BYE LAW APPLICATION FEES

REF. NO.: 9/A/1911 CERTIFICATE NO.: 16957

PROPOSAL: 4 houses

LOCATION: Road 18 Woodford Estate Monastery Rd

APPLICANT: Western Investments Ltd

3/12/91

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	A.T. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£220	£220	—		
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: Grade: SO Date: 5/12/91

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1911 Cert. No. 24322

PROPOSAL 4 houses

LOCATION Road 18 Woodford Estate Monastery Rd

APPLICANT Western Investments Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£128	£128	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified:Signed:.....Grade.....Date.....

Column 1 Endorsed:Signed:.....Grade.....Date.....

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

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

SS only

Register Reference : 91A/1911 Date : 10th December 1991

Development : 4 dwellings

LOCATION : Woodford, Monastery Road, Clondalkin, Co. Dublin

Applicant : Western Investments Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 3rd December 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.02.92
Time 3.30

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

DUBLIN Co. COUNCIL
16 DEC 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
31 JAN 1992
Returned

Date received in Sanitary Services .....

FOUL SEWER

No objection.

SURFACE WATER

No objection.

23.1.92

J.R.
23/1/92

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

GK

Register Reference : 91A/1911 Date : 10th December 1991

.....

ENDORSED _____ DATE _____

WATER SUPPLY Available for zoned use. 24 hour storage to be provided. L. J. Egan 6/1/92

7/1/92

.....

ENDORSED _____ DATE 27/1/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.02.92
Time 3.30

P/329/92

CN 4144 XIII/BW 778 II

CONT:
Standard: 34,200
Road: 800 per unit
S.S.
Con: 300 per unit
Other:
SECURITY:
Bond/C.I.F.: 59 each
Cash: 30,000

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

| B E L G A R D |

Register Reference : 91A/1911

Date Received : 3rd December 1991

Correspondence Name and Address : Western Investments Ltd., 11 Leopardstown Grove, Blackrock, Co. Dublin

Development : 4 dwellings

Location : Woodford, Monastery Road, Clondalkin, Co. Dublin

Applicant : Western Investments Ltd.

App. Type : Permission

Zoning : To provide for new residential communities - approved action plans.

Floor Area : Sq.metres

(MG/DK)

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

This is an application for PERMISSION for four dwellings at Woodford, Monastery Road, Clondalkin for Western Investments Ltd.

The proposed site which has a stated area of 5.5 acres is located in the Woodford/Knockmitten housing area in an area zoned 'A1', "to provide for new residential communities in accordance with approved action plans." It is bounded by existing roads along to the north-east and north-west and adjoins the Woodford Church and Neighbourhood Centre to the north-east. A large area of designated open space adjoins the site to the east.

There have been various grants of permission for housing development at this location. The most recent of these include Reg. Ref. No. ZA 0790, a grant of permission for 66 no. town houses (May 1985) to comprise 56 no. 3 bed terraced houses and 10 no. 2 bed terraced houses.

Reg. Ref. No. 88A-1180 refers to a grant of permission for 16 no. terraced houses, amended to layout and omitting 4 houses at already approved development.

Reg. Ref. No. 91A-1180 refers to a grant of permission for 42 dwellings at Woodford, Monastery Road for Western Investments Ltd.

The current application provides for the construction of 4 no. houses at sites

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1911

Page No: 0002

Location: Woodford, Monastery Road, Clondalkin, Co. Dublin

1-4, Road 18, i.e. adjoining the junction of Road 1 and Road 18. The proposed development consists of a 4 house terrace of 3 bedroom houses. These were previously approved as a 4 house stepped terrace under Reg. Ref. No. ZA 790 mentioned above.

The current application provides for an improved house design over that previously approved at this location. Lodged plans identify a half brick finish to front elevation. Raised plaster reveals provide for a tudor style effect which gives a vertical emphasis to the terrace and mirrors to some extent the tudor finishes in nearby Kelland Homes development. A gable feature is proposed over the first floor windows of the central two houses. It is considered that this gable should be finished in brick (this was conditioned for remainder of site under Reg. Ref. No. 91A-1180). Window opes at first floor level are smaller and provide for greater vertical emphasis than previously approved house type.

Roads Department report no objection subject to conditions regarding contributions.

Sanitary Services report not received.

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 (9) conditions:-

C O N D I T I O N S / R E A S O N S

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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1911

Page No: 0003

Location: Woodford, Monastery Road, Clondalkin, Co. Dublin

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

05 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
A. Lodgement with the Council of an approved Insurance Company Bond in the sum of £_____ which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in Charge by the Council. OR./..
B. Lodgement with the Council of a Cash Sum of £_____ to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications. Or./...
C. Lodgement with the Planning Authority of a letter of guarantee by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.
05 REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

06 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.

07 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON: In the interest of amenity.

08 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to

provide street lighting to the standard required by the Council.
REASON: In the interest of amenity and public safety.

7 ~~09~~ That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON: In the interest of the proper planning and development of the area.

8 ~~10~~ That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

9 ~~11~~ That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

10 ~~12~~ That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON: In the interest of the proper planning and development of the area.

11 ~~13~~ That screen walls in block or similar durable materials not less than 2 metres high, suitable capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON: In the interest of visual amenity.

12 ~~14~~ That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON: In the interest of the proper planning and development of the area.

13 ~~15~~ That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of dwellings. A landscape plan with

full works specification and bill of quantities, etc. shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, with temporary protection fencing, pedestrian paths, boundary treatment and details of maintenance.
OR/...
In lieu of the open space being developed by applicants, a financial contribution of £300 per house shall be paid to the County Council to enable this work to be carried out. This contribution to be paid on a phased basis as agreed with the Planning Authority.

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

14 ~~16~~ That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or the storage of plant, materials or spoil.
REASON: To protect the amenities of the area.

15 ~~17~~ That a further financial contribution of £800.00 per house be paid to Dublin County Council as a contribution towards the road network in the area which facilitates this development. This contribution to be paid prior to the commencement of development on site.

~~15~~ ~~17~~ REASON: In the interest of the proper planning and development of the area.

16 ~~18~~ That a minimum of 7' 6" be provided between each block of houses.

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

17 ~~19~~ That each house have a minimum front garden length of 25 ft. and rear garden length of 35 ft.

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

18 ~~20~~ That a 30 ft. building line from the rear of the footpath be provided for all houses fronting onto Road 18.

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

19 ~~21~~ That a scheme of street tree planting be submitted and agreed in writing with the Planning Authority prior to the commencement of development on

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1911

Page No: 0006

Location: Woodford, Monastery Road, Clondalkin, Co. Dublin

site.

~~21~~ REASON: In the interest of the proper planning and development of the area.

20 ~~22~~ That details of the boundary treatment between road no. 18 'A' and the open space to be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

~~22~~ REASON: In the interest of the proper planning and development of the area.

21 ~~23~~ That a brick finish be provided at first-floor level on the front facade underneath the gable feature of houses 2 and 3.
REASON: To provide for greater vertical emphasis in the interest of visual amenity.

22 ~~24~~ That a protection wall feature be provided between ~~pairs of~~ front doors of houses nos. 2 and 3 ~~underneath the gable feature~~. This wall to be finished in brick to match.

~~24~~ REASON: In the interest of the proper planning and development of the area.

23 ~~25~~ That full details of the colour and texture of proposed brick finish and roofing materials to be submitted for written agreement of the Planning Authority prior to the commencement of the development on site.
REASON: In the interest of visual amenity.

24 ~~26~~ Heating to be provided by the use of either oil, gas, electricity or low smokeless fuels in fireplaces of appliances suitable only for burning solid smokeless fuels

Reason in the interest of reducing air pollution

25 ~~27~~ That arrangements be made with regard to the payment of the financial contributions in the sum of £31,200. as required by condition no. 4 (reassessed) of the planning permission granted under Register Reference 91A/1180; the arrangements to be made prior to the commencement of this proposal.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1911

Page No: 0007

Location: Woodford, Monastery Road, Clondalkin, Co. Dublin

That arrangements be made with regard to the lodgement of security in the form of a bond or Letter of Guarantee from an approved company in the sum of £50,000. or cash in the sum of £30,000. as required by condition no. 5 of the planning permission granted under Register Reference 91A/1180; the arrangements to be made prior to commencement of this proposal.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1911

Page No: 0007

Location: Woodford, Monastery Road, Clondalkin, Co. Dublin

Endorsed:-.....
for Principal Officer

.....
for Dublin Planning Officer

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

Dated : 28th JANUARY 1992

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

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1911.

DEVELOPMENT: 4 dwellings.

LOCATION: Woodford, Monastery Road, Clondalkin.

APPLICANT: Western Investments Ltd.

DATE LODGED: 3.12.91.

This is an infill site.

No Roads objection subject to a Roads levy of £800 per house, towards the improvement of the local road network which facilitates the development.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 10.01.92
Time 1.00

TR/BMcC
9.1.92.

SIGNED: T. Ryan **ENDORSED:** [signature]

DATE: 9/1/92 **DATE:** 9/1/92

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

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

Decision Order Number : P/ 0329 /92 Date of Decision : 28th January 1992

Register Reference : 91A/1911 Date Received : 3rd December 1991

Applicant : Western Investments Ltd.

Development : 4 dwellings

Location : Woodford, Monastery Road, Clondalkin, Co. Dublin

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..26...ATTACHED.

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

Date:...29/1/92.....

Western Investments Ltd.,
11 Leopardstown Grove,
Blackrock,
Co. Dublin

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
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Lower Abbey Street,
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Dublin 1.
Telephone (01) 724755
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Reg.Ref. 91A/1911
Decision Order No. P/ 0329 /91

C O N D I T I O N S / R E A S O N S

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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.

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REASON: In the interest of amenity.

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OR/...
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16 That a minimum of 7' 6" be provided between each block of houses.

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

17 That each house have a minimum front garden length of 25 ft. and rear garden length of 35 ft.

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

18 That a 30 ft. building line from the rear of the footpath be provided for all houses fronting onto Road 18.

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

19 That a scheme of street tree planting be submitted and agreed in writing with the Planning Authority prior to the commencement of development on site.

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

20 That details of the boundary treatment between road no. 18 'A' and the open space to be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

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REASON: To provide for greater vertical emphasis in the interest of visual amenity.

22 That a protection wall feature be provided between front at house no's 2 and 3. This wall to be finished in brick to match.

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23 That full details of the colour and texture of proposed brick finish and roofing materials to be submitted for written agreement of the Planning Authority prior to the commencement of the development on site.
REASON: In the interest of visual amenity.

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24 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.

25 That arrangements be made with regard to the payment of the financial contribution in the sum of £31,200 as required by condition no. 4 (reassessed) of the planning permission granted under Register Reference 91A-1180; the arrangements to be made prior to the commencement of this proposal.

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

26 That arrangements be made with regard to the lodgement of security in the form of a bond or Letter of Guarantee from an approved company in the sum of £50,000 or cash in the sum of £30,000 as required by condition no. 5 of the planning permission granted under Register Reference 91A-1180; the arrangements to be made prior to commencement of this proposal.

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

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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

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

Register Reference : 91A/1911 Date : 4th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : 4 dwellings

LOCATION : Woodford, Monastery Road, Clondalkin, Co. Dublin

APPLICANT : Western Investments Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 3rd December 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Western Investments Ltd.,
11 Leopardstown Grove,
Blackrock,
Co. Dublin

Dublin County Council
Comhairle Chontae Atha Cliath

Planning Application Form/
Bye - Law Application Form

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 ROAD 18, WOODFORD ESTATE, MONASTERY ROAD
(If none, give description sufficient to identify) CLONDALKIN CO. DUBLIN

3. Name of applicant (Principal not Agent) WESTERN INVESTMENTS LTD
Address 11 LEOPARDSTOWN GROVE, BLACKROCK CO DUBLIN Tel. No. 2881688

4. Name and address of person or firm responsible for preparation of drawings TOM DONNELLAN, 4 BRIGHTON AVE, MONKSTOWN CO DUBLIN 088-589012 Tel. No 2805597

5. Name and address to which notifications should be sent WESTERN INVESTMENTS LTD, 11 LEOPARDSTOWN GROVE BLACKROCK CO DUBLIN

6. Brief description of proposed development RENEWAL OF PERMISSION ON TERRACE OF 4 DWELLINGS

7. Method of drainage EXISTING 8. Source of Water Supply EXISTING 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. NA
(b) Proposed use of each floor NA

CO. DUBLIN — Planning permission is being sought from Dublin County Council for 4 dwellings at Woodford, Monastery Road, Clondalkin, Co. Dublin by Western Investments Limited.

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

Brief Details

11.(a) Area of Site 5.548 ACRES Sq. m.

19/11/91 (b) Floor area of proposed development 318 m² Sq. m. £128 4/12

(c) Floor area of buildings proposed to be retained within site NA Sq. m. N51371

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

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:
FULLY BYE L £220 N51872

15. List of documents enclosed with application. 4 COPIES OF: SITE LOCATION, SITE LAYOUT, HOUSE TYPE 'B', SPECIFICATION
ALSO MOVERT + CHEQUE FOR £348

16. Gross floor space of proposed development (See back) 318 m² Sq. m.
No of dwellings proposed (if any) 4 Class(es) of Development TERRACE
Fee Payable £ 348 Basis of Calculation (32 + 55) x 4 = £348
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Tom Donnellan Date 3.12.91

FOR OFFICE USE ONLY

Application Type P/B
Register Reference 91A/1911
Amount Received £ 2.12.4
Receipt No 17 — 16
Date

RECEIVED
03 DEC 1991
REG SEC.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

N 51391

PAID BY:
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£128.00

Received this 4th day of December 19..

from Western Invs. Ltd.
11 Leopardstown Grove
Blackrock

the sum of one hundred and twenty eight Pounds

Pence, being fee for planning application at [illegible] Woodford Estate

Noeleen Deane Cashier

CAREY
Principal Officer

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

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

REC. No. N 51872

£220.00

Received this 11th day of December 1991

from Destern Inv. Ltd.
11 Leopardstown Drive
Blackrock

the sum of two hundred and twenty Pounds

Pence, being fee for
bye-law application at 10/18 Dunford Estate

Noeleen Doane Cashier

S. CAREY Principal Officer

WESTERN

WESTERN INVESTMENTS LTD.
11 LEOPARDSTOWN GROVE,
BLACKROCK, CO. DUBLIN.
TEL: 881688 FAX: 881688

Our reference | Your reference | Date 3/12/91

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

re: Planning application at Monastery Road, Clondalkin.

Dear sir

Please find enclosed 4 copies of the following:-
Drwg 1 Site Layout
Drwg 4 House Type B
Location plan
House specification
also Copy of advert
Cheque for £348

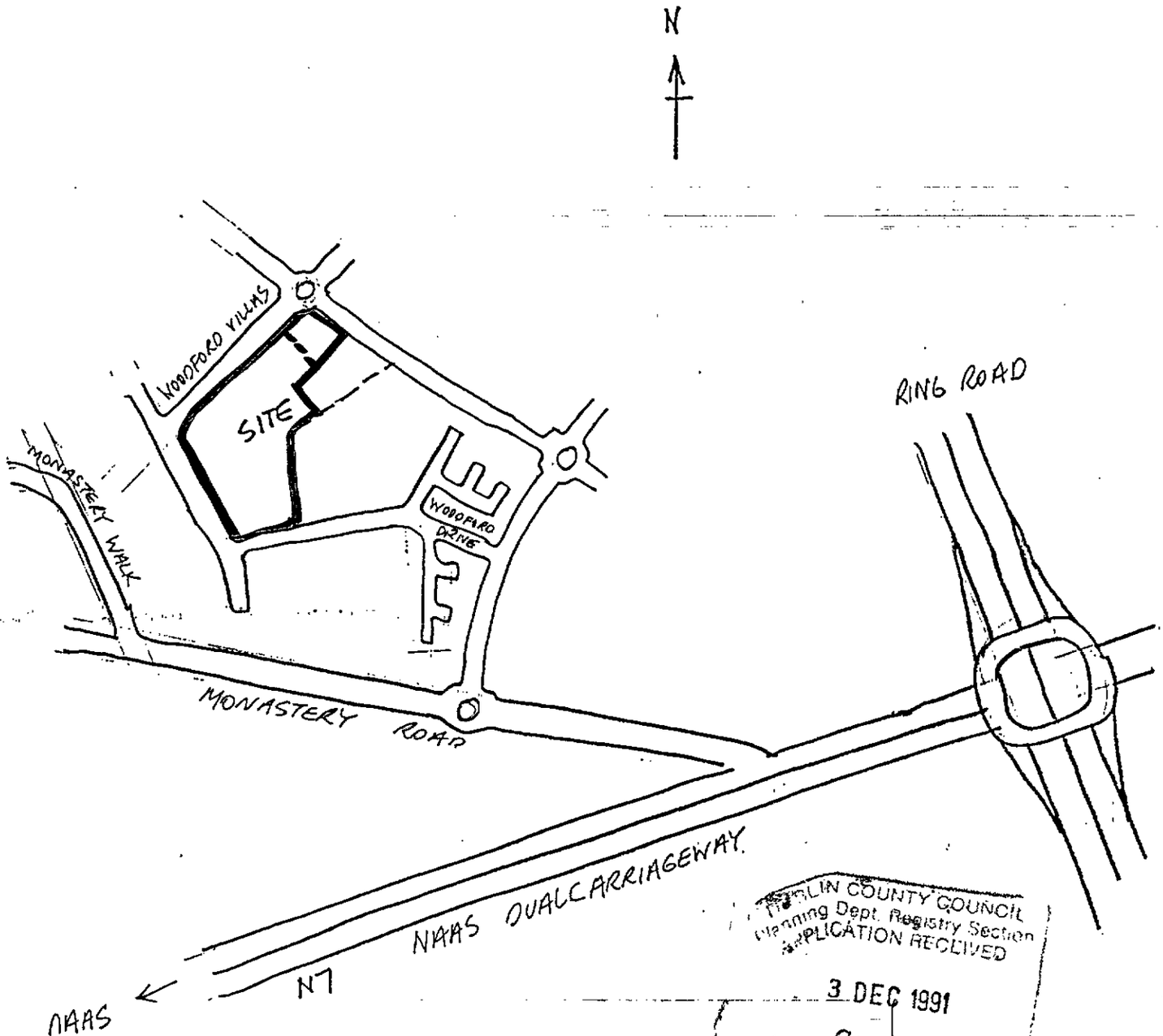
Application is for full planning permission and Bye Law Approval (on lapsed approval P/2668/84 - 17/8/84) for 4 dwellings (no's 1-4)

Yours faithfully

Tom Donnellan

TOM DONNELLAN B.E.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
3 DEC 1991
91A/1911



LOCATION MAP

Outline Specification

91A/1911

Section 1 EXCAVATIONS AND SUB-STRUCTURES

1.1 Site
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

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

1.3 Excavation

1.3.1 The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

1.3.2 Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

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

1.5 Floor Level
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 Rising Walls
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 Cement and cement-based products
Normal Portland cement used in concrete and other cement based products shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.I.: 1963 "Portland cement", and shall bear the Irish Standard Mark.

1.8 Lime
Hydrated lime to be to I.S.8.

1.9 Water
Water shall be clean and free from harmful impurities.

1.10 Sand and Aggregates
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.

1.11 Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm²
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

1.12 Cement Mortar
Shall be 1 part cement to 3 parts sand.

1.13 Lime Mortar
Shall be 1 part hydrated lime to 6 parts sand.

1.14 Gauged Mortar
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 Strong Gauged Mortar
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

1.16 Additives
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

Section 2 BLOCKLAYING AND CONCRETING

2.1 Thermal Insulation
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 Mixes
See Section 1 for concrete and mortar.

2.3 Blockwork
Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 1 m lower than another.

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

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

2.6 Solid Block Walls
225 mm solid concrete blocks shall be plastered externally.

2.7 Solid Brick Walls
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 Masonry Walls
Masonry walling, where used, must not be less than 500 mm thick.

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

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

2.10 Pointing
All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.

1.11 Party Walls
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m³, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

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

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

2.13.1 In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.

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

2.13.3 Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

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

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

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

2.14 Concrete Under Barges
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

2.15 Concrete Copings
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.

2.16 Lintels
Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

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

2.18 Reinforced Concrete Annexe Roofs
2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.

Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

2.19 Chimney Breasts and Stacks

2.19.1 Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

2.19.2 Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flaunched up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

2.19.3 Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

2.20 Fireplaces, Heating Units, Cookers

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joiosts.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

Provide 10 m^2 of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

2.23 Concrete Floors

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

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

2.25 Dwarf Walls
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 Suspended Concrete Floors
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m². Exposed soffits shall be insulated where necessary.

2.27 Screen and Garden Walls
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 Timber
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

3.2 Preservative
Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

3.3 Roof Timbers

3.3.1 Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

3.3.5 Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

3.3.14 Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

3.3.15 Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.4 Roof Trusses
Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

3.5 Floor Joists

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 Ventilation
Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 Flooring

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m^3 on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheet and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipb oard floor surfaces to be sealed with resinous sealer.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 Grounds
Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 Stud Partitions
Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

3.10 Proprietary Partitions
Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 Stairs

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 Lighting to Stairs and Landings

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line. Closed string stairs shall be to I.S. 158.

3.13 Windows

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE. Glazed area to be not less than 10% of floor area of room.
Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

3.14 External Door Frames

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

NOTE. Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

3.15 Internal Door Frames

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

3.16 External Door

External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

3.17 Internal Door

Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

3.18 Trap Door

Form trap door 500 mm square or half hour fire rating suitably located to give access to roof space.

3.19 Hot Press

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

NOTE. Hot press doors are very liable to distort due to temperature difference. Consideration should be given to insulating the inner face of the door.

3.20 Fitments
All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

3.21 Trimmings

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirting may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 Eave Gutters and Rain Water Pipes
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast Iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

4.2 Windows
See 3.13.

4.3 Sash Fittings
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

4.4 Door Fittings
Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 Ventilation Grids
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

Section 5 ROOFING

5.1 Sarking Felt
Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

5.2 Laths or Battens
Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

5.3 Quarry Slates
Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

5.4 Asbestos Cement Slates
Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

5.5 Concrete Roofing Tiles (normal pitch — 30° and over)
Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

5.6 Concrete Tiles (low pitch — under 30°)
Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the manufacturers.

5.7 General
Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

5.8 Flashings
Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

5.9 Felted Flat Roofs

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m³ of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400 mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over camphered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20° and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

Section 6 PLASTERING

6.1 External Plastering

225mm hollow block, 225mm solid block and chimney stacks:-
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

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

6.2 Rough Cast

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

6.3 Reveals

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

6.4 Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

6.5 Internal Plastering

Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand. Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

6.6 Stud Partitions and Ceilings

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

6.6.2 All wall plastering should be carried behind skirtings and architraves.
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

6.7 General

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

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

Section 7 PLUMBING

7.1 Service Pipe

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

7.2 Cold Water Supply

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

7.3 Hot Water Supply

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

7.4 General

7.4.1 Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

7.4.2 Copper tubes shall be certified as complying with Irish Standard Specification I.S. 238 — 1980 in accordance with the Irish Standard Mark Licensing Scheme of the Institute for Industrial Research and Standards and shall bear the Irish Standard Mark.

7.4.3 Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

7.4.4 Storage tanks and pipes to be insulated against frost where necessary.

7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.

7.4.6 **Compression tube fittings of copper alloy**
Compression tube fittings of copper and copper alloy shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S. 239:1980 "Compression tube fittings of copper and copper alloy", and shall bear the Irish Standard Mark.

7.5 **Sink**
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

7.6 **Bath and Wash Hand Basin**
Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

7.7 **Plugs, Traps, Wastes and Taps**
15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

7.8 **W.C. Suite**
Provide and fit where indicated W.C. suite, with cistern, to I.S.70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

7.9 Pipes shall not be jointed within the thickness of a wall.

Section 8 DRAINAGE

8.1 **Trenches**
Trenches shall be excavated to the necessary depths, widths ands falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also **1.3.2.**

8.2 **Drain**
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

8.3 **Back Filling**
Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 **Drains under Roads and Buildings**
Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

8.5 **A.J.s, Manholes, Drop-Manholes**
Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

8.6 **Gullies and A.J.s**
Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

8.7 **Gully Traps**
Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

8.8 **Soak Pits**
Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

8.9 **Septic Tank**
Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.
Septic tanks to accepted prefabricated systems may also be used.

8.10 **Vent Shaft**
At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

8.11 **Single Stack Drainage**
Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

8.12 **Testing**
Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

Section 9 ELECTRICAL INSTALLATION

9.1 Installation

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in centres of joists.

Section 10 PROTECTIVE PAINTING

10.1 Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

10.2 Paints

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

10.3 Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

10.4 Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

Section 11 GLAZING

11.1 Glass

All window panes up to 0.5m² shall be glazed in 3mm glass
All window panes up to 1.5m² shall be glazed in 4mm glass
All window panes over 1.5m² shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floors shall be 6mm glass.

11.2 Fixing
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 General
House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 Garage

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house: — separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 Central Heating
A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 Rooms
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 Bathrooms
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of 0.1m².

13.3 Lobby
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 Presses
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 Under Floor
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 Garage
Garage must have permanent ventilation.

Section 14 THERMAL INSULATION

14.1 Insulation must be in accordance with the maximum U-Value laid down by the Department viz., a general whole building standard not exceeding 0.85 W/m²°C and elemental values as follows:

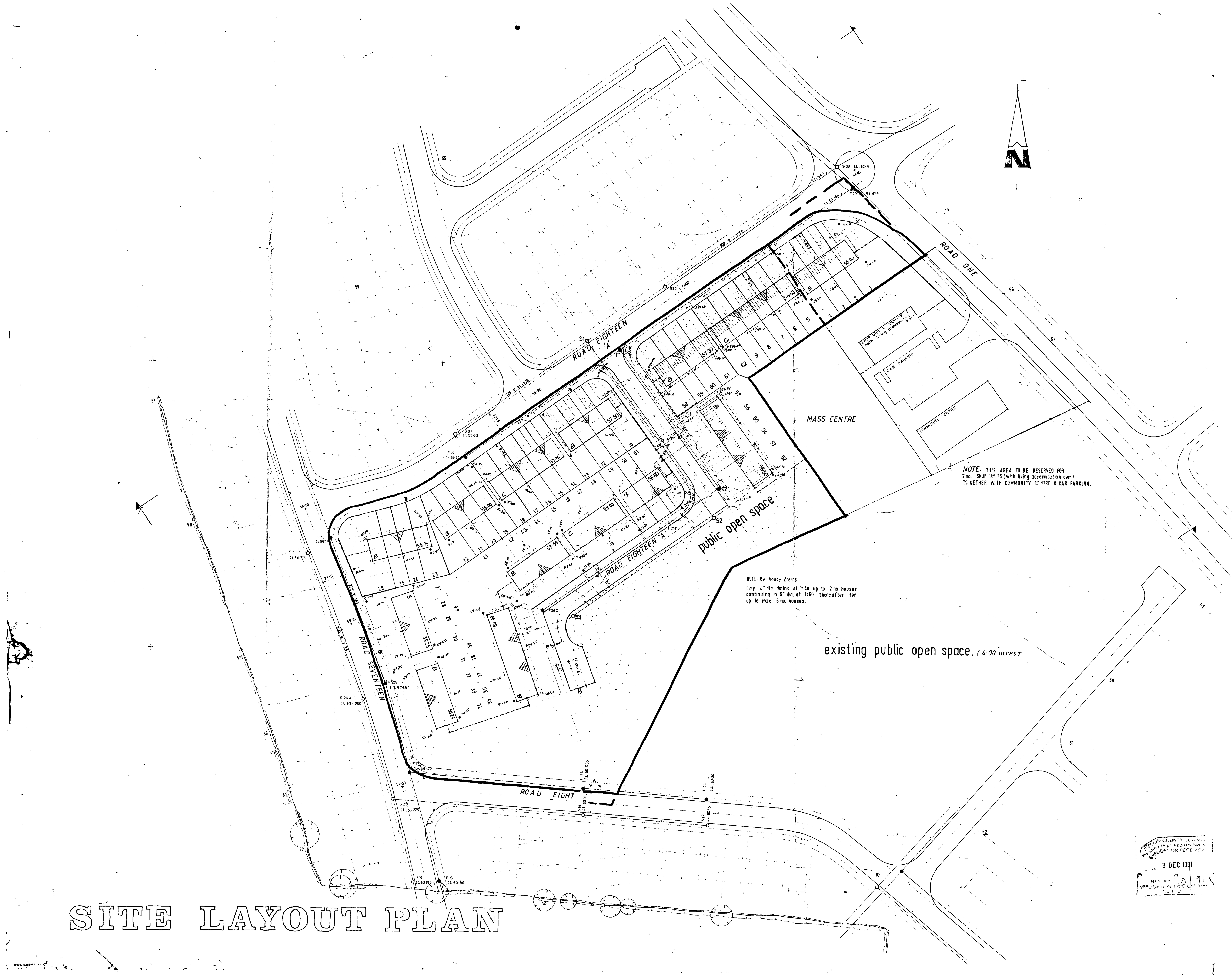
External Walls	0.60 watts per square metre per degree celsius.
Roofs	0.40 watts per square metre per degree celsius.
Ground Floors	0.60 watts per square metre per degree celsius.
External parts of intermediate floors	0.60 watts per square metre per degree celsius.

U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A 3 of the C.I.B.S. Guide Book A 1980 published by the Chartered Institution of Building Services.

14.2 **Mineral fibre mats for thermal insulation of buildings**
Mineral fibre mats for thermal insulation of buildings shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.260: 1984 "Mineral fibre mats for thermal insulation of buildings", and shall bear the Irish Standard Mark.

METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 inch(es) approx.
100m	=	4 inch(es) approx.
300mm	=	12 inch(es) approx.
600mm	=	24 inch(es) approx.
1.00m	=	39.37 inches approx.
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.



LEGEND:
FOUL SEWER
SURFACE WATER SEWER
STREET GULLIES.
WATERMAIN (size as shown)
HYDRANT
SLUICE VALVE
STREET LIGHTING
SCREEN WALLING (1800mm high rendered block wall)

HOUSE SCHEDULE:
62 no. house type A 3 bed. townhouse.

2no. Shopping Units (with living accomadation over) 1000SQ.FT.x 2
1no. Community Centre 4000 sq. ft.
16no. car parks shown.
1no Mass Centre

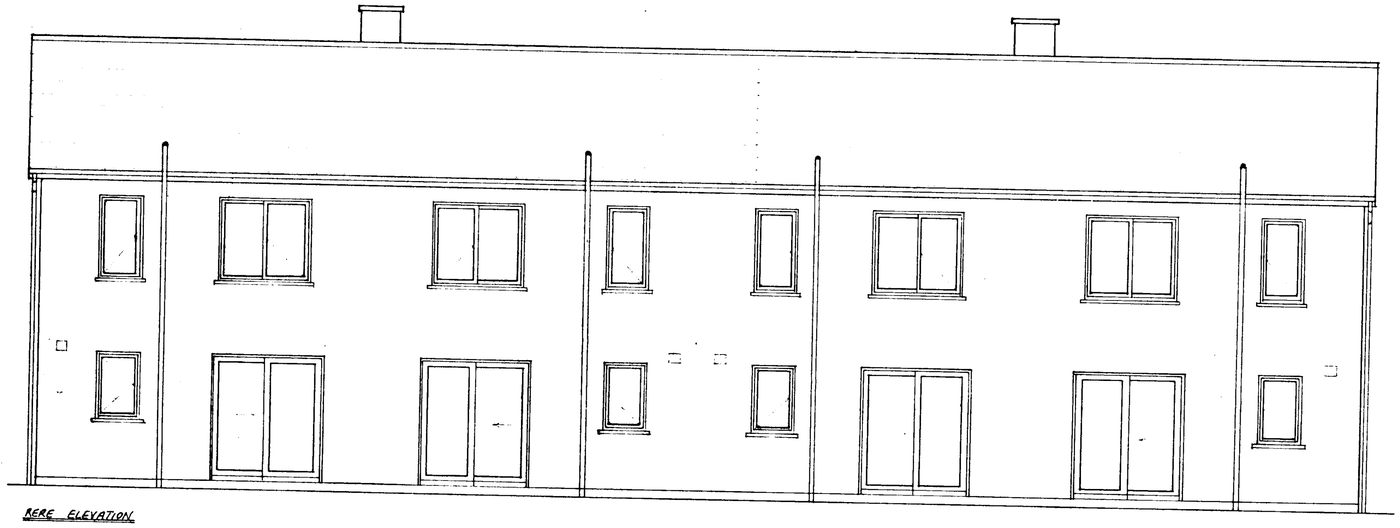
B Change of house type 'B' + resubmission 42 houses (10→51incl) 16·7·91 T.D.
A Layout amended to accommodate Mass Centre 62 houses in lieu 66 29.8.88 a.s.

project
PROPOSED RESIDENTIAL DEVELOPMENT AT MONASTERY ROAD, CLONDALKIN, CO. DUBLIN.

client
WESTERN INVESTMENTS LTD.

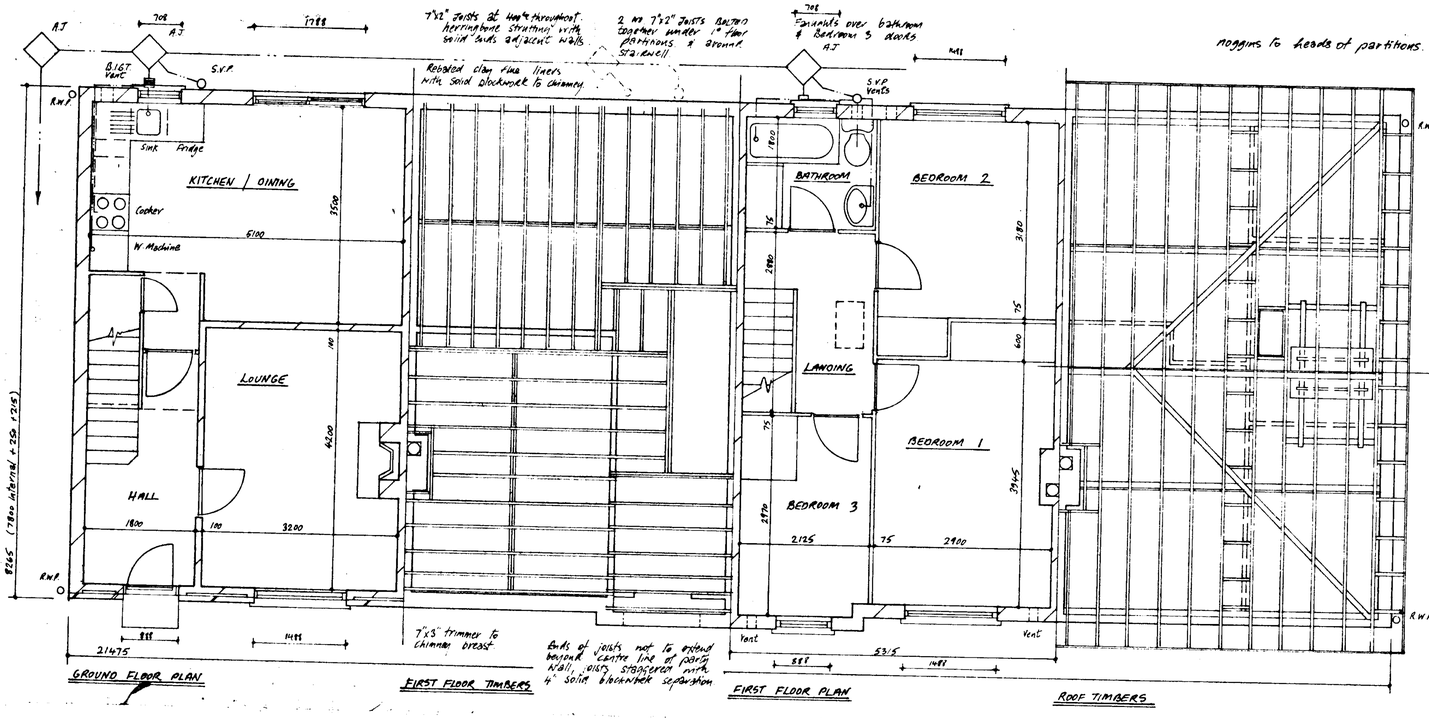
Allan S Tomkins
Corporate Building Surveyor MIAS
Architectural & Planning Consultant
38 Rothesay Rd. Luton LU1 1QZ. tel: 22741
308 Clontarf Road, Dublin 3. tel: 332435

scale : 1:500 date : July 1991 drawn : allan. s. tomkins. AMEND : Tom Donnellan Western Investments	job no. 1480	drg. no. 1	revision. B



REAR ELEVATION

FRONT ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR TIMBERS

FIRST FLOOR PLAN

ROOF TIMBERS

Interlocking concrete tiles

External rendering with Raised plaster reveals

Brick finish

noggins to heads of partitions.

Roof ventilation to be 0.3% of roof plan Area.

Gable ladder

Cold water tank supports, 4"x2" on 6"x3" bearers.

Trussed rafters @ 600 in accordance with spec.

4"x1" bracing as indicated on plan.

Trim rafters around stack in accordance with manufacturers instructions.

ROOF :- Single lap interlocking concrete roof tiles on 38x1 tanalised timber battens on 1 layer untearable roofing felt on trussed rafters at 600 c/c in accordance with manufacturers instructions, with 4"x1" wind bracing to ceiling, struts and purlin ties to suit spans and loadings, all trimmers & binders and bracings as recommended by the manufacturers to provide a complete roofing system on 4"x3" wall plates throughout.
6" thick fibreglass insulation quilt laid between ceiling joists with polythene vapour barrier fixed to the underside of the ceiling joists with 1½" plasterboard and skim coat finish.
1½" thickness treated timber facia and barge boards
5" half round PVC gutters fall to falls with 3" diameter PVC. rainwater down pipes.

FIRST FLOOR :- ¾" thickness Tag chipboard flooring (moisture resistant grade in bathroom) laid on joists as indicated on the joist plan, with herringbone strutting as required, ceilings lined with ⅜" plasterboard and skim coat finish
Staircase to have 14 risers and 13 treads of 9" going and ¾" nosings with clear headroom of 6'-3" at right angles to nosing line, handrails fixed at 2'-9" above nosing line with balustrades on landings 3'-0" high, 3'-3" newel posts.

GROUND FLOOR :- To be 2" sand and cement screed on 6" concrete oversite slab on 1200 gauge polythene membrane with upstand at walls to DPC level turned into joint on 2" sand blinding on 6" consolidated hardcore. 3'-3" wide 1" thickness polystyrene perimeter insulation to external walls.

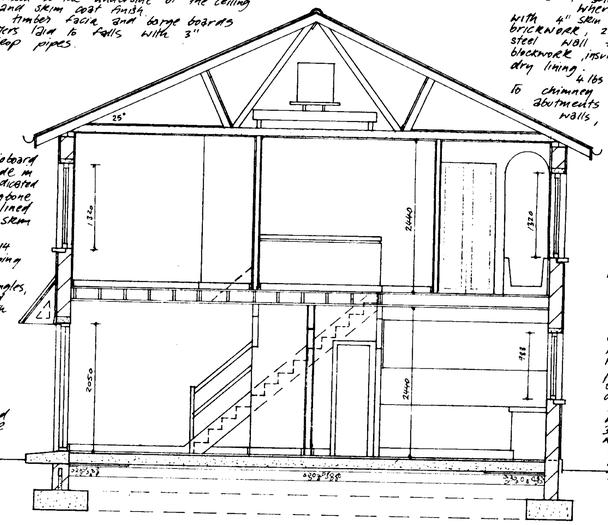
Horizontal D.P.C.'s 6" above adjacent ground or paved areas, cavity tail to terminate 9" below lowest D.P.C level in cavity wall construction.

WALLS :- External walls to be 9" hollow concrete block with ¾" approved external rendering and lined internally with insulation and ½" plasterboard. Party walls, chimney breasts and walls below d.p.c. in flats to be 9" solid concrete blockwork
with 4" skin of external selected facing brickwork 2" cavity with galvanised steel wall ties (5/194) and 4" int. blockwork, insulation and ½" plasterboard dry lining.
4 lbs lead flashings and d.p.c's to chimney stacks and flashings to abutments of lean to roofs with walls, min 6" upstand.

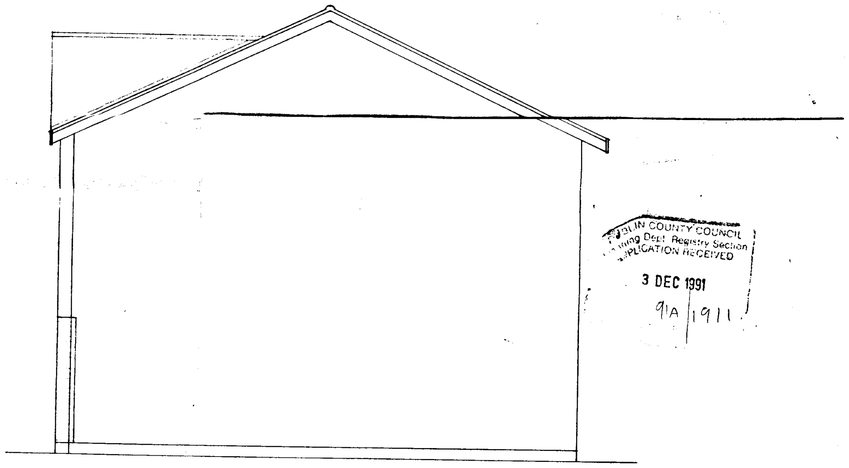
VENTILATION :- All rooms to be provided with opening windows to give 1/20th of the floor area as ventilation and 6500 mm² fixed open vents to all window frames

PLUMBING :- To provide 1¼" ϕ basin wastes, 1½" ϕ bath & sink wastes, all fitted with 3" deep seal traps and connection to S.V.P. at 925" where wastes exceed max. recommended lengths, to be protected with anti-syphon traps. W.C. to be 4" diameter connection at 90° 4" ϕ PVC. single stack system with terminal (plastic) finishing 3'-0" above highest opening windows where within 10'-0" of stack. Back inlet gullies to ground floor sink and basin connections.

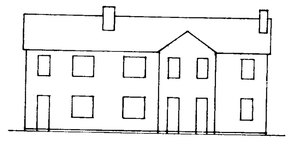
FOUNDATIONS :- 12" minimum thickness concrete foundations to external and internal loadbearing walls, 2'-0" width for 10" cavity walls, 2'-6" for 9" walls; 2'-0" for 4" walls and to be 2'-9" minimum depth to bottom of foundations below finished ground level.



SECTION



SIDE ELEVATION



BLOCK OF THREE

27.11.91 A PORCHES ALTERED

'B' HOUSE TYPE AT WOODFORD - DRWG 4A

JULY 1991 SCALE 1:50, 1:200 T.D.

Western Investments Ltd
11 Leopardstown Grove
Blackrock, Co. Dublin.