COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755
EXTENSION: 231/234
FAX.: 724896

PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY ST.,
DUBLIN 1.

Robert M. Foley & Associates,
8 Sylvan Close,
Kingswood Heights,
Dublin 24.

14/1/92

REG. REF.: 91A/2060

RE: Change of house type on sites 26 & 27 at Old Court Manor, Old Court Road, Tallaght, for J. Henry Joinery Ltd.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 110.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £60.00
AMOUNT DUE = £50.00 - £16.00 transferred from Planning application Cert 27546

£34.00 Due

Yours faithfully,

for PRINCIPAL OFFICER

BYE LAW APPLICATION FEES

CERTIFICATE NO.: 17121B

REF. NO.: 9/9/2060

PROPOSAL: Change of house type on Sites 26 & 27

LOCATION: Old Court Manor, Old Court Road, Tallaght

APPLICANT: J. Henry Joinery Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGET.	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£110	£60	£50	£16	transferred from Many applications Ref 87546 £34 due £34 paid 6/2/92 ✓57300
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M² in excess of 300 M² Min. £70					
E	Petrol Filling Station	@ £70 per pump					
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: S.O Date: 8/1/92

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/2060 Cert. No. 27546

PROPOSAL Close house type ... on Site 26 P27

LOCATION Old Court Manor, Old Court Road, Tallaght

APPLICANT J. Heery Joinery Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£16	£32	£16 refund transferred to Bye law. Allocation ref 17121B RW	
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 EO Date 8/1/92

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

Mr. A. Hinchy,
Senior Executive Draughtsman/Technican

RE: Sites 26 & 27 Old Court Manor, Old Court Road, Tallaght

REG. REF.: 91A/2060

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT)(FEES AND AMENDMENT) REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. ½) has been paid in respect of the above application. Please confirm this is the correct fee under Article 6.1 of the Local Government (Planning and Development) (Fees and Amendment) Regulations, 1983.

File Reg. Ref.: 90A/1421 on which a full fee was paid is attached.

Richard Whelan.
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

Substantial decrease in area of Site No 26
Slight No 27

No change in no. of houses.

9/1/92

A. Hinchy,
Senior Executive Draughtsman/Technican

P/594/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONDITION DATE 17

CONT
Standard: 28,200
Roads: 1500 per unit
Sewers:
Open Space:
Other:
SECURITY:
Bond: C.I.F.: 65,000
Cash: 49,200

BELGARD

Register Reference : 91A/2060 Date Received : 23rd December 1991

Correspondence Name and Address : Robert M. Foley & Associates, 8 Sylvan Close, Kingswood Heights, Dublin 24.

Development : Change of house type

Location : sites nos. 26 & 27 Oldcourt Manor, Oldcourt Road, Tallaght.

Applicant : J. Heery Joinery Ltd.,

App. Type : Permission

Zoning : To provide for new residential communities in accordance with AI approved action plans.

Floor Area : 175.3 Sq.metres

MOS (MOS/AC)

Report of the Dublin Planning Officer dated 5 February, 1992.

This is an application for PERMISSION. The proposed development consists of change of house type at site nos. 26 & 27 Old Court Manor, Old Court Road, Tallaght for J. Heery Joinery Ltd.

Under Reg. Ref. 90A/1421 permission was granted to J. Heary for the erection of 46 semi-detached and 2 detached houses and associated site works at Allerton House, Old Court Road, Tallaght (Decision Order P/6101/90, dated 20.12.90).

In a covering letter submitted as part of this application it is stated that the current application is necessitated by the ~~reduced~~ site size of site nos. 26 & 27 which cannot accommodate the approved house types.

The overall width of site nos. 26 & 27 together is c. 2.5 metres narrower than site nos. 26 & 27 as approved under Reg. Ref. 90A/1421.

The proposed house type is smaller (5m. x 10m. on plan) than the approved house type (i.e. 5.8m. x 10m. on plan) under Reg. Ref. 90A/1421.

The design of the proposed house type is similar to that approved on these sites under the earlier application.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2060

Page No: 0002

Location: sites nos. 26 & 27 Oldcourt Manor, Oldcourt Road, Tallaght.

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 (7) 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.

04 The development shall be carried out in conformity with Condition Nos. 6-16 incl. 18 19 & 20 of the decision to grant permission by Order No. P/6101/90 dated 20.12.90 Reg. Ref. 90A/1421 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON: In the interest of the proper planning and development of the area.

05 That arrangements made for the payment of the financial contribution in the sum of £28200.00 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 90A/1421 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.

06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £65000.00 or a cash lodgement of £40000.00 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 90A/1421 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2060

Page No: 0003

Location: sites nos. 26 & 27 Oldcourt Manor, Oldcourt Road, Tallaght.

area.

07 That arrangements made for the payment of the financial contribution in the sum of £70,800.00 in respect of the overall development required by condition No. 17 of planning permission granted under Reg. Ref. 90A/1421 be strictly adhered to in respect of the above proposal.
REASON: In the interest of the proper planning and development of the area.

08 That a minimum distance of 1.15 metres be maintained between the side walls of house nos. 26 & 27 and the side site boundaries.
REASON: To ensure easy access to the rear garden and to facilitate maintenance of the house.

Richard Cleaning SEP
for Dublin Planning officer 7/2/92

Endorsed:-.....
for Principal 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 (8) conditions set out above is hereby made.

Dated : 11th FEBRUARY 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 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/ 0594 /92 Date of Decision : 11th February 1992

Register Reference : 91A/2060 Date Received : 23rd December 1991

Applicant : J. Heery Joinery Ltd.,

Development : Change of house type

Location : sites nos. 26 & 27 Oldcourt Manor, Oldcourt Road, Tallaght.

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:- ..8.....ATTACHED.

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

Date:.13/2/92.....

Robert M. Foley & Associates,
8 Sylvan Close,
Kingswood Heights,
Dublin 24.

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

Reg.Ref. 91A/2060
Decision Order No. P/ 0594 /91

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.
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08 That a minimum distance of 1.15 metres be maintained between the side walls of house nos. 26 & 27 and the side site boundaries.

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

REASON: To ensure easy access to the rear garden and to facilitate maintenance of the house.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

CASH 46/49 UPPER O'CONNELL STREET

CHEQUE DUBLIN 1.

P.O. REC. NO. N 57300

Received this 6th day of February 1992

from [illegible]

the sum of [illegible] pounds

Pence being [illegible]

[illegible] entitled [illegible]

[illegible] Cashier

S. CAREY Principal Officer

Robert M. Foley & Associates.

Planning & Design Consultants.

8 Sylvan Close, Kingswood Heights, Dublin 24. Phone 526884

With Compliments

design.

Industrial Design.
Domestic Design.
Commercial Design.
House Inspections.
Commercial Property Inspections.
Land Surveys.
Accident Reports.

Robert M. Foley & Associates.

Planning & Design Consultants.

8 Sylvan Close, Kingswood Heights, Dublin 24. Phone 526884

Date 3/2/92

Our ref.

Your ref.

Re Bye-laws application for house no 26 & 27 at Oldcourt Manor, Oldcourt Road, Tallaght, Dublin. Ref no 91A/2060

Dear Sir.

Please find enclosed cheque for the requested amount of £34-00 for the above mentioned application.

If you should require any further information please do not hesitate to contact this practice.

Yours Sincerely

Robert M. Foley

To Mr John Doyle
Building Bye-laws dept.
Dublin Corporation
Liffey House, Tara Street,
Dublin 2.

design.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755
EXTENSION: 231/234
FAX.: 724896

PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY ST.,
DUBLIN 1.

14/1/92

Robert M. Foley & Associates,
8 Sylvan Close,
Kingswood Heights,
Dublin 24.

REG. REF.: 91A/2060

RE: Change of house type on sites 26 & 27 at Old Court Manor, Old Court Road, Tallaght, for J. Heery Joinery Ltd.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. **If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.**

The correct fee for the above mentioned application is £ 110.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £60.00
AMOUNT DUE = £50.00 - £16.00 transferred from Planning application Cert 27546

£34.00 Due

Yours faithfully,

for PRINCIPAL OFFICER

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

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

Bloc 2, Tonad 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/2060 Date : 2nd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Change of house type

LOCATION : sites nos. 26 & 27 Oldcourt Manor, Oldcourt Road, Tallaght.

APPLICANT : J. Heery Joinery Ltd.,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 23rd December 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Robert M. Foley & Associates,
8 Sylvan Close,
Kingswood Heights,
Dublin 24.

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 Oldcourt Manor, Oldcourt Road, Tallaght, Dbl-24.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) J. Heery Joinery Ltd., Ballymorefun, Boharnabreena, Co Dublin.
Address Tel. No

4. Name and address of person or firm responsible for preparation of drawings Robt M Tidy & Associates, 8 Sylvan Close, Kingswood Hts, D24 Tel. No 526884

5. Name and address to which notifications should be sent Robt M Tidy & Associates, 8 Sylvan Close, Kingswood Hts, D24

6. Brief description of proposed development change of house type on sites 26 & 27

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

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. none
(b) Proposed use of each floor none

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 4713 acres Sq. m.
(b) Floor area of proposed development 87.67 x 2 = 175.35 Sq. m.
(c) Floor area of buildings proposed to be retained within site — Sq. m.

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

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

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

15. List of documents enclosed with
DUBLIN 24 Planning permission is sought for change of house type on site nos 26 and 27 Oldcourt Manor, Oldcourt Road, Tallaght, for J. Heery Joinery Ltd.
4 copies of 213/90/01, 02 & 06, 4 copies of specification, 4 copy of newspaper, covering letter, form, cheque £92-00.

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

No of dwellings proposed (if any) Class(es) of Development

Fee Payable £ Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Robt M Tidy Date 23/12/91

Application Type P/B
Register Reference 91A/2060
Amount Received £ 92.00
Receipt No 22/13
Date

FOR OFFICE USE ONLY
2.12.4

RECEIVED
23DEC1991
REG. SEC.

Grid Ref 21/12/91

£32 23/12
N 54249

£60 N 54430

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

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

1. Name and Address of applicant.

2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heeding 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 parson 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 accordence with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL

PAID BY
CASH
CHEQUE
P.O.
Cat.
M.

4649 UPPER O'CONNELL STREET, [illegible] LAW APPLICATION
DUBLIN 1.

N 54470

Received this [illegible] day of [illegible] 19[illegible]

from [illegible]

[illegible]

[illegible] Pounds

the sum of [illegible] Pence being [illegible]

S. CAREY
Principal Officer

Cashier

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

CASH 45/49 UPPER O'CONNELL STREET,

CHEQUE DUBLIN 1.

P.O.

N 54249

Received this day of 19

from

the sum of Pounds

Pence being

Cashier

S. CAREY

Principal Officer

Robert M.Foley & Associates.
Planning & Design Consultants.
8 Sylvan Close, Kingswood Heights, Dublin 24. Phone 526884

Date 21/12/91
Our ref.
Your ref.

Re: Change of house type on sites number 26 and 27 Oldcourt Manor, Oldcourt Road, Tallaght, Dublin 24.

Dear Sir or Madam,

With reference to the above mentioned site at Oldcourt Road, Tallaght, Dublin 24 for my client J. Heery Joinery Ltd. We wish to apply for planning permission and bye-law approval for a change of house type on sites numbers 26 and 27 Oldcourt Manor, Oldcourt Road, Dublin 24. The overall width of the remaining two sites has not sufficient width to take the original disigned house, as indicated on planning reference number 90A/1421.

The new house type will match the existing houses in design, material use and colour material specification is exactly the same as that in planning reference number 90A/1421.

If you should require any further information please do not hesitate to contact this practice.

Yours sincerely,

Robert M. Foley.

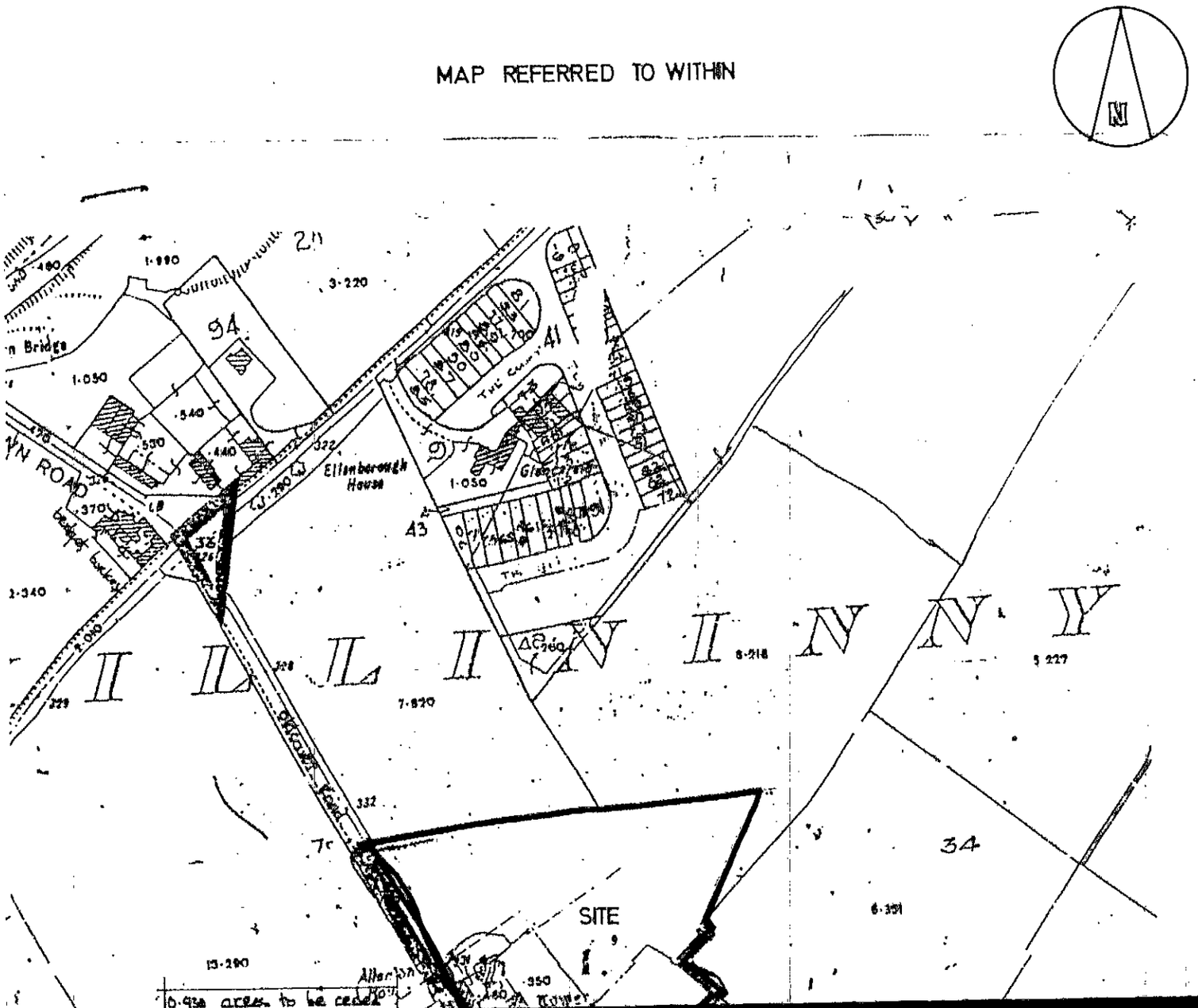
To: Planning Dept.,
Dublin County Council,
Irish Life Centre,
Dublin 1.

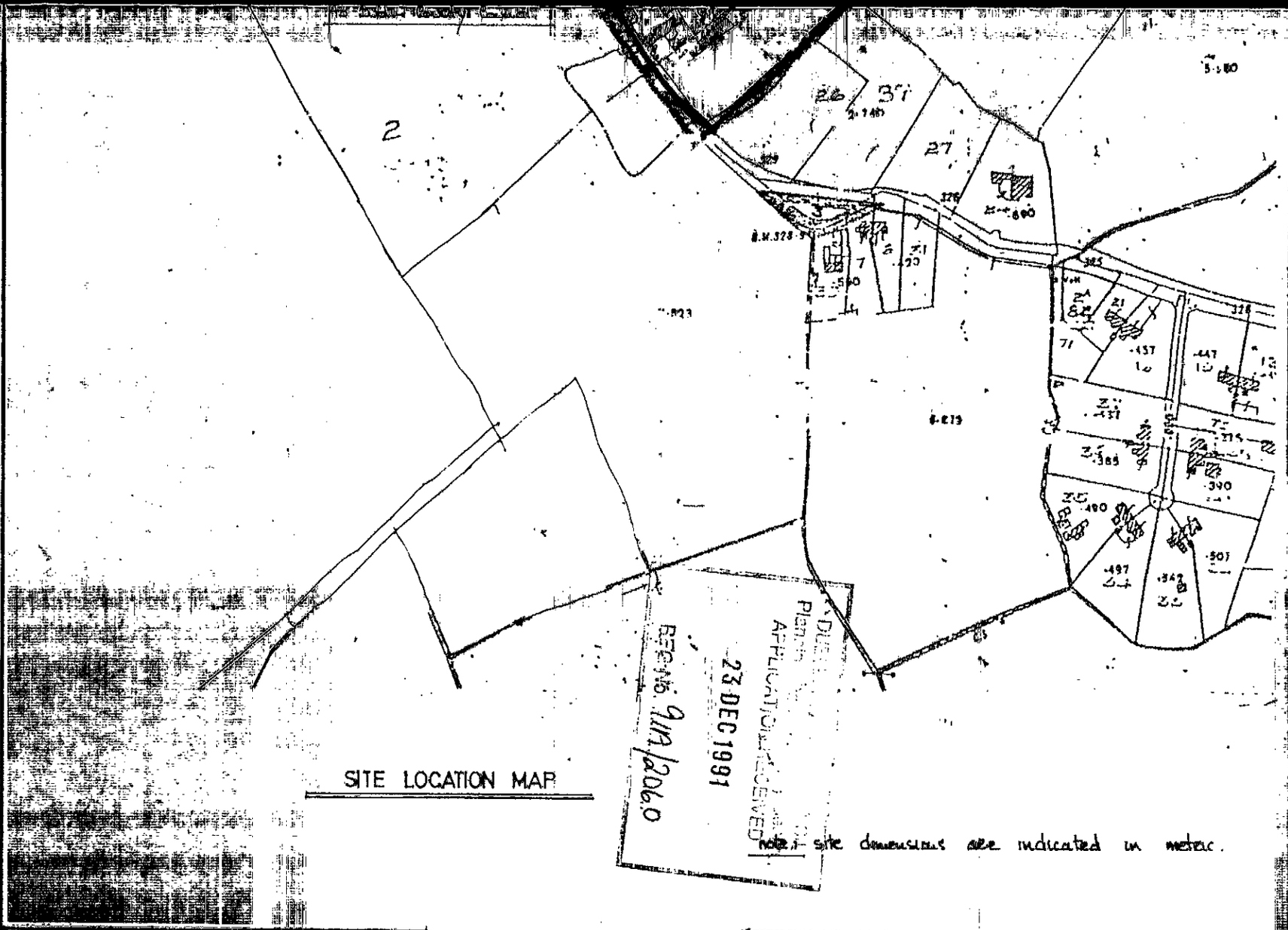
Encls. Fee cheque for £92.00.
Four copies of drawings and specifications.
One copy of newspaper advertisement.
Application form.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
23 DEC 1991
REG No. 91A/2060

K design.

MAP REFERRED TO WITHIN





SITE LOCATION MAP

note: site dimensions are indicated in metres.

ROBERT. M. FOLEY. & ASSOCIATES
PLANNING & DESIGN CONSULTANTS,
8 SYLVAN CLOSE,
KINGSWOOD HEIGHTS,
DUBLIN 24. ph 526234.

client: MR J HEERY.
BALLYMOREFINN, BOHERNABREENA, CO DUBLIN.

drg title: ALLENTON HOUSE, OLDCOURT ROAD, TALLAGHT, DUBLIN 24.
SITE PLAN. (indicating area of site to be ceded to Dublin Co.Co.)

date: 8/7/90	drawn by: Robt M Foley	drg no: 213/90/01
scale: 1:2500		

Outline specification of works to be done and materials to be used

in

The erection of houses on sites 26 and 27

at

Oldcourt Manor,
Oldcourt Road,
Tallaght,
Dublin 24.

for

J. Heery Joinery Ltd.,
Ballymorefinn,
Bohernabreena,
Co. Dublin.

December 1991.

Robert M. Foley & Associates.
Planning & Design Consultants.

8 Sylvan Close, Kingswood Heights, Dublin 24. Phone 526884

Excavations and Sub Structures

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

Demolition — Remove with extreme care all structures to be demolished as indicated on drawings and make good to adjoining walls and groun area.

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 150mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations. Remove all rubble from site.

Workmanship — Materials, goods and workmanship are to be the best quality of their respective kinds and those for which there is an Irish or British standard or code of practice, are to comply therewith unless otherwise stated.

Excavations — 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 750mm below the finished ground level and kept clear of water before concreting. Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

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 600mm.

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

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

Cement — 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.

Lime — Hydrated lime to be to I.S. 8.

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

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

Concrete Mixes

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

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

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

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

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

Strong Guaged Mortar — Shall be 5 parts mortar mixded with 1 part cement immediately before use.

Additives — Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturers instructions.

Blockwork and Concreting

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.

Cavity Walls Walls shall be constructed of 112mm leaves of brick or block with 100mm cavity tied with stainless steel wall ties. Ties to be placed at 450mm centres vertically and 900 centres horizontally. Wall ties to B.S. 1243, wall ties to be placed 200mm max from reveal, and not less than one tie per every 300mm in height. Cavities to be kept free at all times of mortar droppings. Weepholes to be provided in base of cavity at on stepped d.p.c.'s. All window and door opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150mm below the level of the d.p.c.

Hollow Block Walls 225mm hollow concrete blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces and shall not enter cavitys of the block. Internally block to be battened with 44 X 38mm treated timber battens, 50mm fibreglass insulation, vapour barrier and dry-lining

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

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

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

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.

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

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 20mm deep and pointed in cement mortar.

Party Walls All party walls shall be 225mm 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.

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

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

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

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

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

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

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

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

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

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.

Lintels Concrete lintels mix B cast in situ shall be 225mm deep with 225mm bearing at each side of the ope, and shall be reinforced for full length with one 10mm mild steel for every foot of span. Bars are to be placed 25mm 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. 10mm mild steel bars at the top with 25mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturers instructions.

Window Cills Concrete window cills shall be to I.S. 99, 65mm thick on front face, 120mm 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.

Chimney Breasts and Stacks Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less th 112mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200mm 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 100mm 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 200mm internal diameter, backed with weak mortar carried 150mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112mm 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.

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

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

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 150mm from face of appliance all round.

Hearths First floor hearths shall be 125mm thick reinforced concrete, Mix B, finished fine carried on suitable formwork on 44mm X 22mm battens spiked to floor joists. Ground floor hearths shall be 125mm, finished fine, on hardcore as necessary. All hearths to be 150mm wider than fire ope on each side and to project 300mm from face of breast.

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

Concrete Floors Concrete floors to be laid on a bed of clean hardcore, minimum 150mm thick and well comacted. No soft materials to be use In the hardcore build up, 50mm min layer of fine sand, d.p.c. 1000 guage visqueen or similar, 1000 metre strip of 50mm polystyrene insulation, concrete slab to be 150mm thick grade B, finished with steel trowel or powerfloated.

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

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

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/m^2. Exposed soffits shall be insulated where necessary.

Screen & Garden Walls Screen or garden walls shall not abut main walls of house and shall be constructed of 100mm solid concrete blocks on flat or edge depending on height with piers at revelant centres, and foundation at regulation foundation depth.

Carpentry and Joinery

Timber Timber shall be sound, free from disease adn infestation and large loose knots or woney 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 read deal, hardwood or other timber suitable and free from all defects.

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.

Roof Timbers

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

Rafters — Rafters 150x38mm minimum at 400 centres, treated at feet with preservative, and cut to angles, checked and twice spike to wall plates, properly aligned to back and spiked to ridge and purlin.

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

Hip and Valley Rafters — Hip and valley rafters 44mm X 225mm treated at feet with preservative and fixed as for rafters above.

Valley & Gutter Boards — Valley and gutter boards 22mm X 225mm wrot, to take gutter, treated with preservative and secured to rafters.

Ridge Board — Ridge board 32mm X 175mm set level, kept 50mm clear of chimney shaft.

Purlins — Purlins —— adequately supported at intervals of approximately 2 m. Joints where necessary, shall be half lapped over a support.

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

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

Collar Ties — Collar ties 35mm X 115mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be spiked to rafters.

Hangers — Hangers and runners 35mm X 75mm where necessary to support ceiling joists.

Soffit Bearers — Soffit bearers 35mm X 75mm to every rafter, treated with preservative.

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

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

Ceiling Joists — Ceiling joists 125x38mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500mm securely spiked lap over partition walls.

Roof Trusses — Roof trusses to I.S. 193(P), adequately braced diagonally, may be used at centres not greater than 600mm. Trusses to be erected in accordance with manufacturers instructions.

Floor Joists

First Floor Joists — First floor joists 225x50mm at 400 centres treated at feet of joists and bridged with solid bridging cut from specified floor joists. Joists to be doubled where carrying a partition.

Trimmers — Trimming and trimming joists 225x75mm depth of joist to opes and chimney breasts and kept 50mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

Ground Floor Joists — Ground floor joists —— at —— centres to be spiked to wall plates (tassels). Trimming timbers to be 44mm thick X depth of joist.

Wallplate — Ground floor wallplate to be 100mm X 75mm treated with preservative set level and bearing solidly on D.P.C.

Ventilation — Provide through ventilation under timber ground floors be means of 225mm X 150mm 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 125mm.

Flooring — Remove all debris from sub-floors before flooring. Flooring 22mm T & G well cramped, twice nailed with 60mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18mm flooring grade chipboard, density 700 kg/m³ on joists at 400mm centres with 44mm X 44mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3mm between them, with 20mm gap between edges of sheet and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300mm centres and not nearer than 12mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.

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

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

Stud Partitions — Studs, head and sole pieces, and bridging 35mm X 75mm. Studs at 350mm to 400mm 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.

Proprietary Partitions — Accepted proprietary partitions, erected to manufacturers instructions, may be used.

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 860mm, going 220mm minimium, rise 200mm maximium.

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

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

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

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. 60. 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 manufacurers instructions.

Note : Glazed area to be not less than 10% of floor area of room. Opening areas to be not less than 5% of floor area of room.

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

External Door Frames — External door frames shall be machine prepared 75mm X 115mm 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.

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

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

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

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

Hot Press — Hot press to have not less than 2m² 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 & 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.

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.

Trimmings Skirtings 16mm X 100mm wrot deal to all floors well fixed to grounds. Plastic skirting may be used where appropriate. Architraves may be 16mm X 75mm wrot deal or as necessary to form near joint, mitred at angles and securely fixed to grounc 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.

Ironmongery and General

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

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

Metal and A.C. gutters to be supported on suitable brackers at not more than 2m centres, jaisted 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 brackers 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.

Sash Fittings All opening sashes shall be fitted with strong metal fasteners. Centre pivated, 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 acceptable patent hanging gear.

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

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

Roofing

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

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

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

Concrete 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. 50mm 10 gauge galvanised nail. Lap 75mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underlock and suitably coloured sand/cement pointing. Alternatively patent eave closer and fillet clip may be used.

Concrete Tiles (Low pitch - under 30°)

Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimium pitches accepted by the Department which may not be as low as those recommended by the manufacturers.

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 25mm in the case of slates and 50mm 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.

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 filler 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 or slates.

Flat Roofs

Wall plates 100mm 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 50mm dri-dek.

Roof Joists

Timber roof joists _____ at 400mm centres bridged with solid bridging, feet of timber to be treated with suitable preservative. Joists to have a min of 100mm bearing on walls.

Firring Pieces

Firring pieces to be fixed to timber joists falling to rainwater outlets.

Roof Finish

Roof to be finished with asphalt, felt, or P.V.C. flexible roof finish, specified roof finish to be laid in accordance with manufacturers instructions.

Plastering

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.

Rough Cast

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

Reveals

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

Plinths

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

Internal Plastering

Scud walls and plaster one coat 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.

Stud Partitions and Ceilings

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.

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.

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

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

Plumbing

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

Cold Water Supply From stopcock take 150mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litre for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequate. supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm over-flow 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 I.S. 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

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

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

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 adn Standards and shall bear the Irish Standard Mark.

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.

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

Where other domestic water hearing systems are used they shall be compentently designed and installed.

Compression Tube Fittings of Copper Alloy Compression tube fittings of copper and copper alloy shall be certified by the Institute of 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.

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. Tap of sink to be not less than 850mm over floor level. Form enclosed press, with raised press, with raised floor and recessed plinth under sink and drainer.

Bath & W.H.B. Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and viterous china wash hand basin 550mm X 400mm suitably supported and secured with not less than 150mm clearance to sides. Bath to be provided with adequate overflow.

Plugs, Traps Wastes & Taps 15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm da. 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.

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.

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

Drainage

Trenches Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain.

Drain The main and branch drains shall be 100mm diameter laid to continous falls of not less than 1 in 60 or nor 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 sacketed impermeable glazed ware or concrete supported on continous concrete bed mix B 100mm thick X 300mm wide for full lenght 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 nearly worked fillet. Clean pipe internally as necessary after each joint is made

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

Drains under Roads & 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.

A.J.s & 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 wall 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.

Gullies & 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.

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.

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.

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.

Vent Shaft At head of drain, carry up 50mm minimium 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.

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

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.

Electrical Installation

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.

Existing Buildings Ensure that there is proper earth points connected to fuseboard and earths on pipework in kitchen/bathroom. Note all fuseboards in commercial or domestic premises should be fitted with circuit breakers, and trip switches.

Protective Painting

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.

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 manufacturers instructions.

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.

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

Glazing

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.

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.

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

Fire Precautions

Garage

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.

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.

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.

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

Party Walls Party wall in new or existing buildings should be sealed with a proprietary fire break system, or by filling any apes in party wall with sand and cement to the underside of roof finish.

Ventilation

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. All bedrooms to be vented with a 225 X 225mm permanent vent to external air.

Bathrooms Bathroom and W.C. apartment shall be ventilated as above subject to a minimium of 0.1m². 225 X 225mm permanent vent to be provided in walls.

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

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

Under Floor Under floor ventilation shall be as previously specified.

Garage Garage to be provided with minimium 225 X 225 permanent vent to external air.

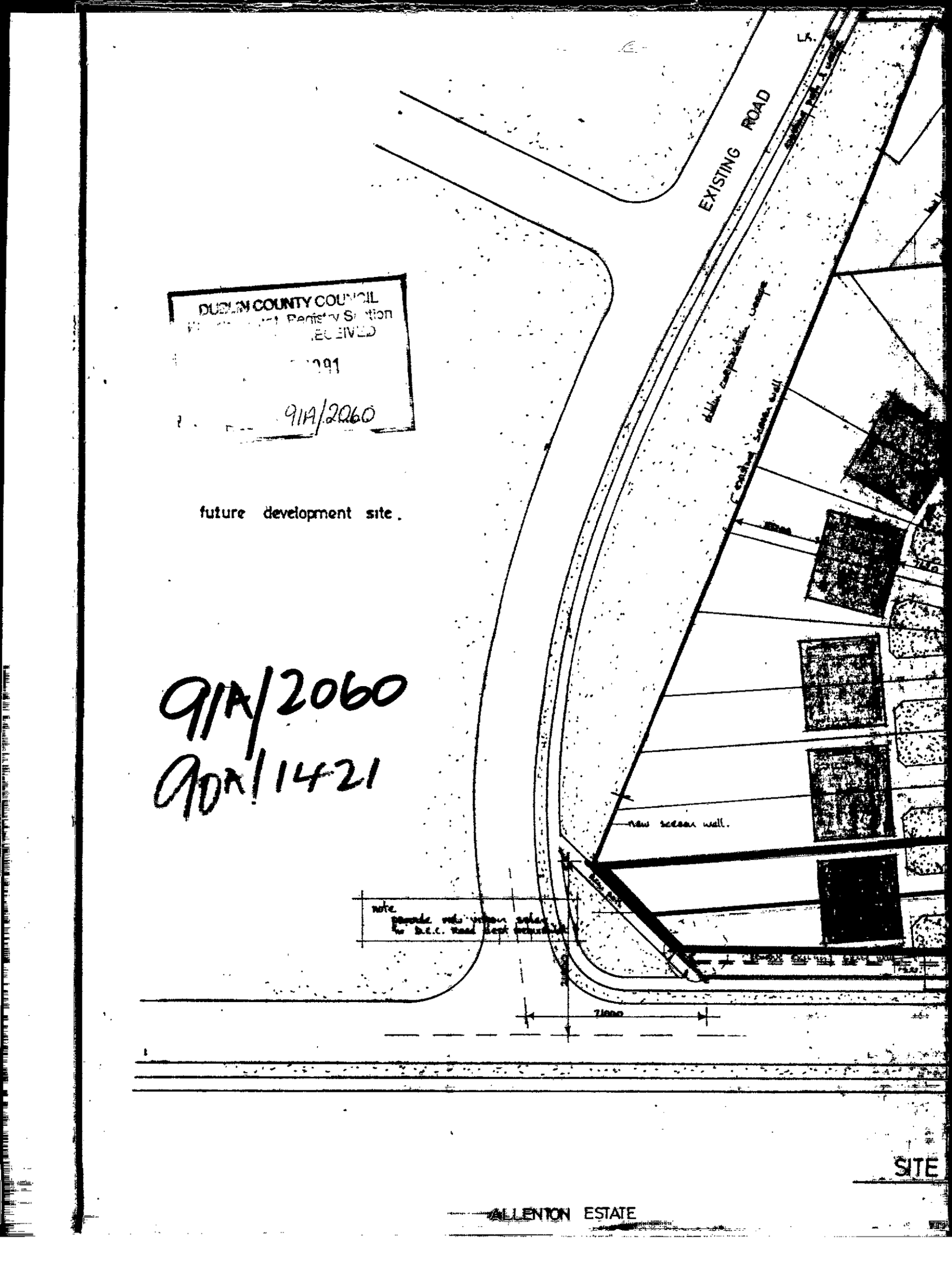
Thermal Insulation

Insulation Insulation must be in accordance with the maximium U-Value laid down by the Department viz., a general whole building standard not exceeding 0.85 W/m² °C and llemental 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.

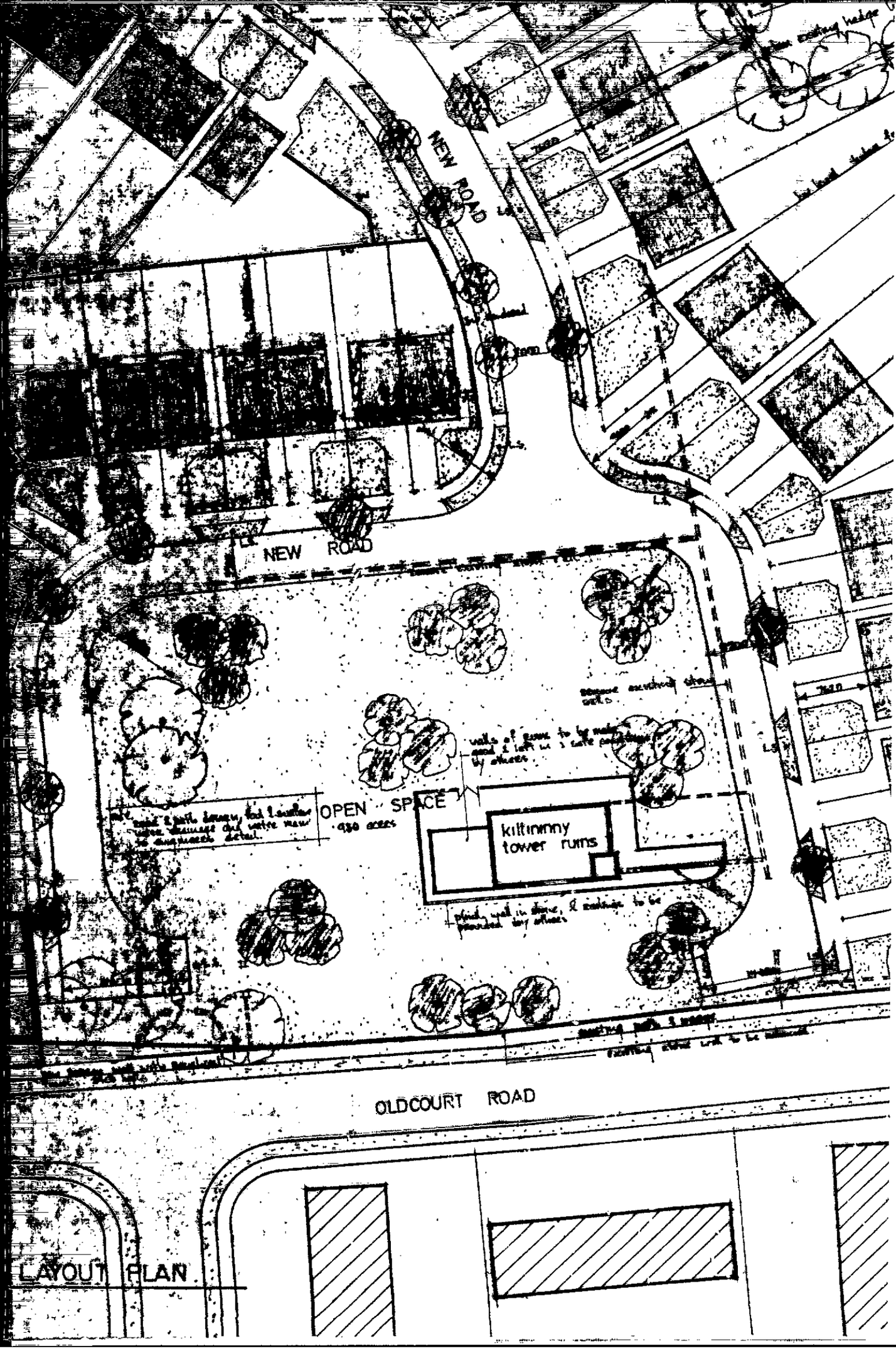
U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A3 of the C.I.B.'s Guide Book A 1980 published by the Chartered Institution of Building Services.

Mineral Fibre Mats Mineral fibre mats for thermal insulation of building 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.



future development site.

91A/2060
90A/1421


NEW ROAD
NEW ROAD
OPEN SPACE
·430 acres
kiltinnny
tower ruins
OLDCOURT ROAD

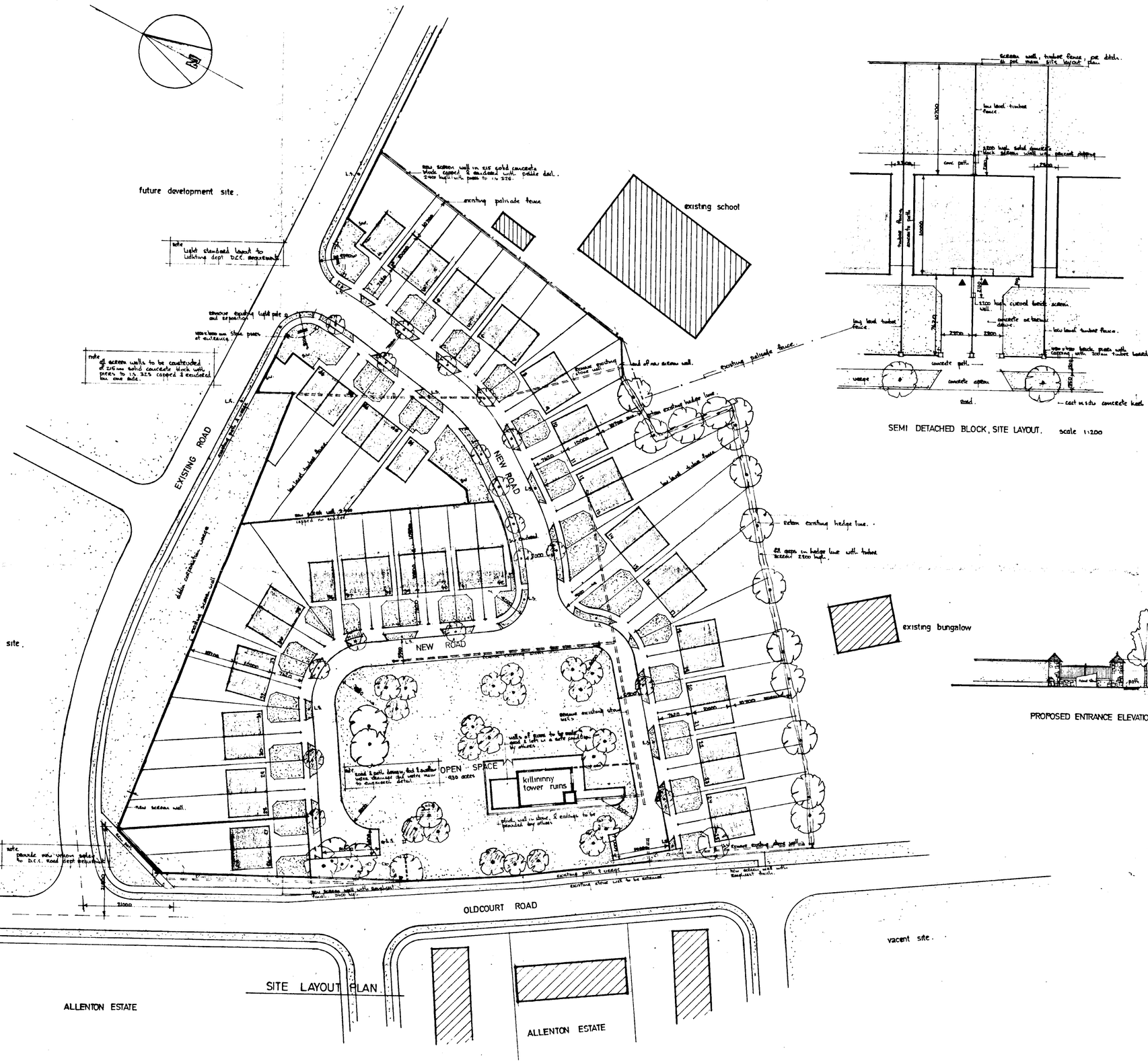
LAYOUT PLAN

NOTE :
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE PROCEEDING WITH WORK.
DO NOT SCALE, USE WRITTEN DIMENSIONS ONLY.
SITE BOUNDARYS TO BE CHECKED BY DEVELOPER BEFORE PROCEEDING WITH WORKS.
HOUSE BOUNDARYS MAY VARY, FROM POSITIONS AS INDICATED ON SITE LAYOUT, DRG NO. 213/90/2[A].

LEGEND

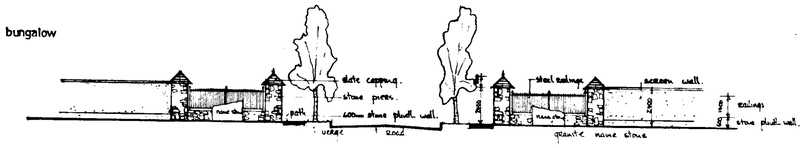
new trees.

existing trees to be retained.



SITE LAYOUT PLAN.

SEMI DETACHED BLOCK, SITE LAYOUT. scale 1:200



PROPOSED ENTRANCE ELEVATION

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
23 DEC 1991
REG No. 91A/2060

revision C.	change of house type on site 26 & 27 due to realised site width.	22/12/91
revision B.	house no 43 on drg no 213/90/2[A] has been removed. and house number adjusted.	5/12/90
REVISION A.	Site layout adjusted to comply with items no 1 of additional information request dated 2/10/90	4/10/90 .c

client :
MR. J. HEERY.
BALLYMOREFINN, BOHERNABREENA.
CO DUBLIN.

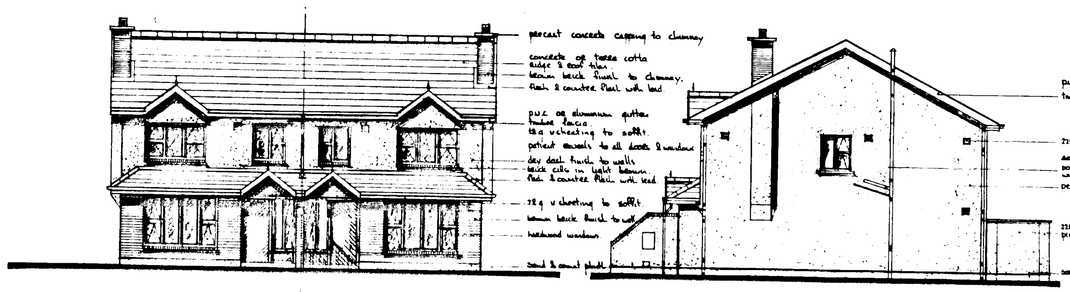
drg title :
HOUSING DEVELOPMENT AT ALLENTON HOUSE, OLDCOURT ROAD, TALLAGHT, DUBLIN 24.
SITE LAYOUT PLAN, FOR 48 HOUSES.

ROBERT M. FOLEY & ASSOCIATES.
PLANNING & DESIGN CONSULTANTS.
8 SYLVAN CLOSE, KINGSWOOD HTS, D24. ph 522090

date :	11/7/90.
scale :	1:500
drawn by :	

drg no :
213/90/2[C].

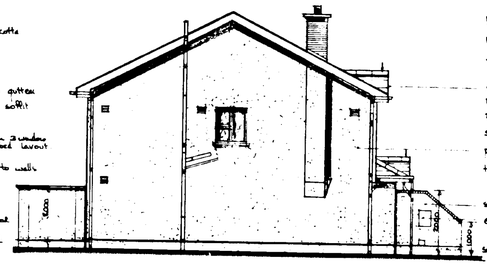
NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE BEFORE PROCEEDING WITH WORK.
DO NOT SCALE, USE WRITTEN DIMENSIONS ONLY.



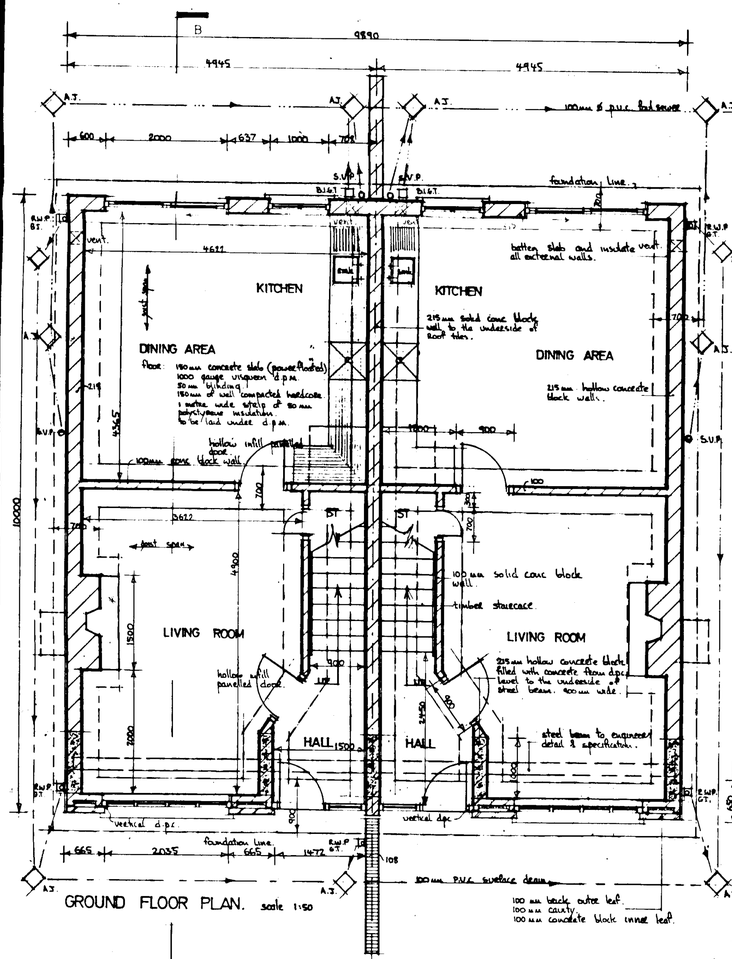
FRONT ELEVATION

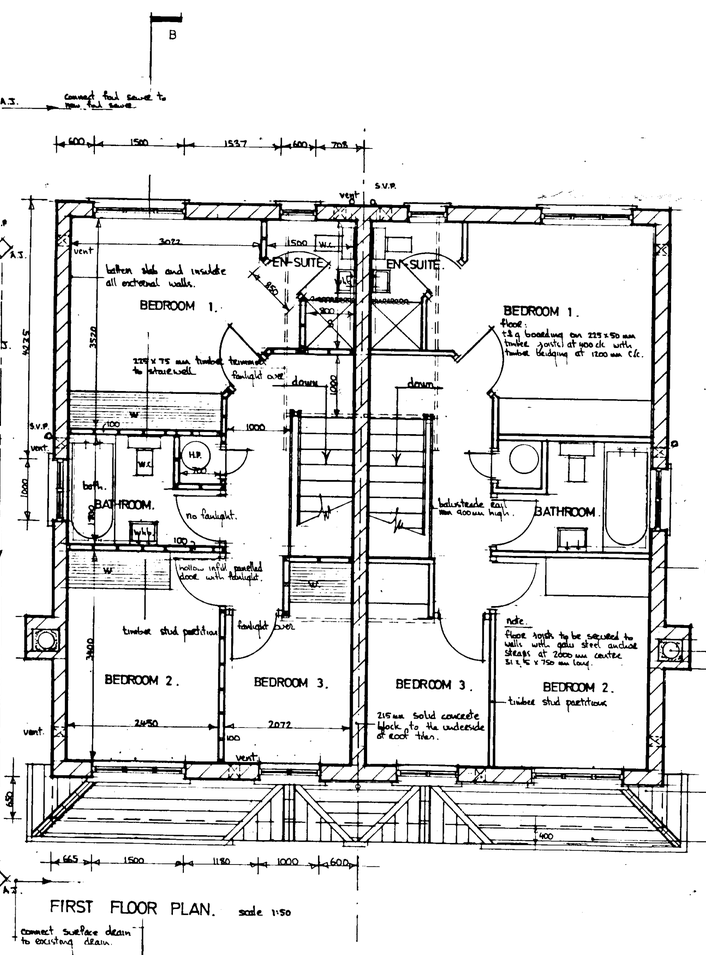
SIDE ELEVATION

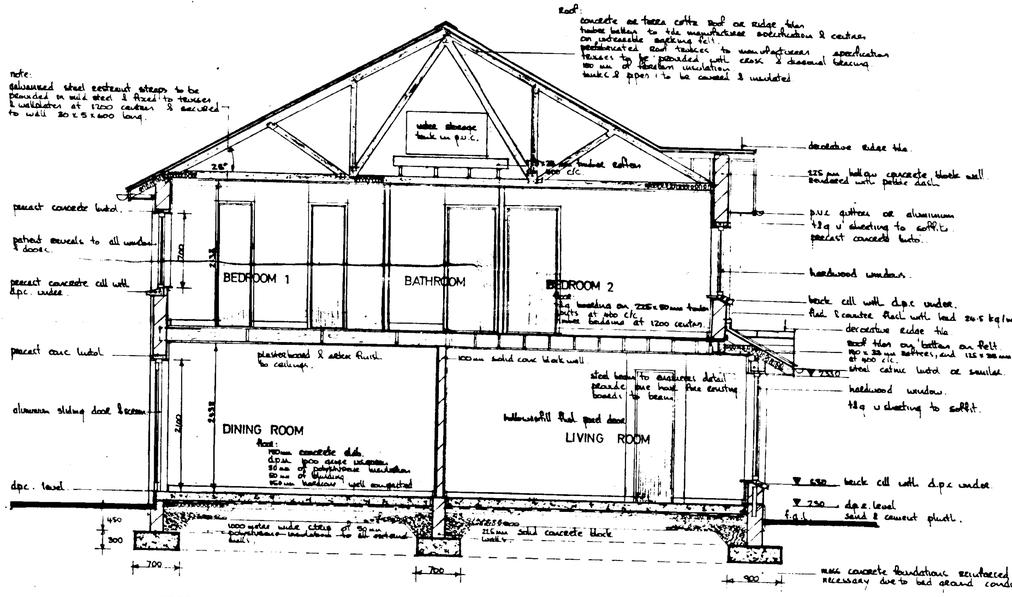
REAR ELEVATION.



SIDE ELEVATION.







25 DEC 1991
91A/2060

client:
MR J HEERY
BALLYMOREFINN, BOHERNABREENA,
CO DUBLIN.

drg title:
HOUSING DEVELOPMENT AT ALLENTON HOUSE
OLDCOURT ROAD, TALLAGHT, DUBLIN 24
NEW HOUSE TYPE ON SITE NOs 26 & 27

ROBERT M. FOLEY & ASSOCIATES
PLANNING & DESIGN CONSULTANTS.
8 SYLVAN CLOSE, KINGSWOOD HTS, D24. ph 521681

date: 22/12/91
scale:
drawn by:

drg no:
213/90/6