



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iocht,
Lower Abbey Street,
Baile Atha Cliath,
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

O'Muire, Smyth, Architects,
Columbia Mills,
14-15 Sir John Rogersons Quay,
Dublin 2.

Our Ref. SN/LD

Your Ref.

Date 3rd February 1992

REG.REF. 91A/1904 & 91A/1906

RE: Development at Woodfield, Scholarstown Road, Scholarstown

Dear Sir,

I refer to your letter received in this Department on 31st January 1992 regarding the above and wish to inform you that a Decision to Grant Permission was made on this application on 30th January 1992. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

O M U I R É • S M Y T H

A R C H I T E C T S

COLUMBIA MILLS • 14-15 SIR JOHN ROGERSON'S QUAY • DUBLIN 2 • TELEPHONE 775030 775490 • FAX 774849

BY FAX.

*Recd
31/01/92*

Ms. Marjorie O'Shee/Richard Cremmin
Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1.

January 30, 1992.

Re: Planning Applications - Plan Reg. No. 91A/1904 and 1906.

Dear Madam/Sir,

We wish to make the following observations and objections to the above development as follows on behalf of a neighbouring owner, Mr. Thomas Hughes :

1. The general residential density of the existing surrounding developments is of three and four bedroom houses. The inclusion of two bedroom houses is out of character with the surrounding development.
2. If these applications are granted Permission, then together with application no. 91A/1907 the number of houses on this cul-de-sac will apparently increase from 24 as already approved to about 36.
3. The narrow plot width results in a layout which does not merit special consideration for higher density on the grounds of exceptional design. Additional car parking to that which is provided on each site for visitor and/or second car cannot be accommodated on the roadside outside the houses.
4. If granted Permission, the housing density will create a precedent, which if continued on other adjoining sites, will place unacceptable pressure on roads and drainage services.

We request that this application be refused Permission.

Yours sincerely,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.

DECISIONS

APPEALS CHECK LIST

b

REG. REF. NO. 91A 1904

1	ENTERED IN OBJECTORS REGISTER	<input checked="" type="checkbox"/>
2	ENTERED IN BLUE FOLDER	<input checked="" type="checkbox"/>
3	ENTERED IN APPEALS REGISTER	<input checked="" type="checkbox"/>
4	ENTERED IN PLANAPS: I.E.T.:	
	Appeal Decision:	<input checked="" type="checkbox"/>
	Appeal Date:	<input checked="" type="checkbox"/>
5	COPY OF DECISION FOR WEEKLY LIST (LAWP/MARY)	<input checked="" type="checkbox"/>
6	DECISION CIRCULATED TO LISTED PERSONS	<input checked="" type="checkbox"/>
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
GRANT:.....62
WITHDRAWN:.....54
CONDITIONS:.....53

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A/1904

NEW APPEALS

6

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6 ENTER IN PLANAPS	Appeal Notified: 19/2/92	✓
	Appeal ^A Type/Appellant ^B Type:	✓
	Bord Pleanal Ref: 8807)	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10		
11		

Rose K

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1904

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u> <u> </u>	Decision noted by Cllrs Muldoon / Carr / Hamon Shatter		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1904 CERTIFICATE NO.: 16953B
 PROPOSAL: 18 houses
 LOCATION: Sites 122-139 Woodfield, Scholartown Road
 APPLICANT: Cruzon Developments 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	£990	£990	—		
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: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 5/29/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1904 Cert. No. 21315
 PROPOSAL 18 houses
 LOCATION Site 122 - 139 Woodfield Schoolhouse Road
 APPLICANT Cuan Developments Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£576	£576	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:
 Column 1 Endorsed: Signed: Grade: Date:
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: S:2 Date: 5/12/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

B.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

7/1938/92

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

A decision has been made in the following case to grant permission under the above Acts:-

<u>Reg. Ref.</u>	<u>Dec. Date</u>	<u>Applicant</u>	<u>Proposal</u>
91A/1904	30.01.92 330	Cruson Developments Ltd.	Proposed revised house type at sites 122-139, Woodfield, Scholarstown Road, Scholarstown.

L.D.

As the appeal in the above case was ~~WITHDRAWN/LATE/INVALID~~, I recommend that the grant be made.

L.D.

L.D. L.D.
W. J. Well
Principal Officer.

ORDER: The permission which the Planning Authority decided to make by the order above specified is hereby granted by the Planning Authority, the grant to be subject to the conditions, if any specified in order relating hereto.

DATED: *30th* APR 1992

John J. ...
ASST. COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10 FEB 1992

P/330/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1904

Date Received : 2nd December 1991

Correspondence : J.F. O'Connor & Associates,
Name and : 10 Boden Wood,
Address : Dublin 16

CR 8149(15)
DN 1131

Development : Revised house type

Location : sites 122-139, Woodfield, Scholarstown Road,
Scholarstown

Applicant : Cruson Developments Ltd.

App. Type : Permission

Zoning : B

Floor Area : 1740 Sq.metres

MOS
(MOS/AC)

<u>CONTRIBUTION:</u>	
Standard:	162,000
Roads:	800 per acre
S. Sers:	
Open Space:	300 per acre
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	200,000
Cash:	167,000

Report of the Dublin Planning Officer dated 21 January, 1992.

This is an application for PERMISSION for revised house type on site nos. 122-139 Woodfield, Scholarstown Road, Scholarstown.

PLANNING HISTORY

Reg. Ref. 89A/1343 - permission was granted for proposed revised house types, revised house numbers and revised layout for part of already approved development for 275 houses at Woodfield, Scholarstown road and Newtown Rathfarnham (Decision Order P/4131/89, dated 22.09.88).

Reg. Ref. 90A/0568 - permission was granted for revision to approved housing scheme at Woodfield involving the substitution of 52 houses in place of 51.

This application is one of 3 applications for revised house types at Woodfield currently being considered by Dublin County Council. The other applications have been lodged under Reg. Ref. 91A/1906 and 91A/1907.

The site of the current application was included as part of the overall site affected by the application lodged under Reg. Refs. 89A/1343 and 90A/0568.

Eighteen no. semi-detached houses were approved on this site under Reg. Ref.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1904

Page No: 0002

Location: sites 122-139, Woodfield, Scholarstown Road, Scholarstown

89A/1343.

Site Nos. 134-139 were included as part of the site affected by the application lodged under Reg. Ref. 90A/0568. The house type approved on Site Nos. 134-139, Reg. Ref. 90A/0568 was a two-storey 4-bed, semi-detached house.

In this application it is proposed to construct 18 no. semi-detached, 3 bed houses. It is noted that bedroom no. 3 is less than the Department of the Environment's recommended minimum size for bedrooms (i.e. 6.5 sq.m.). This problem can be addressed by means of a condition on any permission.

The proposed revised house type is considered acceptable from a planning point of view.

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

- 04 The development shall be carried out in conformity with Condition Nos. 3-25 incl. of the decision to grant permission by Order No. P/4131/89 dated 22.09.89 Reg. Ref. 89A/1343 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.

- 05 That a financial contribution in the sum of £800. per house be paid by

*include design of
the plan
lodged on
3/12/91
with the plan
R. J. J. J.*

9

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1904

Page No: 0003

Location: sites 122-139, Woodfield, Scholarstown Road, Scholarstown

the proposer to the Dublin County Council towards the cost of improvement to the road distributor road network and which facilitates this development. This contribution to be paid prior to the commencement of development.

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.

- 06 That arrangements made for the payment of the financial contribution in the sum of £162000.00 in respect of the overall development required by Condition No. 9 of planning permission granted under Reg. Ref. 88A/0387 be strictly adhered to in respect of the above proposal.

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

- 07 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 £268000.00 or a cash lodgement of £167000.00 in respect of the overall development, required by Condition No. 11 of planning permission granted under Reg. Ref. 88A/0387 be strictly adhered to in respect of the above proposal.

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

- 08 That bedroom no. 3 be increased in size so as to measure 6.5 sq.m. (minimum) in floor area. This increase in size is to be achieved by altering the position of the proposed partition separating bedroom nos. 1 and 3.

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

- 09 A 2.3 metre minimum distance is to be maintained between the flank walls of pairs of semi-detached houses. (This distance is to be equally divided between adjoining properties) and a 1.15 m. minimum distance is to be provided between the side walls of House Nos. 122 & 139 and the side site boundaries.

REASON: In order to provide access to the rear of these houses and to facilitate maintenance of these houses.

- 10 That all external finishes (i.e. brick, roof tiles & cladding) match the existing finishes on House No. 121 in terms of both colour and texture, ~~insofar as is possible.~~

REASON: In the interest of visual amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders


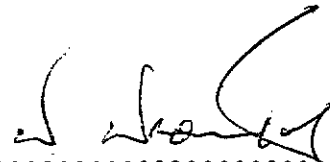
Reg.Ref: 91A/1904

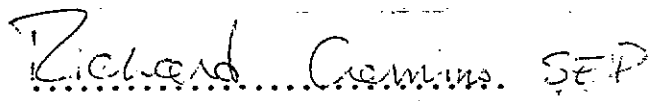
Page No: 0004

Location: sites 122-139, Woodfield, Scholarstown Road, Scholarstown

11 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.

 
Endorsed:.....
for Principal Officer


.....
for Dublin Planning Officer 23 192

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 (11) conditions set out above is hereby made.

Dated : 30th JANUARY 1992


.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin city and County Manager dated 10th December 1991.

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 R.F. MacDonnell, Arch. Decision Order
'Clonross' Number and Date P/1666/90, 27/4/'90
Blanchardstown, Register Reference No. 90A/324
Dublin 15. Planning Control No. _____
Application Received on 28/2/'90
Applicant Dwyer Nolan Developments Ltd.

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:-

Proposed minor changes to an approved housing estate at Woodfield, Scholarstown Road, Scholarstown and at Newtown, Rathfarnham, consisting of the replacing of nine approved houses with ten houses of different types, some already approved and the relocation of two other houses.

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, 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. The development shall be carried out in conformity with Condition No.'s 3-26 of decision to grant permission by Order No. P/4131/89, dated 22/9/'89, Reg Ref. No. 89A/1343, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	3. In the interest of the proper planning and development of the area.
4. That a financial contribution in the sum of £800. per house be paid by the proposer to the Dublin County Council towards the cost of improvement to the distributor road network and which facilitate this development. This contribution to be paid prior to the commencement of development.	4. 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.

CONT/...

Signed on behalf of the Dublin County Council

J. J. Doyle
For Principal Officer

Date 27th April, 1990.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR

5. That arrangements be made with regard to the payment of the financial contribution in the sum of £162,000. required for the overall development by Condition No. 9 of planning permission granted under Reg. Ref. 88A/387, the arrangements to be made prior to the commencement of development.

6. That arrangements be made with regard to the lodgement of security assessed at a bond, or letter of guarantee from an approved company, in the sum of £268,000. or a cash lodgement in the sum of £167,000. as required by Condition No. 11 of planning permission granted under Reg. Ref. 88A/387, these arrangements to be made prior to the commencement of this proposal.

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

6. In the interest of the 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 from 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.

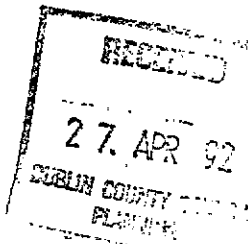
(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the fee above, pay to An Bord Pleanala a 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.

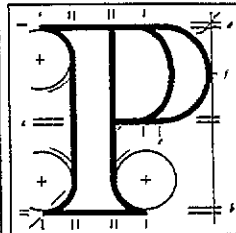
Our Ref: PL 6/5/88071
P.A. Reg. Ref: 91A/1904

WOD

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



An Bord Pleanála



Date: 23rd April 1992.

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Revised house type at sites 122-139
Woodfield, Scholarstown Road, County Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, has been withdrawn.

Yours faithfully,

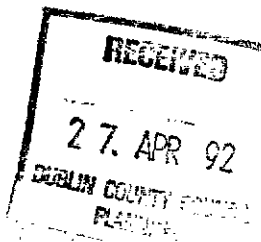
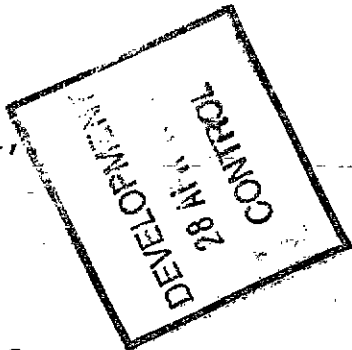
Suzanne Lacey
Suzanne Lacey

BP 302

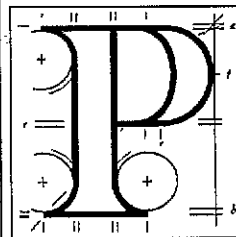
Our Ref: PL 6/5/88071
P.A. Reg. Ref: 91A/1904

500

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



An Bord Pleanála



Date: 23rd April 1992.

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Revised house type at sites 122-139
Woodfield, Scholarstown Road, County Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, has been withdrawn.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

BP 302

Our Ref: PL 6/5/88071 & 6/5/88070
P.A. Reg. Ref: 91A/1904 & 91A/1906

EDH

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 27th March 1992.

Appeal re: Revised house type at sites 122-139
Woodfield, Scholarstown Road, County Dublin.

Erection of 3 three-bedroom semi-detached houses in
lieu of already approved detached house at site 140
Woodfield, Scholarstown Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

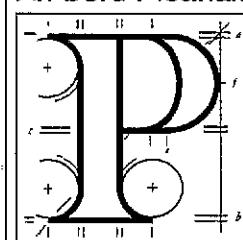
Yours sincerely,

Suzanne Lacey
Suzanne Lacey
BP 553A

DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
RECEIVED
27 MAR 1992

DEVELOPMENT
31 MAR 1992
CONTROL

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Ó M U I R É • S M Y T H

A R C H I T E C T S

COLUMBIA MILLS • 14-15 SIR JOHN ROGERSON'S QUAY • DUBLIN 2 TELEPHONE 773030 773490 • FAX 774849

An Bord Pleanála
Irish Life Centre
Lower Abbey Street
Dublin 1.

March 2, 1992.

Re: Your Ref. PL 6/5/88070 and PL 6/5/88071.
P.A. Ref. 91A/1906 and 91A/1904.

Dear Sirs,

Further to our previous submissions concerning the above two Planning Decisions, we now make the following comments :

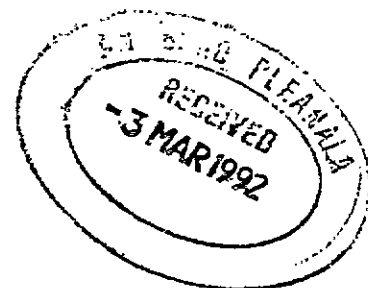
1. With reference to P.A. Ref. Nos. 91A/1904 & 1906 :

We understand that the applicants will not be appealing the Decision to Refuse Planning Permission, Register Reference 91A/1907, and will revert to construction on the basis of the previous approval. Should this remain the situation, the increase in density will only be by one unit.

Our client at the time of purchasing his house was assured that he was buying into part of a well-mixed housing estate of 3-bed, 4-bed and detached five bedroom houses. Should Permission be granted on foot of these applications the mix will be reduced, and the estate will be comprised almost entirely of three bedroom houses. Our client believes that the result of this will be a reduction in the value of his property.

Our client is concerned at the extent to which existing roads and footpaths are being fouled with debris, and obstructed by workers' vehicles.

Should Permission be granted, our client would urge you to restate in particular Condition No. 6 of P.A. Reg. Ref. No. 89A/1343 which states that "All necessary measures are taken by the Contractor to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works" and that this should be amended to restrict workers' car parking to the sites to be developed.



Front boundary walls are not referred to in the application or Decision to Approve. We submit that these should be low level brick walls matching the brick finish to the ground floors of the houses themselves. If an approval issues from An Bord Pleanala, our client requests that a Condition to this effect should be attached.

2. With reference to P.A. Ref. No. 91A/1904 :

We accept that these houses constitute an alternative layout with elevational changes to those already approved, and there is no increase in house numbers. However, the number of bed spaces is reduced by 6, where the four bedroom houses now become three bedroom houses, and this is objected to by our client, who is also perturbed that development took place before a Grant of Permission.

3. With reference to P.A. Ref. No. 91A/1906 :

The two houses now proposed are closer to the site boundary than the approved detached houses, which will result in greater visibility of these houses and will appear more cramped and upset the compositional balance as earlier proposed between two detached houses on either side of the cul-de-sac entrance.

The two houses proposed in lieu of the single detached house are entered on a bend in the access road, and adjacent to the junction leading to the 18 houses proposed under P.A. Reg. Ref. 91A/1904, and our client believes that this may constitute a traffic hazard.

If you have any comments or queries regarding the above, please contact the undersigned.

Yours faithfully,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.



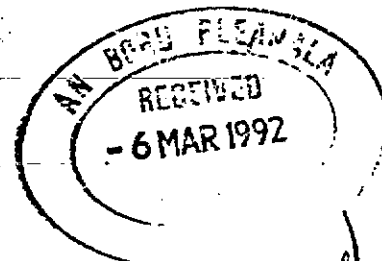
John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

Telephone 944912

Fax. 934399

5th March '92.

An Bord Pleanála,
Floor 3, Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
DUBLIN, 1.



RE: PLANNING AUTHORITY DECISION RE:
REVISED HOUSE TYPE AT SITES 122-139
WOODFIELD, SCHOLARSTOWN ROAD,
SCHOLARSTOWN.
REG. REF: 91A/1904.
APPEAL REF: PL 6/5/88071.

*by hand
11.17
BT.*

Dear Sirs,

I refer to your letter dated 17th February with attached correspondence which gave rise to the above appeal. The appeal contains misleading statements, is not factually based, is totally vexatious and should be dismissed forthwith for the following reasons:-

1. The above mentioned planning application is for a revised house type on Sites 122 to 139 Woodfield. Permission has already been granted for construction of dwellings on these sites under register reference 89A/1343 and 90A/568. Bye-Law Approval has been obtained for the revised house type BBL/341/92. Whether or not there is a breach of Section 24 of the 1963 Planning Act does not constitute a valid reason for appeal. No reference is made in the appeal to the revised house type, the subject matter of the planning application.
2. There is no increase in density - 18 houses approved under the reg. ref. nos. quoted in 1 above, the current application is for 18 houses.
3. All of the houses proposed are 3 bedroom houses - no 2 bedroom houses are proposed, and paragraph 3 of the appellants Architects letter is inaccurate.
4. The application will not increase the number of houses on the cul-de-sac as no additional houses are proposed.
5. The plot widths have not changed from that already approved under the reg. ref. nos. quoted in 1 above.
6. As already stated in item 2 above, there is no increase in density.

The Board will note that the proposed development is substantially the same as that already approved. There are no legitimate grounds for appealing the decision and the appeal should be dismissed.

VAT No. 3145342P

REG. No. 97962

To further substantiate my views that the appeal is vexatious I enclose herewith copy letter from Mr. Hughes' Architect which sets out the basis on which the appeal would be withdrawn. The only item which relates to the proposed development is item one, wherein the construction of low front boundary walls is sought. My clients are not prepared to accede to this request.

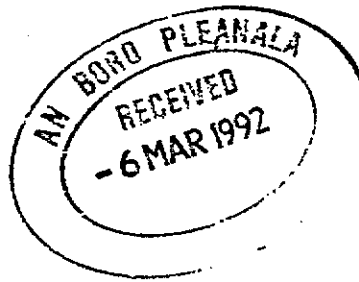
I would further draw the Boards attention to a letter written by my firm to Dwyer Nolan Developments who sold house No. 143 to Mr. Hughes and their response to same. You will note that Dwyer & Nolan gave no assurances in relation to the construction of low front boundary walls.

I would appreciate if the Board would determine the appeal as vexatious forthwith, as my clients are suffering significant loss as a result of this appeal.

Yours faithfully,

John F. O'Connor

John F. O'Connor.



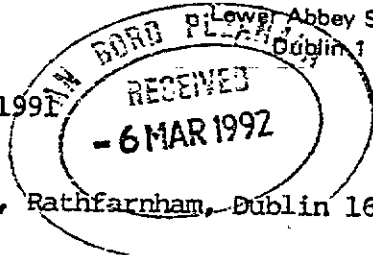
DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
p. Lower Abbey Street
Dublin 1



Application received:

Applicant: 2/12/1991 & Addit. Info. Rec'd. 11/12/1991
Submitted by: Cruson Developments Ltd.
Reg. No.: J.F. O'Connor & Assocs., 10 Boden Wood, Rathfarnham, Dublin 16.
Order No.: 91A/1904
Proposal: BBL/341/92
Location: Revised House Type

Sites 122-139 Woodfield, Scholarstown Road, Scholarstown.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- (2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) That all habitable rooms, sitting rooms, etc., shall have adequate permanent ventilation to the outside air.
- (4) That the areas of driveway and parking spaces so available, shall be at least equal to 10% and 5% respectively, of the floor areas.
- (5) That the materials, design, fabrication and erection of the timber trusses should be in accordance with I.S. 193 : 1986 Timber Trussed Rafters for Roofs published by the National Standards Authority of Ireland, Dublin 9.
- (6) a) That not more than six houses be connected into a combined drain.
b) That manholes be provided to house drains within the curtilage of site before connecting to main sewers.
c) That the manhole covers and frames to house drains comply with the following standards:
(i) 6mm thick steel chequered plated cover and frame for light vehicular loadings in driveways.
(ii) 3mm thick steel chequered plated cover and frame for pedestrian loading at rear and side passageways.
- (7) That all work be in accordance with Dublin County Council's Building Bye Laws.

cont'd.../

- Important**
- (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.
 - (2) At least two clear days notice in writing must be given to the Building Control Section,
 - (a) of the date on which execution of the work will be commenced.
 - (b) before proceeding with the covering up of any drain or the filling in any foundation.
 - (3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date: 26 FEB 1992

J. CARSON
Senior Administrative Officer



DWYER NOLAN DEVELOPMENTS LTD.

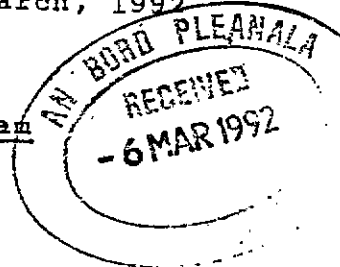
Directors:
E. O. Dwyer, A. O. Dwyer

11, MESPIL ROAD, DUBLIN 4. TELEPHONE 604811 FAX: 604570

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

5th March, 1992

RE : SITE 143 Woodfield, Scholarstown Road, Rathfarnham



Dear Mr. O'Connor,

Further to your letter of 2nd March, 1992, we note the contents.

It is incorrect for Mr. Hughes to state that this Company assured him that there would be no change in house type. He was not assured that low brick walls would be built on sites 115 - 143 as this Company was well aware that it would not be building any further houses in this area.

Prior to Mr. Hughes buying his house on site 143 this house had been sold to another purchaser for £82,000 and also site 121 adjacent to site 143 was sold for £140,000, both these clients because they had contracts signed but their houses were not complete were made aware by this Company that we would not be completing the site as per the Planning Permission and that the site was sold to a third party and were given the choice to withdraw from the contract. Site 143 purchasers decided to pull out of the contract and the house was sold to a further purchaser for considerably less.

Yours faithfully,


Dwyer Nolan Developments Ltd

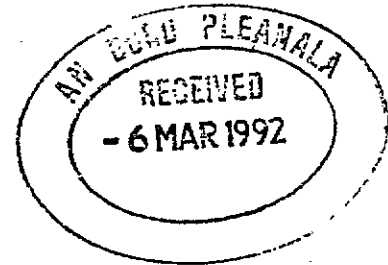
Ó M U I R É • S M Y T H

A R C H I T E C T S

COLUMBA MILLS • 14-15 SIR JOHN ROGERSON'S QUAY • DUBLIN 2 • TELEPHONE 773030 773490 • FAX 774849

Per Fax & Post.

Mr. John F. O'Connor
John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham
Dublin 14.



February 24, 1992.

Re : Planning Appeal : Application by Cruson Developments for revised designs at site nos. 122 to 139 (Reg. Ref. 91A/1904) and nos. 140 to 140A (Reg. Ref. 91A/1906).

Dear Mr. O'Connor,

Further to our telephone conversation this morning, I confirm that our client is prepared to withdraw his appeal under the above two Planning References, subject to the following :

1. Construction of a low brick front boundary wall along all future houses to be built within the estate between numbers 115 to 143, and including the houses which are the subject of the above Planning Appeal;
2. No parking of workmens' vehicles in a manner which would obstruct access to house no. 143 : Mr. Hughes believes that current measures to prevent this are not adequate;
3. Clearing of roads and footpaths by sweeping, in order to keep them clear of mud etc. to take place at least twice per week. Use of a J.C.B. bucket is not sufficient.
4. Notice to be given of any future Planning Applications in respect of house sites nos. 115 to 143.
5. Your clients covering our client's costs etc. in relation to the appeal to date: the precise amount to be discussed with Mr. Hughes by your client.

Your clients' written agreement to the above will be required before we confirm to An Bord Pleanála the withdrawal of our client's appeal. If there are any points which you or your client would like to discuss further, we suggest that you should ring Mr. Hughes directly on his mobile phone, no. 088-576855.

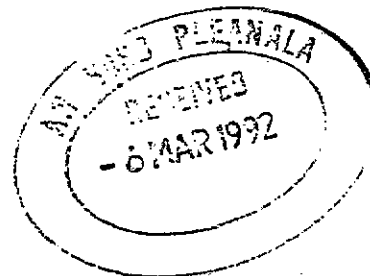
If you have any queries, please contact me : we remain available to assist if possible to bring this matter to a satisfactory conclusion.

Yours sincerely,

Toal O'Muire

Toal O'Muire
O'MUIRE SMYTH ARCHITECTS.

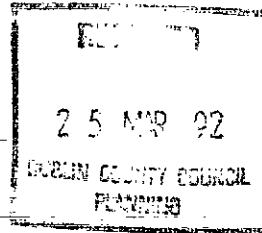
c.c. Mr. Thomas Hughes.



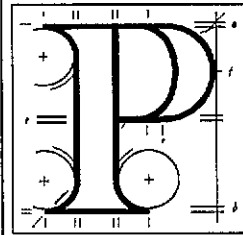
Our Ref: PL 6/5/88071
P.A. Reg. Ref: 91A/1904

EDW

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



An Bord Pleanála



Date: 23rd March 1992.

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Revised house type at sites 122-139
Woodfield, Scholarstown Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

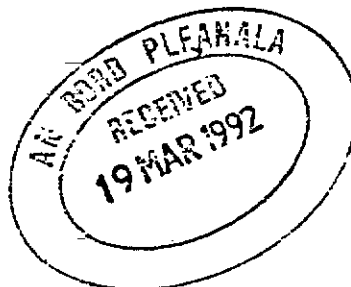
BP 553A

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

Telephone 944912
Fax. 934399

19th March, 1992.

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.



RE: PL 6/5/88071.
REVISED HOUSE TYPES ON SITES
122 TO 139, WOODFIELD,
SCHOLARSTOWN ROAD.

Dear Sirs,

I refer to your facsimile dated 19th March with attached enclosures from O'Muire Smyth, Architects and would comment as follows:-

1. (a) The mix of houses on the part of the site north and east of the loop road is illustrated on the following chart.

Type	2 bed	3 bed det	3 bed s/d	4 bed det	4 bed s/d	5 bed	Total
Houses approved under Dwyer Nolan proposals.	20	1	52	-	12	8	93
Houses proposed by Cruson Dev.	8	-	24	3	58 mixed	2	95

(b) The Board will note that the assertion "that the estate will be comprised almost entirely of three bedroom houses" is erroneous, as the number of three bedroom houses has been reduced from 52 to 24. Likewise the No of 2 bed houses has similarly reduced from 20 to 8.

(c) My client is making every effort to keep footpaths and roads cleaned. This is in as much in his own interest as that of the appellant. The parking of operatives vehicles has been addressed.

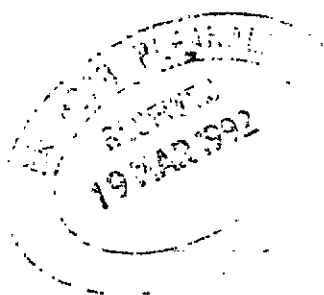
- (d) Permission for front boundary walls has not been sought and accordingly the matter is not before the Board for adjudication.
2. With regard to the reduction in the number of bed spaces by 6, where 4 bedroom houses will become 3 bedroom houses, I would suggest that this will make no impact whatever on the appellants property. The 6 houses (sites 134 to 139) are on a different Road and will not be visible from the appellants property.
 3. I would advise the Board that appeal ref. P1 6/5/88070 (91A/1906) will be responded to under seperate cover.

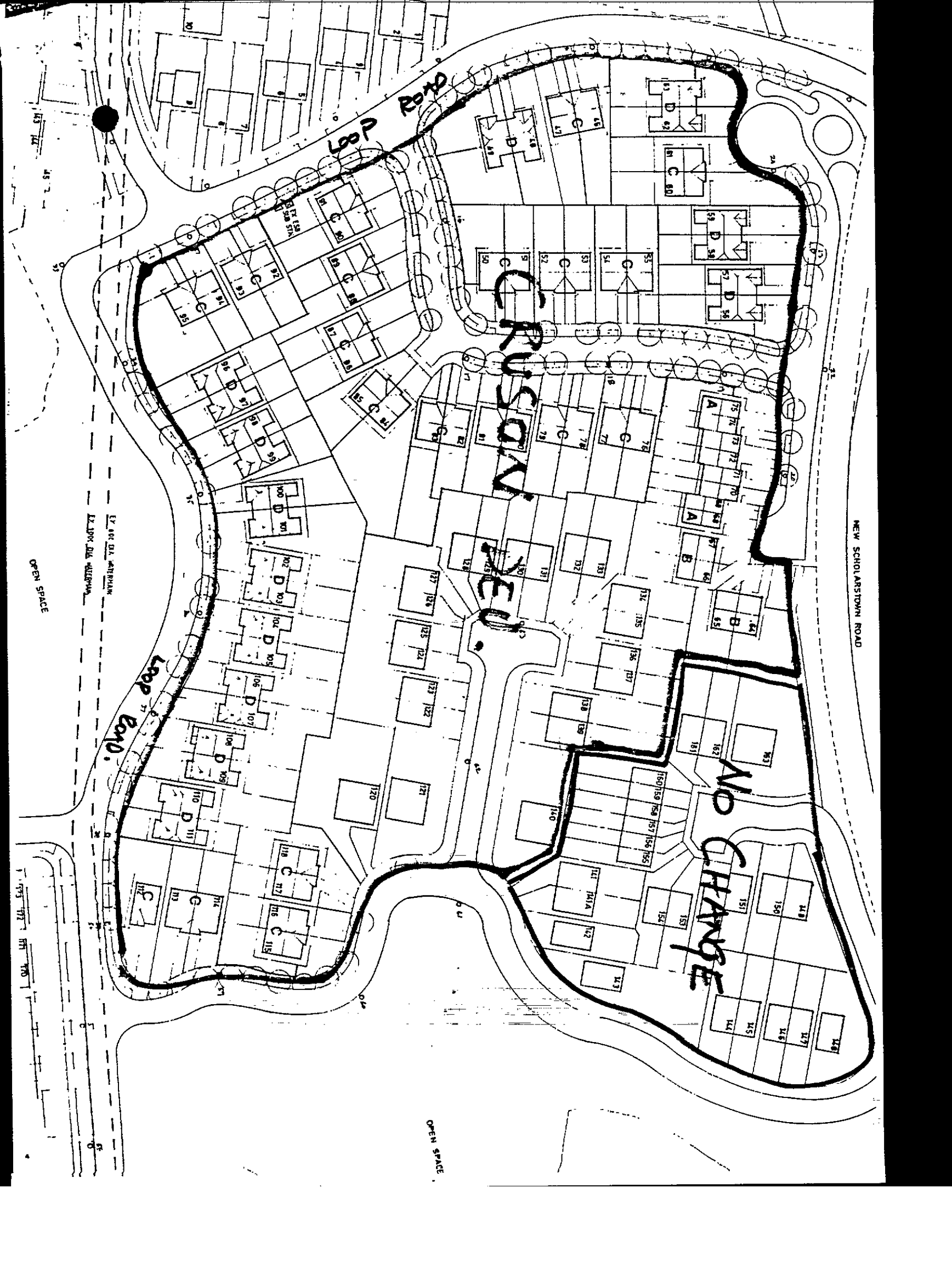
Once again I would stress to the Board that my client considers this appeal to be totally vexatious and I would call upon the Board to dismiss the appeal forthwith, as the delay in terminating the matter is causing my client serious financial loss.

Yours faithfully,



John F. O'Connor.





Loop Blvd.

NEW SCHOLARSTOWN ROAD

CRUSAD

NEW

NO CHANGE

Loop Blvd.

LE JOK DA METERAN
LE JOK DA METERAN

OPEN SPACE

OPEN SPACE

SCREEN WALL AND GATES AT
SIDE ENTRANCE TO BE
SUBJECT OF AN COMPLIANCE
SUBMISSION

(L6)

NEW SCHOLARSTOWN ROAD (UNDER CONSTRUCTION)

PERMISSION NOW SOUGHT
FOR 2 PEDESTRIAN GATEWAY RAILING

SITES 47 TO 72
APPROVED (199A/1343)

(L7)

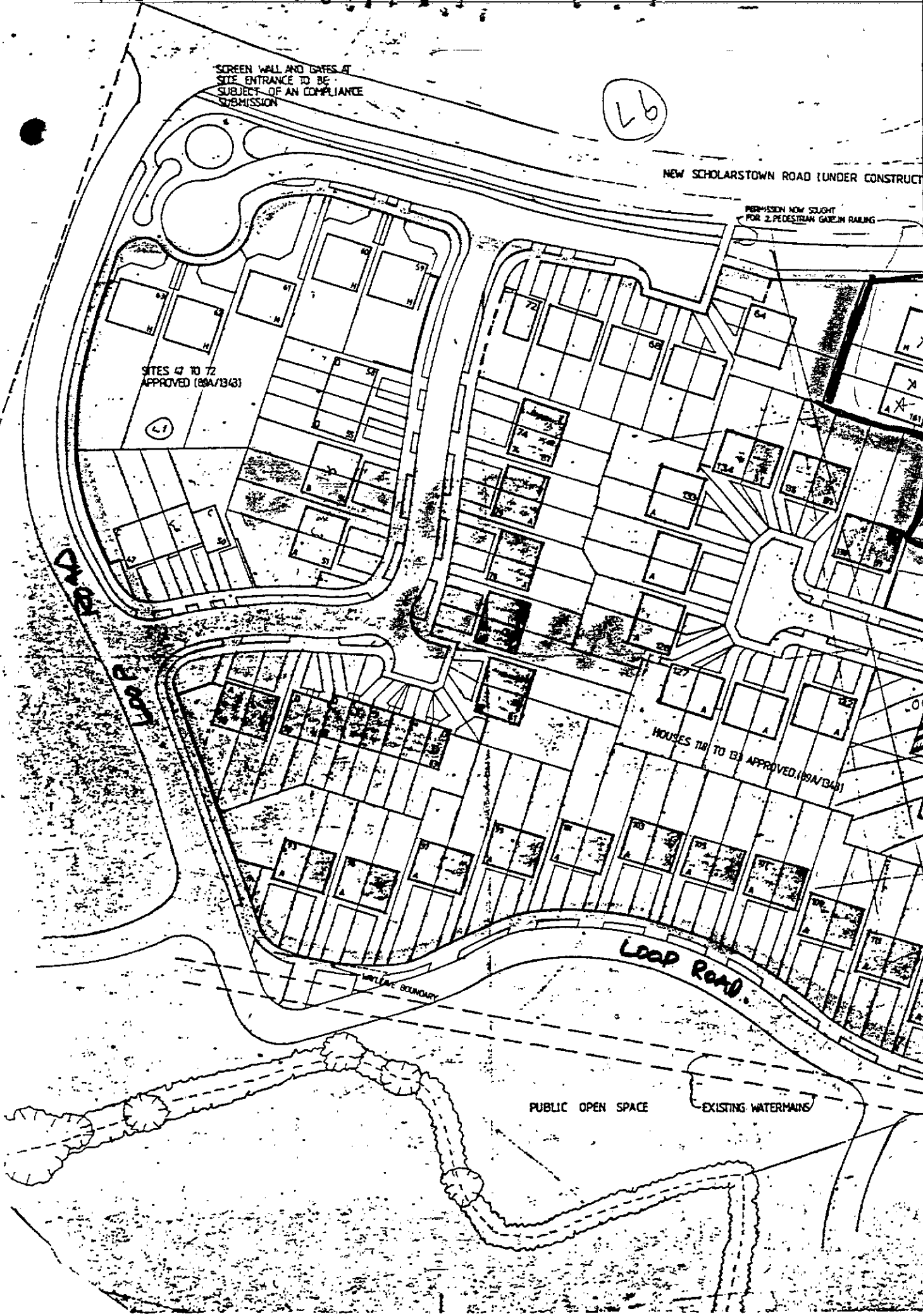
HOUSES 74 TO 131
APPROVED (199A/1348)

MILITARY BOUNDARY

Loop Road

PUBLIC OPEN SPACE

EXISTING WATERMAINS



Tel.: 724755
Fax: 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/ 88071

Our Ref.: 91A/1904

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: Revised house type on sites 122-139 Woodfield
Scorckishan Road.

Applicant: Green Developments Ltd.

Dear Sir,

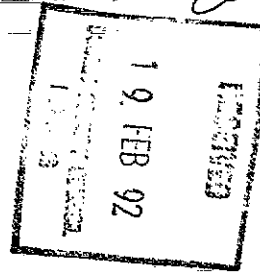
With reference to your letter dated 19/2/92 I enclose
herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
 - (3) A copy of the public notice given, i.e. Irish Press 27/11/91.
 - (4) The plan(s) received from the applicant on 2/12/91.
 - (5) & (7) A certified copy of Manager's Order P/330/92.
- DATED, 30/1/92 together with technical reports in connection with the application.
- (8) Histories to follow.

Yours faithfully,

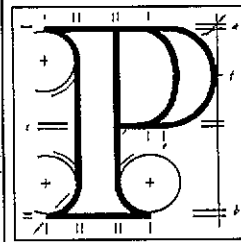
R. Farrell.
for Principal Officer.
Encls.

Our Ref: PL 6/5/88071
Your Ref: 91A/1904



The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Date: 17th February 1992

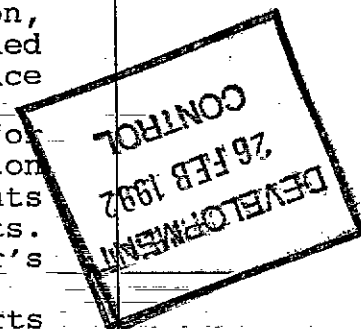
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Planning authority decision re: Revised house type
at sites 122-139 Woodfield, Scholarstown Road,
County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.



Please note that the other parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

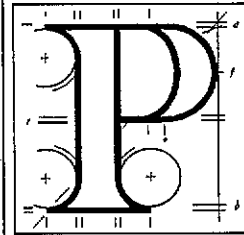
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

O M U I R É • S M Y T H

A R C H I T E C T S

COLUMBIA MILLS - 14-15 SIR JOHN RINGERSON'S QUAY - DUBLIN 2 TELEPHONE 773030 773490 - FAX 774840

An Bord Pleanála
Floor 3
Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1.

14-2-92
100 00 CWG
826915

February 13, 1992.

Re: Register Reference 91A/1904 and 91A/1906. *separate appeal*
Development at Woodfield, Scholarstown Road, Scholarstown.

Dear Sirs,

On behalf of our client, Mr. Thomas Hughes, we wish to appeal the Decision to Grant Permission for above developments.

The grounds of the appeal are briefly as follows :

With reference to Decision Register Ref. No. 91A/1904 :

1. Development on the site has already commenced without a final Grant of Permission and is therefore in contravention of Section 24 of the 1963 Planning Act and an offence under this Section is being committed. Building Bye-Law Approval has not been obtained, nor can it be obtained as development has already commenced, and therefore is in breach of Condition No. 2 of the Approval.

With reference to both Decisions Register Ref. Nos. 91A/1904 & 1906 :

2. A similar application, Register Reference no. 91A/1907, was refused Permission and these applications should further be refused on grounds 3, 4, 5 and 6 listed below.
3. The general residential density of the existing surrounding developments is of three and four bedroom houses. The inclusion of two bedroom houses is out of character with the surrounding development.
4. If these applications are granted Permission, and provided that the decision on application no. 91A/1907 is not altered then the number of houses on this cul-de-sac will apparently increase from 24 as *already* approved to about 34.

5. The narrow plot width results in a layout which does not merit special consideration for higher density on the grounds of exceptional design. Car parking additional to the single car space provided on each site and/or a second car for visitors cannot be accommodated on the roadside outside the houses.
6. If granted Permission, the housing density will create a precedent, and if proceeded with on these sites or on other neighbouring sites, will place unacceptable pressure on roads and drainage services.

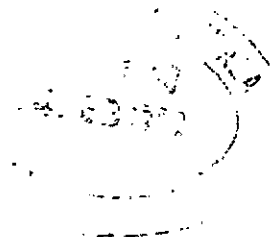
We enclose a cheque for £100.00 to cover the two applications above, and will make further submissions to the Bord expanding on the points above in due course.

Yours faithfully,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/
Local Government (Planning and Development) Acts, 1963-1983

To **J.F. O'Connor & Assocs.,**
10 Boden Wood,
Dublin 16.

Decision Order Number and Date **P/330/92 30.01.92**
Register Reference No. **91A/1904**
Planning Control No.
Application Received on **02.12.91**

Applicant **Cruson Developments Ltd.** Floor Area: **1,740 sq.m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for **revised house type at sites 122-139, Woodfield, Scholarstown Road, Scholarstown.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, including drawings of house plan lodged on 03.12.91 with the Planning Authority, save as may be required by the other conditions attached hereto.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That each proposed house be used as a single dwelling unit.</p>	<p>3. To prevent unauthorised development.</p>
<p>4. The development shall be carried out in conformity with Conditions Nos. 6-25 incl. of the decision to grant permission by Order No. P/4131/89, dated 22.09.89, Reg. Ref. 89A/1343, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p>	<p>4. In the interest of the proper planning and development of the area.</p>

Over

Signed on behalf of the Dublin County Council

[Signature]
Principal Officer

30 January, 1992.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That a financial contribution in the sum of £800. per house be paid by the proposer to the Dublin County Council towards the cost of improvement to the road distributor road network which will facilitate this development. This contribution to be paid prior to the commencement of development.

5. 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.

6. That the arrangements made for the payment of the financial contribution in the sum of £162,000 in respect of the overall development required by Condition No. 9 of planning permission granted under Reg. Ref. 88A/0387 be strictly adhered to in respect of the above proposal.

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

7. 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 £268,000 or a cash lodgement of £167,000 in respect of the overall development, required by Condition No. 11 of planning permission granted under Reg. Ref. 88A/0387 be strictly adhered to in respect of the above proposal.

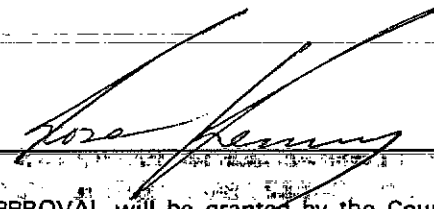
7. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

8. That bedroom no. 3 be increased in size so as to measure 6.5 sq.m. (minimum) in floor area. This increase in size is to be achieved by altering the position of the proposed partition separating bedroom nos. 1 and 3.

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

9. A 2.3 metre minimum distance is to be maintained between the flank walls of pairs of semi-detached houses. (This distance is to be equally divided between adjoining properties) and a 1.15m. minimum distance is to be provided between the side walls of House Nos. 122 & 139 and the side site boundaries.

9. In order to provide access to the rear of these houses and to facilitate maintenance of these houses.



Over

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 **J.F. O'Connor & Assocs.,** Decision Order **P/330/92 30.01.92**
10 Boden Wood, Number and Date
Dublin 16. Register Reference No **91A/1904**
 Planning Control No
 Application Received on **02.12.91**
 Applicant **Cruson Developments Ltd.** Floor Area: **1,740 sq.m.**

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 **revised house type at sites 122-139, Woodfield, Scholarstown Road, Scholarstown.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
10. That all external finishes (i.e. brick, roof tiles & cladding) match the existing finishes on House No. 121 in terms of both colour and texture.	10. In the interest of visual amenity.
11. 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.	11. In the interest of reducing air pollution.

Signed on behalf of the Dublin County Council *[Signature]* **Principal Officer**
 Date **30 January, 1992.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

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

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



Blac 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/1904

Date : 3rd December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised house type
LOCATION : sites 122-139, Woodfield, Scholarstown Road,
Scholarstown
APPLICANT : Cruson Developments Ltd.
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

91A/1904
1.4.0
Mud A.1

With reference to the above, I acknowledge receipt of your application received on 2nd December 1991.

Telephone call refers.
House Plans attached.

Yours faithfully,

.....
for PRINCIPAL OFFICER

J.F. O'Connor & Associates,
10 Boden Wood,
Dublin 16

J.F. O'Connor

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,
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Register Reference : 91A/1904

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Dear Sir/Madam,

DEVELOPMENT : Revised house type

LOCATION : sites 122-139, Woodfield, Scholarstown Road,
Scholarstown

APPLICANT : Cruson Developments Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 2nd December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

J.F. O'Connor & Associates,
10 Boden Wood,
Dublin 16



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 122 to 139 Woodfield, Scholarstown - Rd.
(If none, give description sufficient to identify) Scholarstown Co. Dubl.

3. Name of applicant (Principal not Agent) Craoson Developments Ltd.
Address WOODFIELD SCHOLARSTOWN ROAD D. 16. Tel. No. 935178.

4. Name and address of J. F. O'CONNOR & ASS.
person or firm responsible for preparation of drawings 10 Boden Wood D. 16. Tel. No. 944917

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

6. Brief description of proposed development change of house type.

7. Method of drainage RAINS. 8. Source of Water Supply MGR. - S.

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. ---
(b) Proposed use of each floor ---

CO. DUBLIN Permission sought for revised house type on sites 122-139, Woodfield, Scholarstown Road, Scholarstown for Craoson Developments Ltd.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ---

11. (a) Area of Site 0.90 ac. 3620 Sq. m.
(b) Floor area of proposed development 18 x 1040 sq. ft. = 18720 sq. ft. (1740 sq. m.) Sq. m.
(c) Floor area of buildings proposed to be retained within site --- Sq. m.

*4. Miss
27/11/91*

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

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

1990 11 5/864

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

15. List of documents enclosed with application. 1 locat. map 3 site plan 3 house plans
A specification 5 newspaper notices 6 fee
of 500 3/12

16. Gross floor space of proposed development (See back) --- Sq. m.
No of dwellings proposed (if any) 18 Class(es) of Development N: S1386
Fee Payable £ 1566 Basis of Calculation 18 x B7.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) J. F. O'CONNOR Date 26-11-91

Application Type P-BRL
Register Reference 917/1904
Amount Received £ ---
Receipt No 22-10
Date ---

FOR OFFICE USE ONLY

RECEIVED
02DEC1991
REG. SEC.

7.4.8

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

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

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. Full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

MAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, EYE-TAX APPLICATION

DUBLIN 1

N 51864

€970.00

Received this

day of 19

from

Carson Davis 115

the sum of

nine hundred and ninety

Pounds

the sum being

eye-tax application at

Adrian Deane

Cashier

S. GAREY

Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL
DUBLIN 1.

Issue of this receipt is not an
admission of liability or a
warranty that the fee
tendered is the prescribed application
fee. N 51386

PAID BY
CASH
CHEQUE

£576.00

Received this
from *Erson Devs. Ltd.*

day of *December* 19 *91*

the sum of *five hundred and seventy six* Pounds
Pence being *00*

Planning application at
Wentfield

Madras Road Cashier

S. CAREY
Principal Officer

DUBLIN COUNTY COUNCIL
Planning Dept. Review
APPLICATION RECORD

2 DEC 1991

REC

91A | 1904

**SPECIFICATION
OF
PROPOSED WORKS**

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

**SPECIFICATION
OF
PROPOSED WORKS**

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

EXCAVATOR

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

- GAUGED LIME MORTAR:** 14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.
- CONCRETE:** 15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.
- BREEZE CONCRETE:** 16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.
- D.P.C.'s:** 17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.
- WALLS:** 18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.
- LINTOLS:** 19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.
- STEPS & SILLS:** 20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.
- HEARTHES:** 21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.
- SURFACE CONC UNDER FLOORS:** 22. To be 4" thick laid on a well rammed bed of broken brick or stone.
- VENT OPENING:** 23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.

BRICKLAYER

- BRICKS:** 24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.
- WETTING:** 25. All bricks are to be well wetted before laying.

BOND

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

FLUE LINERS:

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

CARPENTER AND JOINER

BREEZE BRICKS:

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

SPACING:

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

ROOF:

30. Roof timbers to be as follows:

Rafters:	4½" x 1½"
Ridge:	7" x 1"
Ceiling joists and hangers:	4½" x 1½"
Purlins:	7" x 3"
Struts and collars:	4" x 2"

Prefabricated timber roof trusses of Approved Manufacture may be used.

Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

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

FLOORS:

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

BRIDGING:

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

EAVES:

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

DOOR FRAMES:

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

JOISTS:

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

ARCHITRAVES:

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

SADDLES:

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

DOORS:

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

DOOR FURN:

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

- WINDOWS:** 41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.
- LINEN PRESS:** 42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.
- STAIRS:** 43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.
- TRAP DOOR:** 44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER

- EAVES GUTTERS:** 45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.
- RAINWATER PIPES:** 46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.
- FLOOR VENTS, ETC:** 47. Provide and fix galvd. louvred vents to opes as specified heretofore.
- SOIL & VENT PIPES:** 48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER

- GENERALLY:** 49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.
- TESTING:** 50. Provide for all water and smoke testing as may be required by the Local Authority.
- MANHOLES:** 51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.
- COVERS, GRATINGS:** 52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS

ELECTRICAL SERVICES:

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

GAS SERVICE:

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

PLUMBER

FLASHINGS, APRONS:

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

SOAKERS:

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

CONNECTION TO DRAIN:

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

WASTE PIPES:

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

RISING MAIN:

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

PIPES:

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

STORAGE TANK:

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

SERVICES:

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

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tes to B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:
 a) Bath, complete with taps, waste, stopper and chain and side panels.
 b) W.H.B., Brackets, taps, stopper and chain complete.
 c) W.C. Suite complete.
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- EXTERNALLY:** 73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

PAINTER AND GLAZIER

- MATERIALS:** 74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.
- WOODWORK:** 75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

IRONWORK:

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

INTERNAL WALL DECORATION:

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

GLAZING:

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

FIXING:

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

SITE**BOUNDARY WALLS:**

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

COMPLETION**GENERALLY:**

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COMPLETION:

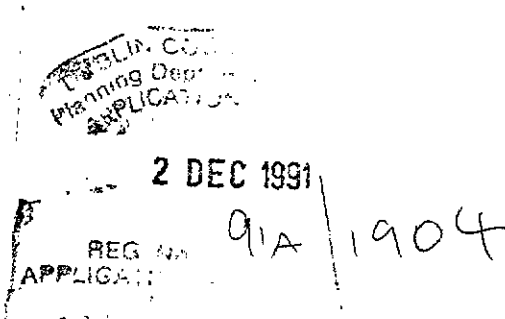
82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

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

VARIATIONS**VARIATIONS:**

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



SPECIFICATION
OF
PROPOSED WORKS

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

**SPECIFICATION
OF
PROPOSED WORKS**

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

EXCAVATOR

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

- GAUGED LIME MORTAR:**
14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.
- CONCRETE:**
15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.
- BREEZE CONCRETE:**
16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.
- D.P.C.'s:**
17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.
- WALLS:**
18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.
- LINTOLS:**
19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.
- STEPS & SILLS:**
20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.
- HEARTHES:**
21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.
- SURFACE CONC UNDER FLOORS:**
22. To be 4" thick laid on a well rammed bed of broken brick or stone.
- VENT OPENING:**
23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvered vents. Or Vent Rooms as Directed by the Architect.
- BRICKLAYER**
- BRICKS:**
24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.
- WETTING:**
25. All bricks are to be well wetted before laying.

BOND

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

FLUE LINERS:

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

CARPENTER AND JOINER

BREEZE BRICKS:

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

SPACING:

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

ROOF:

30. Roof timbers to be as follows:

Rafters:	4½" x 1½"
Ridge:	7" x 1"
Ceiling joists and hangers:	4½" x 1½"
Purlins:	7" x 3"
Struts and collars:	4" x 2"

Prefabricated timber roof trusses of Approved Manufacture may be used.

Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

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

FLOORS:

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

BRIDGING:

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

EAVES:

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

DOOR FRAMES:

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

JOISTS:

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

ARCHITRAVES:

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

SADDLES:

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

DOORS:

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

DOOR FURN:

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

- WINDOWS:** 41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.
- LINEN PRESS:** 42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.
- STAIRS:** 43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.
- TRAP DOOR:** 44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER

- EAVES GUTTERS:** 45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.
- RAINWATER PIPES:** 46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.
- FLOOR VENTS, ETC:** 47. Provide and fix galvd. louvred vents to opes as specified heretofore.
- SOIL & VENT PIPES:** 48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER

- GENERALLY:** 49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.
- TESTING:** 50. Provide for all water and smoke testing as may be required by the Local Authority.
- MANHOLES:** 51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.
- COVERS, GRATINGS:** 52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS

- ELECTRICAL SERVICES:** 53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for
 No. ceiling light points and No. sockets. Extra lighting
 and power points will be provided on Employer's instructions @
 each. The following, if required by the Employer, shall be Extra:
 30 amp. EI. Cooker Switch and 60 amp. EI. Cooker Switch. Wiring
 only for EI. immersion heater in H.W. Cylinder.
- GAS SERVICE:** 54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.
- PLUMBER**
- FLASHINGS, APRONS:** 55. All flashings to be in lead, copper or aluminium.
- SOAKERS:** 56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.
- CONNECTION TO DRAIN:** 57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.
- WASTE PIPES:** 58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.
- RISING MAIN:** 59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.
- PIPES:** 60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.
- STORAGE TANK:** 61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.
- SERVICES:** 62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested to B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:
 a) Bath, complete with taps, waste, stopper and chain and side panels.
 b) W.H.B., Brackets, taps, stopper and chain complete.
 c) W.C. Suite complete.
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
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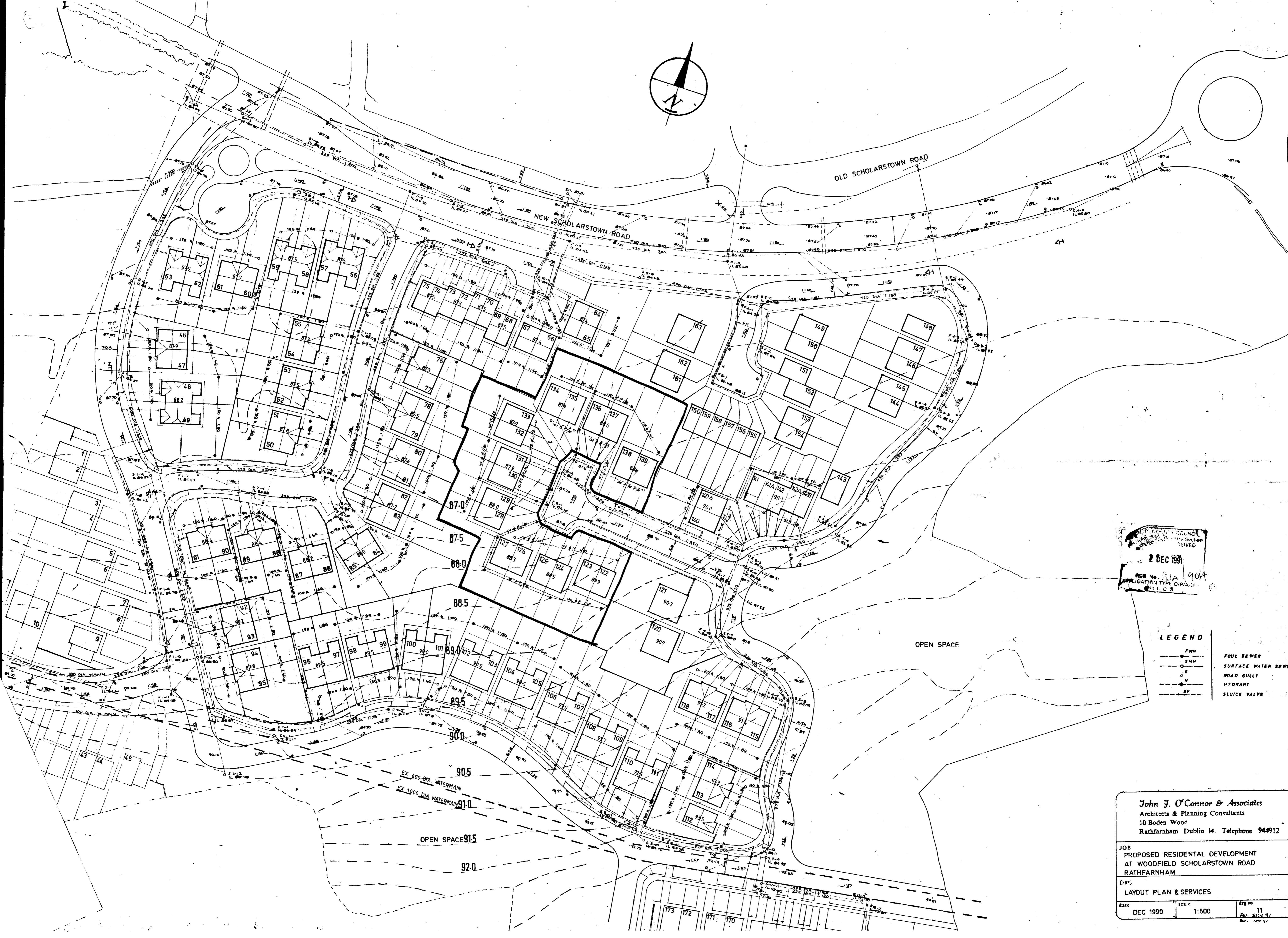
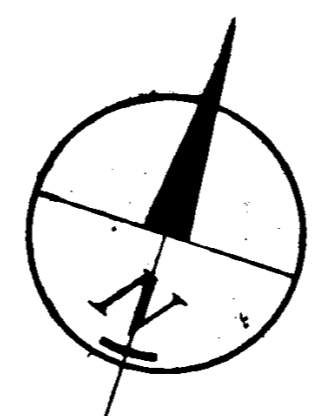
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VARIATIONS**VARIATIONS:**

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



RECEIVED
 2 DEC 1990
 REG. NO. 91A 90A
 APPLICATION TYPE: OPA/DA
 NO L.D.S.

LEGEND

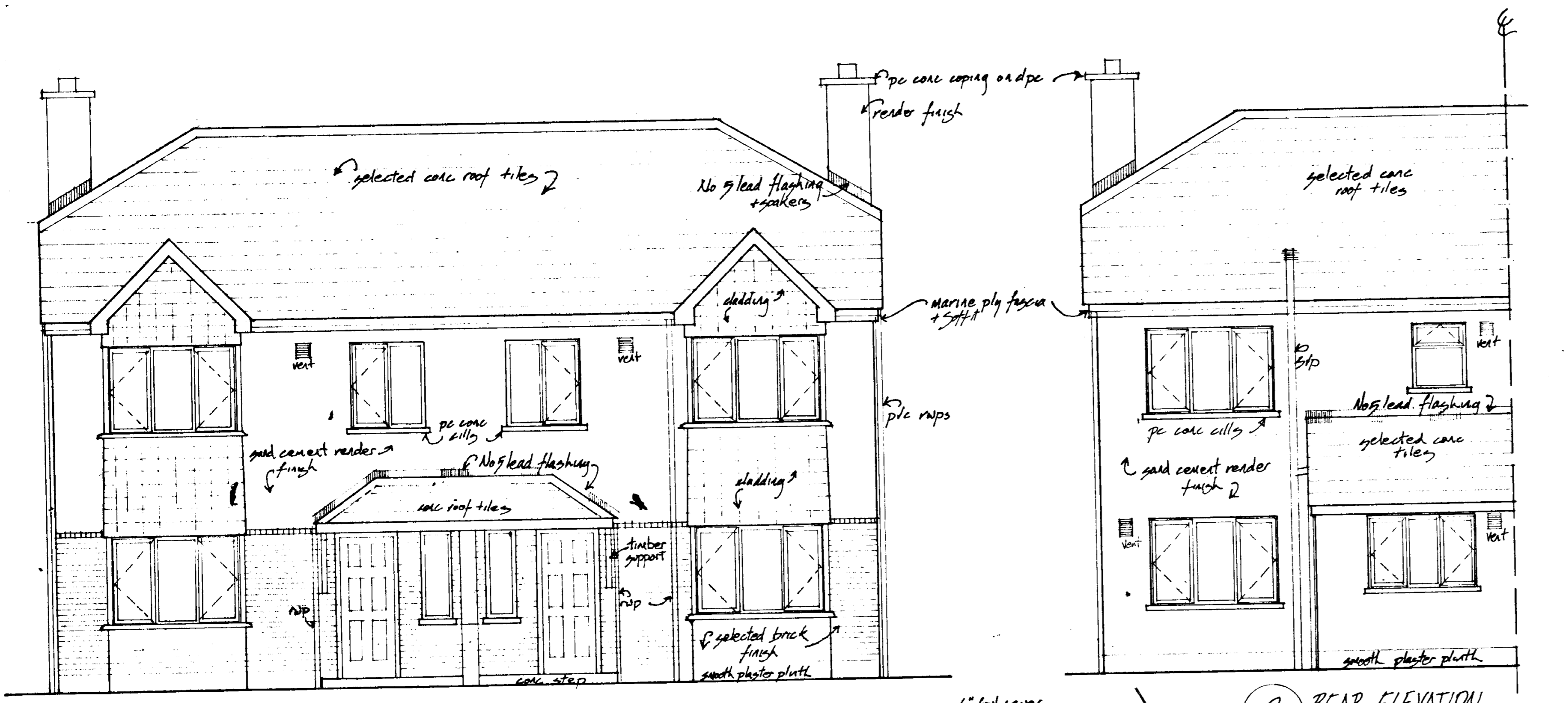
- FWH FOUL SEWER
- SMH SURFACE WATER SEWER
- ROAD GULLY
- HYDRANT
- SY SLUICE VALVE

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

JOB
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT WOODFIELD SCHOLARSTOWN ROAD
 RATHFARNHAM

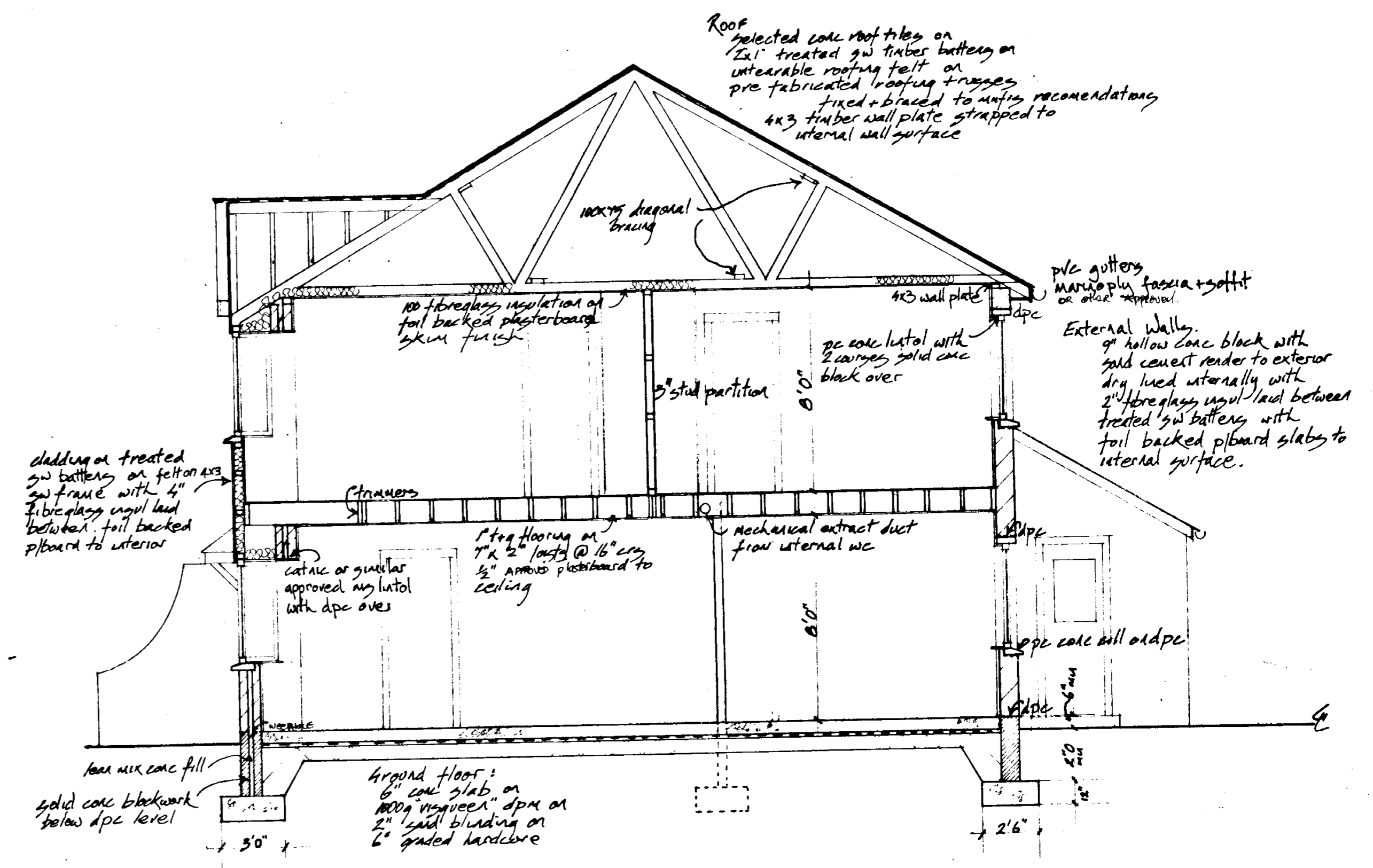
DRG
 LAYOUT PLAN & SERVICES

date DEC 1990 scale 1:500 dfg no 11
 Rev. 11/90

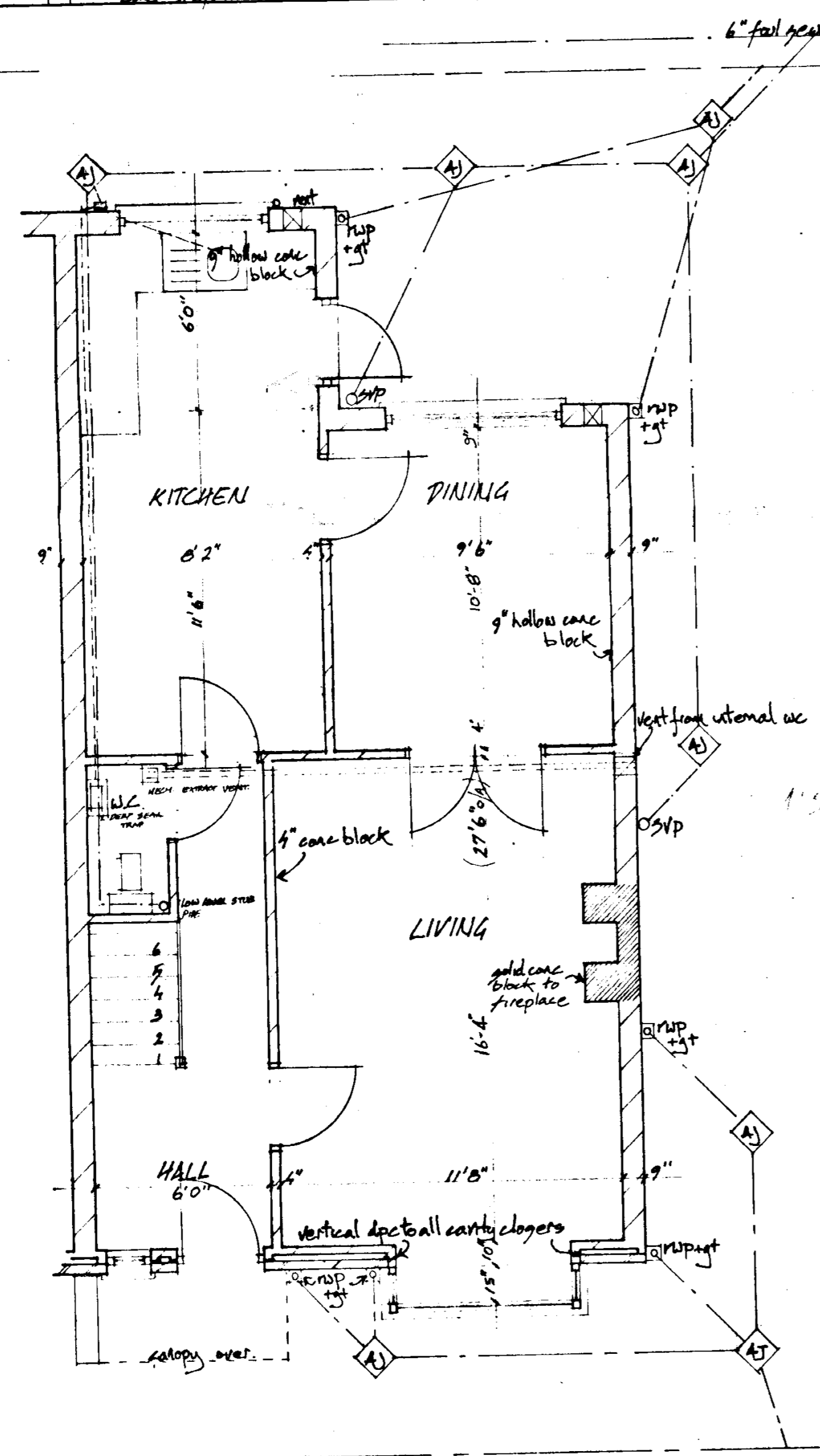


1 FRONT ELEVATION
SCALE 1/4" = 1'0"

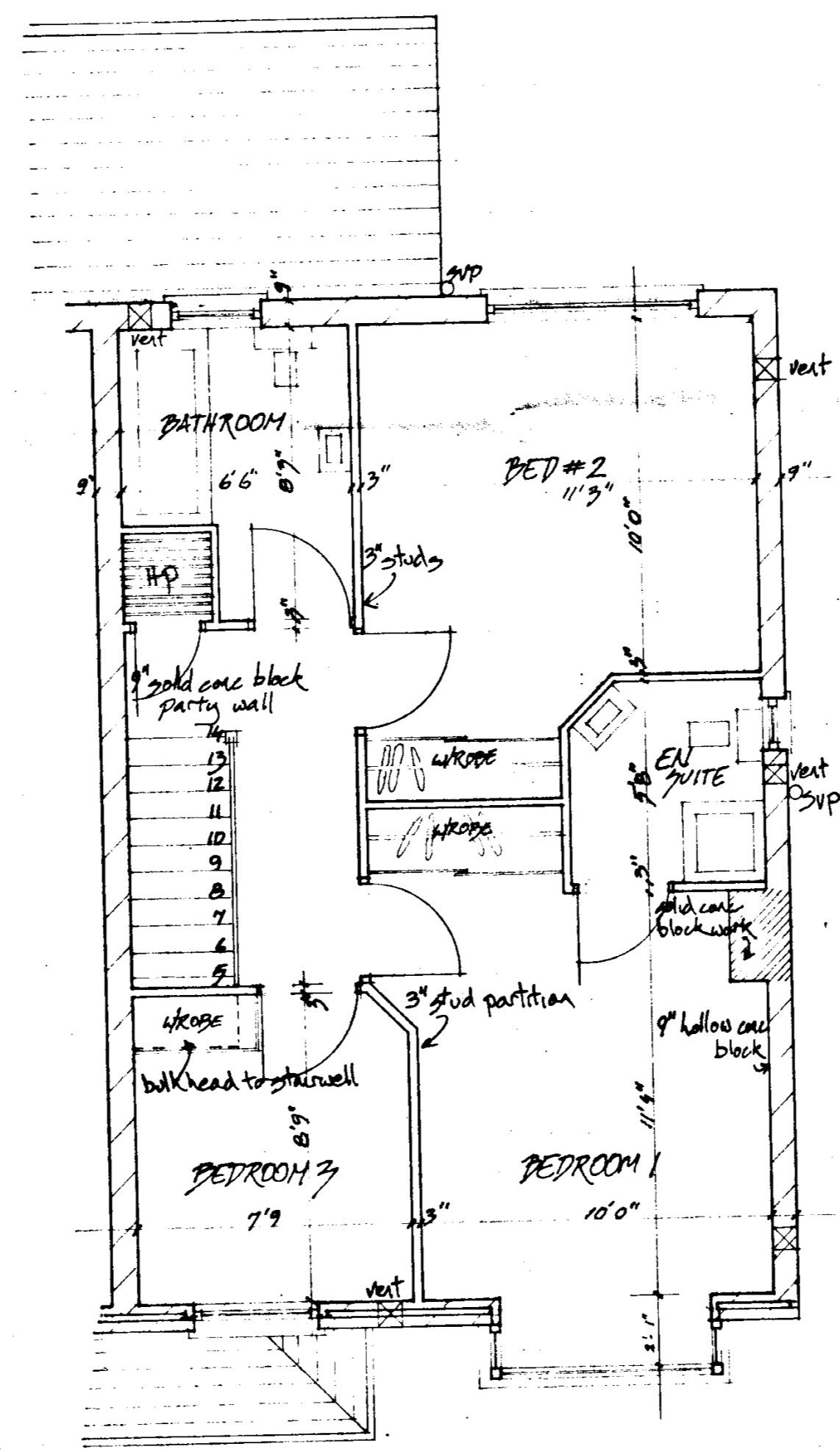
2 REAR ELEVATION
SCALE 1/4" = 1'0"



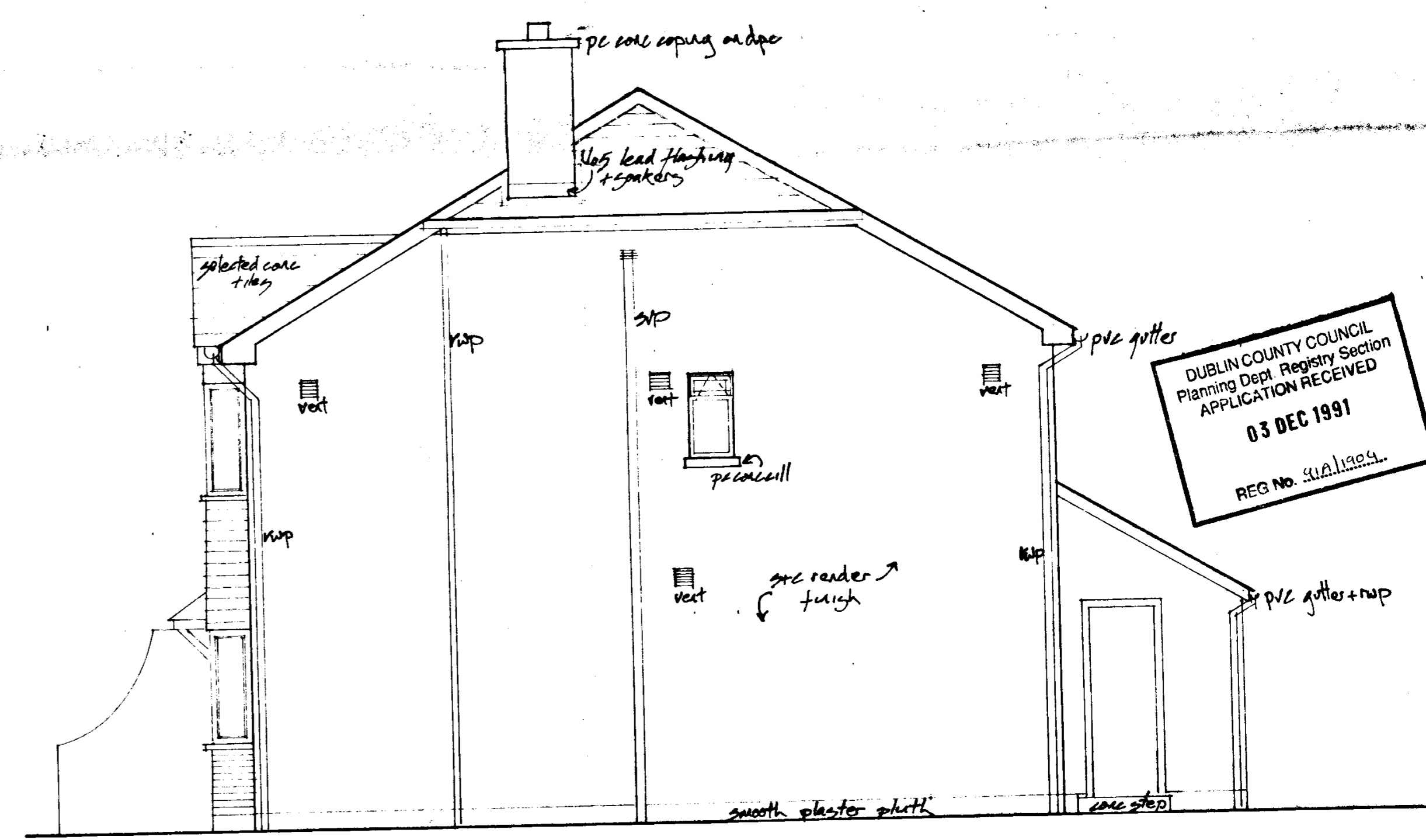
3 SECTION
SCALE 1/4" = 1'0"



4 GROUND FLOOR PLAN
SCALE 1/4" = 1'0"



5 FIRST FLOOR PLAN
SCALE 1/4" = 1'0"



6 SIDE ELEVATION
SCALE 1/4" = 1'0"

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
03 DEC 1991
REG NO. S2414048

John J. O'Connor & Associates Architects & Planning Consultants 10 Boden Wood Rathfarnham Dublin 14. Telephone 944912		
JOB	PROPOSED 3 BEDROOM SEM-D AND TERRACE HOUSE	
DRG	STRUCTURAL DRG.	
date	scale	diag no
DEC '91	1/4" = 1'0"	1