

BYE LAW APPLICATION FEES

REF. NO.: 91A/38

CERTIFICATE NO.: 158808

PROPOSAL: Bungalow

LOCATION: Rosebank Ballyboden Rd

APPLICANT: B. Hade

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling <u>X1</u> (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	-		
B	Domestic Ext. (Improvement/ Alts.)	@ £30	<u>£30</u>	<u>£30</u>			
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: N. De Grade: III Date: 20/7/91

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

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A38

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>28TH MAY 1991</u> = =	Noted by all members.		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 38

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 26 TH FEB 1991	Noted by Cllrs Ormond + Muldoon		
=	Was there previous Permission this side Is access OK? (Busy road Is it near bend?)		

PLANNING APPLICATION FEES

REF.: 9/A/0038 CERTIFICATE NO: 24048
 PROPOSAL: Bungalow
 LOCATION: Rosebank, Ballysoden Road Rumpfenham
 APPLICANT: Blain Hade

1	2	3	4	5	6	7	
SS	DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
	Dwellings	€32	32	32	32 NIL		
		€16					
		€50p per-M ² in excess of 300M ² Min. €40					
	metres ²	€1.75 per M ² or €40					
5	x .1 hect.	€25 per .1 hect. or €250					
6	x .1 hect.	€25 per .1 hect. or €40					
7	x .1 hect.	€25 per .1 hect. or €100					
8		€100					
9	x metres ²	€10 per m ² or €40					
0	x 1,000m ²	€25 per 1,000m ² or €40					
1	x .1 hect.	€25 per .1 hect. or €40					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 21/1/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

BYE LAW APPLICATION FEES

REF. NO.: 91A/0038 CERTIFICATE NO.: 13784B

PROPOSAL: Bengaluru

LOCATION: Rosebank, Ballybodon Road, Rathfaenlam

APPLICANT: Beiam Hade

	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	₹55	₹55	₹111		
B	Domestic Ext. (Improvement/Alts.)	@ ₹30					
C	Building for office or other comm. purpose	@ ₹3.50 per M ² or ₹70					
D	Building or other structure for purposes of agriculture	@ ₹1.00 per M ² in excess of 300 M ² Min. ₹70					
E	Petrol Filling Station	@ ₹200					
F	Dev. of prop. not coming within any of the foregoing classes	₹70 or ₹9 per 0.1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-2 Date: 21/1/91

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.:

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:

① Lowland
£ 750

DEVELOPMENT CONTROL ASSISTANT GRADE

② Roads £800
but roads report
not included
not practice to under
cut amounts as
said as £800
Z: J 7/6/91

① JK.

55 only

3

PLANNING DEPARTMENT

BOOK FOLIO

Ⓟ

(1) Date Lodged
22 July 1991

LOCATION: Rosebank, Ballyboden Road, Dublin 14.

REG. REF. **91A/38**

APPLICANT: B. Bada

PROPOSAL: Bungalow

(2) Date referred:
23/8

FOUL SEWER

No objection - see previous report on file

6

DUBLIN CO. COUNCIL San. Ser.
30 AUG 1991
Dispatched by
DUBLIN CO. COUNCIL
SANITARY SERVICES
24 SEP 1991
Returned *[Signature]*
(5) *[Signature]* to Planning

SURFACE WATER

As above

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date... **25.09.91**
Time... **9.00**

Blunstone
9.9.91

Mr P. Conry
Attach with file
[Signature]
14/5/91

(6) Date to Planner

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

(9) Decision due:

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

AD
23/8/91

ENDORSED _____ DATE _____

J.L.
10/9/91

EMC
15/8

EMC
[Signature]

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
22 July 1991

LOCATION: Rosebank, Ballyboden Road, Dublin 14.

REG. REF. 91A/38

APPLICANT: B. Hada

PROPOSAL: Bungalow

WATER SUPPLY

Available from the public
main on the for sale of
Ballyboden Rd.

W Sullivan
6/9/91

P Howell
6/9/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 25.09.91
Time 9.00

ENDORSED: *[Signature]* DATE 17/9/91

SS only

Register Reference : 91A/38

Date : 5th June 91

Development : Bungalow

LOCATION : Rosebank, Ballyboden Road, Rath-farnham

Applicant : Brian Hede

App. Type : A.1.

Planning Officer :

Date Recd. : 19/4/91.

Attached is a copy of the application for the above development. Your report would be appreciated within the next 23 days.

DEVELOPMENT CONTROL SEC

Date 17.07.91

Time..... 3.45

Yours faithfully,

DUBLIN Co. COUNCIL

Date received in sanitary services : 7 JUN 1991

SAN. SERVICES

DUBLIN CO. C

SANITARY SERVICES

PRINCIPAL OFFICER

15 JUL 1991

Returned *[Signature]*

Date received in sanitary services

FOUL SEWER

Available; subject the connection to the foul sewer being carried out by Drainage Maintenance Division, at the applicants expense.

SURFACE WATER

Available as indicated subject to the following;

- ① The foundations being taken down below the bed level of the stream and below the invert level of the S.W. pipe in the highway.
- ② The parapet wall adjacent to the stream being designed to withstand the maximum flood level indicated.

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

[Signature]
 9.7.91
 J. J. [Signature]
 9/7/91

Register Reference : 91A/38

Date : 5th June '91

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

Available from the existing public main on the far side of Ballyboden Rd. Each house has to have its own individual service.

V. Bullock
13/6/91
13/6/91

.....
ENDORSED *[Signature]* DATE *10/7/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date... *17.07.91*
Time... *3.45*

Notice:

V. URGENT.

A. J.

PLANNING DEPARTMENT

BOOK FOLIO

②

(1) Date Lodged
19-4-'91

LOCATION: Rosebank, Ballyboden Rd, Rathfarnham REG. REF. 91A/38

APPLICANT: Brian Hade

Orig. Log Date
is 17-1-'91

PROPOSAL: Bungalow

(2) Date Referred:

SEWER

Available as indicated.

The connection to the public sewer is to be made by D.E.C. at the applicants expense.

DUBLIN CO. COUNCIL
(3) Rec'd San. Ser.
- 6 JUN 1991
SAN SERVICES
San Services.

DUBLIN CO. COUNCIL
SANITARY SERVICES
10 JUN 1991
(5) Date to Planning
Returned _____

FACE WATER

Available as indicated.

Engineering Services have no objection to the proposals for establishing the integrity of the proposed structure as described.

Details of the proposed piling / deep foundations must be submitted at the bye-law stage.

(6) Date to Planner

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

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

[Signature]
6.6.91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.06.91
Time 10.45

J.R.
7/6/91

(9) Decision due:

ENDORSED _____ DATE _____

1) Date Lodged

19-4-'91

LOCATION: Rosebank, Ballyboden Rd, Rathfarnham REG. REF. 91A/38

APPLICANT: Brian Hade

PROPOSAL: Bungalow

Orig. Log Date
is 17-1-'91

(2) Date Referred:

DUBLIN CO. COUNCIL
 (3) Rec'd San. Ser.
 6 JUN 1991
SAN-SERVICES
 San. Services.

SEWER

Available as indicated.

The connection to the public sewer to be made by D.C.C. at the applicants expense

DUBLIN CO. COUNCIL
SANITARY SERVICES

10 JUN 1991
(5) Date to Planning Returned

FACE WATER

Available as indicated.

Engineering Section have no objection to the proposals for establishing the integrity of the proposed structure as described.

Details of the proposed piling / deep foundations must be submitted at the Bye-law stage

(6) Date to Planner

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

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

[Signature]
6.6.91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 12.06.91
 Time 10.45

J.R.
7/6/91

Decision due:

ENDORSED _____ DATE _____

Maguire O'S

V. URGENT.

A.I.

PLANNING DEPARTMENT

BOOK FOLIO

Ⓟ

(1) Date Lodged

19-4-'91

LOCATION: Rosebank Ballyboden Rd, Rathfarnham REG. REF. 91A/38

APPLICANT: Brian Hade

PROPOSAL: Bungalow

Orig. Log Date
17-1-'91

(2) Date Referred:

~~DUBLIN CO. COUNCIL~~
 (3) Rec'd San. Ser.
 6 JUN 1991
 DUBLIN CO. COUNCIL
 SAN SERVICES

SEWER

Available as indicated.

The connection to the public sewer to be made by D.C.C. at the applicants expense

DUBLIN CO. COUNCIL
 SANITARY SERVICES
 10 JUN 1991
 (5) Date to Planning
 Returned

WATER

Available as indicated.

Engineering Services have no objection to the proposals for establishing the integrity of the proposed structure as described.

Details of the proposed piling / deep foundations must be submitted at the bye-law stage

(6) Date to Planner

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

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

[Signature]
6.6.91

J.R.
7/6/91

9) Decision due:

ENDORSED

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 11.06.91
 TIME 3.20
 DATE
 TIME

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged

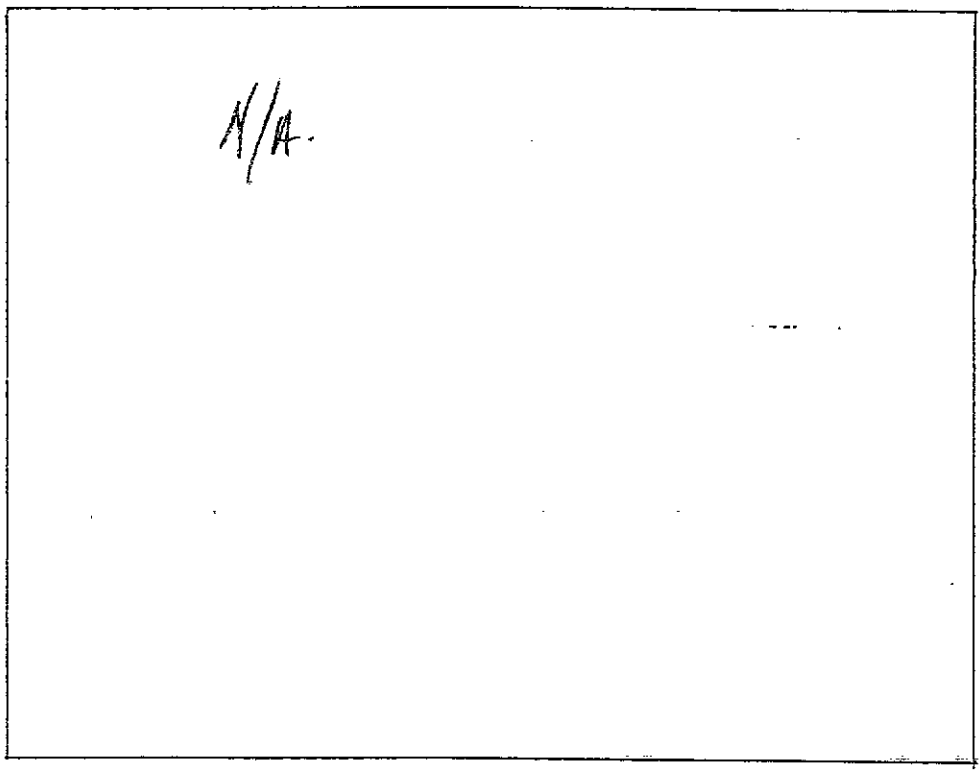
LOCATION: Rosebank, Ballyboden Rd, Rathfarnham . REG. REF. 91A/38

APPLICANT: Brian Hade

PROPOSAL: Bungalow

19-4-'91

WATER SUPPLY



ENDORSED: [Signature] DATE 10/6/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date ... 11.06.91
 Time ... 3-20

D. Dwyer

SAO

Planning Dept

Re: Bungalows at Rosebank, Rathfriland 12/11/91/0038

With reference to the applicant's,

the Public Department's comments are;

1. As part Section 16 of the Additional Information Document, the entire extent of the applicant's site is outlined in blue on the site location map at a scale of 1:1000. According to the submission it is proposed to transfer an area of land to the City Council for open space purposes. It is important to realize that some of the existing land associated with Rosebank were established as public open space in the original grant of planning Refuse No 3292 (P.C. 8257) dated 20th April, 1967. As per the enclosed map. In order to achieve the objective of creating a linear parkway parkway along the Curlew River, it is essential that all land previously established as public open space should be acquired. According to the overall estate layout as per the drawing a section of public open space has been retained within the curtilage of the overall site subject of the application. It is recommended that clarification of the Additional Information Document is sought, concerning the full extent of land ownership and what proposed there are to transfer the previously established public open space to Public Open Space.

P. Rathfriland. & Public Dept.

P/2532/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0038

Date Received : 19th April 1991

Correspondence : J. F. O'Connor & Associates,
Name and : 10, Boden Wood,
Address Rathfarnham,
Dublin 14

Development : Bungalow

Location : Rosebank, Ballyboden Road, Rathfarnham

Applicant : Brian Hade

App. Type : Permission

Zoning : 'A'

CONTRIBUTION:	
Standard:	5450.
Roads:	5800.
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

(MOS/AC)

Report of the Dublin Planning Officer dated 30 May 1991.

This is an application for PERMISSION. The proposed development consists of a bungalow at Rosebank, Ballyboden Road, Rathfarnham for Brian Hade of the same address.

The site is zoned 'A' in the 1983 County Development Plan with the objective "to protect and/or improve residential amenity". It is affected by a specific objective "to protect trees and woodlands". The site is located immediately to the east of the Owendore River.

The ground levels of the site are much lower than the adjoining Ballyboden Road.

A high stone wall forms the roadside boundary of the site while a block wall (c.2 metres in height) forms the western boundary of the site. There are sheds above ground level located at the northern end of the site. There are no trees on the site. There is an existing entrance at the southern end of the site onto Ballyboden Road.

There is no record of any previous planning applications on the site. Permission was granted for a house (Decision Order No. PA/3181/81, dated 16/12/81, Reg. Ref. WA.2140) to the rear of the existing house known as "Rosebank" and this house has since been constructed.

The floor area of the proposed house is stated to be 189.5 sq.m. It is single storey with a pitched roof.

The roof of the house would only be visible from the road because of the low level of the site. Access to the site is by means of an improved recessed

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0038

Page No: 0002

Location: Rosebank, Ballyboden Road, Rathfarnham

entrance.

The Roads Report dated 25/2/91 states that the Roads Department has no objection to the proposed development subject to conditions, which include the levying of a financial contribution of £800. towards the cost of road improvements and traffic management schemes in the area.

The Sanitary Services Department report dated 28/2/91, states that water is available to the existing public main on the far side of Ballyboden Road. Foul sewer is available subject to the location of the actual connection to the foul sewer being decided and carried out by Dublin County Council Drainage Division at the applicants expense.

The report states that inadequate information has been submitted with regard to the means of adequately securing the river bank. A detailed design for a retaining wall between the proposed dwelling and the river certified by a Chartered Engineer would be required demonstrating the stability of the river bank and the proposed house.

Parks report dated 6th March, 1991, refers to absence of open space and proposal for a linear parkway along the river.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The applicant is requested to submit either (a) a letter from a Chartered Structural Engineer certifying that the existing retaining wall between the river and the proposed dwelling is so designed and constructed to ensure both the stability of the river bank and the proposed house or (b) alternatively, to submit a fully detailed design for a retaining wall, certified by a Chartered Structural Engineer between the River Bank and the proposed house, which will ensure the stability of both the river bank and the proposed dwelling.
2. The applicant is requested to submit information on the highest recorded flood level of the river and show that the finished floor level of the house is at least 300mm above this level.
3. The applicant is requested to indicate the location of the proposed connection to the foul sewer. (This should not be made immediately adjacent to the river wall but at a suitable distance away from the river). The applicant should contact the Area Engineer, Sanitary Services Section at Sandyford Depot (Tel. 955087) prior to submitting this information.
4. The applicant is requested to show on a map the extent of the lands owned by himself and/or his family in the vicinity of the Owendore River and to indicate whether he and/or his family would be willing to cede all or part of this land to the County Council free of charge in lieu of providing for public

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0038

Page No: 0003

Location: Rosebank, Ballyboden Road, Rathfarnham

open space in connection with the proposed house in the event of permission being considered.

Additional information was submitted on 19 April, 1991.

In response to Item 1 a letter has been submitted from Consulting Engineers stating that it will be necessary to support the proposed dwelling on piled foundations in order to ensure the stability of the existing retaining wall and the proposed dwelling.

Replying to Item 2 it is stated that the proposed finished floor level of the bungalow will be 500mm above the highest recorded flood level of the river. The agent for the applicant states that the proposed connection point to the foul sewer has been adjusted as requested. Finally it is stated that the applicant is willing to cede, free of charge, a portion of land (c. 300 sq.m.) adjoining the river to Dublin County Council.

The Sanitary Services Department has no objection to the proposal (report dated 6th June, 1991).

The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following ~~4~~ 9) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information ^{received} submitted on 19.04.91, save as may be required by the other conditions attached hereto.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

AK 04 That a financial contribution in the sum of £750. be paid by the proposer to the Dublin County Council towards the cost of provision of

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0038

Page No: 0004

Location: Rosebank, Ballyboden Road, Rathfarnham

public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The connection to the public sewer is to be made by Dublin County Council at the applicant's expense.

05 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

06 That footpath outside the proposed entrance be dishd to the requirements of the Planning Authority.

REASON: To comply with the requirements of the Roads Department.

omit
5 07 That a financial contribution in the sum of £800. be paid by the applicant to Dublin County Council towards the cost of road improvements and traffic management proposals in the Rathfarnham area. This contribution to be paid prior to the commencement of development on site.

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

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

REASON: In the interest of reducing air pollution.

08 That the walls forming the recessed entrance to be constructed with stone to match the front boundary wall of the site.

REASON: In the interest of visual amenity.

09 That the applicant cede free of charge to Dublin County Council the area coloured green on the map submitted as Additional Information on 19th April, 1991, as stated in the letter received on 19th April, 1991.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0038

Page No: 0005

Location: Rosebank, Ballyboden Road, Rathfarnham

[Signature]
Endorsed:.....
for Principal Officer

Richard Cummins SEP
for Dublin Planning Officer 7.6.91

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 ~~1970~~ conditions set out above is hereby made.

Dated : 13 June 1991
~~ASSISTANT CITY AND COUNTY MANAGER APPROVED OFFICER~~
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.
12th June

MS
7/6/91

A.I

Date Lodged

LOCATION:

Rosebank, Ballyboden Rd, Rathfarnham

REG. REF. 91A/38

19-4-'91

APPLICANT:

Brian Hade

Orig. Log Date

PROPOSAL:

Bungalow

is 17-1-'91

(2) Date Referred:

SEWER

Available as indicated.

The connection to the public sewer is to be made by O.C.C. at the applicants expense

ORDER TO COUNCIL
Rec'd San. Ser.
- 6 JUN 1991
SAN SERVICES
San Services.

(5) Date to Planning

(6) Date to Planner

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

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

SEWER WATER

Available as indicated.

Engineering Services have no objection to the proposals for establishing the integrity of the proposed structure as described

Details of the proposed piling / deep foundations must be submitted at the bye-law stage

[Signature]
6.6.91

9) Decision due:

ENDORSED

DATE

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/38
LOCATION: Rosebank, Ballyboden Road, Rathfarnham.
APPLICANT: Brian Hade.
PROPOSAL: Bungalow.
DATE LODGED: 17th January, 1991. MOS

This application is for full permission for a bungalow at Rosebank, Ballyboden Road, Rathfarnham.

The proposed development is located south of Rosebank on a highly trafficked Ballyboden Road.

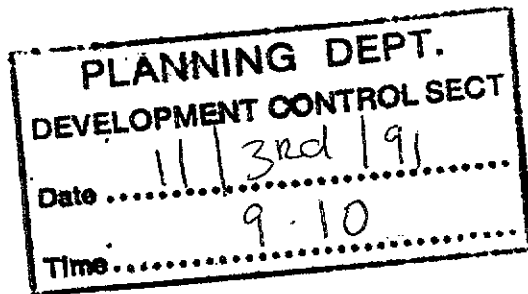
There is a grass verge and footpath setting back the boundary wall approx. 5m. from the carriageway.

Adequate vision is available in both directions.

Roads Dept. have no objections subject to:-

1. Footpath and kerb to be dished to satisfaction of the Area Engineer, (Roads Maintenance).
2. All works to be carried out prior to the house being occupied.
3. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
4. A financial contribution, in the sum of money equivalent to the value of £800 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area.

MA/MM 21/2/91



SIGNED: Michael Arthur

ENDORSED: E. Madden

DATE: 25-2-91

DATE: 25th Feb '91

P/970/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0038

Date Received : 17th January 1991

Correspondence : J. F. O'Connor & Associates,
Name and : 10, Boden Wood,
Address Rathfarnham,
Dublin 14

Development : Bungalow

Location : Rosebank, Ballyboden Road, Rathfarnham

Applicant : Brian Hade

App. Type : Permission

Zoning :

This is an application for permission. The proposed development consists of a bungalow at Rosebank, Ballyboden Road, Rathfarnham for Brian Hade of the same address.

The site is zoned 'A' in the 1983 County Development Plan with the objective "to protect and/or improve residential amenity". It is affected by a specific objective "to protect trees and woodlands". The site is located immediately to the east of the Owendore River.

The ground levels of the site are much lower than the adjoining Ballyboden Road.

A high stone wall forms the roadside boundary of the site while a block wall (c.2 metres in height) forms the western boundary of the site. There are sheds located at the northern end of the site. There are no trees on the site. There is an existing entrance at the southern end of the site onto Ballyboden Road.

There is no record of any previous planning applications on the site. Permission was granted for a house (Decision Order No. PA/3181/81, dated 16/12/81, Reg. Ref. WA.2140) to the rear of the existing house known as "Rosebank" and this house has since been constructed.

The floor area of the proposed house is stated to be 189.5 sq.m. It is single storey with a pitched roof.

The roof of the house would only be visible from the road because of the low level of the site. Access to the site is by means of an improved recessed entrance.

The Roads Report dated 25/2/91 states that the Roads Department has no objection to the proposed development subject to conditions, which include the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

levying of a financial contribution of £800. towards the cost of road improvements and traffic management schemes in the area.

The Sanitary Services Department report dated 28/2/91, states that water is available to the existing public main on the far side of Ballyboden Road. Foul sewer is available subject to the location of the actual connection to the foul sewer being decided and carried out by Dublin County Council Drainage Division at the applicants expense.

Each report dated 6/3/91 refers to absence of open space and proposals for a linear parkway along the River
The report states that inadequate information has been submitted with regard to the means of adequately securing the river bank. A detailed design for a retaining wall between the proposed dwelling and the river certified by a Chartered Engineer would be required demonstrating the stability of the river bank and the proposed house.

Before a decision is made on this application, I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

01 The applicant is requested to submit, ^{either (a)} a letter from a Chartered Structural Engineer certifying that the existing retaining wall between the river and the proposed dwelling is so designed and constructed to ensure both the stability of the river bank and the proposed house; or (b) alternatively to submit a fully detailed design for a retaining wall, certified by a Chartered Structural Engineer between the River bank and the proposed house, which will ensure the stability of both the river bank and the proposed dwelling.

02 The applicant is requested to submit information on the highest recorded flood level of the river and show that the finished floor level of the house is at least 300mm above this level.

03 The applicant is requested to indicate the location of the proposed connection to the foul sewer. (This should not be made immediately adjacent to the river ~~bank~~ but at a suitable distance away from the river). The applicant should contact the Area Engineer, ^{Sandyford} at Sandyford ^{Subst} (Tel: 955087) prior to submitting this information.

04 The applicant is requested to show on a map the extent of the land owned by himself and/or his family in the vicinity of the Owenduff River and to indicate whether he and/or his family would be willing to cede all or part of this land to the county council free of charge in view of providing the public open space in connection with the proposed house in the event of permission being considered.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cronin SEP
for Dublin Planning Officer 53.91

Endorsed: *[Signature]*
for Principal Officer

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

Dated: 13 March 1991. *[Signature]*
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.

MOS

D. Drysdale

890

Planning Dept.

M/S

Re: Bungalow, Rosebank, Ballyboden road. by L/981/0038

with reference to the

applicant, the Public Department's comments are;

This site is located alongside the bank of the Owenstowe River, and is immediately opposite an area of public open space at Willowbank Estate; the Public Department are anxious to create a better parking system alongside the banks of the river and already land has been reserved at a number of locations nearby the site for public open space in order to facilitate this objective. As the applicant has not provided any public open space according to the requirements of the 1983 City Development Plan, it is recommended that additional information is sought also concerning compliance with this Development Plan requirement.

P. A. Leahy

6/3/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
6/March/91
100

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/38
 LOCATION: Rosebank, Ballyboden Road, Rathfarnham.
 APPLICANT: Brian Hade.
 PROPOSAL: Bungalow.
 DATE LODGED: 17th January, 1991.

nos 21/2

This application is for full permission for a bungalow at Rosebank, Ballyboden Road, Rathfarnham.

The proposed development is located south of Rosebank on a highly trafficked Ballyboden road.

There is a grass verge and footpath setting back the boundary wall approx. 5m. from the carriageway.

Adequate vision is available in both directions.

Roads Dept. have no objections subject to:-

1. Footpath and kerb to be dished to satisfaction of the Area Engineer, (Roads Department).
2. All works to be carried out prior to the house being occupied.
3. All work to be carried out at the applicant's expense according to the specification and Conditions of Dublin County Council.
4. A financial contribution, in the sum of money equivalent to the value of 1000 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area.

RAMM 21/2/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SEC.
 Date 26.2.91
 Time 10.30

SIGNED: Michael Acton
 DATE: 26-2-91

ENDORSED: E. Madden
 DATE: 25th Feb 91

Register Reference : 91A/0038

Date : 26th January 1991

Development : Bungalow

LOCATION : Rosebank, Ballyboden Road, Rathfarnham

Applicant : Brian Hade

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer : M.O'SHEE

Date Recd. : 17th 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
13 FEB 1991
SAN SERVICES
Date received in sanitary services

DUBLIN CO. COUNCIL
SANITARY SERVICES
1 MAR 1991
Returned *ge*

.....
PRINCIPAL OFFICER

.....
FOUL SEWER

Available subject to the following ;

The connection to the foul sewer must not be made immediately adjacent to the river wall, but must be made at a suitable distance away from the river.

The actual connection will be made by Dublin County Council Drainage Division, at the applicant's expense, and at point decided by the Area Engineer. A compliance drawing should be submitted after consultation with that Engineer based in Santryford (Tel) 955087.

.....
SURFACE WATER

Insufficient information.

① The means of adequately securing the river bank has not been indicated, the applicant must submit a fully detailed design for a retaining wall certified by a Chartered Engineer for the wall between the proposed dwelling and the river, indicating the stability of each structure.

② The applicant must ascertain the highest recorded flood level the finished floor level must be 300mm above this level.

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

Note: The foundations of the house must be brought down to the invert level of the road drain abutting in Ballyboden Road.

Bluhornie 28.2.91

Register Reference : 91A/0038

Date : 26th January 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY..... Available from the existing public
main on the far side of the Ballyboden Road. Each
house has to have its own individual service.

W. S. Sullivan
19/1/91

JM

.....
ENDORSED JM DATE 20/2/91

JG

28/2/91

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0038

Date Received : 17th January 1991

Applicant : Brian Hade

Appl.Type : PERMISSION/BUILDING BYE-L

Development : Bungalow

LOCATION : Rosebank, Ballyboden Road, Rathfarnham

O.S.REFS.

22-10			
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AREA REFERENCE

S	S	1	4	0	3
---	---	---	---	---	---

HISTORY

89A-2243	86A-1191			

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

6 August 1991

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

LOCATION: Rosebank, Ballyboden Road, Dublin 14.

PROPOSED DEVELOPMENT: Bungalow

APPLICANT: B. Hade

PLANNING REG. REF.: 91A/38

DATE OF RECEIPT
OF SUBMISSION: 22 July 1991

A Chara,

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

Building Bye Law Approval.

Mise, le moae

A. Smith

PRINCIPAL OFFICER

J.F. O'Connor & Associates,

10 Boden Wood,

Rathfarnham,

Dublin 14.



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 ROSEBANIL BALLYBODEN ROAD DUBLIN 14
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) B. MADE
Address AS ABOVE Tel. No.

4. Name and address of J.F. O'CONNOR F.A.S.S.
person or firm responsible for preparation of drawings 10 Boden Wood Rathfarnham Tel. No. 944912

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

6. Brief description of proposed development Bungalow

7. Method of drainage MAINS 8. Source of Water Supply T.W.S.

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.

(b) Proposed use of each floor
BYE LAW APPLICATION.
REC. NO. N 415325

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No. £55.00

11.(a) Area of Site 1/2 ac Sq. m.

(b) Floor area of proposed development 206 22 JUL 91 Sq. m.

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

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

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:
..... in as far as applicable

15.List of documents enclosed with application. Location map, Block Plan, Structural Details, Bungalow plan, specification, fees

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

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

Fee Payable £ 55 Basis of Calculation

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

Signature of Applicant (or his Agent) J.F. O'CONNOR Date 18-6-91

Application Type

Register Reference

Amount Received £

Receipt No

Date

FOR OFFICE USE ONLY

91A/38
2.8.2.1
BBL

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

BYE LAW APPLICATION

REC. No. N 45325

£55.00

Received this 22nd day of July 1991

from Trade Ltd, Ballyboden Rd,

the sum of fifty five Pounds

Pence being two pence

for bye law application at above address

Deane

Cashier

S. CAREY
Principal Officer

WASS AXI

GREENMOUNT HOUSE
HAROLD'S CROSS ROAD
DUBLIN 6 W.

TEL: 53 44 23 FAX: 54 44 78

MARK O'REILLY, BE, CEng, MICE, MIEI, CDipAF, ACIarb.
JOHN BAILEY, BA, BAI, DipPM, MSc, CEng, MIEI.

Our Ref. R47/MOR/LM

Your Ref.

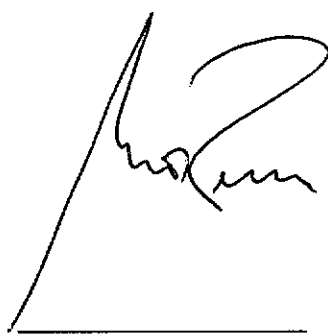
Date: 19 July 1991

RE: PROPOSED BUNGALOW AT ROSEBANK, BALLYBODEN ROAD, RATHFARNHAM.

DESIGN CERTIFICATE.

This is to certify that the design of the foundations and the structure of the above building and the preparation of the specification for the material to be used have been executed under my supervision.

These are in conformity with current engineering standards and with relevant Standards and Codes of Practice.

Signed 

Mark O'Reilly.

RECEIVED
22 JUL 1991
91/A/0038
Reg. Sec.

MARK O'REILLY + ASSOCIATES

CONSULTING ENGINEERS

GREENMOUNT HOUSE
HAROLD'S CROSS ROAD
DUBLIN 6 W.

TEL: 53 44 23 FAX: 54 44 78

MARK O'REILLY, BE, CEng, MICE, MIEI, CDipAF, ACI Arb.

JOHN BAILEY, BA, BAI, DipPM, MSc, CEng, MIEI.

RECEIVED

22 JUL 1991

91A/0038
Reg. Sec.

PROPOSED BUNGALOW AT ROSEBANK,
BALLYBODEN ROAD, RATHFARNHAM.

STRUCTURAL CALCULATIONS.

PROJECT NO : R47

ARCHITECTS : JOHN O'CONNOR & ASSOCIATES.

DATE : JULY, 1991.

MARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6

TEL: 53 45 25

Title

House Extension

Element

Ref.

Drawing

Calcs. by

Checked

Project No.

147

Page No.

01

Date

4/7/91.

Ref.

CALCULATIONS

OUTPUT

Ref. Prefabricated Trussed rafters to IS. 193.

Found³.

Clear suspended ground floor supported on piles.

(2) Floor Slab.

Span: 9m 4.5m

Loading:-

S.D. (Bay 250 kN)

25 x 24 = 1.4 5 8.4

Roof 17.5 x 1.4 5 1.7

Roof 1.5 x 1.6 5 2.4

Concrete

1.5 x 1.4 x 2.2 x 1.4 5 7.4

19.9 100/mm

100mm
 thick
 particle
 board
 on
 80mm

171 19.9 x 4.5 = 80.4 kN/m

81 19.9 x 4.5 = 44.8 100/mm

80.4 x 10⁶ / 1056 180 = 1.6 7/mm

As 456 mm²/m

T16-250 As 804 mm²/m

2.100kN, 0.45% 2.55 9.59 7/mm

3. Support 44.8, 0.28 7/mm OK -> OK

187

Ref. Prefabricated Trussed rafters to IS. 193.

Floor Slab

250 mm
 particle
 board

conc. C35

cast 80 mm

slab
 T16-250% dia
 4 T16 with
 central support
 dia 250% T16-250%

2

clear 200 dia
 hollow core units
 with 50 mm
 conc. base
 1142 mesh for
 base.

Ref.	CALCULATIONS	OUTPUT
	<p><u>Foundations</u></p> <p><u>(1) Beams under Side Walls</u></p> <p><u>slab spans</u> 5.75m</p> <p><u>loading</u></p> <p>From slab 45 kN/m</p> <p>from wall $2 \times 21.5 \times 22 \times 1.4 = 15.4$</p> <p>From roof $2 \times 1.5 \times 9 = 13.5$</p> <p>73.9 kN/m</p> <p>M1 $\frac{73.9 \times 5.75^2}{8} = 151 \text{ kNm}$</p> <p>S1 $73.9 \times 5.75 = 158.6 \text{ kN}$</p> <p>Try 500 dia x 500 wide beam dia 410</p> <p>M1 $\frac{151 \times 10^6}{800 \times 410^2} = 1.56 \text{ N/mm}^2$</p> <p>∴ Ast 863 mm²</p> <p>* 2T 25 → 981 mm²</p> <p>100 Ast 9.48% ∴ 251 9.49% mm²</p> <p>∴ OK.</p> <p>∅ Support ∴ $\frac{152 \times 10^3}{800 \times 410} = 0.68 \text{ N/mm}^2$</p> <p>∴ OK.</p> <p>∅ 3' from Support ∴ $(139 - 71 \times 73.9) / 800 \times 410 = 0.53 \text{ N/mm}^2$</p> <p>∴ OK.</p>	

Title

Heaven Rathfarnham

Project No.

207

Element

Floor / panel 3

Page No.

03

Drawing

Calcs. by

ES

Checked

Date

5/7/91

Ref.

CALCULATIONS

OUTPUT

Beam under Side Walls (Center)

$$\frac{M_1}{I_1} = \frac{4.500}{87.460} = 9.8$$

$$T_{10 \text{ links}} = 300\% \rightarrow \frac{1}{5} = 9.82 \text{ mm}$$

$$\frac{M_1}{I_1} = \frac{5.460 \times 263 \times 255}{981} = \dots$$

allowable defl 15.220 = 26
 actual defl 3750 = 9.1
 410

→ deflection OK.

Side for Outer Leaf of Wall

$$M_1 = 7.7 \times 45 = 3.465 \text{ kNm}$$

$$M_1 = 7.7 \times 45 = 3.465 \text{ kNm}$$

$$\frac{M_1}{I_1} = \frac{3.5 \times 10^6}{107.5140} = 0.18 \text{ mm}^{-1}$$

main steel 15%
 = 260 mm²

$$T_{10} = 300\% \rightarrow 261 \text{ mm}^2$$

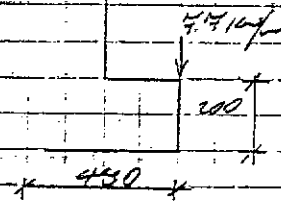
$$2.100 \text{ As } = 18\%$$

 bal

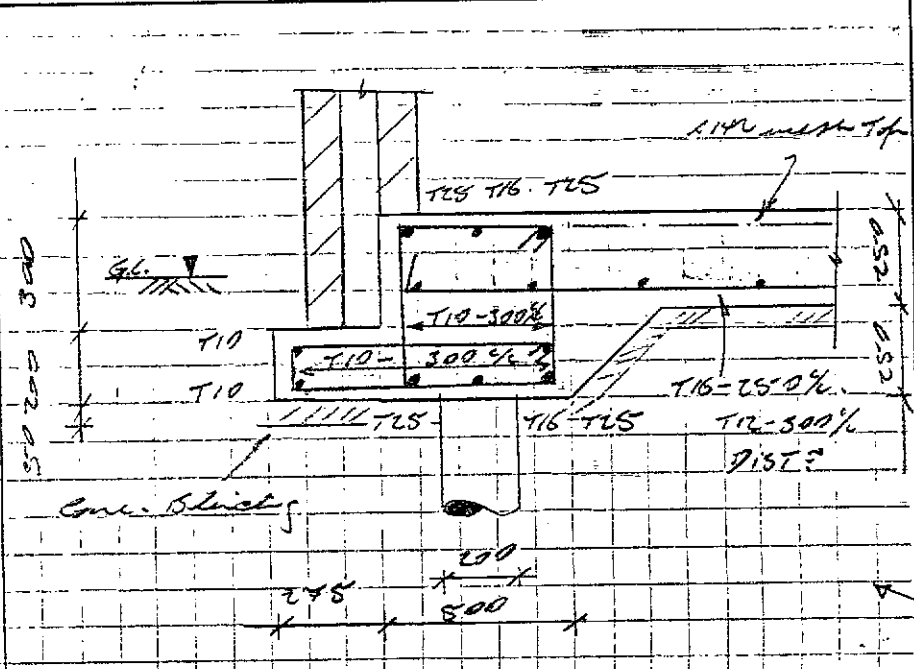
$$M_{RES} = 0.47 \text{ mm}^{-1}$$

$$51 \text{ } 7.7 \text{ } 0.06 \text{ mm}^{-1} \rightarrow \text{steel OK.}$$

 140

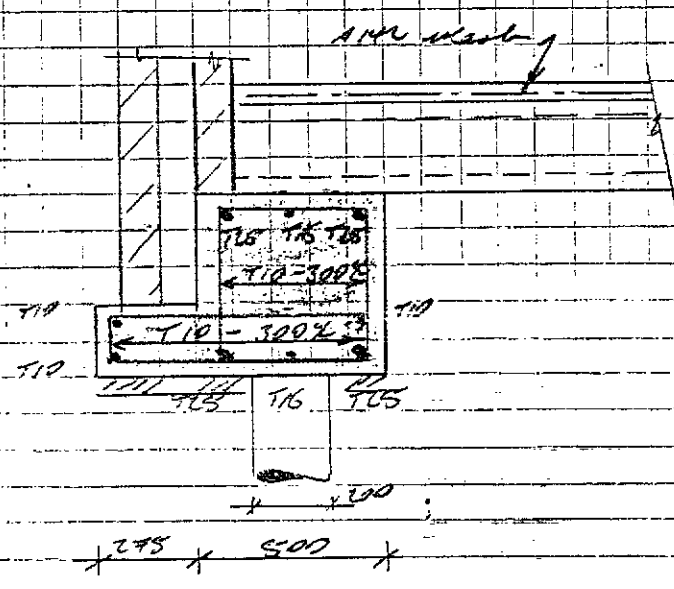


Ref.	CALCULATIONS	OUTPUT
------	--------------	--------



Edge Beam for Interior Slab.

Edge Beams
 500 x 800 dh
 R.C. Beams.
 Conc. C35
 cover 80.
 Steel
 T16 + T10
 T.F.B.
 T10-300% links
 Blinding
 50 mm
 C17 conc.



Edge Beam for P.C. slab.

Ref.	CALCULATIONS	OUTPUT
	<p><u>Concl Beam</u></p> <p>Span: 4m</p> <p>loading</p> <p>As 1 Floor 90 k/m</p> <p>S.L. 8.0 k/m</p> <p>98.0 k/m</p> <p>M: $95 \times 4^2 / 8 = 190 \text{ kNm}$</p> <p>S: $95 \times 4 / 2 = 190 \text{ kN}$</p>	
	<p>SC01500 RL-Beam</p> <p>M = $190 = 10^6$, 2.5 $\frac{\text{N}}{\text{mm}^2}$</p> <p>bol 500×410</p> <p>$\Rightarrow A_s = 1506 \text{ mm}^2$</p>	
	<p>* STLS $\rightarrow 1473 \text{ mm}^2$</p> <p>$\Rightarrow 100 A_s = 0.72\% \Rightarrow \text{USE } 956 \frac{\text{N}}{\text{mm}^2}$</p> <p>@ Support</p> <p>USE $190 = 10^3$, 0.93 $\frac{\text{N}}{\text{mm}^2} < 0.8 \sqrt{f_{cm}}$</p> <p>$500 \times 410$</p>	
	<p>@ 2' from support</p> <p>USE $(190 - 41 \times 95) = 10^3$</p> <p>$500 \times 410$</p> <p>= 0.74 $\frac{\text{N}}{\text{mm}^2}$</p> <p>< 0.5 + 4</p> <p>\Rightarrow min links only.</p>	
	<p>As $\frac{1}{4} \times 500 = 956 \text{ mm}^2$</p> <p>S $.876460$</p>	
	<p>* T.10 - 180% $\Rightarrow A_s/S_v = 65 \text{ mm}^2$</p>	

MARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6
 TEL: 53.45.25

Title
House @ Rathfarnham

Project No.
247

Element
Floor / Foundation

Page No.
06

Drawing

Calcs. by
ES

Checked

Date
5/7/91

Ref.	CALCULATIONS	OUTPUT
	<p><u>Control beam (control)</u></p> <p>$f_s = \frac{5 \times 440 \times 51306}{8 \times 1475} = 255 \text{ N/mm}^2$</p> <p>$\Rightarrow$ allowable $f_{sd} = 1.15 \times 20 = 23.5$</p> <p>actual $f_{sd} = 9.75$</p> <p>\Rightarrow deflection O.K.</p> <p>slab supporting p.c. units</p> <p>$M = 45 \times 495 \times 19.110 \text{ mm}$</p> <p>$S = 45124 \text{ mm}^3$</p> <p>$M = 19.1106$</p> <p>bal 1052210</p> <p>$f = 0.45 \text{ N/mm}^2 \quad \leftarrow 250 \times 175$</p> <p>$\Rightarrow$ $f_{sd} = 230 \text{ N/mm}^2$</p> <p>min steel $1.3\% \rightarrow 590$</p> <p>$710 - 200\% \rightarrow 397 \text{ N/mm}^2$</p> <p>$\Rightarrow$ 100%, $0.18\% \rightarrow 50$, 242 N/mm^2</p> <p>\Rightarrow $45 \times 451 \times 0.21 \text{ N/mm}^2 = 20 \text{ K}$</p>	

MURK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 8

TEL: 53 45 25

Title

House @ Rathfarnham

Element

Floor / Ground F.S.

Drawing

Calcs. by

ES

Checked

Project No.

R47

Page No.

07

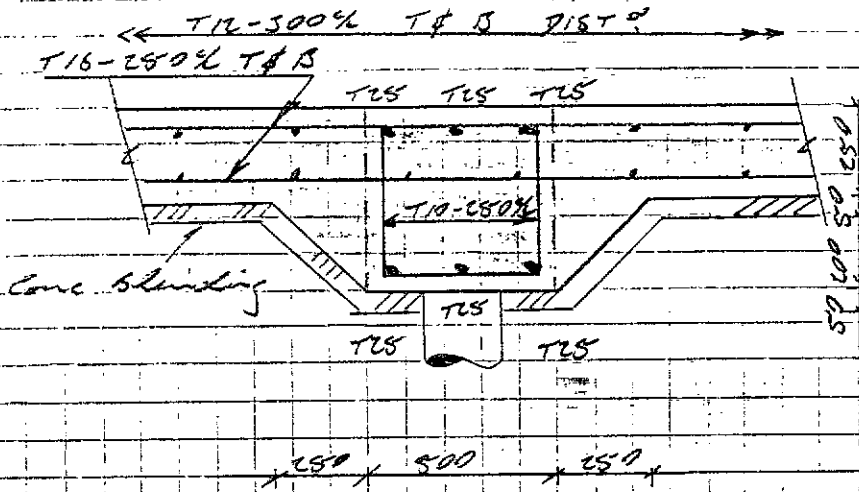
Date

5/7/91

Ref.

CALCULATIONS

OUTPUT



Spine Beam

500 x 500 dp.

Core C35

Cover 50

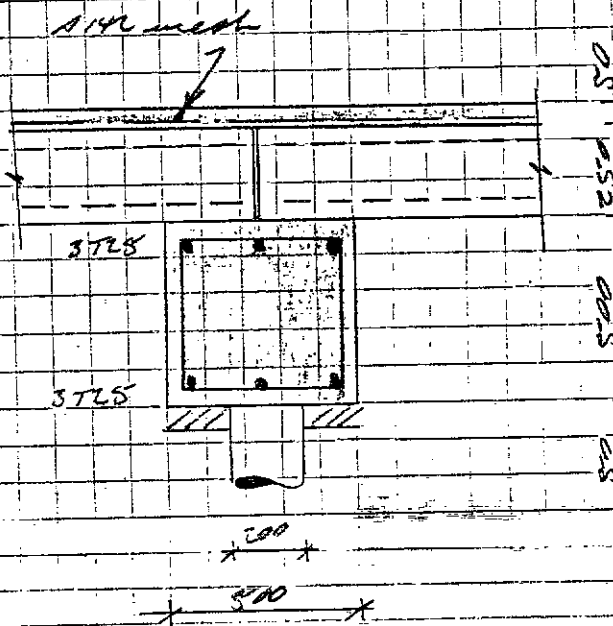
Blinding
 50mm, C10.

Steel

T25 T&B.

T10-250% linked

Spine beam detail for ground floor.





MARK O'REILLY + ASSOCIATES
 CONSULTING ENGINEERS
 GREENMOUNT HOUSE
 HAROLD'S CROSS ROAD
 DUBLIN 6

TEL: 53 45 25

Title

House Raddamham.

Project No.

1247

Element

Piles

Page No.

8

Drawing

Calcs. by

EB.

Checked

Date

5/7/91

Ref.

CALCULATIONS

OUTPUT

Piles

max. pile load = 199 x 1.5 = 298.5 kN (ult)
 $\approx 263 \text{ kN (Service)}$
 $\approx 27 \text{ Tonnes}$

2000 bored pile
 $\rightarrow \text{capacity} = 35 \text{ T}$

Piles

8" \phi bored piles



SPECIFICATION
OF
PROPOSED WORKS

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14. Telephone 944912

**SPECIFICATION
OF
PROPOSED WORKS**

- EMPLOYEE:** 1. The term "Employee" shall mean the Builder.
- EMPLOYER:** 1a. The term "Employer" shall mean the Purchaser.
- SATISFACTION:** 2. The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
- NOTICES & FEES:** 3. The Builder shall give all notices and pay all fees to the Local Authority concerned, as may be required by them for the making of all connections, opening up of roads and for the supplying of water for the works.
- PROTECTION:** 4. Any excavations made by the Builder or by any sub-contractor are to be protected by the Builder and lighted at night if necessary.
- INSURANCES:** 5. The Builder is to insure fully under the Workmens' compensation and the National Health Acts all his men. The Builder is to effect a Fire and other necessary insurance against damage to persons and property during the course of the works and until such time as they are completed and handed over to the Employer, all with an approved Insurance Company.
- LATRINES:** 6. The Builder is to provide proper latrine accommodation on site before commencement of works, to remove same and disinfect grounds on completion.
- OTHER TRADES:** 7. Provide all reasonable facilities and assistance to sub-contractors as may be necessary during the course of the works.

EXCAVATOR

- GENERALLY:** 8. Excavate over area of building to a depth of at least 9" below finished ground level and remove all dosa and vegetable earth.
- FOUNDATIONS:** 9. Excavate for foundations to depths and widths as shown on plan or as required by site conditions.
- DRAINS, ETC.:** 10. Excavate along lines shown on plans for all drains to required levels and also for manholes, gullies and junctions to required depths and widths.
- CEMENT:** 11. Portland Cement to be to I.S.S.
- SAND AND GRAVEL:** 12. All sand or gravel used shall be sharp river or pit sand free from loam and all other impurities and, if necessary to be washed.
- CEMENT MORTAR:** 13. Shall be cement and sand (1:3).

**GAUGED LIME
MORTAR:**

14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.

CONCRETE:

15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.

**BREEZE
CONCRETE:**

16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.

D.P.C.'s:

17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.

WALLS:

18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.

LINTOLS:

19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.

STEPS & SILLS:

20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.

HEARTHS:

21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.

**SURFACE CONC
UNDER FLOORS:**

22. To be 4" thick laid on a well rammed bed of broken brick or stone.

VENT OPENING:

23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.

BRICKLAYER**BRICKS:**

24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.

WETTING:

25. All bricks are to be well wetted before laying.

OND:

26. The facing bricks are to be laid to a bond as selected by the Architect and are to be properly bonded with concrete blocks if backed with blocks.

FLUE LINERS:

27. To be 8" internal diameter. Provide all requisite bends either purpose made or otherwise.

CARPENTER AND JOINER

BREEZE BRICKS:

28. Build in where necessary breeze bricks or other grounds as the works proceed for fixing joinery. All timbers or grounds in contact with concrete shall be twice brush coated with an approved preservative against dry rot and beetles, e.g. Solignum, etc.

SPACING:

29. All floor, ceiling and roof joists to be 14" c. to c. or at centres to suit finishes to be applied. Timber sizes to be adequate in strength to suit spacing.

ROOF:

30. Roof timbers to be as follows:

Rafters:	4½" x 1½"
Ridge:	7" x 1"
Ceiling joists and hangers:	4½" x 1½"
Purlins:	7" x 3"
Struts and collars:	4" x 2"

Prefabricated timber roof trusses of Approved Manufacture may be used.

Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

31. Provide 3" x 1½" tassels to all boarded floors. Wallplates for roof to be min. 4" x 2".

FLOORS:

32. To be 1" T. & G. white deal or Chipboard, or reinforced concrete or mass concrete.

BRIDGING:

33. Provide one row of solid bridging to all first floors over 6' 0" span.

EAVES:

34. Form eaves as shown on drawings. Fascia to be 7" x 1". Soffite to be formed from 9" x ¾"

DOOR FRAMES:

35. Internal shall be 4½" x 1½" slips. External shall be out of 4" x 3"

JOISTS:

36. Floor shall be 4½" x 1½" on first floor shall be 7" x 1½"

ARCHITRAVES:

37. Provide and fix to all internal doors Architraves, properly fixed to frames as specified by Architect.

SADDLES:

38. Provide and fix to all internal doors (where specified by the Architect) 5" x 1" saddles properly splayed and nailed to floor.

DOORS:

39. All internal doors shall be flush panel. Hall door shall be as shown on drawings. Back door to kitchen shall be 2" thick framed and sheeted. All doors to be hung with one pair 4" steel but hinges.

DOOR FURN:

40. Provide and fix complete to each internal door mortice lock and furniture. Hall door to be fitted with letterplate knocker handle and "Yale" pattern night latch.

WINDOWS:

41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.

LINEN PRESS:

42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.

STAIRS:

43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.

TRAP DOOR:

44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER**EAVES GUTTERS:**

45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.

RAINWATER PIPES:

46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.

FLOOR VENTS, ETC:

47. Provide and fix galvd. louvred vents to opes as specified heretofore.

SOIL & VENT PIPES:

48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P 's S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER**GENERALLY:**

49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.

TESTING:

50. Provide for all water and smoke testing as may be required by the Local Authority.

MANHOLES:

51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.

COVERS, GRATINGS:

52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS

- ELECTRICAL SERVICES:** 53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for
- No. ceiling light points and No. sockets. Extra lighting and power points will be provided on Employer's instructions @ each. The following, if required by the Employer, shall be Extra: 30 amp. E.I. Cooker Switch and 60 amp. E.I. Cooker Switch. Wiring only for E.I. immersion heater in H.W. Cylinder.
- GAS SERVICE:** 54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.
- PLUMBER**
- FLASHINGS, APRONS:** 55. All flashings to be in lead, copper or aluminium.
- SOAKERS:** 56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.
- CONNECTION TO DRAIN:** 57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.
- WASTE PIPES:** 58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.
- RISING MAIN:** 59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.
- PIPES:** 60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.
- STORAGE TANK:** 61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.
- SERVICES:** 62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested to B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:
 a) Bath, complete with taps, waste, stopper and chain and side panels.
 b) W.H.B., Brackets, taps, stopper and chain complete.
 c) W.C. Suite complete.
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- EXTERNALLY:** 73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

PAINTER AND GLAZIER

- MATERIALS:** 74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.
- WOODWORK:** 75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

IRONWORK:

76. All external ironwork, is to be well scraped clean, given one coat red oxide, two undercoats and one finishing coat high gloss paint, to selected colour.

INTERNAL WALL DECORATION:

77. All internal walls to be papered with wallpaper to purchaser's selection to a total price of £ . . . per house for paper.

GLAZING:

78. Glaze with 24 ozs. glass, free from defects, all windows throughout house. Bathroom and W.C. to be glazed with obscure glass. Hall door to be glazed in translucent glass.

FIXING:

79. All panes of glass are to be regularly cut and are to be sprigged, puttied and back puttied.

SITE**BOUNDARY WALLS:**

80. All boundary walls or fences shall be constructed as directed by the Architect.

COMPLETION**GENERALLY:**

81. Notwithstanding the foregoing all works to be carried out and materials to be used to comply with outline specification for new houses as issued by the Department of Local Government. Any variation to the specification by the Builder should be incorporated in the showhouse if possible but shall not be less in quality or strength than that specified. The Estate Architect may without notice alter this specification if deemed necessary by him.

COMPLETION:

82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

83. The Employer shall note that, whilst the Builder shall be responsible for normal maintenance as defined in the conditions of the Contract, he shall not be held liable for shrinkage or other defects to timber and plasterwork due in whole or in part where Central Heating is installed in dwelling.

VARIATIONS**VARIATIONS:**

84. For building contract purposes the variations for site No. are as scheduled hereunder:—



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/ 2532 /91 Date of Decision : 13th June 1991
Register Reference : 91A/0038 Date Received : 19th April 1991
Applicant : Brian Hade
Development : Bungalow
Location : Rosebank, Ballyboden Road, Rathfarnham

Time Extension(s) up to and including :
Additional Information Requested/Received :140391//190491

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:- ...⁹.....ATTACHED.

Signed on behalf of the Dublin County Council.....*[Signature]*.....
for Principal Officer

Date: ...*17/6/91*.....

J. F. O'Connor & Associates,
10, Boden Wood,
Rathfarnham,
Dublin 14

Reg.Ref. 91A/0038
Decision Order No. P/ 2532 /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, as amended by additional information received on 19.04.91, save as may be required by the other conditions attached hereto.
- 01 REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.&&
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £750. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The connection to the public sewer is to be made by Dublin County Council at the applicant's expense.
- 05 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 06 That footpath outside the proposed entrance be dishd to the requirements of the Planning Authority.
REASON: To comply with the requirements of the Roads Department.
- 07 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.
- 08 That the walls forming the recessed entrance to be constructed with stone to match the front boundary wall of the site.
REASON: In the interest of visual amenity.
- 09 That the applicant cede free of charge to Dublin County Council the area ..



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

Reg.Ref. 91A/0038
Decision Order No. P/ 2532 /91
Page No: 0003

coloured green on the map submitted as Additional Information on 19th April, 1991, as stated in the letter received on 19th April, 1991.

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

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.

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/0038

Date : 22nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow

LOCATION : Rosebank, Ballyboden Road, Rathfarnham

APPLICANT : Brian Hade

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 19th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

J. F. O'Connor & Associates,
10, Boden Wood,
Rathfarnham,
Dublin 14

John F. O'Connor & Associates
Architects & Planning Consultants
10 Boden Wood
Rathfarnham Dublin 14.

Telephone 944912
Fax. 934399

our ref. JFO'C/EO'C ... Your ref.

Date 18/4/'91

Dublin Co. Council,
Planning Dept.,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN, 1.

91A/0038

2.40

A.1

RE: ADDITIONAL INFORMATION FOR
PROPOSED BUNGALOW, AT ROSEBANK,
BALLYBODEN ROAD, RATHFARNHAM,
FOR MR. BRIAN HADE,
REG. REF. 91A/0038.

Dear Sirs,

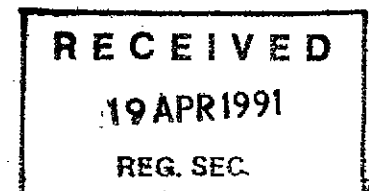
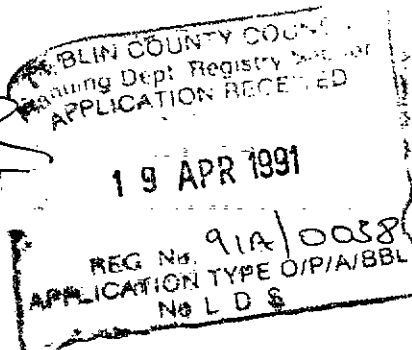
I refer to your letter dated the 14th March in connection with the above and have been instructed to respond as follows:-

1. I attach herewith letter from Mark O'Reilly & Ass., who have advised taking the foundations of the proposed bungalow below the foundations level of the existing retaining wall between the river and the site. This advise will be followed.
2. The highest recorded flood level of the river is 2.2 meters above invert level and this occurred during Hurricane Charlie on the 25th/26th August 1986. The height of the river was recorded at the bridge at the entrance to Rosebank. These details are shown on the site plan. The proposed floor level of the bungalow will be 500 mm. above the highest recorded flood level of the river.
3. The connection point to the foul sewer has been adjusted as requested.
4. The extent of the land owned by the Hade family is shown outlined in blue on the attached plan. My client has indicated that his family would be willing to cede, free of charge to the Co. Council, that portion of open space coloured green on the plan.

I trust you find the foregoing acceptable and I would appreciate an early and favourable determination of the application.

Yours faithfully,

John F. O'Connor
John F. O'Connor.



MARK O'REILLY + ASSOCIATES
CONSULTING ENGINEERS

GREENMOUNT HOUSE
HAROLD'S CROSS ROAD
DUBLIN 6 W.

TEL: 53 44 23

FAX: 54 44 78

MARK O'REILLY, BE, CEng, MICE, MIEI, CDipAF, AGI Arb.

JOHN BAILEY, BA, BAI, DipPM, MSc, CEng, MIEI.

Our Ref. R47/MOR/LM

Your Ref.

Date: 4 April 1991

Mr. John O'Connor,
Architect,
10 Boden Wood,
Rathfarnham,
Dublin 14.

RE: PROPOSED BUNGALOW AT ROSEBANK, BALLYBODEN ROAD, RATHFARNHAM.
FOR BRIAN HADE.

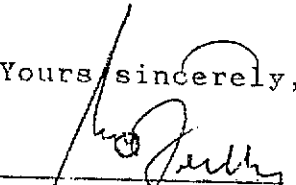
Dear Mr. O'Connor,

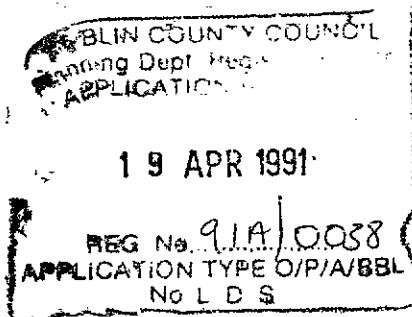
I refer to your recent inquiry regarding the above, and Condition 1 of the letter of Dublin County Council, dated : 14th March, 1991, concerning stability of the above bungalow.

In order to ensure the stability of the existing retaining wall and the proposed dwelling it will be necessary to support the proposed dwelling on piled foundations which would transfer the load below the level of the wall foundations.

Perhaps you would confirm if we should proceed with detailed design of these foundations.

Yours sincerely,


Mark O'Reilly.



J.F. O'Connor & Assocs.
10 Boden Wood,
Rathfarnham,
Dublin 14

Reg. Ref. 91A/0038

14 March 1991

RE: Proposed bungalow at Rosebank, Ballyboden Road,
Rathfarnham for Brian Hade.

Dear Sirs,

With reference to your planning application, received here on 17th January, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to submit either (a) a letter from a Chartered Structural Engineer certifying that the existing retaining wall between the river and the proposed dwelling is so designed and constructed to ensure both the stability of the river bank and the proposed house or (b) alternatively, to submit a fully detailed design for a retaining wall, certified by a Chartered Structural Engineer between the River Bank and the proposed house, which will ensure the stability of both the river bank and the proposed dwelling.

2. The applicant is requested to submit information on the highest recorded Flood level of the river and show that the finished floor level of the house is at least 300mm above this level.

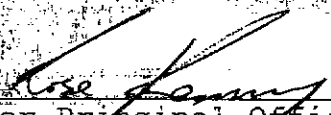
3. The applicant is requested to indicate the location of the proposed connection to the foul sewer. (This should not be made immediately adjacent to the river wall but at a suitable distance away from the river). The applicant should contact the Area Engineer, Sanitary Services Section at Sandyford Depot (TEL; 955087) prior to submitting this information.

ITEMS CONTD....

4. The applicant is requested to show on a map the extent of the lands owned by himself and/or his family in the vicinity of the Owendole River and to indicate whether he and/or his family would be willing to cede all or part of this land to the County Council free of Charge in lieu of providing for public open space in connection with the proposed house in the event of permission being considered.

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

Yours faithfully,


For Principal Officer.

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/0038

Date : 18th January 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow
LOCATION : Rosebank, Ballyboden Road, Rathfarnham
APPLICANT : Brian Hade
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 17th January 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

J. F. O'Connor & Associates,
10, Boden Wood,
Rathfarnham,
Dublin 14



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 ROSEBANK Ballyboden ROAD
(If none, give description sufficient to identify) RATHFARNHAM.

3. Name of applicant (Principal not Agent) BRIAN HADE.

Address ROSEBANK BALLYBODEN ROAD RATHFARNHAM Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings J.F.O. CAHOON + ASSOCIATES
10 BODEN WOOD RATHFARNHAM Tel. No. 74492

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

6. Brief description of proposed development BUNGALOW

7. Method of drainage EXISTING 8. Source of Water Supply RAINS

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. _____
(b) Proposed use of each floor _____

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

11.(a) Area of Site 0.286 AC. 1160m² Sq. m.

(b) Floor area of proposed development 2040 m² 189.5 Sq. m. relation

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

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) SITE IS PRESENTLY OWNED BY APPLICANTS FATHER (BREDDAN HADE)

Sub
Pres
12/1/91

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
AS FAR AS APPLICABLE

15. List of documents enclosed with 1. SITE PLAN + LOCATION MAP. NOTE AREA OUTLINED IN RED SUBJECT OF APPLICATION. AREA OUTLINED IN BLUE OWNED BY APPLICANTS PARENTS.
2. CROSS-SECTIONS.
3. HOUSE PLAN, 4. specification 5 newspaper notice

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

No of dwellings proposed (if any) 1 Class(es) of Development _____
Fee Payable E. 57 - to follow notice Basis of Calculation NO fee enclosed
If a reduced fee is tendered details of previous relevant payment should be given NO

Signature of Applicant (or his Agent) J.F.O. CAHOON Date 14/1/91

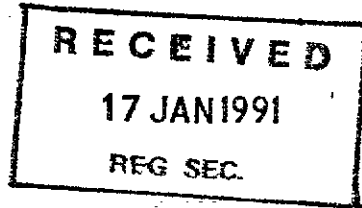
Application Type P/B/D FOR OFFICE USE ONLY

Register Reference 91A/0038 1.12.4

Amount Received E. _____

Receipt No _____

Date _____



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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

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

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

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

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

RECEIPT CODE

HAIRLE CHONTAE ATHA CLIATH

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

BYE LAW APPLICATION.

REC. NoN 28720

Balance

£55.00

Received this *21st* day of *January* 19*91*

of *Maeda Hire Ltd.*

the sum of *fifty five* Pounds

Pence, being *no pence*

of fee on 91A/2038

Malcolm

Deane

Cashier

S. CAREY
Principal Officer

class A&T

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 1.00

Balance

Received this

21st

day of

January

1921

from

Mrs. Hice L.P.

the sum of

Two Pounds

Pounds

Pence, being

Balance

for on 91A/0038

Mrs. Hice

Cashier

S. CAREY
Principal Officer

(Mrs. Hice)

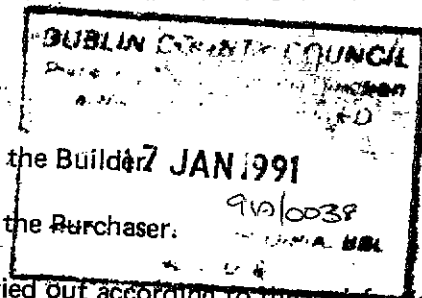
Planning + Bye Law fee in respect of bungalow at
Rosebank, Ballyboden Road for B. H. Lee.
With Compliments

21 JAN 91

John F. O' Connor & Associates

Architects & Planning Consultants
10 Boden Wood Rathfarnham Dublin 14.
Telephone - 944912

SPECIFICATION
OF
PROPOSED WORKS



EMPLOYEE:

1. The term "Employee" shall mean the Builder
- 1a. The term "Employer" shall mean the Purchaser.
2. The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
3. The Builder shall give all notices and pay all fees to the Local Authority concerned, as may be required by them for the making of all connections, opening up of roads and for the supplying of water for the works.

EMPLOYER:

SATISFACTION:

NOTICES & FEES:

PROTECTION:

INSURANCES:

LATRINES:

OTHER TRADES:

4. Any excavations made by the Builder or by any sub-contractor are to be protected by the Builder and lighted at night if necessary.
5. The Builder is to insure fully under the Workmens' compensation and the National Health Acts all his men. The Builder is to effect a Fire and other necessary insurance against damage to persons and property during the course of the works and until such time as they are completed and handed over to the Employer, all with an approved Insurance Company.
6. The Builder is to provide proper latrine accommodation on site before commencement of works, to remove same and disinfect grounds on completion,
7. Provide all reasonable facilities and assistance to sub-contractors as may be necessary during the course of the works.

EXCAVATOR

GENERALLY:

FOUNDATIONS:

DRAINS, ETC.:

CEMENT:

SAND AND GRAVEL:

CEMENT
MORTAR:

8. Excavate over area of building to a depth of at least 9" below finished ground level and remove all dosa and vegetable earth.
9. Excavate for foundations to depths and widths as shown on plan or as required by site conditions.
10. Excavate along lines shown on plans for all drains to required levels and also for manholes, gullies and junctions to required depths and widths.
11. Portland Cement to be to I.S.S.
12. All sand or gravel used shall be sharp river or pit sand free from loam and all other impurities and, if necessary to be washed.
13. Shall be cement and sand (1:3).

**GAUGED LIME
MORTAR:**

14. Shall be five parts of well burnt roached lime to two parts of sand well gauged to one part of cement.

CONCRETE:

15. Shall be composed of four parts of gravel to two parts of sand to one part of cement. All mixing to be in a mechanical mixer or by hand on a clean wooden platform and the latter to be mixed dry thrice and then thrice again when wet. Only a quantity sufficient for immediate use is to be prepared at a time and no making-up or re-mixing will be permitted.

**BREEZE
CONCRETE:**

16. Breeze concrete shall be as described above except that clean well burnt breeze free from sulphur and all other impurities shall be, instead of sand and gravel.

D.P.C.'s:

17. Lay over all walls, partitions and chimney breasts, at a minimum height of 6" over ground level (finished), and as elsewhere specified or shown on plan an approved bitumen damp course to the full widths of the walls, partition or breasts.

WALLS:

18. All walls where shown on plan are to be built of concrete blocks of described aggregate set in gauged mortar, or of concrete blocks and facing bricks as may be shown on plan or as may be decided by the Architect. All external walls to be 9" hollow cavity blocks of approved manufacture. Where facing brick shown on drawings, walls to be 11" cavity with tie irons every 18" vertically and 3' 0" horizontally, properly flashed at all opes etc.

LINTOLS:

19. All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with m.s. bars as necessary to suit the span. All lintols to have not less than 6" bearing and m.s. reinforcement to run full length of lintols. Where prestressed lintols are used the manufacturers instructions to be adhered to.

STEPS & SILLS:

20. Shall be formed with concrete properly weathered and where necessary, properly throated, and finished in fine stuff and slightly rounded at arrises.

HEARTH'S:

21. Hearths to be formed of concrete 6" thick, and to be prepared on top for tile finish.

**SURFACE CONC
UNDER FLOORS:**

22. To be 4" thick laid on a well rammed bed of broken brick or stone.

VENT OPENING:

23. Form where indicated or as required, openings for floor vents and in all rooms without fireplaces on external walls 9" x 6" opes to take galvd. louvred vents. Or Vent Rooms as Directed by the Architect.

BRICKLAYER**BRICKS:**

24. All bricks to be best quality concrete bricks as for blocks. All facing bricks or blocks are to be first quality to approved manufacture and selected colours, all to be set in gauged mortar and pointed in cement and sand as directed by the Architect.

WETTING:

25. All bricks are to be well wetted before laying.

BOND:

26. The facing bricks are to be laid to a bond as selected by the Architect and are to be properly bonded with concrete blocks if backed with blocks.

FLUE LINERS:

27. To be 8" internal diameter. Provide all requisite bends either purpose made or otherwise.

CARPENTER AND JOINER**BREEZE BRICKS:**

28. Build in where necessary breeze bricks or other grounds as the works proceed for fixing joinery. All timbers or grounds in contact with concrete shall be twice brush coated with an approved preservative against dry rot and beetles, e.g. Solignum, etc.

SPACING:

29. All floor, ceiling and roof joists to be 14" c. to c. or at centres to suit finishes to be applied. Timber sizes to be adequate in strength to suit spacing.

ROOF:

30. Roof timbers to be as follows:

Rafters:	4½" x 1½"
Ridge:	7" x 1"
Ceiling joists and hangers:	4½" x 1½"
Purlins:	7" x 3"
Struts and collars:	4" x 2"

Prefabricated timber roof trusses of Approved Manufacture may be used.

Minimum pitch to be as required by manufacture of tiles used and/or required by the Local Authority.

TASSELS:

31. Provide 3" x 1½" tassels to all boarded floors. Wallplates for roof to be min. 4" x 2".

FLOORS:

32. To be 1" T. & G. white deal or Chipboard, or reinforced concrete or mass concrete.

BRIDGING:

33. Provide one row of solid bridging to all first floors over 6' 0" span.

EAVES:

34. Form eaves as shown on drawings. Fascia to be 7" x 1". Soffite to be formed from 9" x ¾"

DOOR FRAMES:

35. Internal shall be 4½" x 1½" slips. External shall be out of 4" x 3"

JOISTS:

36. Floor shall be 4½" x 1½" on first floor shall be 7" x 1½"

ARCHITRAVES:

37. Provide and fix to all internal doors Architraves, properly fixed to frames as specified by Architect.

SADDLES:

38. Provide and fix to all internal doors (where specified by the Architect) 5" x 1" saddles properly splayed and nailed to floor.

DOORS:

39. All internal doors shall be flush panel. Hall door shall be as shown on drawings. Back door to kitchen shall be 2" thick framed and sheeted. All doors to be hung with one pair 4" steel but hinges.

DOOR FURN:

40. Provide and fix complete to each internal door mortice lock and furniture. Hall door to be fitted with letterplate knocker handle and "Yale" pattern night latch.

- WINDOWS:** 41. All windows to be standard section timber, with sections to I.S.S. or B.S.S. and to be provided and fitted complete with all handles and sliding stays.
- LINEN PRESS:** 42. Form linen press where shown to take hot water cylinder and fit with two rows of batten shelving.
- STAIRS:** 43. Stairs where shown shall be formed as shown on drawings with 1½" strings, 1½" treads and 1" risers. Provide for trimming to floors, ceilings and walls and finish with banister complete.
- TRAP DOOR:** 44. Trim ceiling for and provide where directed trapdoor to roof area.

IRONWORKER

- EAVES GUTTERS:** 45. Plastic eaves gutters shall be half round laid to proper falls and carried on brackets, screwed to fascia, complete with all stopends and angles and nozzles, jointed to manufacturers instructions.
- RAINWATER PIPES:** 46. Plastic rainwater pipes are to be brought from the eaves gutters in the positions shown on drawings, complete with all swan-necks, hopper-heads, short-lengths and toe pieces and fixed with holderbats screwed to walls.
- FLOOR VENTS, ETC:** 47. Provide and fix galvd. louvred vents to open as specified heretofore.
- SOIL & VENT PIPES:** 48. The soil and vent pipes are to be approved plastic jointed in accordance with manufacturers instructions and fixed complete as for R.W.P.'s S.V.P. to be carried up 2' 0" over eaves level and fitted with cowl.

DRAINLAYER

- GENERALLY:** 49. Excavate for, as already described, and lay along lines as shown on plan foul and surface water drains, deeply socketted glazed fireclay or PVC pipes, complete with all necessary bends, gullies, Armstrong Junctions, manholes and dis-connecting trap with F.A.I. etc. 4" pipes to be laid to a fall of 1 in 40: 6" to 1 in 60 and are to be set in a concrete bed and haunched with concrete half way up sides, and jointed in gaskin and cement. Where pipes run under buildings they are to be completely encased in concrete at least 6" all around. All traps and junctions are to be set on concrete beds. Alternatively all drains shall be PVC type laid in accordance with the manufacturers instructions.
- TESTING:** 50. Provide for all water and smoke testing as may be required by the Local Authority.
- MANHOLES:** 51. The manholes shown on plan shall be formed of concrete 6" thick in walls, floor and roof reinforced with ¾" m.s. bars. Provide and fix in manholes H.R. glazed channels and finish in cement and sand rendering sloping to and flush with channels.
- COVERS, GRATINGS:** 52. Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Medium" quality.

SUB-CONTRACTORS**ELECTRICAL SERVICES:**

53. Provide for wiring and electrical services in accordance with E.S.B. regulations. Provide for lighting points complete with all ceiling roses, plates, switches and lampholders. Provide for power plugs. All wiring to be concealed and completed to the satisfaction of the E.S.B. This contract provides for
- | | | |
|------------------------------|--------------|----------------|
| No. ceiling light points and | No. sockets. | Extra lighting |
|------------------------------|--------------|----------------|
- and power points will be provided on Employer's instructions @ each. The following, if required by the Employer, shall be Extra:
 30 amp. EI. Cooker Switch and 60 amp. EI. Cooker Switch. Wiring only for EI. immersion heater in H.W. Cylinder.

GAS SERVICE:

54. Provide for all attendance on Dublin Gas Co. in providing their service line to premises if available.

PLUMBER**FLASHINGS, APRONS:**

55. All flashings to be in lead, copper or aluminium.

SOAKERS:

56. Soakers to be in lead or copper sheet, one to every slate or tile and to be 1" longer than the gauge of the tile, to lie 5" under the tiles and to turn up 4" against the chimney stacks with stepped cover flashing fixed over same.

CONNECTION TO DRAIN:

57. Plastic soil pipe to be connected to stoneware drain in accordance with manufacturers instructions.

WASTE PIPES:

58. The external waste pipes from sinks, baths and lavatory basins to be 1½" or 2" diam. as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.

RISING MAIN:

59. Provide and lay ½" rising main from roadway to galvd. or PVC storage tank in roof. Provide Dublin Corporation type stop-cock in path and stop-cock at point of entry of supply to premises in a suitable position. From this rising main take ½" cold water service to Kitchen sink.

PIPES:

60. The piping throughout shall be Copper, Stainless Steel or Plastic and shall have all necessary instantor type joints, bends, tees and other necessary fittings.

STORAGE TANK:

61. Provide and fix 100 gall. galvd. or PVC iron cold water storage tank in roof space, properly supported on bearers and fitted with Ball/Cock valve.

SERVICES:

62. Provide ¾" overflow pipe to storage tank. From tank take ¾" supply to cylinder. Provide ¾" flow and return from boiler to cylinder. From top of cylinder take ¾" expansion pipe up and turned into storage tank. From expansion pipe take ½" supply to sink and W.H.B. and ¾" supply to bath. All cold services to be ½" to be taken from storage tank in roof except service to kitchen sink as heretofore specified. Take ½" cold service to W.C.

- HOT WATER CYLINDER:** 63. Provide and fix in linen cupboard one 30 gall. copper cyl. tested to B.S.S. and provide for all connections thereto as heretofore specified.
- SANITARY FITTINGS:** 64. Provide and fix the following sanitary fittings:
 a) Bath, complete with taps, waste, stopper and chain and side panels.
 b) W.H.B., Brackets, taps, stopper and chain complete.
 c) W.C. Suite complete.
 d) Kitchen sink complete with taps, waste, chain and stopper.
- CONNECTIONS & FITTINGS:** 65. Provide and fix to sink and basin 1½" trap, and 2" trap to bath connecting into waste pipe respectively. Provide for making proper connections between W.C. trap and soil pipe. All taps, chains and other fittings to be chromium. On completion, test and leave all plumbing to the satisfaction of the Architect.

ROOFER

- TILES:** 66. Roof to be finished with concrete roofing tiles to approved colour.
- FIXING:** 67. Tiles to be laid on 1½" x 1½" battens on best quality sarking felt to I.S.S. Provide and fix concrete ridge tiles to match roofing tiles, all to be set in cement and sand on felt saddle.
- HEARTHES:** 68. To be finished with tiled or other approved hearth to match surround.
- SURROUNDS:** 69. Provide and fix fire surround as shown on plan.
- CONCRETE PAVING:** 70. Provide 4" concrete path around house as shown on drawings laid on a bed of well rammed broken stone or brick.

PLASTERER

- INTERNALLY:** 71. All internal walls shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- CEILINGS:** 72. All ceilings shall be dry lined as per manufacturers specification or as may be approved by the Architect.
- EXTERNALLY:** 73. External walls shall be scudded, floated and finished in a waterproofed plaster fine or dashed as approved.

PAINTER AND GLAZIER

- MATERIALS:** 74. All paints and materials used throughout are to be best quality to B.S.S. All oil paints and other wall finishes to be of an approved proprietary brand delivered on site in sealed tins, and colours to be as directed by the Architect.
- WOODWORK:** 75. All woodwork usually painted is to be knotted, stopped and primed, painted two undercoats and one finishing coat of high gloss paint, to selected colours.

IRONWORK:

76. All external ironwork, is to be well scraped clean, given one coat red oxide, two undercoats and one finishing coat high gloss paint, to selected colour.

INTERNAL WALL DECORATION:

77. All internal walls to be papered with wallpaper to purchaser's selection to a total price of £ per house for paper.

GLAZING:

78. Glaze with 24 ozs. glass, free from defects, all windows throughout house. Bathroom and W.C. to be glazed with obscure glass. Hall door to be glazed in translucent glass.

FIXING:

79. All panes of glass are to be regularly cut and are to be sprigged, puttied and back puttied.

SITE**BOUNDARY WALLS:**

80. All boundary walls or fences shall be constructed as directed by the Architect.

COMPLETION**GENERALLY:**

81. Notwithstanding the foregoing all works to be carried out and materials to be used to comply with outline specification for new houses as issued by the Department of Local Government. Any variation to the specification by the Builder should be incorporated in the showhouse if possible but shall not be less in quality or strength than that specified. The Estate Architect may without notice alter this specification if deemed necessary by him.

COMPLETION:

82. Clean and leave premises in a habitable state and hand over to the employer to the satisfaction of the Architect.

MAINTENANCE:

83. The Employer shall note that, whilst the Builder shall be responsible for normal maintenance as defined in the conditions of the Contract, he shall not be held liable for shrinkage or other defects to timber and plasterwork due in whole or in part where Central Heating is installed in dwelling.

VARIATIONS**VARIATIONS:**

84. For building contract purposes the variations for site No. are as scheduled hereunder:—