

**WATSON FITZPATRICK & ASSOCIATES**  
**Planning & Design Consultants**  
98 Woodlawn Park Grove,  
Firhouse, Dublin 24  
Tel : 087 2909752

South Dublin Co. Co.  
County Hall,  
Town Centre  
Tallaght  
Dublin 24.

Attention : Conor Doyle

Reg. Ref. SD22A/0295

6 July 2022



**Re: Proposed two storey four bedroom detached house to side of 29 Ballyroan Heights,  
Rathfarnham, Dublin 16 for J. McDonagh.**

Dear Sirs,

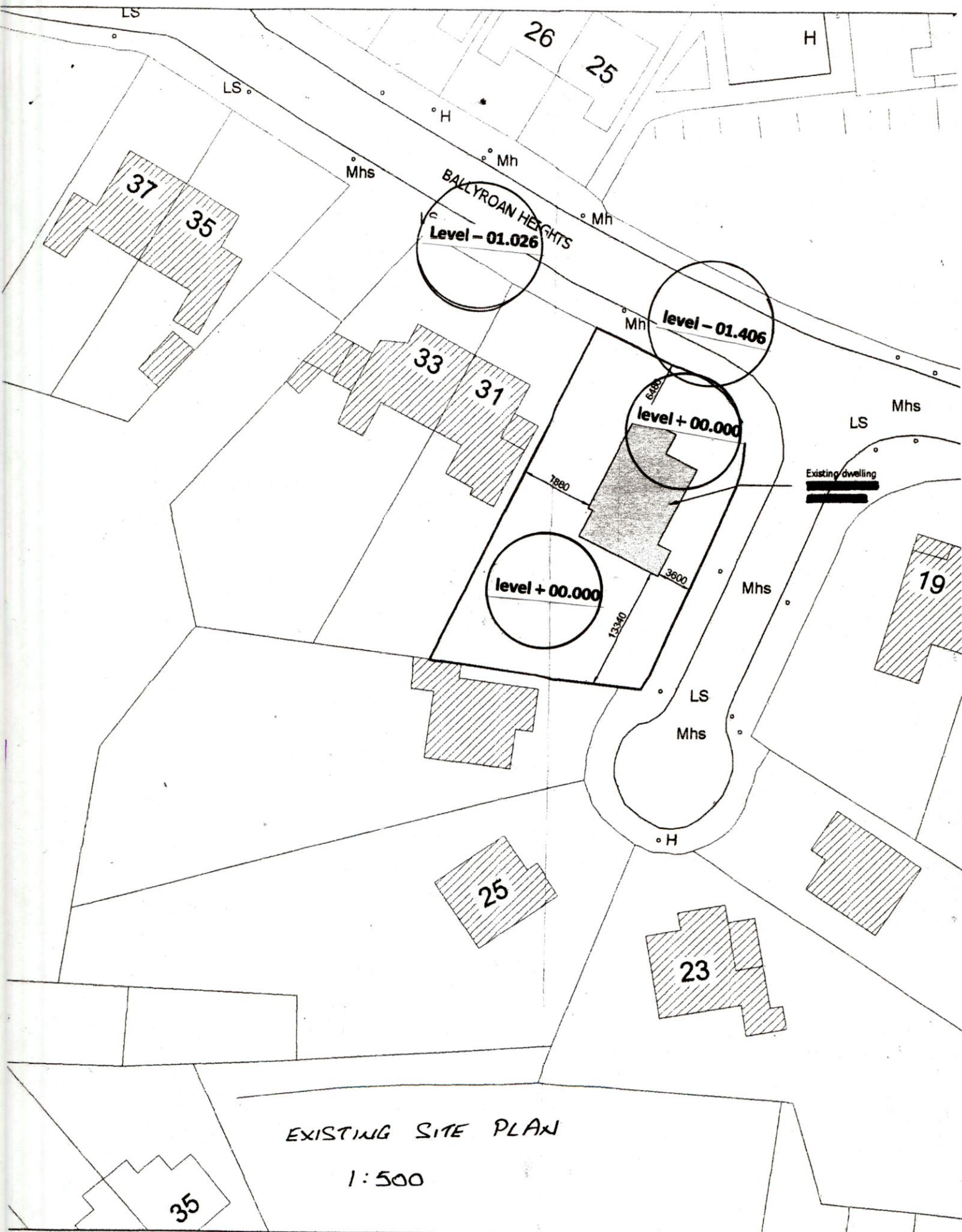
Further to your email of the 5 July 2022 regarding above proposed planning application, please find enclosed ground and finished floor levels as requested.

Should you require any further information please do not hesitate to contact us.

Yours faithfully,



WATSON FITZPATRICK & ASSOCIATES.



EXISTING SITE PLAN

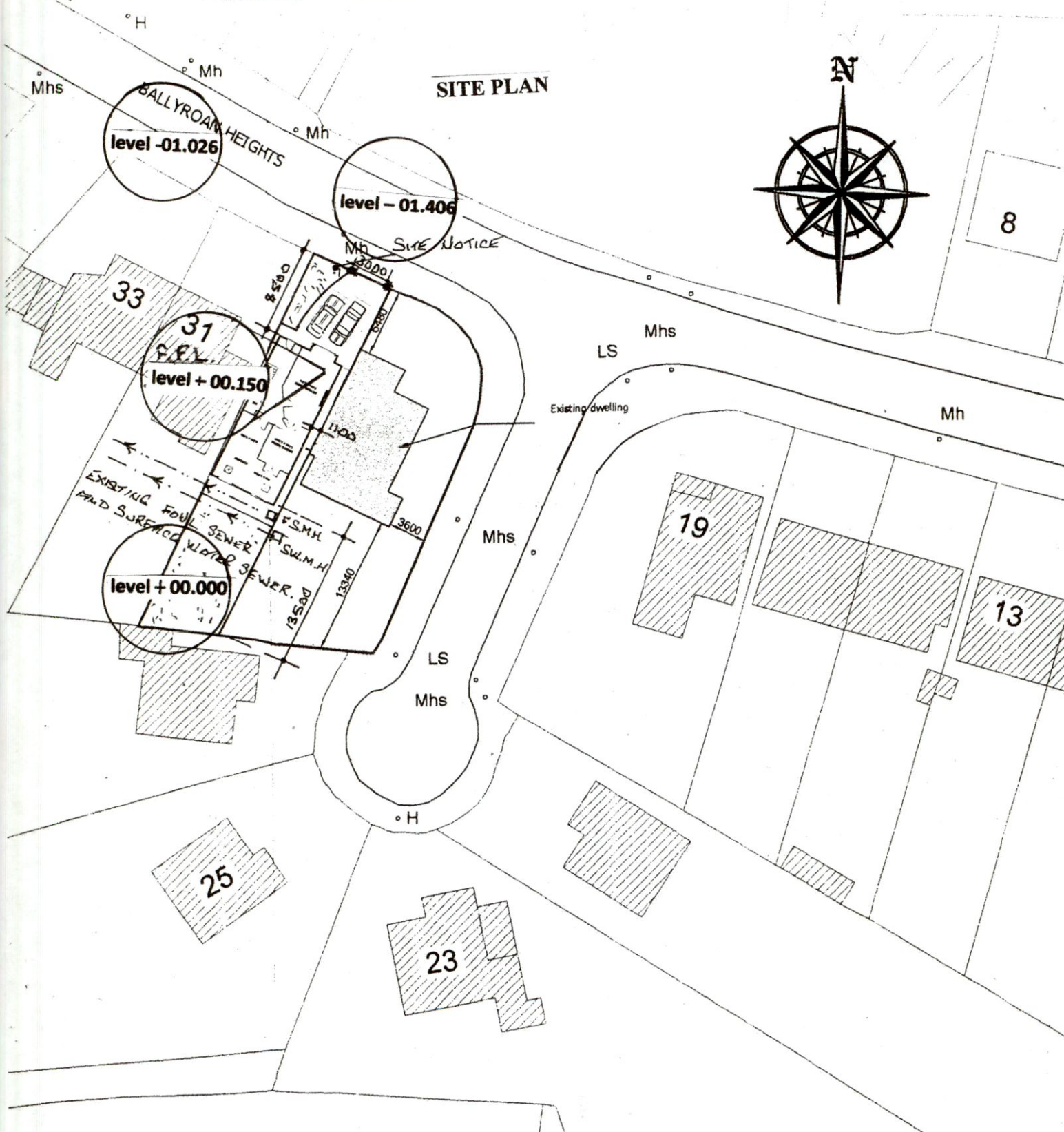
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**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.**

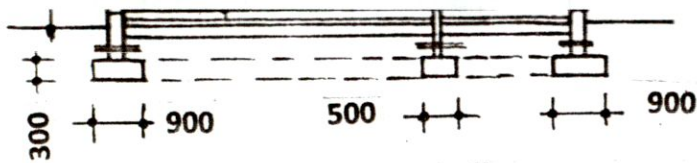


**SITE PLAN**

PROPOSED SITE PLAN

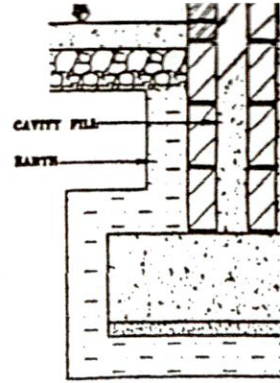
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**CROSS SECTION**

Floor:  
150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

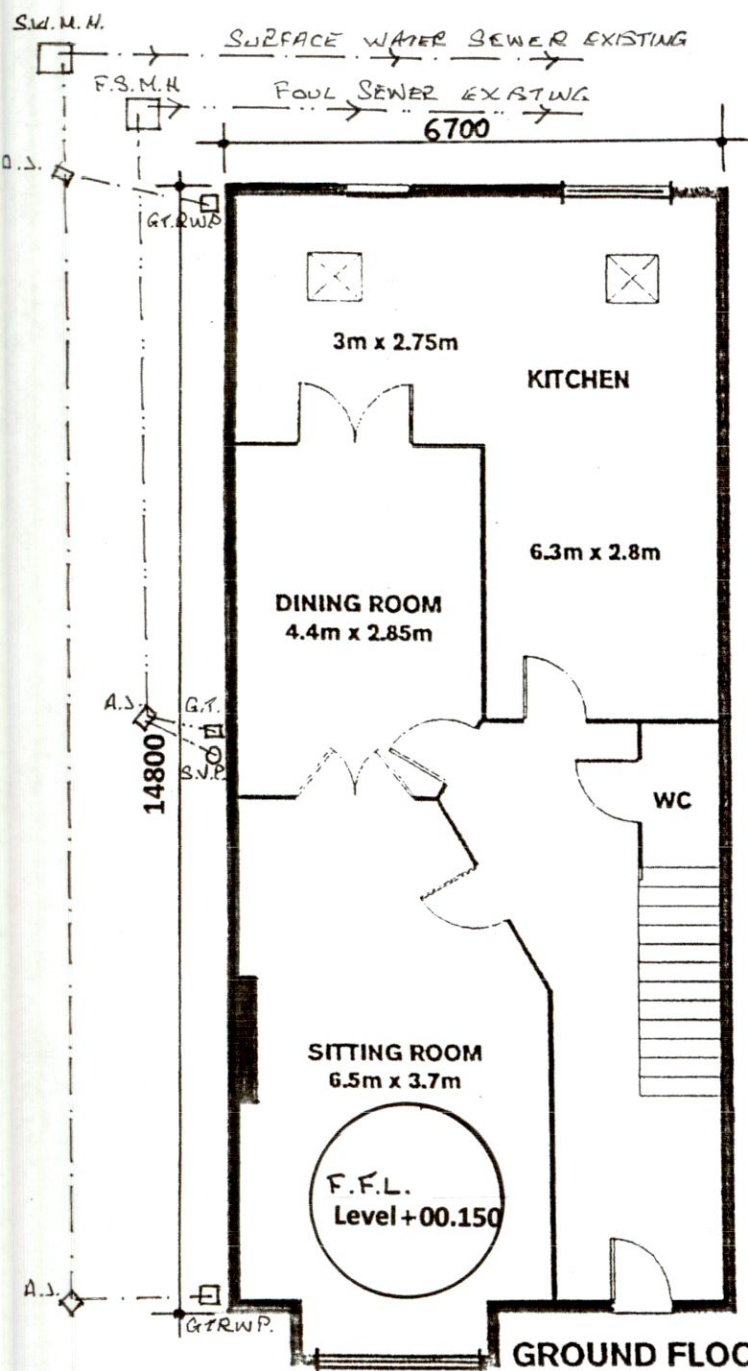


**FOUNDATION I**

Stairs:  
2R+G to be between 550mm and 700mm, minimum clear width 800mm.  
Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters.  
Headroom 2000mm vertically.



Note:  
All structural timbers to comply with timber for domestic construction. Tim and supplied at a moisture content no

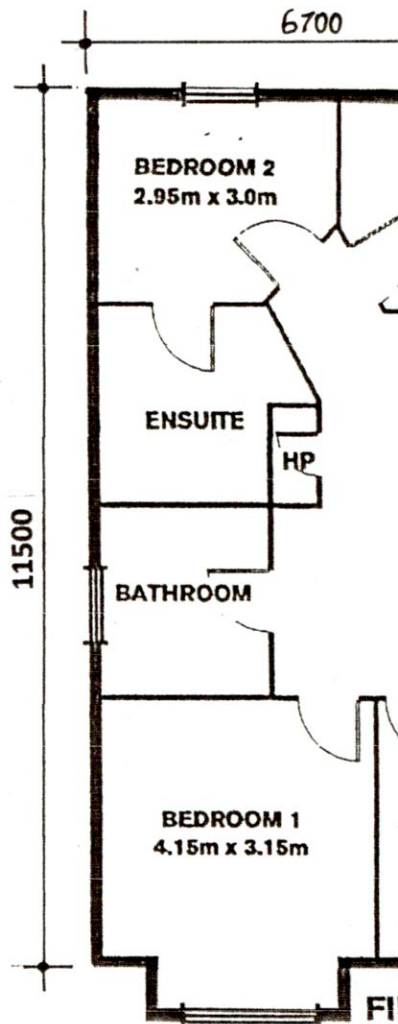


Plumbing:  
Wash basin - Trap 32mm. Seal 75mm.  
Sink / Bath - Trap 40mm. Seal 75mm.  
W.C. - Trap 75mm. Seal 50mm.

Drains:  
100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

**DRAINAGE LEGEND**

Foul Sewer Drain	---
Surface Water Drain	- - - -
Gully Trap	□
Gull Trap R.W.P.	◻
Armstrong Junction	◇
Manhole	◻



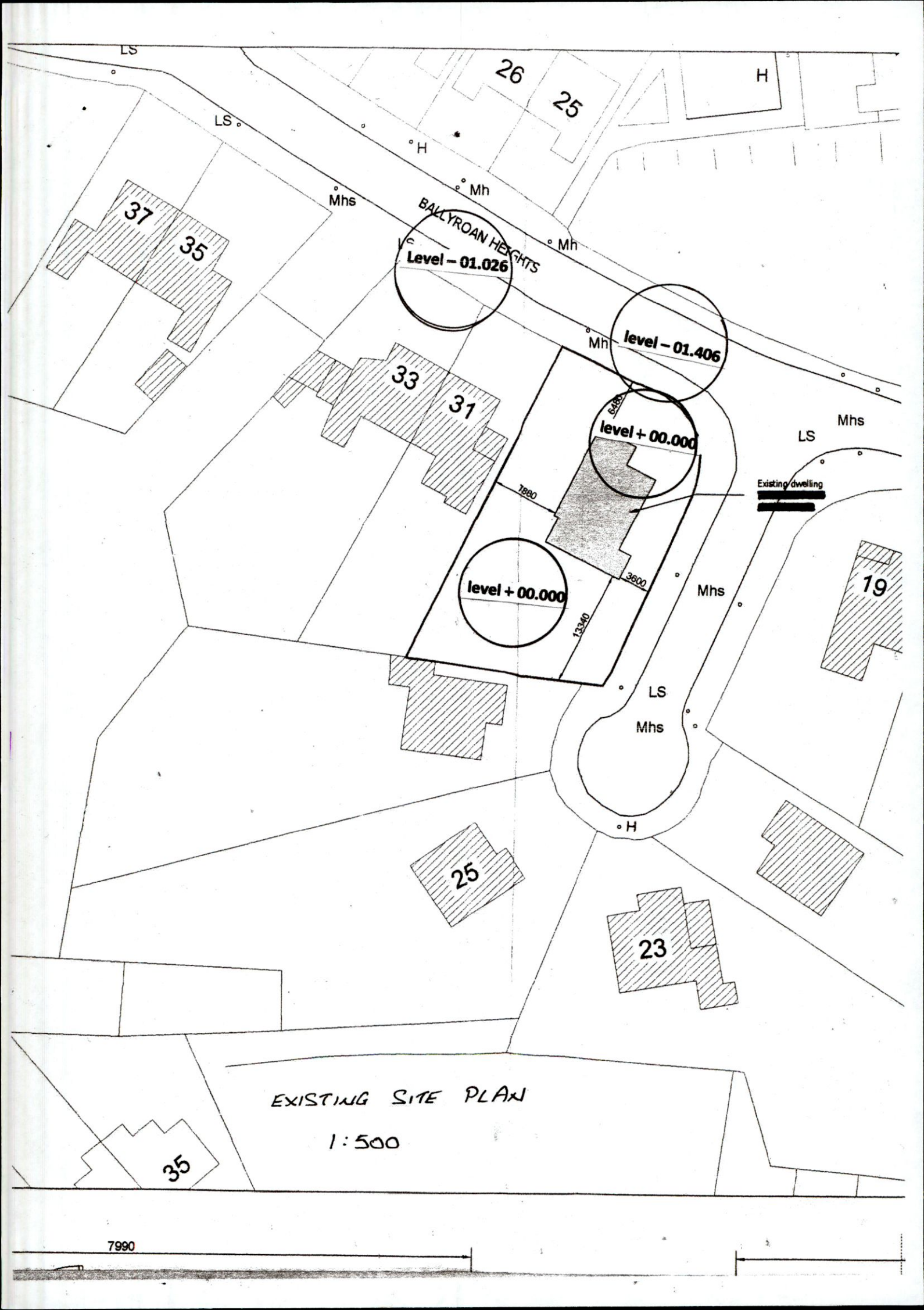
Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

**PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. P**

Walls:  
100mm selected brick outer leaf, 50mm cavity and 100mm concrete block inner leaf. Wall ties to L.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

**Drawing Number : 586/PD/03**  
**Scale : 1 : 100**





BALLYROAN HEIGHTS  
Level - 01.026

level - 01.406

level + 00.000

level + 00.000

Existing dwelling

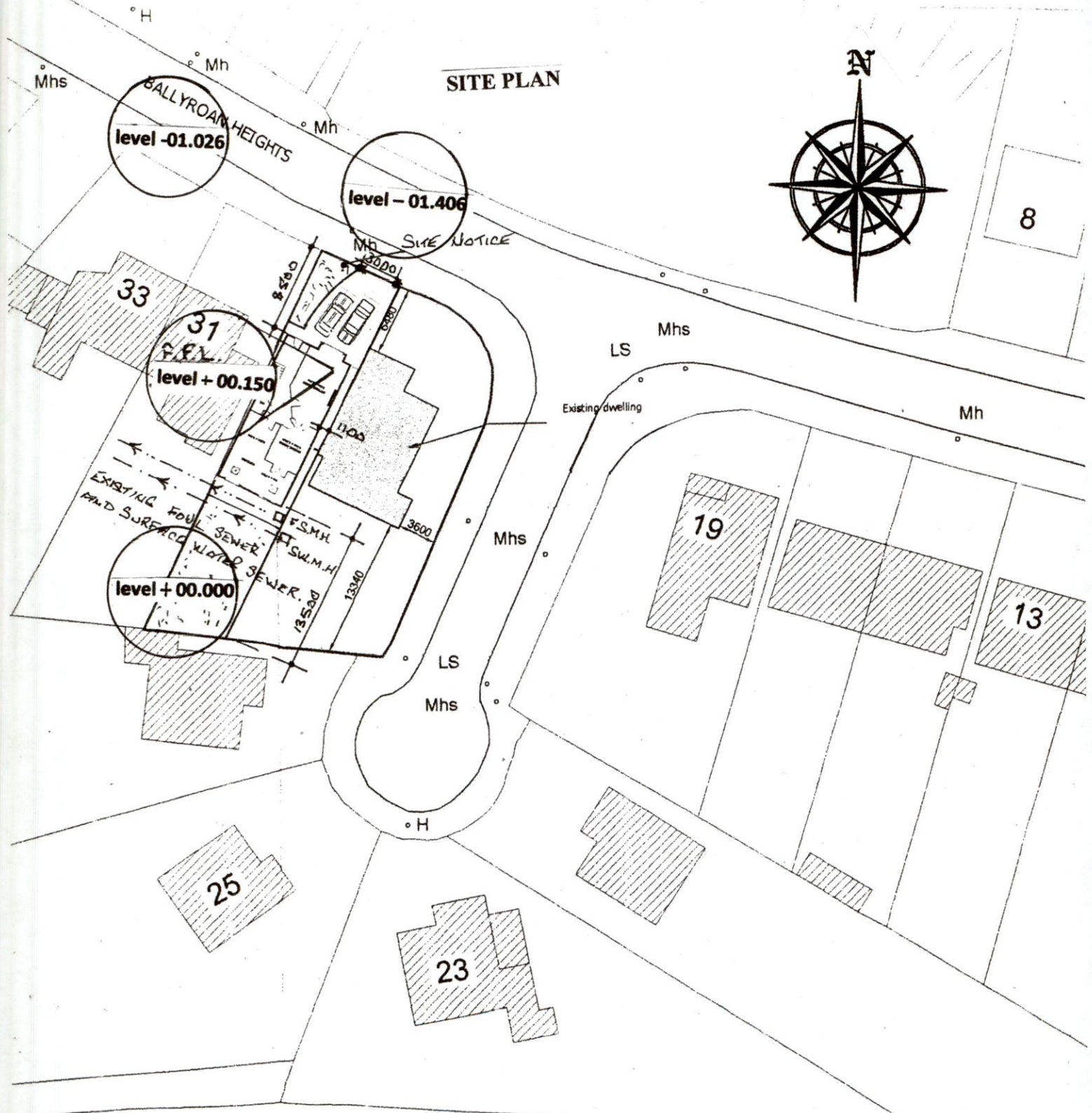
EXISTING SITE PLAN

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**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.**

**SITE PLAN**

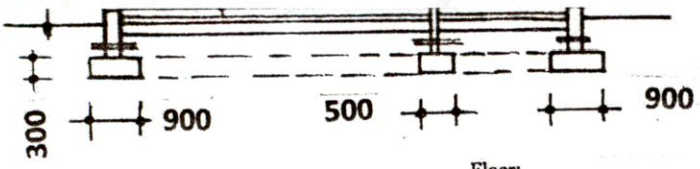


PROPOSED SITE PLAN

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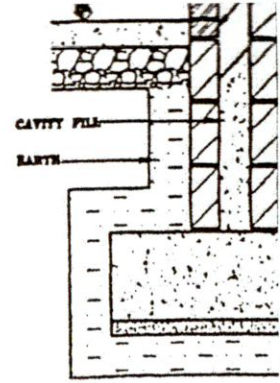




**CROSS SECTION**

Floor:  
 150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

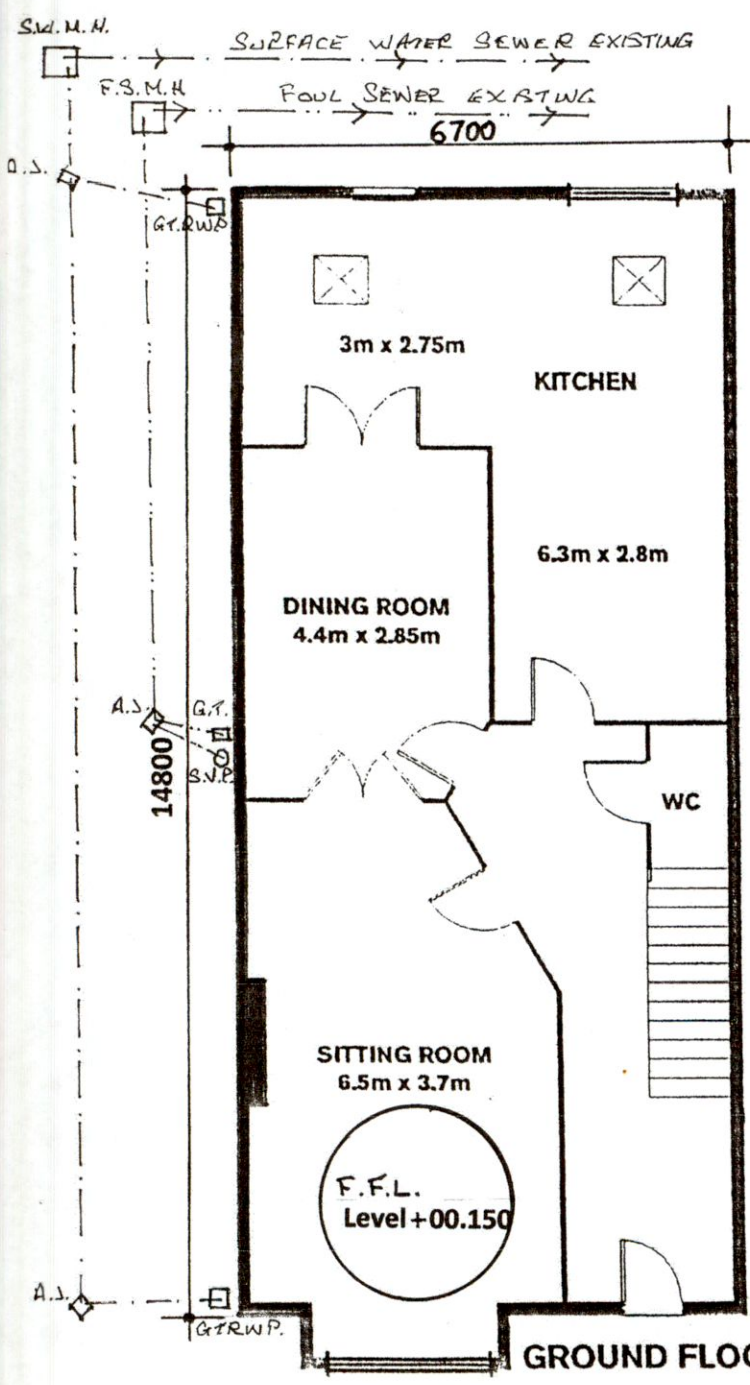
Stairs:  
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 Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters.  
 Headroom 2000mm vertically.



**FOUNDATION**



Note:  
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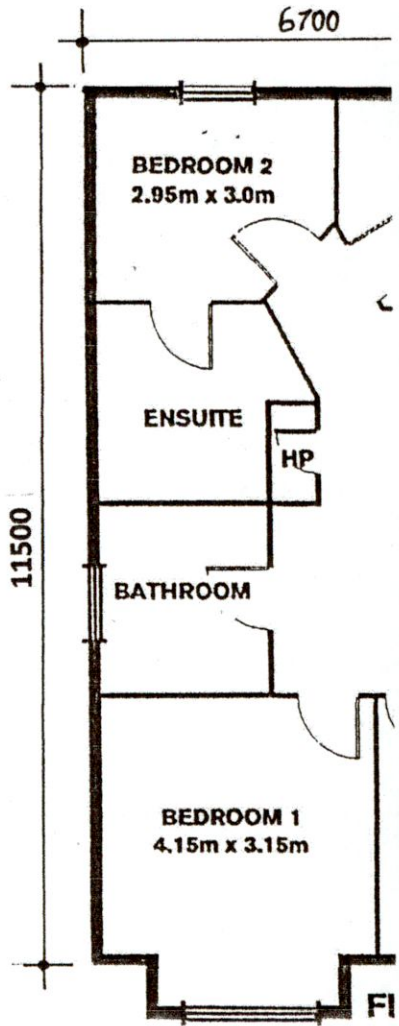


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**DRAINAGE LEGEND**

Foul Sewer Drain	----
Surface Water Drain	- - - -
Gully Trap	□
Gull Trap R.W.P.	◻
Armstrong Junction	◇
Manhole	◻

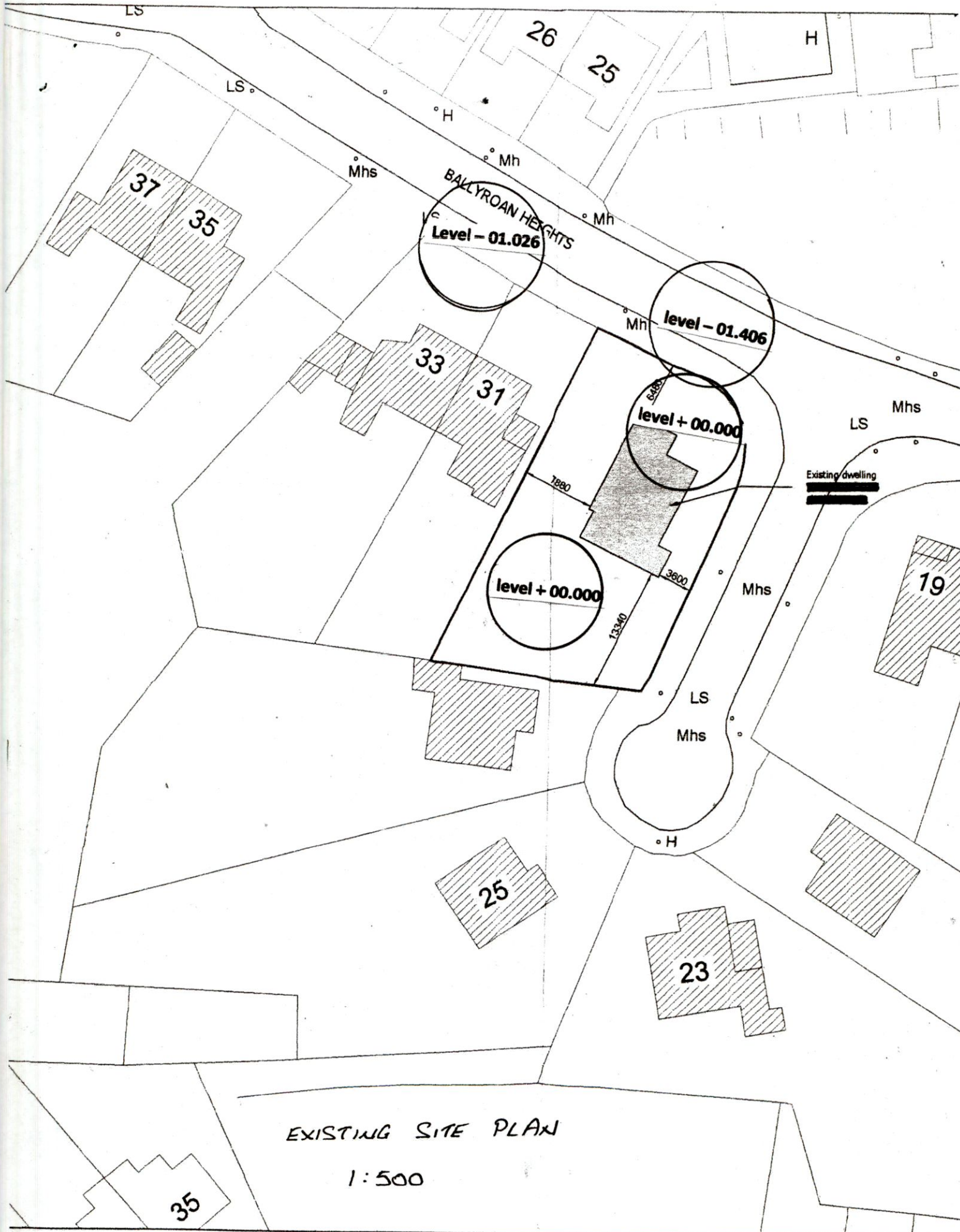


Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

**PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I**

Walls:  
 100mm selected brick outer leaf, 50mm cavity and 100mm concrete block inner leaf. Wall ties to L.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

**Drawing Number : 586/PD/03**  
**Scale : 1 : 100**



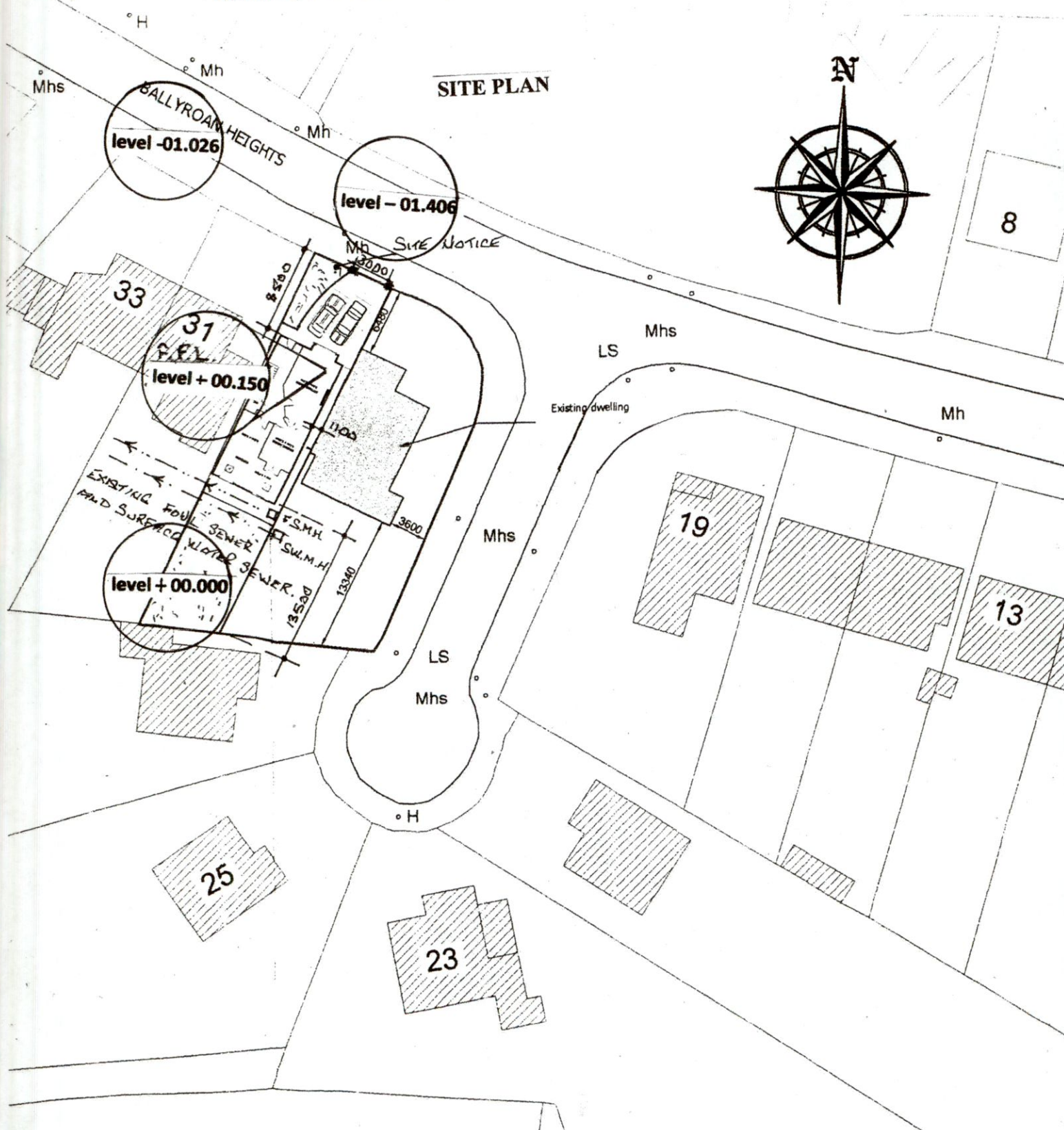
EXISTING SITE PLAN

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**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.**

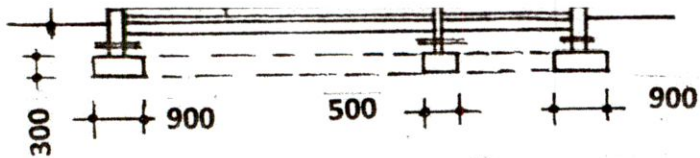


PROPOSED SITE PLAN

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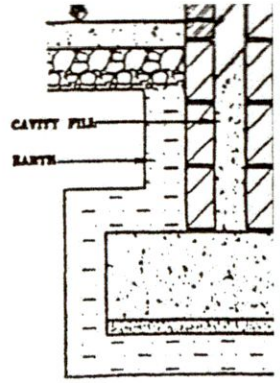




**CROSS SECTION**

Floor:  
 150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

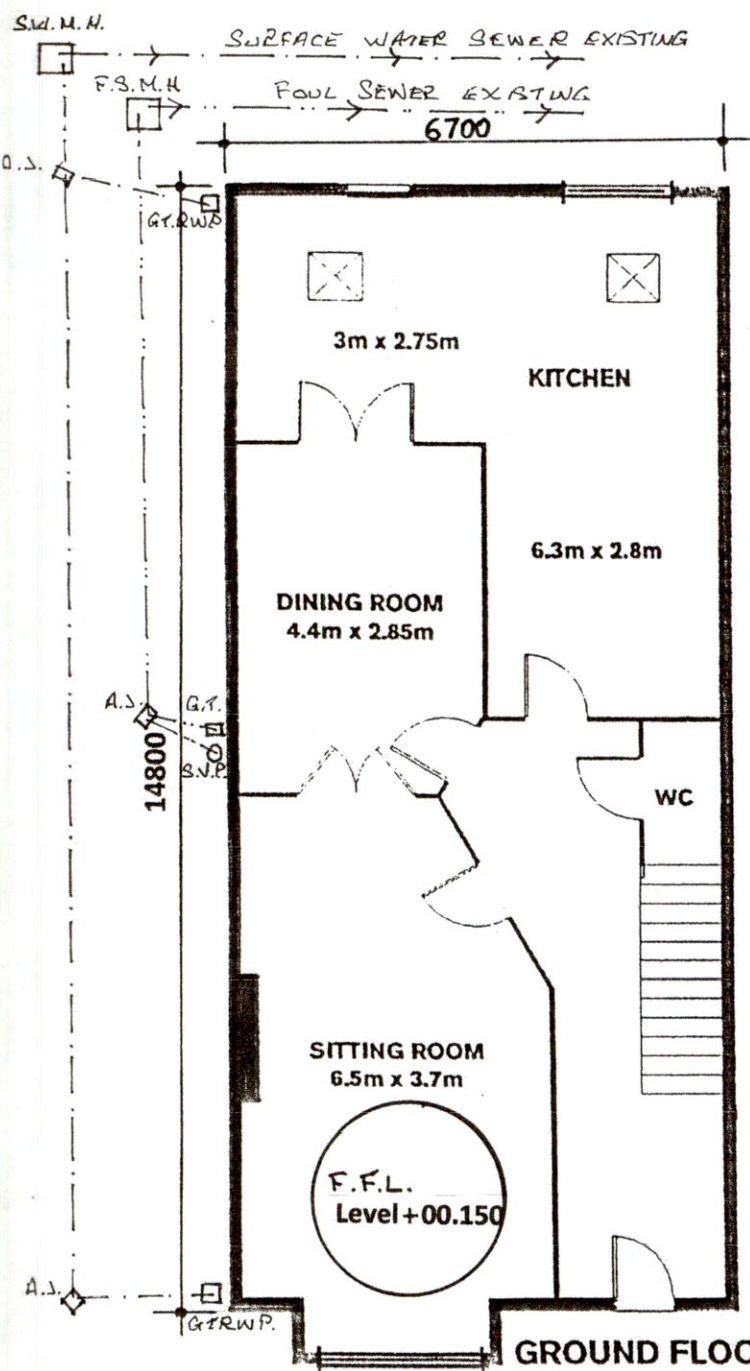
Stairs:  
 2R+G to be between 550mm and 700mm, minimum clear width 800mm.  
 Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters.  
 Headroom 2000mm vertically.



**FOUNDATION**



Note:  
 All structural timbers to comply with timber for domestic construction. Timbers to be supplied at a moisture content not exceeding 18%.

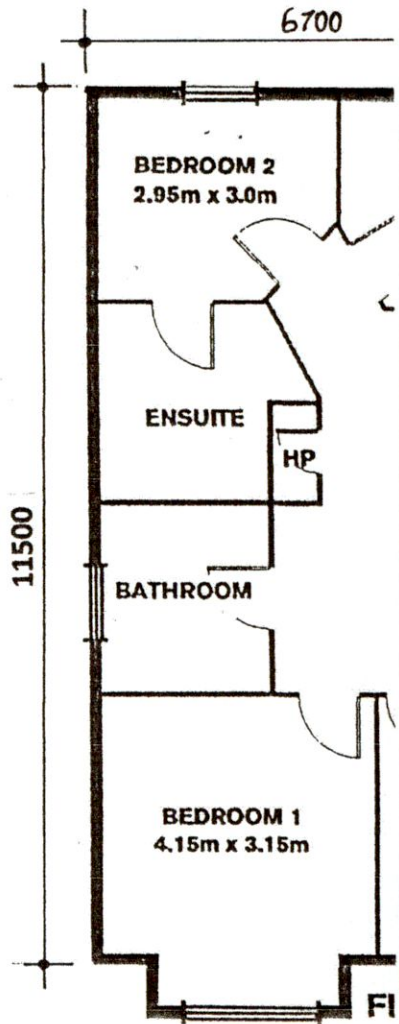


Plumbing:  
 Wash basin - Trap 32mm. Seal 75mm.  
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Drains:  
 100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

**DRAINAGE LEGEND**

Foul Sewer Drain	---
Surface Water Drain	- - - -
Gully Trap	□
Gull Trap R.W.P.	○
Armstrong Junction	◇
Manhole	□



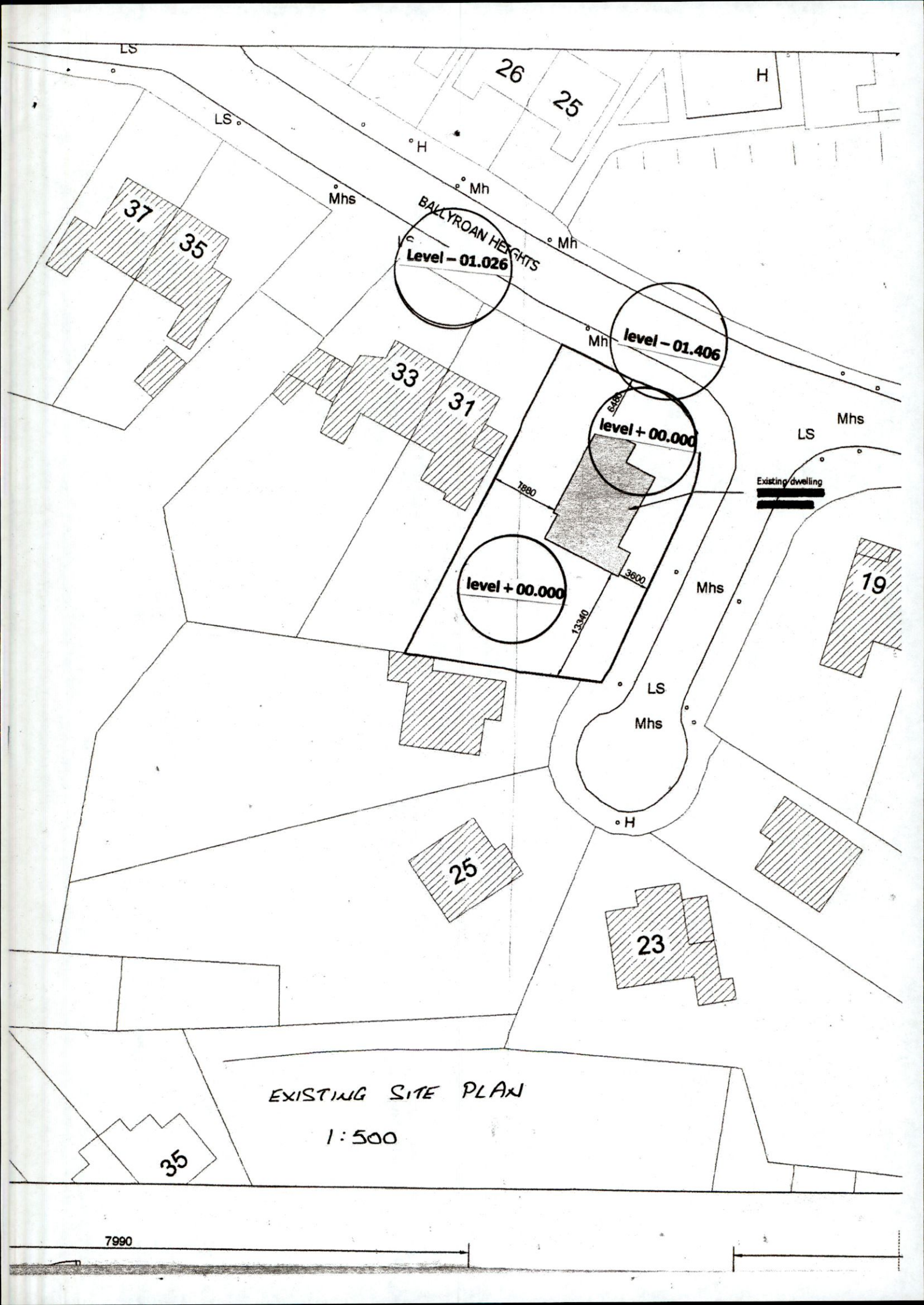
Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE, RATHFARNHAM, DUBLIN 16 FOR J. J. O'NEILL**

Walls:  
 100mm selected brick outer leaf, 50mm cavity and 100mm concrete block inner leaf. Wall ties to L.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

**Drawing Number : 586/PD/03**  
**Scale : 1 : 100**





EXISTING SITE PLAN

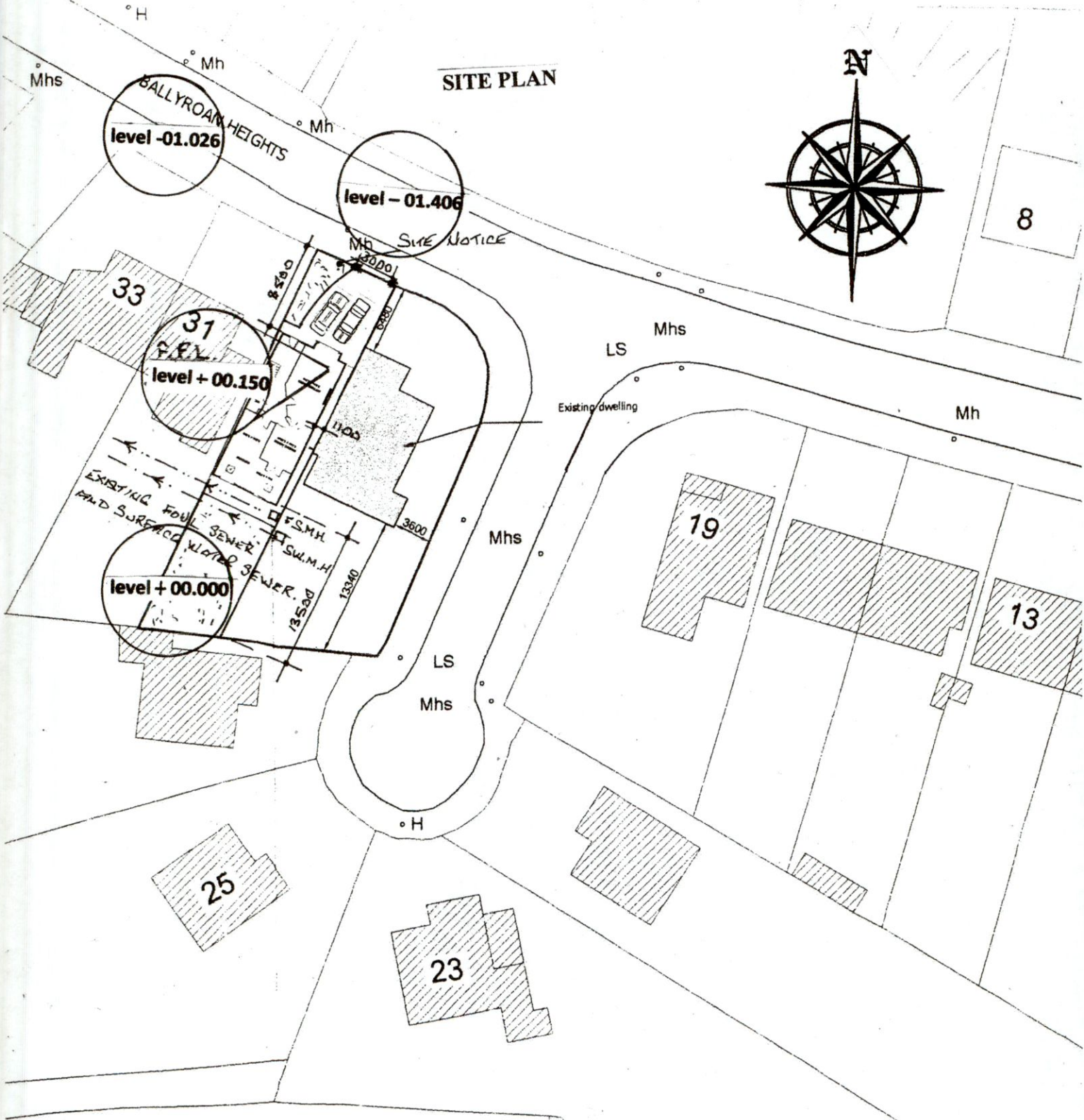
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**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.**

**SITE PLAN**

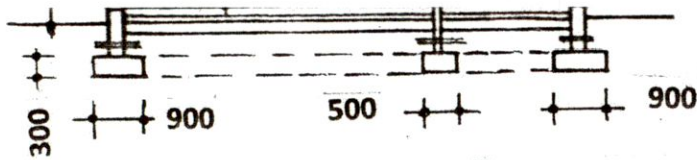


PROPOSED SITE PLAN

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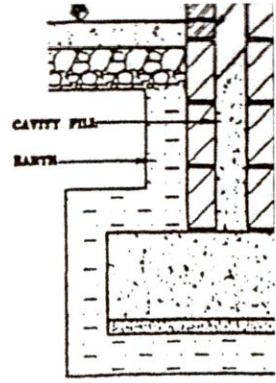




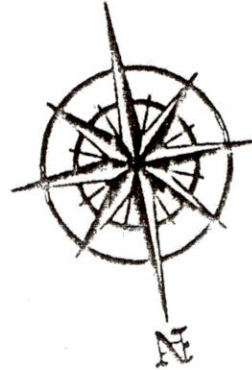
**CROSS SECTION**

Floor:  
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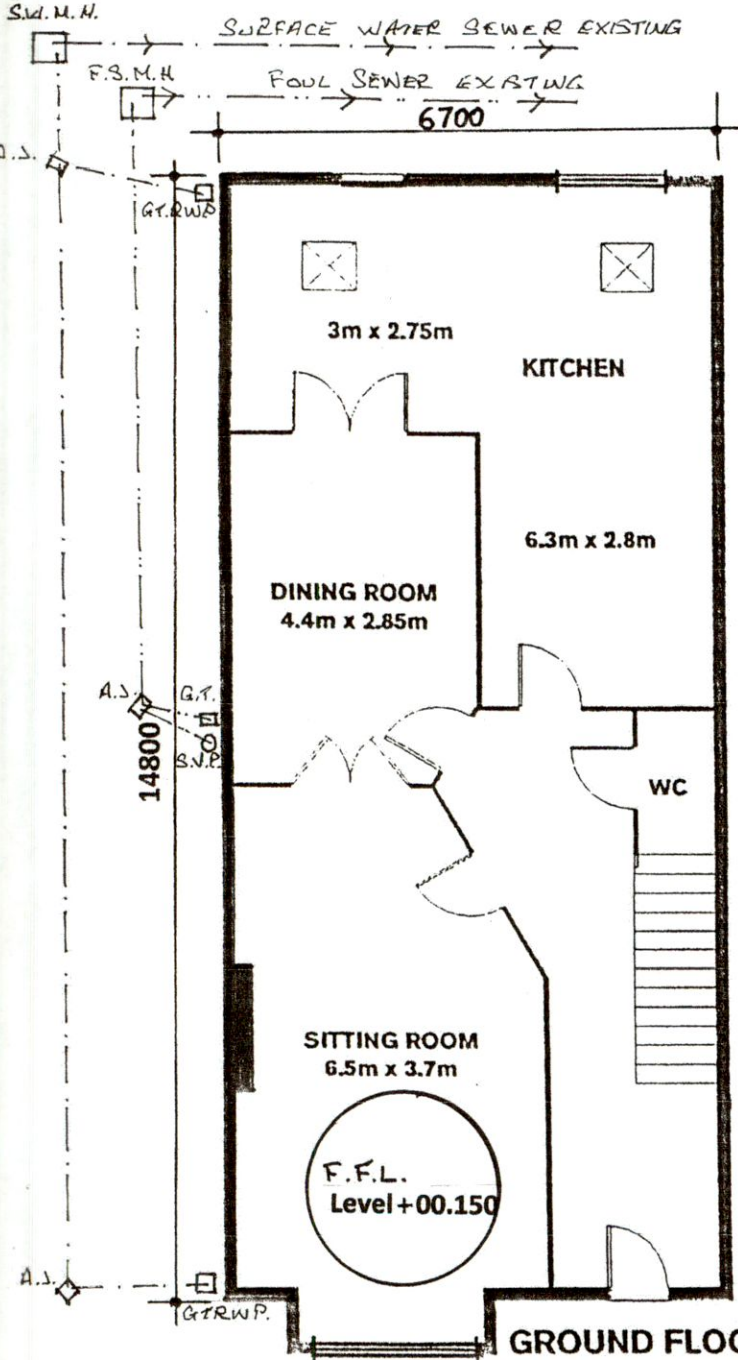
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Headroom 2000mm vertically.



**FOUNDATION**



Note:  
All structural timbers to comply with timber for domestic construction. Timbers to be supplied at a moisture content not exceeding 12%.

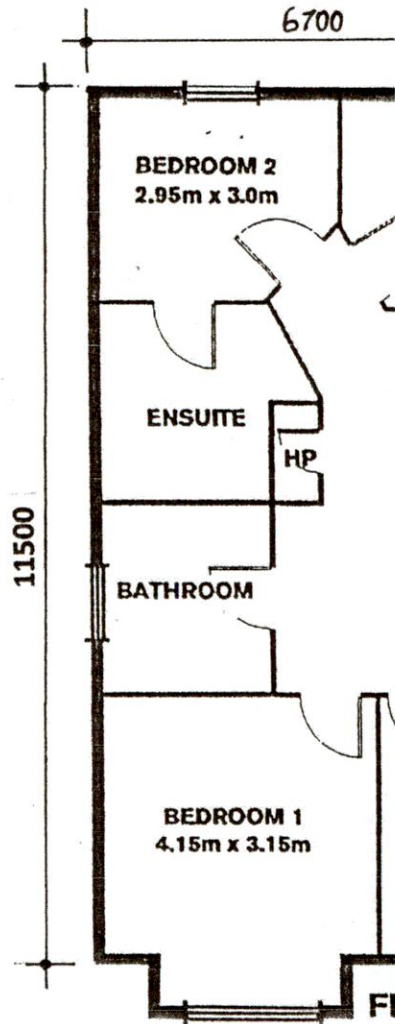


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**DRAINAGE LEGEND**

Foul Sewer Drain	---
Surface Water Drain	- - - -
Gully Trap	o
Gull Trap R.W.P.	o
Armstrong Junction	o
Manhole	□

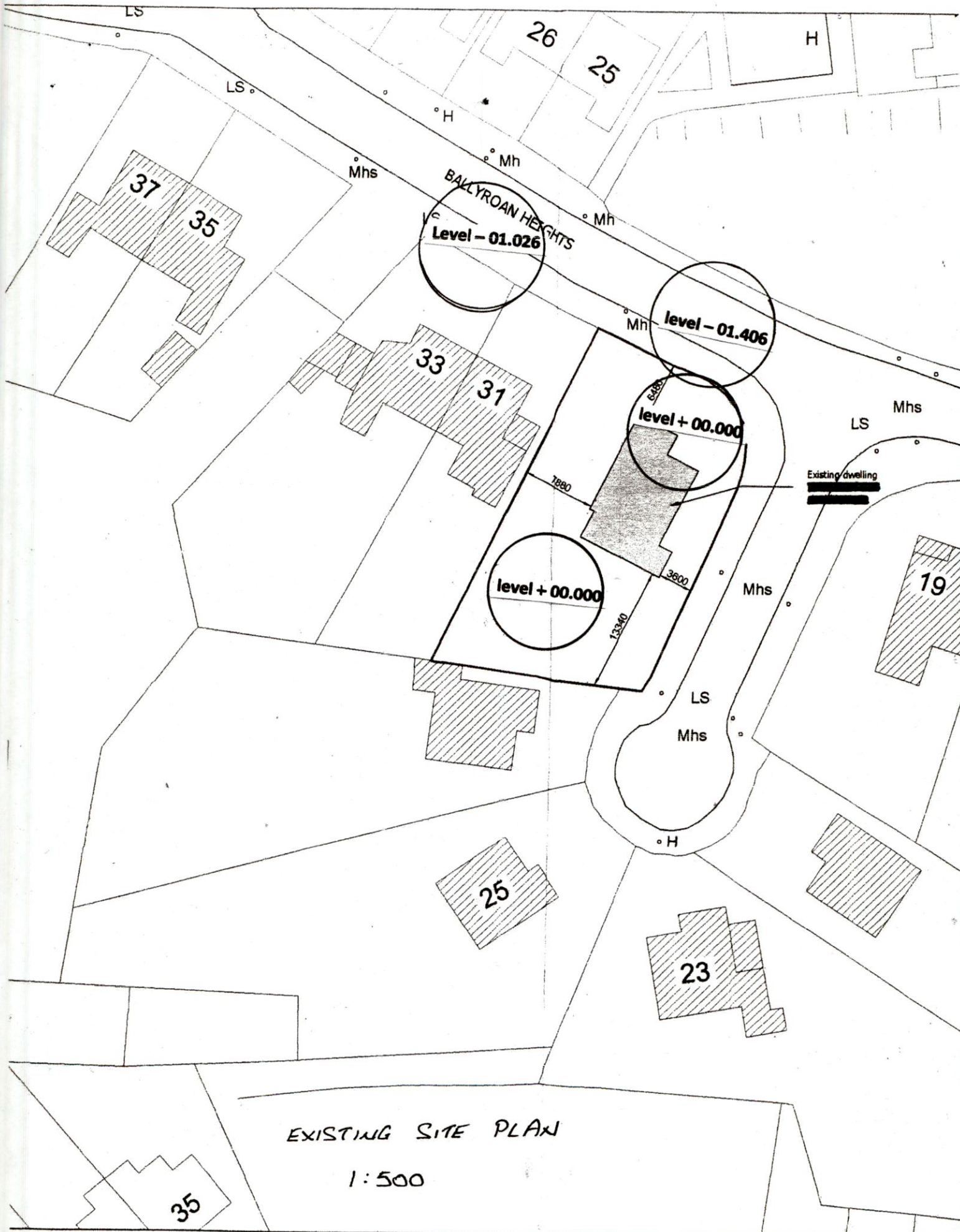


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**PROPOSED TWO STOREY FOUR BEDROOM DE  
HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I**

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**Drawing Number : 586/PD/03  
Scale : 1 : 100**



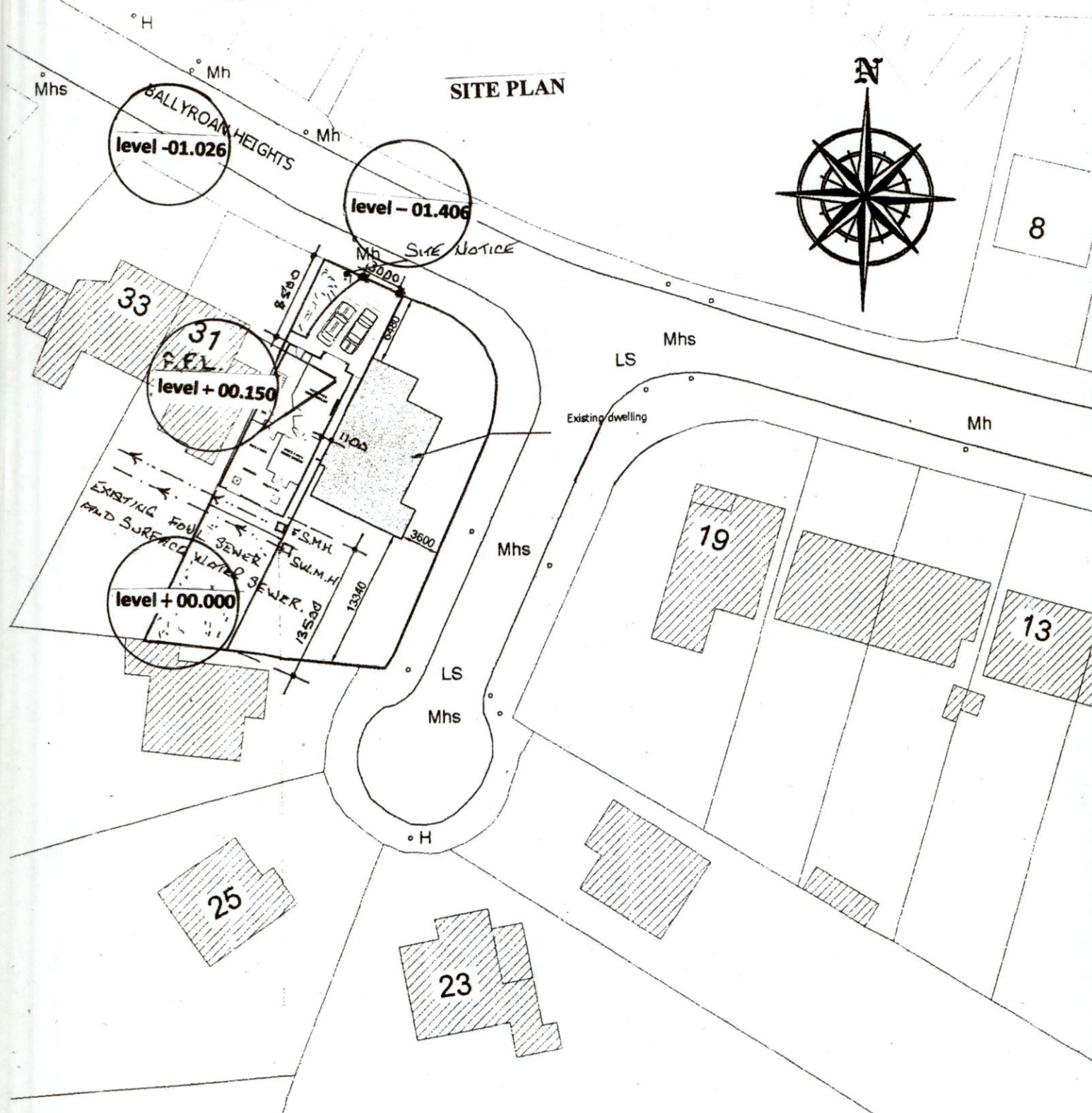
EXISTING SITE PLAN

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**PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.**

**SITE PLAN**

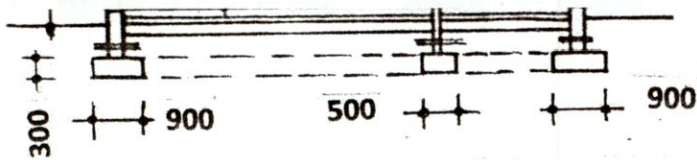


PROPOSED SITE PLAN

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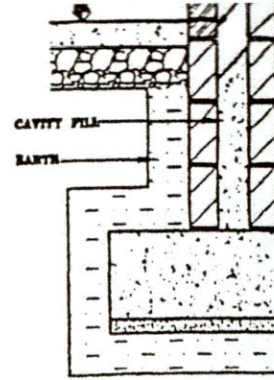




**CROSS SECTION**

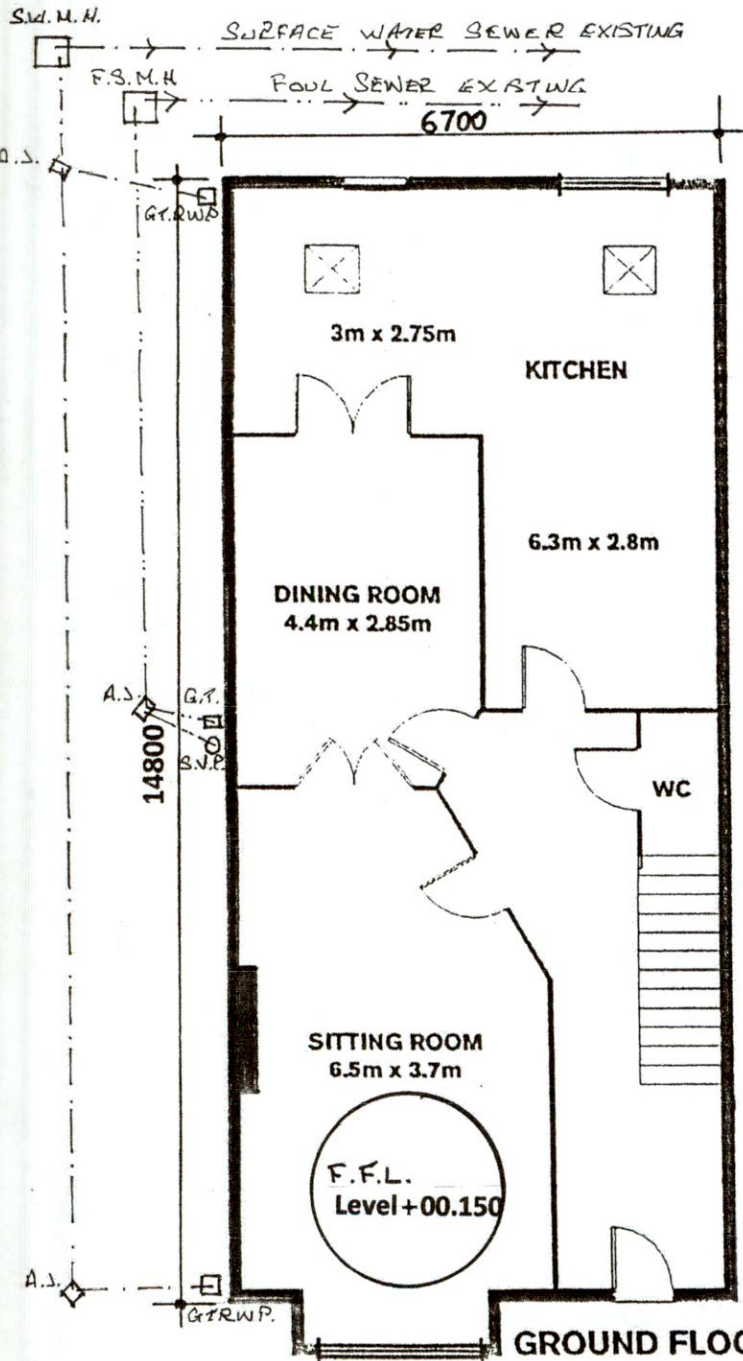
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Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters.  
Headroom 2000mm vertically.



**FOUNDATION**

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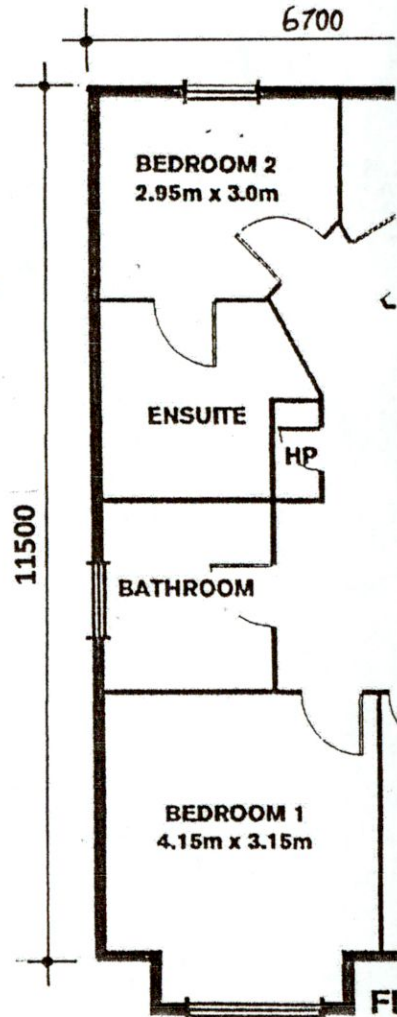
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**DRAINAGE LEGEND**

Foul Sewer Drain	---
Surface Water Drain	- - - -
Gully Trap	□
Gull Trap R.W.P.	◇
Armstrong Junction	◇
Manhole	□

Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

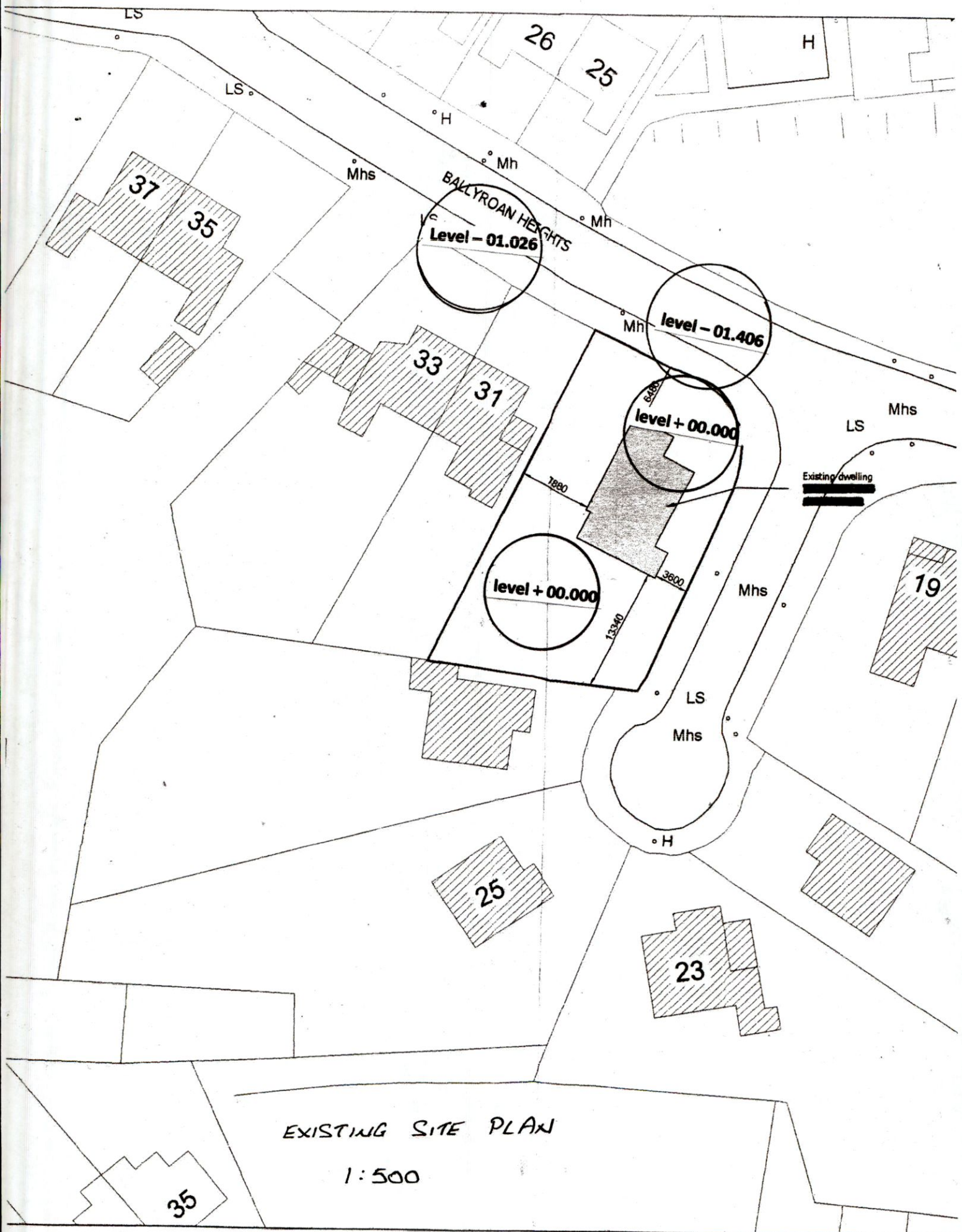


**PROPOSED TWO STOREY FOUR BEDROOM DE HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. I**

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**Drawing Number : 586/PD/03**  
**Scale : 1 : 100**





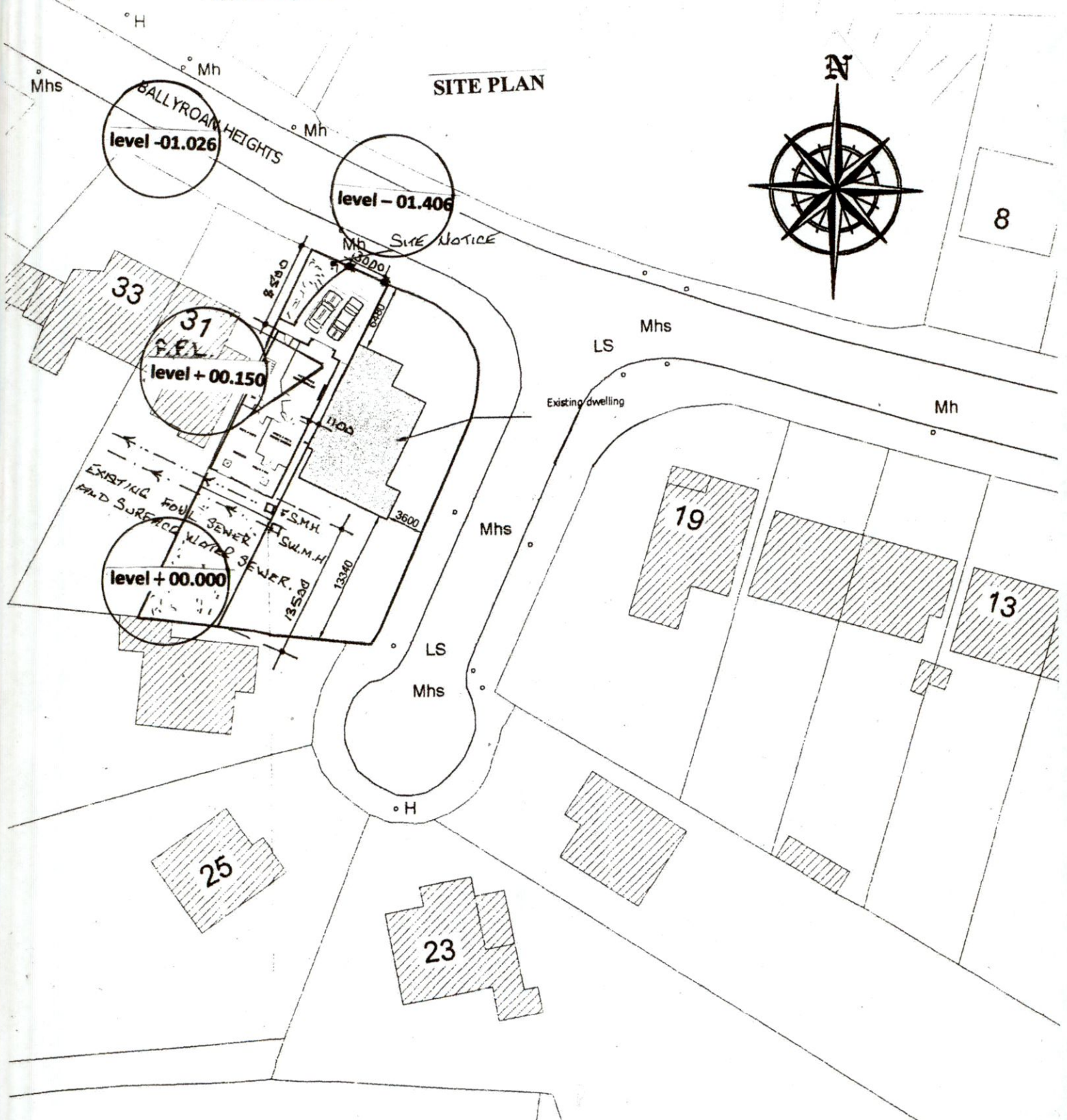
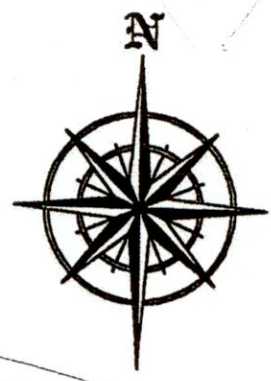
EXISTING SITE PLAN

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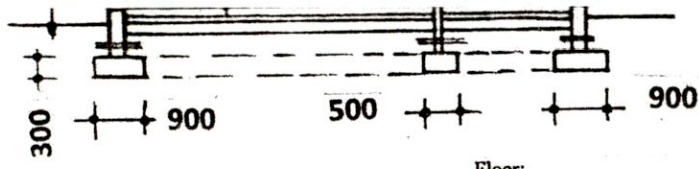
**SITE PLAN**



PROPOSED SITE PLAN  
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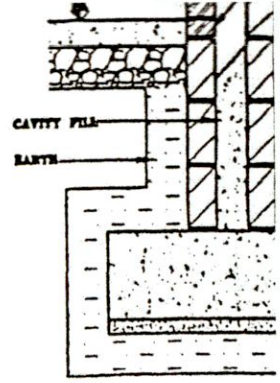




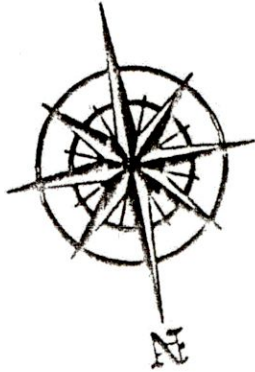
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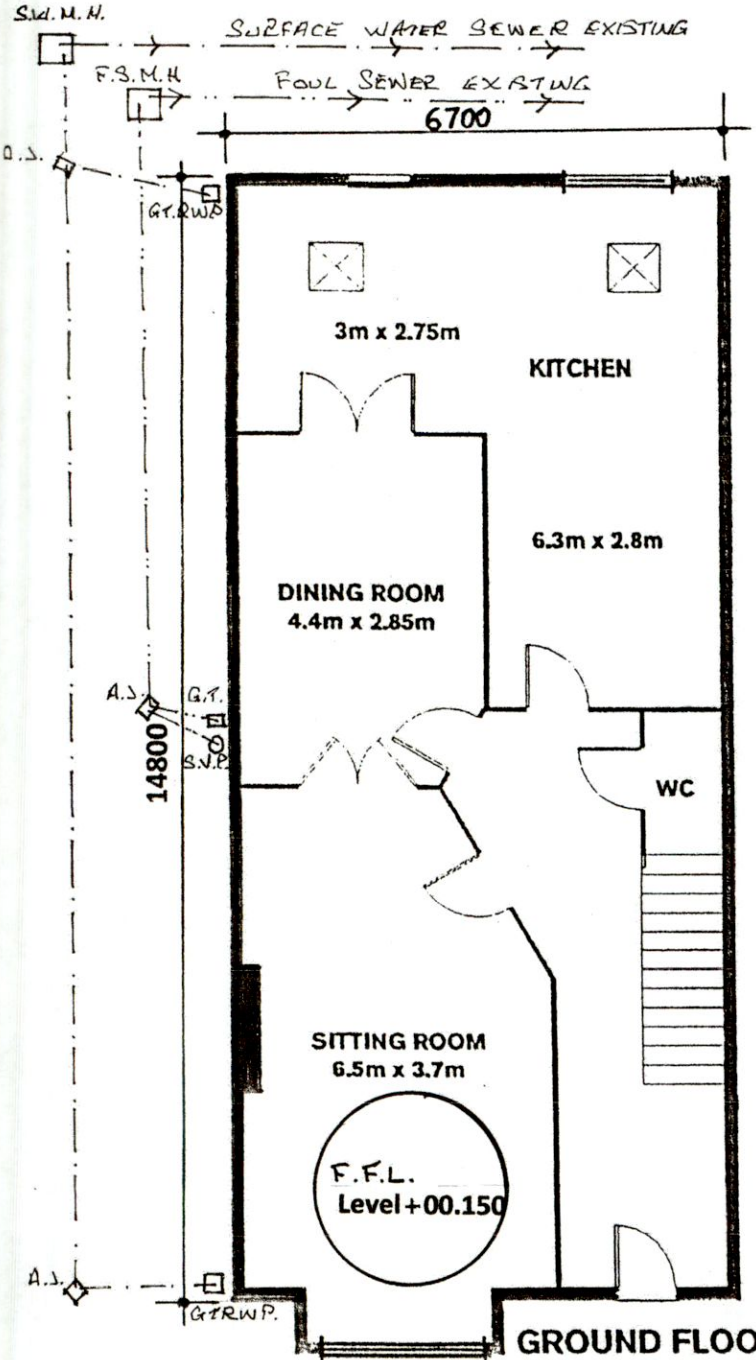
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**FOUNDATION**



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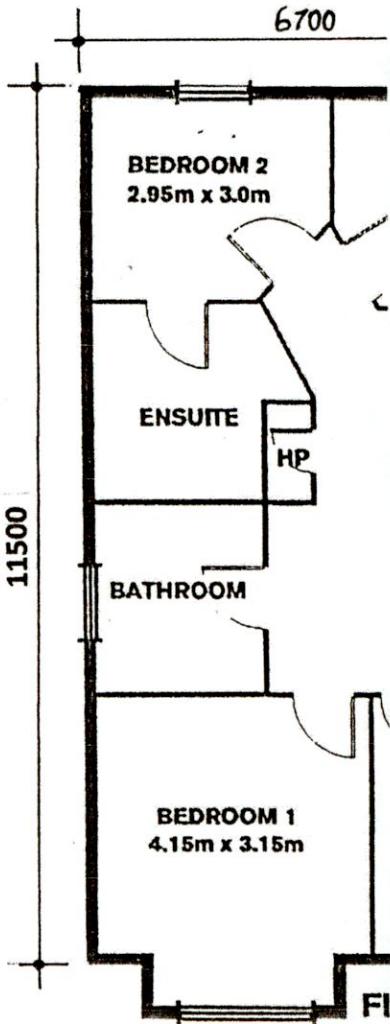


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**DRAINAGE LEGEND**

Foul Sewer Drain	----
Surface Water Drain	- - - -
Gully Trap	□
Gull Trap R.W.P.	○
Armstrong Junction	◇
Manhole	□



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