

~~DECISIONS~~
APPEALS CHECK LIST

REG. REF. NO. 91A 1906

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	—
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEBSITE LIST (LAWPA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
8	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

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 WITHDRAWN:.....54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

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 775030 775490 • FAX 774849

BY FAX.

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

*Recd
31/01/92*

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.



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A/1906

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: 19/2/90	✓
	Appeal Type/Appellant Type: ^A ₃	✓
	Bord Pleanal Ref: 88070	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED <i>T. Hughes is Appellant.</i>	X
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES /NO	NO
10	<i>No OBS.</i>	<i>F. bin</i>
11		



Bosca 174,
P. O. Box 174,
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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 773030 773490 • FAX 774849

BY FAX.

Ms. Marjorie O'Shee/Richard Cremmin
Dublin County Council
Planning Department
Irish Life Centre
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Rec'd
31/01/92

January 30, 1992.

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We request that this application be refused Permission.

Yours sincerely,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.

143 Woodfield
Scholarstown Road
Rathfarnham
Dublin 14

not for
ABP.
Dublin Co. Co.

Ms. Marjoire O'Shee
An Board Pleanala
Irish Life Centre
Irish Life Mall
Abbey Street
Dublin 1

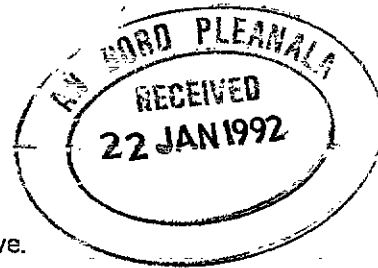
1404

28/1

OBJEC

20th January 1992

Re: 91A 1906
91A 1907



Dear Madam

I wish to lodge an objection to the proposed developments referred above.

On purchasing 143 Woodfield I was advised that the site adjacent would be for the building of an exclusive development of the following:-

- (a) One 4 Bedroom Detached House
- (b) Two Semi-Detached Extralarge 4 Bedroom Houses
- (c) One 5 Bedroom House

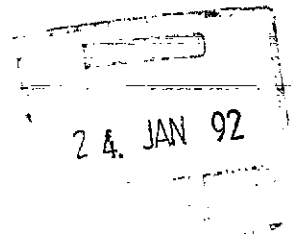
However, I now understand that the developer Cruson Developments Limited intend building a number of two bedroom houses, which I believe will be detrimental environmentally and likely to reduce the value of my house.

Accordingly please accept this letter of objection in respect thereof.

Yours faithfully

Thomas Hughes

Thomas Hughes





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

Register Reference : 91A/1906

Date : 31st January 1992

Dear Sir/Madam,

Development : 2 no. 3 bed. semi-det. houses in lieu of already
approved detached house

LOCATION : site 140, Woodfield, Scholarstown Road, Scholarstown

Applicant : Cruson Developments Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 30.01.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m.- 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

T. Hughes,
143 Woodfield,
Scholarstown Road,
Rathfarnham.



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

Register Reference : 91A/1906

Date : 31st January 1992

Yours faithfully,

..... L D

for PRINCIPAL OFFICER

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

rose K

FILE REF:

91A 1906

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u>	Decision noted by Cass Hammon Muldson Shatto		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1906 CERTIFICATE NO.: 16951
 PROPOSAL: 2 houses
 LOCATION: Sites 140 & 142 Woodfield, Seldone Farm Road
 APPLICANT: Green 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	£110	£110	—		
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: 5/12/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1906 Cert. No. 27317
 PROPOSAL 2 houses
 LOCATION Site 140 Woodfield, Scholestown Rd.
 APPLICANT Cluon Developments

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	464	464	—	
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.O 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 FINANGIAL 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. P/2114/92

COMHAIRLE CHONTAE ÁTHA CLIATH

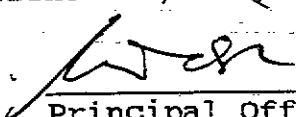
Record of Executive Business and Manager's Orders

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:-

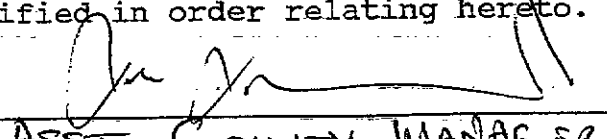
<u>Reg. Ref.</u>	<u>Dec. Date</u>	<u>Applicant</u>	<u>Proposal</u>
91A/1906	30.01.92 328	Cruson Developments Ltd.	Proposed 2 no. 3 bed. semi-detached houses in lieu of already approved detached house at site 140 Woodfield, Scholarstown Road, Scholarstown.

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

L.D.

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: *7th May*
APR 1992


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/328/92

CN 8149(A)
 BN 1131

CONTR
Standard. 162,000
Roads 800,000
S. Serv
Open 1000
Other 91,300
SECURITY:
Bond/C.I.F.: 268,000
Cash: 167,000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Card
New

Register Reference : 91A/1906

Date Received : 2nd December 1991

Correspondence : J.F. O'Connor & Associates,
 Name and : 10 Boden Wood,
 Address : Dublin 14

Development : 2 no. 3 bed. semi-det. houses in lieu of already approved detached house

Location : site 140, Woodfield, Scholarstown Road, Scholarstown

Applicant : Cruson Developments Ltd.

App. Type : Permission

Zoning : B

Floor Area : 194 Sq.metres

MUS
(MOS/DK)

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

This application is for PERMISSION. The proposed development consists of 2 no. 3 bed semi-detached houses in lieu of already approved detached house at site no. 140, Woodfield, Scholarstown Road, Scholarstown.

The planning history of the site is as follows:

89A-1343: Permission 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 22nd September, 1989).

Under Reg. Ref. 89A-1343, one detached house (house type 'H') was approved on the site of the current application.

This is one of 3 no. applications for revised house types at Woodfield, currently being considered by Dublin County Council. The other applications have been lodged under Reg. Ref. 91A-1907 and 91A-1904.

In this application it is proposed to construct a pair of 3 bed semi-detached houses in place of the approved detached house on the site.

The Roads Department report dated 14th January, 1992, states that only one house should be accepted on this site because of the narrow site frontage. The

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1906

Page No: 0002

Location: site 140, Woodfield, Scholarstown Road, Scholarstown

Roads Department require 3 metres minimum for each vehicular access. The provision of a 3 metre wide vehicular access to each of the two sites could be made a condition of a permission on this site. The Parks Department recommend that a financial contribution of £1000 for each additional house be levied on the developer towards the development of public open space in the area. This is considered reasonable.

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

Development Plan standards with regard to the provision of space about dwellings have been complied with. It is noted that one of the proposed bedrooms (bedroom no. 3) is less than 6.5 sq. metres which is the Department of the Environment minimum recommended size. A condition should be attached to any permission requiring the applicant to increase the size of this room to 6.5 sq. metres.

The proposed development is considered acceptable.

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 save as may be required by the other conditions attached hereto.

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

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

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

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

REASON: To prevent unauthorised development.

04 That obscure glazing be used in the window serving the ensuite at first floor level.

REASON: In the interest of residential amenity.

*including some items
of subject
checked
on 9/12/91
Left Review
Auth'd*

M.

(13)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1906

Page No: 0003

Location: site 140, Woodfield, Scholarstown Road, Scholarstown

- 05 That the gable elevation of house no. ¹⁴⁰~~140~~ is to have a brick external finish.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 A 1.15 m. (minimum) distance is to be maintained between the flank wall of house no. 140A and the side site boundary.
REASON: To enable access to the rear, and to facilitate the maintenance of the dwelling.
- ME 07 The development shall be carried out in conformity with Condition Nos. 3-26 of the decision to grant permission by Order No. P/4131/89 dated 22.09.1989 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.
- 08 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 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.
- 09 That arrangements made for the payment of the financial contribution in the sum of £162000 in respect of the ~~overall~~ ^{total} 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.
- 10 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 or a cash lodgement of £167000 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.
- 11 Bedroom No. 3 is to be increased in size so as to measure 6.5 sq. m.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1906

Page No: 0004

Location: site 140, Woodfield, Scholarstown Road, Scholarstown

(minimum) in floor area. This increase in size is to be achieved by altering the position of the proposed partition separating bedrooms 1 and 3.

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

12 That all external finishes (i.e. brick, roof tiles and cladding) match the existing finishes on house no. 121, in terms of both colour and texture, ~~in so far as is possible.~~

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

Grant
13 That a financial contribution in the sum of £1,000 (i.e. for the additional house) be paid by the proposer to Dublin County Council for the development and/or provision of public open space in the area. This contribution to be paid prior to the commencement of development on site.

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

13 ~~14~~ That a 3 metre wide vehicular access point be provided to serve each house.

13 ~~14~~ REASON: In the interest of the proper planning and development of the area.

24/5
14 ~~15~~ The level of the foundations to house no. 145 are to be agreed ^{in writing with the Planning Authority following consultation with the sanitary engineer's inspection,} ~~with the sanitary engineer's inspection,~~

~~prior to the commencement of develop. on the site.~~
Reason: in interest of the ~~proper planning and development of the area.~~

15
15 ~~16~~ 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1906

Page No: 0005

Location: site 140, Woodfield, Scholarstown Road, Scholarstown

[Signature]
Endorsed:.....
for Principal Officer

[Signature] Richard Cronin SEP
for Dublin Planning Officer
24.1.92

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 conditions set out above is hereby made.

Dated : 30th JANUARY 1992

[Signature]
.....
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.

Marjorie O'Shea

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1906.
DEVELOPMENT: 2 Houses.
LOCATION: Scholarstown.
APPLICANT: Cruson Development.
DATE LODGED: 2.12.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC 1	
Date	21.01.92
Time	4.00

This application seeks permission for 2 no. 3 bed semi-detached houses in lieu of already approved detached house on site 140 at Woodfield, Scholarstown.

The plans indicate inadequate site frontage for vehicular access and in short over intensifies vehicular access along a short road frontage. Should this proposal and that of 91A/1907 be accepted there would be access to 7 dwellings from approximately 20m of road frontage.

Roads Department require a minimum of 3m for vehicular access and as such at most only 1 dwelling could be located at this position.

Roads require additional information detailing at most one dwelling on this site with a minimum 3m wide vehicular access; or revert outstanding permission. A site plan on a scale no less than 1:200 should be submitted.

MA/BMcC
8.1.92.

SIGNED: Michael Arthur
DATE: 14-1-92

ENDORSED: C.F.B. / b
DATE: 14/1/92



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.

Your Ref.

Date 14.01.1992

RE/ Intensification of Residential Development at Woodfield, Scholarstown.
Reg. Ref. 91A/1906.

In lieu of any additional public open space in relation to this application, a financial contribution of £1,000 to be sought towards the further development of open space in the surrounding area.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16.01.92
Time 11.00

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1906.
 DEVELOPMENT: 2 Houses.
 LOCATION: Scholarstown.
 APPLICANT: Cruson Development.
 DATE LODGED: 2.12.91.

This application seeks permission for 2 no. 3 bed semi-detached houses in lieu of already approved detached house on site 140 at Woodfield, Scholarstown.

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PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 15.01.92
 4.15

MA/BMcC
 8.1.92.

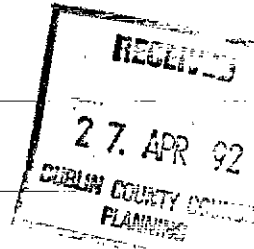
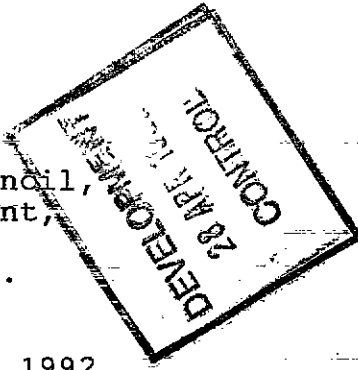
SIGNED: Michael Arthur
 DATE: 14-1-92.

ENDORSED: C.F. B. K.
 DATE: 14/1/92

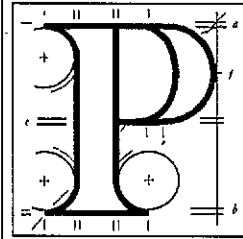
Our Ref: PL 6/5/88070
P.A. Reg. Ref: 91A/1906

COA

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



An Bord Pleanála



Date: 23rd April 1992.

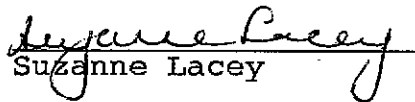
Appeal re: Erection of 2 three-bed semi-detached houses in lieu of already approved detached house at site 140 Woodfield, Scholarstown Road, County Dublin.

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

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

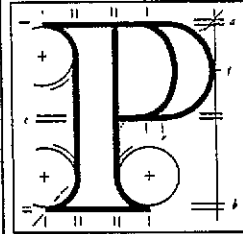
BP 302

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.

An Bord Pleanála



Date: 27th March 1992.

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

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

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

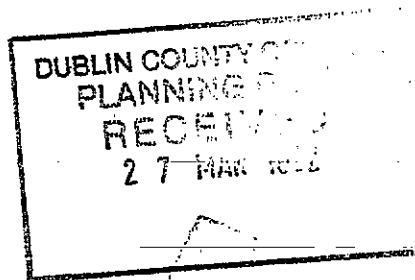
Dear Sir/Madam,

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



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 775037 775490 • 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:

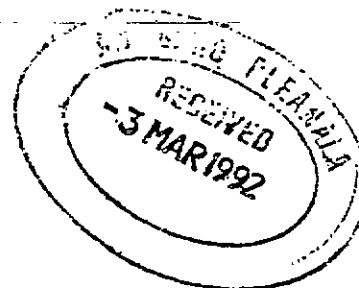
1. With reference to P.A. Ref. Nos. 91A/1904 & 1906:

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 Pleanála, 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.

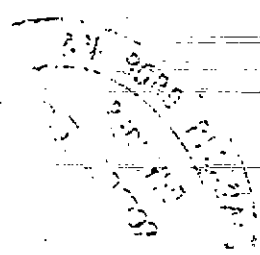
If you have any comments or queries regarding the above, please contact the undersigned.

Yours faithfully,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.



John J. O'Connor & Associates

Architects & Planning Consultants

10 Boden Wood

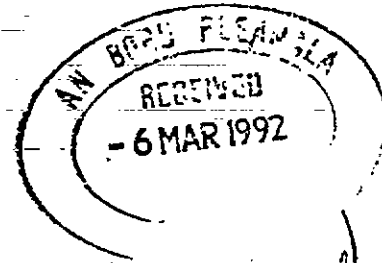
Rathfarnham Dublin 14.

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.

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.

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.

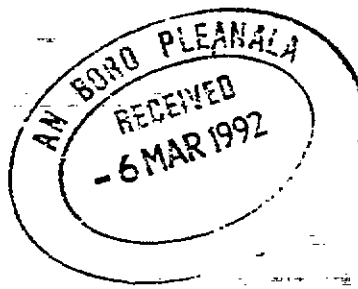
I would further draw the Boards attention to a letter written by my firm to Dwyer Nolan Developments who sold house No. 143 to Mr. Hughes and their response to same. You will note that Dwyer & Nolan gave no assurances in relation to the construction of low front boundary walls.

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 73066

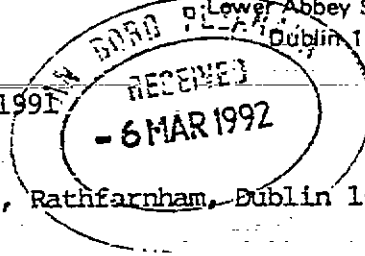
BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
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, other than bedrooms, shall have a permanent ventilation to the outside.
- (4) That the areas of ceiling and ceiling lining 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. 103 : 1985 Timber Truss and Rafters for Roofs published by the National Standards Authority of Ireland, Dublin 2.
- (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

Senior Administrative Officer

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

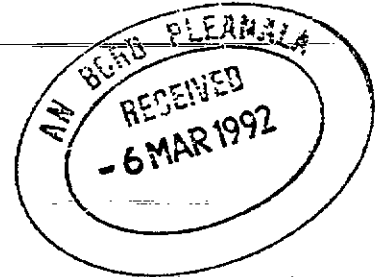
Telephone 944912
Fax. 934399

our ref. JFO'C/EO'C Your ref.

Date 2/3/'92

Dwyer Nolan Developments,
11, Mespil Road,
DUBLIN, 4.

RE: SITE 143 WOODFIELD.
YOUR CLIENT: THOMAS HUGHES.




Dear Eddie,

I attach herewith copy appeal which has been lodged by Mr. Hughes in relation to a planning application by Cruson Developments, for revised house types on sites 122 to 139, and for 2 houses on site 140.

At a meeting on Wednesday last, Mr. Hughes stated that his dwellinghouse was being devalued as a result of the construction of the type of houses around him. He further stated that your company assured him that there would be no change in the house types approved and that low-brick walls would be built from site 115 to 143. He further stated that he would need to be compensated for the devaluation of his house before he would withdraw his appeal.

I would appreciate your comments on the foregoing.

Yours faithfully,



John F. O'Connor.



DWYER NOLAN DEVELOPMENTS LTD.

Directors:

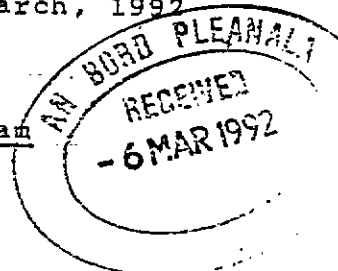
E. O. Dwyer, A. O. Dwyer

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

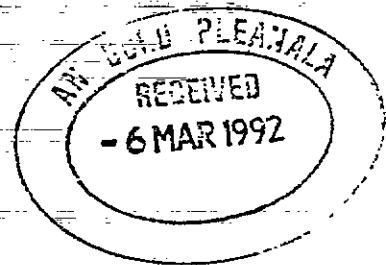
Ó MUIRÉ • S M Y T H

ARCHITECTS

COLUMBIA MILLS • 14 15 SIR JOHN ROGERSON'S QUAY • DUBLIN • TELEPHONE 776040 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.

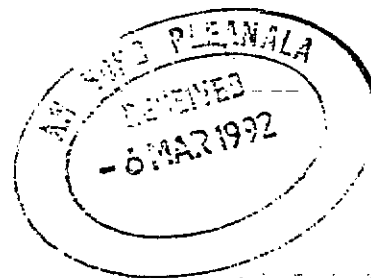
If you have any queries, please contact me : we remain available to assist if possible to bring this matter to a satisfactory conclusion.

Yours sincerely,

Toal O'Muire

Toal O'Muire
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.



COMAIRLE CEONTAE ATSA CLIAITH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/

Our Ref.: 91A/1506

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: 2 no 3 bel. semi det. house in line of already
app. detached house on site 140 Doolin
St. Martin's Road.

Applicant: Clara De Pail

Dear Sir,

With reference to your letter dated 19/2/86 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 27/1/86.
- (4) The plan(s) received from the applicant on 2/1/86.
- (6) & (7) A certified copy of Manager's Order P/322/82,
DATED, 20/1/82 together with technical reports in connection with the application.
- (8) History of the site as shown on maps to Ref 6/5/8:071

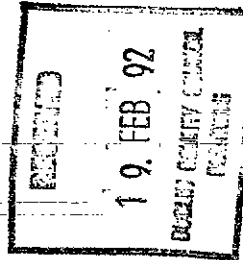
Yours faithfully,

R. Hall
for Principal Officer.
Encls.

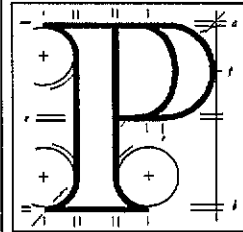
Our Ref: PL 6/5/88070
Your Ref: 91A/1906

2011

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



An Bord Pleanála



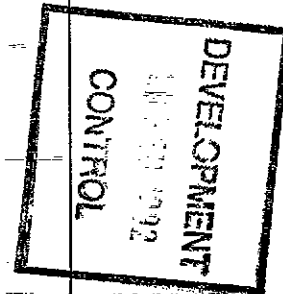
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 17th February 1992

Planning authority decision re: Erection of 2 three-bedroom semi-detached houses in lieu of already approved detached house at site 140 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.

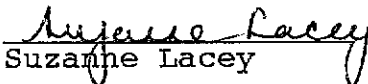
Please note that the other parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of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

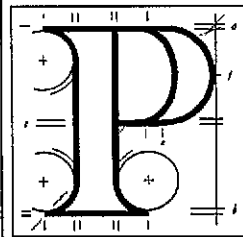
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



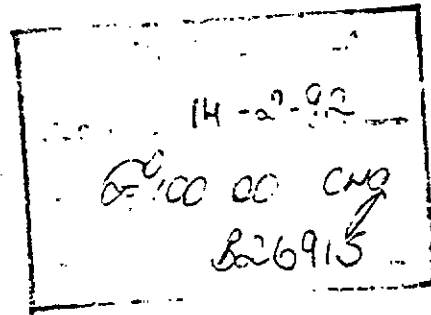
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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 773130 773940 • FAX 774849

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



February 13, 1992.

Re : Register Reference 91A/1904 and 91A/1906.
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.

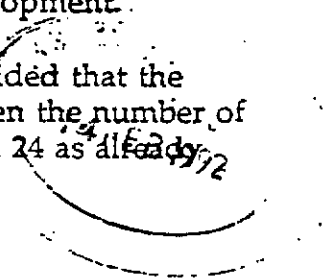
The grounds of the appeal are briefly as follows :

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.

4. 25. 70

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/

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

To **J.F. O'Connor & Associates,**
10 Boden Wood,
Dublin 14.

Decision Order Number and Date **P/328/92, 30/1/92**

Register Reference No **91A/1906**

Planning Control No **27/12/91**

Application Received on **27/12/91**

Applicant **Cruson Developments Ltd.**

Floor Area **194sq. 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:-

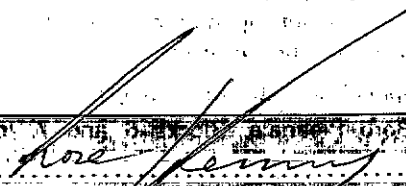
2 no. 3 bed. semi-detached houses in lieu of already approved detached house at site 140, Woodfield, Scholarstown Road, Scholarstown.

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, including drawing of house plan lodged on 9th December, 1991, with the Planning Authority, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That obscure glazing be used in the window serving the ensuite at first floor level.	4. In the interest of residential amenity.

Contd/.....

Signed on behalf of the Dublin County Council



Principal Officer

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDI

5. That the gable elevation of house no. 140 is to have a brick external finish.

6. A 1.15m. (minimum) distance is to be maintained between the flank wall of house no. 140 and the side site boundary.

7. The development shall be carried out in conformity with Condition Nos. 6-25 of the decision to grant permission by Order No. P/4131/89, dated 22/9/89, 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.

8. 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 which facilitates this development. This contribution to be paid prior to the commencement of development.

9. That arrangements made for the payment of the financial contribution in the sum of £162,000 in respect of the overall development as required by Condition No. 9 of planning permission granted under Reg. Ref. 88A/387 be strictly adhered to in respect of the above proposal.

Contd/.....

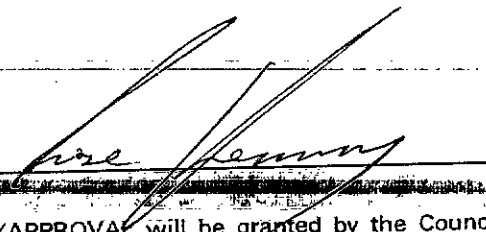
5. In the interest proper planning and development of the area.

6. To enable access to the rear, and to facilitate the maintenance of the dwelling.

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

8. 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.

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



NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **J.F. O'Connor & Associates,**
10 Boden Wood,
Dublin 14.

Decision Order Number and Date **P/328/92, 30/1/92**

Register Reference No. **91A/1906**

Planning Control No. **2/12/91**

Application Received on **2/12/91**

Applicant **Cruson Developments Ltd.**

Floor Area. **194sq. 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:-

2 no. 3 bed. semi-detached houses in lieu of already approved detached house at site 140, Woodfield, Scholarstown Road, Scholarstown.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>10. 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, as required by Condition No. 11 of planning permission granted under Reg. Ref. 88A/387 be strictly adhered to in respect of the above proposal.</p>	<p>10. In the interest of the proper planning and development of the area.</p>
<p>11. Bedroom No. 3 is to be increased in size so as to measure 6.5sq. metres (minimum) in floor area. This increase in size is to be achieved by altering the position of the proposed partition separating bedrooms 1 and 3.</p>	<p>11. In the interest of the proper planning and development of the area.</p>
<p>12. That all external finishes, (i.e. brick, roof tiles and cladding) match the existing finishes on house no. 121, in terms of both colour and texture.</p>	<p>12. In the interest of the proper planning and development of the area.</p>
<p>Contd/.....</p>	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **30/1/92**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

13. That a 3 metre wide vehicular access point be provided to serve each house.

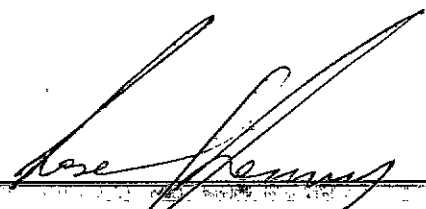
13. In the interest of the proper planning and development of the area.

14. The level of the foundations to house no. 140 are to be agreed in writing with the Planning Authority following consultation with the Sanitary Services Section, prior to the commencement of development on the site.

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

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

15. In the interest of reducing air pollution.



NOTE:

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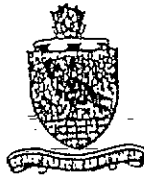
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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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



Bloc 2, Tonad 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

Date : 3rd December 1991

Register Reference : 91A/1906

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

Dear sir/Madam,

91A/1906

DEVELOPMENT : 2 no. 3 bed. semi-det. houses in lieu of already
approved detached house

1,4,0

LOCATION : site 140, Woodfield, Scholarstown Road, Scholarstown

msl A.1

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.

Telephone call refers.
House Plans attached

Yours faithfully,

.....

FOR PRINCIPAL OFFICER

09 DEC 91

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

J.F. O'Connor

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



Bloc 2, Ionad Bheatha na hEireann,
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received on 2nd December 1991.

Yours faithfully,

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for PRINCIPAL OFFICER

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



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 Site 140 (now 140 AND 140A)
 (If none, give description sufficient to identify) Woodfield, Scholarstown Road, Schda-st Co. Du

3. Name of applicant (Principal not Agent) Cruson Development
 Address WOODFIELD SCHOLARSTOWN RD. DUBL - 14 Tel. No. 935978

4. Name and address of AS NO 5.F.O CONNOR + ASS.
 person or firm responsible for preparation of drawings 10 Bodan Wood D. 14 Tel. No. 944912

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

6. Brief description of proposed development 2 No 3 bed houses in lieu of detached house

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

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

J.P. 29/11/91

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

11. (a) Area of Site 465 m² Sq. m.
 (b) Floor area of proposed development 97 m² x 2 194 m² Sq. m.
 (c) Floor area of buildings proposed to be retained within site --- Sq. m.

CO. DUBLIN Permission sought for 2 no. 3 bed. semi det. houses in lieu of already approved detached house on site 140, Woodfield, Scholarstown Road, Scholarstown for Cruson Developments Ltd

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

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

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

15. List of documents enclosed with application. 1 locat. map 2 site plan 3 hour plan 4 specification 5 newspaper notice 6 fee.

16. Gross floor space of proposed development (See back) 164 3/12 Sq. m.

No of dwellings proposed (if any) 2 Class(es) of Development ---
 Fee Payable £. 174 Basis of Calculation 2 x 87
 If a reduced fee is tendered details of previous relevant payment should be given N51387

Signature of Applicant (or his Agent) del - J.O. Connor Date 26-11-91

Application Type P.B.L. FOR OFFICE USE ONLY
 Register Reference 91A/1906
 Amount Received £. 22-10
 Receipt No ---
 Date ---

1.4.4

RECEIVED
 02DEC1991
 REG. SEC.

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1

DUBLIN 1

N 51865

Received this 3rd day of 19

from Carson Mrs. Ltd

the sum of 000 hundred and 00 pence being 00 Pounds

Pence being 00

bye-law application at

Madam Mayor

S. CAREY Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an
acknowledgment that the fee
tendered is the prescribed application
fee.

N 51387

£ 64.00

Received this

3rd

day of

November

19

from

Prison Devs. Ltd.

the sum of

sixty four

Pounds

Pence being

planning application at

Madge

Quinn

Cashier

S. GAREY

Principal Officer

MINISTRY OF AGRICULTURE
THE DIST. REGISTRY SECTION
REGISTRATION RECEIVED
2 DEC 1991
91A / 1906

**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.

BO :

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.

SUB-CONTRACTORS

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

HOT WATER CYLINDER:

63. Provide and fix in linen cupboard one 30 gall. copper cyl. teste 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.

HEARTH:

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

SURROUNDS:

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

CONCRETE PAVING:

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

PLASTERER**INTERNALLY:**

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

CEILINGS:

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

EXTERNALLY:

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

PAINTER AND GLAZIER**MATERIALS:**

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

WOODWORK:

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

IRONWORK:

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

INTERNAL WALL DECORATION:

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

GLAZING:

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

FIXING:

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

SITE**BOUNDARY WALLS:**

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

COMPLETION**GENERALLY:**

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

COMPLETION:

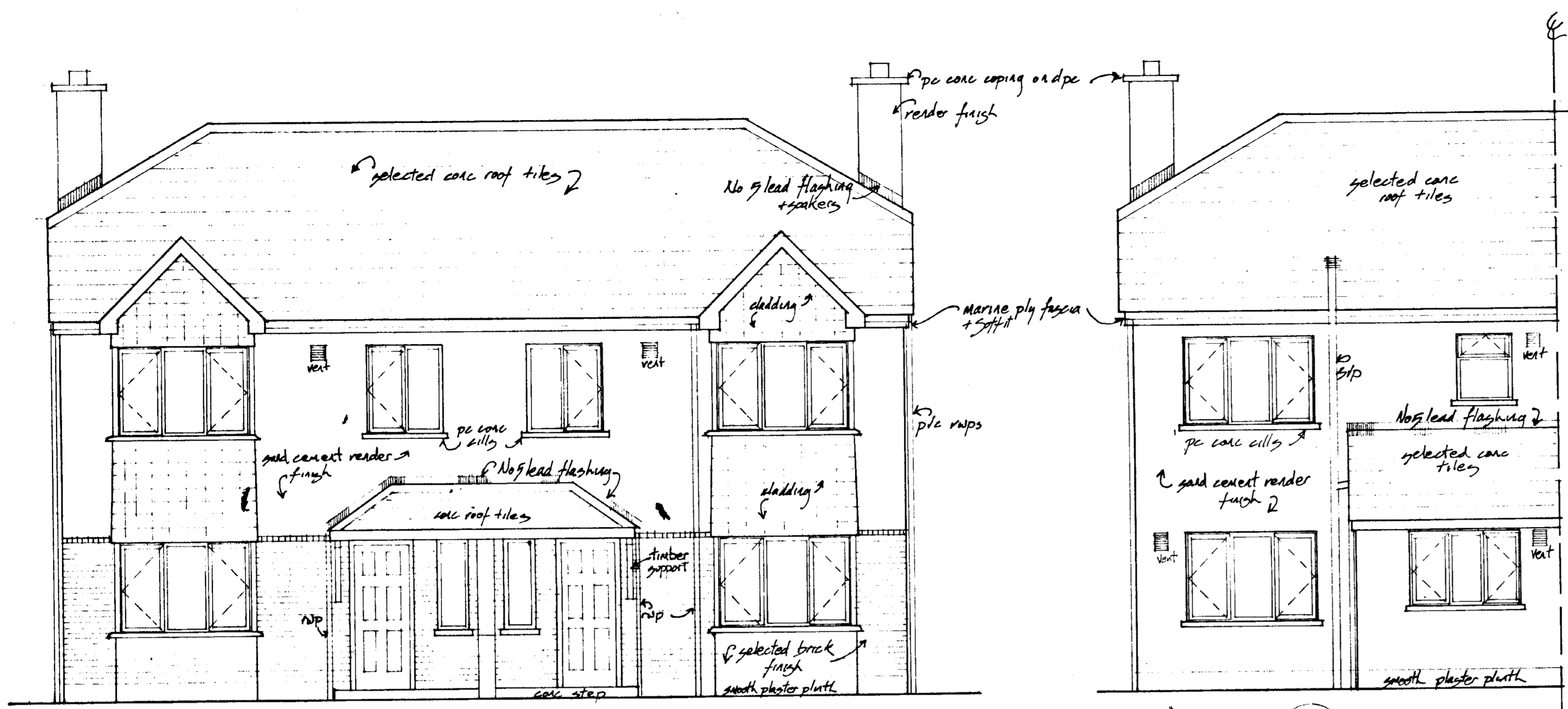
82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

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

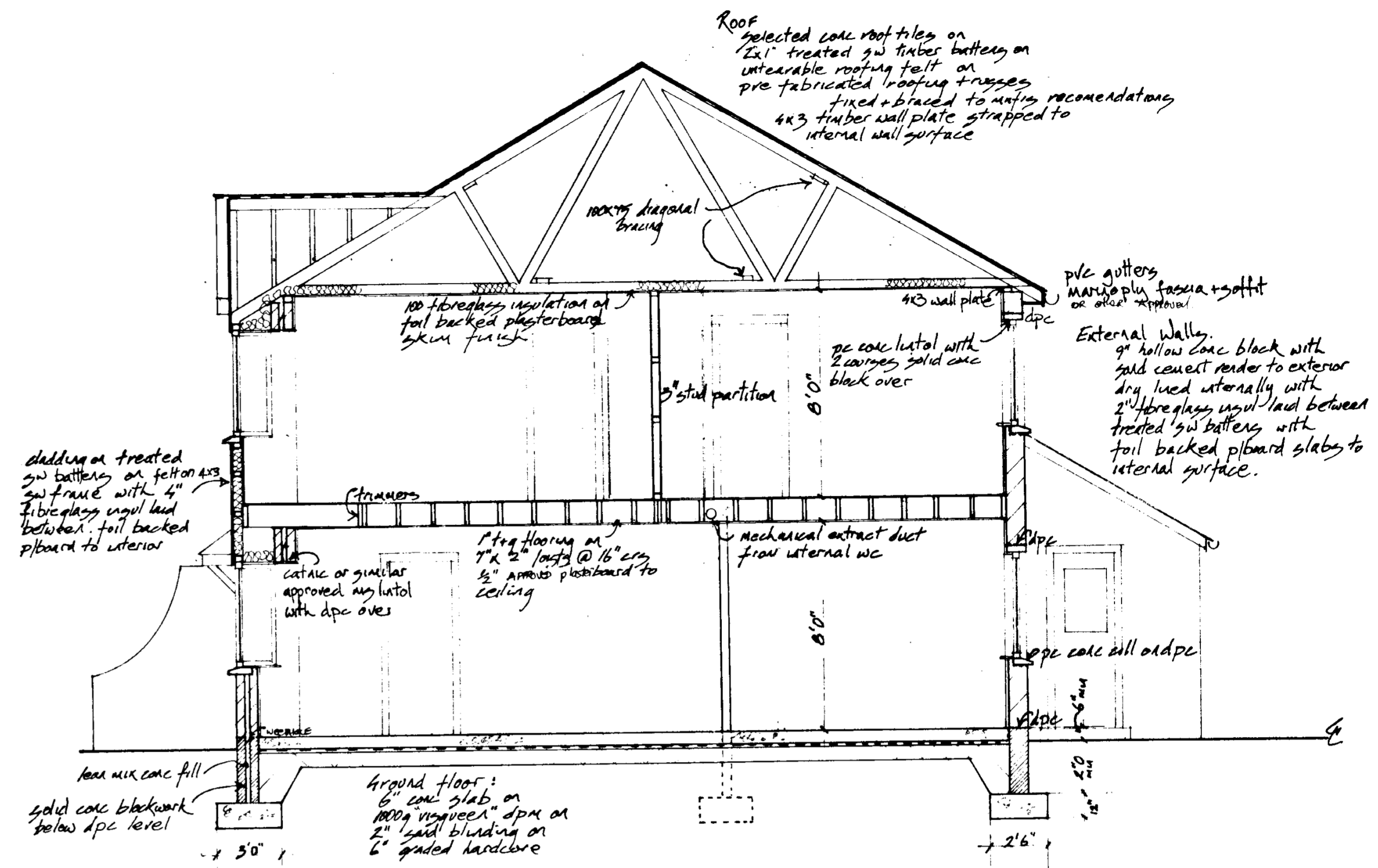
VARIATIONS**VARIATIONS:**

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

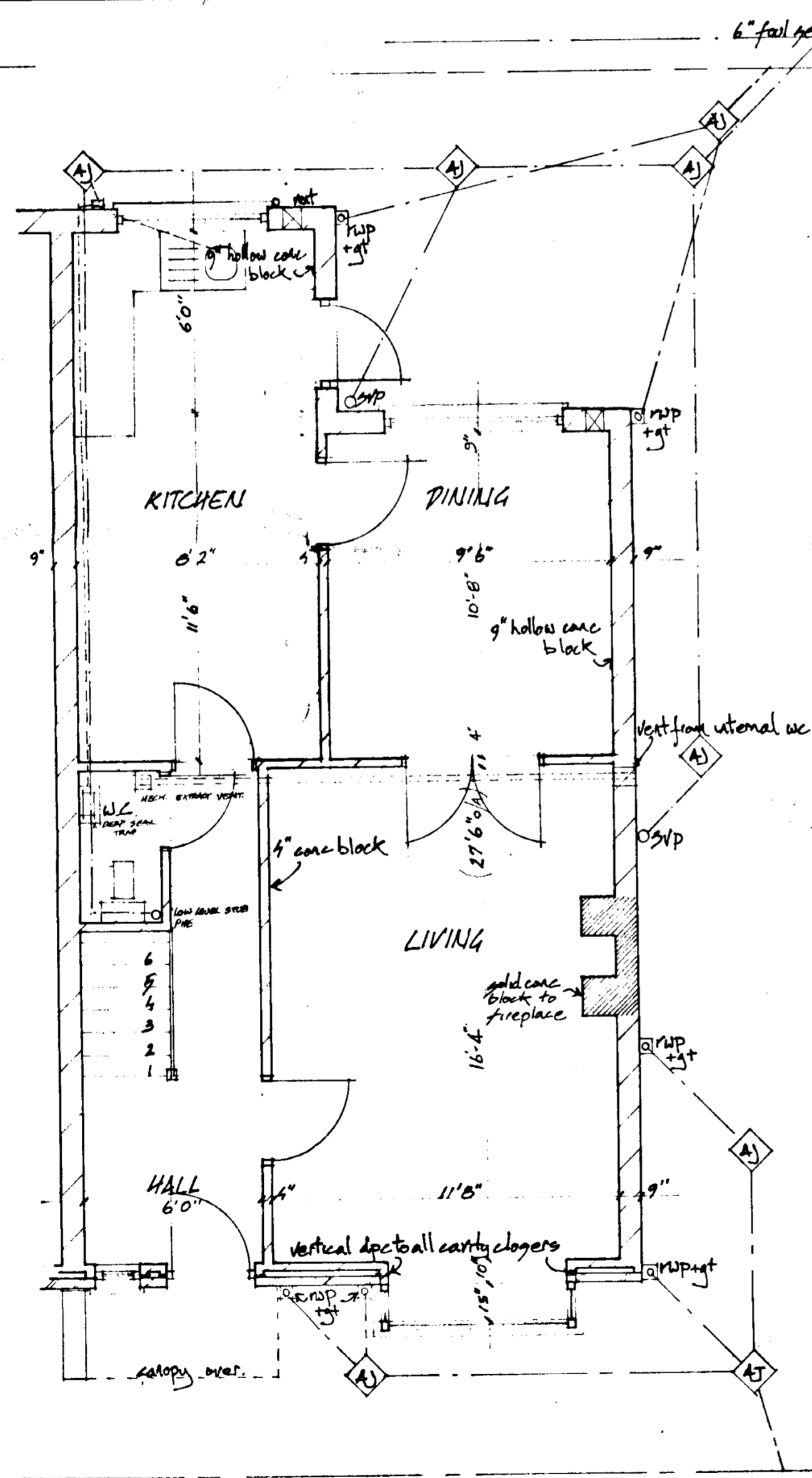


1 FRONT ELEVATION
SCALE 1/4" = 1'0"

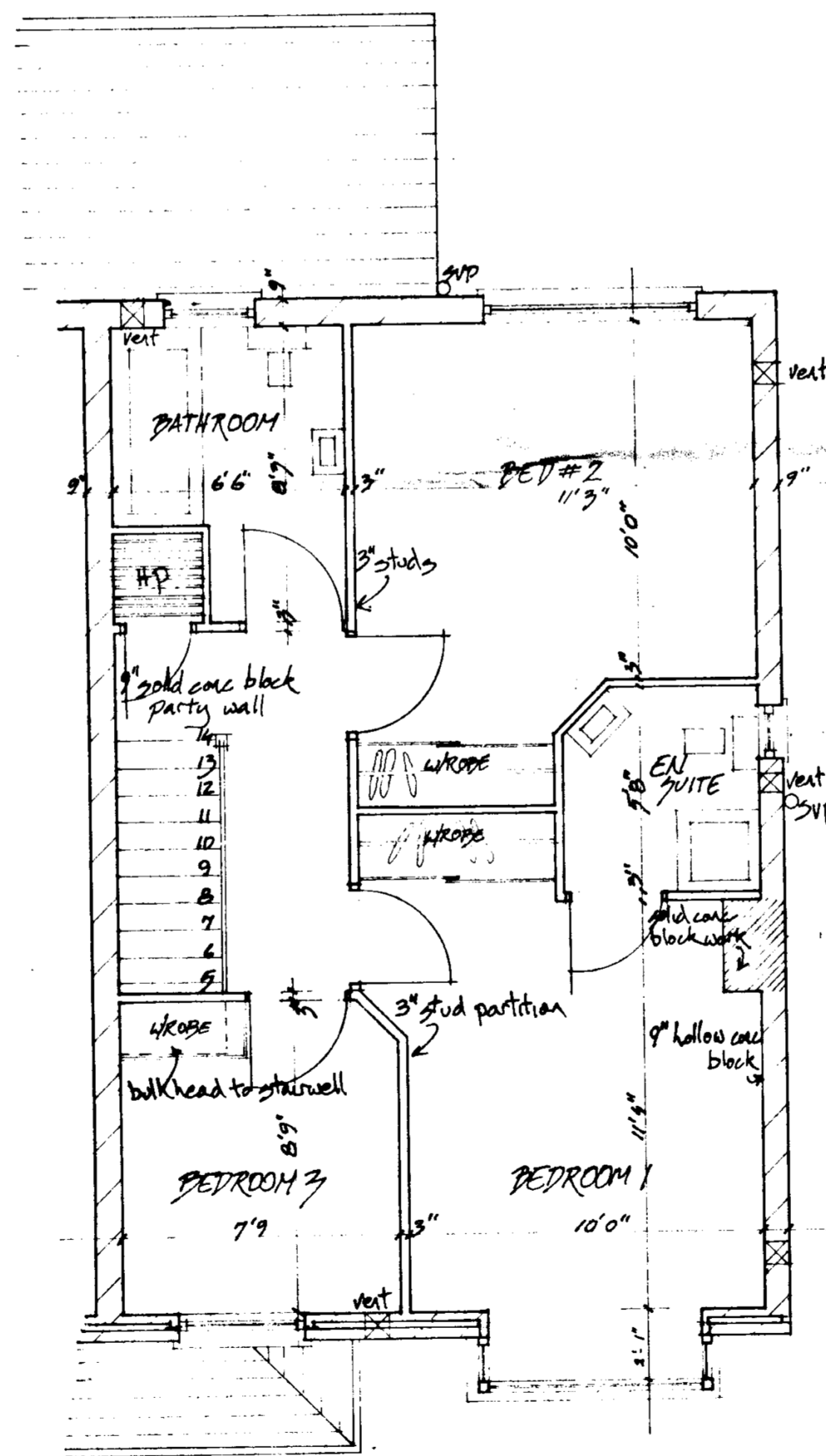
2 REAR ELEVATION
SCALE 1/4" = 1'0"



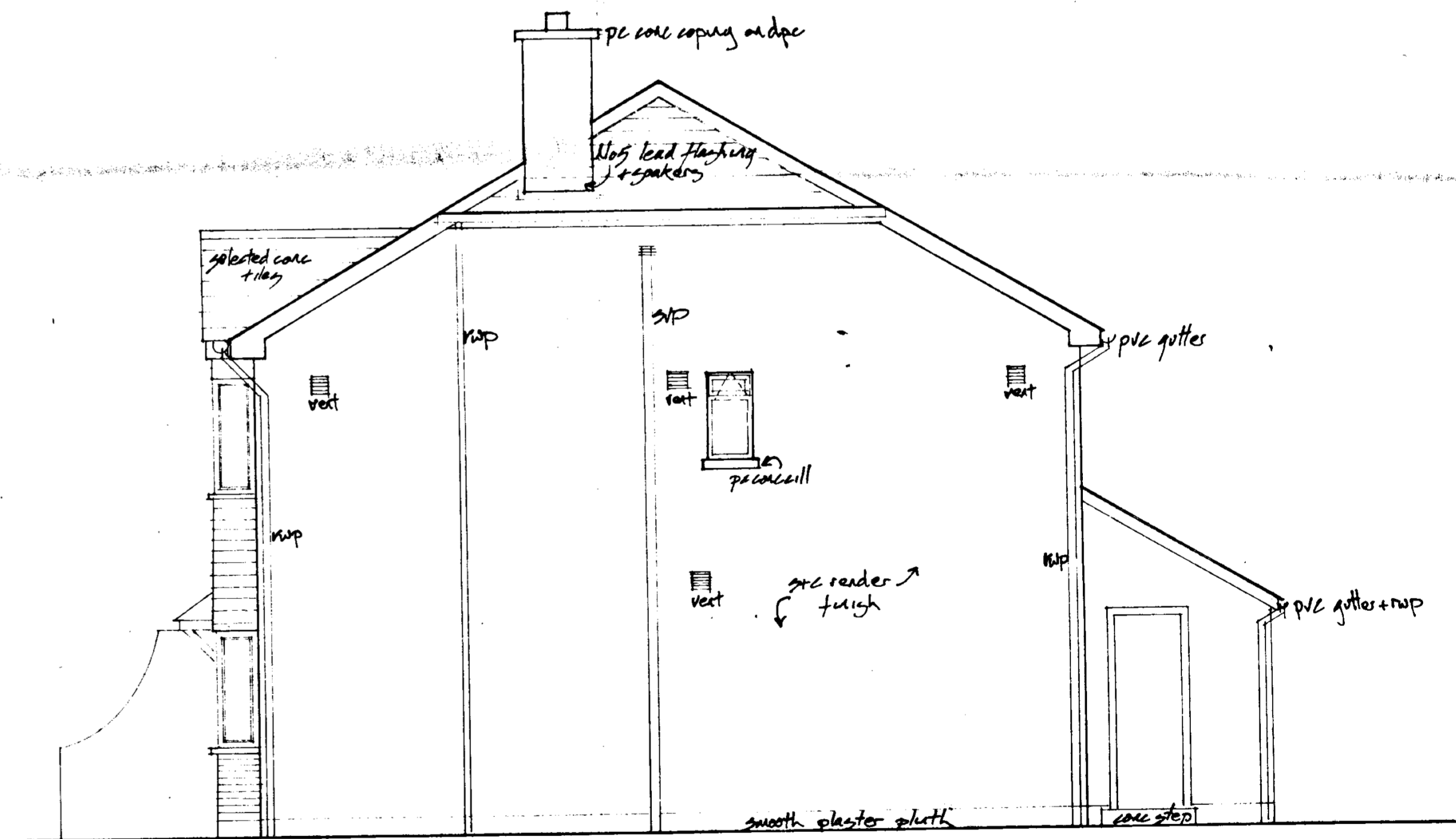
3 SECTION
SCALE 1/4" = 1'0"



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



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



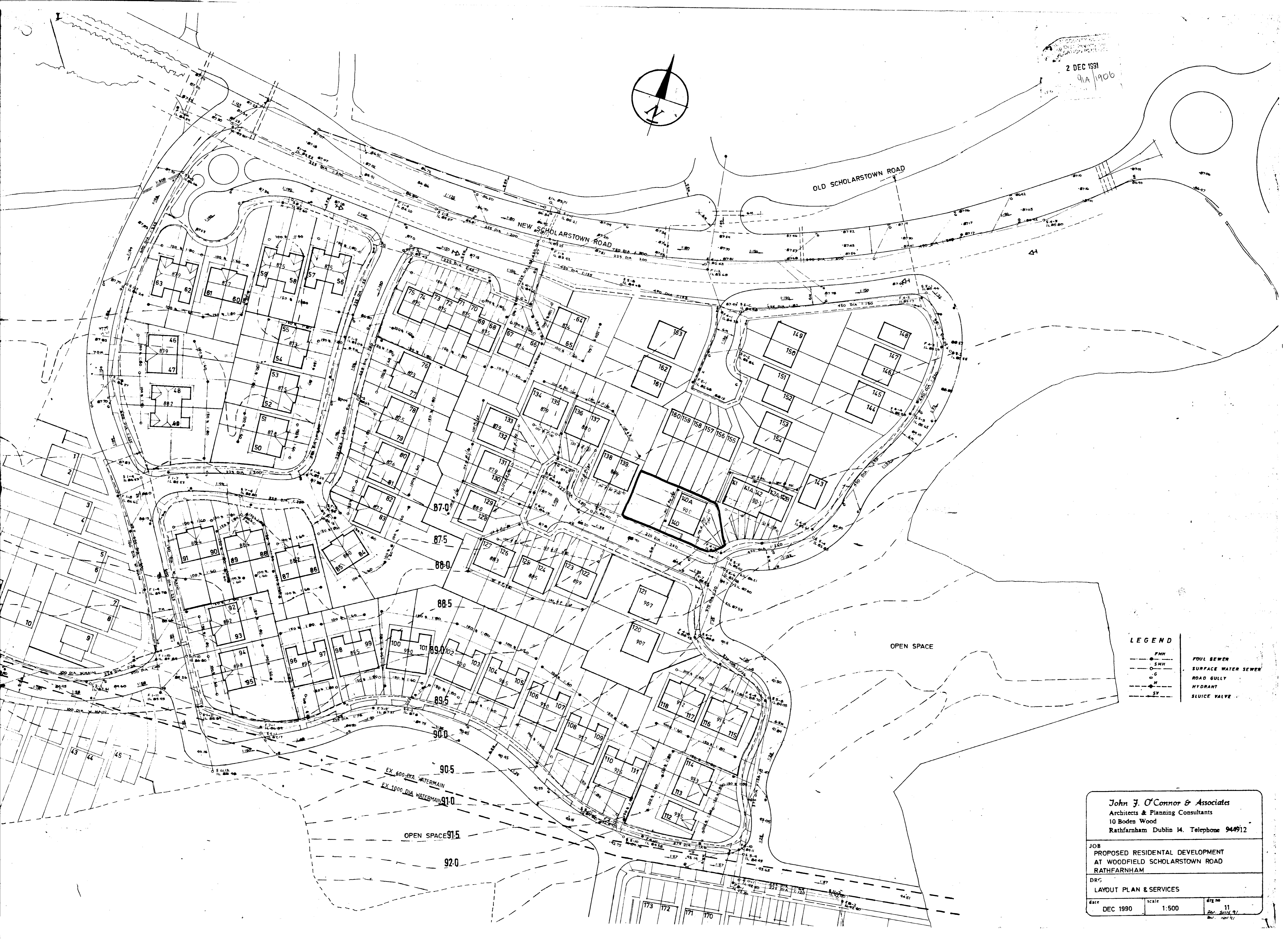
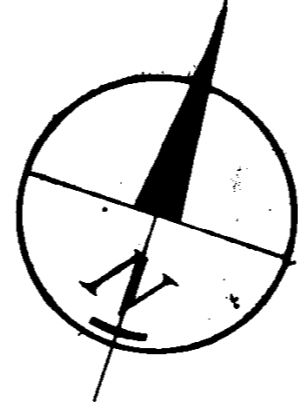
6 SIDE ELEVATION
SCALE 1/4" = 1'0"

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
09 DEC 1991
REG No. 91A/1906

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	drg no
DEC '91	1/4" = 1'0"	3

2 DEC 1991
91A 1906



LEGEND

- FMH
- SMH
- G
- W
- SV
- FOUL SEWER
- SURFACE WATER SEWER
- ROAD GULLY
- HYDRANT
- SLUICE VALVE

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JOB
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT WOODFIELD SCHOLARSTOWN ROAD
 RATHFARNHAM

DRG
 LAYOUT PLAN & SERVICES

date	scale	drw no
DEC 1990	1:500	11