

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1804

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	APPEALS DECISION <i>AP</i>	✓
	CHANGE STATUS <i>62</i>	✓
	APPEALS DATE <i>3/8/72</i>	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

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 WITHDRAWN.....54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

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A 1804

NEW APPEALS

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6 ENTER IN PLANAPS	Appeal Notified: 31/3/92	✓
	Appeal Type/Appellant Type: A S	✓
	Bord Pleanal Ref: 88398	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10		
11		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1804 CERTIFICATE NO.: 17819B
 PROPOSAL: Bungalow
 LOCATION: Ballydowd Grove
 APPLICANT: B. Dorrell

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling <u>X/1</u> (Houses/Flats)	@ £55	<u>£30</u>	<u>-</u>	<u>£30</u>		
B	Domestic Ext. (Improvement/ Alts.)	@ £30			<u>£30 paid</u>	<u>14/2</u>	<u>57391</u>
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: N. Deane Grade: III Date: 26/3/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

assessment of financial contributions

- (i) standard £750.
- (ii) roads levied £700 under
ZA 353. Contributions required
in the area now is £1420
- (iii) tanks request £6000. not
previously conditional. not
now conditional

10/3/92



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

Register Reference : 91A/1804

Date : 19th November 1991

Our Ref.

Dear Sir/Madam,

Your Ref.

Date

Development : Detached bungalow

LOCATION : adjacent to Ballydowd Grove, Lucan

Applicant : B. Worrell

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 14th November 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 32.00 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

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

for PRINCIPAL OFFICER

Anthony M. Gallagher, Architect,
8 Dartry Road,
Dublin 6

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

Anthony Gallagher,

Architect,

8 Duxbury Road,

Dublin 6.

19/11/91

REG. REF.: 917/1004

RE: Bungalow adjacent to Ballydowd Grove, Liscannor, for Brailor Marshall

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 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 £ 55.00.

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

Yours faithfully,

for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 91A/1804

Cert. No. 27148

PROPOSAL Bungalow

LOCATION adjacent to Ballyclonard Grove, Lucan

APPLICANT Briefne Worrall

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£32	NIL	£32	£32 paid 21/11 N51256
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade Date

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade Date 18/11/91

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

BYE LAW APPLICATION FEES

REF. NO.: 91A/1804 CERTIFICATE NO.: 16814B
 PROPOSAL: Bungalow
 LOCATION: adjacent to Ballyclawd Grove, Lucon
 APPLICANT: Briefne Worrell

18/11/91

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>Nil</u>	<u>£55</u>	<u>£55 paid 21/11</u>	
B	Domestic Ext. (Improvement/Alts.)	@ £30				<u>NS1771</u>	
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 18/11/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

DUB. / S. P / 4844 / 92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

FINANCIAL CONTRIBUTION :-	
AMOUNT £ 750	
F	RDS: 1420

CN-9837 102

Proposed detached bungalow with access from Ballydowd Grove, at site adjacent to no. 9 Ballydowd. By order P/0963/92 dated 11th March, 1992 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 31st August, 1992:-
PL6/5/88398

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1804

APPEAL by John McCrory care of Wilfred M. Raftery of Saint Michael's, 1 Springfield Avenue, Templeogue, Dublin against the decision made on the 11th day of March, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Breffni Worrall of Ballydowd, Lucan, County Dublin for the erection of a bungalow on site with access adjacent to 9 Ballydowd Grove, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said house in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be inconsistent with the proper planning and development of the area or injurious to the amenities thereof.

SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure incurred by the Council in the provision of a public water supply and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services that have facilitated the proposed development.

COMHAIRLE CHONTAE ÁTHA CLIATH

PL 6/5/88398

Record of Executive Business and Manager's Orders

SECOND SCHEDULE (CONT'D.)

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the Council in respect of road improvements that facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards expenditure incurred by the Council in respect of road improvements that facilitate the proposed development.

3. All public services for the development including electrical, communal television and telephone cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including disposal of surface water, shall comply with the standards of Dublin County Council for such works and services.

Reason: In the interest of public health, and to ensure a proper standard of development.

5. Details of the proposed boundary treatment to the front (north) of the site shall be submitted to and agreed with the planning authority prior to the commencement of development on site.

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

6. Details of the proposed access from Ballydowd Grove, including details of proposed entrance gates, piers and finishes to the existing boundary wall shall be submitted to and agreed with the planning authority prior to the commencement of development on site. In this regard, the existing wall to the west of the site and adjoining the end of the existing cul-de-sac shall have a rendered finish.

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

P. J. Fuddy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 31st day of August 1992.

COMHAIRLE CHONTAE ÁTHA CLIAITH

Record of Executive Business and Manager's Orders

PL6/5/88398

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1804

With regard to Condition No. 1 the financial contribution towards the provision of water supplies and sewerage facilities is assessed at £750.00.

With regard to Condition No. 2 the financial contribution towards road improvements is assessed at £1,420.00.

Order Noted: <u>C.D.</u>	
Dated: <u>12th OCT 1992</u>	
ASSISTANT COUNTY MANAGER	
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated: <u>25th</u>	day of <u>sep.</u> 19 <u>92</u>

P/963/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:
Standard: 750
Roads: 1420
S. Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Register Reference : 91A/1804

Date Received : 17th January 1992

Correspondence : Anthony M. Gallagher, Architect,
Name and : 8 Dartry Road,
Address : Dublin 6

Development : Detached bungalow with access

Location : Site adjacent to No. 9 Ballydowd Grove

Applicant : B. Worrell

App. Type : Permission

Zoning : To preserve and provide for open space and recreational amenities.

Floor Area : 550 ^{feet} Sq. metres

(MG/CM)

Report of the Dublin Planning Officer dated 28th February, 1992.

This is an application for PERMISSION for a detached bungalow on a site adjacent to Ballydowd Grove, Lucan for B. Worrell.

The proposed site, which has a stated area of 0.25 acres, is located immediately west of Ballydowd Grove, an established bungalow development off the Old Lucan Road. The proposed site forms part of an existing house plot at this location. It is bounded to the east by a c. 2m. high block wall. An existing pedestrian way runs between the site and the nearest adjoining house, No. 9 Ballydowd Grove.

The proposed site is zoned F "to preserve and provide for open space and recreational amenities" in the Dublin County Development Plan 1983. Planning permission was previously granted for a bungalow at this location under Reg. Ref. No. ZA.353. The site of this bungalow which was to adjoin No. 8 Ballydowd Grove, incorporated part of the site of the current proposal under Reg. Ref. No. 91A/1804. The Planning Officer's report on that application noted the zoning objective but stated that residential development was "open for consideration" and also that it was unlikely that the site would be acquired for public open space for recreational use. This bungalow was never constructed and the permission has now expired.

The proposed site is zoned A "to protect and improve residential amenity" in

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1804

Page No: 0002

Location: Site adjacent to No. 9 Ballydowd Grove

the context of the Draft Development Plan 1991. In view of this and the particular history of the site residential development is considered acceptable at this location.

The current application provides for the construction of an 850 sq.ft. bungalow on this 0.25 acre site. This is to be accessed via an extension of the carriageway at Ballydowd Grove to the north of the site. The applicant has not indicated his interest in these lands to enable him to carry out this work and provide access (although on site inspection it appeared to be all one landholding). This matter should be clarified.

The newspaper notice submitted is considered unsatisfactory. It is vague referring only to the fact that permission is sought for a bungalow adjacent to Ballydowd Grove. There are at least 2 undeveloped sites adjacent to Ballydowd Grove. A revised newspaper notice should be sought stating specifically that the proposed site is adjacent to No. 9 Ballydowd Grove and that access is proposed from Ballydowd Grove.

Lodged plans provide for a gable fronted pitched roof bungalow to be set back some 25 feet from the proposed road frontage i.e. behind the building line at Ballydowd Grove. A rear garden length of 67 feet is proposed. The proposed development also involves a large side garden of width 40 feet. The boundary between this and the existing house is to comprise a 6 feet screen wall. This is to be located some 5 feet from this existing house at the nearest point. This revised boundary will reduce the availability of private open space around this existing house. However it is considered acceptable given the large size of site remaining and the availability of open space to the south and west. Furthermore, from site inspection it was noted that the site of the proposed house is currently overgrown and does not form part of the garden which has been laid out around this existing dwelling.

The applicants were requested to submit Additional Information on 9th January, 1992, as follows:-

1. The applicant is requested to submit a revised public notice as follows:

"Co. Dublin - Permission sought for a detached bungalow on site adjacent to No. 9 Ballydowd Grove, with access from Ballydowd Grove, for B. Worrall."

2. Lodged plans provide for access to the site by means of an extension of the existing carriageway at Ballydowd Grove. The applicant is requested to submit full details of his interest (if any) in the land which are outside the site of the current application to enable the carriageway extension to be

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1804

Page No: 0003

Location: Site adjacent to No. 9 Ballydowd Grove

constructed.

Additional Information was submitted on 17th January, 1992. This included details of a revised newspaper notice as requested. Correspondence lodged stated that the lands outside the site of the current application and over which it is intended to extend the carriageway are owned by the applicants family.

Further unsolicited additional information was submitted on 20th January, 1992. This provided for a revised access arrangement, i.e. directly from Ballydowd Grove as approved previously under Reg. Ref. No. ZA.353. The applicant states that the turning area will be provided in the context of a future application for a house on the balance of this overall site.

Roads Department reports of 16th December, 1991, 14th February, 1992 and 25th February, 1992 noted.

Sanitary Services report dated 15th January, 1992, recommends refusal on the basis that the proposed development proposed draining to Strawberry Beds system which is overloaded. Subsequent Sanitary Services report refers to earlier report but notes that given the planning history of the site, there is no objection to a connection to the foul sewer system for one house only. With regard to surface water, the report notes that the system to which it is proposed to discharge is overloaded and that the applicants must discharge to another system or alternatively to soak pits. This can be conditioned.

Parks Department report request a contribution of £1,000 towards open space provision.

The proposed development is considered acceptable.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (//) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1804

Page No: 0004

Location: Site adjacent to No. 9 Ballydowd Grove

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 the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That a financial contribution in the sum of £ 750 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 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.

06 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.

07 That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council. In this regard, applicant to submit revised proposals for the disposal of surface for the agreement of Sanitary Services Department, Dublin County Council, prior to the commencement of development on site.

REASON: In order to comply with the requirements of the Sanitary Services Department.

08 That details of the proposed access from Ballydowd Grove, including details of proposed entrance gates, piers and finishes to existing boundary wall be submitted and agreed with Planning Authority prior to the commencement of development on site. In this regard, the existing wall to the west of the site and adjoining the end of the existing cul-de-sac to have a rendered finish.

08 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/1804

Page No: 0005

Location: Site adjacent to No. 9 Ballydowd Grove

09 That details of the proposed boundary treatment to the front (north) of the site be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

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

cut
~~10 That a financial contribution in the sum of £1,000 be paid by the proposer to Dublin County Council towards the provision of public open space in the area of the proposed development and which will serve the proposed development. This contribution to be paid prior to the commencement of development on site.~~

~~10 REASON: In the interest of the proper planning and development of the area.~~

9
10 That a further contribution of £1,420. be paid by the applicant to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on site.

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

cut
11. *Electricity to be provided by the use of either oil, gas, electric or by smokeless fuels in fireplaces or appliances suitable also for burning solid smokeless fuel*

Reason: In the interest to reduce air pollution

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1804

Page No: 0006

Location: Site adjacent to No. 9 Ballydowd Grove

G. Boothman

.....
for Dublin Planning Officer

.....
Endorsed:-

[Signature]
.....
for Principal Officer

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

Dated : *11th* MARCH 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *10th February* 1992.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1804.
DEVELOPMENT: Bungalow.
LOCATION: Adj. to Ballydowd Grove, Lucan.
APPLICANT: B. Worrall.
DATE LODGED: 14.11.91 & A.I. of 20.1.92 & 17.1.92.

Please refer to previous Roads Reports of 16.12.91 and 14.2.92.

While it may be acceptable to access directly off the end of the existing cul-de-sac for a single house on the south portion of the site, this would not be acceptable were two houses built on the site. The house plot on the northern portion of the site would not have sufficient room to provide for turning movements. Also emergency vehicles and refuse collection vehicles could not turn and would be required to reverse back up the cul-de-sac. This is unacceptable and would be unsafe for pedestrians, particularly children at play.

The hammerhead shown on Additional Information of 20.1.92 is only 9m x 2.8m, it does not comply with standards and is not acceptable. Unless the applicant is prepared to comply with Dublin County Council Standards the application should be refused on the basis of a traffic hazard were 2 houses envisaged.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.02.92
Time 4.00

TB/BMcC
21.2.92.

SIGNED: C. P. O'Leary

ENDORSED: _____

DATE: 25/2/92

DATE: _____

(1) Site Lodged

LOCATION: Adjacent to Ballydowd Grove Lusk.

REG. REF. 914/1804

APPLICANT: D. Kornell.

PROPOSAL: Detached bungalows.

(2) Date Referred:

(3) Rec'd San. Ser.

(4) Dispatched from San. Services.

(5) Date to Planning

(6) Date ..

(7) D.P.O. report to be submitted before

(8) D.P.O. report submitted to S. A. O.:

POUL SEWER

See previous report dated 13/1/92.

In view of the previous history of the site and the anticipation involved, Engineering Services would not object to this single house being granted a permission to discharge to the Strawberry beds system at this point in time.

WATER

Unavailable

However the system is proposed to discharge in overland and the applicants must discharge to an alternative system which is available.

Alternatively should the applicants consider septic pits, these would be referred to the Building Dept.

D. Kornell
25.2.92

Endorsed
[Signature]

9) Decision due:

ENDORSED

DATE

26th Feb. 92

(X)

91A/1804

Please note:

- ① Two public sewers in narrow passage to side access is very restricted, but there is an existing 6 ft high wall and this proposal does not make circumstances any worse.
- ② Surface water is same loaded but one house or not will not make any difference in the circumstances.
- ③ It drains to the local system. regard this is a one off isolated house, which will not be repeated.

John

1. TWO PUBLIC SEWERS IN NARROW PASSAGE
TO SIDE AREAS IS VERY RESTRICTED,
BUT THERE IS AN EXISTING 6 FT. HIGH
WALL AND THIS PROPOSAL DOES NOT
MAKE CIRCUMSTANCES ANY WORSE.

2. SURFACE WATER IS OVER LOADED BUT
ONE HOUSE WILL NOT MAKE ANY
DIFFERENCE IN THE CIRCUMSTANCES

3. IT DRAINS TO THE LUCAN SYSTEM,
AGAIN THIS IS A ONE OFF ISOLATED
HOUSE WHICH WILL NOT BE REPEATED.

SS only

(P)

Register Reference : 91A/1804

Date : 25th November 1991

Development : Detached bungalow

LOCATION : adjacent to Ballydowd Grove, Lucan

Applicant : B. Worrell

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 14th November 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL
28 NOV. 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
14 JAN 1992
Returned

Date received in Sanitary Services 28 NOV. 1991

FOUL SEWER

Refusal recommended.

This house would discharge to the Strawberry Beds sewer.

SURFACE WATER

The system to which this house would discharge is overloaded.

M. Galvin
8.1.92

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15. 01. 92
Time 12.45

J.R.
10/1/92

GK.

Register Reference : 91A/1804

Date : 25th November 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

Water available

24 hr storage required. All connections etc to be by DCC personnel at applicants' own expense.

John Palmer

J. Powell 17/12/91

16/12/91

.....
ENDORSED _____

[Signature]

DATE _____

13/1/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *15.01.92*
Time *12.45*

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1804.
 DEVELOPMENT: Bungalow.
 LOCATION: Adj. to Ballydowd Grove, Lucan.
 APPLICANT: B. Worrell.
 DATE LODGED: 14.11.91.

No Roads objection subject to:-

1. A 14 metre wide turning bay to Dublin County Council Standards, complete with footpaths, grass margins and kerbs to be provided at end of cul-de-sac by applicant at his own expense.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date16.12.91.....
 Time.....3:30.....

TR/BMCC
16.12.91.

SIGNED: _____
 DATE: _____

ENDORSED: *G.P. Smith*
 DATE: 16/12/91



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.

Your Ref.

Date 05.12.1991

RE: Bungalow at Ballydowd Grove, Lucan. Reg. Ref. 91A/1804.

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 to be provided towards the further development of public open space in the surrounding area.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 6.12.91
Time 2.15
.....

SENIOR PARKS SUPERINTENDENT

823/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1804

Date Received : 14th November 1991

Correspondence : Anthony M. Gallagher, Architect,
Name and : 8 Dartry Road,
Address : Dublin 6

Development : Detached bungalow

Location : adjacent to Ballydowd Grove, Lucan

Applicant : B. Worrell

App. Type : Permission

Zoning : To preserve and provide for open space and recreational amenities.

Floor Area : Sq.metres

(MG/AC)

Report of the Dublin Planning Officer dated 16 December 1991.

This is an application for PERMISSION for a detached bungalow on a site adjacent to Ballydowd Grove, Lucan for B. Worrell.

The proposed site, which has a stated area of 0.25 acres, is located immediately west of Ballydowd Grove, an established bungalow development off the Old Lucan Road. The proposed site forms part of an existing house plot at this location. It is bounded to the east by a c. 2m. high block wall. An existing pedestrianway runs between the site and the nearest adjoining house, No. 9 Ballydowd Grove.

The proposed site is zoned F "to preserve and provide for open space and recreational amenities" in the Dublin County Development Plan, 1983. Planning permission was previously granted for a bungalow at this location under Reg. Ref. No. ZA.353. The site of this bungalow which was to adjoin No. 8 Ballydowd Grove, incorporated part of the site of the current proposal under Reg. Ref. No. 91A/1804. The Planning Officer's report on this application noted the zoning objective but stated that residential development was "open for consideration" and also that it was unlikely that the site would be acquired for public open space for recreational use. This bungalow was never constructed and the permission has now expired.

The proposed site is zoned A "to protect and improve residential amenity" in the context of the Draft Development Plan 1991. In view of this and the particular history of the site residential development is considered acceptable at this location.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

The current application provides for the construction of an 850 sq.ft. bungalow on this 0.25 acre site. This is to be accessed via an extension of the carriageway at Ballydowd Grove to the north of the site. The applicant has not indicated his interest in these lands to enable him to carry out this work and provide access (although on site inspection it appeared to be all one landholding). This matter should be clarified.

The newspaper notice submitted is considered unsatisfactory. It is vague referring only to the fact that permission is sought for a bungalow adjacent to Ballydowd Grove. There are at least 2 undeveloped sites adjacent to Ballydowd Grove. A revised newspaper notice should be sought stating specifically that the proposed site is adjacent to No. 9 Ballydowd Grove and that access is proposed from Ballydowd Grove.

Lodged plans provide for a gable fronted pitched roof bungalow to be set back some 25 feet from the proposed road frontage i.e. behind the building line at Ballydowd Grove. A rear garden length of 67 feet is proposed. The proposed development also involves a large side garden of width 40 feet. The boundary between this and the existing house is to comprise a 6 feet screen wall. This is to be located some 5 feet from this existing house at the nearest point. This revised boundary will reduce the availability of private open space around this existing house. However it is considered acceptable given the large size of site remaining and the availability of open space to the south and west. Furthermore, from site inspection it was noted that the site of the proposed house is currently overgrown and does not form part of the garden which has been laid out around this existing dwelling.

R. Roads Department report ~~not received~~ *noted*

Sanitary Services Department report ~~not received~~

Parks Department report request a financial contribution of £1000 towards the development of public open space in the area.
I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- K*
- 01 The applicant is requested to submit ~~details of~~ a revised public notice as follows:
Co. Dublin - Permission sought for a detached bungalow on site adjacent to No. 9 Ballydowd Grove with access from Ballydowd Grove for B. Warrell.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

02 Lodged plans provide for access to the site by means of an extension of the existing carriageway at Ballydowd Grove. The applicant is requested to submit full details of his interest (if any) in these lands which are outside the site of the current application *to enable the carriageway extension to be constructed.*

MS
nr Pendergast
.....
for Dublin Planning officer

H. J. [Signature]
Endorsed: -
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated :
24 January 1991
DECEMBER 1991

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

galin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1804
 DEVELOPMENT: Detached Bungalow
 LOCATION: Ballydowd Grove, Lucan
 APPLICANT: Mr. B. Worrall
 DATE LODGED: 17/1/92

Roads requested additional information in connection with the provision of a standard turning bay at the end of the cul-de-sac serving the site. The additional information which was forwarded to this office without any attached drawings, does not address this requirement.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 18.02.92
 Time 11.30

TB/AW
 14/2/92

SIGNED: *[Signature]*

ENDORSED: _____

DATE: 17/2/92

DATE: _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1804.
DEVELOPMENT: Bungalow.
LOCATION: Adj. to Ballydowd Grove, Lucan.
APPLICANT: B. Worrell.
DATE LODGED: 14.11.91.

No Roads objection subject to:-

1. A 14 metre wide turning bay to Dublin County Council Standards, complete with footpaths, grass margins and kerbs to be provided at end of cul-de-sac by applicant at his own expense.



TR/BMCC
16.12.91.

SIGNED: _____

ENDORSED: _____

DATE: _____

DATE: _____

4. P. Bank
16/12/91



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

Register Reference : 91A/1804/C1

Date : 18th March 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : Detached bungalow with access from Ballydowd Grove
LOCATION : site adjacent 9 Ballydowd Grove, Lucan
APPLICANT : B. Worrall
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 15th March 1993.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Breffni Worrall,
9A Ballydowd Grove,
Lucan,
Co. Dublin

9A Ballydowd Grove,
Lucan,
Co. Dublin.

15/3/93.

To: Dublin Co. Co.
Planning Dept.

Cont

9/A/1804

1.2.0'

Re: Planning Decision No.

Planning Permission No. PL 6/5/88398.

Dear Sir,

I enclose an outline map showing position of gates for the
above address also sketch of gates and piers.

Here is the specification for same

Piers 1ft 6 inches * 3ft 6 inches.

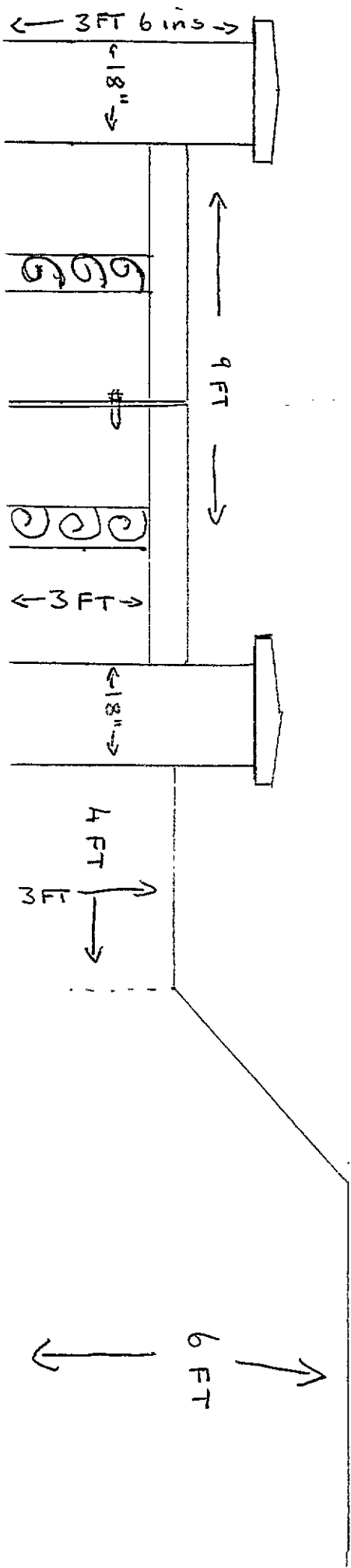
Gap between piers is 9ft 2 inches.

The wall to my side of the piers is 3 ft high and 4 ft wide
sloping up to existing wall of 6 ft.

Walls and Piers are rendered and capped. Gates are 3 ft high
wrought iron.

Yours,
Breffni Worrall.

Breffni Worrall.



DUBLIN COUNTY COUNCIL
 Planning Dept. Register
 APPLICATION RECEIVED
 15 MAR 1953
 REG No. 211/1004

existing house

EXISTING 6' HIGH
SCREEN WALL

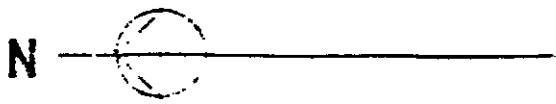
PROPOSED 2'
6' HIGH
SCREEN
WALL

9' 2"

ML

10' x 20' x 20' x 25'

DUBLIN COUNTY
Planning Dept. Franchise
APPLICATION RECEIVED
15 MAR 1993
REG NO. 91A/1804



SITE PLAN 1:200 GATES OUTLINED IN RED (.25 ACRES)

existing house

EX. MIN. -
44 43.35 HOD
12 46.47 HOD

9" Ø
FULL SOWER

EXISTING 6'0" HIGH CONCRETE
SCREENED 6' SLOPE WALL
SCREEN

proposed house

20'7"

12'0"

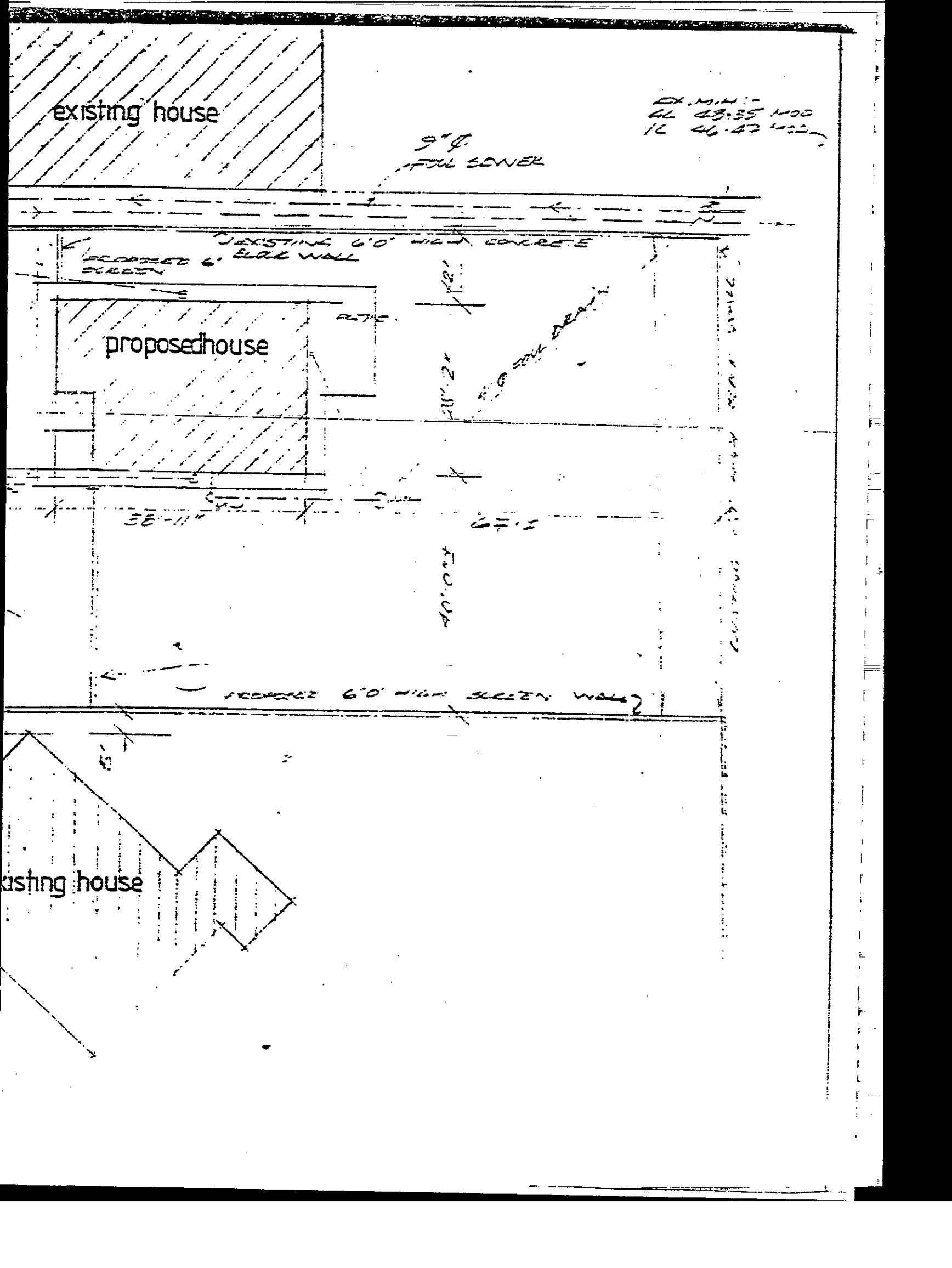
6'7"

40'0"

38'-11"

EXISTING 6'0" HIGH SLOPE WALL

existing house



Our Ref: PL 6/5/88398
P.A. Reg. 91A/1804

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

01 SEP 1992

RECEIVED

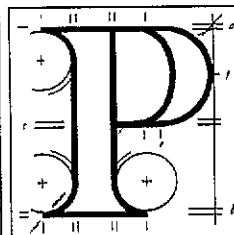
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RECEIVED

01 SEP 1992

PLANNING DEPT.

EO16
An Bord Pleanála



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

Date: 31 AUG 1992

Appeal re: Erection of a house on site adjacent to 9 Ballydowd Grove with access from Ballydowd Grove, Lucan, Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Norma O'Connor
Norma O'Connor

Encl.

BP 352

DEVELOPMENT

- 3 SEP 1992

CONTROL

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1804

APPEAL by John McCrory care of Wilfred M. Raftery of Saint Michael's, 1 Springfield Avenue, Templeogue, Dublin against the decision made on the 11th day of March, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Breffni Worrall of Ballydowd, Lucan, County Dublin for the erection of a bungalow on site with access adjacent to 9 Ballydowd Grove, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said house in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be inconsistent with the proper planning and development of the area or injurious to the amenities thereof.

SECOND SCHEDULE

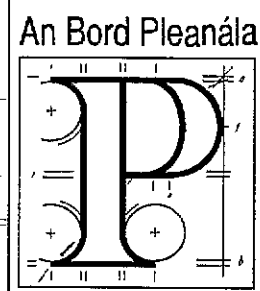
1. The developer shall pay a sum of money to Dublin County Council as a contribution towards the expenditure incurred by the Council in the provision of a public water supply and sewerage facilities that have facilitated the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services that have facilitated the proposed development.

Our Ref: PL 6/5/88398
P.A. Reg. Ref: 91A/1804

207

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



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

Date: 14th July 1992

Appeal re: Erection of detached bungalow with access from Ballydowd Grove at site adjacent to 9 Ballydowd Grove, Lucan, Co Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter received by the Board in relation to the above-mentioned appeal.

Yours faithfully,

Marie Kennedy

DEVELOPMENT
15 JUL 1992
CONTROL

Encl.

BP 555

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
15 JUL 1992
RECEIVED

WILFRED M. RAFTERY ARISA

ARCHITECT

Tel 900514.

St. Michael's, 1 Springfield Avenue, Templeogue, Dublin.

10th. July 1992.

The Secretary,
An Bord Pleanála,
Floor 3 Blocks 6 & 7,
Irish Life Centre,
Lr. Abbey St.,
Dublin 2.



Dear Sir,

Planning Appeal Ref. PL 6/5/88398
Erection of Bungalow with Access from
Ballydowd Grove at site adjacent to
9 Ballydowd Grove, Lucan, Co. Dublin.
Reg. Ref. 91A/1804.
Appellant Mr. John McCrory.

I refer to my letters of 29/3/1992, 29/4/1992 and Mr. Breffni Worrall's letter of 14/4/1992.

My client and I met Mr. Worrall and his brother on 8th. April last to discuss the proposed development and to explore the possibility of modification to it that would make it acceptable to Mr. McCrory. Subject to the Planning Authority's approval of any agreed modifications the appeal would then have been withdrawn.

As a result of the meeting Mr. McCrory was satisfied that the location of the proposed bungalow was not injurious to the amenities of his house and his objection to its position on the site was withdrawn in my letter of 29/4/1992.

My client's fears in relation to inadequate provision of car parking for the bungalow were only reinforced by what transpired at the meeting.

To ensure that there was no confusion as to what exactly was proposed in relation to access to the bungalow and car parking provisions in its connection, Mr. Worrall was requested to have his architect furnish the writer with a detailed drawing.

No such drawing has been supplied nor has Mr. Worrall communicated with my client or myself since that meeting.

It is felt that Mr. Worrall, in his submission of 14/4/1992, is being not a little disingenuous when he states that he does not own all the site. The entire site was owned by his father and it might not be unreasonable for the Bord to seek confirmation that the site of the proposed bungalow and that on which Mr. Worrall's sister obtained permission for a house in 1984 were legally transferred from Mr. Worrall Senior's ownership.

The views of the Road Planning Department regarding the provision of suitable turning space for vehicles at the end of the extended cul-de-sac were not unknown to Mr. Worrall and if the will was there it is felt that some arrangement more satisfactory than what is now proposed, could have been achieved.

It is submitted that cost to the developer is not a valid reason for approval of a road layout that aggravates an already hazardous situation.

I understand that the concern of the Roads Planning Department was heightened by a fatal accident involving a child in a not dissimilar

cul-de-sac in County Dublin.

The existing pedestrian laneway, much used by children, connecting to the end of the present cu;-de-sac beside the proposed entrance gateway to the bungalow site should also be taken into consideration.

The letters of the Roads Department to the Planning Department dated 16/12/'91, 17/12/'91 and 25/2/'92 are referred to the Board's attention although the attitude adopted in the last of these letters is difficult to comprehend given the positive requirements of the two earlier ones.

Quite apart from the risk to life involved the already difficult situation in regard to parking cars outside the existing houses and turning cars into driveways is bound to deteriorate with an additional house having no additional parking space on the road outside it. At present my client cannot turn into his own driveway when cars are parked on both sides of the road opposite his house.

Whatever parking space is provided within the site of the proposed bungalow casual callers are unlikely to use it and large commercial vehicles such as furniture vans and oil tankers will inevitably park outside its gate when making deliveries and completely block access to and egress from No. 9 Ballydowd Grove and the house opposite.

The developer is seeking permission for a house on a site which the Planning Authority zoned originally for public open space, with connections to sewers which the Sanitary Services Department states to be overloaded and is obviously not prepared to incur the cost of road improvements to avoid traffic hazard and serious loss of amenity to the residents of the cul-de-sac.

My client has made it clear that he has no objection to the bungalow proposed but he insists that if a permission is granted for it, suitable conditions to prevent traffic hazard and preserve the amenities of his house especially in regard to vehicular access must be attached.

The Board's attention is also drawn to the need for emergency services such as fire engines and ambulances to be able to reach houses in the cul-de-sac at all times.

Yours faithfully,



Wilfred M. Rafferty.



Our Ref: PL 6/5/88398
P.A. Reg. Ref: 91A/1804

2074

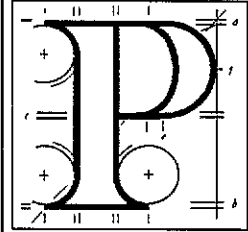
The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
14 MAY 1992
RECEIVED

PLACEMENT
13 MAY 1992
CONTROL

Date: 13th May 1992

An Bord Pleanála



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

Appeal re: Erection of detached bungalow with access from Ballydowd Grove at site adjacent to 9 Ballydowd Grove, Lucan, Co. Dublin.

Dear Sir/Madam,

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

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

Yours sincerely,

Patricia Tobin
Patricia Tobin

BP 553A

WILFRED M. RAFTERY A.R.I.B.A.

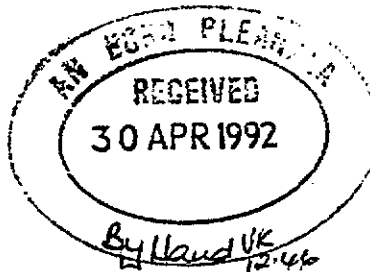
ARCHITECT

Tel 900514.

St. Michael's, 1 Springfield Avenue, Templeogue, Dublin 6W.

The Secretary,
An Bord Pleanála,
Floor Blocks 6 & 7,
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.

29/4/1992.



Dear Sir,

Planning Appeal Ref. PL 6/5/88398
Proposed Bungalow with access from Ballydowd Grove,
Lucan, Co. Dublin.

I have inspected the file in Dublin County Council Planning Dept. and acknowledge receipt of your letter with enclosure dated 23rd. April.

I confirm that my client is no longer objecting to the above proposal on the ground that the proposed bungalow is too near to his house.

Having read the reports from the Road Department to the Planning Department he is more than ever convinced that the proposal is wholly unacceptable on the grounds of traffic hazard and loss of amenity from the likelihood of additional cars being parked in the cul-de-sac.

A detailed submission in this regard will be submitted at an early date.

Yours faithfully,


Wilfred M. Raftery.

Our Ref: PL 6/5/88398
P.A. Reg. Ref: 91A/1804

LOH

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

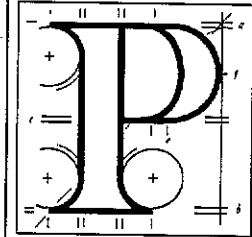
CONTROL
DEVELOPMENT

RECEIVED
27 APR 92
DUBLIN COUNTY COUNCIL
PLANNING

Date: 23rd April 1992.

Appeal re: Erection of detached bungalow with access from Ballydowd Grove at site adjacent to 9 Ballydowd Grove, Lucan, County Dublin.

An Bord Pleanála



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

Dear Sir/Madam,

CONTROL
DEVELOPMENT

CONTROL
DEVELOPMENT
28 APR 1992

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

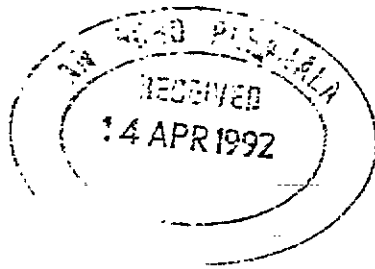
Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

The Secretary,
An Bord Pleanála,
Floor 3 block 6 & 7,
Irish Life Centre,
Lr Abbey St.,
Dublin 1.



Your ref P/6/5/88398

Ballydowd,
Lucan,
Co. Dublin.

14 April 1992.

Re: Bungalow at Ballydowd Grove, Lucan.
Applicant: B. Worrall
Appellant: J Mc Crory

Dear Sir,

I refer to the recent appeal by Mr John Mc Crory against the decision to grant planning permission for a bungalow at Ballydowd Grove, Lucan and I wish to respond to same.

I have discussed the matter with Mr Mc Crory in the presence of his Architect Mr Wilfred Raftery and he agrees that there is enough space between the two houses. He apparently had only a rough drawing of the plans copied from the offices of the Dublin Co. Co. at his disposal. Mr Mc Crory states in his appeal that there is already planning permission on the Northern end of the site. This is not so. Planning Permission was granted in 1984 but expired in 1989.

With regard to car parking on the road. This problem will not arise as there is ample space for on-site parking for a number of cars. Mr Mc Crory is insisting that I extend the present carriage way to provide public car parking. This I cannot do for a number of reasons:

- (1) I do not own all of the site which is adjacent to the full width of the road.
- (2) I would be held responsible for the upkeep and maintenance of the extension.
- (3) I simply cannot afford it.

I am a recently married man with a net income of £160 a week. My wife and I are sharing a flat with a friend who has kindly let us stay for the last seven months. This is not a satisfactory situation for any married couple. I would appreciate it if you could have a look at this case and come to a decision as quickly as possible.

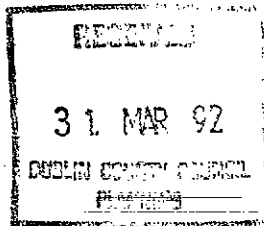
Yours Sincerely

Breffni Worrall

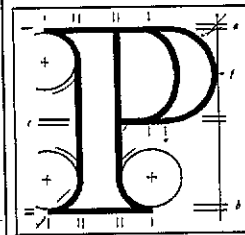
Breffni Worrall

Our Ref: PL 6/5/88398
Your Ref: 91A/1804

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



EOH
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel: 01 728011

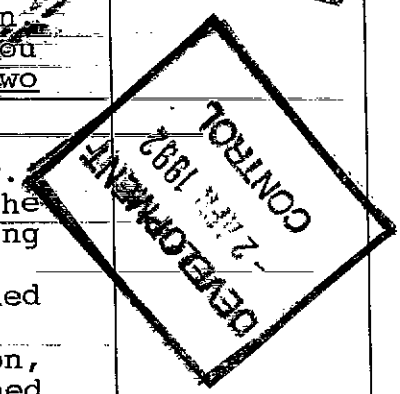
Date 31st March 1992.

Planning authority decision re: Erection of detached bungalow with access from Ballydowd Grove at site adjacent to 9 Ballydowd Grove, Lucan, County Dublin.

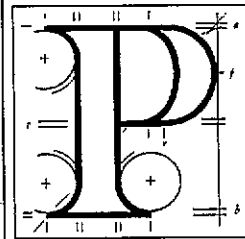
Dear Sir/Madam,

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

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



An Bord Pleanála



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

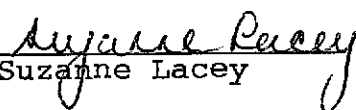
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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

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

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

Yours faithfully,


Suzanne Lacey

Encl.

BP 005

The Secretary,
An Bord Pleanála,
Floor 3
Blocks 6 & 7
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.

29/3/1992.

RECEIVED
30/3/92
£100 Cheq.
No. B27501

Received
By Hand
CMG.

Dear Sir,

Planning Decision by Dublin County Council.
Decision Order No. & Date P/0963/92. 11/3/92
Reg. Reference 91A/1804
To Grant Permission for bungalow with access
from Ballydowd Grove, Lucan.
Applicant B. Worrell.

I act for Mr. John McCrory who owns and resides at No 9 Ballydowd Grove, Lucan and on his behalf I am appealing against the above decision.

I enclose herewith my cheque for £ 100.00. which I believe to be the appropriate appeal fee.

My client's grounds for this appeal is that the bungalow and its access, if constructed as applied for, will be seriously injurious to the amenities of No 9 Ballydowd Grove.

Mr. McCrory is not objecting in principle to a bungalow, of the design proposed, being erected on the site but he considers the bungalow's location to be much too near to his house.

The site of the bungalow proposed is quite big and it would not be unreasonable to position the building more centrally on it and further away from the laneway that separates it from No 9 Ballydowd Grove.

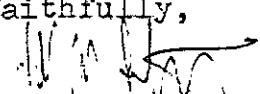
Secondly the proposed extension of Ballydowd Grove to give access to the proposed bungalow, is such that no significant space is provided for additional car parking on the road.

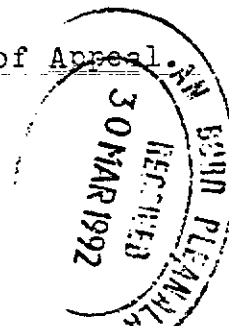
Car parking is already a problem there because of the narrowness of the carriageway and it is felt that if two additional houses are to be accessed from the road (a permission already exists for one house on the northern part of the site), it should be conditional on additional parking space being provided. That would alleviate the existing unsatisfactory situation rather than aggravating it, as the current proposal, if allowed, inevitably will.

The Bord is therefore requested to grant a permission for the bungalow proposed but to attach suitable conditions to have the structure located appreciably further away from No 9 Ballydowd Grove and to enlarge the road extension so that additional car parking space will be available on it.

The right is reserved to submit additional grounds of Appeal.

Yours faithfully,


Wilfred M. Raftery.



COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

26th March, 1992

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

LOCATION: Ballydowd Grove, Lucan

PROPOSED DEVELOPMENT: Bungalow

APPLICANT: B. Worrall

PLANNING REG.REF.: 91A/1804

DATE OF RECEIPT
OF SUBMISSION: 12th Feb.
~~25th March~~ 1992

A Chara,

With reference to above, I acknowledge receipt of application for:

Building Bye-Law Approval

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Anthony M. Gallagher,

Architect,

8 Dartry Road,

Dublin 6.



ANTHONY M. GALLAGHER
BArch MR IA I RIBA
ARCHITECT

8, Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

No fee
enclosed

M. Deo 26/3

Principal Officer,
Dublin County Council,
Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

04.02.1992

RE;- Reg Ref #91A/1804.
BBL/136/92

Detached Bungalow adjacent to Ballydowd Grove, Lucan
-for-
B Worrall.

Dear Sir,

I enclose herewith two copies of our drawing relating to this project together with a cheque in the amount of IR 55.00 and formally re-apply for Approval under the Building Bye-Laws.

A Disapproval notice was issued in relation to this project as a consequence of the lack of capacity within the storm and foul sewers serving this site.

I have been advised to re-apply indicating an alternative connection to the storm sewer and/or a soakaway within the curtilage of the site.

I understand that works are presently being undertaken to these sewers by the County Council which will alleviate the present situation and facilitate this development.

Yours sincerely,

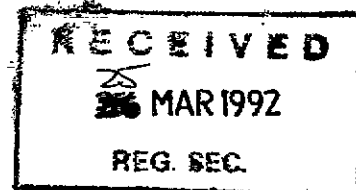
91A/1804

BBL.

A M Gallagher.

1.2.0.

cc Bill Lacey, Ballymore Homes Ltd



COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

Anthony M. Gallagher, Architect,

8 Dartry Road,

Dublin 6.

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY ST.,

DUBLIN 1.

TELEPHONE: 724755 EXT.: 231/234

REG. REF. NO.: 91A/1804

26/3/92

RE: Detached bungalow with access from Ballydowd Grove, for site adj.
to No. 9 Ballydowd Grove, for B. Worrell.

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 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 £ 30.00.

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

Yours faithfully,

N.D.

for PRINCIPAL OFFICER



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

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

Decision Order Number : P/ 0963 /92 Date of Decision : 11th March 1992

Register Reference : 91A/1804 Date Received : 17th January 1992

Applicant : B. Worrell

Development : Detached bungalow with access from Ballydowd Grove.

Location : Site adjacent to No. 9 Ballydowd Grove

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 090192//170192

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:- ...11... ATTACHED.

Signed on behalf of the Dublin County Council.....

J. de Buirteir
for Principal Officer

Date:.....12/3/92.....

Anthony M. Gallagher, Architect,
8 Dartry Road,
Dublin 6

Reg.Ref. 91A/1804
Decision Order No. P/ 0963 /91
Page No: 0002



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

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £750.00 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 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.
- 06 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.
- 07 That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council. In this regard, applicant to submit revised proposals for the disposal of surface for the agreement of Sanitary Services Department, Dublin County Council, prior to the commencement of development on site.
REASON: In order to comply with the requirements of the Sanitary Services Department.
- 08 That details of the proposed access from Ballydowd Grove, including details of proposed entrance gates, piers and finishes to existing boundary wall be submitted and agreed with Planning Authority prior to the commencement of development on site. In this regard, the existing wall to the west of the site and adjoining the end of the existing



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

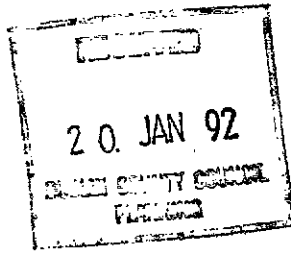
Reg.Ref. 91A/1804
Decision Order No. P/ 0963 /91

Page No: 0003

cul-de-sac to have a rendered finish.

- 08 REASON: In the interest of the proper planning and development of the area.
- 09 That details of the proposed boundary treatment to the front (north) of the site be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
- 09 REASON: In the interest of the proper planning and development of the area.
- 10 That a further contribution of £1,420 be paid by the applicant to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution to be paid prior to the commencement of development on site.
- 10 REASON: In the interest of the proper planning and development of the area.
- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.

Planning Dept.
Dublin County Council,
Irish Life Centre,



Ballydowd,
Lucan,
Co. Dublin
20 Jan 1992.

91A/1804
1.4.0
and A.1.

Re: Application Number 91A/1804
House at Ballydowd Lucan.

Dear Sir,

I refer to my application for a house at Ballydowd, Lucan, lodged on the 14 Nov 1991. Only when reading your request for additional information did I discover that the details lodged by the architect Mr Anthony Gallagher, were not exactly what I intended. The map lodged is quite small and does not show all the details on the ground.

At present I propose to gain access directly from Ballydowd Grove as set out ^{in red} on the attached map. This is shown in the planning permission granted in 1984. I have discussed this with Mr Tim Brick and he sees no difficulty as long as there is sufficient turning area on site so that reversing onto the road is not necessary. I confirm that this is so.

It is hoped at some future date to build on the other part of the site and at that time it is intended that a turning area will be constructed with both entrances off this. This is shown by the dotted line on the plan. The road itself is approximately 60 Metres long and any vehicles coming into the estate to turn do so at the entrance to this cul de sac. The local residents park within their own gates so no difficulty with regard to access is anticipated.

I would be obliged if you would substitute the attached map for the one already submitted.

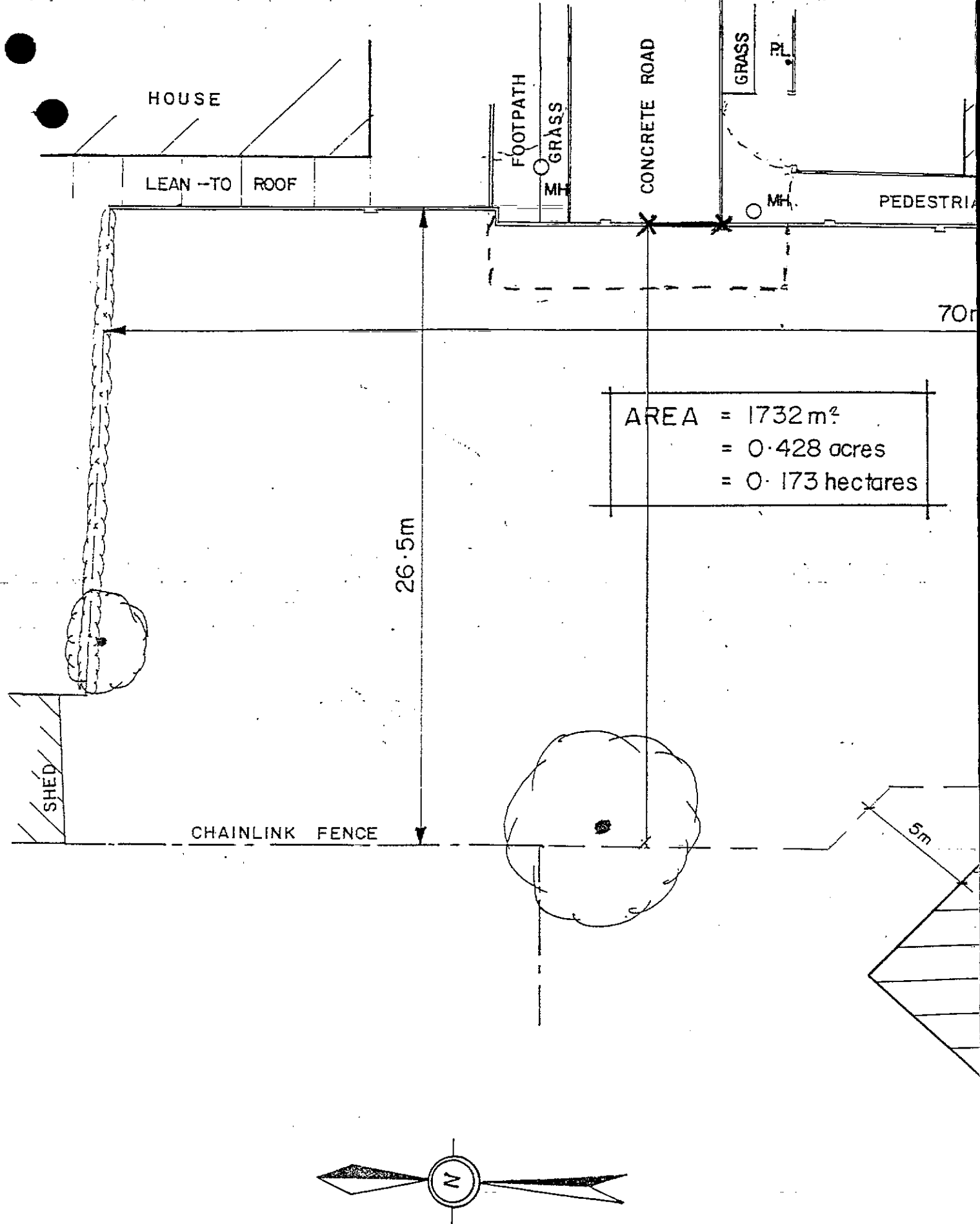
Yours faithfully

Breffni Worrall

Breffni Worrall.

Worrall HI

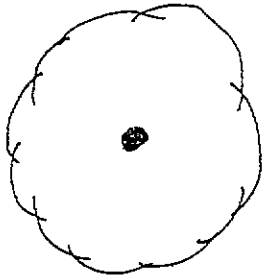
1.4.0.



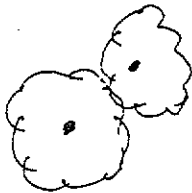
HOUSE

AN ACCESS

100 thick CONCRETE BLOCK WALL 1.6m high.



HAWTHORN TREE

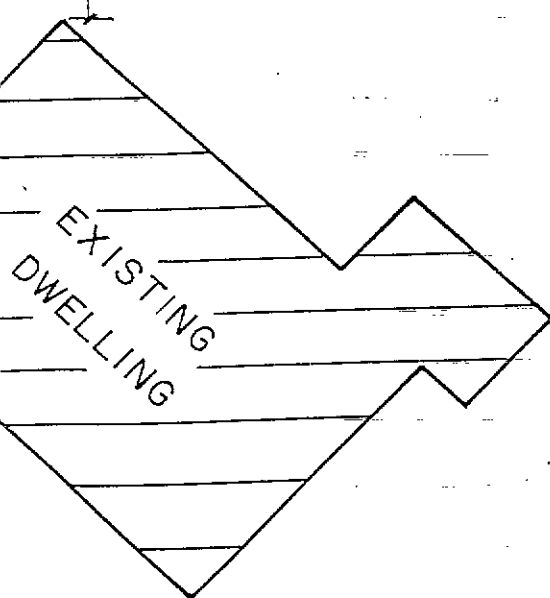


23m

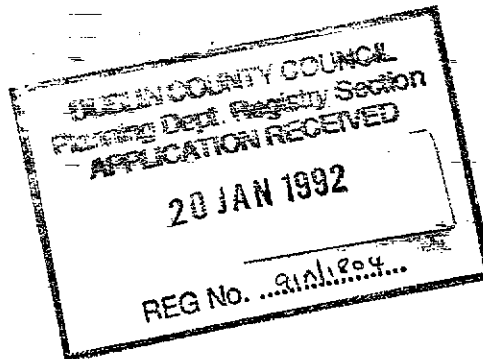
100thick CONCRETE BLOCK WALL 2.2m high.

POSSIBLE FUTURE BOUNDARY

1.5m



EXISTING DWELLING



SURVEY OF LAND AT BALLYDOWD, LUCAN FOR BREFFNI WORRALL

SURVEYED BY : A. SMITH & N. HUGHES.
DRAWN BY : N. HUGHES.
TELEPHONE : 2885006.

Drg. No. 1910 / 1

Scale 1 / 200.

Date OCT. 1991.

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



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

Register Reference : 91A/1804

Date : 17th January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Detached bungalow with access
LOCATION : Site adjacent to No. 9 Ballydowd Grove
APPLICANT : B. Worrell
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 17th January 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Anthony M. Gallagher, Architect,
8 Dartry Road,
Dublin 6



17. JAN 92

ANTHONY M. GALLAGHER
BArch MR IAI RIBA
ARCHITECT
8, Darty Road, Dublin 6, Ireland.
Tel. 01-972216 Fax 01-972624

Irish Press 16/1/92

Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lr Abbey Street,
Dublin 1

91A/1804

CO. DUBLIN Permission
sought for detached bungalows on site adjacent to No. 9
Ballydowd Grove with access
to Ballydowd Grove for
B. Worrall.

14.01.1992

RE;- Additional Information:-
Reg Ref #91A/1804.

Detached Bungalow adjacent to Ballydowd Grove, Lucan
-for-
B Worrall.

Dear Sir,

I write in reply to your letter of Jan 10th, 1992.

I enclose a copy of the newspaper advertisement with the revised wording as required by you.

I wish to confirm that the lands outside the site of the current application over which it is proposed to extend the carriageway are owned by the Worrall family; Mr Worrall Senior resides in the existing bungalow and is making the land available to his two children, one of whom is the applicant in this instance - the other site will be the subject of another planning application in the future.

I trust that this clarifies the situation.

Yours sincerely,

A M Gallagher
A M Gallagher.



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

Decision Order Number : P/ 5823 /91 Date of Decision : 9th January 1992
Register Reference : 91A/1804 Date Received : 14th November 1991
Applicant : B. Worrell
Development : Detached bungalow
Location : adjacent to Ballydowd Grove, Lucan

Dear Sir/Madam,

With reference to your planning application, received here on 14.11.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is requested to submit a revised public notice as follows:
Co. Dublin - Permission sought for a detached bungalow on site adjacent to No. 9 Ballydowd Grove with access from Ballydowd Grove for B. Worrell.
- 02 Lodged plans provide for access to the site by means of an extension of the existing carriageway at Ballydowd Grove. The applicant is requested to submit full details of his interest (if any) in the lands which are outside the site of the current application to enable the carriageway extension to be constructed.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

.....
PRINCIPAL OFFICER

Date :

10/1/92

Anthony M. Gallagher, Architect,
8 Dartry Road,
Dublin 6

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

CASH ✓

acknowledgment that the fee

CHEQUE

tendered is the prescribed application

M.O.

fee N 51256

B.L.

Received this 21 day of November 19 19 11

from A.M. Callaghan
8 Dowry Rd.
D.6

the sum of thirty £ in Pounds

Pence being

planning application at 21/11/11

Patricia Deane

Cashier

S. CAREY Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

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

Balance

BYE LAW APPLICATION

REC No N 51771

CASH
Ch.
M.O.
B.L.
I.T.

£55.00

Received this

21st

day of

December

19

from *A.M. Eulagham*
8 Darty Rd,
D6

the sum of

55
only *five*

Pounds

being

Balance

for on 91A/1804

Madras *Doane*

Cashier

S. CAREY

Principal Officer

1/20/04



ANTHONY M. GALLAGHER
BArch MR IAI RIBA
ARCHITECT

8, Dartry Road, Dublin 6, Ireland.
Tel. 01-972216 Fax. 01-972624.

Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lr Abbey Street,
Dublin 1

19/11/1991

RE;- Reg Ref #91A/1804.

Dear Sir,

I enclose herewith my cheque in the amount of IR87.00 which
was inadvertently omitted from our recent submission.

Yours sincerely,

A M Gallagher.

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



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

Register Reference : 91A/1804

Date : 15th November 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Detached bungalow

LOCATION : adjacent to Ballydowd Grove, Lucan

APPLICANT : B. Worrell

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 14th November 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Anthony M. Gallagher, Architect,
8 Dartry Road,
Dublin 6



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 ADJACENT TO BELLYDOND GREEN,
 (If none, give description LUCAN, CO. DUBLIN.
 sufficient to identify)

3. Name of applicant (Principal not Agent) BRETFNE WORRALL
 Address BALLYDOND, LUCAN, CO. DUBLIN. Tel. No 538 767

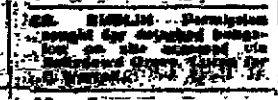
4. Name and address of ANTHONY M. GALLAGHER
 person or firm responsible B. Arch. MRIA RIBA
 for preparation of drawings ARCHITECT Tel. No 972216
8 Darry Road, Dublin 6, Ireland

5. Name and address to which AS AT A
 notifications should be sent NIL

6. Brief description of BUNGALOW.
 proposed development

7. Method of drainage MAIN SEWERS 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 N.A.
 or use when last used
 (b) Proposed use of each floor N.A.



Irish Press 1/11/91

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

11. (a) Area of Site .25 ACRE (1072 Sq. m.)
 (b) Floor area of proposed development 850 sq. ft. (79 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 - FREEHOLD.

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SUBSTANTIAL COMPLIANCE WITH D.B.R.

15. List of documents enclosed with application. NEWSPAPER - IRISH PRESS 1/11/91.
CHIEF
LOCATION MAP X4.
SITE PLAN, FLOOR PLAN, SECTION, ELEVATIONS X4
SPECIFICATION & DETAILS X4.

16. Gross floor space of proposed development (See back) (79 Sq. m.)

No of dwellings proposed (if any) ONE Class(es) of Development 1A

Fee Payable £ 57 Basis of Calculation 32 + 55

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 7/11/91

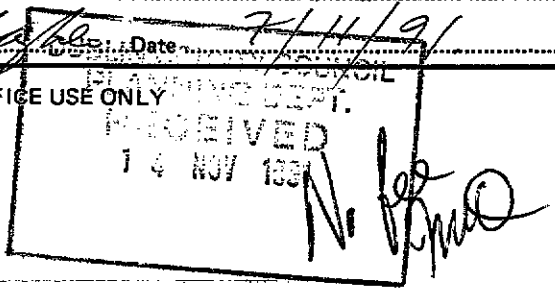
Application Type P/B

Register Reference 91A/1804

Amount Received £ _____

Receipt No 17-7. 1, 28.4

Date _____



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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

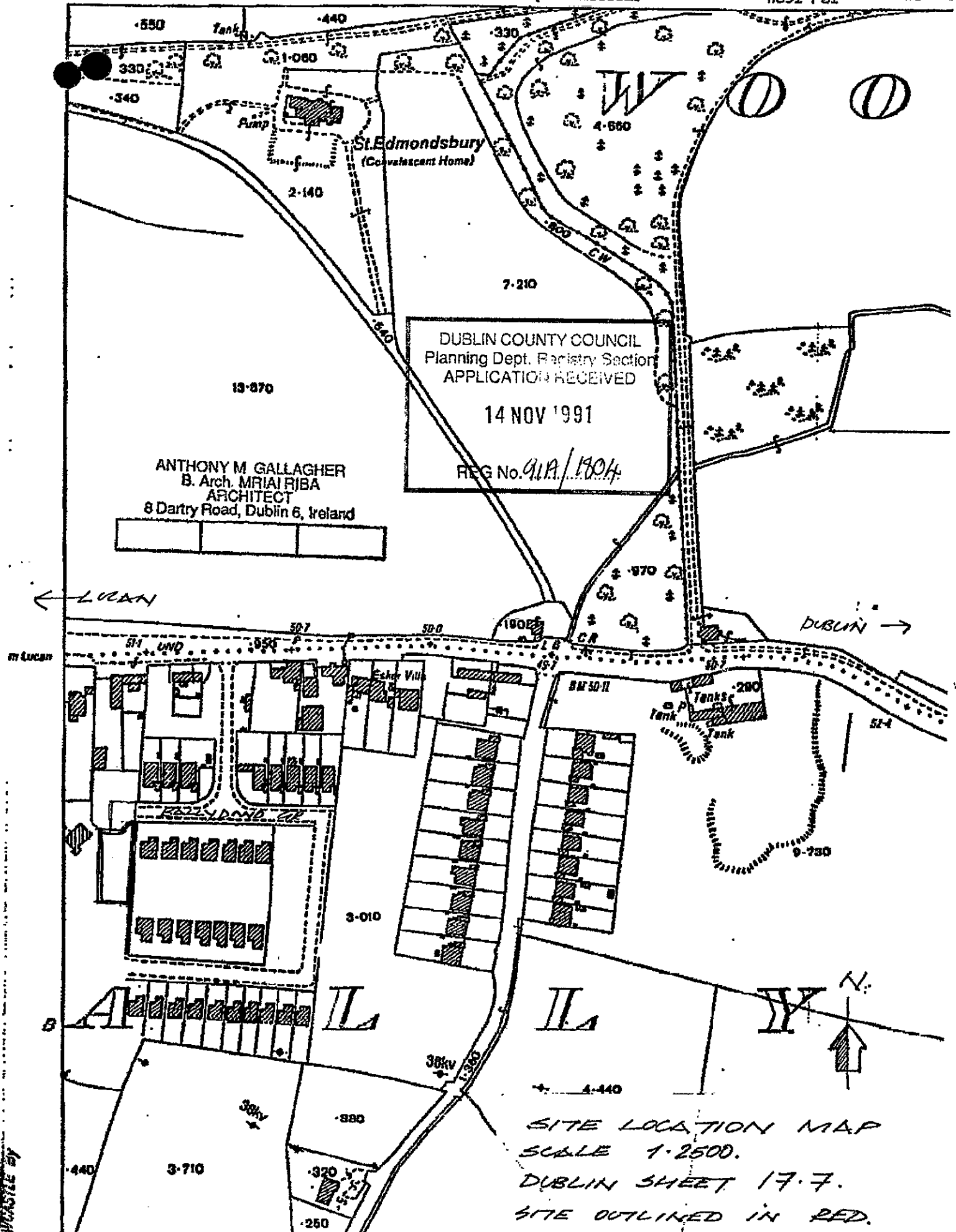
Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

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

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

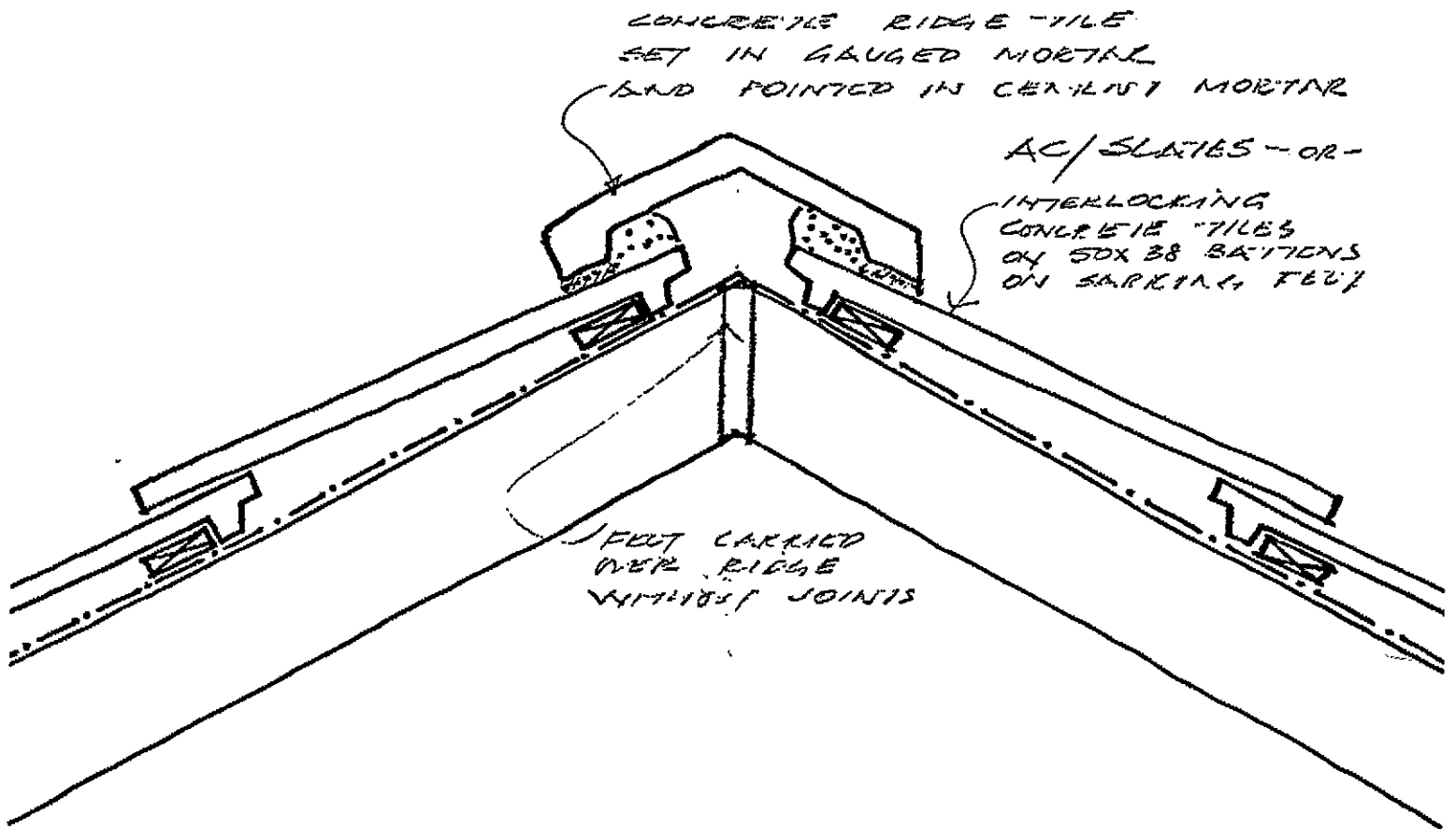
Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

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



SITE LOCATION MAP
 SCALE 1:2500.
 DUBLIN SHEET 17.7.
 SITE OUTLINED IN RED.

WASTE by



CONCRETE RIDGE-TILE
 SET IN GAUGED MORTAR
 END POINTED IN CENTRAL MORTAR

AC/SLATES - OR -
 INTERLOCKING
 CONCRETE TILES
 ON 50x88 BATTENS
 ON SARKING FEET

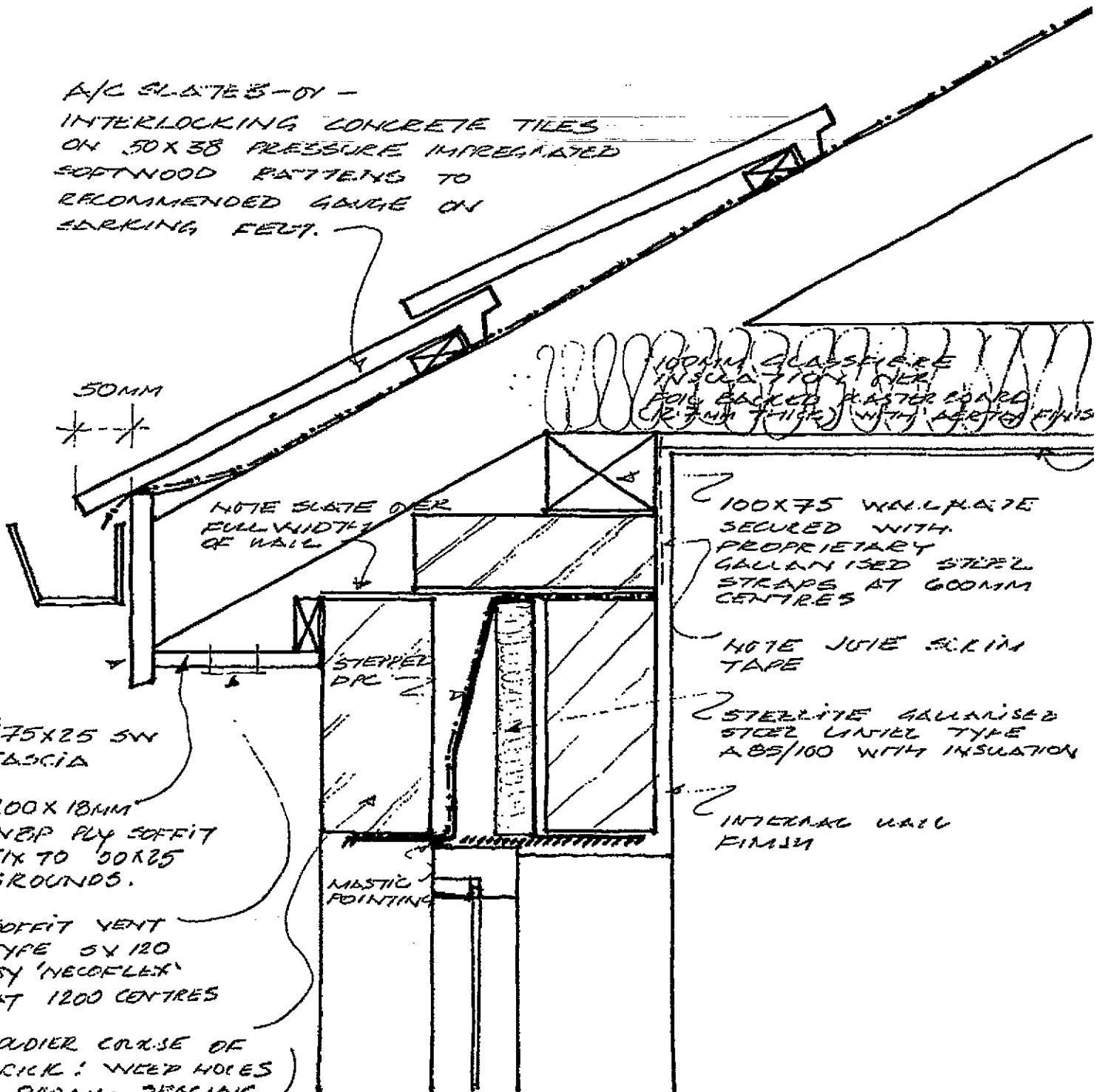
FEET CARRIED
 OVER RIDGE
 WITH JOINTS

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 14 NOV 1991
 REG No. 912/1804

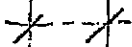
SECTION THROUGH RIDGE.

1
 1.5

A/C SLATES - 01 -
 INTERLOCKING CONCRETE TILES
 ON 50X38 PRESSURE IMPREGATED
 SOFTWOOD BATTENS TO
 RECOMMENDED GAUGE ON
 SLARKING FEET.



50MM



NOTE SLATE OVER
 FULL WIDTH
 OF WALL

100MM GLASS FIBRE
 INSULATION OVER
 FOIL BACKED PLASTER BOARD
 (25MM THICK) WITH AERATED FINISH

100X75 WALL PLATE
 SECURED WITH
 PROPRIETARY
 GALVANISED STEEL
 STRAPS AT 600MM
 CENTRES

NOTE JOINT SCAFF
 TAPE

STELLITE GALVANISED
 STEEL LINTEL TYPE
 ABS/100 WITH INSULATION

INTERNAL WALL
 FINISH

STEPPED
 DPC

MASTIC
 POINTING

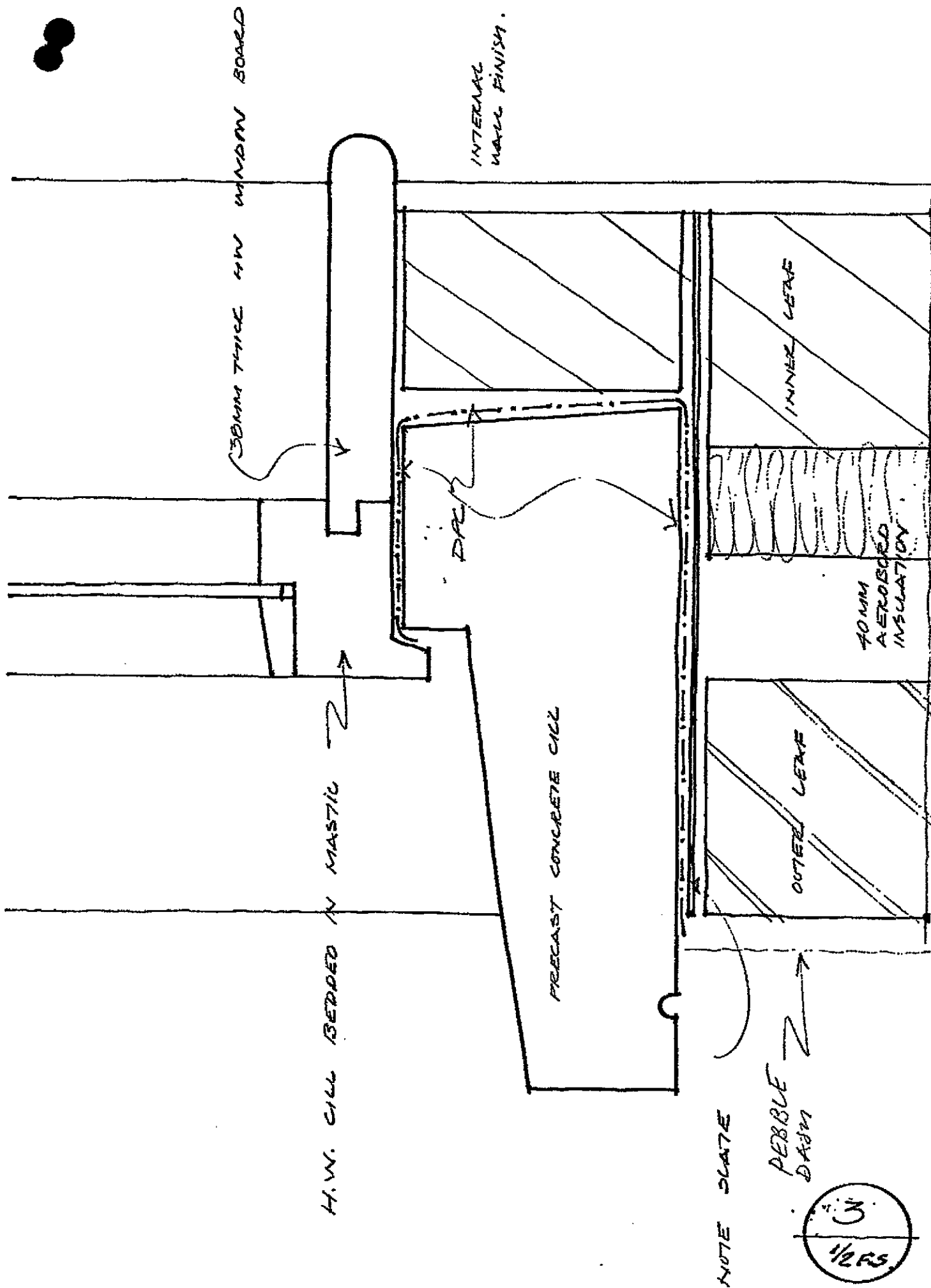
175X25 SW
 KASCID

200X18MM
 WEP FLY SOFFIT
 FIX TO 50X25
 GROUND.

SOFFIT VENT
 TYPE SX 120
 BY 'NECOFLEX'
 AT 1200 CENTRES

(SOLDIER COURSE OF
 BRICK: WEEP HOLES
 @ 900MM SPACING
 -NOT APPLICABLE)

SECTION DETAIL AT
 EAVES.



30MM THICK HW WINDOW BOARD

INTERNAL WALL FINISH

H.W. CILL BEDDED IN MASTIC

DRILL

PRECAST CONCRETE CILL

INNER LEAF

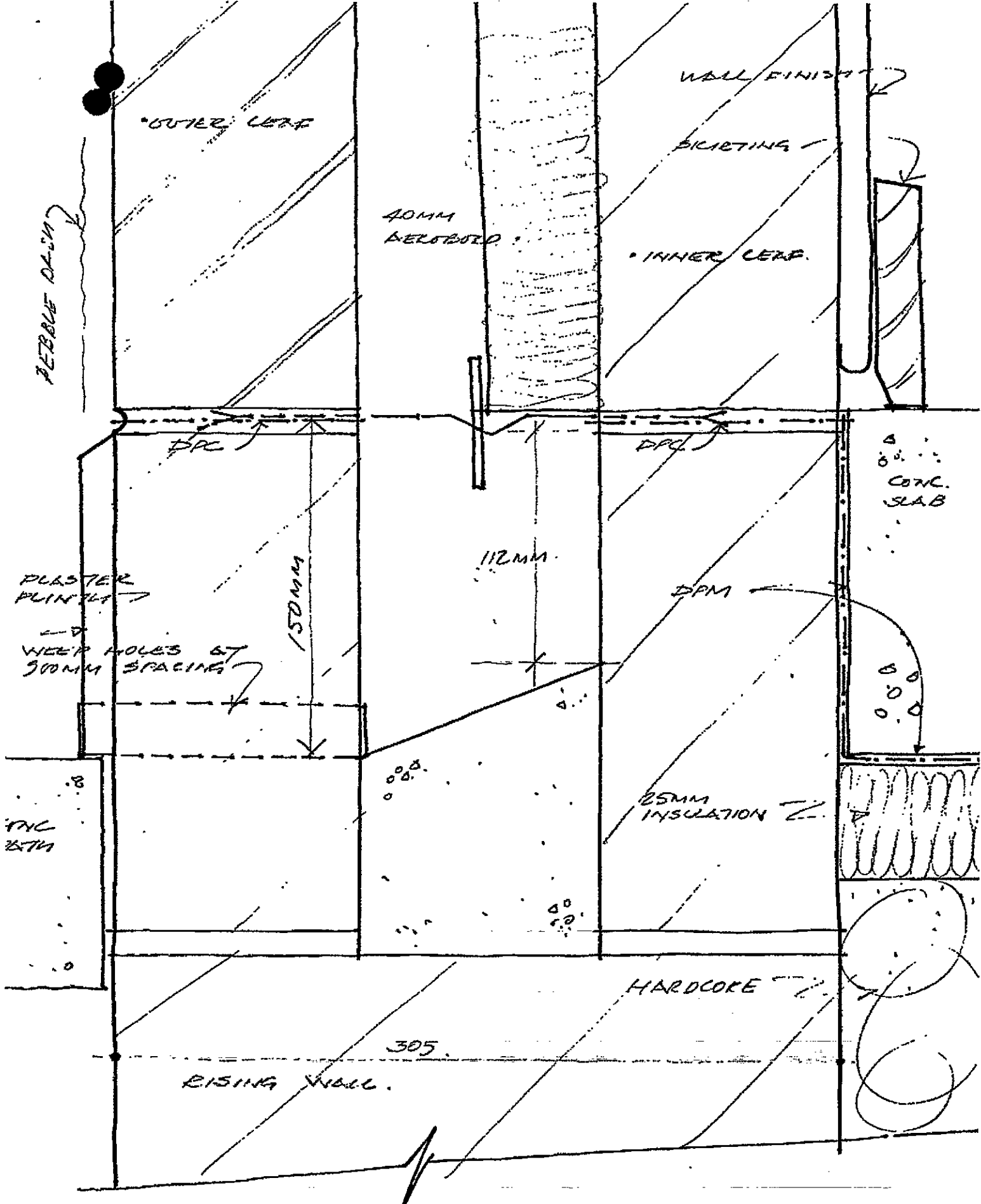
40MM AEROSOL INSULATION

OUTER LEAF

NOTE SLATE

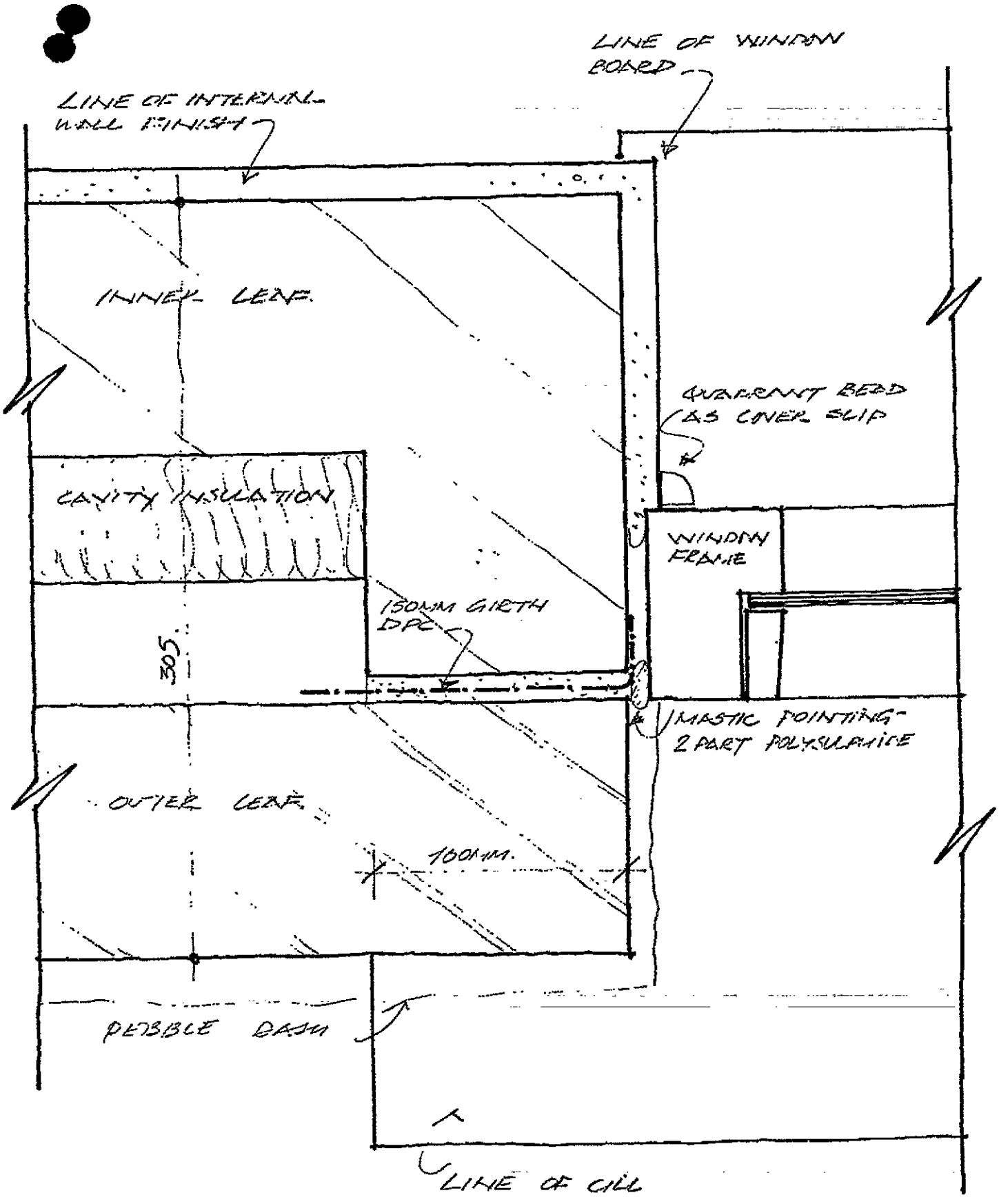
PERBBLE DRAIN

3
1/2 RS.



SECTION DETAIL AT
BASE OF WALL.

A
1/2RS.



PLAN DETAIL AT WINDOW REVEAL

5
1/2 R.S.

CONTENTS

- 1.0 Excavation & Substructure
- 2.0 Blocklaying & Concreting
- 3.0 Carpentry & Joinery
- 4.0 Ironmongery & General
- 5.0 Roofing
- 6.0 Plastering
- 7.0 Plumbing
- 8.0 Drainage
- 9.0 Electrical Installation
- 10.0 Protective Painting.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

14 NOV 1991

REG No. *91A/1804*

1.0 Excavation & Substructure

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 matter to a depth of at least 6".

1.3 Excavations

The trenches shall be excavated to the depths and 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 3'0" below 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.

1.4 Foundations

Foundations shall be concrete mix A, to widths and depths indicated on drawings and reinforced as necessary. Where foundations are stepped they shall overlap at least 24".

1.5 Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete (mix A) to heights and widths shown on drawings.

1.6 Cement

Cement shall be normal Portland Cement in accordance with I.S 1 and stored under dry conditions.

1.7 Lime

Hydrated Lime to be to I.S. 8.

1.8 Water

Water to be clean and free from harmful impurities.

1.9 Sand & 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:-

Concrete Mix	Aggregates Maximum size	Nominal Mix Cement	Nominal Mix Fine Aggreg.	Graded Coarse Aggreg.	28 Day Strength Newt./sq mm
A	1.5"	1	2	5	14
B	.5"	1	2	4	21
C	.87"	1	2	5	-

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

1.10 Cement Mortar

Shall be 1 part cement to 3 parts sand.

1.11 Lime mortar

Shall be 1 part hydrated lime to 6 parts sand

1.12 Gauged mortar

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

1.13 Strong Gauged Mortar

Shall be 5 parts lime mortar with 1 part cement immediately before use.

1.14 Additives

Plasticisers, waterproofers, sealers and bonding agents shall only be used in accordance with the manufacturer's instructions.

2.0 Blocklaying & Concreting

2.1 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 3' lower than another.

2.2 Cavity Walls.

Walls shall be formed with two solid leaves of 4.5" brick or block with a 3.5" cavity between. Outer and inner leaves to be tied together with approved galvanised or stainless steel ties at 36" centres horizontally and 18" centres vertically in a staggered fashion; 40mm aerobord cavity insulation to be installed using proprietary restraining clips. Care to be taken that mortar dropping in to the cavity or lying on ties is cleaned out through openings left for the purpose. The 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 not more than 4.5" below the d.p.c and shall provide for drainage of moisture to the outside at the base.

2.3 Hollow block walls

9" hollow block shall be plastered externally. Bedding mortar shall be confined to abutting surfaces and shall not enter the cavities of the block.

2.4 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 ingress of moisture.

2.5 Pointing

All wall finishes finished without plastering shall be pointed in the building mortar as the work proceeds or the joints may be raked out 20mm deep and pointed in cement mortar.

2.6 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:-

In all ground floor walls and chimney breasts to full width and stepped as necessary, in cavity walls in both inner and outer leaves separately and shall be laid not less than 6" over finished ground level or paved area

or highest ground within 3' of the house.
At sides of opes in cavity walls and over all opes 10" longer than opes and stepped down and outward to prevent ingress of moisture from outer to inner leaf. Under and turned up at ends and back of all cills and external room ventilators and recessed edges of all concrete roof slabs.

In all chimney stacks immediately above the level of the roof flashing and under all cappings and copings. Where the water proofing 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.

2.7 Lintels

Accepted patent or proprietary lintels with current Agreement certificate to be used in accordance with manufacturer's instructions.

2.8 Window Cills

Concrete window cills to I.S 89, adequately reinforced, seated, rebated, weathered and throated and set in gauged mortar on D.P.C as previously specified, turned up at back and ends. The edge of the cill to project 3" from the finished external face of the wall.

2.9 Chimney Breasts and Stack.

Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 4.5" bedded in gauged mortar with splayed r.c lintel over the fire ope. Each fireplace recess shall have 9" solid incombustible material to sides and back excluding any fireback, carried up the full height of the recess. Each fireplace shall have an independent flue, separated by not less than 4.5" 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 8" internal diameter, backed with weak mortar and carried 6" above the capping. Splayed liners will be used in forming bends to flues. Chimney stacks over roof shall be built of 4.5" 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 may cause dampness - special care in construction and in the placing of the D.P.C is necessary.

Capping to stack shall be of reinforced concrete [mix C] weathered and throated, not less than 3" thick at

ridge and haunched up around pots. Top of stack excluding chimney pots to be 24" over ridge level.

The construction of the Chimney to conform in all respects to Dublin County Council Building Bye-Laws #34-#39, both inclusive.

2.10 Fireplaces, Heating Units, Cookers.

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into the flue. Enclosed cookers and heating units to be fitted in accordance with manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 18" from the face of the appliance all round.

2.11 Hearths

Ground floor hearths shall be 6" finished fine on hardcore as necessary. All hearths to be 6" wider than the fire opening on each side and to project 18" from face of the breast.

2.12 Paved Yard

Provide 150 sq ft of impervious yard laid to falls on suitably prepared base and immediately adjacent to the rear door.

2.13 Concrete Floors

All concrete ground floor shall be laid on a bed of clean hardcore not less than 6" thick and well consolidated. Soft material shall not be used in making up levels under floors. Concrete ground floor shall be laid 6" thick [mix B] finished fine and laid on a continuous damp proof membrane on a layer of fine sand and turned up at edge of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge. Provide 39" x 1" perimeter insulation beneath concrete slab.

2.14 Screen & Garden Walls

Screen or garden walls shall not abut main walls of the house.

3.0 Carpentry & Joinery

3.1 Timber

Timber shall be sound, free from disease and insect

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 and fascias to be primed before fixing.

3.3 Roof Timbers.

Wall plates 3"x4" fully treated with preservative, halved and spiked at headings and angles, set level and secured by proprietary galvanised metal straps at 36" intervals.

Valley and gutter boards 1" x 9" wrought, treated with preservative and secured to rafters.

Soffit 6"x.75" WBP plywood.

Fascia 1"x7" wrought deal well secured to rafters and pressure treated with preservative.

3.4 Roof Trusses

Roof trusses to IS 193(P) braced adequately diagonally as recommended by Eolas and Manufacturer and spaced not more than 24" apart.

Trimmers and trimming joists 3" thick and depth of joist to opes and chimney breasts and kept 2" 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 Grounds

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

3.6 Stud Partitions

Studs, head and sole pieces and bridging 3"x2" at 16" centres. Sole pieces to be well spiked to floor; provide 2 rows of horizontal noggins.

3.7 Windows

Timber sashes and frames to be made from standard machine prepared sections pressure impregnated with preservative. Wood casement windows to IS 63.

The glazed area shall not be less than 10% of the floor area of the room

Opening area to be not less than 5% of the floor area of the room.
Window boards to be 1.5" wrought, moulded on edges and corners and secured to grounds.

3.8 External Door Frames

External door frames shall be machine prepared 3"x4.5" wrought deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks; the feet of external door frames should not, under any circumstances, rest on external paving or step.

3.9 Internal Door Frames

1.5" thick wrought deal with .5" planted stops, secured to grounds.

3.10 External Door

To IS 48 or IS 52, hung on 1.5 pairs of 5" steel butt hinges.

3.11 Internal Doors

Internal doors to habitable rooms to IS 48 or IS 52 hung on 1 pair of 4" steel butt hinges.

3.12 Trap Door

Form trap door 20" square of half hour fire resisting board suitably located to give access to roof space.

3.13 Hot Press

Hot press to have not less than 2 sq yds of spar shelving, 1"x1.5" wrought at 3" centres supported on 1"x1.5" battens.

3.14 Fitments

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

3.15 Trimmings

Skirtings .75"x4" wrought deal to all floors well fixed to grounds.

Architraves may be .75" wrought deal to form neat joint mitred at angles and securely fixed to grounds.

4.0 Ironmongery & General

4.1 Eaves Gutters and Rain water pipes.

Rainwater goods to be of seamless aluminium, ogee profile or other approved section supported on suitable brackets at not more than 6' centres in the case of downpipes and not more than 36" centres in the case of gutters and jointed in accordance with the manufacturers instructions. Provide and fit all stop ends, angles and drop nozzles, swannecks, hopper heads and shoes. Rainwater pipes to discharge 2" over gully grating.

4.2 Sash Fittings

All sash openings to be fitted with strong metal fasteners.

4.3 Door Fittings

Internal doors shall be hung on one pair 4" steel butt hinges and fitted with suitable morticed lock complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1.5 pairs 5" steel butt hinges. Entrance door to be fitted with cylinder night latch and external pull handle. Provide and fit letter plate on or near door. Other external doors to be fitted with bolt or mortice lock suitable for external use.

4.4 Ventilation Grids

External openings to 9"x9" ventilators shall be fitted with galvanised cast iron, aluminium, concrete or upvc louvred grids.

5.0 Roofing

5.1 Sarking Felt

Untearable sarking felt to IS 36 shall be laid under all slates and tiles and carried down into eaves; felt to be carried fully over ridge and lapped in accordance with manufacturer's instructions.

5.2 Laths or Battens

Battens to be 2" x 1.5". Tilting fillet to be provided at eaves.

5.3 Concrete roof tiles

Concrete roof tiles to be laid strictly in accordance with the manufacturer's instructions.

Tiles to be neatly trimmed where necessary. Part tiles to be adequately secured.

Drip overhangs to be provided at eaves and valley gutters.

At verges, tiles to oversail face of barge by 2" and to be neatly pointed in suitable coloured sand/cement mortar.

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

Provide and fit suitable hip hooks screwed to ends of rafters with non ferrous screws.

5.4 Flashings

Valley gutters, cover flashings and flashings to chimney shall be 20 gauge super purity aluminium (16 gauge to valleys and parapet walls) -or- Code 5 lead -or- accepted proprietary systems.

To chimneys, flashings to 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 will be stepped, wedged and pointed into brick joints corresponding to location of DPC. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 1"x9" wrought boarding treated with wood preservative and turned up at edges or under roof felt.

6.0 Plastering

6.1 External Plastering

9" hollow block walls:- 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 to be .75". The second coat to be finished nap or smooth or combed for rough cast or pebbledash or prepared for proprietary finish.

12" cavity walling to be scudded and finished with one coat plaster as above, .5" thickness overall.

6.2 Roughcast

Roughcast to consist of 5-6 parts washed sand and pebbles; 1 part lime; 1 part cement.

6.3 Reveals

Plaster reveals to opes shall be .75" 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 struck at top edge.
Plaster to extend below finished ground level.

6.5 Internal Plastering

Scud walls and plaster one coat .5" thick in 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 & Ceilings

Stud partitions and ceilings to be covered with 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 Chief Fire Officers requirements.

6.7 General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good to holes for pipework etc. Plasticisers, water proofers, sealers and bonding agents to be used only in accordance with the manufacturers instructions.

7.0 Plumbing

7.1 Service Pipe

The incoming service pipe to be .75" diameter laid in trench 24" deep and connected to internal stopcock.

7.2 Cold water supply

From stopcock take .5" cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 120 gallons. Tank to be covered and adequately supported over partitions and at such a height as to ensure the proper working of the system. Provide 1" overflow from tank to discharge externally. Connect to service tank 2" over bottom of tank and take 1" feed to 40 gallon hot water cylinder to IS 161 with .75" branch over top of cylinder to bath and .5" connections to 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 .75" copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank with a .75" connection to bath and .5" connections to sink and wash hand basin.

7.4 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 is a stop cock to be fitted on an expansion pipe.

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes to IS 123, 134, or 135 where used shall be fixed at least 3" 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.

7.5 Sink

Provide and fit in kitchen stainless steel sink and drainer to IS 132, suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 30" 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 approved material, minimum length 5'6" nominal and panelled as necessary and vitreous china wash hand basin suitably supported and secured. Both to be provided with adequate overflow.

7.7 Plugs, Taps, Wastes & Taps

.5" hot and cold chrome plated brass taps to be fitted to sink and wash hand basin and .75" do. to bath, complete with cleaning eye and copper, lead or approved plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging into gully trap.

7.8 W.C Suite

Provide and fit where indicated on drawings wc suite

and cistern to IS 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 the walls.

8.0 Drainage

8.1 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.

8.2 Drain

The main and branch drains shall be 4" diameter laid to continuous falls of not less than 1:60 and not more than 1:30, with bends and junctions, splayed in the direction of flow where required and in straight lines from access chamber to access chamber. The drain shall be PVC with flexible joints all laid on continuous bed in concrete mix B 4" thick and 12" wide for full length of each pipe and haunched halfway up the pipe after testing and clean pipe internally as necessary after each joint is made.

8.3 Backfilling

Immediately over pipe back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 Drains under Buildings

Drains shall not be taken under any buildings unnecessarily but where this is unavoidable, pipes shall be cast iron or encased in 6" 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 drain.

8.5 A.J'S., Manholes, Drop Manholes.

Armstrong junctions or manholes as appropriate shall be provided at each change in direction or gradient of drain and of such dimensions and spacing to permit easy cleaning of the system. Manholes shall be built in 9" solid concrete blockwork on 6" thick concrete [mix B] base with glazed channels, bends and branches suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron or hot dipped

galvanised steel frame and cover. Covers to have provision for lifting. Where required by Local Authority, outfall manholes will be formed with interceptor trap complete with stoppered cleaning eye and air inlet.

8.6 Gullies & AJ's

Gullies and Armstrong junctions to be set level, supported on 6" bed of concrete [mix B] and connected to drain as previously described. AJ's shall have frame and cover of UPVC, or hot dipped galvanised steel.

8.7 Gully Traps

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

8.8 Vent shaft

At head of drain carry up 4" internal diameter vent pipe over eaves to a height of 36" over window head secured with proper brackets and fitted with cowl.

8.9 Testing

Test plumbing installation and drainage system on completion to ensure efficient working of systems and as may be required by the Local Authority.

9.0 Electrical Installation

9.1 Installation

The electrical installation is described in the drawings and is to conform to "The National Rules for Electrical Installations" as published by the Electro Technical Council of Ireland. Conduit shall be used where cable is buried in plaster. Joists shall not be notched - where necessary the cable to be taken through holes bored in the centre of the joist.

10.0 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.

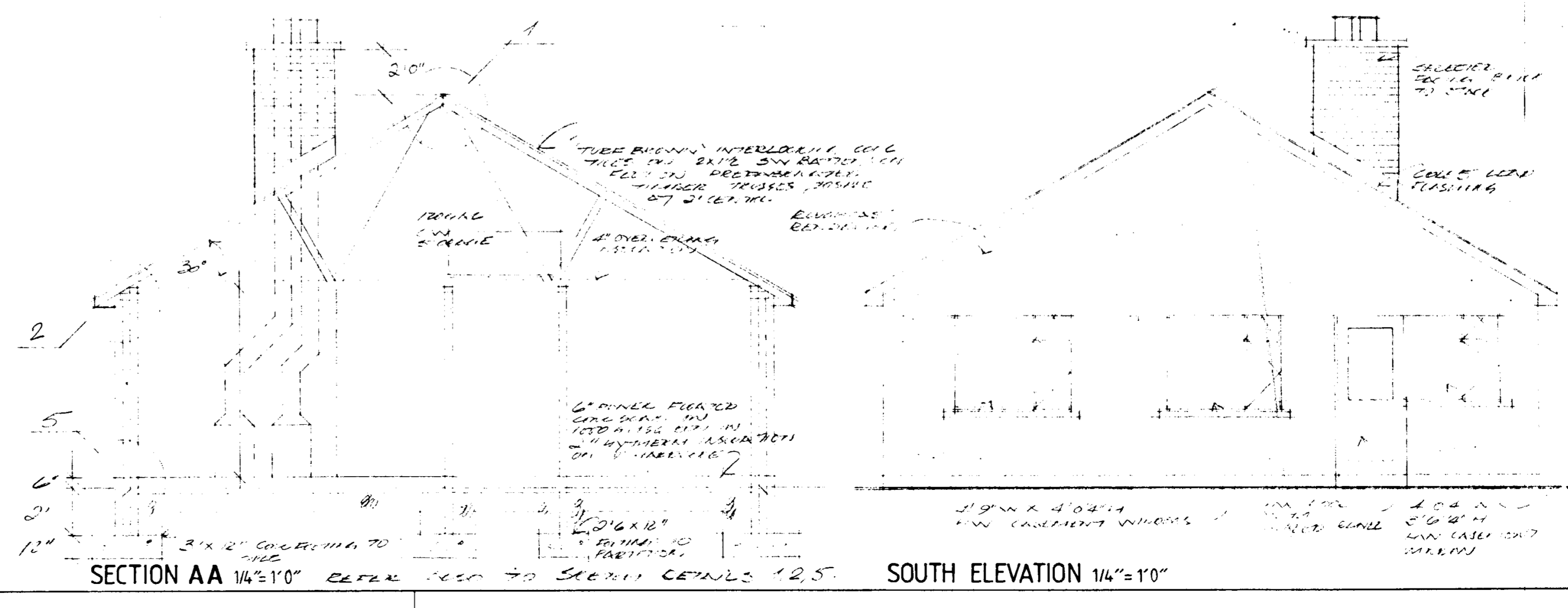
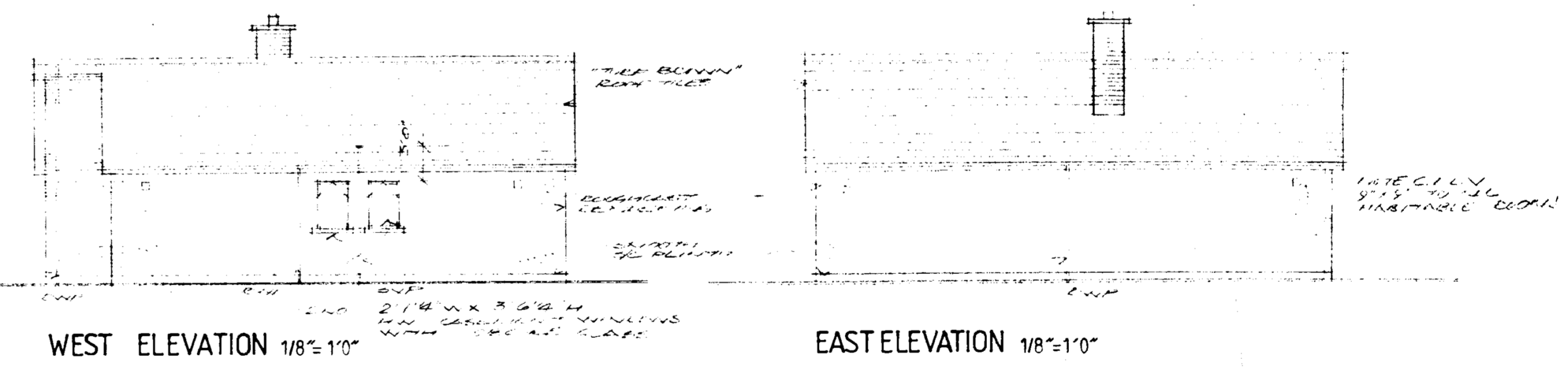
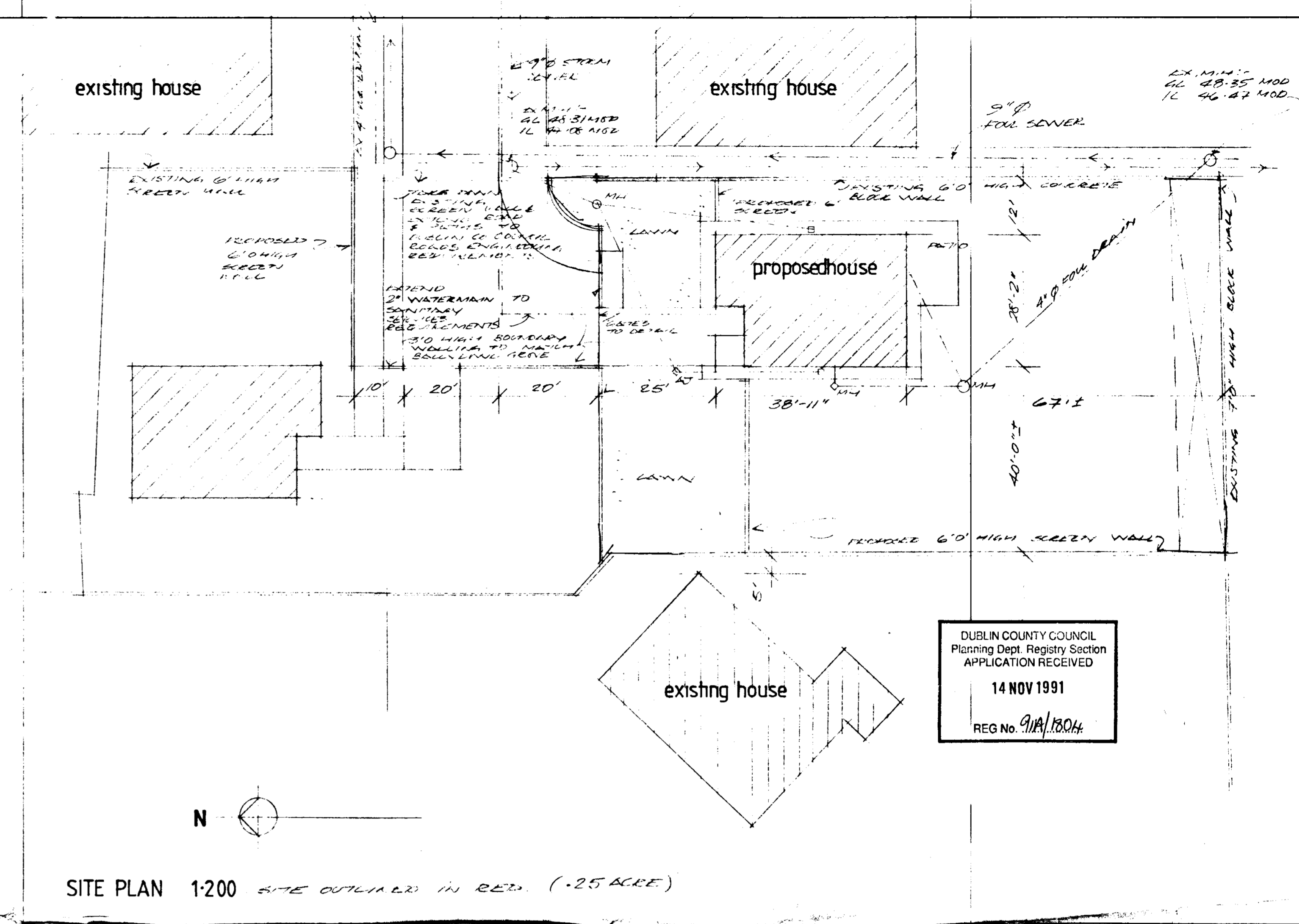
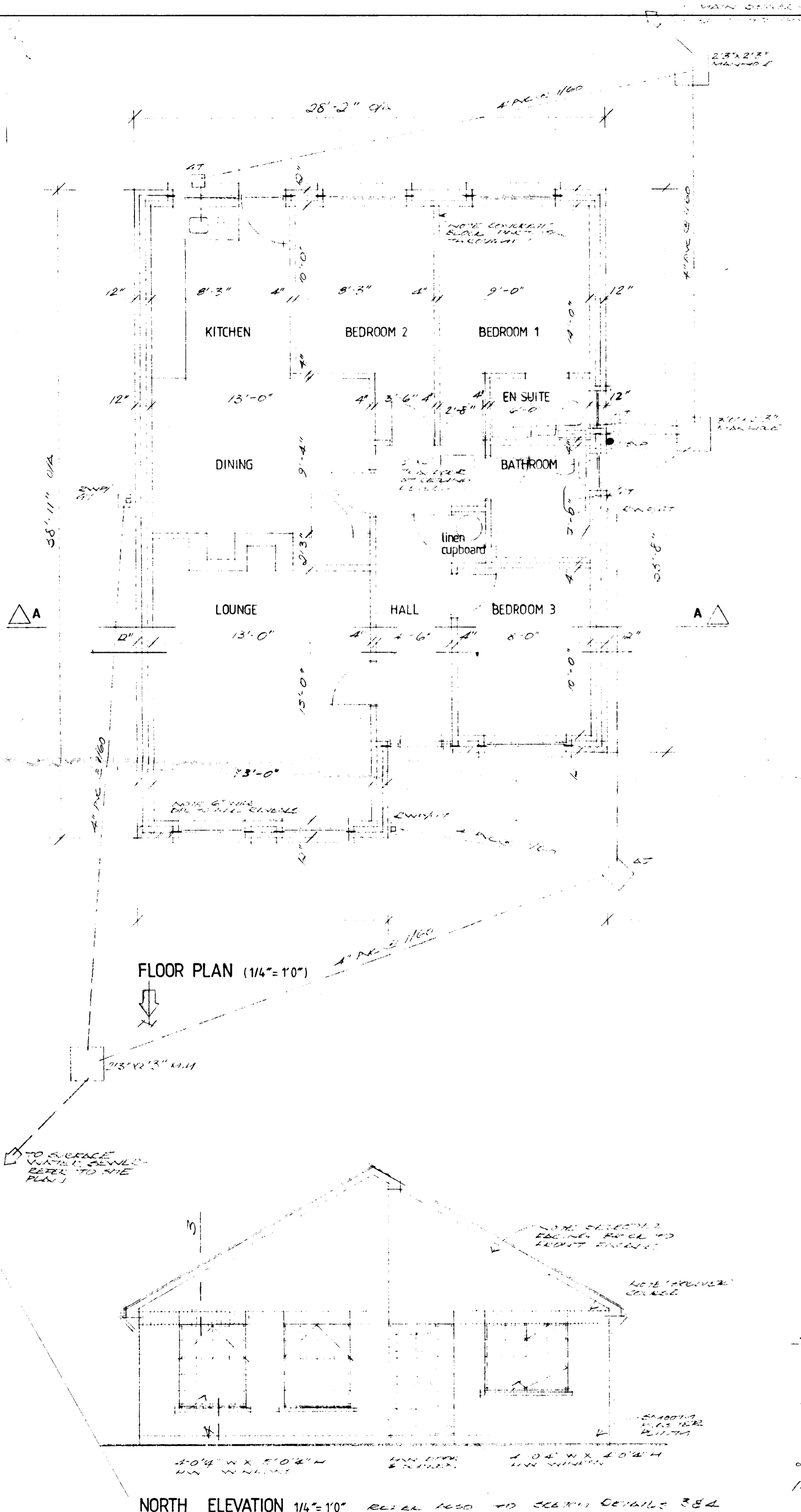
10.2 Paints.

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 manufacturers instructions.

10.3 Woodwork

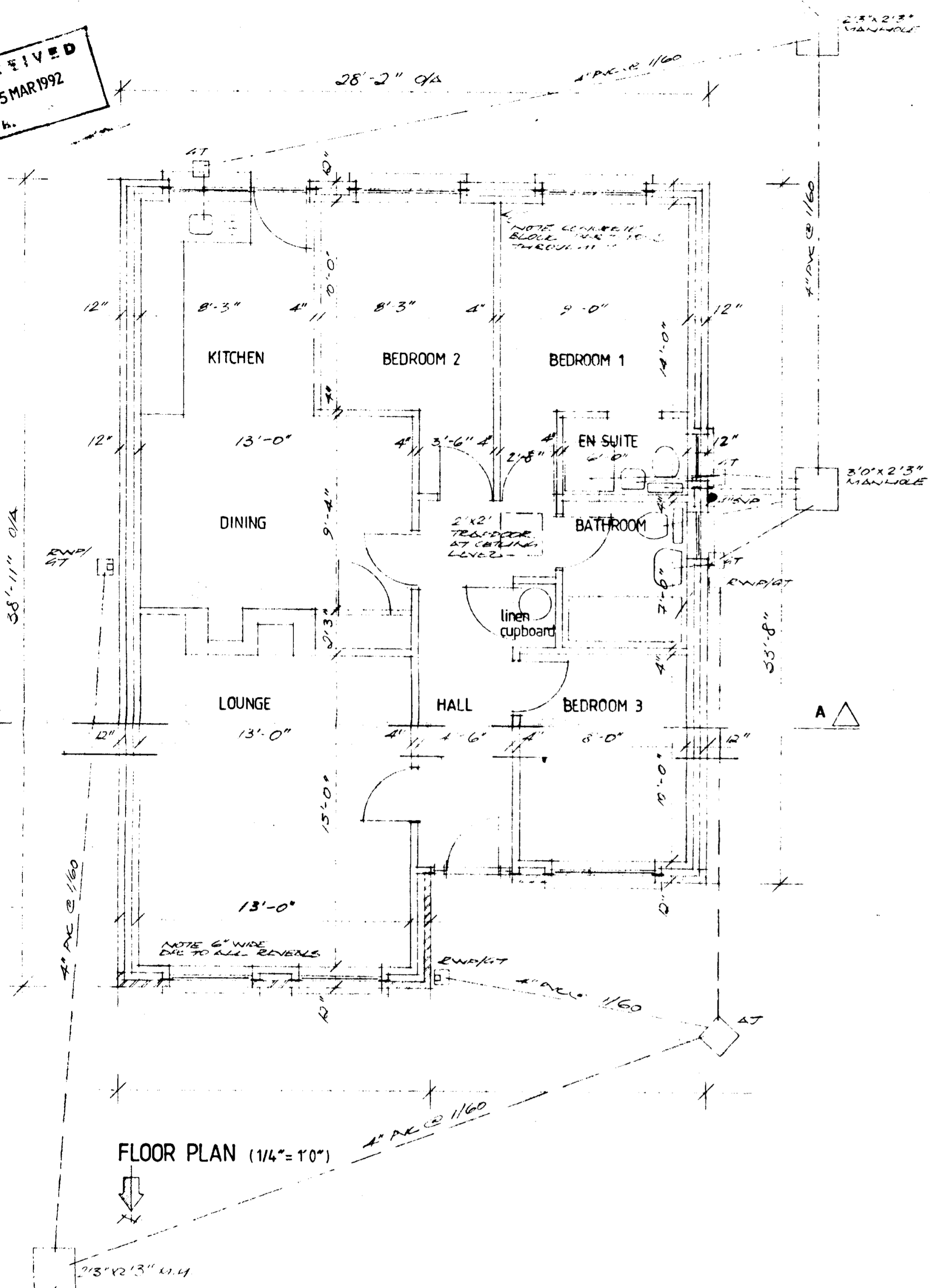
All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

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

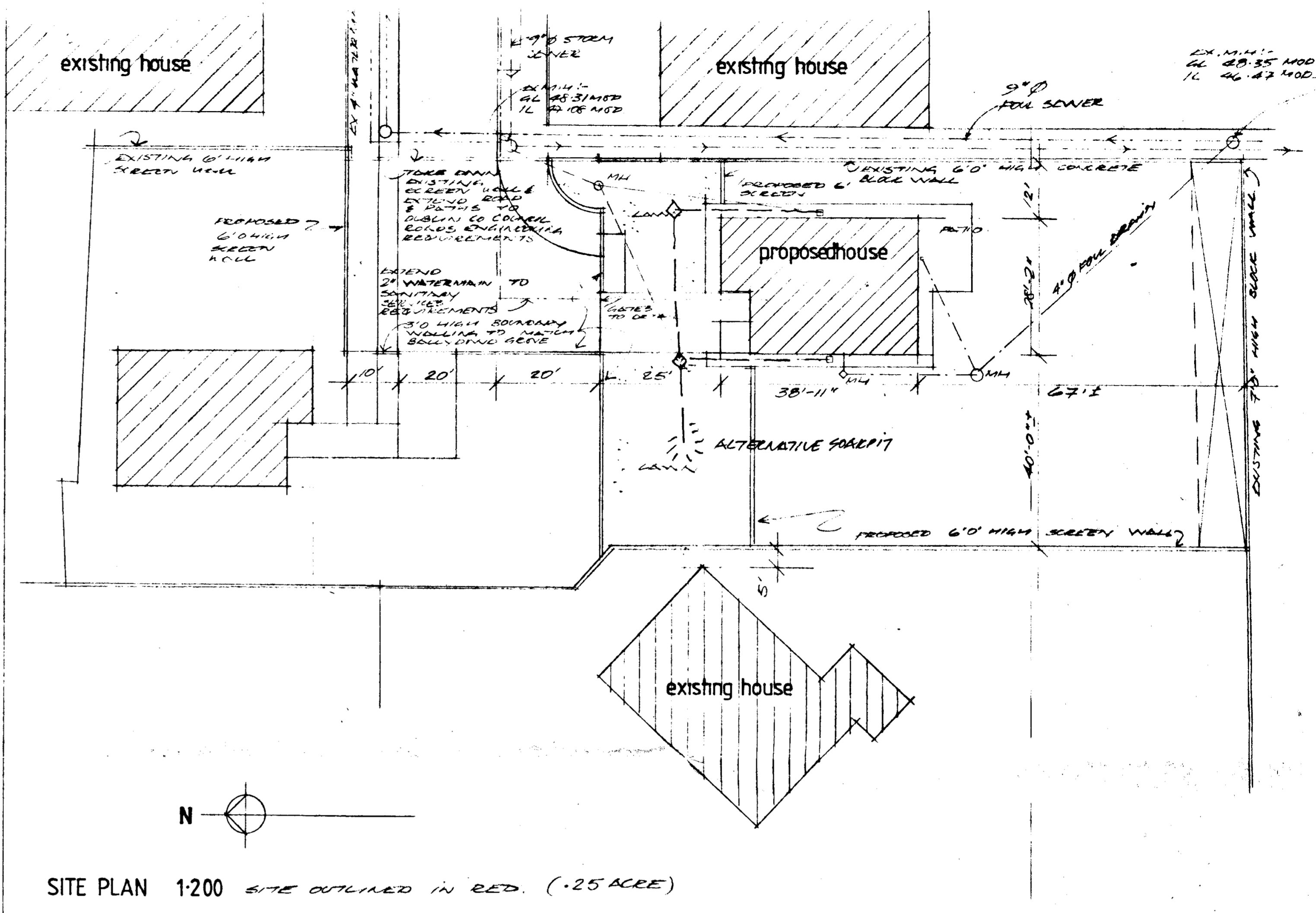


No	Revision / Issue	Date
Checked:	AMG	Scale
Drawn:	AMG	AS STATED
Project No.	1091-110	Drawing No.
		P0001 []
Drawing		
SITE PLAN, FLOOR PLAN, SECTION, ELEVATIONS		
Project		
HOBBS HOUSE, 4000 ST. BALLYDOND, DUBLIN, CO. DUBLIN		
see finishes schedule		orientation
do not scale		
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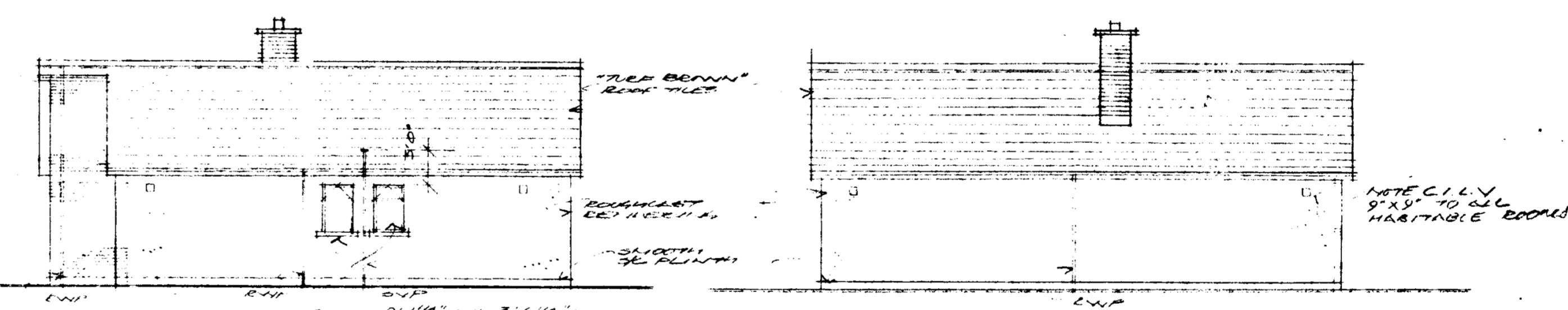
RECEIVED
25 MAR 1992
h.



FLOOR PLAN (1/4" = 1'0")

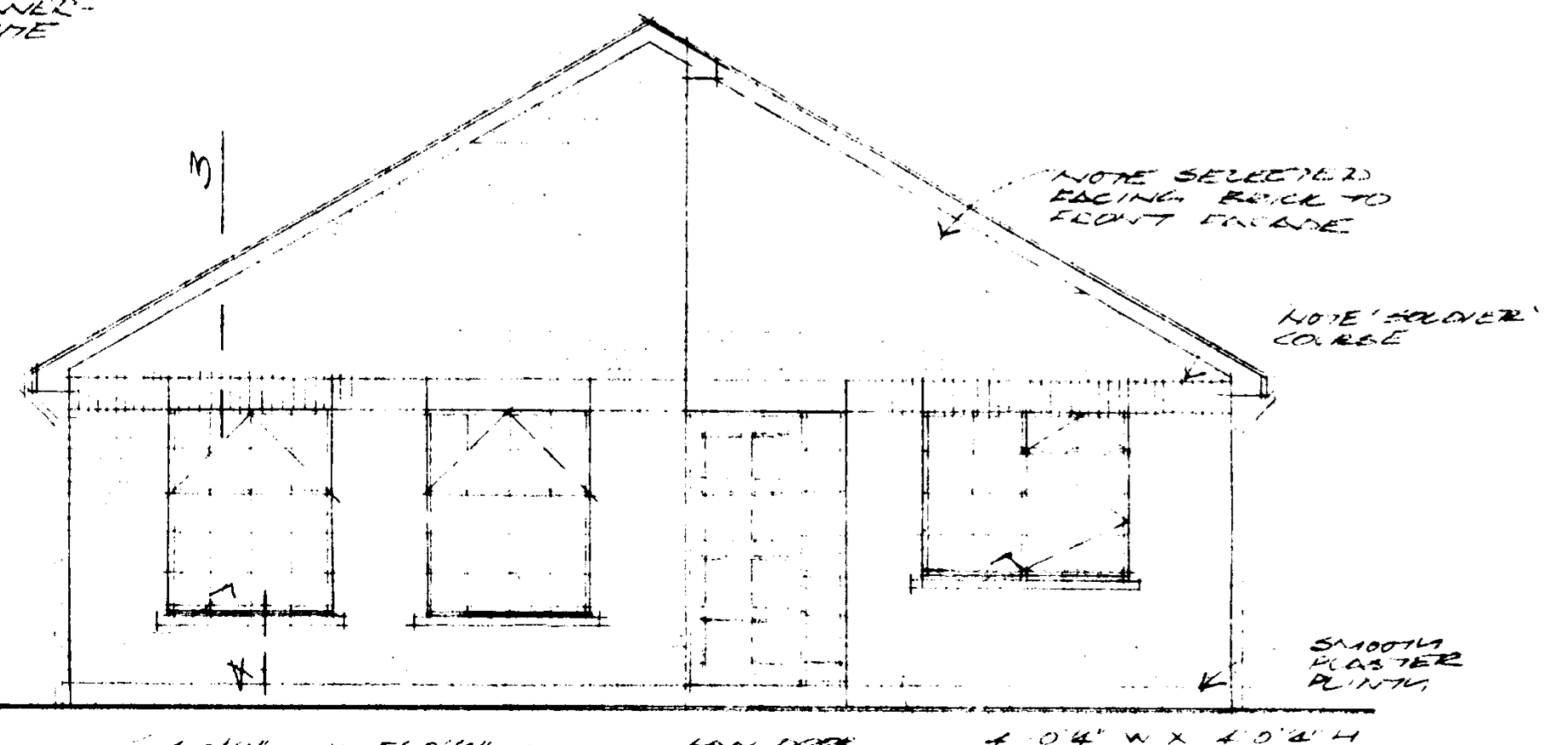


SITE PLAN 1:200 SITE OUTLINED IN RED. (.25 ACRE)

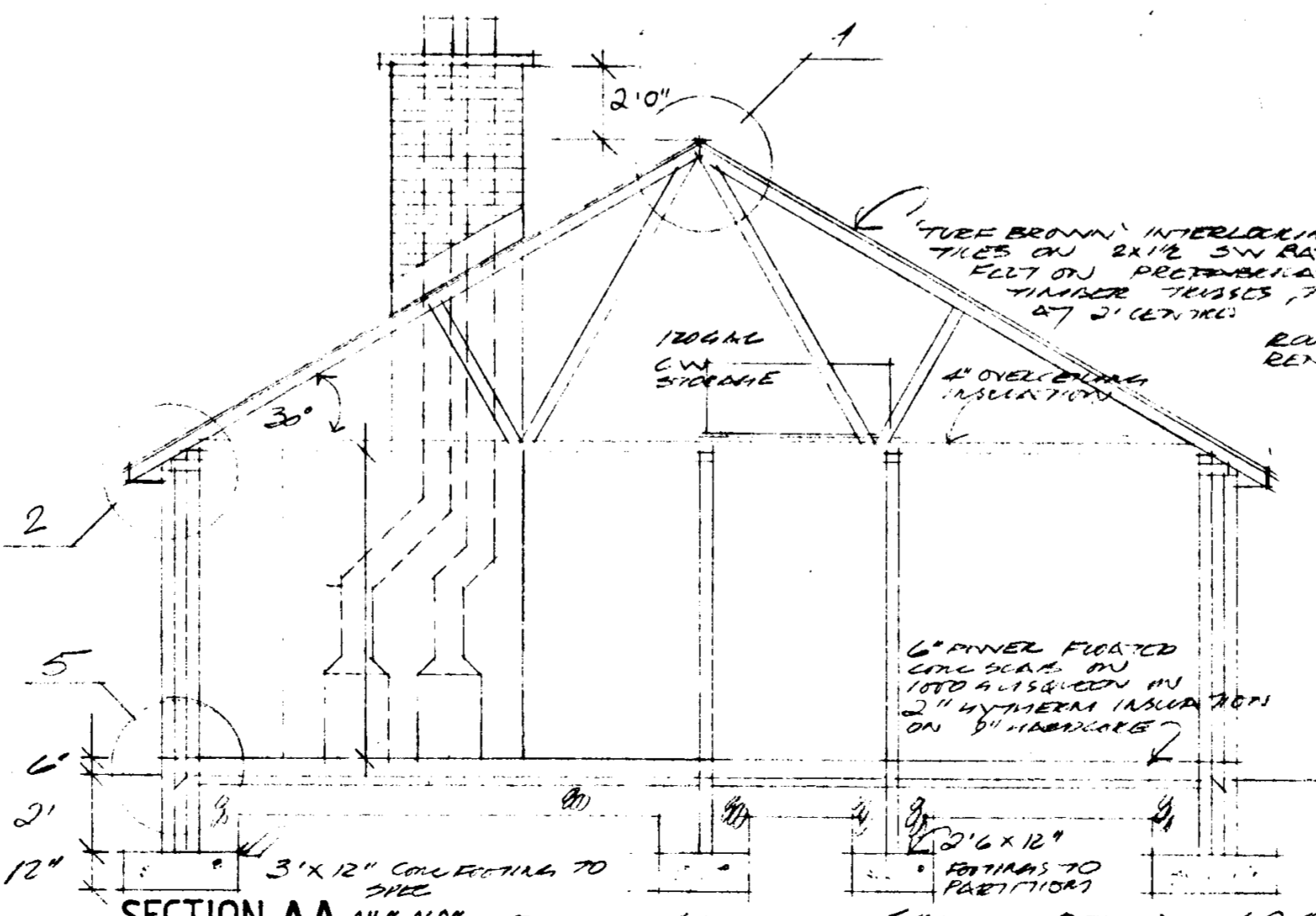


WEST ELEVATION 1/8" = 1'0"

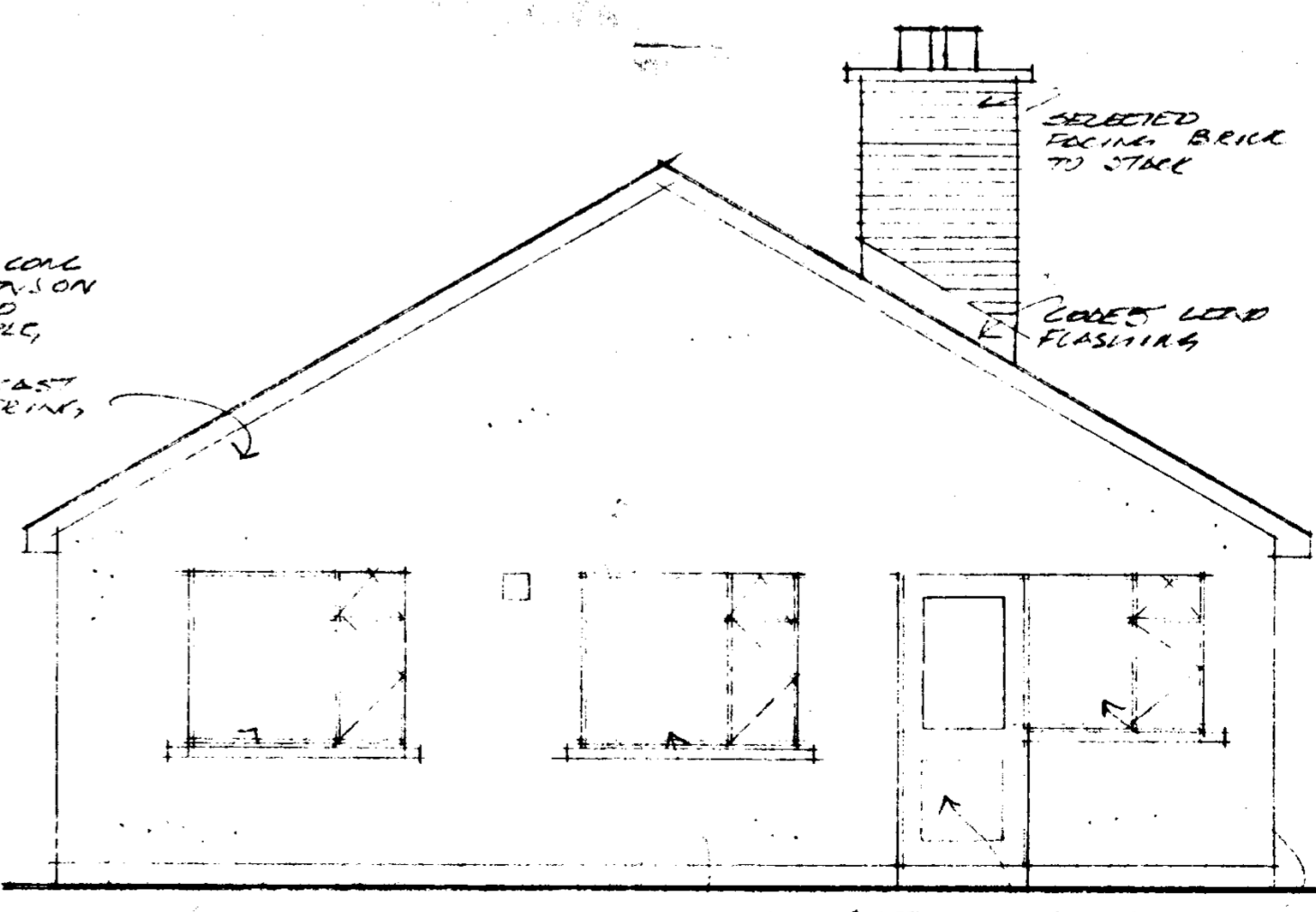
EAST ELEVATION 1/8" = 1'0"



NORTH ELEVATION 1/4" = 1'0" REFER ALSO TO SECTION DETAILS 3&4



SECTION AA 1/4" = 1'0" REFER ALSO TO SECTION DETAILS 1,2,5



SOUTH ELEVATION 1/4" = 1'0"

No	Revision / Issue	Date
Checked:	AMG	Scale AS STATED
Drawn:	AMG	Drawing No. P001 []
Project No.	1091-110	
Drawing SITE PLAN FLOOR PLAN, SECTION, ELEVATIONS		
Project BALLYMOSE HOMES LTD WOBALL HOUSE BALLYMOUNT, DUBLIN, CO. DUBLIN		
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