

Councillor S. Laing,
86 Templeville Road,
Terenure,
Dublin 6W.

Our Ref.: 91A/0081

11 June 1991

RE: Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road for Mrs. S. O'Sullivan.

Dear Councillor Laing,

I refer to your recent representations in connection with the above planning application.

I now wish to inform you that by order dated, 7th June, 1991, the Planning Authority made a decision to grant permission. (Copy attached).

Yours faithfully,



For Principal Officer.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A-81.

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 23/4/91</p>	<p>Olus Laine } Rec Arduge } Permission M. Lyndal } be granted</p> <p>Some no of people will be using premises</p> <p>Although parking arrangements not the best - the situation has been like that for 20 yrs.</p> <p>Hopes that ^{appropriate} conditions will ensure no detraction from area</p>		

Councillor S. Laing,
86, Templeville Road,
Terenure,
Dublin 6W.

Our Ref: MH/TFC

Date: 12/4/91

Dear Councillor Laing,

I refer to your enquiry regarding an application for permission for retention of existing doctor's surgery/practice with proposed modifications independent of dwellinghouse, including new porch and frontal treatment to dwellinghouse at 148 Wainsfort Road by Mrs. S. O'Sullivan.

I wish to inform you that this application, Reg. Ref. 91A/0081, was received in this Department on the 28th January, 1991 and by order dated 25th March, 1991 additional information was requested from the applicant.

A copy of this request for additional information is enclosed for your information.

Yours faithfully,



for Principal Officer.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 81

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 26 TH MAR 1991 <hr/> <hr/>	CDD Laing Rec Permission be Granted CDD M. Lynch also Rec P be Granted		

FILE REF: 91A 81

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 26TH FEB 1991</p> <p>==</p>	<p>Miss Leung + M Lynel Rec. P he granted</p> <p>Now Cars park outside house -</p> <p>Application allows for new entrance applicant will provide more parking spaces if necessary</p>		
	<p>these cars will be parked further away from roundabout.</p>		

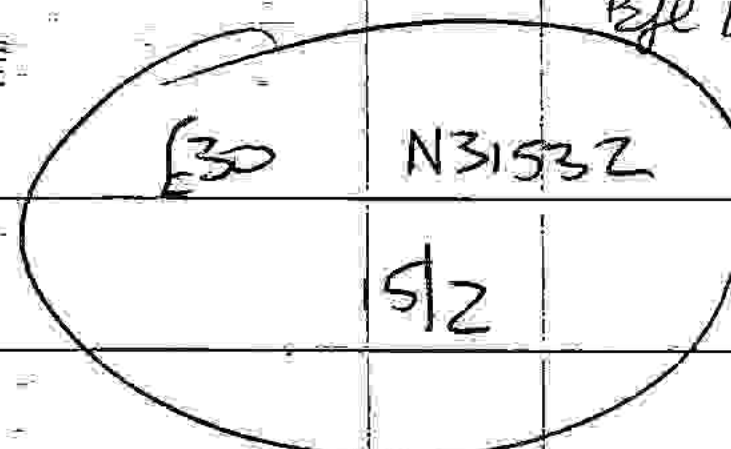
BYE LAW APPLICATION FEES

REF. NO.: 91A/0081 CERTIFICATE NO.: 13868^B

PROPOSAL: Retain Doctors Surgery with Proposed Modifications to Porch +
 LOCATION: 148 Wainfleet Road Dublin 6W Frontal Porch to Dwelling
 APPLICANT: S O Sullivan

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ €55					
B	Domestic Ext. (Improvement/Alts.)	@ €30	30	N/C	30		
C	Building for office or other comm. purpose	@ €350 per M ² or €70		N/C			
D	Building or other structure for purposes of agriculture	@ €1.00 per M ² in excess of 300 M ² Min. €70	30	N31532			
E	Petrol Filling Station	@ €200		5/2			
F	Dev. of prop. not coming within any of the foregoing classes	€70 or €9 per .1 hect. whichever is the greater					

Bye law for Domestic only fee 4/2



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: 1/29/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____



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/0081

Date : 5th February 1991

Dear sir/Madam,

Development : Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house including new porch and frontal treatment

LOCATION : 148, Wainsfort Road, Dublin 6W.

Applicant : Mrs. S. O'Sullivan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 28th January 1991

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

The correct fee for the above mentioned application is €91.25 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,


.....
PRINCIPAL OFFICER

Mr. Charles Hulgraine, Arch.,
6, Orchard Ave.,
Clonsilla,
Dublin 15

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

Charles Mulgrove,

Architect,

St. Moctas,

6 Orchard Avenue, Clonsilla.

7/2/91

REG. REF.: 91A/0081

RE: Retain Doctors Surgery with proposed modifications & porch & frontal treatment
to dwelling at 146 Wainsfort road, for S. O'Sullivan.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 30.00.
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,


for PRINCIPAL OFFICER

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0081

Date Received : 28th January 1991

Applicant : Mrs. S. O'Sullivan

Appl.Type : PERMISSION/BUILDING

Development : Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house including new porch and frontal treatment

LOCATION : 148, Wainsfort Road, Dublin 6W.

O.S.REFS.

22/6			
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AREA REFERENCE

W	S	0	2	0	2
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HISTORY

—				

FEES CERTIFICATE NO.

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED

GRADE

DATE

PLANNING APPLICATION FEES

CERTIFICATE NO: 24126

REF.: 91A/0081

PROPOSAL: Retain Doctors Surgery with proposed modifications + porch +
 LOCATION: 148 Mansfield Road Dublin 6 W (rental treated to
 APPLICANT: S.O. Sullivan

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO
Dwellings	@£32		16			
	@£16	£16	NIL	£16		
	£50p per M ² in excess of 300M ² Min. £40					
metres ² 42.6m ²	£1.75 per M ² or £40	£75.25	NIL	£75.25		
x .1 hect.	£225 per .1 hect. or £250					
x .1 hect.	£225 per .1 hect. or £40					
x .1 hect.	£225 per .1 hect. or £100					
	£2100					
x metres ²	£210 per m ² or £40					
x 1,000m ²	£225 per 1,000m ² or £40					
x .1 hect.	£25 per .1 hect. or £40					

9125 15/2/91
 N31213

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/81

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 459 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

R.Y.
1/2/91

459

1000 @ 710

£345

J
5/6/91

114 2/1
24 1/1
2/

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A\81
 DEVELOPMENT: Ret. Doctor's Surgery
 LOCATION: 148 Wainsfort Road, Dublin 6W
 APPLICANT: Mrs. S. O'Sullivan
 DATE LODGED: 12.4.91

This is additional information on original submission of 28th January, 1991.

As stated in original Roads Report of 14th March, 1991. Roads are opposed to the proposal because of it's location adjacent to the intersection of two major distributor routes. Applicant has stated that they wish the proposal to be considered "on foot of the documents lodged on 28.1.91."

Therefore, previous Roads Report applies.

Permission should be refused.

PLANNING DEPT.
 DEVELOPMENT CONTROL
 Date .. 30.05.91
 5.05

SIGNED: E. Madden
 DATE: 30th May '91

ENDORSED: _____
 DATE: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road for Mrs. S. O'Sullivan.

Standard:	345
Roads:	
S. Servs:	
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

Charles Hulgraine, Architect,
6, Orchard Avenue,
Clonsilla,
Dublin 15.

Reg. Ref.	91A-0081
Appl. Rec'd:	28.01.1991
Floor Area:	
Site Area:	5,600 sq. ft.
Zoning:	A
Add. Info. Rec'd:	12.04.1991

[Handwritten signature]

Report of the Dublin Planning Officer, dated 4 June 1991

This is an application for PERMISSION for retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road for Mrs. S. O'Sullivan.

The site is in an area zoned 'A' - "to protect and/or improve residential amenity" in the Development Plan. There is an existing surgery attached to the side of a detached dwelling house. The doctor has died and his widow, who resides in the house, wants to allow another doctor to use this surgery. The surgery is close to the Templeville Roundabout.

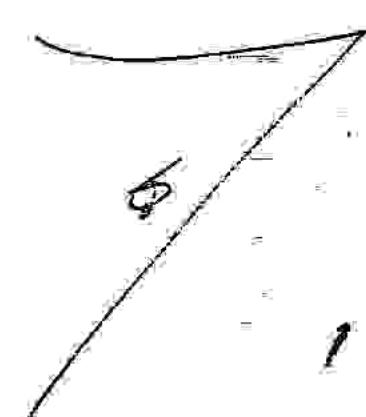
PLANNING HISTORY

Reg. Ref. F. 755: Permission for construction of surgery to side of house. (First floor extension not completed - see note on current elevational drawing). File not available - copy of order P/1169/73 attached.

INTERDEPARTMENTAL REPORTS

Roads report dated 14th March, 1991, states that the surgery is within 30 metres of a roundabout connecting two major routes, that two parking spaces are required while only one is provided, and that on-street car parking at this location is not acceptable. Roads Department object on the grounds that the additional turning movements generated would endanger public safety by reason of traffic hazard. At the Belgard Committee meeting on 25th February, 1991, it was suggested by Councillors that applicant could provide additional parking spaces if necessary.

(Continued)



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road for Mrs. S. O'Sullivan.

(Continued)

From the planning viewpoint it is considered that this established surgery is unlikely to generate additional traffic other than the personal requirement of the non-residential doctor, and that the surgery serves a local residential area and its severance from the house is not likely to have an adverse effect on residential amenity provided that additional off-street parking can be provided.

Additional information was requested from the applicant with regard to the following:

1. The applicant should indicate by way of drawings and/or written statement that an additional parking space can be made available to serve the proposed independent surgery.

Additional information was replied to on 12th April, 1991. The agent for the applicant states that the applicant ^{is} advised not to accommodate the request for additional parking at this location ^{as this} ^{house site because it could prejudice the sale of her house in the future.} No report has been received from the Roads Department on the ^{Additional} information. ^{As there is concern over the traffic implications, I consider a} I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (5) conditions:-

NO

(MD/DK)

(Conditions attached)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

5691

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 (5) conditions set out above is hereby made.

Dated: ^{June} 7 May, 1991.



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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road for Mrs. S. O'Sullivan.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|---|--|
| <p>1. 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.</p> <p>2. That before development commences, approval for the porch and frontal treatment under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the dwelling house shall be used as a single dwelling unit.</p> <p>4. That the existing use of doctors surgery/practice shall cease before 30th June, 1996, unless before that date planning permission to retain the use has been obtained from Dublin County Council or An Bord Pleanála on appeal.</p> <p>5. That a financial contribution in the sum of £345. be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the development and which will facilitate the proposed development; this contribution to be paid on receipt of of planning permission.</p> | <p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of the proper planning and development of the area.</p> <p>4. In order to assess the effect on residential amenity and traffic circulation.</p> <p>5. In the interest of the proper planning and development of the area.</p> |
|---|--|

5

Order No. P/1285/91
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing doctor's surgery/practice with proposed modifications independent of dwellinghouse, including new porch and frontal treatment to dwellinghouse at 148 Wainsfort Road for Mrs. S. O'Sullivan.

Charles Hulgraine Arch.,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

Reg. Ref. 91A/0081
App. Recd: 28.01.91
Floor Area: =
Site Area: 5600 sq.ft.
Zoning: 'A'

Report of the Dublin Planning Officer, dated 25 March 1991.

This is an application for PERMISSION for retention of existing doctor's surgery/practice with proposed modifications independent of dwellinghouse, including new porch and frontal treatment to dwellinghouse at 148 Wainsfort Road for Mrs. S. O'Sullivan.

The site is in an area zoned 'A' - "to protect and/or improve residential amenity" in the Development Plan. There is an existing surgery attached to the side of a detached dwellinghouse. The doctor has died and his widow, who resides in the house, wants to allow another doctor to use this surgery. The surgery is close to the Templeville Roundabout.

PLANNING HISTORY

Reg. Ref. F.755: Permission for construction of surgery to side of house. (First-floor extension not completed - see note on current elevational drawing). File not available - copy of order P/1169/73 attached.

INTERDEPARTMENTAL REPORTS

Roads report dated 14.03.91 states that the surgery is within 30 metres of a roundabout connecting two major routes, that two parking spaces are required while only one is provided, and that on-street car parking at this location is not acceptable. Roads Department object on the grounds that the additional turning movements generated would endanger public safety by reason of traffic hazard. At the Belgard Committee meeting on 25.02.91 it was suggested by Councillors that applicant could provide additional parking spaces if necessary.

From the planning viewpoint it is considered that this established surgery is unlikely to generate additional traffic other than the personal requirement of the non-residential doctor, and that the surgery serves a local residential area and its severance from the house is not likely to have an adverse effect on residential amenity provided that additional off-street parking can be provided.

(Over)

Order No. P/1285/91
COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

Retention of existing doctor's surgery/practice with proposed modifications independent of dwellinghouse, including new porch and frontal treatment to dwellinghouse at 148 Wainsfort Road for Mrs. S. O'Sullivan.

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

1. The applicant should indicate by way of drawings and/or written statement that an additional parking space can be made available to serve the proposed independent surgery.

(JCB/AC)

Endorsed:- 
For Principal Officer

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

Dated: 15/3/91
March, 1991.


For Dublin Planning Officer


Approved Officer

to whom the appropriate powers have been delegated by Order of Dublin City and County Manager, dated 15/3/91

Planning Applications Office,
Dublin County Council,
Leish Life Centre,
Abbey St.,
Dublin 1

148 Wainfoot Rd,
Templeogue,
Dublin SW

22nd March 1991

Reg. Ref. No. : 91A / 0081

Dear Sir,

We hereby request a time extension of one month in relation to the above proposal, in order to modify the documents lodged. This should be up to and including 25th April 1991. I trust this is in order.

Yours sincerely,

AP. Sheila O'Sullivan

See ref
4/91.

P/1710/73 21/6/73

DUBLIN COUNTY COUNCIL

Tel. 01 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

To :
Michael Healy, Esq.,
104 St. Nealruan's Park,
Tallaght, Co. Dublin.
Dr. J. O'Sullivan.

Decision Order P/1169/73, 9/5/73
Number and Date.....
F.755
Register Reference No.....
15463
Planning Control No.....
19/4/73
Application Received on.....

Applicant :

A. PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
~~XXXXXX~~
Proposed extension to 148 Wainsfort Road, Templeogue

Conditions	Reasons for Conditions
1. Subject to the conditions of this permission, the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Approval under the Building Bye-laws to be obtained, and all conditions of that approval to be observed in the development.	2. To achieve a satisfactory standard of development.
3. The entire premises to be used as a single dwelling unit.	3. To prevent unauthorised development.
4. All external finishes to harmonise in colour and texture with the existing premises.	4. In the interest of visual amenity.

.....
d on behalf of the Dublin County Council :
for Senior Administrative Officer.
21st June, 1973

Form 4

Date :

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

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/81

LOCATION: 148 Wainsfort Road, Dublin 6W.

APPLICANT: Mrs. S. O'Sullivan.

PROPOSAL: Ret. of existing doctor's surgery/practice with proposed mod. indep. of dwelling house including new porch and frontal treatment.

DATE LODGED: 28th January, 1991.

MOS

This application is for alterations to doctors surgery at 148 Wainsfort Road.

The surgery is located within 30 metres of a roundabout connecting two main routes:

- a) Templeville Road and St. Peter's Road which is a major ring route to the ferry for traffic from the west.
- b) Wainsfort Road and Cypress Grove Road connecting Kimmage to Templeogue.

The proposal requires two spaces whereas only one is provided. The possibility of on-street parking at this location is not acceptable.

Roads Dept. object to the proposal on the grounds that additional turning movements generated by the development would endanger public safety by reason of a traffic hazard.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date *14/3/91*
3.50

SA/MM 14/3/91.

SIGNED: _____

DATE: _____

ENDORSED: *C. B. Burke*

DATE: *14/3/91*

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/

Local Government (Planning and Development) Acts, 1963-1983

To **Charles Hulgraine, Architect,**
6, Orchard Avenue,
Clonsilla,
Dublin 15.

Applicant **Mr. S. O'Sullivan.**

Decision Order **P/2564/91 - 07.06.1991**
Number and Date

Register Reference No. **91A-0081**

Planning Control No.

Application Received on **28.01.1991**

Add. Info. Rec'd: **12.04.1991**

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/ for:

retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwelling house at 148, Wainsfort Road.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval for the porch and frontal treatment under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the dwelling house shall be used as a single dwelling unit.	3. In the interest of the proper planning and development of the area.
4. That the existing use of doctors surgery/practice shall cease before 30th June, 1996, unless before that date planning permission to retain the use has been obtained from Dublin County Council or An Bord Pleanala on appeal.	4. In order to assess the effect on residential amenity and traffic circulation.

(Continued)

Signed on behalf of the Dublin County Council


For Principal Officer

7th June, 1991.

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That a financial contribution in the sum of £345 be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the development and which will facilitate the proposed development; this contribution to be paid on receipt of planning permission.

5. In the interest of the proper planning and development of the area.

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under 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



Blóc 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/0081

Date : 15th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of existing doctor's surgery/practice with
proposed modifications independent of dwelling house
including new porch and frontal treatment

LOCATION : 148, Wainsfort Road, Dublin 6W.

APPLICANT : Mrs. S. O'Sullivan

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 12th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr. Charles Hulgraine, Arch.,
6, Orchard Ave.,
Clonsilla,
Dublin 15

Charles Hulgraine Architect and Design Consultant

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

A.I.
91A/0081

St. Mochtas,
6 Orchard Avenue,
Clonsilla,
Dublin 15.
Telephone 202552

ref: 91A/0081 date: 9/4/91

"ADDITIONAL INFORMATION"

RE: Retention of existing doctor's surgery/
practice with proposed modification
independent of dwelling house, including
new porch and frontal treatment to
dwelling house at 148 Wainsfort Road,
Dublin 6W.

16 APR 91

APPLICANT: Mrs. S. O'Sullivan.

Dear Sir,


We wish to respond to your "Additional Information" request dated 25th March 1991 as follows:

My client has seriously considered your request to provide for an additional parking space which under different circumstances would be a perfectly reasonable request, however it would be quite impractical to widen the site frontage for example as this would seriously detract from the amenities and use of the house proper. I have made various unsuccessful attempts to accommodate the additional space within the rectangular site curtilage of the intended surgery. Furthermore my client has had legal advice to the effect that it would be extremely unwise to give a written undertaking to make available a reserved parking space for the doctor within her residential site as this condition would prejudice any future sale of her house. (i.e. the practising doctor would effectively be the only realistic prospective buyer).

In view of the above and the fact that most patients are local and arrive on foot it is arguable that the carparking indicated is quite adequate in this instance as no intensification is proposed, also that this separation is being sought in special and genuine circumstances, for a long Established Use.

We therefore respectfully ask that you consider the application on foot of the documents lodged on 28/1/91 and urge you to determine a balanced decision in the matter.

Yours faithfully,


CHARLES HULGRAINE MIXAS ARCHITECT.

CHARLES HULGRAINE

ARCHITECTS

6 Orchard Ave., Clonsilla

Dublin 15. - Phone 202552

Charles Hulgraine Arch.,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

Reg. Ref. No. 91A/0081

25 March 1991

Re: Retention of existing doctor's surgery/practice with proposed modifications independent of dwellinghouse, including new porch and frontal treatment to dwellinghouse at 148 Wainsfort Road for Mrs. S. O'Sullivan.

Dear Sir,

With reference to your planning application, received here on 28 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:-

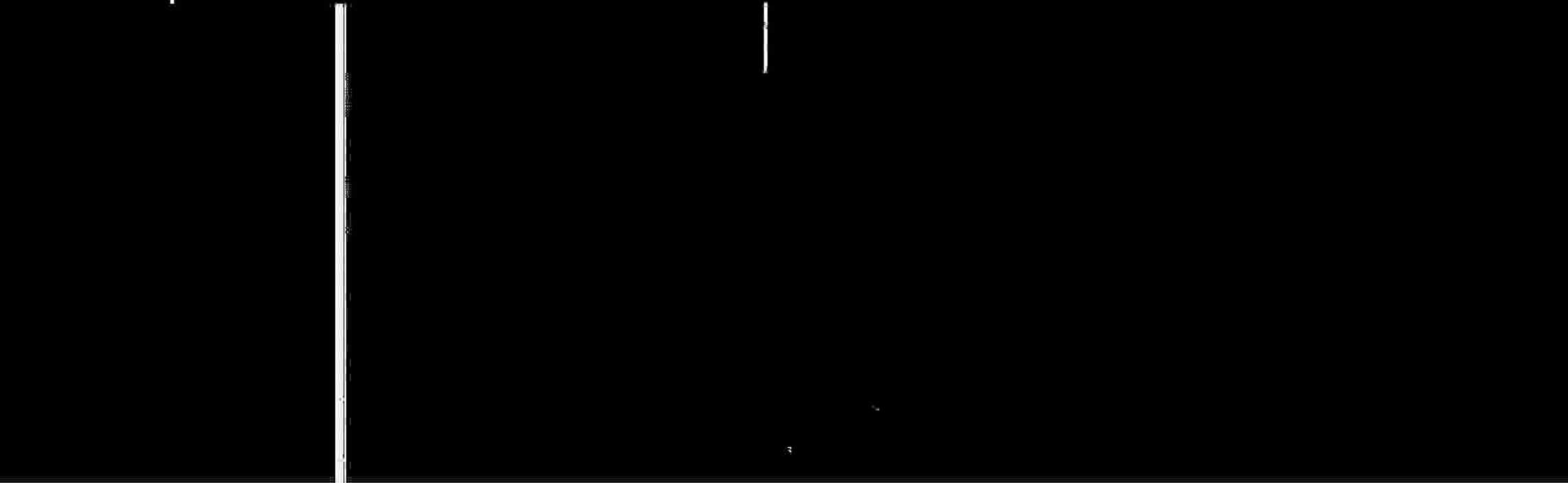
1. The applicant should indicate by way of drawings and/or written statement that an additional parking space can be made available to serve the proposed independent surgery.

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

Yours faithfully,



for Principal Officer.



Charles Hulgraine Architect and Design Consultant

Attention.
MR J. Kearney.
BB6s.
Dublin C.C.C.

St. Mochtas,
6 Orchard Avenue,
Clonsilla,
Dublin 15.
Telephone 202552

Re - Separation of doctors surgery
from dwelling house including
porch to dwelling house.

Reg ref - 91A 0081 ref:

date: 22/2/91

Dear Sir,

further to tel. conversations with your MR Kearney
+ his site visit of 19/2/91 I enclose revised drawings,
now complying with the Building Bye Laws + the
relevant Fire Regs. in respect of ventilation,
drainage + separation from the main house.

I trust you can now issue your Approval + condition
any other minor items which may be outstanding

Charles Hulgraine Dip Arch
Architect
22/2/91

CHARLES HULGRAINE
ARCHITECTS

6 Orchard Ave., Clonsilla,
Dublin 15.

COMHAIRLE CHONTAE ÁTHA CLIATH

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

of this receipt is not an acknowledgment that the fee entered is the prescribed application fee.

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

N 31273

Balance

£91.25

Received this 15th day of February 1991

from S. J. O'Sullivan
149 Wainsfort Rd.
Templeogue

the sum of ninety one Pounds

twenty five Pence, being balance of fee on 91A/81

Aileen Deane Cashier

S. CAREY Principal Officer Class 2

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

BYE LAW APPLICATION.

REC. No. N 31532
Balance

£30.00

Received this *15th* day of *February* 19*91*

from *S. J. O'Sullivan*
148 Wainsfort Rd,
Templeogue

the sum of *thirty* Pounds

Pence, being *balance*

of fee on 91A/81

Michael O'Carroll Cashier

S. CAREY *Class B*
Principal Officer

"Danboog"
148, Wainfort Rd.,
Templeogue,
Dublin 6W.

Ref: 91A/0081

11th Feb 1991

Mr. Whelan
Build & Control Dept.
Leffry House,
Tara Street, Dublin 1.



Dear Mr. Whelan,

Please find enclosed cheque
for £21.25 in respect of Planning
Application and Bye Law application.
This represents the total charges
in this matter. My architect is
Mr. Charles Hurlquill, 6, Orchardeau
Chensilla, D.15.

Yours sincerely
Steve M. Sullivan (MUS)
(Applicant)

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/0081

Date : 30th January 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of existing doctor's surgery/practice with
proposed modifications independent of dwelling house
including new porch and frontal treatment

LOCATION : 148, Wainsfort Road, Dublin 6W.

APPLICANT : Mrs. S. O'Sullivan

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 28th January 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr. Charles Hulgraine, Arch.,
6, Orchard Ave.,
Clonsilla,
Dublin 15

Nolae onul
non



Dublin County Council
Comhairle Chontae Átha Cliath

Planning Application Form/
Bye - Law 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 continuances of uses.

2. Postal address of site or building (if none, give description sufficient to identify) 148 Wainstort Rd. Dublin 6W

3. Name of applicant (Principal not Agent) MRS. Sheila O'Sullivan

Address 148 Wainstort Rd. D 6W Tel. No. 902 544

4. Name and address of person or firm responsible for preparation of drawings Charles Hulgane Architect 6 Ormeau Ave Clonsilla Dublin 15. Tel. No. 202552

5. Name and address to which notifications should be sent " Architect " **BYE LAW APPLICATION**

6. Brief description of proposed development Retention of doctor's surgery with the proposed modifications independent of dwelling house, new porch + frontal treatment to **REC. NO. NIL**

7. Method of drainage public 8. Source of Water Supply Mains dwelling house

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. Doctors surgery + dwelling house (linked.)

(b) Proposed use of each floor " " " (Separated.)

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

Irish
her

25/1/91

11. (a) Area of Site 5600 (total site of 148) 110 site of surgery yellow Sq. m. seft

(b) Floor area of proposed development 505 surgery + 54 new domestic porch. Sq. m. seft

(c) Floor area of buildings proposed to be retained within site 50 m. seft

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

DUBLIN 6W Retention of existing doctor's surgery/practice with proposed modifications independent of dwelling house, including new porch and frontal treatment to dwellinghouse, 148 Wainstort Road Mrs. O'Sullivan

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: Considered in full **NIL**

15. List of documents enclosed with application. 4 working layout drgs. 4 site plans. 4 spec. **Town Planning AD**

16. Gross floor space of proposed development (See back) 47 sqm + porch. Sq. m.

No. of dwellings proposed (if any) 4 + 2 Class(es) of Development 4 + 2

Fee Payable E. Planning - 182.25 surgery + 16 porch = 366.50 Basis of Calculation 366.50

Signature of Applicant (or his Agent) Sheila O'Sullivan Date 28/1/91

Application Type P/BPL Register Reference 91A/0081 FOR OFFICE USE ONLY

Amount Received E. 2.12.4 28/1

Receipt No. 28/1 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
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

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

Charles Hulgraine Architect and Design Consultant

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

St. Mochtas,
6 Orchard Avenue,
Clonsilla,
Dublin 15.
Telephone 202552

ref:

date: 24/1/91

RE: Separation of existing doctor's surgery/practice
from dwelling house including new porch.

CLIENT: Mrs. Sheila O'Sullivan.

28 JAN 1991

TIA/DCS

Dear Sir,

Enclosed find application in quadruplicate in respect of the above application.

Take note that the applicant is widow of the late Dr. Jack O'Sullivan who passed on recently.

Mrs. O'Sullivan was an active partner to her late husband in the medical practice dating back to 1963 when the doctor first established the practice. Unfortunately she is now unable to have a direct income from the practice and is effectively unemployed. A young doctor has expressed an interest in the practice subject to compliance with the Planning Acts while she intends to remain resident in the main dwelling house. In order to make the practice independent of the house it will be necessary to form a new vehicular entry and carpark and to form a small yard to the rear, all to be transferred separate to the house proper, including various works to comply with Building Bye Laws.

It is further proposed to screen the proposal both by way of new garden walls and planting in order to render the surgery compatible with the residential character of the area. Take note that there have never been any complaints or otherwise relating to the practice and most of the patients are locals who invariably arrive on foot. Prior to the construction of the surgery (approved under F.755) the doctor first conducted his practice from the garage attached to the main house. A new porch is also proposed to the main house.

Dublin County Council have in recent times been sympathetic and flexible to deceased doctor's spouses in these circumstances and the applicant asks that her unfortunate dilemma be taken into consideration.

A preliminary sketch was forwarded to your Alf Smith earlier this week.

Yours faithfully,


CHARLES HULGRAINE M.I.A.S. ARCHITECT

SPECIFICATION

1. GENERAL

- 1.1 The Contractor shall be responsible for defects arising from incorrect procedures which deviate from this Specification or good standard building practice. All materials described in Specification refer to Drawings Nos.
- 1.2 The Contractor shall be responsible for ensuring that all statutory requirements and safety regulations are met during the construction period.
- 1.3 The Contractor shall supply all materials and equipment required to execute the works.
- 1.4 The materials shall be to the latest D.O.E. "Outline Specification" where applicable.
- 1.5 The Contractor shall notify the Local Authority, E.S.B. and P. & T. to arrange for all inspections at the appropriate stages of the works. All fees in respect of the previous will be paid directly by the Employer. The Contractor will advise the Employer, well in advance, of fees due.
- 1.6 Any specific items not covered in this Specification are described in the Working Drawing (refer to same).

2. SITE PREPARATION

- 2.1 All top soil and vegetable matter shall be removed from the building area to a minimum level of 6".
- 2.2 Top soil shall be retained for use if required.
- 2.3 Trenches shall be excavated down to solid strata and finished level minimum 3'0" below ground level.
- 2.4 Hardcore shall be free from foreign matter and shall be well compacted to a minimum depth of 6" or as indicated on Drawing.
- 2.5 Footings shall be 2'3" x 12" for 9" concrete blockwork and 2'9" x 12" for 11" concrete cavity construction. See Drawing for details.
- 2.6 Concrete shall be no leaner than 6:1 cement/gravel.
- 2.7 Sand and coarse aggregates to be in accordance with I.S. 5.

3. DRAINAGE

- 3.1 Refer to Drawing for positions of new and existing pipe runs, A.J.'s, manholes and gully traps, and interception of existing sewers etc.

3.2 PVC pipework laid to correct falls on minimum 6" surface concrete bed for full runs with concrete haunched up on both sides on the pipe for half the diameter.

3.3 All underground pipework shall be PVC and laid straight between intersections with a constant fall throughout the overall length in accordance with the manufacturers instructions.

3.4 All gully traps, junctions and manholes, including covers shall be standard PVC approved unit - "Kavin" or similar.

3.5 Where existing or proposed sewers traverse under new work they shall be encased in 6" of concrete all around and bridged by approval at foundation strips. Normally the Local Authority Inspector should be consulted.

3.6 All new and existing sewerage to be discharged directly to existing sewer and surface water to soakways min. 15' from main structure - or as indicated on Drawings.

4.1 External pedestrian areas shall be 4" concrete on 6" rramed hardcore with falls away from structure and finished smooth. Where necessary install expansion joints at 8' centres.

4.2 Alternatively selected washed gravel hardstanding with concrete precast kerbs.

4.3 Sub floors shall be 6" concrete and 6" well rramed hardcore. Insert damp-proof membrane as indicated on Drawing, minimum 500 g and laid directly on sand blinding.

5.1 All external blockwork walls shall be 9" thick concrete blockwork to I.S. 20 which shall be toothed in all intersections. This will be plastered externally and dri-lined and insulated internally.

5.2 Brickwork clay walls in accordance with I.S. 19.

5.3 Alternatively 12" concrete blockwork cavity construction consisting of:-

4" concrete blockwork or brickwork outer leaf,
4" cavity (with 38mm styrofoam cavity insulation) if equal.

4" concrete blockwork inner leaf.

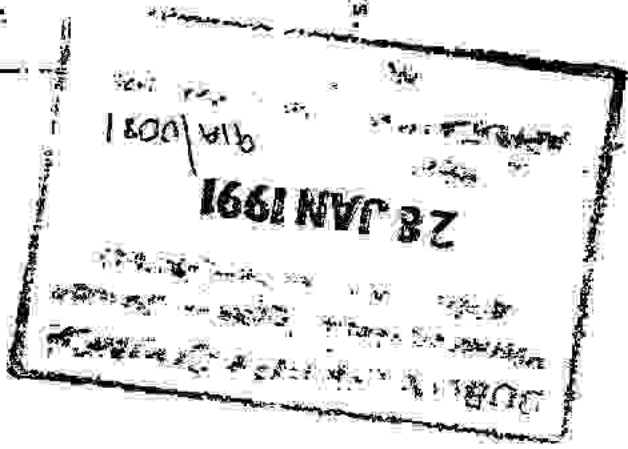
5.4 Use galvanised iron cavity ties 9" horizontally and 1'6" vertically.

5.5 Above D.P.C.-blocks shall be hollow type.

- 5.6 Below D.P.C. blocks shall be solid type.
- 5.7 Internal block partitions shall be toothed to all external walls.
- 5.8 Stud partitions where applicable are to be as indicated on Drawing, 3/4" thick.
- 5.9 Sleeper walls shall be brickwork or blockwork honeycomb construction, with 4" x 2" wall plates on DPC bolted at minimum 1' c.c.
- 5.10 Portland cement will be in accordance with I.S. 1.
- 5.11 Gauged mortar shall be used as per manufacturer's instructions above D.P.C.
- 5.12 Cement mortar 1:3 mix shall be used below D.P.C.
- 5.13 PVC damp-proof courses shall be to I.S. 97 or B.S. 743 and bedded on a layer of cement mortar and lapped 6" where necessary.
- 5.14 D.P.C. shall be installed as:-
 - a) All rising walls at least 6" above ground level and lap existing D.P.C. at wall intersections.
 - b) Under and turned up at back and sides of window cills.
 - c) At door and window lintels.
 - d) Under all wall plates.
 - e) At ground floor detail (See Drawing).
 - f) Vertical D.P.C.'s at all windows and doors (in cavity construction).
- 5.15 Free air louvers 9" x 9" to be installed in external walls to:-
 - a) Provide cross ventilation under all timber floors.
 - b) Be high level in any room without a natural draught fireplace.
 - c) To enclosed lofts.

6. TIMBERWORK

- 5.16 Precast concrete eills from a reputable supplier shall be installed. The cills shall be 3" wider than the window open to allow 4" hold each side and also have a 3" projection at face of exterior wall. All cills shall be finished extra smooth sealed, throated, rebored and weathered to I.S. 89.
- 5.17 Use 7mm steel angle L-brons over spurs not exceeding 4/6" for external cavity leads, minimum bearing 4" each side.
- 5.18 Alternatively use "I.C." composite steel lintols.
- 5.19 Precast prestressed concrete lintols "Spanlited" or similar to B.S. 1239 shall be installed as per manufacturer's instructions.
- 5.20 Ensure manufacturer's recommended number of solid blockwork courses over compression zones of all windows. No room vents are to be located in this zone.
- 6.1 All timbers used must be well seasoned dry and free from defects with a moisture content at the time of erection not exceeding that specified in I.S. 96 (latest issue.)
- 6.2 Ends of all timbers in roof and concealed faces of fascia soffits, etc. shall be treated with an approved wood preservative as per manufacturer's instructions.
- 6.3 All wall plates, ends of joists etc. shall be treated as in Clause 6.2.
- 6.4 All carpentry timber to be white deal.
- 6.5 Joinery timbers to be red deal, prepared, knotted, stopped and primed.
- 6.6 Galsed timber floors as per Drawing, provide under-floor ventilation.
- 6.7 Roof trusses to I.S. 193 (P) at 24" c.c. where applicable.
- 6.8 Rafters will not exceed 16" c.c. in traditional roof construction.
- 6.9 External Doors - Shall be 2" deal glazed as per Drawing with hinged flap type weatherboard and supplied with all fittings and keys. Doors shall be hung on 1 1/2 pairs 4" butt hinges to frame. Frame shall be machine prepared 4" x 3" red deal frame rebated in the solid.
In accordance with I.S. 99.



11.4 All woodwork shall be knotted, stopped, primed and painted two undercoats with minimum one high gloss enamel finish coat to Client's choice of colour.

11.5 Ironwork shall be cleaned, anti-rust primer applied with two undercoats and one final high gloss coat.

11.6 External woodwork shall be knotted, stopped, primed and painted two undercoats with one high gloss finish coat to Client's choice of colour.

11.7 Glazed ceramic tile type and colour of Client's choice shall be laid to the extent indicated on the Drawing. This item is to be priced separately if requested by the Employer or covered in a P.C. Sum.

12.1 Main gutters to be 4" PVC and rainwater pipes to be 1" diameter. Assemble as per manufacturer's instructions to give correct fall.

12.2 All goods to be screwed not nailed to fascia and blockwork, using standard attachments to give 1" wall clearance.

13.1 Only skilled professional plasterers shall be employed for this work.

13.2 External walls shall be rendered in cement and sand 1:3 mix and rendered in one part hydrated lime, one part cement and three parts sand, finished 12 mm smooth and even and generally new work to be plastered to match existing work unless otherwise stated.

13.3 Roughcast to consist of 5:6 parts washed sand and pebbles, 1 part lime, 1 part cement.

13.4 Reveals shall be fine nap finish 1" thick and projecting 1" over wall finish where applicable.

13.5 Plaster plinths to be finished smooth and neatly cut off and weathered at top edge. Plaster finish to extend below finished ground level.

13.6 All internal plaster wall linings to be "Cyprex" insulated plaster board fixed strictly in accordance with manufacturer's instructions, to D.O.E. Standards.

13.7 Plaster board joints and wall junction to be scribed before applying 1" minimum plaster thickness.

14.1 Glass shall conform to B.S. 952 and putty to B.S. 544.

14.2 Glass thickness shall be as follows:-
 3 mm up to 0.26 m² (6 sq.ft.)
 4 mm up to 1.12 m² (12 sq.ft.)
 6 mm above 1.12 m².

12. RAINWATER GOODS

13. PLASTERING

14. GLAZING

6.10 Internal doors - Install 2" flush panel plywood doors to I.S. 48 or 52. Doors shall be installed with all fittings and keys.

6.11 Windows - All frames to be made from standard machine prepared scantlings of red deal. Window boards 1.1/4" thick with rounded edges and corners to be properly installed on bearers.

6.12 NOTE - Glazed areas to be minimum 10% of room.

6.13 Opening sashes to total a minimum of 5% of the room, Refer to the Drawing for details of windows.

7.1 Construction and sizes of members to be strictly in accordance with the design Drawing and generally to match the standards of the existing building.

7.2 Flashings Generally - Where extension abuts existing structure, chase blockwork to receive lead flashing No. 5 to B.S. 1178. Alternatively approved materials may be used with prior permission of Architect.

7.3 Sarking felt to I.S. 36.

7.4 Minimum pitch for concrete tiles 1/4" to I.S. 3.

7.5 Flat roof construction minimum fall to 1 in 40.

7.6 Asbestos cement slates to I.S. 7.

8.1 All structural steelwork, sizes of R.S.J.'s and reinforcement for concrete beams, etc., strictly to later Engineer's detail.

9.1 Sanitary fittings will be "Wylfords" or equal to I.S. 70. Extend existing services to new work.

9.2 Provide additional water storage tanks if specified.

10.1 All door and window ironmongery to be to relevant I.S.

11.1 The Contractor shall state at the time of quotation the extent of decoration included in the price. Priming of all new external timbers must be carried out by the Contractor in this Contract.

11.2 All painting shall be carried out by an experienced painter who shall follow all approved preparation procedures before painting commences. Emulsion paint shall not be used as an undercoat for non-emulsion paints.

11.3 All new ceilings and walls shall receive two coats of emulsion paint after priming.

7. ROOF CONSTRUCTION

8. STRUCTURAL STEELWORK

9. SANITARY FITTINGS

10. IRONMONGERY

11. DECORATION

14.3 All panes less than 2'0" over floor level to be 6 mm glass.

14.4 Glass in glazed doors shall be bedded in putty and secured using glazing strips and finally bedded in mastic putty.

14.5 Bathroom W.C. or closet windows to be glazed in obscure glass.

15.1 Refer to Waterworks Regulations and note only kitchen sinks to be supplied direct from mains supply.

15.2 Generally extend existing services to new work.

15.3 Waste pipe from sink traps shall be 1 1/2" diam. PVC and shall be properly bracketed and secured to exterior wall to discharge directly over and into open gully trap.

15.4 Soil vent pipe, when installed, shall be PVC 4" diam. and shall be connected to drain which W.C. units as per manufacturer's instructions. Where indicated, a "single stack" system is to be installed in accordance with B.S. 5572 (1978).

15.5 Install gowl and cleaning eyes in proper locations in accordance with Building Bye-Laws.

15.6 Extend existing cold water supply in 1/2" copper pipe and connect to cold tap. Alternatively PVC may be installed with prior permission.

15.7 Extend existing hot water supply in 1/2" copper pipe and connect to hot taps. PVC pipe not permitted.

15.8 All pipework to be properly clipped with brackets to underfloor joists.

15.9 Extend existing heating system to new work.

16.1 The electrical installation shall be carried out by competent, experienced electricians. All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers, and the recommendations of "National Rules for Electrical Installation."

16.2 All wiring to be on ring main system using 13A plugs fusable type.

16.3 Provide proper identification system for each fuse unit.

16.4 Every light outlet shall be fitted with approved ceiling rose, flex and lampholder.

16.5 Switches shall be flush type make and break.

16.6 Socket outlets shall be flush type 13 amp. 3 pin shunter type and fusable with earth wire.

16.7 Wiring shall be concealed and carried in walls in plastic conduit, and through holes bored in timber joists (no notching of joists).

16.8 Wiring shall be 1.5 mm² for lighting circuits and 2.5 mm² for power circuits.

16.9 All joints shall be in proper joint boxes.

17.1 Insulation is to be in accordance with the maximum U-values laid down by the Dept. of the Environment, a whole building standard not exceeding .25 watts per metre squared degrees Celsius.

17.2 U-values will be required to be calculated in accordance with the 1975 Guide Book of the Institute of Heating and Ventilating Engineers.

18.1 All rubble, etc. to be removed from site.

18.2 Where applicable, replace clean top soil on gardens and level.

18.3 Extension area to be left clean and tidy.

18.4 All builders materials to be removed from site.

17. THERMAL INSULATION

18. SITE CLEARANCE

