation area following the contours of the land.



By John O'Kelly EHO
20/8/91

John O'Kelly
for John O'Kelly EHO
22/8/91

Register Reference : 91A/1299

Date : 4th February 1992

Development : Bungalow and septic tank

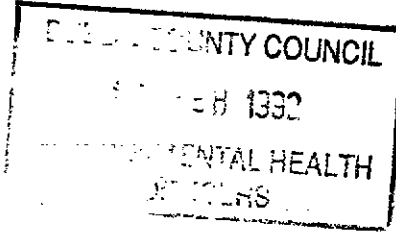
LOCATION : Newtown T.D., Mount Venus Road, Rathfarnham

Applicant : C. Conlon

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 31st January 1992



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

Yours faithfully,

.....
for PRINCIPAL OFFICER

*My report of 20/1/92 applies to this application
Copy of report attached*



*by Smyth Env. Health Officer
17/Feb/92*

for *Sta Devine*
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

19/2/92

Filed.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1299

Proposed: BUNGALOW & SEPTIC TANK

At: NEWTOWN T.D., MOUNT VENUS ROAD, RATHFRANKHAM

For: C. Conlon

Plans lodged: _____

Architect: _____

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

A trial hole was inspected on this site on 17/8/91. The trial hole was opened to a depth of 5ft 6ins & was dry.

This proposal is acceptable to this section subject to compliance with I.R.S. 1975, and the permeation & reserve permeation area following the contours of the land.

*By Supt EHO
20/8/91*

*John O'Keefe
for John O'Kelly EHO
22/8/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 26.08.91
Time 10.30

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1299

Proposed: BUNGALOW & SEPTIC TANK

At: NEWTOWN T.D., MOUNT VENUS ROAD, RATHFRANKHAM

For: C. Conlon

Plans lodged: _____

Architect: _____

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

A trial hole was inspected on this site on 19/8/91. The trial hole was opened to a depth of 5ft 6ins & was dry.

This proposal is acceptable to this section subject to compliance with I.R.S. S.R.G. 1975, and the permeation & reserve permeation area following the contours of the land.

*by Juyth EHO
20/8/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.8.91
Time 4.15

*J. a. Devine
for John O'Keilly S.H.O.
22/8/91.*

P/4222/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1299

Date Received : 7th August 1991

Correspondence : F.L. Bent,
Name and : 18 Terenure Road North,
Address Terenure,
Dublin 6W.

Development : Bungalow and septic tank

Location : Newtown T.D., Mount Venus Road, Rathfarnham

Applicant : C. Conlon

App. Type : Permission

zoning : B

(MOS/AC)

Report of the Dublin Planning officer dated 2 September 1991.

This is an application for PERMISSION for a bungalow and septic tank at Newtown T.D., Mount Venus Road, Rathfarnham for Ms. C. Conlon.

Under Reg. Ref. 91A/0541 a decision was made to refuse permission for a 4 bedroom dormer bungalow and septic tank at this site (Decision Order P/2350/91 dated 28.05.91). The reasons for refusal were:

1. The proposed dormer bungalow is considered an unacceptable design in this area. The houses in the immediate vicinity of this site and served by the same private road are all single-storey. The proposed development would be visually obtrusive when viewed from Mount Venus Road, and would be contrary to the proper planning and development of the area.

2. The 1983 County Development Plan contains a specific objective to preserve views and prospects from Mount Venus Road. The proposed development would interfere with a view of special amenity value which it is necessary to preserve. The proposed development would interfere with a view of special amenity value which it is necessary to preserve. The proposed development would be contrary to the proper planning and development of the area.

The decision is currently on appeal to An Bord Pleanála.

The site is zoned 'B' in the 1983 county Development Plan where it is the objective of the Planning Authority "to protect and provide for the development of agriculture. There is a specific objective included in the Development Plan to protect views and prospects northwards across the city from Mount Venus Road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

The site which is just under 1 acre in area is part of a field where horses and other animals graze. A high hedgerow forms the south-western boundary of the site while a wire fence and some trees form the roadside boundary. Access to the site is by means of a private laneway, the metalled part of which is approx. 3 metres in width. This laneway presently serves 5 no. dwellings and dog kennels - all of which are single-storey buildings.

The proposed house is a single-storey bungalow with a low pitched roof. The floor area of the proposed house is stated to be 6166 sq.m. It is a four bedroomed house and incorporates a garage.

In support of this application it is stated that the applicant's family owns c. 11.5 acres of land fronting Mount Venus Road which have been in continuous agricultural use. The house is for the applicant who is presently living at home at Newbrook House with her mother in the family house. (This was granted permission under Reg. Ref. M.2274).

The applicant has not submitted a map showing the extent of the family landholding in the area.

The Supervising Environmental Health Officer has reported (dated 22.08.91) that a trial hole inspected on the site on 19.08.91 indicated the suitability of the soil for septic tank drainage. Before a decision is made additional information should be requested from the applicant.

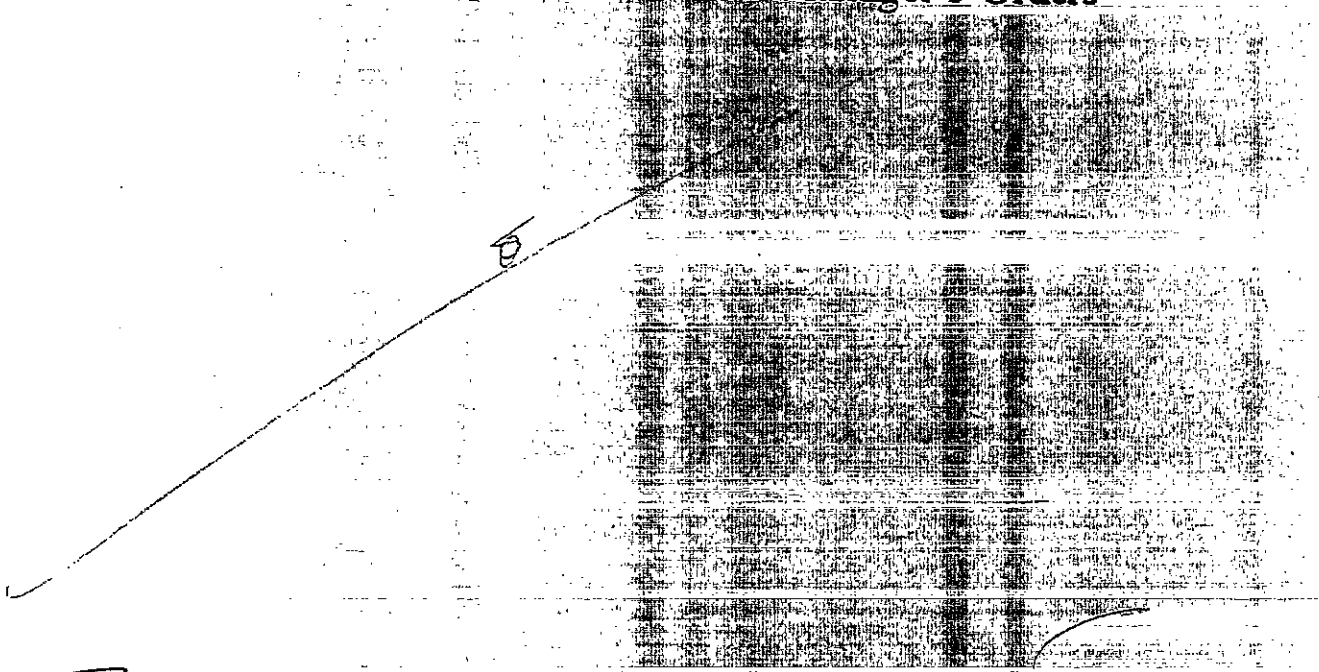
I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The applicant is requested to submit a map showing the extent of her family's landholding in the area and to indicate if her family would be willing to enter into an agreement with Dublin County Council under Section 38 of the Local Government (Planning and Development) Act 1963, sterilising the remainder of the family landholding from any future development in the event of a decision to grant permission being considered by Dublin County Council.

R.C. (2) Applicant to provide details of proposed septic tank and treatment of percolation area, showing compliance with "H.B.S. SR6 1975", available from holes.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders



Richard Connors SEP
.....
for Dublin Planning Officer

3.9.91

[Signature]
.....
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

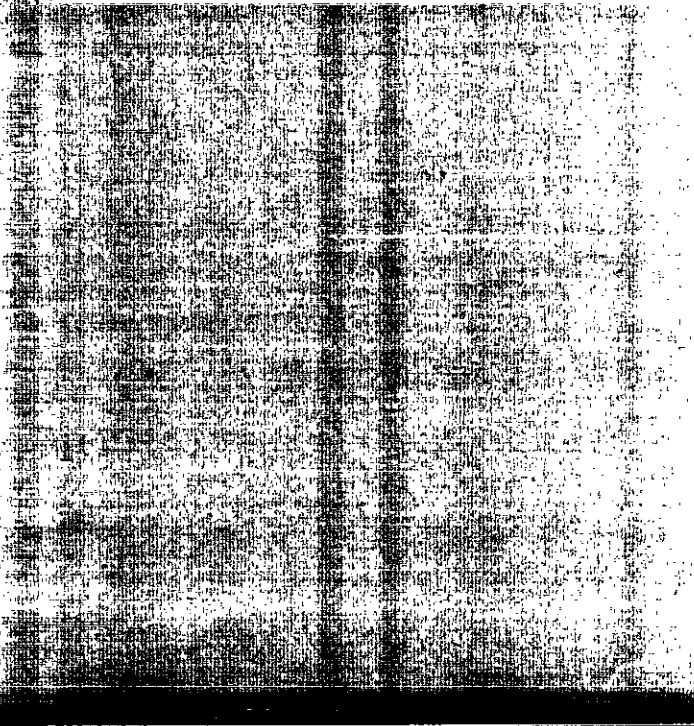
Dated : *9 September 1991*

K. O'Sullivan

ASSISTANT CITY AND COUNTY MANAGER

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

4th September



EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1299

Proposed: BUNGALOW & SEPTIC TANK

At: NEWTOWN T.D., MOUNT VENUS ROAD, RATHFRANKHAM

For: C. Conlon

Plans lodged: _____

Architect: _____

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

A trial hole was inspected on this site on 17/8/91. The trial hole was opened to a depth of 5ft 6ins & was dry.

This proposal is acceptable to this section subject to compliance with the 1125 SRG 1975, and the permeation & reserve permeation area following the contours of the land.

By John O'Keefe
20/8/91

John O'Keefe
for John O'Keefe ECHO
22/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 26.08.91
Time 10.30



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1155 /92 Date of Decision : 25th March 1992

Register Reference : 91A/1299 Date Received : 31st January 1992

Applicant : C. Conlon

Development : Bungalow and septic tank

Location : Newtown T.D., Mount Venus Road, Rathfarnham

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 090991//310192

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ¹⁰.....ATTACHED.

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

Date: 25/3/92

F.L. Bent, APDS
18 Terenure Road North,
Terenure,
Dublin 6W.

Reg.Ref. 91A/1299
Decision Order No. P/ 1155 /91
Page No: 0002



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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 31st January 1992 save as may be required by the other conditions attached hereto.

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

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

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

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

REASON: To prevent unauthorised development.

04 That the design and location of the septic tank, percolation and reserve percolation areas be in accordance with recommendations laid down in SR 6 1991 available from EOLAS.

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

05 That dark roof tiles (i.e. blue/black/grey/brown) be used on the house.

REASON: In the interest of visual amenity.

06 That the house, when completed, be first occupied by the applicant and/or members of her immediate family.

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

07 That the water supply arrangements be strictly in accordance with the requirements of the Sanitary Services Department.

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

08 That a financial contribution in the sum of £375.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public water supply in the area of the proposed development. This contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

09 That the hedgerow along the south west boundary of the site be retained.



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

Reg.Ref. 91A/1299

Decision Order No. P/ 1155 /91

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REASON: In the interest of visual amenity.

- 10 That access details to be agreed with the Planning Authority, prior to the commencement of development.
- 10 REASON: In the interest of the proper planning and development of the area.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone:773066



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/1299

Date : 31st January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Newtown T.D., Mount Venus Road, Rathfarnham

APPLICANT : C. Conlon

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 31st January 1992.

Yours faithfully,

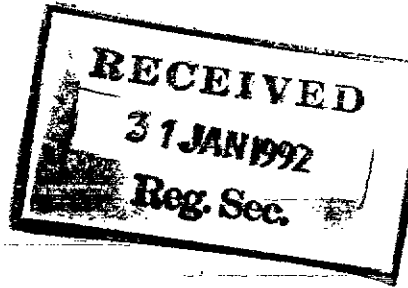
.....

for PRINCIPAL OFFICER

F.L. Bent,
18 Terenure Road North,
Terenure,
Dublin 6W.

20th January 1992.

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



91A/1299
1.8.0
A.I.

ADDITIONAL INFORMATION REG REF No. 91A/1299

RE: Proposed dwelling at Newtown Td., Mount Venus Road,
Rathfarnham, Dublin 16, for Ms. C. Conlon

Dear Sirs,

With regard to my planning application for a detached bungalow lodged with the council on 7th August last, and further to your request for additional information dated 9th September last, I herewith submit the following additional information :-

- 01 I enclose quadruplicate copies of a location plan indicating the total extent of the family land holding. In this regard please note that the family are not prepared to consider entering into agreement with the council to sterilise the balance of the lands from future development, even though there is no intention at this time to make further planning applications for further development on these lands. I would further comment that there was no such request or reference on the planning file to such a request by the council when considering the previous planning application Reg Ref No. 91A/541 for a dormer style bungalow on the same site subject matter of this application. Therefore I feel that the council should withdraw this request.
- 02 I herewith enclose quadruplicate copies of details relating to the construction of a septic tank to serve the proposal.

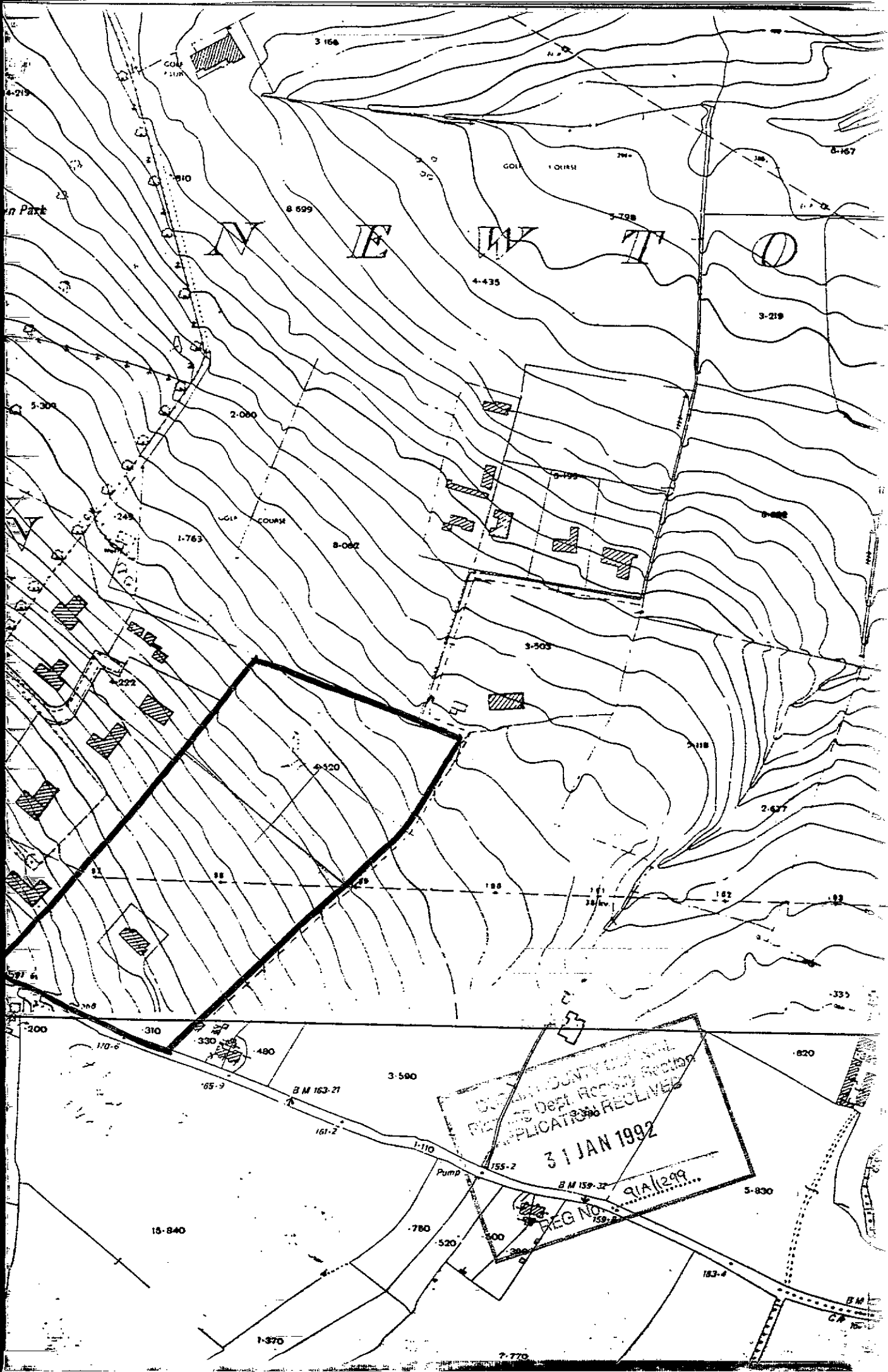
Building Byelaw Approval under Order No BBL/2960/91 dated 18th October 1991 has been granted for this dwelling, the drainage details of which are subject to a percolation area being located 18m from the dwelling, compliance with IIRS 2 of 1975, and the percolation areas following the contours of the land.

Please note that planning permission has been granted on the site subject matter of this application by An Bord Pleanála under Order No PL/ 6/5/86133 in respect of previous planning application for a dormer style dwelling Reg Ref No 91A/541.

I trust that this information is satisfactory to enable a favourable decision to be issued in respect of this application.

Yours Faithfully

F. L. Bent.
ARCHITECTURAL PLANNING AND DESIGN SERVICES.



DECATUR COUNTY DISTRICT
RECORDING DEPT. RECEIVED
APPLICATION RECLIVES
31 JAN 1992
REG NO. 91A/299
B M 159-32

n Park

N E W T O

COM

COAM

COAM

Pump

15-840

1-370

7-770

B.M.

C.R.



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

Decision Order Number : P/ 4222 /91 Date of Decision : 9th September 1991
Register Reference : 91A/1299 Date Received : 7th August 1991
Applicant : C. Conlon
Development : Bungalow and septic tank
Location : Newtown T.D., Mount Venus Road, Rathfarnham

Dear sir/Madam,

With reference to your planning application, received here on 07.08.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Act 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to submit a map showing the extent of her family's landholding in the area and to indicate if her family would be willing to enter into an agreement with Dublin County Council under section 38 of the Local Government (Planning and Development) Act 1963, sterilising the remainder of the family landholding from any future development in the event of a decision to grant permission being considered by Dublin County Council.
- 02 Applicant to provide details of proposed septic tank and treatment of percolation area, showing compliance with "IIRS SR6 1975", available from Eolas.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

PRINCIPAL OFFICER

F.L. Bent,
18 Terenure Road North,
Terenure,
Dublin 6W.

Date : 12/9/91

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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

Register Reference : 91A/1299

Date : 8th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Newtown T.D., Mount Venus Road, Rathfarnham

APPLICANT : C. Conlon

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 7th August 1991.

yours faithfully,

for PRINCIPAL OFFICER

F.L. Bent,
18 Terenure Road North,
Terenure,
Dublin 6W.



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 retention of structures or continuances of uses.

2. Postal address of site or building Newtown rd, Mount Venus Road,
(if none, give description) Rathfarnham, Co Dublin
sufficient to identify)

3. Name of applicant (Principal not Agent) Ms C Conlon
Address Mount Venus Road, Rathfarnham Tel. No. 94231

4. Name and address of F L Bent (A.P.E.D.S) 18, Terenure Road
person or firm responsible Terenure, Dublin 6W Tel. No. 90965
for preparation of drawings

5. Name and address to which F L Bent (A.P.E.D.S) 18 Terenure Road
notifications should be sent Terenure, Dublin 6W.

6. Brief description of Erection of Sewage & Septic tank
proposed development

7. Method of drainage SEPTIC TANK 8. Source of Water Supply WATER

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor 32
or use when last used.
(b) Proposed use of each floor N 474

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

11.(a) Area of Site 475
(b) Floor area of proposed development 166
(c) Floor area of buildings proposed to be retained within site -

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

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

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

15. List of documents enclosed with Location & Block Plan, Detail Plan,
application. tank Plan, Adhvnt Fee Letter.
CO. DUBLIN Application for a sewage and septic tank at Newtown I.D. Mount Venus Road, Rathfarnham, for Ms C Conlon.

16. Gross floor space of proposed development (See back) 166
No of dwellings proposed (if any) one Class(es) of Development one
Fee Payable £ 32 Basis of Calculation one dwelling
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) F Bent (Agent) Date 2nd August

Application Type P FOR OFFICE USE ONLY 7/8
Register Reference 91A/1299 2
Amount Received £ -
Receipt No -
Date 22/14

J. Peers
5/8/91

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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 the location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the 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 (map to be 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 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 2. 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 satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or near the outlet 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 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 Control) Regulations 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat	£32.00 each	A	Dwelling (House/Flat)	£55.00
2.	Domestic extensions/other improvements	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(Improvement/alteration)	£30.00
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per sq. metre (min. £25.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per sq. metre in excess of 300 sq. metres (min. £25.00)
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)	E	Petrol Filling Station	£200.00
8.	Petrol Filling Station.	£100.00	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per sq. metre (£70.00 minimum)
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)			Min. Fee
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			Max. Fee
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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 2016

CASH 46/49 UPPER O'CONNELL STREET DUBLIN

CHEQUE DUBLIN

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Cashier S. CAREY Principal Officer

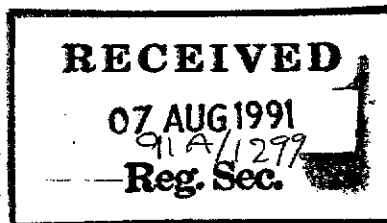


ARCHITECTURAL PLANNING AND DESIGN SERVICES

18, TERENURE ROAD NORTH, TERENURE, DUBLIN 6w.
TELEPHONE & AUTOMATIC FAX 908651 CELLULAR TELEPHONE 088 5571

2nd August 1991.

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



RE: Proposed dwelling at Newtown Id., Mount Venus Road,
Rathfarnham, Dublin 16, for Ms. C. Conlon

Dear sirs,

I herewith enclose copies of documents forming a detailed planning application for the erection of a single storey dwelling and septic tank at the above.

The applicant's family owns approximately 11.5 acres fronting Mount Venus Road and which have been in continuous agricultural use. The family lands also enjoy right of access to the twenty foot wide private lane running north south from Mount Venus Road along the eastern boundary of the subject lands.

Dublin County Council granted Planning Permission to my client's family for a residential dwelling on portion of the lands near the Mount Venus road fronted in 1975 under Register Reference No. G2122 and Order No P/140/75, together with a later change of house plan granted in 1977 under Register Reference No. M2274 and Order No. P/3787/77. This dwelling was subsequently constructed as the family home and is known as Newbrook House.

This application is being made by the daughter of the family still remaining at home, and is required at this location on the family lands so as to continue the existing use of the lands and to be near her widowed mother.

This application is for a bungalow style dwelling with a low pitched roof on one acre of land fronting the private lane and located in the lower field of the property. Disposal of drainage is by way of septic tank and percolation area in accordance with the requirements of the area environmental health officer. There is a piped water supply available in the adjacent laneway.

A previous application for a Dormer bungalow style dwelling on this site was refused in April of this year under Reg Ref No. 91A/541 but was subsequently refused under Order No. P/2350/91 dated 28th May 1991.

No Building Byelaw decision issued in respect of Reg Ref No. 91A/541, and a Building Extension / additional information letter issued from Dublin County Council on 26th June 1991. Please take the enclosed documentation as the required additional information in respect of Building Byelaws. It should be noted that the area health inspector has visited the site where a suitable trial hole had been provided.

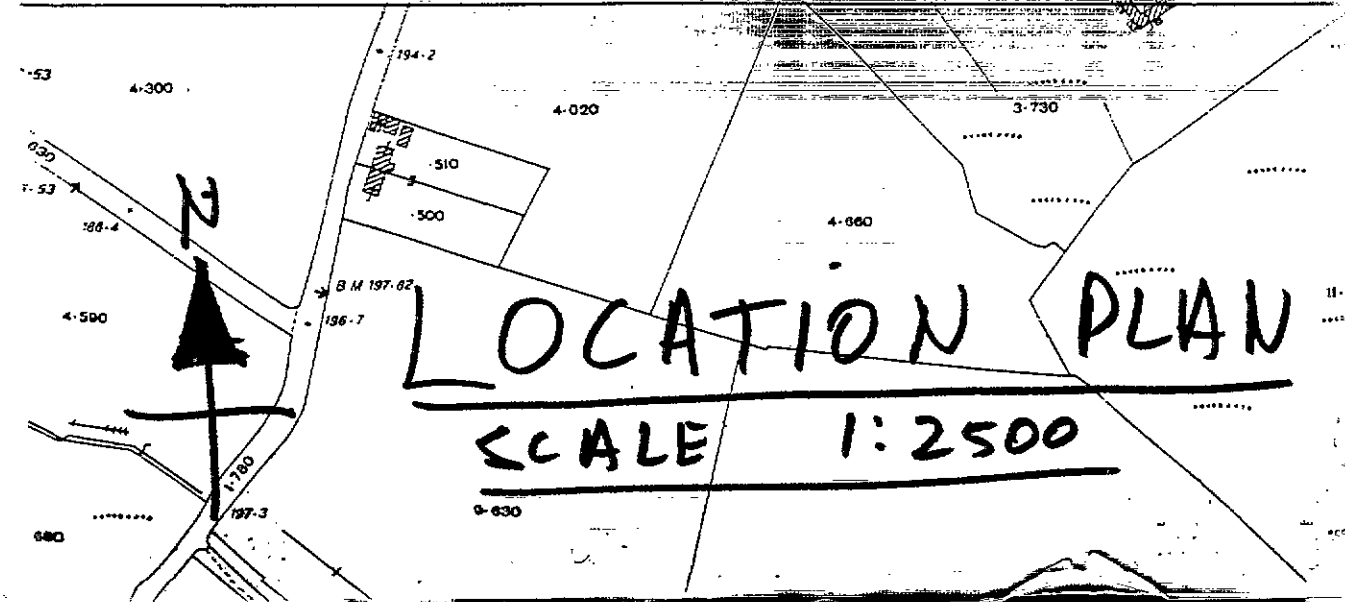
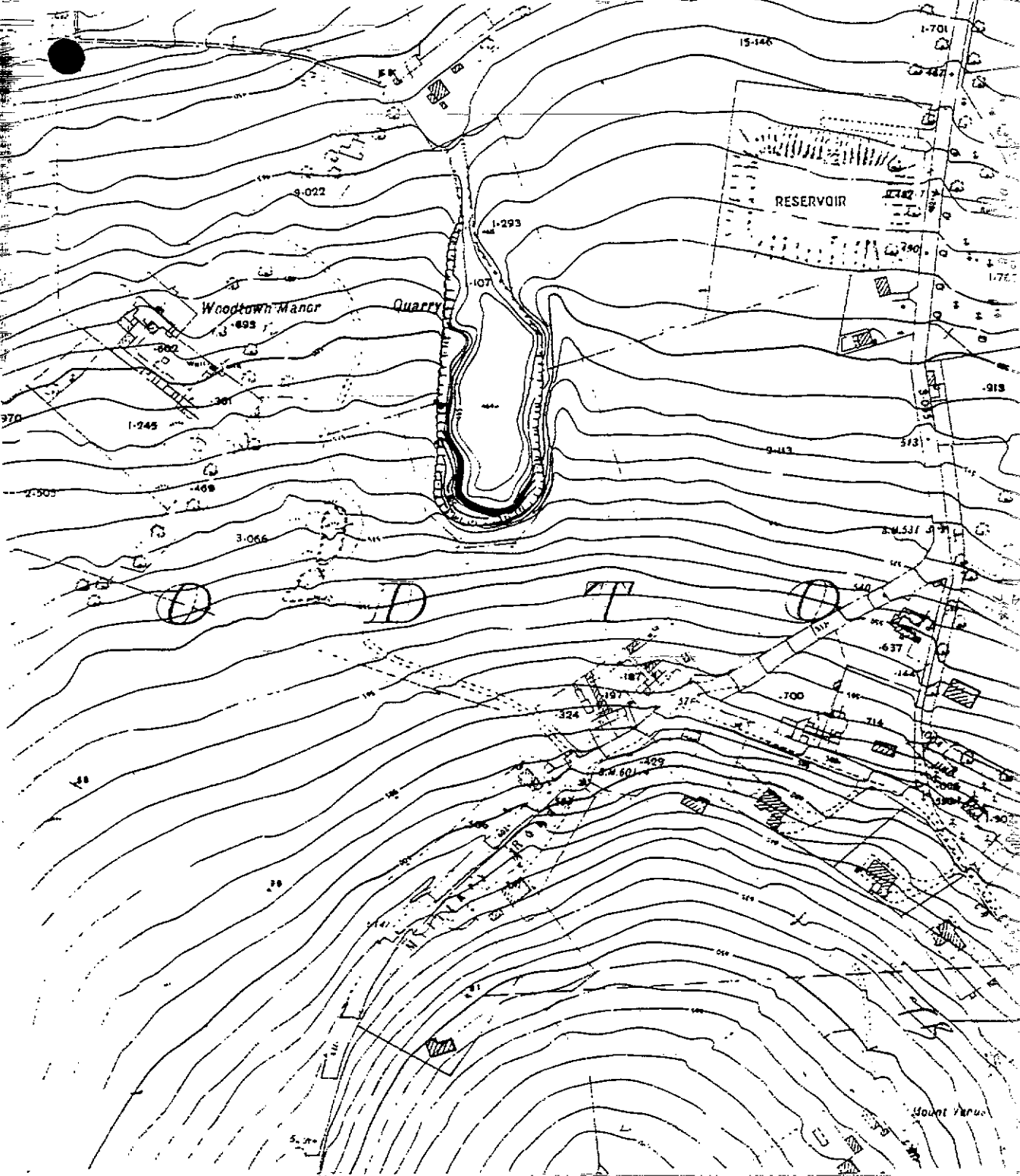
cont.

I trust that the enclosed information is satisfactory to enable a favourable decision to issue without undue delay.

Yours Faithfully



F. L. Bent.
ARCHITECTURAL PLANNING AND DESIGN SERVICES.



OUTLINE SPECIFICATION

PRELIMINARIES

1.1 Regulations, Byelaws, etc..

Notwithstanding anything to the contrary that may appear hereinafter on the drawings, the whole works shall be executed in accordance with Building Byelaws, Local Orders, Acts, Regulations, and Planning and other statutory provisions in force.

1.2 Irish Materials.

Materials of Irish manufacture to be used as far as possible with reason.

1.3 Dimensions.

Figured dimensions shall be followed in preference to scaled dimensions. All linear dimensions are in millimetres. Materials, fittings and fixtures of the sizes specified herein may become unavailable, obsolete or non-standard due to the change from imperial to metric dimensions and/or dimensional co-ordination programme. In such cases, the most appropriate alternatives may be chosen subject to approval by the Local Authority and the Architect.

1.4 Clean-up.

The dwelling shall be left in a clean, habitable condition. All plant, materials, debris, and rubbish shall be removed from the dwelling and garden.

EXCAVATOR AND DRAINLAYER

2.1 Vegetable Soil.

Remove vegetable soil from areas of dwelling to depth of at least 230mm.

2.2 Foundations.

Excavate trenches to depths necessary to secure firm bottom, of width on drawings, and level to within one degree.

2.3 Foul and Surface Water Pipelines.

See site development drawings for layout size and invert levels of pipelines and layout of house drains. Excavate as necessary for pipe beds to be laid to suitable falls. Note that invert levels of pipelines may determine DPC level in rising walls of dwelling.

2.4 Pipes.

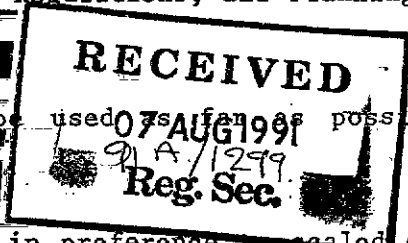
Drain pipes to be P.V.C. of proper Irish Standard, jointed with rubber ringed plastic couplers on concrete bed and haunched. All pipes under floors to be encased in 150mm concrete. Alternatively, concrete pipes may be used and laid to Local Authority specifications.

2.5 Armstrong Junctions.

To be 225x225mm glazed stoneware with galvanised cast iron cover and frame, set on and surrounded with 150mm concrete. P.V.C. type may also be used to Local Authority standards.

2.6 Gulley Traps.

To be 150x150mm glazed stoneware with galvanised cast iron cover and frame, set on and surrounded with 150mm concrete. P.V.C. type may also be used to Local Authority standards.



Manholes.

To be 750x600mm internal finished dimensions with 200mm solid concrete block walls bedded in cement mortar and finished with 25mm cement plaster well haunched down to half round channels. Approved cast iron cover frame all to Local Authority standards.

2.8 Septic Tank

To be constructed of 225mm solid concrete blockwork, plastered internal to size suitable for dwelling. Prefabricated patent type septic tank to be used. Drainage percolation area and reserve percolation area to be provided of suitable size and location after ground soakage tests. Works to comply with requirements of local authority.

CONCRETOR AND BLOCKLAYER

3.1 Mixes.

The mixes shall be as follows:-

- | | |
|--------------|--|
| <u>Mix A</u> | 1 part Portland cement to 7 parts well graded gravel
(max dimension 40mm) |
| <u>Mix B</u> | 1 part Portland cement to 6 parts well graded gravel
(max dimension 20mm) |
| <u>Mix C</u> | 1 part Portland cement to 3 parts well graded gravel
(max dimension 5mm) |

3.2 Uses.

The mixes shall be used as follows:-

- | | |
|--------------|---|
| <u>Mix A</u> | All foundations, drainage beds and haunching, wall of inspection chambers, 150mm sub floors and bottom 75mm layer of all external paving. |
| <u>Mix B</u> | All reinforced concrete, hearths, chimney cap and top 38mm layer of all external paving. |
| <u>Mix C</u> | 25mm facing to all steps and porch. |

3.3 Reinforcement for Lintels.

Precast, prestressed concrete lintels shall be used throughout to span openings in blockwork etc.. Alternatively, high tensile steel, hand drawn steel to B.S.4482/69 or cold worked steel bars to B.S. 4461/69 shall be used for work cast insitu. Galvanised steel cavity boot lintels may be used where shown on drawing.

3.4 Blocks, Bricks etc..

All clay and concrete bricks and blocks shall conform with the relevant Irish Standard Specifications and shall be used as follows:-
Blockwork to be carried up to underside of roof construction. External walls of dwelling to be hollow blockwork walling.
Blockwork walls to be at least 100mm in thickness. See drawing for locations.

3.5 Mortar.

Mortar for all blockwork shall be Roadstone Readymix or equivalent. Immediately before use it shall be gauged with 10% (by volume) Portland Cement.

3.6 Additives.

Approved additives may be used in mortar or concrete to improve workability, density, bond, waterproofing etc.. or to inhibit effects of frost etc.. Such additives shall be used strictly in accordance with manufacturers instructions. Mixes specified elsewhere herein may be varied as suggested by manufacturers of additives used to achieve equal or better results.

D.P.C.

Bituminous D.P.C. on a canvas or jute base, or plastic D.P.C. to B.S. 43/66 shall be used on all rising walls; under ground floors; under beams and at each end of window sills; in chimney stack in same joints as external stepped metal flashings (which shall be tucked in immediately under the D.P.C.); immediately under chimney capping; above external wall lintels; and around external wall vents.

3.8 Fireplaces (where shown on drawing).

Provide concrete hearth Mix B, 450x900x150mm thick. From 100mm gable throat over fireback, provide 200mm dia rebated and socketed clay flue liners well packed in mortar. Build chimney breasts in solid blockwork. Provide and install fire surrounds and hearths to all fireplaces.

3.9 Ventilators.

Fit ventilation grills of approved type and size in external walls where indicated on the drawing, to ventilate rooms. In rooms with neither fireplace or external vent, provide vent 0.064m sq opening between room and ventilated lobby, preferably over door.

CARPENTER AND JOINER

4.1 Timber

Well seasoned, free from sap, loose knots, waness and other defects. Moisture content shall not exceed 15% of dry weight.

4.2 Treatment of Timber.

All timber for use in roof and floors (other than T & G flooring boards) shall be treated with an approved timber preservative by vacuum immersion or other process by the timber merchant. Alternatively, the above specification shall apply only to wall plates, and the end 300mm of rafters, roof and floor joists. In all cases the surfaces exposed to cutting treated timber shall be treated before installation as recommended by timber merchant. All other timbers (other than T & G flooring boards used as such) shall be primed or treated with a timber preservative on at least those surfaces which will be inaccessible after installation (reason of being built into or in contact with masonry, metal or timber, otherwise). Under no circumstances shall untreated timber be used on grounds, plugs, liners, packing, spaces or likewise. P.V.C profile external cladding to be used on dormer sections, all to manufacturer's instructions.

4.3 Timber Sizes.

See drawing for sizes of timbers for roof and floors. Generally, floors shall be at least 20mm (nom thickness) T & G boarding, fixed with 2 x 50mm cut brads to each joist. Alternatively, flooring grade chipboard may be used to manufacturer's installation recommendations. Skirtings shall be ex. 100x20mm bullnosed or otherwise profiled. Hardwood door saddles shall be ex. 150x20mm (min), tapered and rounded. Joint around door frames shall be covered by architraves or rebated.

4.4 Doors.

All doors shall be to the relevant I.S.S. Frames in external openings shall be ex. 100x75mm. Frames in internal openings shall be ex. 100x50mm or larger. Alternatively, proprietary door framing using metal or other material may be used subject to B.B.L. approval.

4.5 Hot Press.

Construct in position shown on drawing, with two rows of 50x20mm slat shelving.

4 Door Furniture.

Hang external doors with one and a half pairs of 100mm butts. Hang internal doors on one pair ditto. Provide and fit combination cylinder lock and postal knocker set at front entrance. Provide and fit mortice locks with lever handles to all other doors. Provide and fit 150mm back bolts to inside of rear external door.

4.7 Windows.

All timber windows shall be made with standard storm proof section glazed, bedded and caulked to manufacturers specification. Options Hardwood or Aluminium frames may be used.

ROOFER

5.1 Concrete Tiles.

Concrete interlocking tiles shall be fixed to 50x19mm battens, "untearable" quality roofing felt. Every other tile in each course shall be nailed with 50mm composition or galvanised flat headed nails. Tiles lap at least 38mm beyond fascia. All flashings to be 1.8 Kg. Lead or S.W.G. Super-purity Aluminium.

5.2 Rainwater Disposal.

125mm dia rigid P.V.C. gutters in rigid P.V.C. fascia brackets discharging into 75mm dia rigid P.V.C. downpipes over gully trap. alternative aluminium extruded sections may be used, connected by surface water drains to outfall in adjacent soakaway.

PLUMBER

6.1 Water Services.

Water supply to be provided by bored well, sleeved where necessary, heavy gauge P.V.C. piping, 15mm bore, into house stopcock. From there, P.V.C. piping for all cold water piping and 19mm S.W.G. copper piping for all hot water piping. Provide and install 300 litres galvanised steel approved quality polythene water storage tank in attic space. Connect rising main to tank, with 15mm branch to kitchen sink.

6.2 Fittings.

Provide and install 1 no. white porcelain enamelled or stainless steel sink and drainer; 1 no. cast iron square end bath, in enamel or plastic with 30mm overflow, C.P. or brass taps, plug and chain, with 50mm Wave plastic waste; 550x400mm wash hand basin on brackets with 38mm Wave waste; and 1 no. white glazed earthenware combination W.C. suite with rigid P.V.C. cover and seat, 10 litre cistern with overflow with visible outlet. Joint between W.C. outlet and P.V.C. soil branch shall be made with proprietary neoprene gasket to manufacturers instructions. 150 litre hot water cylinder complete with boss for electric immersion heater of at least 2 Kw. rating.

6.3 Soil Wastes.

See drawing of dwelling for drainage layout. All work in connection therewith shall conform to the relevant B.S.S. for single stack drain systems.

PLASTERER

7.1 Internally.

Scud, float and skim all walls, finishing in lime putty and plaster. Alternatively, use Gyplite bonding coat or under-coat plaster recommended by manufacturer, and finish with Gyplite finishing plaster. Alternatively, gypsum-cored dry lining insulated system may be used, manufacturers specification. Ceilings shall be gypsum-cored plaster boards, skim finished as specified by manufacturers. Timber partitions where used shall be finished as for ceilings. Alternatively Proprietary gypsum-cored dry lining system may be used, to manufacturer specification.

7.2 Externally.

External blockwork walls shall be plastered thus: Scud in two and a half to one, sand/cement. Render in two separate coats of 1:1:6 cement, hydrated lime, sand. Finish as indicated on drawing or with roughcast one part cement, two parts hydrated lime, three parts sand, and six parts pebbles between 10mm and 20mm. Patent reveals and plinth to be 2:1 cement, hydrated lime, sand, finished with wooden float.

GLAZIER

8.1 Glass.

Glass thickness and weights to be related to the size of pane as indicated on drawing. For 24oz., 22oz., and 1/4" read 4mm., 3mm., and 6mm. respectively. Glass in metal sashes shall be bedded in purpose made glazing compound. Panes in excess of 3.0m sq in area shall be secured with appropriate glazing beads and joints sealed with appropriate glazing compound.

DECORATOR

9.1 Paintwork.

All visible timber shall be primed on all faces thereof. The rear faces of all such timber shall be primed before fixing. All visible planed timber shall, in addition to the priming coat, receive at least one undercoat and at least one finishing coat. The materials used shall be the best of their respective classes and applied in keeping with recognised good practice.

9.2 Colour Scheme.

The external colour scheme including colour of roof tiles, external walls etc., shall be decided by the architect. Take note of any specific local authority requirements with regard to external colours.

ELECTRICIAN

10.1 Electrician.

Provide at least one lighting point and at least two power sockets in each room of 6 sq m floor area or over. In addition provide all necessary wiring and switchgear for electric cooker in kitchen, and electrical immersion group to hot water cylinder. Electric cooker point should be on separate circuit. Provide one light on landing controlled by two switches to be placed in hall and landing. The materials, fittings and workmanship in the complete installation shall conform to standards laid down by the E.S.B.

THERMAL INSULATION

11.1 Thermal Insulation.

The dwelling to be insulated to at least the minimum standard laid down by the Department of the Environment.

Whole house value to not exceed 0.85 W/m sq /deg. C.

External walls, 0.60 W/m sq /deg. C.

Roof, 0.40 W/m sq /deg. C.

Ground floor, 60 W/m sq /deg. C.

Adequate through roof ventilation to be provided by vents to eliminate condensation forming in roof space.

