

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

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1.

February 12, 1992.

Re: Register Reference No. 91A/1907;
5 no. 2-bed houses in lieu of three already approved houses at Woodfield,
Scholarstown Road, Scholarstown.

Dear Sirs,

With reference to the above Decision to Refuse Permission, we wish to be
advised should this decision be referred to An Bord Pleanala, so that we can
make observations on our client's behalf.

Yours faithfully,

John Hodgins

John Hodgins
O'MUIRE SMYTH ARCHITECTS.

c.c. Mr. Thomas Hughes.

13. FEB 92



Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street,
Dublin 1.

Original on 91A/1906

143 Woodfield
Scholarstown Road
Rathfarnham
Dublin 14

OBJ

not for
ABP
Dublin 14
1484

Ms. Marjorie O'Shee
An Board Pleanála
Irish Life Centre
Irish Life Mall
Abbey Street
Dublin 1

20th January 1992

Re: 91A 1906
91A 1907

RECEIVED
22 JAN 1992

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

JAN 92



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/1907

Date : 31st January 1992

Dear Sir/Madam,

Development : 5 no. 2 bed. houses in lieu of 3 already approved houses

LOCATION : 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 REFUSE 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 Pleanála 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 Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála 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 Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála 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 Pleanála 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.

John Hodgins,
O'Muire Smyth Architects,
Columbia Mills,
14-15 Sir John Rogerson Quay

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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/1907

Date : 31st January 1992

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J. A.', written over a dotted line.

for PRINCIPAL OFFICER



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/1907

Date : 31st January 1992

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LOCATION : Woodfield, Scholarstown Road, Scholarstown

Applicant : Cruson Developments Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

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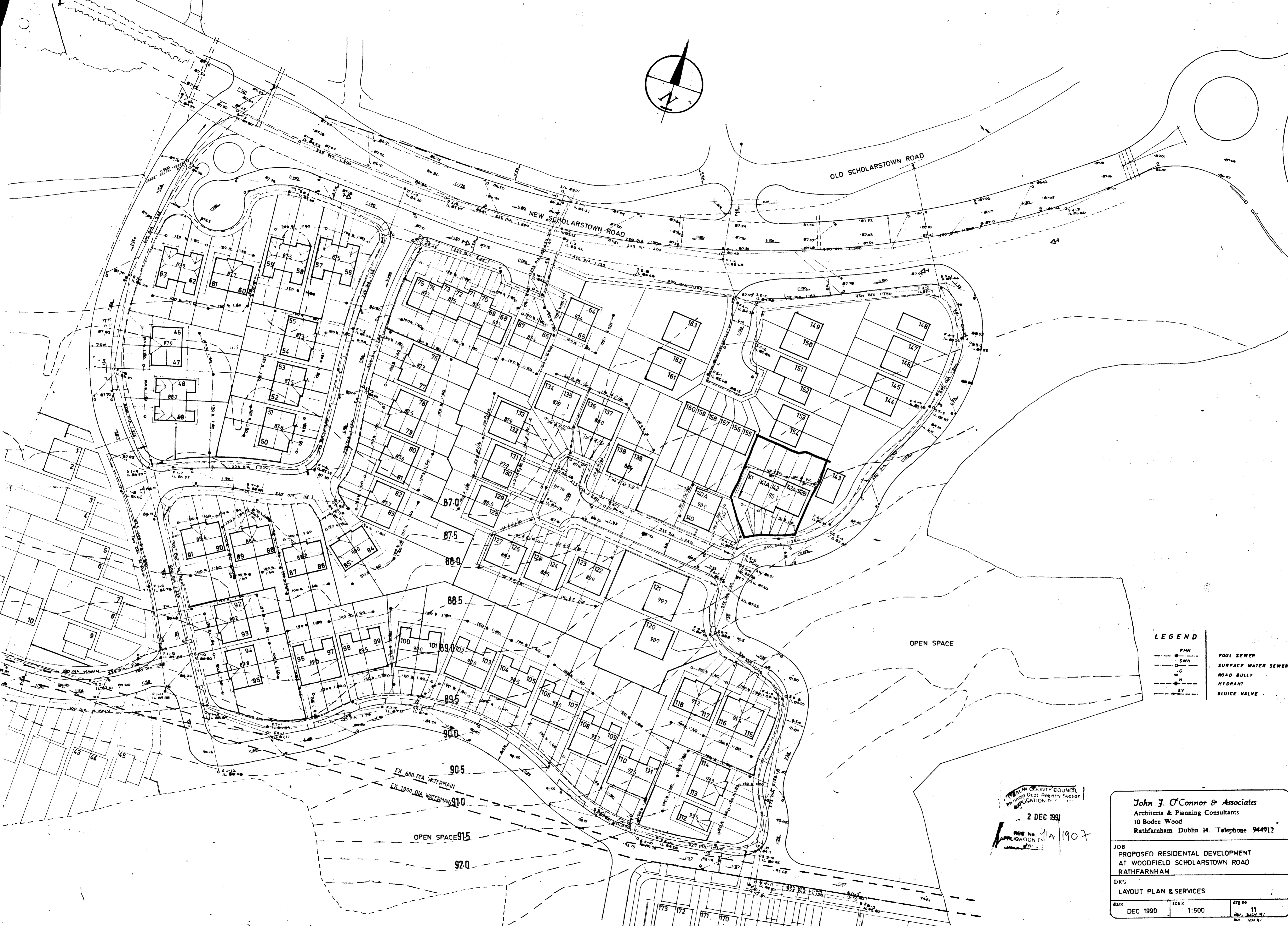
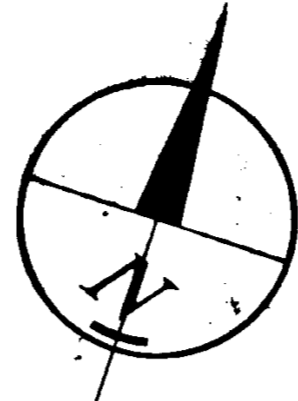
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Submissions or observations made to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of 15.

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



LEGEND

---	FMH	FOUL SEWER
---	SMH	SURFACE WATER SEWER
---	G	ROAD BULLY
---	H	HYDRANT
---	SV	SLUICE VALVE

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 2 DEC 1991
 REG No 91A 1907
 APPLICATION IN PROGRESS

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	scale	drw no
DEC 1990	1:500	11

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



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/1907

Date : 31st January 1992

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'L. J. ...', written over a dotted line.

for PRINCIPAL OFFICER

Rose K

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1907

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>28/1/92</u>	Decision Naled by Cass Hannon Muldoon Shalloo		

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

OBJ

7 97

January 21, 1992.

Re : Application for 5 no. houses in lieu of 3 no. approved houses.
 Plan Reg. No. 91A/1907.

Dear Ms. O'Shee,

We wish to make the following observations and objections to the above development as follows on behalf of an 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. By extension of the site boundaries to the centre of the road, the area of the site becomes 725m². The placement of five dwellings on a site this size increases the nett density to 28 houses per acre, which we believe would be unacceptably high.
3. The width of the site is 24m for the width of the houses, thus resulting in very narrow plots of only 4.8m. The consequence is a layout which does not merit special consideration for higher density on the grounds of exceptional design.
4. The house plot reduces to only 3.2m at the front of the site, causing substandard access for on-site car parking and pedestrian access. Should any of the houses require parking for a visitor and/or second car, it will not be possible to accommodate these on the roadside outside the houses.
5. 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.

cc. Mr. Thomas Hughes.

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

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

January 21, 1992.

1377

27 JAN 92

OBJECT

Re : Application for 5 no. houses in lieu of 3 no. approved houses.
Plan Reg. No. 91A/1907.

Dear Ms. O'Shee,

We wish to make the following observations and objections to the above development as follows on behalf of an 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. By extension of the site boundaries to the centre of the road, the area of the site becomes 725m². The placement of five dwellings on a site this size increases the nett density to 28 houses per acre, which we believe would be unacceptably high.
3. The width of the site is 24m for the width of the houses, thus resulting in very narrow plots of only 4.8m. The consequence is a layout which does not merit special consideration for higher density on the grounds of exceptional design.
4. The house plot reduces to only 3.2m at the front of the site, causing substandard access for on-site car parking and pedestrian access. Should any of the houses require parking for a visitor and/or second car, it will not be possible to accommodate these on the roadside outside the houses.
5. 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.

BYE LAW APPLICATION FEES

REF. NO.: 9/A/1907 CERTIFICATE NO.: 16750
 PROPOSAL: 5 houses
 LOCATION: Woodfield Schooltown Road
 APPLICANT: Cruon Developments Ltd

10/12/97

	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	<u>£275</u>	<u>£275</u>			
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £2.50 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	@ £100					
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-0 Date: 12/97
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1907

Cert. No. 21318

PROPOSAL Shops

LOCATION Woodfield, Selles town Road

APPLICANT Cusson Developments Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2160	2160	/	
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: 1

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: Pure Grade: S.O Date: 5/2/91

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

P/327/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1907 Date Received : 2nd December 1991

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

Development : 5 no. 2 bed. houses in lieu of 3 already approved
houses

Location : Woodfield, Scholarstown Road, Scholarstown

Applicant : Cruson Developments Ltd.

App. Type : Permission

Zoning : B

Floor Area : 340 Sq.metres

MCS
(MOS/DK)

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

This application is for PERMISSION. The proposed development consists of 5 no. 2 bed houses in lieu of 3 already approved houses at Woodfield, Scholarstown Road, Scholarstown.

The planning history of the site is as follows:

89A-1343: Permission granted for proposed revised house type, 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, 1988).

90A-0324: Permission granted for proposed minor changes to an approved housing estate at Woodfield, Scholarstown Road, consisting of the replacing of nine approved houses with ten houses of different types, some already approved and the relocation of two other houses (Decision order P/1666/90 dated 27th April, 1990).

Reg. Refs. 91A-1906 and 91A-1904 refer to two other current applications for revised house types at Woodfield presently being considered by the Council.

The site of the current application was included in the overall site affected by the applications lodged under Reg. Refs. 89A-1343 and 90A-0324.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1907

Page No: 0002

Location: Woodfield, Scholarstown Road, Scholarstown

Two no. detached houses were approved on this site under Reg. Ref. 89A-1343 while three no. houses (two semi-detached and one detached) were approved on the site under Reg. Ref. 90A-0324. In this application it is proposed to construct a terrace of five no. houses in place of three already approved houses.

The dimensions of the proposed two bed houses as measured from the floor plans are 11.1 x 4.0 metres. The houses on the block plan of the site scale at c. 9.2 x 4 metres.

The proposed development cannot provide for adequate private open space to the rear. Gardens to the rear would be less than the required 10.7 metres in length which is unacceptable. Some of the driveways would also be less than the required 7.5 metres length.

The narrow road frontage of these 5 sites (c. 2.5 - 3 metres in width) would preclude on street car parking immediately outside these houses.

The proposed development would result in an unacceptable level of on street carparking at a bend in the road.

The Roads Department report (dated 17.1.92) recommend that permission be refused on the grounds that the proposed development would lead to hazardous on-street parking.

A letter of objection to the proposed development has been received on behalf of an adjoining property owner and its contents noted.

The proposed development would constitute standard development, and is considered unacceptable from a planning point of view.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) reasons:-

REASONS FOR REFUSAL

01 There is a discrepancy noted between the dimensions of the houses as given on the floor plans and the scaled dimensions on the block plan of the site.

(see over)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. 91A-1907

Page No.: 0003

Location: Woodfield, Scholarstown Road, Scholarstown.

(Continued)

1. The proposed development would constitute substandard development in the following respects;

(a) There is a discrepancy between the dimensions of the houses as indicated on the floor plans and the scaled dimensions on the block plan of the site. The proposed houses measure 11.1 metres in depth, and not 9.2 metres as scaled on the block plan. The proposed development does not provide for adequate space around the dwellings in accordance with standards set out in the Dublin County Development Plan 1983.

(b) The gardens and driveways of all the dwellings would not be the required 10.7 metres (minimum) and 7.5 metres (minimum) in length respectively as set out in the Development Plan, and the proposed development would constitute substandard development and overdevelopment of this restricted site, and would, therefore, *seriously injure the amenities of property in the vicinity*.

2. The proposed development provides for inadequate on-site car parking and would result in kerb-side parking elsewhere in the housing scheme. The proposed development would consequently seriously injure the amenities of property in the vicinity of the site and would be contrary to the proper planning and development of the area.

[Handwritten signature]

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1907

Page No: 0004

Location: Woodfield, Scholarstown Road, Scholarstown

Richard Gemina SEP

for Dublin Planning Officer 24.1.92

Endorsed: *[Signature]*

for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REEUSE PERMISSION for the above proposal for the (2) reasons 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.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1907.
DEVELOPMENT: 5 Houses.
LOCATION: Scholarstown.
APPLICANT: Cruson Development.
DATE LODGED: 2.12.91.

This application seeks permission for 5 no. bed. houses in lieu of 3 already approved houses at Woodfield, Scholarstown Rd.

This submission is over intensification of road frontage and proposes both inadequate vehicular access widths and parking. For developments of this nature roads require a minimum of 1.5 car spaces per dwelling i.e. one car space to be provided by the driveway and one on-street car space between adjoining driveways.

However, this submission could not provide any possible parking space between adjoining drives due to the density of the dwellings. In addition, at this particular location on-street car parking is not acceptable due to the horizontal alignment. Roads consider the original proposal of 2 semi-detached and 1 detached dwelling at this location as per approved application 90A/0324 to be preferable than the current submission, which would create hazardous on-street parking.

Roads Department recommend that the application be refused.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.01.92
Time 3.30

MA/BMcC
15.1.92.

SIGNED: Michael Arthur
DATE: 16-1-92

ENDORSED: G.B.L.
DATE: 17/1/92



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/1907.

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 15.01.92
Time 11.00

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1907.
 DEVELOPMENT: 5 Houses.
 LOCATION: Scholarstown.
 APPLICANT: Cruson Development.
 DATE LODGED: 2.12.91.

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However, this submission could not provide any possible parking space between adjoining drives due to the density of the dwellings. In addition, at this particular location on-street car parking is not acceptable due to the horizontal alignment. Roads consider the original proposal of 2 semi-detached and 1 detached dwelling at this location as per approved application 90A/0324 to be preferable than the current submission, which would create hazardous on-street parking.

Roads Department recommend that the application be refused.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 14.01.92
 Time 12.30

MA/BMCC
15.1.92.

SIGNED: Michael Arthur
 DATE: 16-1-92

ENDORSED: G.B.L.
 DATE: 17/1/92

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To J. F. O'Connor & Associates, Register Reference No. 91A-1907
10, Boden Wood,
Dublin 14. Planning Control No. 02.12.1991

Application Received

Additional Information Received

Applicant Cruson 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, P/ 327/92 dated 30.1.92 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For 5 no. 2 bed. houses in lieu of 3 already approved houses at Woodfield,
Scholarstown Road, Scholarstown.

for the following reasons:

1. The proposed development would constitute substandard development in the following respects.

(a) There is a discrepancy between the dimensions of the houses as indicated on the floor plans and the scaled dimensions on the block plan of the site. The proposed houses measure 11.1 metres in depth, and not 9.2 metres as scaled on the block plan. The proposed development does not provide for adequate space around the dwellings in accordance with standards set out in the Dublin County Development Plan 1983.

(b) The gardens and driveways of all the dwellings would not be the required 10.7 metres (minimum) and 7.5 metres (minimum) in length respectively as set out in the Development Plan, and the proposed development would constitute substandard development and overdevelopment of this restricted site, and would, therefore, seriously injure the amenities of property in the vicinity.

2. The proposed development provides for inadequate on-site car parking and would result in kerb-side parking elsewhere in the housing scheme. The proposed development would consequently seriously injure the amenities of property in the vicinity of the site and would be contrary to the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Rose Fleming
for PRINCIPAL OFFICER 30.01.1992

Date

IMPORTANT:

NOTE: (1) 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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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



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

Register Reference : 91A/1907

Date : 3rd December 1991

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

Dear Sir/Madam,

DEVELOPMENT : 5 no. 2 bed. houses in lieu of 3 already approved houses

LOCATION : 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 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 Woodfield Scholarstown Road Scholarstown
 (If none, give description sufficient to identify) Co. Dub.

3. Name of applicant (Principal not Agent) Cruson Developments Ltd.
 Address WOODFIELD SCHOLARSTOWN Dt - 16. Tel. No. 935978

4. Name and address of J.F.O. CONNOR + ASS
 person or firm responsible for preparation of drawings 10 Boden Wood D14. Tel. No. 944912

5. Name and address to which notifications should be sent 41 IN 4 Above 160 3/12

6. Brief description of proposed development 5 No 2 bed houses in lieu of 3 No houses 1151586

7. Method of drainage M/G - 8. Source of Water Supply M/G - 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 5 no. 2 bed. houses in lieu of 3 already approved houses at Woodfield, Scholarstown Road, Scholarstown for Cruson Developments Ltd

J. Press
 27/11/91

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

11. (a) Area of Site 627.87 m² Sq. m.
 (b) Floor area of proposed development 275 340 m² Sq. m.
 (c) Floor area of buildings proposed to be retained within site 1151586 Sq. m.

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 local map 2 site plan 3 house plan 4 specification 5 newspaper notice 6 fee

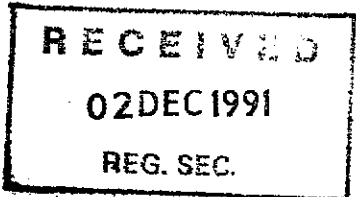
16. Gross floor space of proposed development (See back) Sq. m.
 No of dwellings proposed (if any) 5 Class(es) of Development
 Fee Payable £ 435 Basis of Calculation 5 x 87
 If a reduced fee is tendered details of previous relevant payment should be given

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

Application Type P.B.B.U
 Register Reference 91A/1907
 Amount Received £
 Receipt No 22-10
 Date

FOR OFFICE USE ONLY

1.8.4



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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) 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.

MIRLE CHONTAE ÁTHA CLIATH

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

BYE-LAW APPLICATION

REG. NO. N 51866

£ 275.00

Received this 3rd day of December 19...

from Cruson Dem. Hd.

the sum of two hundred seventy five Pounds
Pence being for for

bye-law application at Woodfield

M. Deane Cashier

S. CAREY Principal Officer

COMHAIRLÉ CHONTAE ATHA 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 51388

PAID BY
CASH
CHEQUE

£ 1000

Received this 31st day of December 19 77

from Prison Dep ID

the sum of one hundred and 00/100 Pounds

Pence being 00/100

planning application at

Madam Deane

Cashier

S. CAREY
Principal Officer

DUBLIN COUNTY COUNCIL
Planning Dept. Regis.
APPLICATION REF.

2 DEC 1981

APP. REF. 91A/1907

**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.

HEARTHS:

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

ROOFER

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

PLASTERER

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

PAINTER AND GLAZIER

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

IRONWORK:

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

INTERNAL WALL DECORATION:

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

GLAZING:

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

FIXING:

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

SITE**BOUNDARY WALLS:**

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

COMPLETION**GENERALLY:**

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

COMPLETION:

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

MAINTENANCE:

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

VARIATIONS**VARIATIONS:**

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