

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 37

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 29-1-91  =	All M Lynch Rec Permission boarded road layout is OK  Alls being Rec Permission		

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0037

Date Received : 16th January 1991

Applicant : Templeogue United Football Club,

Appl.Type : PER

Development : Club house incorporating 6 changing rooms, shower rooms  
meeting room and carparking for 50 cars

LOCATION : rear St. MacDara's School, Wellington Lane, Templeogue

O.S.REFS.

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AREA REFERENCE

--	--	--	--	--	--

HISTORY


FEE CERTIFICATE NO. \_\_\_\_\_

FEE CLASS

--	--	--	--

MEASUREMENT  
FOR FEES

--	--	--	--

SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED \_\_\_\_\_

GRADE \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING APPLICATION FEES

REF.: 919/0037 CERTIFICATE NO: 24044  
 PROPOSAL: Outline  
 LOCATION: Mer of St MPC Maria's School, Wellington Lane, Tongue  
 APPLICANT: Tongue United Football Club

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£32					
	£16					
	£50p per M <sup>2</sup> in excess of 300M <sup>2</sup> . Min. £40					
metres <sup>2</sup> <b>156.0m<sup>2</sup></b>	£1.75 per M <sup>2</sup> or £40		<b>EXEMPT</b>			
x .1 hect.	£25 per .1 hect. or £250					
x .1 hect.	£25 per .1 hect. or £40					
x .1 hect	£25 per .1 hect. or £100.					
	£100					
x metres <sup>2</sup>	£10 per m <sup>2</sup> or £40					
x 1,000m <sup>2</sup>	£25 per 1,000m <sup>2</sup> or £40					
x .1 hect.	£5 per .1 hect. or £40					

Column 1 Certified: Signed: [Signature] Grade: 2/2 Date: 17/1/91  
 Column 1 Endorsed: Signed: [Signature] Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified Signed: [Signature] Grade: S.O Date: 17/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

REF. NO.: Q 1A/0037 CERTIFICATE NO.: 13778<sup>3</sup>  
 PROPOSAL: New Clubhouse  
 LOCATION: Site at near St MacDaris School, Wellington Lane  
 APPLICANT: Tamlbogge Utd Football Club Tamlbogge

	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					
B	Domestic Ext. (Improvement/Afts.)	@ £30					
C	Building for office or other comm. purpose <u>156.0 m<sup>2</sup></u>	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> 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: [Signature] Grade: D/T2 Date: 17/1/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 17/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/0037

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1680 FT<sup>2</sup>

MEASURED BY:

J. Y.  
17/1/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

27 MAY 1991

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

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

A decision has been made in the following case to grant permission under the above Acts:-

<u>Req. Ref.</u>	<u>Dec. Date</u>	<u>Applicant</u>	<u>Proposal</u>
91A/37	11.03.91 1022	Templeogue United Football Club	Proposed club house incorporating 6 changing rooms, shower rooms meeting room and carparking for 50 cars at rear St. MacDara's School, Wellington Lane, Templeogue.

As the appeal in the above case was withdrawn, I recommend that the grant be made.

L.D.

[Signature]  
for Principal Officer.

ORDER: The permission which the Planning Authority decided to make by the order above specified is hereby granted by the Planning Authority, the grant to be subject to the conditions, if any specified in order relating hereto.

DATED: 27 May, 1991

K.O. Sullivan  
Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991

COMHAIRLE CHONTAE ATHA CLIATH

Telephone: 724755  
Extension: 268/269

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

Our Ref.: 91A/37

29 April 1991

Mr. Dan O'Sullivan,  
Principal Officer,  
Community Department,  
2/3 Parnell Square,  
Dublin 1.

Re: Proposed club house incorporating 6 changing rooms, shower rooms, meeting room and carparking for 50 cars at rear St. MacDara's School, Wellington Lane, Templeogue.

Dear Sir,

I attach copy of grounds of appeal and relevant documents regarding above.

Please submit your comments on same before 12th May, 1991.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE.

Yours faithfully,

for Principal Officer.



**COMHAIRLE CHONTAE ATHA CLIATH**

TO: R. Cremmins,  
S.E.D.C.

REG. REF. 91A/37

RE: Proposed club house incorporating 6 changing rooms, shower rooms, meeting room and carparking for 50 cars at rear St. MacDara's School, Wellington Lane, Templeogue.

I attach for your observations memo/letter dated 5th April, 1991 from An Bord Pleanala.

Please reply before: 4th May, 1991

S.McMullen  
for Principal Officer

DATED: 24 April 1991

**OBSERVATIONS:**

No further comment - refer to planning officer's report.

Refer to Community Dept. to see if they wish to comment

Signature of person making observations: \_\_\_\_\_

Countersigned: R. Cremmins  
(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: 26.4.91

1022  
P/1022/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0037

Date Received : 16th January 1991

Correspondence : Patrick A. O'Hara, ARch.,  
Name and : 23, Rossmore Cres.,  
Address : Templeogue,  
Dublin 6W

Development : Club house incorporating 6 changing rooms, shower rooms  
meeting room and carparking for 50 cars

Location : rear St. MacDara's School, Wellington Lane, Templeogue

Applicant : Templeogue United Football Club,

App. Type : Permission

Zoning :

(2)

CONTRIBUTION
Standard: nil
Roads: Community
Others: Refuse
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Report of the Dublin Planning Officer, dated 6th March, 1991.

This is an application for PERMISSION. The proposal consists of a new clubhouse for Templeogue United Football Club incorporating 6 changing rooms, shower rooms, meeting room and car parking for 50 cars on a site to the rear of St. McDara's School, Wellington Lane, Templeogue. The applicant is Mr. E. Murray, Secretary of the United Football Club.

It is stated that the site will be granted under licence to the applicant by the Community Department, Dublin County Council.

Under Reg. Ref. 86A/1378 permission was granted for a new clubhouse/community centre on the adjoining site to the east, (Decision Order P/4421/86, Dated, 27/11/86). This centre, St. Judes, has since been built.

The site is zoned 'F' in the Development Plan "to preserve and provide for open space and recreational amenities".

Access to the site is by means of a shared access, (i.e. with St. Judes), off Wellington Lane.

Tymon Park adjoins the site to the south. A palisade fence forms the northern boundary of the site where it adjoins St. Mac Dara's School. The southern and western boundaries of the site are open. Many trees have been planted on the site.

The floor area of the proposed clubhouse is stated to be 156 sq.m. It is single storey (apart from cold water storage area), with a flat roof and tyrolean dash finish.

The Roads Department report dated 27/2/91 states that the Roads Department has

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0037

Page No: 0002

Location: rear St. Macdara's School, Wellington Lane, Templeogue

no objection to the proposed development but notes that clarification is required in relation to the applicants right of way over the access road.

The Development Department has confirmed (phone, 4/3/91), that Dublin county council owns the land on which the access road is built.

The Sanitary Services Department report dated 5/3/91 states that insufficient information has been received in relation to foul and surface water drainage proposals. Water is available for zoned use.

The Parks Department in its report dated 4/3/91 states that certain conditions should be attached to any grant of permission.

The proposed development is acceptable from a planning point of view. Recreational buildings are considered a permissible use in an 'F' zone.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (8) conditions:-

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That car parking spaces be properly marked out on site.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That a detailed landscaping plan for the site with full works specifications, bill of quantities, including maintenance on a regular basis, be submitted and agreed in writing with the Planning Authority prior to the commencement of development, and that details, (i.e. design and colour) of the proposed palisade fencing are to be submitted and

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0037

Page No: 0003

Location: rear St. MacDara's School, Wellington Lane, Templeogue

agreed in writing with the Planning Authority prior to the commencement of development.

- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the water supply arrangements are to be in accordance with the Sanitary Services Department. In this regard, the proposed watermain is to be 150mm and not 100mm as indicated. The actual point of connection to the County Council system is to be agreed with the Sanitary Services Department prior to the commencement of development.
- 05 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 06 That the drainage arrangements, including the disposal of surface water be in accordance with the requirements of the Planning Authority. Prior to the commencement of development, the applicant is to submit details in relation to the following items:-  
(a) the invert levels of the existing pumped system and the proposed invert levels as well as the proposed finished floor levels;  
(b) the highest recorded flood level of the pond;  
(c) written agreement to connect to the pumping station.  
These items are to be agreed in writing with the Planning Authority prior to the commencement of development on the site.
- 06 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 07 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
- 08 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.  
NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-1990 and in respect of which a further planning application may be required.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0037

Page No: 0004

Location: rear St. MacDara's School, Wellington Lane, Templeogue

402

Endorsed:-.....  
for Principal Officer

Richard Connors... SEP  
for Dublin Planning Officer

8.3.91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the ( 8 ) conditions set out above is hereby made.

Dated : ... 11 March 1991 ..... K.O. Sullivan  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and county Manager dated 21st February 1991

SS only

②

Register Reference : 91A/0037

Date : 29th January 1991

①

MOS

Development : Club house incorporating 6 changing rooms, shower rooms meeting room and carparking for 50 cars

LOCATION : rear St. MacDara's School, Wellington Lane, Templeogue

Applicant : Templeogue United Football Club,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 16th January 1991

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... 12 / 3<sup>rd</sup> / 91 .....  
 Time ..... 9.30 .....

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  
 - 7 FEB 1991  
 SAN SERVICES

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 PRINCIPAL - 8 MAR 1991  
 Returned *GJ*

Date received in Sanitary Services .....

FOUL SEWER

*Insufficient information.*

*The applicants have not indicated the finished floor levels and have not indicated the existing invert levels of the pumped system or the proposed invert levels of the infrastructure.*

*Note refer diameter of outfall to B.B.L. dept.*

SURFACE WATER

*Insufficient information.*

*The invert levels of the proposed infrastructure are not indicated. The highest recorded level of the pond is not indicated.*

*Note, flap valve should be 'tide flap' type or other approved.*

*Blunhorns*  
5.3.91

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

Register Reference : 91A/0037

Date : 29th January 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available for general use 24 hours straight to be provided. Proposed w/main to be 150mm not 100mm as shown on drawing. Pt of connection to Co Co system to be agreed with S.S. Dept.

Refer to E.F.O.

*[Handwritten signature]*  
13/2/91  
*[Handwritten signature]*  
12/2/91

ENDORSED *[Handwritten signature]* \_\_\_\_\_ DATE 5/3/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/37.

LOCATION: rear St. MacDara's School, Wellington Lane, Templeogue.

APPLICANT: Templeogue United Football Club.

PROPOSAL: Club House.

DATE LODGED: 16.1.91.

*MS P 4512*

This application is for full permission for Club House at rear St. MacDara's School, Wellington Lane, Templeogue:

The proposed development intends access to Wellington Lane via a common access road to St. Judes C.A.A. Club. This access road joins the Wellington road at the same location of the access to St. MacDara's School.

The applicant shows no control over the access road and Roads Department would require clarification as to right of way.

The Development has adequate parking and the junction at Wellington Lane has the required sight distances.

Roads Department have no objection.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... *27.2.91* .....  
 Time ..... *12.00* .....

MA/BMcC  
22.2.91.

SIGNED: *Michael Arthur*  
 DATE: *26-2-91*

ENDORSED: *E. Madden*  
 DATE: *27<sup>th</sup> Feb '91*



DEPT. CONTROL

Date 3 4 / 3rd / 91

Time 4:00



Boscá 174,  
P. O. Box 174,  
5 Rae Gardnar,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01) 727777  
Fax: (01) 725782

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

Our Ref. P.P. 593

Your Ref.

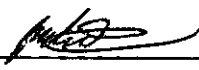
Date 04.03.1991

RE: Club House, Willington Lane, Templeogue. Reg. Ref. 91A/0037.

With reference to this application, the Parks Departments comments are;

As outlined in the accompanying letter dated 21/12/1990 from Mr. D. O'Sullivan, Principal Officer, the lands subject of this application are being allocated to Templeogue United by Dublin County Council and the following conditions should apply to any grant of permission.

- 1) The access road and entire site boundary to be defined by the erection of a 2.1 metre high galvanised palisade railing, design and specification to be agreed with the Parks Department.
- 2) A landscape plan with full works specifications, bill of quantities including maintenance on a regular basis, to be submitted and agreed with the County Council prior to the commencement of development.
- 3) The car parking areas are laid and finished in tarmac, kerbed and planted according to a scheme to be agreed with the Parks Department.
- 4) Surface water disposal is shown connecting to the pond-system in the Park, and the applicants should be required to notify the Parks Department before any works are carried out.
- 5) While there is no objection to the location of the pedestrian access to Tymon Park, the opening and closing times of the gate must be agreed with the Parks Department.

  
SENIOR PARKS SUPERINTENDENT

Register Reference : 91A/0037

Date : 29th January 1991

Development : club house incorporating 6 changing rooms, shower rooms meeting room and carparking for 50 cars

*M.S*

LOCATION : rear St. MacDara's School, Wellington Lane, Templeogue

Applicant : Templeogue United Football Club,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 16th January 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  
- 7 FEB 1991  
SAN SERVICES

PRINCIPAL OFFICER

Date received in Sanitary Services .....

FOUL SEWER

*Insufficient information.*

*The applicants have not indicated the finished floor levels and have not indicated the existing invert levels of the pumped system or the proposed invert levels of the infrastructure.*

*Note, Refer diameter of outfall to R.C.I. Dept.*

SURFACE WATER

*Insufficient information.*

*The invert levels of the proposed for infrastructure are not indicated. The highest recorded level of the pond is not indicated.*

*Note, High water should be 'tide flat' type on other approved.*

*M. O'Sheehy*  
*5.3.91*

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

RECEIVED DEPT.  
DEPARTMENT OF THE PRINCIPAL OFFICER  
Date *5/3rd/91*  
Time *3:50*

Register Reference : 91A/0037

Date : 29th January 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available for period use 24 hour storage to be provided. Proposed w/main to be 150mm not 100mm as shown on drawing. Pt of connection to Co Co system to be agreed with S.S. Dept.

Refer to E.F.O.

*J. Hines*  
13/2/91  
*J.M.M.*  
12/2/91

ENDORSED *[Signature]* DATE 5/2/91

5/ March 1990

I spoke to B. MORRIS  
SAN SERVICES, BY PHONE  
WHO STATED THAT S.S.

REQUIREMENTS COULD BE  
CONDITIONED & THAT THERE  
IS NO NEED TO HQ.

ADD. INFORMATION -  
RESPECT OF THE USER

MARPLE OSHO

DUBLIN COUNTY COUNCIL

REG. REF: 91A/37.  
LOCATION: rear St. MacDara's School, Wellington Lane, Templeogue.  
APPLICANT: Templeogue United Football Club.  
PROPOSAL: Club House.  
DATE LODGED: 16.1.91. *MOS*

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This application is for full permission for Club House at rear St. MacDara's School, Wellington Lane, Templeogue:

The proposed development intends access to Wellington Lane via a common access road to St. Judes G.A.A. Club. This access road joins the Wellington road at the same location of the access to St. MacDara's School.

The applicant shows no control over the access road and Roads Department would require clarification as to right of way.

The Development has adequate parking and the junction at Wellington Lane has the required sight distances.

Roads Department have no objection.

<b>PLANNING DEPT.</b>
<b>DEVELOPMENT CONTROL SECT</b>
Date ..... <i>11 / 3rd / 91</i> .....
Time ..... <i>9:10</i> .....

MA/BMcC  
26.2.91.

SIGNED: *Michael Arthur*  
DATE: *26-2-91*

ENDORSED: *E. Madden*  
DATE: *27th Feb '91*



P.O. Box 174  
Bosca 174.  
2/3 Cearnog Parnell,  
2/3 Parnell Square,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Dublin County Council.

Our Ref. *AK*  
Your Ref. 91A/37  
Date *20/5*

20th May, 1991.

DEVELOPMENT  
SUMMIT 1991  
CONTROL

RECEIVED  
29 MAY 91  
DUBLIN COUNTY COUNCIL  
PLANNING

With reference to your memo of 29th April, 1991, received in this office on 13th May, 1991, I understand the appeal by St. Jude's G.A.A. Club has been withdrawn (after negotiations involving this Department).

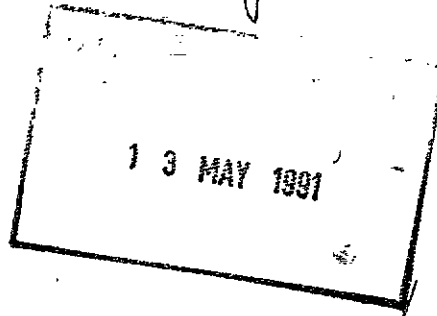
*D. O'Sullivan*

D. O'Sullivan,  
Principal Officer.

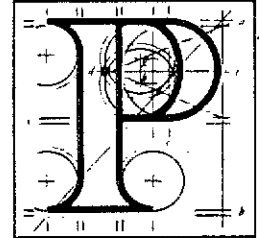
Our Ref: PL 6/5/85475  
P.A. Ref: 91A/37

*PK*

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



An Bord Pleanála



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

Date: 10th May 1991

*16/5*

**Appeal re:** Erection of clubhouse incorporating 6 changing rooms, shower rooms, meeting room and car parking for 50 cars at rear of St. MacDara's School, Wellington Lane, Dublin 6W.

Dear Sir/Madam,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, has been withdrawn.

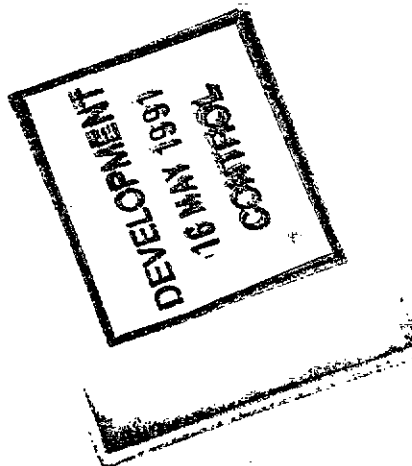
Yours faithfully,

*Miriam Baxter*  
Miriam Baxter.

BP 302

*Copy to G. Grant to issue*

*order Noted +  
M.G. issued 29/5.*



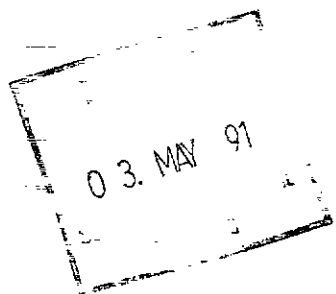
25, Rossmore Crescent, Templeogue, Dublin 6W

Telephone: 907109

Dublin County Council  
Planning Dept.  
Building Control Section  
Block 2  
Irish Life Centre  
Abbeey Street  
Dublin 1.

91A/37  
2.20.8  
A1 for BBL

3rd May 1991.



Re: Time Extension / Additional information for B.B.L. Reg. REF:

91A/37"

Proposal : Club House incorporating 6 changing rooms, shower rooms, meeting room and car park for 50 cars @ rear St. Mc Dara's school Wellington Lane Templeogue.

Lodgement Date : 16/1/1991.

Dear Sirs,

Further to your letter dated 4th April '91. and your request for additional information we reply as follows.

1. The watermain will be increased in size from 100  $\phi$  to 150  $\phi$  and the new watermains will be connected directly from the existing watermains in Tymon Park at a location to be agreed with the water services engineer before commencement of work.
2. Drainage and external finishes will be as described on drawings.
3. Invert levels and sizes of all drains are shown on the revised drawings. It was not possible to determine the highest recorded water level of the existing pond in Tymon Park however, the floor level of the Clubhouse is higher than that of the adjacent St. Judes G.A.A. clubhouse, who have had no problem with rising water tables.
4. The drainage layout has been revised on the enclosed drawings, showing all access to drains as outside of the building and yard gullies individually connected to the surface water systems.
5. The meeting room will comply with B.B.L. No. 76 and will have a clear floor to ceiling height of : 2500mm.

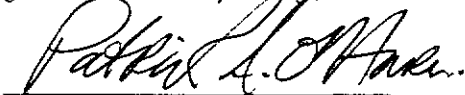


6. Cill details shown on drawing No. 90/50/04.A.
7. Further to discussions with Mr. J. Kearney it was agreed that ventilated rooflights can be provided in view of re-locating the toilets on a rear wall.
8. The wall between the boiler room and rest of building will be 215mm solid concrete blockwork.
9. Tank room, roof and floor details are shown on drawings Nos. 90/50/03A.
10. Chartered Engineers certificate is enclosed with this additional information.

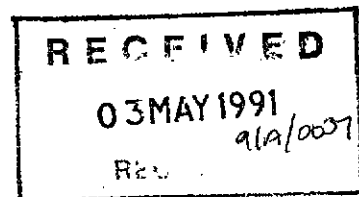
We enclose four copies of all relevant information.

Trusting you find this in order.

Yours Faithfully,



Patrick A. O'Hara.



# McCabe, Delaney & Associates

Consulting Engineers

R.P. McCabe, MA, MAI, PhD, BSc(Lond), CEng, MIEI.  
J.D. Kirwan BROWN, MA, BAI, CEng, MIEI.

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

42 Casimir Road,  
Harold's Cross,  
Dublin 6W  
Telephone: 974589/974035  
Fax No: 974589

Your Ref:

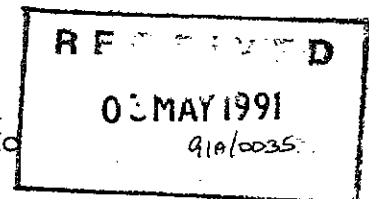
Our Ref:

Date:

DB/MG/99B

2nd May, 1991.

RE: The Extension/Additional Information for  
BBL Reg Ref. 91A/37.  
Proposal : Club House Incorporating 6  
Changing Rooms, Shower Rooms, Meeting Room  
and Car Parking for 50 cars at rear St. Mo  
Dara's School.  
Lodgement date 16/1/1991.



Dear Sir,

With reference to item No. 10 of letter of 4/4/1991, we  
enclose herewith Certificate with regard to the structure of the  
above proposal.

Yours faithfully,

For McCabe, Delaney & Associates.

# McCabe, Delaney & Associates

Consulting Engineers

R.P. McCabe, MA, MAI, PhD, BSc(Lond), CEng, MIEI.

J.D. Kirwan Browne, MA, BAI, CEng, MIEI.

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

42 Casimir Road,  
Harold's Cross,  
Dublin 6W  
Telephone: 974589/974035  
Fax No: 974589

Your Ref:

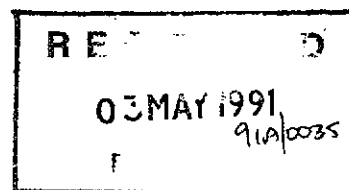
Our Ref:

Date:

DB/MG/99B

2nd May, 1991.

RE; BBL Ref. 91A/37



We have been retained by Mr. P. O'Hara to design the structural elements of the above proposal.

We certify that the design of structural elements is in accordance with good practice and standard codes of practice.

SIGNED :

J.D. Kirwan Browne. MA, BAI, CEng. MIEI.

For McCabe, Delaney & Associates.

SPECIFICATION

for

THE ELECTRICAL SERVICES INSTALLATION

at

CLUBHOUSE FOR TEMPLIOGUE UNITED F.C.

at

WELLINGTON LANE

1. Scope

1.1. THE CONTRACTOR shall be responsible for the correct installation and functioning of the complete Electrical Services' Installation in relation to the building and to all other services contained therein; all in accordance with the following regulations:-

(a) 'National Rules for Electrical Installation Part 1; General Requirements' of the Electro-Technical Council of Ireland.

(b) 'Regulations for the Electrical Equipment of Buildings' of the Institute of Electrical Engineers - Current Edition.

(c) Requirements for Earthing in Electrical Installations of the Electricity Supply Board and all other E.S.B., conditions and requirements.

1.2. Acceptance

On acceptance of the successful Tender, the Contractor shall provide the following for approval: -

Manufacturers' Documentation for all proposed equipment.

Samples of all proposed items as requested.

On approval of the above the Contractor shall in addition, prepare the following drawings: -

Builder's Work Drawings.

1.3. National Standards

Where National Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned will also be accepted. Where materials, appliances or

RECEIVED  
03 MAY 1991  
91A/0035

fittings, patented or otherwise, are prescribed, or the names of manufacturers or agents are given, it is to be clearly understood that such reference is inserted only for the guidance of the intending Contractors with respect to the nature and quality of the articles or services required. Offers of alternative equipment, articles or material will be accepted but all materials shall be of equal quality and workmanship to that prescribed and shall meet with the approval of the Client.

#### 1.4. Records

The Contractor shall, during the course of the works, maintain a Fully Detailed Record of all changes from the Tender Drawings to facilitate easy and accurate preparation of 'As - fixed' Drawings and to ensure that these Drawings are in all respects a true record of the installation.

On completion of the Contract the Contractor shall submit to the Engineer completed 'As-Fixed' Drawings of the Systems for record purposes. The following details shall be included: -

- (a) The position of all apparatus
- (b) The size and type of all cables
- (c) The size and type of conductors and tracking and number of cables therein
- (c) Circuit identification and loading
- (e) Routes of all cables run in ducts
- (f) Schematic and wiring diagrams of systems not covered by the Main Installation Drawings

#### 1.5. Instruction Manuals

The Contractor shall deliver to the Engineer, three (3) copies of complete Operating and Maintenance Instruction Manuals under hardbound covers, for the equipment furnished and installed by him.

Each Manual shall contain:

- (a) Index of Contents
- (b) Description of Systems and 'As-Fixed' Drawings

#### 1.6. Training

The Contractor shall furnish the services of fully competent personnel to thoroughly instruct the Employer Plant Maintenance Operating Personnel in the operation and care of all equipment and systems.

## 1.7. Responsibilities

The Contractor shall guarantee the proper performance of the completed installations, quality and sufficiency of all materials, equipment, components parts and workmanship incorporated in the Works, and he shall not be relieved from his responsibilities in these respects by reason of no objection having been made by the Engineer, or such other person or body as listed above, at the times of inspection and/or approval.

## 2. Electrical Supply

- 2.1. The Contractor shall be responsible for all applications to and approvals by the E.S.B., and shall include for all attendances and costs associated with the laying on of supply.

The Contractor shall ascertain from the E.S.B., that the metering arrangements are satisfactory and in accordance with their requirements and shall ensure that the E.S.B.'s involvement adheres to the Main Contraction Programme.

- 2.2. Main Distribution shall be carried out at 380/220 Volts, 50 Hz., three-phase, neutral and earth.

- 2.3. The supply of all switchgear and panel boards shall form part of this contract.

## 3. Low-Voltage Distribution System and Wiring Installation

- 3.1. Low-Voltage Distribution shall be carried out using 1,000 Volt insulation grade PVC, steel wire-armoured, PVC, copper conductor multi-core cables. Separate earth continuity conductors shall be run in each case.

- 3.2. Low-Voltage Switchgear shall be sheet-steel cubicle construction to I.E.C., 144.6.3 and sealed to I.P. 54. In sizing all circuit breakers etc., cognisance shall be taken of the operating conditions and all capacities shall be de-rated as applicable.

- 3.3. The wiring Installation shall be carried out in P.V.C. cables drawn into steel conduit with the exception of the Fire Alarm System which shall be wired in M.I.C.C. Cables.

## 4. Main Distribution Centre

- 4.1. The Contractor shall supply, erect and connect the Main Distribution Centre (MDC), and the Boilerhouse Control Panel (BECP) as indicated.

- 4.2. They shall be of sheet-steel construction of custom built assembly, Class 2.

- 4.3. The Switchgear shall be complete with all standard fixings and accessories and shall include selector switches indicator lights, cable terminals for all outgoing cables, etc.

5. Lighting Installation

- 5.1. The Lighting Installation shall be generally as indicated on the Drawings.

All luminaires shall suit local conditions.

All fluorescent luminaires shall be switch-start and shall incorporate power factor correction-capacitors and shall be 26mm diameter.

- 5.2. Luminaires shall be as described below:

Ladies Toilet Area: Corridors & Lobbies	Ceiling-mounted circuit mini-fluorescent luminaire complete with all necessary control and One No. 28 watt 2D Lamp and polystyrene diffuser, as Marlin Opaline 1591 T289. (For Emergency Lighting Battery Pack may be mounted separately)
---	---

Changing Areas.	1,200mm twin-tube, fluorescent batten with 2 No. 36 Watt fluorescent Lamp, Switch-start Control Gear; Power Factor Correction Capacitor and all Necessary control gear. The fitting shall be fitted with heavy duty wire guard.
-----------------	---

Shower Areas: Plant Room Toilets.	1200mm twin-tube, corrosion-resistant fluorescent Luminaire complete with 2 No. 36 Watt fluorescent Lamps; prismatic acrylic Diffuser and Sealing Gasket with switch-start control gear; Power factor Correction Capacitor and all necessary control gear, as Philips.
---	--

Meeting Room:	1200mm twin-tube surface mounted fluorescent Luminaire complete with 2 No. 36 Watt Lamps and Low Brightness Diffuser.
---------------	---

- 5.3. Cabling shall be carried out in a minimum size of 2.5 sq.mm. with 2.5 sq.mm. earth conductor.

- 5.4. Switches shall be 20 Amp resistively-rated, 15 Amp inductively-rated, mounted at 1,400mm above finished floor level and shall be of M.K. Manufacture; Metalclad type.

## 6. General Service Installation

- 6.1. Socket Outlets shall be switched type, 13 Amp, M.K. Metalclad and they shall be mounted at 450 sq.mm. from finished floor level.
- 6.2. Circuits shall be radial type with not more than than four outlets per circuit. For the purpose of this section, a twin-outlet may be counted as one outlet.
- 6.3. Circuits shall include separate earth continuity conductor, which shall be solidly bonded to each outlet.
- 6.4. Cabling shall be a minimum size of 4 sq.mm. with 2.5 sq.mm. earth.
- 6.5. Layout generally shall be as indicated on the drawings.

## 7. Fire Alarm

- 7.1. The Electrical Contractor shall include for the supply and installation of the complete Fire Alarm Installation as indicated on the Drawings and in Accordance with B.S. 5839; Part One: 1988.
- 7.2. The System shall be continuously monitored type, consisting of manual Break Glass Units, Alarm Sounders, Heat Detectors (in Plant Room), Control Panels, Battery Set and Charger.
- 7.3. The Fire Alarm Circuits shall be wired in 1.5 sq.mm M.I.C.C. Cable.
- 7.4. The Electrical Contractor shall include for commissioning of the system to B.S. 5839; Part One: 1988.

## 8. Emergency Lighting System

- 8.1. An Emergency Light System shall be included at Strategic points as indicated on the Drawings.  
  
'EXIT' shall be silk-screen printed upon the luminaire in English.
- 8.2. Emergency Standby Lighting shall be self-contained type with nickle cadmium batteries and three-hour duration.
- 8.3. Cabling shall be carried out in minimum size of 2.5 sq.mm. and connected to an unswitched supply from the Lighting Distribution Board.
- 8.4. The Contractor shall include for the Supply, Cabling, Erecting, Connecting and Commissioning of a Central Emergency Lighting Tester. The equipment shall be supplied by National Emergency Lighting Limited, or equal.



8.5. The Contractor shall include for the Testing and Commissioning of the System by the System Suppliers and for attendance on the Suppliers during Commissioning. On the satisfactory completion of the Testing and Commissioning, the Contractor shall submit the Inspection and Test Certificate in accordance with I.S. 3217; 1989.

8.6. The Contractor shall ensure that the completed Installation complies with I.S. 3217; 1989.

9. Outside Lighting

9.1. The Outside Lighting Installation be as indicated on the drawing.

The Luminaires shall be as follows:-

(a) 125 Watt M.E.F./U., Opal 400mm diameter Vandal Resistant Sphere mounted on 4 metre high column with Control gear in base of column.

(b) 125 Watt Wall Mounted External Bulkhead Luminaire Vandal Resistant with High Impact Resistant Lens.

9.2. Lighting Standards shall be connected in 6 sq.mm. minimum size FVC/SWA/FVC 600/1,000 Volt grade cable laid in pipe ducts with 2.5 sq.mm. earth.

The building-mounted Luminaires shall be connected into 2.5 sq.mm. cables.

9.3. Photo-Electric Switch and time switch control to be supplied to all outside lighting.

10. Telephone System

10.1. The Contractor shall be responsible for all applications to and approvals of Bord Telecom Eireann and shall include for all attendances on Telecom Eireann.

11. Heating Controls Systems Installation

11.1. The Electrical Contractor shall include for the cabling and connecting of the Heating Plant and Control System.

The Electrical Contractor shall also include for the Supply of the complete controls system including, Thermostat, Control Valves with Actuators, Linkages etc., and the Control Panel.

11.2. The Control System shall be supplied as a package including commissioning, from a specialist supplier.

11.3. The Valve sizes and cable sizes shall be as indicated on the drawings.

11.4. On completion of the installation a fully detailed commissioning report and certificate shall be issued to the Engineer for acceptance.

SPECIFICATION

for

THE MECHANICAL SERVICES INSTALLATION

at

CLUEHOUSE FOR TEMPLEOGUE UNITED F.C.

at

WELLINGTON LANE

The Mechanical Services Installation comprises of the following:

1. L.P.H.W. Heating Installation
2. Water Services Installation
3. Ventilation Installation

1. Heating Installation

1.1. Heating Installation comprises of L.P.H.W., oil fired boiler located in Boiler Room with distribution Pipework to serve three circuits (i) Calorifier (ii) Changing Rooms, (iii) Meeting Room.

1.2. Pipework shall be class B Seamless Mild Steel to B.S., 1387 and welded throughout the Installation. Screwed joints only with the Engineers permission to B.S., 21.

1.3. Boiler shall be Cast Iron Sectional type. Rated 60Kw and shall be as manufactured by "Bunderus", "Chapee" or approved equal.

1.4. Boiler Flue shall be twin wall stainless steel construction.

1.5. Heating Circulators shall be as scheduled.

1.6. Valves shall be as manufactured by Hattersley or approved equal.

Gate (Isolating) (I.V) Hattersley 33X

Globe (Balancing) (L.S.V.) Hattersley 13

Check (Non Return) (N.R.V.) Hattersley 47

1.7. Radiators shall be as scheduled.

1.8. Insulation - all Pipework in Boilerhouse and at high level in the Club House shall be insulated with rigid glass wool section with finish canvas and bands thickness 25mm.

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03 MAY 1991

91A/0035

2. Water Services Installation

- 2.1. Installation consists of Hot, Cold and Mains Water Services to Sanitary Fittings as indicated on drawing No. W/1.
- 2.2. Pipework shall be half hard copper tube to B.S., 2871 all joints to be brazed with compression joints used only in accessible locations as final connections to Sanitary Fittings.
- 2.3. Hot Water Services Calorifier shall be installed to B.S., 853 in the size and location indicated on the drawings.
- 2.4. Valves shall be installed where shown on the drawings. Isolating Valves shall be Instantor Fig. No. 367 or approved equal.
- 2.5. Insulation shall be as outlined under item 1.8 of the Specification.
- 2.6. All Sanitary Fittings and Shower Valves, etc., to be supplied by Main Contractor.

3. Ventilation

- 3.1. Ventilation Installation shall be as detailed on drawing no. E.1 and shall be installed in compliance with DW/142.

Our Ref: PL 6/5/85475  
P.A. Ref: 91a/37

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

Date: 26th April 1991

**Appeal re:** Erection of club house incorporating changing rooms, shower rooms, meeting room and car parking 50 cars at rear of St. MacDara's School, Wellington Lane, Templeogue, Dublin 6W.

Dear Sir/Madam,

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

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

Yours faithfully,

  
Miriam Baxter.

Encl.

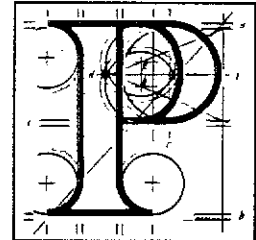
BP 555

30. APR 91

DEVELOPMENT  
- 26th April 1991  
CONTROL

*Handwritten initials*  
25.

An Bord Pleanála



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

TEMPLEOGUE UTD. BOYS SOCCER CLUB

362 ORWELL PARK TEMPLEOGUE DUBLIN 6w. Tel. 519751

Attention Miz Miriam Baxter  
Floor 3, Blocks 6 & 7,  
An Bord Pleanála

22nd April, 1991

Your Ref: PL 6/5/85475  
P.A. Ref: 91a/37

REFERENCE: Appeal by St. Judes G.A.A. Club against Planning Authority decision re: Erection of clubhouse incorporating changing rooms, shower rooms, meeting room, and car parking for 50 cars, at rear of St. MacDaras School, Wellington Lane, Templeogue, Dublin 6w.

A Chara,

I wish to acknowledge receipt of your letter, dated 6th April, 1991, which enclosed a copy of an appeal in relation to the above.

The proposed development will be on a site, provided by Dublin County Council, following detailed discussion over a number of years. The planning application was submitted on the basis of information provided by the Council, with regard to the site boundary, and water and sewerage services. From the contents of the appeal, it appears that there is some conflict between St. Judes and the County Council on these matters. In order to clarify the issues, and progress our development, we are seeking an immediate meeting with the County Council.

A formal response to your letter of 5th April will be issued as soon as the outcome of our discussions are known.

Yours sincerely,



Eamonn Murray  
Honorary Secretary, Templeogue United.



COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

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

Your Ref.: PL6/5/85475  
Our Ref.: 91A/37

24 April 1991

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

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

Proposal: Proposed club house incorporating 6 changing rooms, shower rooms, meeting room and carparking for 50 cars at rear St. MacDara's School, Wellington Lane, Templeogue.

Applicant: Templeogue United Football Club.

Dear Sir,

With reference to your letter dated 5th April, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Evening Herald, 3rd January, 1991.
- (4) The plan(s) received from the applicant on 16th January, 1991.
- (6) & (7) A certified copy of Manager's Order P/1022/91, dated 11th March, 1991 together with technical reports in connection with the application.

Yours faithfully,

M. Murtagh  
for Principal Officer.

Encls.

Our Ref: PL 6/5/85475  
Your Ref: 91a/37

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

Date: 5th April 1991

Planning authority decision re: Erection of club house incorporating changing rooms, shower rooms, meeting room and car parking for 50 cars at rear of St. MacDara's School, Wellington Lane, Templeogue, Dublin 6W.

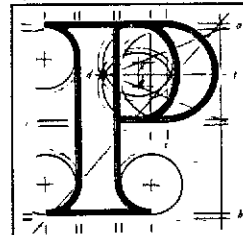
Dear Sir/Madam,

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.

PR

An Bord Pleanála



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





Please note that the other party/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.

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.

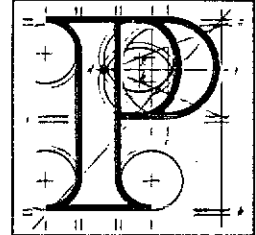
Yours faithfully,

  
Miriam Baxter.

Encl.

BP 005

## An Bord Pleanála



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



# cumann luthchleas gael naomh jude

St. Jude's G.A.A. Club. Wellington Lane, Templeogue. Dublin 12. Phone: 90524

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN. 1.

28th March, 1991.

28/3/91

50.00 cash By Hand.

B 22895

Re: Application by Templeogue United Football Club  
for a Clubhouse incorporating 6 Changing Rooms,  
Shower Rooms, Meeting Room and Car Parking for  
50 Cars at the rear of St. MacDara's School,  
Willington Lane, Templeogue.

A Chara,

On behalf of Cumann Luthchleas Gael Naomh Jude (St. Jude's G.A.A. Club) (hereinafter called "the Appellant") - we, the undersigned, wish to appeal to An Bord Pleanala against the Decision of the Dublin County Council dated the 11th March, 1991 (Decision Order Number: P/1022/91, Register Reference: 91A/0037) to Grant Permission to Templeogue United Football Club for the Development mentioned in the head of this letter. The grounds on which this Appeal is based are as follows:-

- (1) The proposed Development is, in part, situate on lands which the Dublin County Council have already agreed to lease to our Club and which, following such agreement, have for several years been occupied and developed by our Club with the full knowledge and acquiescence of the Dublin County Council. The implementation of the Development proposed by the Applicant in accordance with the Plans, Particulars and Specifications lodged with the Application above-mentioned will necessarily involve trespass on, encroachment into and interference with part of the lands comprising our Club's existing Development and will cause loss and damage to our Club.
- (2) The foul sewer connection for the proposed Development, - as appears from the Plans lodged by the Applicant - is shown to connect into a pumping station situate on the lands already agreed to be given to our Club, which pumping station was built by our Club entirely at its own expense with the knowledge and acquiescence of and, indeed, at the direction of the Dublin County Council to facilitate the completion of our own Club's development and in order to comply with the Sanitary Services Acts. The proposed foul sewer connection

P.T.O.

above-mentioned, if implemented, would interfere with the proper functioning of special drainage arrangements already put in place by our Club and vital to our Club's existing Development.

- (3) The water supply for the proposed Development as appears from the Plans lodged by the Applicant is shown to connect into our Club's water supply, which latter water supply was built and provided by our Club at its own expense in the first instance to facilitate the completion of its own Development and in order to comply with the Sanitary Services Acts. The proposed water supply connection above-mentioned, if implemented, would interfere with the proper water supply arrangements already put in place by our Club for the benefit of its own Development.

It is with great regret that our Club finds itself forced to appeal against the decision of the Planning Authority to grant Permission for a Development by a neighbouring sporting Club. Therefore, as a matter of record, our Club wish to state that it has NEVER been contacted by Templeogue United Football Club at any stage of that Club's proposed Application. No approach has ever been made by Templeogue United Football Club to our Club to canvass its support for the proposed Development or even to acquaint it of its intention to make the Application mentioned above. Consequently, our Club have been forced to formulate this Appeal to protect its own interests. The alternative for our Club would have been to do nothing and to be seen to acquiesce in an Application which interferes not only with the property rights of our Club but also with the existing drainage and water supply arrangements serving our Clubhouse which has been erected since 1987. Consequently, if the bona fide grievances and misgivings of our Club in relation to the proposed Development can be met, our Club would be proposed to withdraw this Appeal.

Signed on behalf of Cumann Luthchleas Gael Naomh Jude  
(St. Jude's G.A.A. Club)

*Donovan O'Sullivan*  
.....  
Cathaoirleach

*J.P. O'Brien*  
.....  
Runai

23 MAR 1991



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

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

Decision Order Number : P/ 1022 /91      Date of Decision : 11th March 1991

Register Reference : 91A/0037      Date Received : 16th January 1991

Applicant : Templeogue United Football Club,

Development : Club house incorporating 6 changing rooms, shower rooms  
meeting room and carparking for 50 cars

Location : rear St. MacDara's School, Wellington Lane, Templeogue

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 8 ATTACHED.

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

*[Handwritten Signature]*  
Date: 13/3/91

Patrick A. O'Hara, ARCh.,  
23, Rossmore Cres.,  
Templeogue,  
Dublin 6W

## NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg.Ref. 91A/0037  
Decision Order No. P/ 1022 /91  
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That car parking spaces be properly marked out on site.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That a detailed landscaping plan for the site with full works specifications, bill of quantities, including maintenance on a regular basis, be submitted and agreed in writing with the Planning Authority prior to the commencement of development, and that details, (i.e. design and colour) of the proposed palisade fencing are to be submitted and agreed in writing with the Planning Authority prior to the commencement of development.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the water supply arrangements are to be in accordance with the Sanitary Services Department. In this regard, the proposed watermain is to be 150mm and not 100mm as indicated. The actual point of connection to the County Council system is to be agreed with the Sanitary Services Department prior to the commencement of development.
- 05 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 06 That the drainage arrangements, including the disposal of surface water be in accordance with the requirements of the Planning Authority. Prior to the commencement of development, the applicant is to submit details in relation to the following items:-  
(a) the invert levels of the existing pumped system and the proposed invert levels as well as the proposed finished floor levels;  
(b) the highest recorded flood level of the pond;  
(c) written agreement to connect to the pumping station.  
These items are to be agreed in writing with the Planning Authority prior to the commencement of development on the site.
- 06 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.



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

Reg.Ref. 91A/0037  
Decision Order No. P/ 1022 /91  
Page No: 0003

07 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

08 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-1990 and in respect of which a further planning application may be required.

## NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

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5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.



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/0037

Date : 17th January 1991

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

---

Dear Sir/Madam,

DEVELOPMENT : Club house incorporating 6 changing rooms, shower  
rooms meeting room and carparking for 50 cars

LOCATION : rear St. MacDara's School, Wellington Lane, Templeogue

APPLICANT : Templeogue United Football Club,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received  
on 16th January 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Patrick A. O'Hara, Arch.,  
23, Rossmore Cres.,  
Templeogue,  
Dublin 6W



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 SITE AT REAR ST. MAC DARA'S SCHOOL, WELLINGTON  
(If none, give description sufficient to identify) LANE, TEMPLEOGUE.

3. Name of applicant (Principal not Agent) MR. E. MURRAY SEC. Templeogue United Football Club.  
Address 362 ORWELL PK TEMPLEOGUE Tel. No. 51 9751

4. Name and address of PATRICK A. O'HARA Dip. Arch. Tech. 23 BOSSMOORE CRESCENT  
person or firm responsible for preparation of drawings TEMPLEOGUE, DUBLIN 6 (W) Tel. No. 90 71 09

5. Name and address to which AS 4 ABOVE.  
notifications should be sent

BYE LAW APPLICATION  
REG. No. **NIL**

6. Brief description of proposed development NEW CLUBHOUSE INCORPORATING SIX CHANGING ROOMS, SHOWER ROOMS & MEETING ROOM.

7. Method of drainage EXIST. FOOT DRAIN. 8. Source of Water Supply MAINS SUPPLY.

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used. NIL  
(b) Proposed use of each floor

Ev  
Herald  
3/1/91

10 Does or change involve demolition thereof?	11 (a) Area of site to be demolished	11 (b) Floor area of site to be demolished	11 (c) Floor area of site to be retained
No	CO. DUBLIN - Permission sought for new Club House for Templeogue United Football Club incorporating 6 changing rooms, shower rooms, meeting room and car parking for 50 cars on a site at rear of St. MacDara's School, Wellington Lane, Templeogue. Signed: Eamon Murray, Secretary	2775.0 sq. m.	156.0 sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Site will be granted under licence by Community Dept. D.C.C.

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
See attached note dated 14 JAN 1991.

15. List of documents enclosed with application.  
4 COPIES DWGS - 90/50/02+03. 4 COPIES OUTLINE SPEC. NEWSPAPER NOTICE (EVENING HERALD DATED 3 JAN '91).

16. Gross floor space of proposed development (See back) 177.0 sq. m.  
No of dwellings proposed (if any) \_\_\_\_\_ Class(es) of Development \_\_\_\_\_

Fee Payable £ \_\_\_\_\_ Basis of Calculation \_\_\_\_\_  
If a reduced fee is tendered details of previous relevant payment should be given  
Advised by Registry Dept. D.C.C. that no fee is applicable.

Signature of Applicant (or his Agent) Patrick A. O'Hara Date 14<sup>th</sup> January 1991

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 91A/0037

Amount Received £ 22-5 3.9.4

Receipt No WS. 01.06.

Date 86A-1378



Planning Office,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN 1.

January 14th, 1991.

Re : Proposed Clubhouse for Templeogue United Football Club at rear St. MacDara's School Wellington Lane, Templeogue.

Dear Sirs,

On behalf of our clients we wish to apply for Planning Permission and Building bye law for the above and we enclose the following documentation :-

1. Four copies of drawing Nos: 90/50/02+03.
2. Four copies of Outline Specification dated January 10th, 1991.
3. Four copies of Note dated January 14th, 1991 relating to Draft Building Regulations.
4. Newspaper Notice dated January 3rd, 1991 (Evening Herald).
5. Four copies of Planning Application Form duly completed.

The site for the proposed clubhouse is being allocated by the Community Dept. Dublin County Council and we enclose for your reference copy of letter dated December 21st, 1990 together with Parks Dept. drawing No: DCP/668/2.

We are advised by the Registry Dept. Dublin Co. Council that this proposed development is exempt from planning fees.

Yours sincerely,



.....  
Patrick A. O'Hara

Encs.



Bosca 174,  
P.O. Box 174,  
2/3 Cearnog Parnell,  
2/3 Parnell Square,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01) 727777  
Fax : (01) 727247

Mr. D. Brady,  
Principal Officer,  
Development Department,  
Dublin Corporation,  
Civic Offices,  
Dublin, 8.

Our Ref.

Your Ref.

Date

21st December, 1990.

Re: TEMPLEOGUE UNITED

Dear Mr. Brady,

Further to recent correspondence, I now enclose drawing D.C.P./668/2 showing how the Council propose to allocate the land at the rear of St. MacDara's School to provide a site for your Club. A number of matters, of course, will have to be discussed further including:-

- (a) The area is to be completely enclosed with maintenance free type railings.
- (b) The car parks are laid and finished in tarmac, kerbed and planted before the building is brought into use.
- (c) Details for the disposal of foul and surface water are agreed.
- (d) A landscape plan for both sites is agreed and a programme for its implementation accepted by the Clubs before any further works commence on site.
- (e) A landscape plan for both sites is agreed and assurances regarding maintenance of the site for the future.

You will note that separate access roads are provided for from the boundary of the St. Jude's Club site. It would be very much to the advantage of both Clubs if a joint access road could be

.../

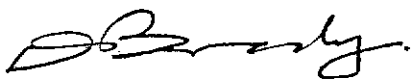
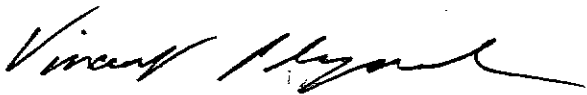
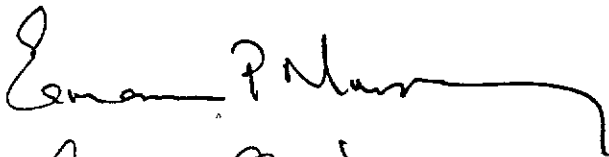
agreed along the northern perimeter of the site. This would allow for a substantial increase in car parking spaces and this is a matter on which we would hope both Clubs could work out an amicable arrangement.

Subject to the details referred to, it is now in order for Templeogue United to apply for planning permission on the basis of the site allocated. In relation to the licence for the site as previously indicated the Council would envisage including a covenant prohibiting the provision of a bar within the premises proposed.

Yours sincerely,



D. O'Sullivan,  
Principal Officer.



PROPOSED

CLUBHOUSE FOR TEMPLEOGUE UNITED FOOTBALL CLUB

AT RERE OF ST. MAC DARAS SCHOOL,

WELLINGTON LANE, TEMPLEOGUE

DRAFT BUILDINGS REGULATIONS

It is the practice of this office to take account of the Draft Building Regulations as issued by the Minister for the Environment in the design of buildings but this is not to be interpreted as a guarantee that the provisions of the Draft Building Regulations have been implemented in full or in any particular respect in this proposal.

Yours faithfully,

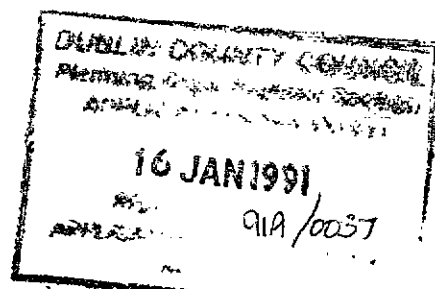


PATRICK A. O'HARA  
ARCHITECTURAL SERVICES

Date 14 January 1991

Outline Specification  
of Works to be Done  
and Materials to be Used

Proposed Clubhouse  
at Wellington Lane  
Templeogue  
for Templeogue United Football Club



Patrick A. O'Hara Dip. Arch. Tech.  
Architectural Services

23, Rossmore Crescent,  
Templeogue,  
Dublin 6 (W).  
Tel : 90 71 09

January 10th, 1991.

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1.00

DEMOLITION

1.01 Pulling Down:

Pulling down should be done in a manner so as to cause as little inconvenience as possible to the employer. Debris should be watered to prevent dust rising.

1.02 Protection:

The Contractor must provide all required needling and support needed for temporary works and safety, finally clearing away and making good all disturbed.

1.03 Making Good:

All making good is to be executed with materials and workmanship to match in every respect the surrounding work and is to be properly bonded thereto, otherwise all new work is to be executed with materials and workmanship as hereafter described.

2.00

EXCAVATION AND EARTHWORKS

2.01 Excavation:

All excavation shall be made to the minimum depths and dimensions shown on the Drawing.

2.02 Surface Soil:

Excavate over entire area of new building, pavings and paths and remove vegetable soil to an average depth of 300mm, deposit on site as directed and on completion of buildings spread over areas to be planted.

2.03 Planking and  
Strutting:

The description "planking and strutting" shall mean that the Contractor shall take all necessary precautions to ensure the stability of the sides of the excavations.

2.04 Excavation free  
from water:

The excavations shall be kept free from general water at all times and all mud and slurry shall be removed to present a fully undisturbed dry surface to base concrete.

2.05 Inspection of  
Trenches:

The Contractor shall notify the Planning Department as soon as the trenches are excavated and no concrete is to be poured until they examined the trenches and approved of same.

2.06 Cart Away:

All surplus spoil shall be carted off site to a tip provided by the Contractor.

2.07 Formation:

To minimise moisture softening the formation shall be exposed for as short a time as possible. The last 250mm of excavation shall not be taken out until concreting is almost ready to start. The formation shall be lightly rrammed, before any concrete is placed.

2.08 Filling:

Where filling is to be provided below ground floor slabs of buildings all vegetable soil shall be removed. Filling is to be applied only when the formation level is free of mud and slurry, the formation level shall be left exposed for as short a time as possible before removing the vegetable soil and applying the filling. The formation level shall be lightly rrammed and generally levelled before filling commences. Filling shall consist of hard dry material as above.

Loose rock or broken solid rock of suitable size may be used for filling under floors with the Architect's approval.

3.00

CONCRETE WORKS

3.01 Sand:

Sand shall be clean, sharp and free from loam and washed if necessary.

3.02 Cement:

Cement shall be to Irish standard specification.

3.03 Gravel:

Gravel shall come from an approved pit, washed if necessary for foundations and walls, the largest shall pass through 37mm ring.

4.00

FOUNDATIONS

4.01 Concrete Mix:

The concrete should be of a mix of 1:2:3 of cement, sand and aggregate in that order. They should be constructed at a minimum depth of 1' 6" below the ground level and be three times the thickness of the wall in width and at least the thickness of the wall in depth.

- 4.02 Dimension of Foundations: Generally walls at ground floor level will be 400 mm O/A cavity construction. Foundations to be 1900 mm wide x 300 mm deep (30N20) concrete.
- 5.01 Rising Walls: Build new rising walls of 9" solid concrete blockwork, fully bonded from foundations up to d.p.c. level 6" above ground level.
- 5.02 Erection: All blockwork shall be set out and built to the dimensions indicated. All perpends, quoins and jambs shall be kept strictly true and square.
- All walls shall be carried up regularly, not leaving any part more than 3' 0" lower than another. Any walls left at different levels shall be raked back.
- 5.03 Finishes: Walls externally shall have a pebble dash finish to match in type as existing house.
- Walls internally shall be finished smooth plaster (Cyclite) finish or alternatively by dry lining,  $\frac{1}{2}$ " foil-backed plasterboard and skim.
- 5.04 Laying: Blockwork generally shall be laid in stretcher bond.
- 5.05 Damp Proof Courses: Damp proof courses shall be bitumen hessian based damp proof course weighing not less than 4.36 Kg. per square meter or other equal and approved complying with the requirements of B.S. 743. Damp proof courses shall be laid in accordance with the requirements of C.P. 102 Part 2.
- A damp proof course shall be laid in the wall 6" above ground level. There shall also be laid a d.p.c. under all window cills, to be turned up at ends and rear.
- 5.06 Brickwork: All brickwork shall match in colour and texture of existing. Bricks will be laid in stretcher bond throughout and wall ties will be inserted at 900 mm horizontally and 675 mm vertically and within 200 mm of all structural openings.

6.0

FLOOR CONSTRUCTION:

6.01 Ground Floor:

50 mm sand/cement screed (with dust-proofer applied) min. 150 mm concrete slab on 50 mm extruded polystyrene insulation on 1000g. Visqueen D.P.M. on 50 mm sand blinding on 200 mm consolidated hardcore.

D.P.M. to be dressed up sides of floor slab and lapped over D.P.C.'s.

6.02 Finishes:

Floors generally to be prepared and coated two coats of Epoxy Resin floor paint.

Floors of shower rooms to be finished with non-slip Quarry Tiles, laid to falls to drainage outlets.

7.00

ROOF CONSTRUCTION:

7.01 Roof:

20 mm two coat Mastic Asphalt to B.S. 988T on separating layer of loose laid sheathing felt on 30 mm Shelter Insulation Board (polyurethane) for use under asphalt, laid with staggered joints in hot bitumen on 3g reinforced vapour barrier laid in hot bitumen and joints lapped on a primed screed (Bituminous Primer).

Asphalt to be painted two coats solaflect paint.

Screed to be of low water/cement ratio and laid to a minimum fall of 1:40.

8.00

FLASHINGS:

8.01 Lead  
Flashings:

Lead for flashing etc. shall be milled sheet lead conforming to B.S. 1178 : 1944 and shall be neatly dressed without injury to the surface. Lengths of sheet lead shall not exceed 3 metres and all nailing shall be with copper nails.

8.02 Aluminium  
Flashings:

Aluminium for flashings etc. shall be wrought sheet conforming to B.S. 1470 : 1963 C Class 1 (99.99% purity) and, unless otherwise stated, shall be in the half-hard condition (B.S. Ref. SI - 1/2H). Flashings shall, as far as possible, be performed to site-measured dimensions. All jointing shall be welted unless otherwise stated.

9.00

INSULATION:

9.01 Fibreglass  
Insulation:

Fibreglass insulation shall be "Fibreglass Flanged Building Roll", polythene faced, 2" thick. Insulation of width appropriate to the joist spacing to be friction fitted between the joists and to finish over the wall plate on external walls. All end joints to be close butted. Polythene flanges to overlap on the undersides of the joists and to be stapled there.

10.00

VENTILATION:

10.01 Room Vents:

Ventilation to be provided by 9" x 9" cast iron room vents to be inserted in positions as indicated on drawings

11.00

CARPENTRY:

11.01 Timber  
Generally:

Timber shall be of the best of its kind, thoroughly seasoned, sawn die square, free from sap, shakes, cracks, waney edges and loose or dead knots or knots over 1 1/2" diameter and any other defect.

The Contractor will be responsible for ensuring that all timber shall be thoroughly seasoned.

11.02 Moisture Content  
of Joinery  
Timber:

The moisture content of the joinery timber when the joinery is being manufactured and despatched

from factory shall be within the following limits:-

	<u>Moisture Content</u>	
	<u>Minimum</u> %	<u>Maximum</u> %
(a) Internal joinery including doors	10	12
(b) External joinery including doors	15	18

The contractor shall ensure that this moisture content shall be maintained until the building is completed.

11.03 Treated Timbers:

Where timbers are described as treated, contractors shall include for having same "tanalised" or other equal and approved process. All cuts shall be brushed with the same preservative before fixing.

11.04 Jointing of Carpenter's Work:

All framing shall be jointed as specified or as is most appropriate in the circumstances so that they will transmit the loads, and resist the stresses to which they will be subjected, and the execution of all jointing shall be to the satisfaction of the Architects. Where joints are designed in critical relation to loads, the size, spacing type, positioning and number of nails, woodscrews, bolts, washers and timber connectors shall be as detailed.

Surfaces shall be in good contact over the whole area of the joint before fastenings are applied. No nails, screws or bolts to be placed in any end split. If splitting is likely, holes for nails are to be prebored at diameters not exceeding 4/5ths diameter of nail. Clenched nails are to be bent at right angles to the grain. Lead-holes are to be bored for all screws.

Holes for bolts to be bored from both sides of the timbers of diameter 1/16" larger than that of the bolt. Nuts are to be brought up tight but care is to be taken not to crush the timber under the washers.

11.05 Exposed Faces:

All timber in joinery work shall be "wrought" unless otherwise described.

11.06 Flush Doors:

Flush wood doors shall be constructed in accordance with I.S. 48 : 1955 plywood faced both sides.

11.07 Preservative: Unless the timber described is "treated" as described and backs of frames to be fixed in walls and all other bedding surfaces are to be painted two coats clear preservative.

11.08 Priming: Joinery which is prepared for painting is to be knotted and primed before the work is dispatched to site. Where adjustments are to be made on the site, the priming is to be made good.

11.09 Painting: Surfaces of softwood intended for painting or clear finish shall be such that, if properly finished with matt paint, imperfections in manufacture will not be apparent.

Bottoms of doors to be painted full number of coats specified before doors are hung.

12.00 JOINERY:

12.01 Flush Panel Doors: To comply with I.S. 48 (1965) 2" thick having 4½" min head stiles and one 9" intermediate rail, with five 2" cross rails, sheathed both sides with 2" x 1" plywood twice rebatted, tongued, glued and mitred hardwood edge slip on all four edges.

12.02 Window Boards: Provide and fix ¾" blockboard window board fitted with 1" x 1½" tongued glued hardwood slip on exposed face and face to window, fixed on treated grounds and checked for plaster. Ends of window boards shall be returned and checked to jambs.

12.03 Skirtings: To be ex 4" x 1" deal wrought rounded skirting plugged to block walls, including mitres and ends.

12.04 Windows: Windows shall be of aluminium type as indicated on drawings.

12.05 Ironmongery: All lock furniture and special fitting shall be protected with paper and canvas secured with string until the premises are handed over.

All locks, hinges, fastenings, etc. shall be oiled, adjusted and left in good working order on completion.

- 9 -
- 12.06 Doors - General: External doors shall be hung with 1½ pairs 5" steel butt hinges.
- Internal doors shall be hung with one pair 4" steel butt hinges.
- 13.00 PLASTERWORK:
- 13.01 Plaster Surfaces: Where a rendered or plastered finish is specified the concrete surfaces shall be treated to provide an adequate key.
- 13.02 Patent Plasters and Plasterboards: The plaster shall be "Gyplite plaster" and the plasterboard shall be Gypsum Gyplath or other equal and approved and used in strict accordance with the manufacturer's printed instructions.
- 13.03 Proportioning: The materials used for plastering shall be proportioned by volume by means of gauge boxes.
- 13.04 Working Time: Plastering mixes containing self-setting materials shall be used within the recommended working time for the mix concerned. Mixes containing cement shall be used within two hours of the first contact with water. Materials which have started to set shall not be retempered.
- 13.05 Preparation of Base Surfaces: All surfaces shall be cleaned thoroughly, brushed and well wetted before application of finishing. Concrete surfaces shall be free from mould oil.
- 13.06 Preparation for Renderings and Backings: All surfaces which are to receive renderings or backings shall be prepared by scudding consisting of cement and sand in the proportions 1 : 2 by volume, forcefully thrown on and left to harden as key.
- 13.07 Plastering: Plastering on blockwork shall be in two coats ½" total thickness and comprising "Gyplite Undercoat" and "Gyplite Finish".
- Plastering on plasterboard shall be in two coats ½" total thickness and comprising "Gyplite Bonding Coat" and "Gyplite Finish".
- 13.08 Plasterboard Fixing: Plasterboards shall be nailed to base at 6" centres one way and not more than 2' 0" centres the other way using 1½" galvanised nails driven flush. Joints shall be left with ½" spacing and staggered. All angles and abutments shall be



scrimed with 3½" wide jute scrim cloth and neat "Gypweld Board Finish" plaster. Boarding shall be skimmed in one coat ¼" thick.

13.09 External  
Finish:

Walls externally shall be finished in Tyrolean dash finish (off white colour). Facing bricks to match existing shall be used at quoins.

14.00

PLUMBING:

14.01 Copper Piping:

Joints to be made by brazing or with approved brass compression fittings.

Support pipes with brass rings or copper clips as required by size of pipe and location, and at the following spacings:

½" diam. pipe 6' 0" vertically and  
4' 0" horizontally.

¾" and 1" pipe 8' 0" vertically and  
6' 0" horizontally.

14.02 Fixing of  
Pipes:

Pipes shall be secured to the walls, ceilings etc. with secure pipe clips screwed to structure.

14.03 Testing:

All pipework and fittings etc. shall be tested to the satisfaction of the Local Authority and left in perfect working order.

14.04 Rainwater Goods:

Provide for all rainwater heads, shoes, sockets clips etc. as necessary and install in strict accordance with manufacturer's instructions. Secure clips etc. to walls with sheradized steel or brass screws set in suitable plugs.

Downpipes for use with roof outlets to be of unplasticised p.v.c. sizes as shown. Joints in downpipes to be sealed using neoprene 'O' rings at spigots and sockets and mastic at joints with roof outlets as necessary.

15.00

DRAINAGE AND DRAINLAYER:

15.01 Salt Glazed  
Pipes and  
Fittings:

Salt glazed ware pipes and fittings shall be first quality and complying with I.S. 106, 1961.

15.02 Salt Glazed  
Traps and

The salt glazed traps, gullies and fittings shall be approved first quality. They shall be well

glazed, impervious, free from fire cracks and other defects and shall comply generally with the types and dimensions laid down in B.S. 539, 1951.

15.03 PVC Pipes and Fittings:

The PVC pipes and fittings shall be the "Wavinsewer" system and shall be laid and jointed in accordance with the manufacturer's printed instructions.

15.04 Trenches:

The excavations for trenches shall be of such depths and widths as will allow the drains to be properly laid with adequate cover at highest points. The bottom shall be graded from point to point to that of the grade for pipe lines as specified and shown on the drawings and making due allowance for the thickness of beds.

In filling in trenches great care is to be exercised so as not to disturb the drains. The best of the excavated material is to be used for packing around the pipe. The whole of the filling is to be carefully and thoroughly consolidated and rammed, water being added as necessary and any depression in the finished surface over drains to be made up before the Contractor leaves the site.

15.05 Concrete Beds Haunching and Surrounds:

The concrete beds shall be of the specified thickness and not less than 1' 0" wider than the internal diameter of the pipe.

Where salt glazed pipes are required to be haunched, the concrete shall be carried up for the full width of the bed to the level of the horizontal diameter of the pipe and shall be splayed from this level and carried upwards to meet the pipe barrel tangentially. Where any pipes are specified to be surrounded the concrete shall be carried up from the bed in a square section with a minimum of 6" thickness over barrel of the pipe.

15.06 Drain Laying:

All drains shall be kept free from earth, debris, superfluous cement and other obstructions during laying and until the completion of the contract when they shall be handed over in a clean condition.

15.07 Connection to Existing:

Carry out all work in accordance with the drawings and neatly execute all junctions of new with existing drainage system. Where any length of existing drains are broken, they shall be taken up and replaced by new.

Carefully align drainage falls with the existing system.

- 15.08 Manholes: Galvanized light duty manhole covers shall be used and they shall be set flush.
- 15.09A Drainage Bye-Laws: All works are to comply with the requirements of the Local Bye-Laws and are to be executed to the satisfaction of the Local Sanitary Authority.
- 15.09B Testing: The whole of the drainage system shall be tested for watertightness and straightness:
- (a) after jointing
  - (b) after haunching and backfilling
  - (c) after completion of the works.
- 16.00 GLAZING:
- 16.01 Glazing Generally: Glazing shall not be executed until the frames are fixed in position.
- Glazing with putty to wood shall be securely held with springs.
- Putty shall be cleanly and neatly filled in to the full depth of the rebate and struck off at the sight line. Timber rebates shall be cleaned, primed and painted one coat oil paint.
- Glass shall be well bedded, back puttied and (where not fixed with beads) front puttied.
- 16.02 Cutting: Glass shall be cut to size allowing a small clearance in both directions unless otherwise described.
- 16.03 Thickness: To all windows up to 56 sq. m, 24 oz. glass shall be used. Larger frames shall be glazed with 32 oz. glass.
- 16.04 Types: To all windows fit clear glass except where specified.
- To new window on gable wall use obscure glass as in back door and bathroom window.

17.00

PAINTING:

- 17.01 Protection: Protect floors, equipment etc. and work of other trades by use of drop cloths wherever possible.
- 17.02 Paints: All paints shall be of the first quality of Irish manufacture wherever available.
- 17.03 Knotting: The knotting shall conform to I.S. 16, 1958.
- 17.04 Stopping: Shall be approved purpose made stopping. For external use it shall be of a waterproof type.
- 17.05 Wood Primer: The priming paint for woodwork to be oil painted shall be an approved oil resin primer containing aluminium, of the same manufacture as the undercoating.
- 17.06 Undercoating: The undercoating shall be of the same brand and manufacture as the finishing coat.
- 17.07 Oil Finishing Paint: Oil paint for finishing coat shall not be of lesser standard than that required by I.S. 120 1964.
- 17.08 Woodwork: All woodwork to be painted is to be sand papered to a smooth surface and all knots thinly coated with the best quality shellac knotting.
- Stopping is to be made from a mixture of white lead and gold size applied after priming and rubbed down before the following coat is applied. All plaster and cement surfaces are to be thoroughly dry before being painted and prepared for the application of paint by sizing, priming or other approved means.
- All paints shall be thoroughly mixed or stirred before use and used directly from the cans.
- Each coat of paint is to be thoroughly dry, allowed to harden and properly rubbed down before the next coat is applied, and to be of a different tint from the coat preceding. No external work is to be carried on under adverse weather conditions such as extremes of temperature or in wet, foggy or frosty weather.
- No paint shall be applied to surfaces structurally or superficially damp and all surfaces must be free from condensation, dirt

dust, etc. before application of each coat.

Where priming has deteriorated or become damaged in any way it shall be renewed or touched up as necessary before applying the first undercoat.

17.09 Plaster:

Do not apply paint or sealer until plaster is thoroughly dry.

Fill cracks, holes etc. with suitable hard filler to match adjoining surfaces.

Make sure surfaces are free from efflorescence before applying paint.

Remove all surface dust and dirt.

18.00

PAVING:

18.01 Excavation:

Excavate to depth for finished levels and falls over areas shown and compact base of excavation. Surplus excavated materials to be spread and levelled on site where directed.

18.02 Sub-Base:

Lay sub-base of hardcore over area to be paved to minimum compacted thickness of 6".

18.03 In-Site  
Concrete Paving:

Excavate and lay sub-base as before specified.

Lay 4" thick slab of concrete. After slab has been trowelled lightly, allow to partly set and then brush with a light broom at right angles to direction of traffic.

Expansion Joints:

Joints in footpaths to be at approximately 24' 0" intervals, fitted with "Flexcell" or other approved joint filler and having top  $\frac{1}{2}$ " of joint filled with a suitable sealing compound.

18.04 Falls:

Provide falls to gully traps and planted areas as necessary to avoid pools of standing water after rainfall.

All paving to drain away from buildings.

19.00

ELECTRICAL:

19.01 Wiring:

All wiring shall be carried out in complete accordance with the requirements of the E.S.B.

and the Institute of Electrical Engineers of  
Ireland.

19.02 Conduit:

All conduit runs shall be concealed throughout.  
Vertical drops to switches and sockets shall  
be concealed with plaster finish and boxes shall  
be fixed flush to wall.