

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A74

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 26 <sup>TH</sup> FEB 1991	OES Linc Re permission he Granted.		
=			

EYE LAW APPLICATION FEES

REF. NO.: 91A/0074 CERTIFICATE NO.: 13834 B  
 PROPOSAL: Dwelling  
 LOCATION: 32 Gyneess Park, Camlachie Dist. 6.W.  
 APPLICANT: Eileen Donnelly

	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	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £3 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 30/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

REF.: 91A/0074

CERTIFICATE NO: 24110

PROPOSAL: Dwelling  
 LOCATION: 32 Cypress Park, Templeogue Dusho 612  
 APPLICANT: Eileen Donnelly

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€52	416	416	/		
	€16					
	€50 per m <sup>2</sup> in excess of 500m <sup>2</sup> Min. €20					
per m <sup>2</sup>	€1.75 per m <sup>2</sup> of 200					
x .1 hect.	€225 per .1 hect. of 2250					
x .1 hect.	€225 per .1 hect. of 2250					
x .1 hect.	€225 per .1 hect. of 2250					
	€100					
x metres <sup>2</sup>	€10 per m <sup>2</sup> of 20					
x 1,000m <sup>2</sup>	€10 per 1,000m <sup>2</sup> of 20					
x .1 hect.	€25 per .1 hect. of 250					

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: 30/1/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_


Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE: 32 Cypress Park Templeogue

REG. REF.: 91A/0074

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

A reduced fee (i.e.  $\frac{1}{2}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 90A/1303 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

*No alteration to site layout.*

*R.Y.  
30/1/91.*

A. Hinchy,  
Senior Executive Draughtsman/Technician

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

*Jandaul*

*£110*

*o/s.*

*£1000*

*D 4/3/96*

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 91A/74

Proposed: House + Septic Tank

At: Glanamuck Rd., Carrickmines, Co. Dublin

For: Mr + Mrs Bernard Duggan

Plans lodged: \_\_\_\_\_

Architect: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/c  
Supervising Env. Health Officer

This proposal is not acceptable because percolation tests have yet to be carried out under our supervision to establish that the ground is suitable for the installation of percolation areas at the rear of the site.

Note. The architects have since been in contact with me and are now proposing an alternative system of effluent treatment i.e. a preallo system.

Roger Morgan 20/2/91

John O'Reilly S.E.H.O.  
21/2/91

PLANNING DEPT.  
DEVELOPMENT CONTROLS  
21 2 91  
12 00

HEALTH BOARD

P.C. \_\_\_\_\_

Reg. Ref: 90A/74

Proposed: House effluent tank & percolation system

At: Glanamuck Rd., Carrickmores Co. Dub.

For: Mr & Mrs Bernard Duggan

DEPT. _____
DEVELOPMENT CONTROL
Date: 19/1/91
Time: _____

Plans lodged: \_\_\_\_\_

Architect: M.C. \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer (which is attached)

The applicant has submitted data on the percolation system proposed to this office. The application is dealt with on the basis that this data is part of the system proposed and the percolation system will be used as shown on the plan. No objection is made subject to the following conditions:

- 1) The applicant is to enter into a formal maintenance agreement with the percolation system manufacturer to ensure that the system continues to operate efficiently.
- 2) An additional pump is required at the pump to provide for failure of the main pump.
- 3) The open jointed pipes taking the effluent from the percolation module should discharge directly into the stream. These open jointed pipes should be laid as a standard percolation area to URS specification.
- 4) Because percolation systems are not long in use it is recommended that approval be granted conditional on the drainage system proposed working efficiently and if it ceases to work efficiently it will be replaced by an alternative system in accordance with G. Council requirements.
- 5) The water level of the percolation pipes should be above the level of the stream.

Rep. M. \_\_\_\_\_ 14/3/91

for J.A. Deviney S.E.T.O. 16/3/91

EASTERN HEALTH BOARD

P.C. \_\_\_\_\_ Reg. Ref: 90A/74

Proposed: House + Septic Tank

At: Glenamuck Rd., Carrickmines, Co. Dublin.

For: MR + MRS Bernard Duggan

Plans Lodged: \_\_\_\_\_

Architect: \_\_\_\_\_

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

This proposal is not recommended for the following reasons -

- ① Percolation tests carried out by me on 18/12/90 indicated that the ground at the back of the site is not all suitable for septic tank effluent disposal.
- ② These test holes were located at the back of the site - and not at the location of the percolation areas shown on the block plan submitted.

Roger Morgan 19/12/90

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.91
Time 12.30

for Ita Devine  
for John O'Reilly S.E. HO  
19/12/90



P/1001/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0074

Date Received : 25th January 1991

Correspondence : Dermot Nolan Architect,  
Name and : 3 Fitzwilliam Place,  
Address : Dublin 2

CN 9068

<u>CONTRIBUTION:</u>	
Standard:	£750
Roads:	
S. Sers:	
Open Space:	£1000
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	
Cash:	

Development : 2-storey house at side

Location : 32 Cypress Park, Templeogue

Applicant : Eileen Donnelly,

App. Type : Approval

Zoning : 'A'

This is an application for APPROVAL for a two-storey house to the side of No. 32 Cypress Park, Templeogue.

### ZONING AND PLANNING HISTORY:

The site is located in an area zoned "residential" - 'A'.

By Decision Order No. P/4220/90, dated 13/9/90, <sup>Reg Ref 90A/1303</sup> an outline permission was granted for the house for which approval is here being sought. There is no record of any previous planning application on the site.

### PLANNING COMMENTS:

The outline permission for the proposal has five conditions attached, of which two (nos. 2 and 3) relate to financial contributions (for the provision of public services and open space) to be determined at approval stage.

A further condition, (no. 4), indicates that a combined system of foul and surface water discharge would not be acceptable while condition No. 5 required the retention of an existing stone wall on the south eastern site boundary and that any approval decision should provide for this.

The design of the proposed house features a largely brick-faced front facade at ground floor level which is topped by a brick soldier course. Rough cast and nap-plaster finishes together with extensive use of timber complete what is an acceptable treatment in the context of the existing houses on this road.

No fenestration is proposed for the north-west, overlooking side elevation while one small first floor window is shown on the other side elevation which overlooks public open space in a neighbouring estate.

The drawings submitted show the retention of the stone wall conditioned (no. 5)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0074

Page No: 0002

Location: 32 Cypress Park, Templeogue.

*in* the outline Planning Permission although it is proposed to remove an attractive existing tree in order to construct the driveway. Separate drainage discharge connections are shown in conformity with Condition No. 4 of the Outline Planning Permission. Several semi-mature trees located on the south-eastern boundary will have to be removed as they are on the line of the house gable wall. It would be reasonable to require the planting of an equivalent number of new trees in the relatively large front garden. Such trees would compensate for the loss and for the imposition of the additional house through their screening ~~and~~ visibility from both the existing properties on Cypress Park and from across the adjoining open space of the Ashfield Estate to the south-east.

A final matter to be noted concerns the existing intermittent colour pattern of the roof tiles on the north east side of Cypress Park at the end of which the proposed house is to be constructed.

This matter consists of each alternative pair of semi-detached houses having either a brown or a lighter, orange, coloured roof tile. To maintain this sequence it would require the applicants to roof the proposed house using dark brown tile colour.

I recommend that a decision to GRANT APPROVAL be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (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 save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the proposed house be used as a single dwelling unit.  
REASON: To prevent unauthorised development.
- 04 That a financial contribution in the sum of £ 750 be paid by the proposer to the Dublin County Council towards the cost of provision of

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0074

Page No: 0003

Location: 32 Cypress Park, Templeogue

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 a financial contribution in the sum of £1,000.00 be paid by the proposer to the Dublin County Council towards the cost of the provision of public open space 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.

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

06 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.

06 REASON: In the interest of reducing air pollution.

07 That the roof tiles used be of dark brown colour.

07 REASON: In the interest of visual amenity.

08 That the footpath and kerb outside the proposed house be lowered in accordance with details to be agreed with the Area Engineer, Dublin County Council Roads (Maintenance) Department.

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

09 That at least four trees of a suitable broad-leafed variety (or varieties) be planted in the front garden; one of these to be on the front lawn area close to the entrance gate and the remainder along the south-eastern boundary.

REASON: In the interest of <sup>visual amenity</sup> ~~public safety~~ and of the proper planning and development of the area.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0074

Page No: 0004

Location: 32 Cypress Park, Templeogue

*[Handwritten signature]*  
Endorsed: .....  
for Principal Officer

*[Handwritten signature]*  
Richard Gennys SEP  
for Dublin Planning Officer  
1.3.91 *[Handwritten initials]*

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT APPROVAL for the above proposal subject to the (4) conditions set out above is hereby made.

Dated : ..... 5 March 1991 ..... *[Handwritten 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 .....



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

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

Our Ref. P.P. 595/1  
Your Ref.  
Date 25.02.1991

*TMS*

RE: House to side of No. 32 Cypress Park, Templeogue.  
Reg. Ref. 91A/0074.

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

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

<b>PLANNING DEPT.</b>	
<b>DEVELOPMENT CONTROL SECT</b>	
Date .....	27. 2. 91
Time .....	1:00

*[Handwritten Signature]*

SENIOR PARKS SUPERINTENDENT



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 APPROVAL  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 1001 /91      Date of Decision : 5th March 1991

Register Reference : 91A/0074      Date Received : 25th January 1991

Applicant : Eileen Donnelly,

Development : 2-storey house at side

Location : 32 Cypress Park, Templeogue

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- <sup>9</sup>.....ATTACHED.

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

Date:..... 7/3/91 .....

Dermot Nolan Architect,  
3 Fitzwilliam Place,  
Dublin 2

## NOTES

1. An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála,  
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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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

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

Reg.Ref. 91A/0074  
Decision Order No. P/ 1001 /90  
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

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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 a financial contribution in the sum of £1,000.00 be paid by the proposer to the Dublin County Council towards the cost of the provision of public open space 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.
- 05 REASON: In the interest of the proper planning and development of the area.
- 06 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.  
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- 07 That the roof tiles used be of dark brown colour.
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Block 2, Irish Life Centre,  
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Reg.Ref. 91A/0074  
Decision Order No. P/ 1001 /90  
Page No: 0003

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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/0074

Date : 29th January 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : 2-storey house at side

LOCATION : 32 Cypress Park, Templeogue

APPLICANT : Eileen Donnelly,

APP. TYPE : APPROVAL/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 25th January 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Dermot Nolan Architect,  
3 Fitzwilliam Place,  
Dublin 2

# COMHAIRLE CHONTAE ÁTHA CLIATH

(DUBLIN COUNTY COUNCIL)

PLANNING APPLICATION FORM

PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Application for  Permission  Outline Permission  Approval  Place  in appropriate box  
Approval should be sought only where an outline permission was previously granted.  
Outline Permission may not be sought for the retention of structures or continuance of uses. 22/6

2. Postal address of Site or Building 32 Cypress Park, Templeogue  
(if none, give description sufficient to identify) Dublin 6W

3. Name of applicant (Principal not Agent) Gileen Donnelly  
Address 32 Cypress Park, Templeogue, D6W Tel. No. 900375

4. Name and address of person or firm responsible for preparation of drawings Deamus Nolan Architect  
3 Fitzwilliam Place, D2 Tel. No. 606420

5. Name and address to which notifications should be sent Deamus Nolan Architect  
3 Fitzwilliam Place, Dublin 2

6. Brief description of proposed development 2 storey dwelling at side

7. 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 residential 16 28/11  
(b) Proposed use of each floor residential N 31096

8. Does the proposal involve demolition, partial demolition, or change of use of any habitable house or part thereof? no SS N 28755

Irish Press  
23/1/91

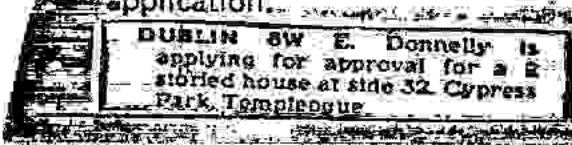
9. (a) Area of Site 305 Sq. m.  
(b) Floor area of proposed development 116 Sq. m.  
(c) Floor area of buildings proposed to be retained within site - Sq. m.

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

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

12. Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:  
These have been considered

13. List of documents enclosed with application 4 copies plans 9010.301/2, 4 copies outline specification, letter, newspaper page, containing notice + charge.



14. Gross floor space of proposed development (See Back) 116 Sq. m.  
No. of dwellings proposed (if any) 1 Class(es) of Development 1  
Fee Payable £ 71 Basis of Calculation £16 planning (approval) £55 BBL  
If a reduced fee is tendered details of previous relevant payment should be given £32 paid with original application for OPP

Signature of Applicant (or his Agent) Deamus Nolan Date 24th Jan 1991

APPLICATION Type APP/BPL FOR OFFICE USE ONLY  
REGISTER REFERENCE 91A/0074 2.8.4  
Amount Received £ .....  
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. Alternatively, a copy of the notice as erected or fixed on the land or structure as required by article 16 of the permission regulations. 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.

Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of the drawings to a stated scale must be submitted. Each set to include a layout or block plan, location map, and drawings of relevant floor plans, elevations, sections 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 a 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 applicant 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 Co. Council Planning Department, Irish Life Centre, Lt. Abbey St., Dublin 1. Tel. No. 724755.

### SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling - House/Flat	£32.00 each
2.	Domestic extensions/other improvements	£15.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. office, commercial, etc)	£1.75 per sq. metre (Minimum £40.00)
5.	Use of land (Mining, deposit of waste)	£25.00 per 0.1 hectare (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 hectare (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 hectare (Min. £100.00)
8.	Petrol filling station	£100.00
9.	Advertising structures	£10.00 per sq. metre (Min. £40.00)
10.	Electricity transmission lines	£25.00 per 1,000 m. (Min. £40.00)
11.	Any other development	£5.00 per 0.1 hectare (Min. £40.00)

Cheques etc. should be made payable to: Dublin Co. 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 ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

EBC No N 28755

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

£55.00

Received this 28th day of January 1991  
from Dermot Nolan

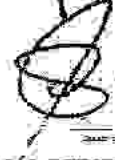
the sum of fifty five Pounds

Pence, being 00

application at 32 Cypress park, Templeogue

Class A

Michael O'Hare Cashier



S. CAREY  
Principal Officer

14/12/91



DERMOT NOLAN ARCHITECT  
3 Fitzwilliam Place, Dublin 2.  
Telephone 606420

The Principal Officer,  
Dublin County Council,  
Planning Department  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

24th. January, 1991.

**RE: PROPOSED 2-STOREY HOUSE AT SIDE OF 32 CYPRESS PARK,  
TEMPLEOGUE, CO. DUBLIN, FOR MS. E. DONNELLY.**

Dear Sir,

I am applying, on behalf of my client, for planning Approval and Building Bye-Law approval for a two-storey house at the above address, and enclose the following documents:

- o drawings no. 9010.301 and 9010.302 (4 copies),
- o specification (4 copies),
- o completed application form,
- o Page 26 of Irish Press, dated 23.1.91, containing notice,
- o cheque for £71.

Outline planning permission was granted for a two-storey house on the site on 2nd. November 1990 (Reg. Ref. No. 90A-1303). You will note that the proposed water supply and drainage arrangements have been altered to take account of that permission, and that the existing stone wall forming the south-eastern boundary with the adjoining site has been retained.

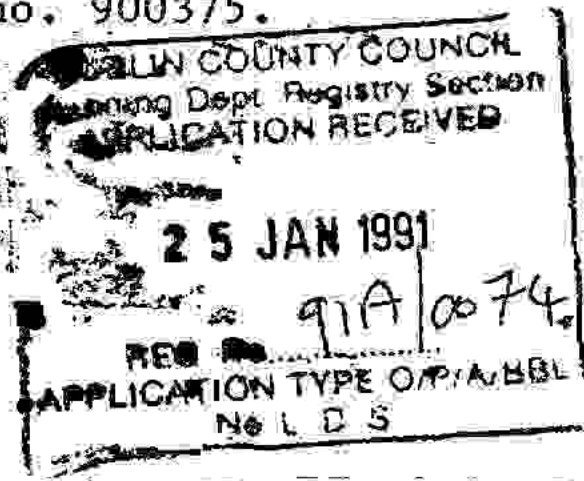
I am applying for a waiver on Building Bye-Law no. 99 (1)(b).

Access can be arranged to the rear garden, or to the house, by contacting Ms. Donnelly at home, phone no. 900375.

Yours faithfully,

Dermot J. Nolan.

Encls.





OUTLINE SPECIFICATION

PROPOSED NEW 2-STOREY HOUSE

at

SIDE 32 CYPRESS PARK, TEMPLEOGUE, DUBLIN 6w.

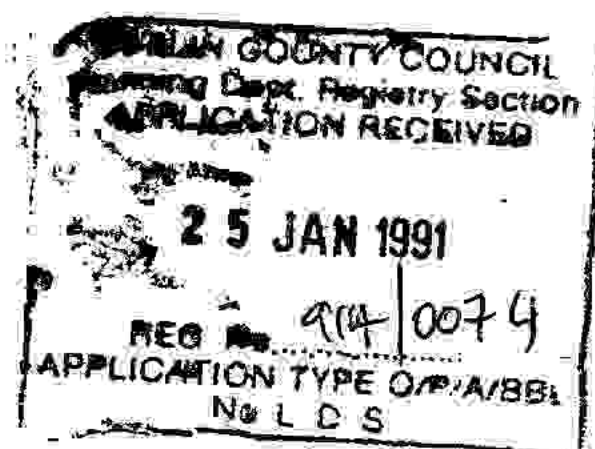
for

MS. EILEEN DONNELLY.

Dermot Nolan Architect,  
3, Fitzwilliam Place,  
Dublin 2.

Telephone 606420

January 1991



1. **DEMOLITION.**

- 1.1 Demolish existing garage, front garden walls and pier, rear garden wall as shown.

2. **EXCAVATIONS & SUB-STRUCTURES.**

2.1 **Site:**

The site is deemed to be adequately drained and have no feature likely to render the house unstable or uninhabitable.

2.2 **Preparing site:**

Clear site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of min. 150mm.

Where suspect bearing quality of the ground is found, the Architect is to be informed so as to enable special foundations to be designed.

2.3 **Excavation**

- 2.3.1 Excavate trenches to the depths and widths required to accommodate foundations or to such further depths or widths as may be required to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 600mm below the finished ground level and kept clear of water before concreting (by pumping, baling or as required).

- 2.3.2 The bottoms of all excavations are to be approved before any concrete is placed.

- 2.3.3 Make up to required levels under concrete and pavings with approved hardcore, consolidated, levelled and prepared to receive concrete.

2.4 **Foundations:**

- 2.4.1 Foundations shall be concrete to mix A, to widths and depths indicated, and reinforced as necessary. Where foundations are stepped, they shall overlap by at least 600mm.

- 2.4.2 Special care to be taken where underpinning short length of existing stone boundary wall at rear corner of building.

- 2.4.3 Return, fill in and consolidate hardcore around footings up to the required levels.

**2.5 Floor level:**

The height of the finished floor over the highest point of the finished ground level shall be not less than 175mm.

**2.6 Rising walls:**

Rising walls shall be of solid blockwork, bedded and jointed in cement mortar, to widths and heights indicated. Fill cavity with concrete as shown.

**2.7 Cement:**

Normal Portland cement shall be in accordance with I.S.1 and stored under dry conditions.

**2.8 Lime:**

Hydrated lime to be to I.S.8.

**2.9 Water:**

Water shall be clean and free from harmful impurities.

**2.10 Sand and Aggregates:**

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

**2.11 Concrete mixes:**

CONCRETE	AGGREGATES	NOMINAL MIX			28 day
Mix	Max. size	Cement	Sand	Aggr.	N/mm
A	40mm	1	3	6	14
B	20mm	1	2	4	21
C	14mm	1	3	6	—

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

**2.12 Cement mortar**

Shall be 1 part cement to 3 parts sand.

2.13 **Lime mortar:**

Shall be 1 part hydrated lime to 6 parts sand.

2.14 **Gauged mortar:**

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

2.15 **Strong gauged mortar:**

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

2.16 **Additives:**

Plasticisers, waterproofers, sealers and bonding agents, if used, shall be employed strictly in accordance with manufacturer's instructions.

2.17 **Concrete floors:**

Concrete ground floors shall be laid on a bed of clean hardcore min. 150mm thick and well consolidated. Soft material shall not be used in making up level under floors.

Concrete ground floor shall be 150mm thick, mix B, finished fine (power floated or otherwise), laid on a continuous damp proof membrane on a layer of fine sand, and turned up at edges of slab as necessary to meet and seal with wall d.p.c. Polythene sheeting shall be minimum 1000 gauge.

Lay 25mm polystyrene insulation 1 metre wide around perimeter.

3. **BRICK/BLOCKLAYING & PRECAST WORK.**

3.1 **Mixes:**

See section 2.

3.2 **Blockwork:**

Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S.91. All blockwork and brickwork shall be properly coursed, bonded and bedded in gauged mortar. All walls shall be carried up regularly, not leaving any part lower than another.

**3.3 Bricks:**

3.3.1 Bricks shall be of clay, by Castlecomer or similar approved, and shall be hard, sound, square and clean. Bricks shall be well burnt and shall comply with B.S. 3921:1985.

3.3.2 Care shall be taken in handling bricks and no damaged facings shall be used in the works.

3.3.3 Bricks to be mixed from at least three different bales to ensure uniform finish.

**3.4 Cavity walls:**

3.4.1 Walls shall be formed of two solid 112mm leaves of blocks/bricks with 90mm cavity between, consisting of 40mm fire-retardant insulation and 50mm clear cavity.

Special attention to be paid to detailing at heads, jambs and sills so as to avoid "cold bridging".

3.4.2 Outer and inner leaves to be tied together by suitable stainless steel wall ties, not less than 4 per M<sup>2</sup>, with extra ties at opes.

3.4.3 Care to be taken that mortar dropping into the cavity or lying on ties is cleaned out through openings left for the purpose, all as the work proceeds.

3.4.4 Heads of cavities to be closed in the solid.

3.4.5 All window, door and other opes in cavity walls to be sealed and so arranged so as to prevent the passage of moisture. The cavity is to extend min. 150mm below the level of the d.p.c. and shall provide for the drainage of moisture to the outside, at the base.

**3.5 Opes in external walls:**

Where any duct, pipe, etc. is required to penetrate through an external wall, it shall be so arranged as to prevent the passage of moisture inwards.

**3.6 Solid partitions:**

Solid partitions, except where otherwise stated, shall be 112mm thick blockwork, laid to break joint in gauged mortar, bonded 112mm at junctions.

Surrounding wall to Garage to be 225mm thick solid blockwork.

**3.7 D.P.C.:**

Damp proof courses shall be polythene in accordance with B.S. 743, laid to prevent the passage of moisture, and lapped adequately at joints, all as described below ...

- 3.7.1 In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, laid min. 150mm over finished ground or paved level.
- 3.7.2 At sides of opes in cavity walls and over all opes, 225mm longer than opes, stepped down and outward, all to prevent the passage of moisture from outer to inner leaf.
- 3.7.3 Under and turned up at ends and backs of all sills and external room ventilation grids.
- 3.7.4 In chimney stack immediately above the level of the flashing and under all cappings and copings.
- 3.7.5 Where the d.p.m. in a concrete floor is not level with the wall d.p.c., care to be taken to ensure continuity of damp proofing by stepping, turning up and lapping as required.
- 3.7.6 Under brick-on-edge to planter at front porch.
- 3.7 Under brick and precast concrete copings in garden walls.
- 3.8 **Lintols:**
- 3.8.1 Proprietary galvanized steel lintols, "Steelite", or other approved, to B.S. 5977: Part 2, to be used, in strict accordance with Manufacturer's instructions.
- 3.9 **Window sills:**
- 3.9.1 Sills, front and rear, to be of special matching sill bricks on d.p.c.s as noted above.
- 3.10 **Chimney breast and stack:**
- 3.10.1 The chimney breast shall be built of solid concrete blocks or bricks, all to a thickness of min. 112mm, bedded in gauged mortar.
- 3.10.2 The fireplace recess shall have 225mm thick solid block to sides and back excluding any fireback, carried up to full height of recess. The fireplaces shall have independent flues, separated by min. 100mm block from each other.
- 3.10.3 The flues shall be lined with socketed fireclay liners to I.S.51, not less than 200mm internal diameter, backed with weak mortar and carried 150mm above the capping.
- 3.10.4 Chimney stack over roof shall be built of 112mm brick in gauged mortar. Capping to stack shall be of reinforced conc., mix C, weathered and throated, min. 75mm thick at edge and flanchued up around pots. Top of stack, excluding pots, to be 600mm over ridge.
- 3.10.5 Care to be taken that construction of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

3.11 **Fireplaces:**

Fireplaces to have fireclay (or refractory concrete) backs and incombustible surround and to be properly gathered into flues, using precast gatherings.

3.12 **Hearths**

3.12.1 First floor hearth to be 125mm thick reinforced concrete, mix B, finished fine, carried on suitable formwork on 44 x 22mm battens spiked to trimmers.

Hearth to be 125mm wider than fire ope on each side and to project 500mm from face of breast.

**Note:** No hearth to be provided to ground floor.

3.13 **Garden walls:**

3.13.1 Build section of rear dividing garden wall as follows: 1.800 high, of 225mm hollow block, 2 no. 450 x 450 solid block intermediate piers (one side only), bonded to house and existing rear garden wall by suitable stainless steel walls ties.

3.13.2 Build front dividing and boundary garden wall as follows: 900 high (same as existing), of 100mm solid block, 2 no. 562 x 562 brick gate piers, bonded to house and existing high front wall by suitable stainless steel walls ties. 225 x 225 piers to inside of front low wall.

Brick on edge/end capping to walls same as existing.

4. **CARPENTRY & JOINERY.**

4.1 **Timber:**

Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be hardwood, free from all defects.

4.2 **Preservative:**

Softwood used externally to be pressure impregnated with coloured preservative. Softwood in contact with concrete or masonry to be treated with coloured preservative. Frames, barge-boards and facias to be primed before fixing

**4.3 Roof construction:**

- 4.3.1 Roof trusses to I.S. 193 (P), adequately braced diagonally, at ridge and at bottom boom, to be used at max. 600mm centres.
- 4.3.2 First two roof trusses to be secured to gable wall at max. 3.000 metre c/c along top and bottom booms, using 30 x 5mm metal straps, turned down 100mm over and tight against inner leaf of gable wall. Fit straps under solid nogging pieces and provide timber packing between first truss and gable wall.
- 4.3.3 Soffit 225 x 19mm wrot softwood, pressure impregnated and secured to feet of rafters.
- 4.3.4 Facia 175 x 32mm wrot deal, well secured to roof timbers and pressure treated.
- 4.3.5 Wall plates 100 x 75mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at intervals.

**4.4 Floor joists:**

- 4.4.1 First floor joists to be 225 x 35mm @ 350mm c/c, with one row of solid bridging.
- 4.4.2 Joists to be supported on approved type galvanized metal joist hangers.
- 4.4.3 Use double joists where carrying partitions on first floor.
- 4.4.4 Trimmers and trimming joists to be depth of joist x 75mm to open and chimney breasts and kept 50mm clear of breasts, supported on approved galvanized metal hangers.
- 4.4.5 First two joists to be secured to external wall at max. 3.000 metre c/c, using 30 x 5mm L-shaped metal straps, hooked over and tight against inner leaf of wall. Fit straps over solid bridging and provide timber wedges between first joist and inner leaf.

**4.5 Flooring:**

- 4.5.1 Flooring to be 22mm T & G well cramped, twice nailed with 60mm cut brads. Joints to be made over the centre of a joist.
- 4.5.2 Where soffit of suspended floor is exposed externally (in porch and under bay window), soffit to be finished with 19mm WBP grade plywood on 15mm Gypsum Fireline board.

**4.6 Windows:**

- 4.6.1 Timber windows, by Rational or similar, to be used in accordance with manufacturer's instructions.



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

4.6.3 Bay window to be factory-made of parana pine, with machine-prepared sections, secured to wall by brackets and ply window board as shown on drawings.

4.6.4 Roof windows to be Velux, type GGL, no. 6, with suitable flashings for the profile of the roof tiles, fitted strictly in accordance with Manufacturer's instructions.

4.7 **External door frames:**

External door frames to be machine-prepared 115 x 75mm in wrot deal, rebated in the solid, secured to grounds.

Note: Under no circumstances should feet of external door frames rest on, or be set into concrete paving or step.

4.8 **Internal door frames:**

Internal door frames shall be 35mm thick wrot deal with 16mm planted stops.

4.9 **External door:**

External pine doors front and rear shall be by Rationel, in matching pine frame, complete with ironmongery.

4.10 **Garage doors:**

Garage doors and frame shall be proprietary type, by Hendersons or similar approved, of sheeted cedar on steel frame construction, complete with "up and over" mechanism.

4.11 **Internal doors:**

Internal doors to habitable rooms shall be flush, to I.S. 48 or I.S. 52, hung on 1 pair 100mm steel butt hinges.

Door from Garage to Hall shall be of 1 hour fire resistance, with intumescent strips, in ex 35mm solid frame.

4.12 **Trap door:**

Form trap door, 500 x 500mm of ½-hour fire rating, located as shown.

4.13 **Stairs:**

Stairs shall have 32mm red deal round nosed treads and 22mm risers all glued, blocked and bracketed, checked and wedged into 44mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections.

4.14 **Trimmings:**

4.14.1 **Skirtings** to be "Torus" type 175 x 19mm throughout.

4.14.2 **Architraves** to be 75 x 16mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds moulded to same top profile as above.

4.14.3 **Saddles** shall be of Parana pine, cut off 22 x 15mm splayed, scribed to door frames and secured to floor. Proprietary "Canada" type of threshold to be used to external doors.

4.15 **Hot press:**

Hot press to have 3 rows of spar shelving, of 44 x 22mm wrot deal @ 75mm c/c, supported on 44 x 22mm battens. The cylinder shall be carried on 75 x 35mm framed bearers. Hang suitable door on 1 pair hinges with magnetic catch. Holes for pipes etc. to be made good.

4.16 **Wardrobes, built-in presses:**

Form built-in presses as follows, where shown on drawings:

- o 75 x 38mm s.w. framing
- o doors 19mm MDF plain sheeting hung on suitable hinges, with pinned-on moulding [P.C. sum £1 /metre] 100mm from edge of each door, including mitres.
- o Floor and 2 no. shelves of 19mm MDF.
- o 1 no. chromium-plated hanging rail.

5. **ROOFING, RAINWATER GOODS.**

5.1 **Sarking felt:**

Untearable sarking felt to I.S. 36 shall be laid under all tiles, lapped horizontally min. 150mm, carried down into eaves gutter. Side laps to be min. 500mm. Felt to be carried fully over ridge board.

5.2 **Battens, fillets:**

Battens shall be 44 x 44mm. Provide tilting fillet at eaves.

5.3 **Concrete roofing tiles:**

5.3.1 Concrete roofing tiles shall be to I.S.3, manufactured by Roadstone Ltd. or similar approved, laid in even courses of not more than 345mm gauge, min. 75mm headlap.

All tiles at perimeters together with each tile in every alternate course to be clipped in strict accordance with manufacturer's instructions.

5.3.2 Verges to be formed with a slate undercloak course, laid butt jointed and projecting approx. 38 to 50mm over the bargeboard.

5.3.3 Ridge to be covered with half-round ridge tiles of similar colour and texture to that of the main roof tiles, edge-bedded on the tiles with solid bedding at butt joints. A galvanized hip iron is to be screwed to the feet of each hip rafter as support.

5.3.4 All mortar used in the roof is to mixed from 3 parts of sharp sand to 1 part Portland cement. Bedding mortar to be struck off to give a smooth face. Pointing not to be carried out with separate material.

Mortar to be coloured by the addition of dye (minimum amount only) so that it blends with the colour of the tiling.

5.4 **Flashings and soakers:**

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be wedged and pointed in brick joints.

All lead to be no. 5, to B.S. 1178.

5.5 **Gutters & rainwater pipes:**

5.5.1 Eaves gutters, to relevant I.S.S. shall be 115mm diam. P.V.C., supported on suitable brackets at max. 1 metre centres, jointed in accordance with manufacturer's instructions.

Gutters to be set to falls.

5.5.2 R.w.p.s, to relevant I.S.S., shall be 65mm diam, secured by holder brackets and kept clear of walls.

5.5.3 Provide and fit all necessary matching stop-ends, angles and drop nozzles, swan-necks, hopper heads and toes.

Rainwater pipes to discharge approximately 50mm above gully grid.

5.5.4 Secret gutter to detail to be formed over projecting bay window, discharging into P.V.C. gutters.

Gutter lined with. no. 5 lead, laid on 19mm WBP plywood.

6. PLASTERING.

6.1 **External plastering:**

6.1.1 Stud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement:1 lime:6 sand). Total thickness of plaster to be min. 20mm. Second coat to be combed for roughcast.

6.1.2 **Roughcast:**

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

6.1.3 **Reveals:**

Plaster reveals to open shall be 20mm thick and finished smooth, arrises neatly finished.

6.1.4 **Plinths:**

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

6.2 **Internal plaster:**

Stud walls and plaster one coat 12mm thick, 1 cement:1 lime:6 sharp sand. Finish with neat gypsum plaster skim.

6.3 **Stud partitions and ceilings:**

6.3.1 Stud partitions and ceilings to be covered with 12.7mm (note: ½ inch) thick plasterboard slabs with skimmed plaster finish. All wall plastering to be carried behind skirtings and architraves.

6.3.2 Partition to Bathroom to have heavy gauge Rockwool quilt within voids.

6.3.3 Ceilings immediately under roofs to have foil-backed plasterboard, otherwise as above.

6.3.4 Ceiling to Garage to be of 2 no. layers of 15mm Gyptex "Fireline" board, fixed in accordance with manufacturer's instructions, joints to be taped and skimmed.

**7. PLUMBING:**

**7.1 Service pipe:**

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

**7.2 Cold water supply:**

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 360 litres. Tank to be covered and adequately supported over a partition and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to I.S 161 with 22mm branch over top of cylinder to bath and shower and 15mm connections off for wash hand basin and w.c.

**7.3 Hot water supply:**

A dual immersion group shall be provided and fitted in accordance with manufacturer's instructions. Separate 15mm flow and return pipes shall be provided direct to the shower. A 22mm copper expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm branch to bath and 15mm connections off for w.h.b., sink, etc.

**7.4 General:**

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

**7.4.2** Copper piping (not less than 18 gauge hard drawn) to be used for the entire cold and hot water circulation.

Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

**7.4.3** Plastic supply pipe to I.S. 123, 134 or 135, where used, shall be fixed min. 75mm clear of hot pipe runs and fixed as above.

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

**7.4.5** No pipes to be jointed within the thickness of a wall.

**7.5 Plugs, traps, wastes and taps:**

15mm hot and cold chrome-plated brass taps to be fitted to sink and w.h.b., and 22mm ditto to bath. Provide 42mm waste fitting to bath

and sink and 35mm to w.h.b., all complete with plug and chain. Fit S or P trap complete with cleaning eye and p.v.c. waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approx. 50mm over gully trap.

7.6 **W.C. suites:**

Provide and fit where indicated w.c. suite, with cistern, to I.S. 70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

8. **DRAINAGE.**

8.1 **Trenches:**

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

8.2 The main and branch drains shall be 100mm diameter laid to continuous falls of not more than 1 in 60 or not less than 1 in 30, with bends and junctions splayed in the direction of flow and laid in straight lines from manhole to manhole.

The drain shall be P.V.C. with flexible joints, all laid, jointed and backfilled to manufacturer's instructions supported on continuous concrete mix B, 100mm thick x 300 wide for full length of each pipe and haunched half way up the pipe after testing. Clean pipe internally after each joint is made.

8.3 **Back filling:**

Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed. Remove surplus soil.

8.4 **Drains under driveway and buildings:**

Where drains pass under building or driveway they should be fully encased in 150mm concrete, mix B. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

8.5 **A.J.s, manholes:**

Armstrong junctions or manholes as suitable shall be provided as indicated, of such dimensions and spacing as to permit cleaning of the system.

Manholes shall be built of 225mm solid block walls on 150mm thick concrete floor, mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit hot dipped galvanized steel cover, with provision for lifting.

**8.6 Gullies and A.J.s:**

Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. A.J.s shall have galv. steel covers.

**8.7 Gully traps:**

Gully traps shall be set in dished concrete surround, to take wastes from bath, sinks and w.h.b.s, as well as discharge from rainwater pipes, and shall be fitted with p.v.c.

**8.8 Vent shaft:**

At head of drain, carry up 100mm diam. vent pipe over eaves level or to 1 metre over head of highest window within 4 metres of vent, secured with proper brackets and fitted with cowl.

**8.9 Testing:**

Test drainage upon completion to ensure watertightness and efficient working of the system, and as may be required by Local authority.

**9. ELECTRICAL INSTALLATION.**

9.1 Provide meter cabinet, consumer unit, sockets, switches lighting points, T.V. points, etc. in locations shown on electrical layout drawing.

9.2 Electrical installation shall be in accordance with the "National Rules for Electrical Installations", published by the Electro-Technical Council of Ireland.

9.3 Approved oval P.V.C. conduit shall be used where electrical cable is buried in plaster.

Joists shall not be notched; where necessary, cables shall be taken through holes bored in the centres of joists.

**10. GLAZING.**

10.1 All proprietary windows to be fitted with approved factory-made sealed double glazed units.

10.2 Window to Bathroom to be of obscured glass.

**11. METALWORK.**

11.1 Fabricate and fix in position as shown mild steel grille to side window at first floor level.

Grill to be galvanized.

**11. PAINTING & DECORATION.**

**11.1 Preparation:**

All surfaces to be painted or other wise protectively coated shall be cleaned and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied as already specified.

**11.2 Paints:**

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of approved manufacture and shall be applied strictly in accordance with the manufacturer's instructions.

**11.3 Woodwork:**

11.3.1 All woodwork to be painted (windows excluded) shall be knotted, stopped, primed and painted with two undercoats and one finishing coat.

11.3.2 Windows, which shall be factory-treated with preservative, to be given two coats Sadolins, to manufacturer's specification.

**11.4 Metalwork:**

Steel grill to side window, which will be pre-galvanized, to be given 2 undercoats and 1 gloss coat of oil paint.



12. **IRONMONGERY.**

12.1 **Internal doors:**

12.1.1 Internal doors to be hung on 1 pair 100mm brass butt hinges, except door from Garage (1 hour) which shall be hung on 1½ pairs hinges.

12.1.2 Fit mortice lock to each internal door, complete with round white porcelain knobset.

12.1.3 Fit 5-lever mortice deadlock to Garage door.

12.2 External doors and windows will have proprietary ironmongery.

13. **EXTERNAL PAVING.**

13.1 **Concrete:**

Concrete driveway to front to be of 150mm thickness, mix B, with construction joints as agreed with Architect, laid on min 150mm thick layer of well consolidated hardcore.

Textured finish to be provided to concrete, with 150mm wide band of steel-trowelled finish at perimeter.

13.2 Lay 600 x 600 precast concrete paving flags on sand to form patio at rear as shown.

14. **VENTILATION.**

14.1 Provide extraction fan in ground floor Bathroom, giving artificial ventilation through 100mm p.v.c. pipe.

Ventilation duct to be boxed in, with proprietary unit where emerging at roof, as shown.