

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A/7428

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Lee C McLaughlin		NOTED

REF. NO.: 91A/1428

CERTIFICATE NO.: 16219B

PROPOSAL: 68 houses

LOCATION: Sites 1-20 Road 20 27-37 Rel 19 p 35-68 Rel 2/

APPLICANT: Kellond Homes Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	1 2 3140	2 3140	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

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

Column 1 Endorsed: Signed: _____ Grade: _____ Date: 5/9/91

Columns 2,3,4,5,6 & 7 Certified: Signed:  Grade: S.O Date: _____

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1428

Cert. No. 26518

PROPOSAL 68 houses

LOCATION Sites 1-20 Road 20, 27-34 Rd 19 35-68 Rd 21

APPLICANT Killeen Homes Ltd (Woodford, Monastrey Rd.)

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2176	2176	/	
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: Grade: Date: 5/9/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: BY / DATED

ENTERED IN CONTRIBUTIONS REGISTER

DEVELOPMENT CONTROL ASSISTANT GRADE

Shd. as for overall site.

lds Not previously charged on the portion of overall site

ops Not previously charged on the portion of the overall site

J 11/9

P/5260/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1428

Date Received : 30th August 1991

T. Eff to: 20th November 1991.

Correspondence : Joseph Shannon,
Name and : c/o Kelland Homes Ltd.,
Address : Monastery Road,
Clondalkin,
Dublin 22

Development : 68 houses

Location : sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

Applicant : Kelland Homes Ltd.

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 11th November, 1991.

This is an application for PERMISSION for housing development comprising 68 no. houses at sites 1-26, Road 20, 27-34, Road 19 and 35-68, Road 21, Monastery Road, Clondalkin for Kelland Homes Ltd.

The proposed site is located to the north of the Knockmitten housing development. It is a flat open site which is surrounded to the north and south by existing housing. An existing district distributor road is located to the east.

Reg. Ref. Nos. XA 847 and XA 848 refer to prior grants of permission for housing development at this site. Under these grants of permission a total of 55 no. houses were approved at the subject site albeit in a different layout.

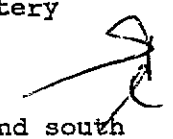
Reg. Ref. No. 85A-0863 refers to a grant of permission for change of house type and minor revisions to layout at sites 2-56, Road 18 (adjoining road to the south).

Reg. Ref. No. 91A-0410 refers to a recent grant of permission for 16 no. houses on the adjoining site to the west. A total of 18 no. houses had been approved at this location under Reg. Ref. No. XA 847.

The current application provides for the construction of a total of 68 no. houses at this location. The layout submitted provides for a cul de sac development with access off the local distributor road to the east. A total of 8 houses are to be oriented towards the distributor road. Lodged plans indicate these houses set back some 35 metres with what is presumably an area of open space between the estate road and the site boundary. This provides for

CN 4144
BN 778

COND. NO.	
Standard	320,200
Roads	
S. Serv	13000
Open Space	
Other	for 13 addition
SECURITY	house
Head / O.L.F.	289,000
Cash	100,000



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1428

Page No: 0002

Location: sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

a separation between the site and the distributor road.

The proposed site excludes a c. 5.6 metre strip of land along its eastern boundary which would be required to provide a grass verge and footpath to connect with existing footpaths to the north and south. The applicant was contacted in this regard. According to ~~them~~ this strip of land is in their ownership but was inadvertently omitted from the site. The applicants requested a time extension (to 20th November, 1991) and submitted unsolicited additional information on 23rd October, 1991. This included a revised site layout which includes the abovementioned strip of land within the subject site.

Roads Department report states that conditions should be as per previous grants of permission and requires an additional financial contribution.

Sanitary Services report noted. This refers to the existence of a ditch along the northern boundary of the site.

Parks Department report requests that a financial contribution of £300 per house be provided towards the development of class 1 and open space. Report also requests that a scheme of tree planting and also a landscape plan for the environmental open space along side Road 19, be submitted.

well
It has been established that ^{additional} drains to the west of the distributor road should be provided as a provision for open space provision.
The proposed development is considered acceptable. *C.L. 85A/863*

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

(23) conditions:-

CONDITIONS / REASONS

16 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 drawings lodged} *23/10/91* 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 each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1428

Page No: 0003

Location: sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

- 04 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.
- 05 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.
- 06 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the Council.
REASON: In the interest of amenity and public safety.
- 07 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON: In the interest of the proper planning and development of the area.
- 08 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on the completion of their dwellings.
REASON: In the interest and proper planning and development of the area.
- 09 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 10 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 11 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
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

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Page No: 0004

Location: sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

12 That screen walls in block or similar durable materials not less than 2 metres high, suitable capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON: In the interest of visual amenity.

13 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

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

14 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.

REASON: In the interest of reducing air pollution.

15 That each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

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

16 Room sizes must conform to the minimum room sizes as specified by the Department of the Environment with regard to Local Authority houses.

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

17 The precise site boundary to site 15 to be the subject of agreement with the Planning Authority prior to commencement of development.

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

18 The development shall be carried out in conformity with Condition Nos. 14-15 incl. 19, 32 and 33 of the decision to grant permission by Order No. PA/2469/82 dated 05.10.1982 Reg. Ref. XA 847 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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/1428

Page No: 0005

Location: sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

19 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £250000 or a cash lodgement of £100000 in respect of the overall development, required by Condition No. 4 of planning permission granted under Reg. Ref. WA 1367 be strictly adhered to in respect of the above proposal.

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

20 That the arrangements made for the payment of the financial contribution in the sum of £320,200 in respect of the overall site (vide Reg. Ref. WA 1367) by the proposer to the Dublin County Council towards the cost of public services in the area of the proposed development, and which facilitate this development be strictly adhered to in respect of this development.

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

21 That a landscape plan for the public open space areas south of the neighbourhood centra at the entrance to the estate and incidental areas of public open space, including the area of environmental open space to the ^{east} of Road 19, with full works specifications shall be submitted and agreed with the Planning Authority prior to the commencement of development.

This plan to include provision of regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped playlots with hard surface treatment of selected areas, fully equipped play lots with hard surface base and pedestrian path circulation OR a financial contribution of £300 per house in respect of the houses located west of the distributor road, to be paid to the County Council on a phased basis in lieu of the landscape plan. In this case, the open space to be dedicated to the County Council as public open space prior to the commencement of works.

REASON: In the interest of amenity.

22 That the applicant submits proposals for the piping of the existing ditch along the ^{western} ~~north~~ boundary of the site (including details of how it is intended to cater for any up stream flows) for the agreement of Sanitary Services Department.

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

23 That a scheme of street tree planting be ^{submitted} ~~sub~~ and agreed with the County Council prior to the commencement of development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1428

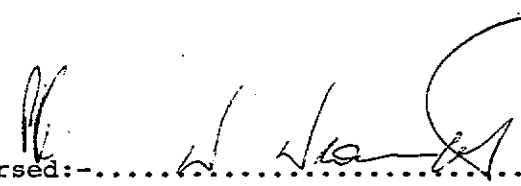
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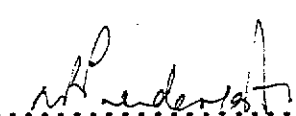
Location: sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin

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

24. That a financial contribution in the sum of ~~1000~~ ^(total 13,000) per house be paid by the proposed to the Dublin County Council in lieu of the provision of public open space in the area of the proposed development. This contribution to be paid prior to the commencement of development on site.

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

Endorsed: 
for Principal Officer


for Dublin Planning 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 (23) conditions set out above is hereby made.

Dated : 19th NOVEMBER 1991


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

PK



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

[Handwritten signature]
Our Ref. PP/180/2

Your Ref.

Date 08.10.1991

RE: Housing at Woodford, Clondalkin. Reg. Ref. 91A/1428.

With reference to this application, the Parks Department's comments are;

- 1) A financial contribution of £300 per house to be provided towards the further development of the Class 1 public open space associated with the residential development at Woodford Estate. To date, the Parks Department have carried out extensive tree and shrub planting, provided a path network, seating areas, tennis courts and other recreational facilities. In order to ensure the continued development of the open space, it is essential that contributions of this nature are included in any grant of permission.
- 2) A scheme of street tree planting to be submitted and agreed with the County Council prior to the commencement of development.
- 3) A landscape plan to be submitted in relation to the area of environmental open space shown on the lodged drawing alongside Road No. 19.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.10.91
Time 4.10

[Handwritten signature]

SENIOR PARKS SUPERINTENDENT

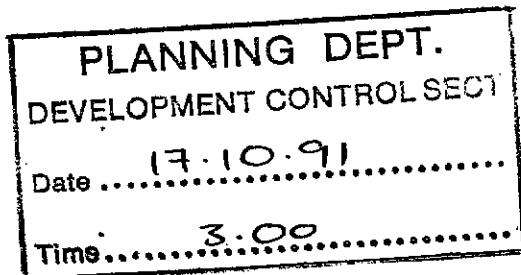
DUBLIN COUNTY COUNCIL

REG. REF: 91A/1428.
DEVELOPMENT: 68 Houses.
LOCATION: Sites 1 to 26, Rd 2-; 27 to 34, Rd 19 and 35 to 68, Rd 21, Woodford, Monastery Road, Clondalkin.
APPLICANT: Kelland Homes Ltd.
DATE LODGED: 30.8.91.

Permission was previously granted on this site on application Reg. Ref: WA/227. Refer also to Reg. Ref: WA/431, XA/847, 91A/410.

Permission should be subject to the Conditions of previous permissions. Also a financial contribution as follows:-

1. A financial contribution, in the sum of money equivalent to the value of £54,400 (68x£800) as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.



GC/BMcC
11.10.91.

SIGNED: Ganett Cuno
DATE: 14/10/91

ENDORSED: G. B. Bick
DATE: 14/10/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed 68 houses on sites 1 to 26, Road 20; 27 to 34
Road 19 and 35 to 68 Road 21, Woodford, Monastery
Road, Clondalkin for Kelland Homes.

Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/1428
Appl. Rec'd: 30.08.91
Time Ext. let. rec'd: 23.10.91
Time Ext. up to: 20.11.91

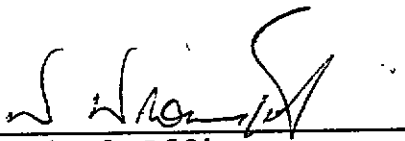
Report of the Dublin Planning Officer, dated 23 October 1991

This is an application for 68 houses on sites 1 to 26, Road 20;
27 to 34 Road 19 and 35 to 68 Road 21, Woodford, Monastery Road,
Clondalkin for Kelland Homes.

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

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.



for Principal Officer.

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


Dated: 24th October, 1991.



Assistant County Manager

to whom the appropriate powers have been delegated by order of the
Dublin City and County Manager dated 23rd October 1991

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



SENIOR STAFF OFFICER

Mary Galvin. ^{JP} only.

(P)

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1428

Date : 3rd September 1991

Development : 68 houses

LOCATION : sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to
68, Road 21, Woodford, Monastery Road, Clondalkin

Applicant : Kelland Homes Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer :

Date Recd. : 30th August 1991

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

Date received in sanitary services

DUBLIN Co. Co.
12 SEP 1991
SAN SERVICES

DUBLIN Co. Co.
30 SEP 1991
Returned *GG*

FOUL SEWER

*Insufficient information
Available.*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ... 2.10.91
Time ... 10.00

SURFACE WATER

Insufficient information.

*The applicant have not indicated the presence of
a water course to the rear of house nos 1-14, which may
have been the subject of a dispute with the enforcement section.*

*The applicant is to indicate his proposals for
piping this ditch including catering for any upstream
flows*

*Alan Morris
26.9.91*

*J.R.
29/9/91*

Register Reference : 91A/1428

Date : 3rd September 1991

ENDORSED _____ DATE _____

WATER SUPPLY. Available for zoned use 24 hours
storage to be provided.

[Signature]
24/9/91

ENDORSED *[Signature]* DATE 27/9/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 2.10.91
Time 10.00

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

23rd November, 1991.

91A/1428

2.2.0

A.I. for BBL

Principal Officer,
Dublin County Council,
Planning Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Time Extension / Additional Information for BBL Reg
ref 91A/1428 for 68 houses at Woodford Monastery
Road, Clondalkin.

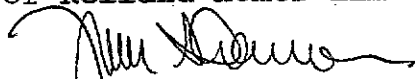
Dear Sir,

I refer to your request for our proposal for piping of
the ditch at the rear of houses 1-14, I submit the
services layout in duplicate showing the diversion of the
upstream flows into Manhole S52.

I confirm that the matter was discussed and agreed with
Mr Barry Morris, Sanitary Services Dept, at his office
to-day.

Enclosed is the completed "Notice of Agreement to
Extension of Time".

Yours faithfully,
For Kelland Homes Limited.



Joseph Shannon, Dip. Arch.



Enquiries/Personal Callers:

Liffey House
 24/28 Tara Street, Dublin 2
 Telephone (01) 773066
 FAX: 711056

Correspondence:

Building Control Section
 Block 2, Irish Life Centre
 Lr. Abbey Street, Dublin 1

Principal Officer,
 Planning Department,
 Building Control Section,
 Block 2, Irish Life Centre,
 Lr. Abbey St.,
 DUBLIN 1.

NOTICE OF AGREEMENT TO 'EXTENSION OF TIME'

B.B.L. APPLICATION DATED: 3/9/1991 REG. REF.: 91A/1428

PROPOSAL: 68 Houses @ Sites 1-26, Rd. 20, 27-34, Rd. 19 & 35 to 68, Rd. 21,
Woodford, Monastery Rd., Clondalkin.

I SOSDA STANWOW (Applicant/Agent) agree to the
 terms, as set out in the Council's letter dated 13/11/1991, for the
 extension of time for considering the above application.

DATED: 23rd Nov 1991.

N.B. Please forward this Notice to the Council, by return of post, to allow for
 the due process of the 'Time Extension'.

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/Approval

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

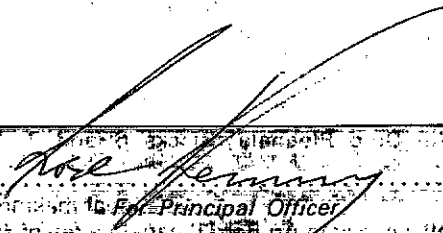
To **Joseph Shannon,** Decision Order P/5260/91 - 19.11.1991
Kelland Homes Ltd., Number and Date
Monastery Rd., Clondalkin, Register Reference No. 91A-1428
Dublin 22. Planning Control No.
 Applicant **Kelland Homes Ltd.** Application Received on

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/Approval for:-
68 houses on sites 1 to 26, Road 20, 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional drawing lodged 23rd October, 1991, 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. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.	4. To protect the amenities of the area.
(Continued)	

Signed on behalf of the Dublin County Council



Principal Officer

19.11.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

5. In the interest of amenity.

6. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.

6. In the interest of amenity and public safety.

7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

8. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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

9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

10. That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

10. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

(Continued)

NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To **Joseph Shannon,** Decision Order **5260/91 - 19.11.1991**
Kelland Homes Ltd., Number and Date **91A-1428**
Monastery Rd., Clondalkin, Register Reference No.
Dublin 22. Planning Control No.
 Applicant **Kelland Homes Ltd.** Application Received on

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/Approval for:
 68 houses on sites 1 to 26, Road 20, 27 to 34, Road 19 and 35 to
 68, Road 21, Woodford, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued) CONDITIONS	REASONS FOR CONDITIONS
11. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.	11. In the interest of the proper planning and development of the area.
12. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.	12. In the interest of visual amenity,
13. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.	13. In the interest of the proper planning and development of the area.

(Continued)
 Signed on behalf of the Dublin County Council
 For Principal Officer
 19.11.1991
 Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

14. 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.

15. That each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

16. Room sizes must conform to the minimum room sizes as specified by the Department of the Environment with regard to Local Authority houses.

17. The precise site boundary to 15 to be the subject of agreement with the Planning Authority prior to commencement of development.

18. The development shall be carried out in conformity with Conditions Nos. 14-15 incl., 19, 32 and 33 of the decision to grant permission by Order No. PA/2469/82, dated 5th October, 1982, Reg. Ref. XA 847, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

19. That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £250,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 4 of planning permission granted under Reg. Ref. WA 1367 be strictly adhered to in respect of the above proposal.

(Continued)

REASONS FOR CONDITIONS

14. In the interest of reducing air pollution.

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

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

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

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

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

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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/A

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

To **Joseph Shannon,** Decision Order P/5260/91 - 19.11.1991
Kelland Homes Ltd., Number and Date
Monastery Rd., Clondalkin, Register Reference No. **91A-1428**
Dublin 22. Planning Control No.
 Applicant **Kelland Homes Ltd.** Application Received on

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/A for:-
68 houses on sites 1 to 26, Road 20, 27 to 34, Road 19 and 35 to
68, Road 21, Woodford, Monastery Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

(Continued)	CONDITIONS	REASONS FOR CONDITIONS
20. That the arrangement made for the payment of the financial contribution in the sum of £320,200 in respect of the overall site (vide Reg. Ref. WA 1367) by the proposer to the Dublin County Council towards the cost of public services in the area of the proposed development, and which facilitate this development be strictly adhered to in respect of this development.		20. In the interest of the proper planning and development of the area.
21. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and incidental areas of public open space, including the area of environmental open space to the north east of Road 19, with full works specification shall be submitted and agreed with the Planning Authority prior to the commencement of development.		21. In the interest of amenity.
(Continued)		

Signed on behalf of the Dublin County Council

[Signature]
 For Principal Officer
 19.11.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

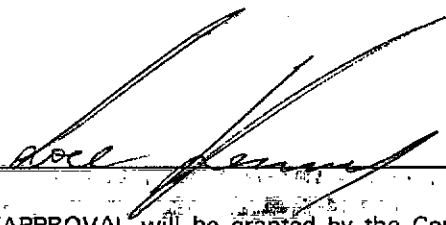
This plan to include provision of regrading, drainage, topsoiling, seeding, tree and shrub planting, hard surface treatment of selected areas, fully equipped play lots with hard surface treatment of selected areas, fully equipped play lots with hard surface base and pedestrian path circulation OR a financial contribution of £300 per house in respect of the houses located west of the distributor road, to be paid to the County Council on a phased basis in lieu of the landscape plan. In this case, the open space to be dedicated to the County Council as public open space prior to the commencement of works.

22. That the applicant submits proposals for the piping of the existing ditch along the north western boundary of the site (including details of how it is intended to cater for any up stream flows) for the agreement of Sanitary Services Department.

23. That a scheme of street tree planting be submitted and agreed with the County Council prior to the commencement of development.

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

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



NOTE:

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

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

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

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

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

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

23rd October, 1991.

Principal Officer,
Dublin County Council,
Planning Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/1428

1.3.0

Unrel A.1.

Re : Development of 68 Houses at Woodford, Monastery Road,
Clondalkin. Reg ref 91A/ 1428.

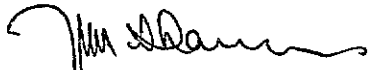
Dear Sir,

We submit four copies of the layout for the above site. The area of the application has been increased to include the grass margins and footpaths along the distributor.

We would ask you to extend the period for consideration of the application by three weeks to the 20th November, 1991.

Yours faithfully.

For Kelland Homes Limited,



Joseph Shannon.



Joseph Shanna

Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref.: 91A/1428

25 October 1991

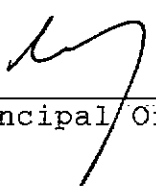
Re: Proposed 68 houses on sites 1 to 26, Road 20; 27 to 34 Road 19
and 35 to 68 Road 21, Woodford, Monastery Road, Clondalkin for
Kelland Homes.

Dear Sir,

With reference to your planning application received here on 30th
August, 1991, (letter for extension period received 23rd October,
1991), in connection with the above, I wish to inform you that:-

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

Yours faithfully,



for Principal Officer.

KHL

Kelland Homes Limited

Monastery Road, Clondalkin, Dublin 22. Telephone: 593146

23rd October, 1991.

Principal Officer,
Dublin County Council,
Planning Dept,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

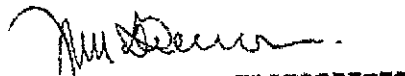
Re : Development of 68 Houses at Woodford, Monastery Road,
Clondalkin. Reg ref 91A/ 1428.

Dear Sir,

We submit four copies of the layout for the above site. The area of the application has been increased to include the grass margins and footpaths along the distributor.

We would ask you to extend the period for consideration of the application by three weeks to the 20th November, 1991.

Yours faithfully,
For Kelland Homes Limited,



Joseph Shannon.

* Drawings and original letter delivered by hand to-day.

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/1428

Date : 3rd September 1991

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

Dear Sir/Madam,

DEVELOPMENT : 68 houses .

LOCATION : sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to
68, Road 21, Woodford, Monastery Road, Clondalkin

APPLICANT : Kelland Homes Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 30th August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Joseph Shannon,
c/o Kelland Homes Ltd.,
Monastery Road,
Clondalkin,
Dublin 22



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 SITES 1-20 ROAD 20, 27-34 ROAD 19, 35-68
(If none, give description sufficient to identify) ROAD 21, WOODFORD, MONASTERY ROAD, CLONDALKIN.

3. Name of applicant (Principal not Agent) KOLLAND HOMES LTD.
Address MONASTERY ROAD, CLONDALKIN, D.22. Tel. No. 5931166.

4. Name and address of person or firm responsible for preparation of drawings JOSEPH SULLIVAN D.P. ARCHT., ROSSBERO MANOR, CO. KILDARE. Tel. No. 025/97409.

5. Name and address to which notifications should be sent JOSEPH SULLIVAN, 90 KOLLAND HOMES LTD., MONASTERY ROAD, CLONDALKIN, DUBLIN 22.

6. Brief description of proposed development RESIDENTIAL DEVELOPMENT.

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

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 N/A.
(b) Proposed use of each floor RESIDENTIAL

2176 219
N 47686

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

Irish Subs
21/8/91

11.(a) Area of Site Sq. m.

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

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

3740 N 47188

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.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SO FAR AS THEY APPLY.

15. List of documents enclosed with application NOTICE DATED 21ST AUG. 1991 - 4 COPIES LOCATION MAP

CO. DUBLIN - Kolland Homes Ltd. intend to apply for planning permission for 68 houses on sites 1 to 26, Road 20; 27 to 34, Road 19 and 35 to 68, Road 21, Woodford, Monastery Road, Clondalkin.

2. T.P. PLAN - SPECIFICATION - HOUSE TYPE.

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

No of dwellings proposed (if any) 68. Class(es) of Development 87X 68.
Fee Payable £ 37-00 Basis of Calculation 2/5716

Signature of Applicant (or his Agent) [Signature] Date 30th August 1991

Application Type PIB FOR OFFICE USE ONLY
Register Reference 91A/1428
Amount Received £ 1.11.4
Receipt No 17/16
Date 17/16

RECEIVED
30 AUG 1991
REC SF

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

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

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS			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 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station Development or Proposals not coming within any of the foregoing classes.	£200.00 (£9.00 per 0.1 ha (£70.00 min.))
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)			Min. Fee £30.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Max. Fee £20,000
8.	Petrol Filling Station.	£100.00			
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

RECEIPT CODE

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

Issue of this receipt is not an
acknowledgement that the fac
tured is the property of the
Council. N. 47686

CASH
CHEQUE
N.O.
B.L.

£2146.00

Received this 2nd day of September 1991

from Kelland Homes Ltd
Monastery Road
Clonsilla

the sum of two thousand one hundred and Pounds

planning application

Maureen O'Connell Cashier S. CAREY Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,
DUBLIN 1

BYE-LAW APPLICATION

REC. NO. N 47188

Received this 27th day of 1972

from Edward Hanna Esq
Monastery Road
Wandellon

The sum of Three hundred and twenty Pounds

being

bye-law application
Wandellon
Monastery Road

Cashier

S. CAREY
Principal Officer

KELLYLAND HOMES LTD.
OUTLINE SPECIFICATION.

10 AUG 1991
91A/1428

Preparing Site

1. Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundation.

Excavation

2. The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches.

Foundations

3. Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

Rising Walls

4. Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete mix A to widths and heights indicated.

Blockwork

5. Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91 All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.

Cavity Walls

6. Walls shall be formed of two solid 112mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide the drainage of moisture to the outside, at the base.

Hollow Block Walls

7. 225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

Facings

8. Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

9. Ope in External Walls

Where any duct, pipe, etc is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

10. Solid Partition

Solid partitions shall be 112 mm thick or block work, laid to break joint, in gauged mortar bonded 112 mm at junctions.

D.P.C.

11. The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm cover finished ground level or paved area.

At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under and turned up at ends and back of all cills and external room ventilation grids.

In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

Under lowest ground floor timbers and not lower than wall D.P.C.

Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

Lintels

12. Concrete lintels mix B Cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ops, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for ops greater than 2 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturers instructions.

Window Cills

13. Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back and 225 mm wider than ops: reinforced adequately, seated rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

Concrete Floors

14. All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

Roof Trusses

15. Roof Trusses to I.S. 193 (p) adequately braced diagonally, at centres not greater than 600 mm.

Stud Partitions

16. Studs, head and sole pieces, and bridging 35 mm. x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on double joist. Provide 2 No. rows of noggings. Where a partition is load bearing increase timber sections as required.

Proprietary Partitions

17. Accepted proprietary partitions, erected to manufacturer's instructions may be used.

Plastering

18. External Plastering

225 mm hollow block, 225 mm solid block and chimney stacks:

scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20 mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash: or prepared for proprietary finish.

275 mm cavity walling may be scud as one coat 1:1:6 plaster approximately 13 mm thick and finished as above.

Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

Reveals

Plaster reveals to opes shall be 20 mm thick and finished smooth with scored drip groove to soffit of head.

Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge. Plaster finish to extend below finished ground level.

Internal Plastering

Scud walls and plaster one coat 12 mm thick, 1 cement: 1 lime: 6 sand.

Finish with neat gysum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 10 mm plaster boards or slabs with skimmed plaster finish or alternatively 12 mm patent sheets, all erected, jointed and finished to manufacturers instructions.

General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Plumbing

19. Incoming service pipe to be 15 mm diameter laid in trench 600 mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

Cold water supply

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22 mm overflow from tank to discharge externally. Connect to service tank 50 mm over bottom of tank and take 22 mm feed to 150 litre hot water cylinder to IS 161 with 22 mm branch over top of cylinder to bath and 15 mm connections off wash hand basin and W.C.

Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22 mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22 mm do. branch to bath and 15 mm connections off for wash hand basin, sink etc.

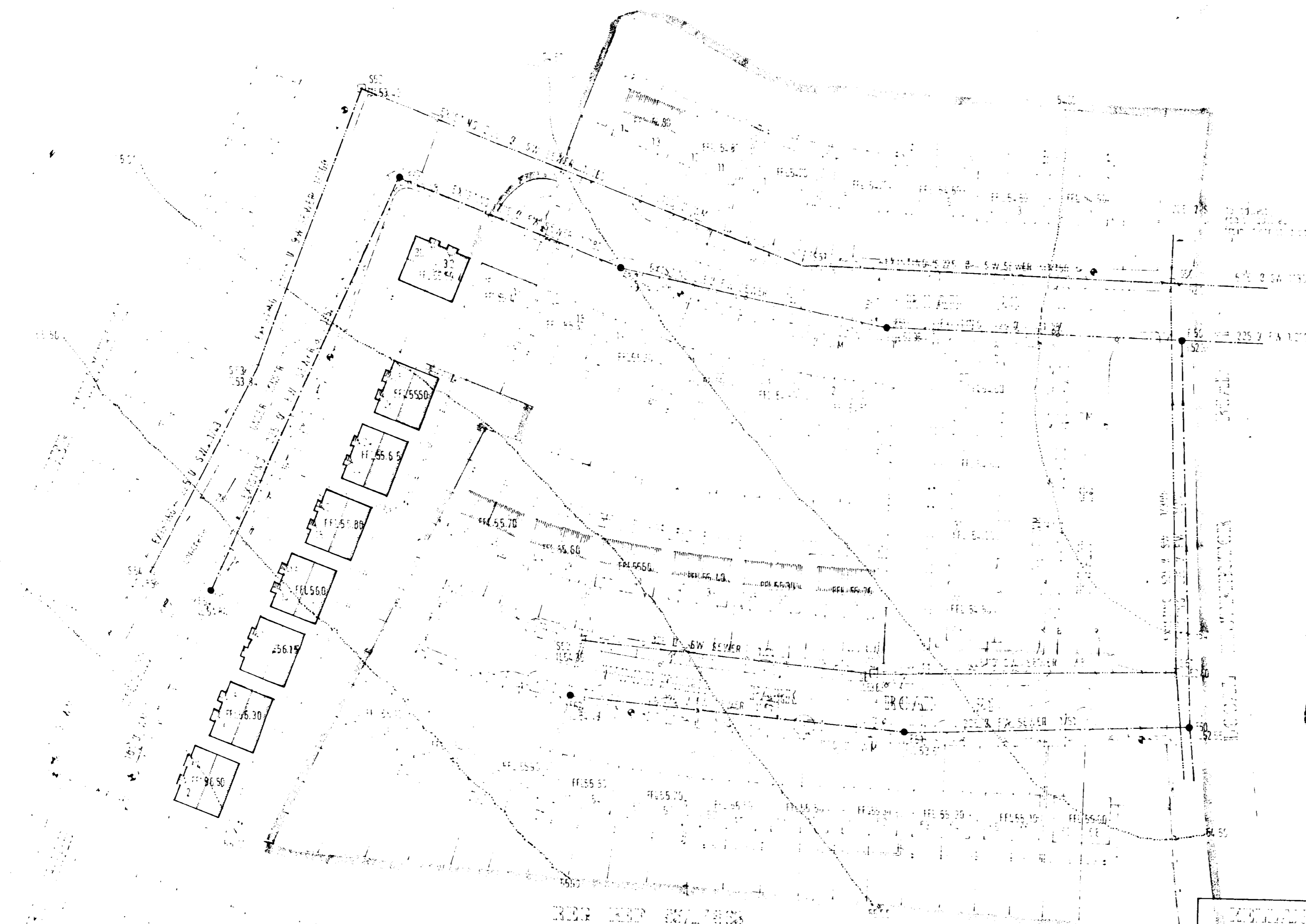
General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system.

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes I.S. 123, 134, or 135 where used shall be fixed at least 75 mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

20. Insulation to be in accordance with the values laid down by the Department of Environment. Pitched roof of slates or tiles on battens on sarking felt - 100 mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors - 25 mm polystyrene 1 m wide laid under floor slab and abutting outside walls.



23 OCT 1991
 REG No 91/1428
 APPLICATION TYPE SUPP
 NO. 10

WOODFORD ROAD

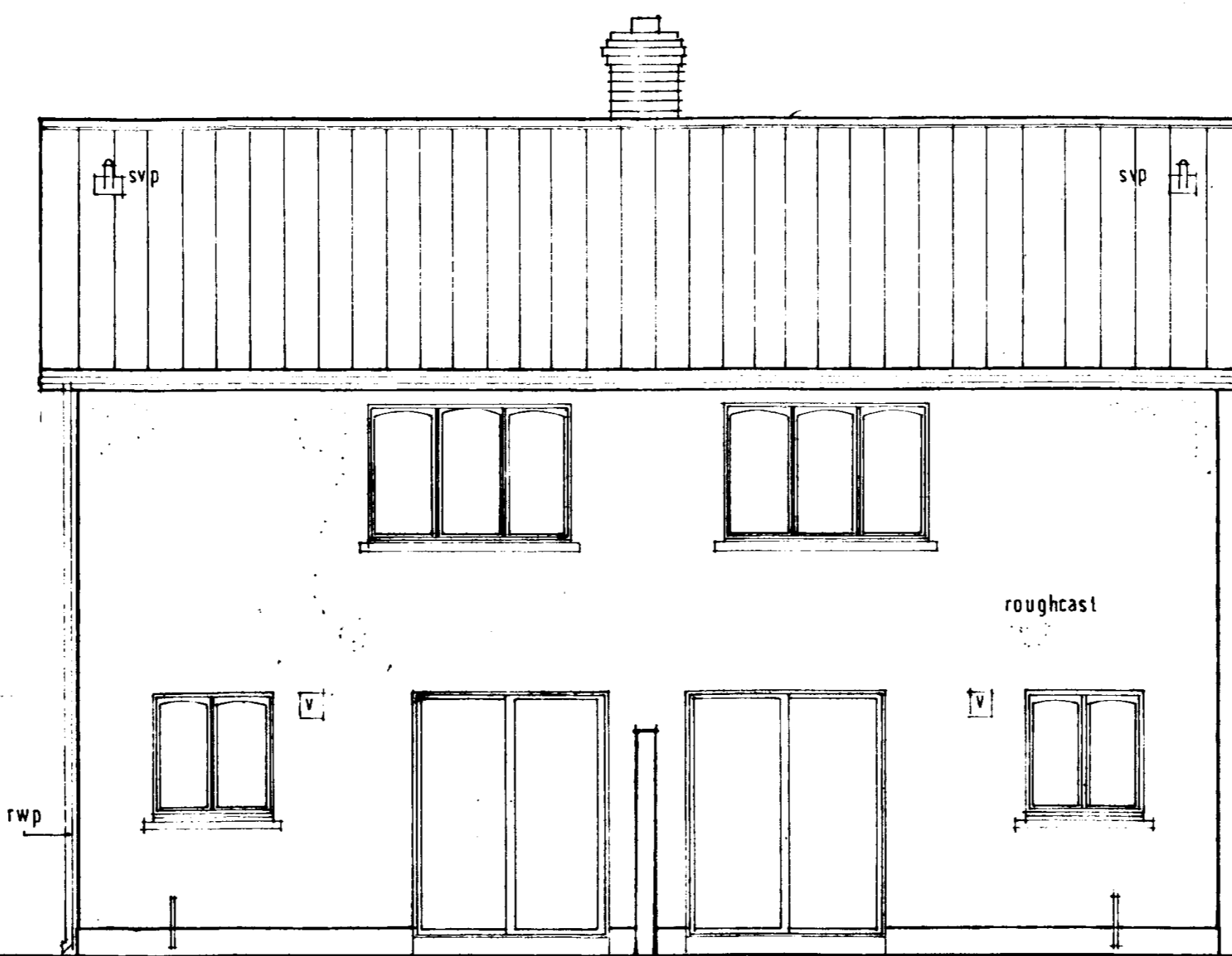
WOODFORD
 MUNICIPALITY
 COUNCIL

ARCHITECT
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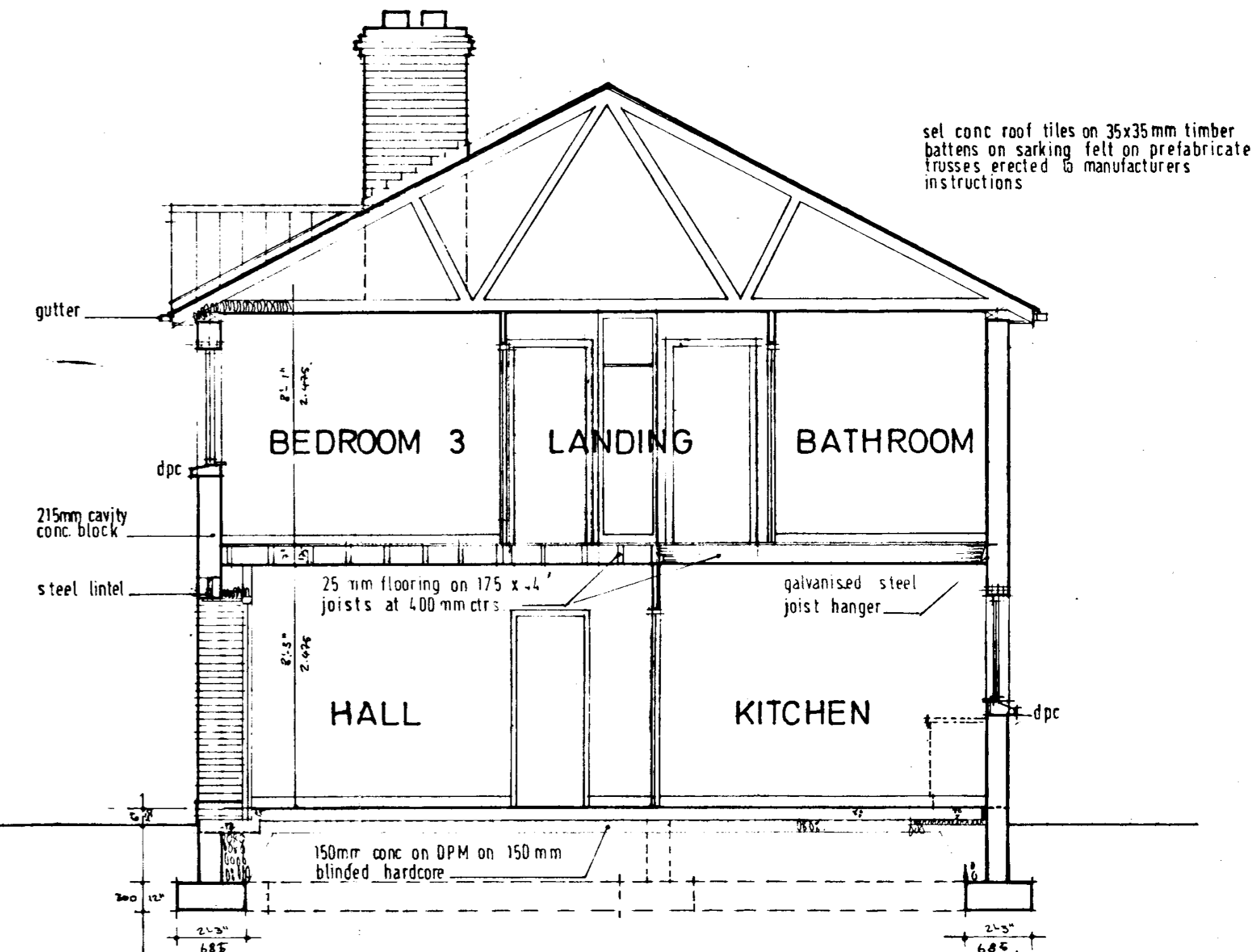
WOODFORD ROAD



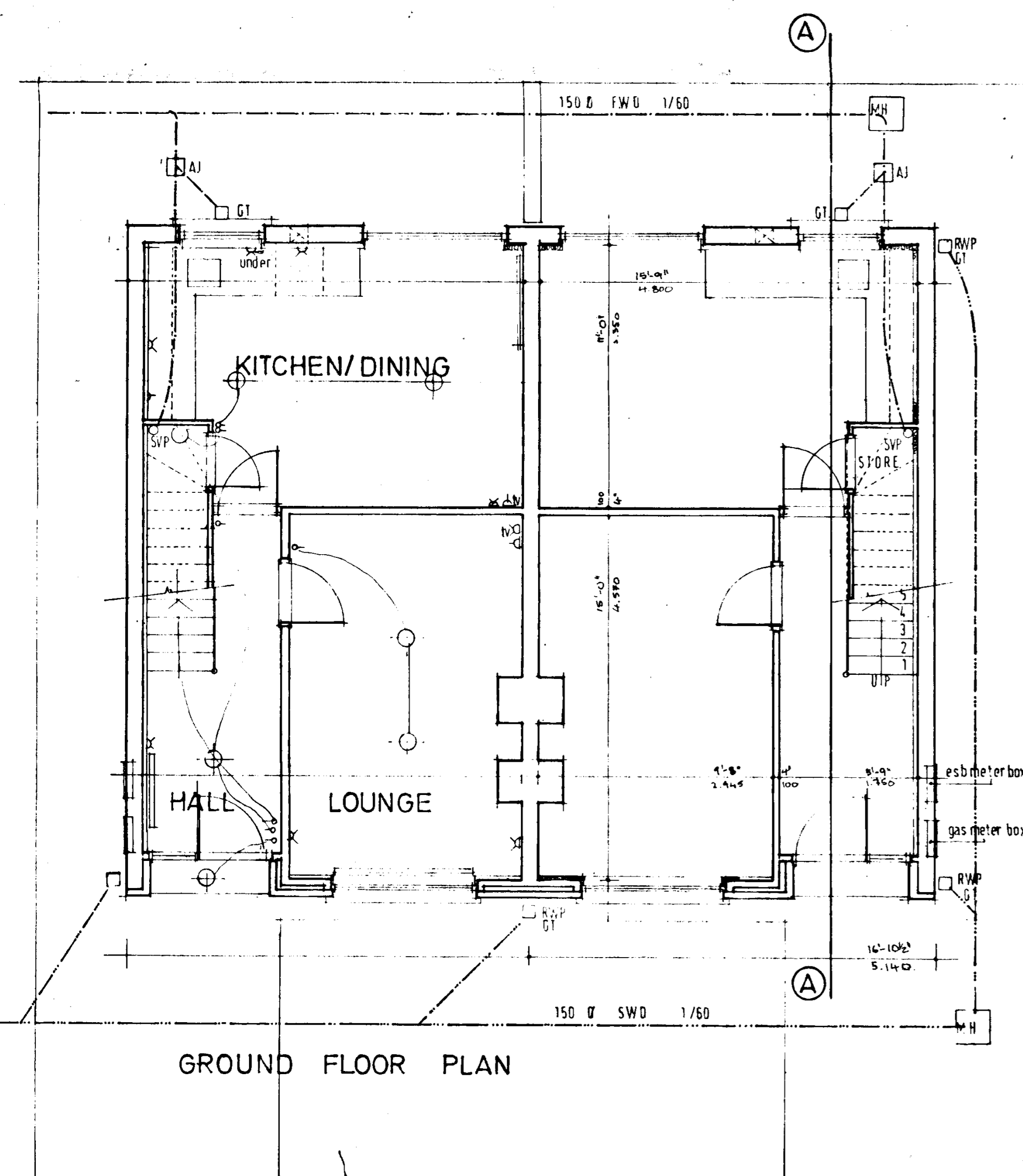
FRONT ELEVATION



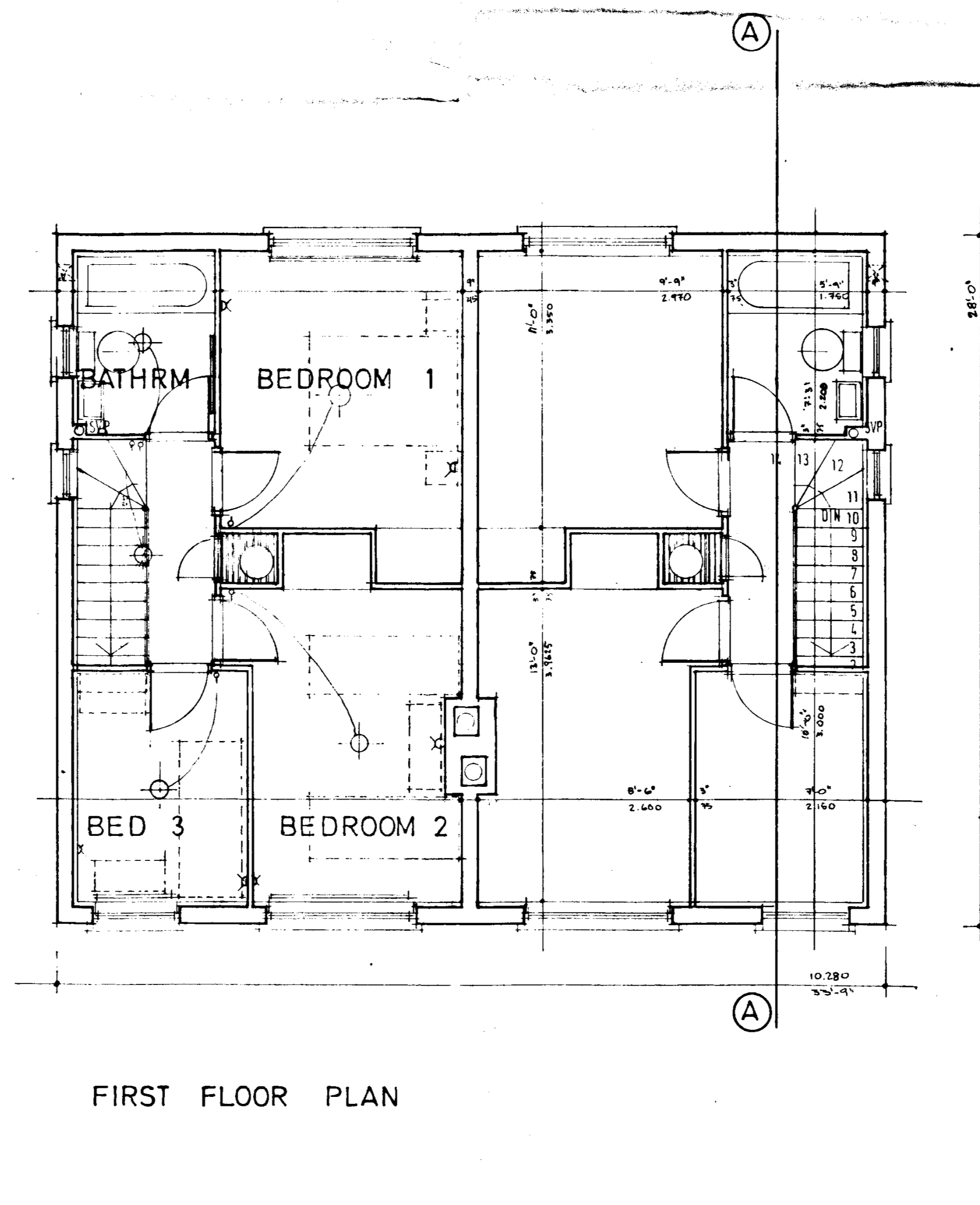
REAR ELEVATION



SECTION A - A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

NET FLOOR AREA 835 sqft
 77.57 sqm

Timber joists and trusses to comply with SR 11:1986

30 AUG 1991
 91A 1428

TUDOR 3BED ECM
 development

SCALE 1/50 DATE MAR. 91

architect
 JOSEPH SHANNON DIP ARCH
 ROSEBORD
 MAUNDINGS
 WAAS, CO KILDARE, TEL046/97409

NOTES



30 AUG 1991
 11/488

225 Ø SW to collect
 road gullies
 from district distributor

675 Ø SW 1/300

225 Ø F.W. 1/200

7M

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REG REF 55A/56B

COMPLETED

ROAD 163 WOODFORD VILLAS

KELLAND HOMES LTD

DEVELOPMENT

WOODFORD
 MONASTERY ROAD
 CLONDALKIN

SCALE 1/500 DATE 8 Mar 91

ARCHITECT
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