

EOH/9di

Raheen Residents Association

TALLAGHT, DUBLIN 24.

Principal Planning Officer,
Dublin County Council,
Irish Life Mall,
Abbey Street,
Dublin 1.
2nd November '92.

16 Raheen Green,
Raheen Estate,
Tallaght,
Dublin 24.

A Chara,

I was asked to contact you regarding Planning Application No ABP PL6/585569 Ref No 91A / OI25. The Raheen Residents Association has no objections to the rezoning of Springfield House from Residential to Commercial but would object to openings and entrances to the Springfield area from this site. We would strongly object to any more traffic entering this area which has already seen many fatalities in recent years. Hoping this will clarify the situation for you and your Department.

Is Mise,

Sean Crowe


Sean Crowe. Ruisi

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
6 - NOV 1992
RECEIVED

DEVELOPMENT
10 NOV 1992
CONTROL

MCCORMICK MACNAUGHTON 

 **INGERSOLL-RAND**


EDWARD BURKE
Technical Representative
Compressors - Drill Rigs
Truck Tyres - Earthmover Tyres

Naas Road, Clondalkin, Dublin 22.
Tel: 591200 Fax: 592482 Telex: 93650

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG. NO. 91A/0125
APPLICATION TYPE O/P/AVE...
No L D S

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... *Edward Burke*

Name: *EDWARD BURKE*

*50 BIRCHWOOD WALKS
SPRING LEST. TALLAGHT
DUBLIN.*

Date: *21/1/91*

Saint Mark's
Residents Association

20/10/92

Chief Planning Officer
Planning Dept.
Dublin County Council

23/10/92



R.E. Building on 0.5 Acre Site
Springfield House, Blessington Rd.,
Tallaght Co. Dubli.

I refer to the above site, I have been
asked by St. Marks Residents Association
to express opposition to any access or
opening from the above via Springfield
Estate.

Trusting that these representations
will be taken into account when any
application is being considered.

It would be appreciated
if you could advise me of the position
in due course.

Yours Sincerely

Maire Hainebrotter (Secretary)

St Marks Residents Assoc.

31 Alderwood Lawn
Springfield
Tallaght



Ph. (01) 520615



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath.
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Brian & Jean Finn,
64 Maplewood Drive,
Springfield,
Tallaght,
Dublin 24.

Our Ref. RF/LD

Your Ref.

Date 12/04/91

REG.REF. 91A/0125

RE: Development at Springfield, Tallaght

Dear Sir,

I refer to your letter received in this Department on 3rd April 1991 regarding the above and wish to inform you that a Decision to REFUSE Permission was made on this application on 25th March 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

91A/0125

150

PK/Jan

OBJI

03 APR 91

4/4

Principal Officer,
Planning Dept.,
Dublin Co. Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Planning Application Ref. No. 91A/0125 at
Springfield, Kingston, Tallaght, Dublin 24 for
Service Station workshop, stores and showroom.
Mr. G. Carter

Dear Sir,

We, the undersigned residents of Maplewood Drive and
Maplewood Park, Springfield, Tallaght, are strongly opposed to
the granting of permission in respect of the above application
on the following grounds:-

1. The proposed development is located immediately
behind our homes, the boundary wall of our rear
gardens is also the boundary of the proposed
development, and will therefore adversely affect
the residential amenity of our properties.
2. The proposed development is not appropriate to a
residential area.
3. The proposed development is likely to cause lead
and other pollution and will therefore be injurious
to public health and, in particular, to the health
of those who live in close proximity to it.
4. The proposed development will lead to increased noise
level.
5. The proposed development is likely to cause traffic
hazard.

The proposed development would very seriously adversely
affect the quality of life that we enjoy and, as we are the
residents who live nearest, we would ask you to seriously
consider our views and refuse this application.

Yours Sincerely,

Name

Brian/Jean Fin

Address

64 Maplewood Drive

Name

Address

Jim & Breda Hayes.

Jacinta & Brendan Farrell

Colma Geraldine Shorten

Pat & Helen Bannan

Rita & Leo Greene

Seamus & Yvonne McElgheen.

Macl Brady

Frances Murdoff

Ann & Robert Griffin

Vincent O'Reilly

91 MAPLEWOOD PK.

87 Maplewood PK.

89. Maplewood Park.

62 Maplewood Drive

66 Maplewood Drive

60. Maplewood Drive.

68 Maplewood Drive

99 Maplewood PK.

97 MAPLEWOOD PARK.

16 Maplewood Park.

Councillor C. Flood,
22 Birchview Lawns,
Kilnamanagh,
Tallaght,
Dublin 24.

Our Ref.: 91A/125

20 May 1991


RE: Proposed service station, workshop, stores and showroom at
Springfield, Kingston, Blessington Road, Tallaght for Gay
Carter.

Dear Councillor Flood,

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

I now wish to inform you that an appeal has been received against
the Council's decision to refuse permission.

Yours faithfully,



for Principal Officer.

architects

39

PK

the ambrose kelly group

Date 5 February 1991

Our ref ML/SG/3090(001)

Your ref QIA/125.

ambrose kelly chairman
paul keenan B.Arch MRIAI
michael lyons B.A. Dip.Arch
vernon leahy B.Arch
stephen guard Dip.Arch MRIAI
bernard lynch Dip.Arch. Tech RIAI(Tech)
patrick j reid B.Arch MRIAI

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

Handwritten signature and date: 12/2
Stamp: 08 FEB 91
Handwritten note: 13/2

Re:- **PROPOSED SERVICE STATION AT SPRINGFIELD,
KINGSTON FOR GAY CARTER**

=====

Dear Sirs,

Further to our letter to you dated the 25th ult., we enclose herewith the names and signed statement of a further 29 no. neighbours who have no objections to the proposal.

Pauline Stokes
Margaret Glennon
Karen Malone
Geraldine Sanfey
Sarah McDonnell
Bernie Farrell
Thomas McDonnell
Mrs M. Dempsey
Christy Reddy
Helen Dowling
Desmond Sanfey

9 Cloonmore Gardens
504 Virginia Heights
11 Alderwood Grove
50 Adlerwood Avenue
11 Maplewood Road
15 Maplewood Green
11 Maplewood Road
43 Alderwood Green
15 Whitebrook Park
11 Alderwood Grove
50 Alderwood Grove

Kevin Farrell
Sonja Delaney
Patricia Dalton
Maureen O'Donoghue
June Murray
James Slater
Joan Roche
Joe O'Shea
Rose O'Shea
Mary Scully
Aisling Scully
Bridgit O'Sullivan
Jean Ellison
Carmel Long
Philip Murphy
William Ellison
Mrs P. Nowlan
Brian Long

15 Alderwood Green
33 Drumcairn Avenue
38 Drumcairn Avenue
73 Raheen Close
7 Maplewood Green
289 Belgard Heights
5 Maplewood Green
6 Maplewood Green
6 Maplewood Green
8 Maplewood Green
8 Maplewood Green
9 Maplewood Green
4 Maplewood Green
7 Maplewood Way
10 Pinview Rise
4 Maplewood Green
13 Maplewood Green
7 Maplewood Way.

I trust the above is satisfactory, but should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,

M. J. Lyons

Michael J. Lyons,
THE AMBROSE KELLY GROUP

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... Pauline... Stokes

Name: Pauline... STOKES.....

9 Cloonmore Gardens Jobstown D24.

Date: 3.1.90.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed Margaret Gleeson
504 Virginia Rd
D24

Date: 31-1-91

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.....*Karen Malone*.....

Name:..*KAREN MALONE*.....*11 ALDERWOOD GROVE* *SPRINGFIELD*

Date:..*31/1/91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Geraldine Seney*.....

50 Alderwood Avenue
Name:.....*Springfield*.....*Dublin 24*.

Date:.....*5th January 1991*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *A. J. Mc Donnell*

Name: *11 Maplewood Road A. Field Estate*

Date: *29/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Bernie... Farrell*.....

Name: *15. Haplewood... Green*.....

Date: *Springfield Estate*.....
29-1-91

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Thomas Mc Donnell*.....

Name: *11 Maplewood Rd.*.....

Date: *29-1-97*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.....

Name: *Mrs. M. Dempsey.. 43 Alderwood Green Springfield*

Date: *30.7.91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.....*Christ Reddy*.....

Name:.....*15 Whitebrook Pk
Springfield: DE4.*.....

Date:.....*30/1/91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Helen Dowling*

Name: HELEN DOWLING

Date: 29.1.91

11 ALDERWOOD GROVE
SPRINGFIELD
TALLAGHT
D. 24

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Desmond Sanfey*.....

50 Alderwood AVE. Springfield DUBLIN 24.

Name:..DES.MO.ND.SANFEY..

Date:..5-1-91.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Kevin Farrell*

Name: *15 Ardwood Green*
Springfield Est Tallaght Dublin 24

Date: *30-1-1991*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *Sayja Delaney*.....

Name: *33 Deerpain Ave*.....

Date: *31.1.91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *Patricia Dalton*.....

Name: *38 American Ave*.....

Date: *3.1.1991*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed. *Maureen O'Donoghue*

Name: *7.3 Kildare Close Tallaght*

Date: *31/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *June Murray*.....

Name: *9 Maplewood Green*.....

Date: *3/2/91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *James Slater*

Name: *289 Belgara Heights*

Date: *2-2-51*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... *Joan Rake*

Name: ⁵..... *Maplewood Green*

Date:..... *2-2-91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *JOE O'SHEA*.....

Name: *B. MARLEWOOD GREEN*

Date: *2-2-91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *Paul O'Meara*.....

Name: *L. Moxleywood Green*.....

Date: *1-2-91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... *Mary Scully*

Name: *8 Maplewood Green*

Date: *3/2/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed. *A. Scully*.....

Name: *8 Maplewood Green*

Date: *3/2/98*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Bridget O Sullivan*

Name: *9 Maplewood Rd*

Date: *1/2/1991*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *Jean Elbow H. Maple Wood Green*

Name:.....

Date:.... 1 - 2 - 1991

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... *Carmel Long*

.....
Name:..... *4 Maplewood Way*

Date:..... *3-2-91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Philip P. Murphy*.....

Name: *PO RIVERVIEW RISE*.....

Date: *2-2-91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *William Ellis - 4 Maple Wood Lane*

Name:

Date: *2-2-91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed... J. S. M. ap. B. Wood green

Name:.. Mrs. P. .. Nowlan...

Date:.. 3. 2. 9. /

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.....*Brian Long*.....

7 Maplewood Way Springfield

Name:.....

Date:.....*3-2-91*.....



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/0125

Date : 26th March 1991

Dear Sir/Madam,

Development : Service station, work shop, stores and showroom

LOCATION : Springfield, Kingston, Blessington Road, Tallaght

Applicant : Gay Carter,

App. Type : PERMISSION

I wish to inform you that by order dated 25.03.91 it was decided to REFUSE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

The Ambrose Kelly Group,
Fleming Court,
Fleming's Place,
Dublin 4

Yours faithfully,

.....
PRINCIPAL OFFICER



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

Register Reference : 91A/0125

Date : 20th February 1991

Dear Sir/Madam,

Development : Service station, work shop, stores and showroom

LOCATION : Springfield, Kingston, Blessington Road, Tallaght

Applicant : Gay Carter,

App. Type : PERMISSION

Date Recd : 6th February 1991

Your application in relation to the above was submitted with a fee of £1698.00.

On examination of the plans submitted it would appear that the appropriate amount should be £1708.25.

I should be obliged if you would submit the balance of £10.25 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,


.....
PRINCIPAL OFFICER

The Ambrose Kelly Group,
Fleming Court,
Flemings Place,
Dublin 4.

REF: 9/10/05
 PROPOSAL: Filling Station, Stores, Workshop & Showrooms
 LOCATION: Site at Kingston Blessington Road, Malbegh
 APPLICANT: Guy Carter

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	€332					
	€316					
	€50 per M ² in excess of 300M ² MIN. €40					
metres ² 919.0m ²	€1.75 per M ² of €40	1608.25	1598	10.25		
x .1 hect.	€25 per hect. of €40					
x .1 hect.	€25 per hect. of €40					
x .1 hect.	€25 per hect. of €40					
x metres ²	€10 per M ² of €40	100	100			
x 1,000m ²	€25 per 1,000m ² of €40					
x .1 hect.	€25 per hect. of €40					

10.25 24/2/91
 N3329

Column 1 Certified: Signed: *J. Y. [Signature]* Grade: DHE Date: 15/2/91
 Column 1 Endorsed: Signed: *[Signature]* Grade: S.O Date: 13/2/91
 Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O Date: 13/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/125

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 9893 FT²

MEASURED BY:

J.Y.
15/2/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

10 December 1992

Councillor C. O'Connor,
32, Ashgrove,
Tallaght.

Dear Councillor O'Connor,

I wish to refer to your recent enquiry regarding Springfield House, Blessington Road, Tallaght.

At the meeting of the South Dublin Planning Sub-Committee held on 10th November, 1992 during discussion of a motion relating to the site at Springfield House, the members were informed that there is no current planning permission available for the site. The site is zoned 'A' in the Dublin County Development Plan 1983 with the objective "to protect and improve residential amenity".

During the discussion it was suggested that the local representatives might arrange to meet with the owner and the local residents to discuss any proposal the owner might have for the development of the site.

In the meantime a Statutory Notice pursuant to Section 11 of the Derelict Sites Act, 1990 has been served on the owner by the Council's Development Department requiring the carrying out of specified works to render this site non-derelict. At the hearing in the District Court on the 9th September 1992 the case was adjourned to the 9th December 1992 upon the Defendant undertaking to the Court to have all works specified in the Notice fully carried out by that date.

Yours faithfully,



for PRINCIPAL OFFICER

MH/MC

RECEIVED
30 NOV 1992
PLANNING DEPT.



Bosca 174
P. O. Box 174
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01) 725782

From: Councillor Charles O'Connor P.C.
32 Ashgrove
Tallaght
DUBLIN 24

Our Ref.

Your Ref.

Date 29/11/92

Tel: 514087

Dear Sir
Ref Springfield House
I would greatly appreciate
an update on this issue

Yours Sincerely
Charles O'Connor

SOUTH DUBLIN AREA COMMITTEE

MEETING OF THE SOUTH DUBLIN PLANNING SUB COMMITTEE - 10/11/92

ITEM NO. 38

MOTION: Councillors C. O'Connor, C. Quinn and M. Billane

"That the Manager outline the planning history in respect of Springfield House, Tallaght and in replying, attach copies of extracts from the planning file, maps showing the various access arrangements, to the proposed developments and that the Manager note that it is the view of this Committee that access to any development on this property should not be from Maplewood Park Drive."

REPORT:

In October, 1980 planning permission was refused for the retention of use of this site at Springfield House, Blessington Road, Tallaght as a builders office and yard. Subsequently the premises were used as a fuel depot and in 1985 an order of the High Court was obtained by consent which provided for the discontinuance of the use.

A subsequent application for temporary permission (Reg. Ref. 87A/1077) for the retention of the fuel depot was submitted and a decision to grant permission for the use for a two year period was made by the Council. Following a third party appeal An Bord Pleanala refused permission on the grounds that the proposed development would endanger public safety by reason of traffic hazard, the development would be injurious to the amenities of the nearby houses as a result of noise generated, loss of privacy and general disturbances and the proposed access across public open space would adversely affect the visual amenity and recreational utility of the open space.

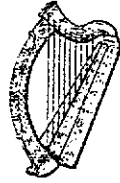
The most recent planning application in respect of this site was an application for planning permission for a service station, workshop, stores and showroom at Springfield, Kingston, Blessington Road, Tallaght which was refused permission on appeal by An Bord Pleanala on 25th September, 1991 (Reg. Ref. No. 91A/125). There is no current planning permission on this site.

A Statutory Notice pursuant to Section 11 of the Derelict Sites Act, 1990 was served on the owner requiring the carrying out of specified works to render this site non-derelict. As the terms of the Notice were not complied with within the period specified in the Notice legal proceedings were instituted. At the hearing of the above case in the District Court on the 9th September 1992 the case was adjourned to the 9th December 1992 upon the Defendant undertaking to the Court to have all works specified in the Notice fully carried out by that date.

Seol aon fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo: -
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dub. n. 7)

17

2/50719

Teileafón 01/28731, 771881

13 March, 1991.

Dear Sir,

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15 / 3 / 91
Time	12.45

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

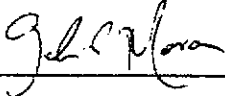
I am directed by the Minister for Defence to refer to applications:

- 90A/2147 - Sprucefield Developments Ltd., Buckandhounds, Clondalkin.
- 91A/0091 - Pumpower Ltd/D & B Gray Ltd., Unit No. 20, Cookstown Industrial Estate, Dublin 24.
- 91A/0098 - Kelland Homes Ltd., Cherrywood Drive, Nangor Road, Clondalkin.
- 91A/0106 - Southside Tavers Ltd., The Foxes Covert, Main Street, Tallaght.
- 91B/0053 - Mr. S. McAuley, 1 Bancroft Avenue, Tallaght, Dublin 24.
- 91B/0072 - Mr. & Mrs. D. McAuley, 70 Coolamber Drive, Rathcoole.
- 91B/0073 - Mr. J. Deans, 33 Oak Downs, Clondalkin.
- 91A/0117 - J. Mulvey, Main Street, Tallaght.
- 91A/0124 - I.B.M. Ireland Ltd., Unit 31 on the corner of Airton Road and Broomhill Road, Tallaght.
- 91A/0125 - Gay Carter, Springfield, Kingston, Blessington Road, Tallaght.
- 91A/0126 - Mr. J. McNally, Peamount Road.
- 91A/0132 - Irish Biscuits Limited, Belgard Road, Tallaght.
- 91A/0136 - Gregory Allen, Hazelhatch Road, Newcastle.
- 91B/0085 - Mr. J. Purcell, Castle Road, Saggart.
- 91B/0086 - R. Flynn, 13 The Drive, Millbrook Lawns, Tallaght.
- 91B/0100 - B. Rogers, 39 Alderwood Park, Springfield, Tallaght.
- 91B/0101 - D. McCarthy, 81 Lanndale Lawns, Tallaght.

/.....

No objection is seen to these developments provided they do not exceed 11M. in height above ground level.

Yours sincerely,



JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15 / 3 / 91
Time	12:45

FINANCIAL CONTRIBUTION :-	
AMOUNT € NIL	
F	REFUSED

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/0125

P/4973/91 22/10/91

APPEAL by Gay Carter care of the Ambrose Kelly Group of Fleming Court, Fleming's Place, Dublin against the decision made on the 25th day of March, 1991 by the Council of the County of Dublin to refuse permission for development described in the public notice as service station, workshop, stores and showroom on site at Springfield, Kingston, Blessington Road, Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The development would contravene materially a development objective indicated in the Dublin County Development Plan, 1983 to use the land of which the site forms part to protect and/or improve residential amenity. This objective is considered reasonable and the proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
3. The proposed development would generate additional traffic turning movements which would interfere with the safety and free flow of traffic on the adjoining heavily trafficked road and would, therefore, endanger public safety by reason of traffic hazard.



Dennis W. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 25th day of September, 1991.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/0125

P/4973/91
22/10/91

Order Noted: <u>C.D</u>
Dated: <u>21/10/91</u> <u>APK</u> ASSISTANT CITY AND COUNTY MANAGER <u>APPROVED OFFICER</u> to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated <u>21st</u> day of <u>October</u> 19 <u>91</u>

1244/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0125

Date Received : 6th February 1991

Correspondence : The Ambrose Kelly Group,
Name and : Fleming Court,
Address : Flemings Place,
Dublin 4.

Development : Service station, work shop, stores and showroom

Location : Springfield, Kingston, Blessington Road, Tallaght

Applicant : Gay Carter,

App. Type : Permission

Zoning : A

<u>CONTRIBUTION:</u>	
Standard:	<i>refused</i>
Roads:	<i>nt</i>
S Sers:	
Open Space:	
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	
Cash:	

Report of the Dublin Planning Officer, dated, 19th March, 1991.

This is an application for permission for a service station, workshop and stores and showroom on a site of 2020 sq.m. located in an area with County Development Plan zoning objective "to protect and/or improve residential amenity".

PLANNING HISTORY:

Reg. Ref. TA.1651 - permission refused for retention of site as builders office and yard, 28/10/80.

Reg. Ref. 85A/778 - permission refused for retention of premises as fuel depot, 31/7/85. Permission also refused by An Bord Pleanala on appeal because of incompatibility with residential zoning objective and traffic hazard, 20/3/86.

Reg. Ref. 87A/1077 - temporary permission granted 23/10/87 for fuel depot. This was refused by An Bord Pleanala on appeal on 27/4/88 because of incompatibility with the residential zoning objective and traffic hazard.

Reg. Ref. 90A/615 - application for permission for petrol filling station, floor area 39 sq.m. on a site of 1007 sq.m. was withdrawn.

There is also a long enforcement history relating to this site. In 1985, an order of The High Court was obtained by consent which provided for discontinuance of use (of the fuel depot).

The current application is for a floor area of 887 sq.m. The proposed service station includes a shop, toilets and a car wash. Three workshops are proposed with areas given as 143 sq.m.; 167 sq.m. and 214 sq.m. These are shown at the back of the site with their rear boundary walls built immediately beside the

COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref: 90A/615 Record of Executive Business and Manager's Orders

Page No: 0002

Location: Springfield, Kingston, Blessington Road, Tallaght

boundary with (from west to east) the immediately adjoining residential properties on Maplewood Drive, the end of the cul-de-sac of Maplewood Park, and the boundary of the last residential property on Maplewood Park.

The workshops scale 5.5m high and the rear boundary wall proposed, apparently on the boundary with the residential properties, scales 4.5m high. The two storey section proposed, comprising office, above showroom, scales 6.8m high.

These structures would be approx. 10m due south of houses on Maplewood Drive (closer where extensions have been built) and would immediately adjoin their rear gardens. In the case of Maplewood Park, the workshop would come right up to the side boundary as far as the front of the house. A car wash is also proposed adjoining rear gardens of Maplewood Drive.

The proposed development would be seriously injurious to the residential amenities of nearby houses because of overshadowing, noise generated, loss of privacy and general disturbance. The proposal would also depreciate the value of residential property in the vicinity.

I note that the applicant has submitted letters from residents in the general area stating that they are not opposed to the proposal. However, only one of these residents has an address adjoining the proposal.

Roads Report dated 14/3/91 refers to their report of 6/6/90 on Reg. Ref. 90A/615 which still applies. Roads Department strongly recommend that permission be refused because the proposal contravenes Development Plan Policy, Department of Environment guidelines on Development Control, October 1982, Department of Environment Policy on roads, January 1985 and because the proposal would endanger public safety by reason of a traffic hazard.

The proposal would also be contrary to the proper planning and development of the area in that it would seriously affect the development of the Tallaght Town Centre lands, which have been designated for Urban Renewal Incentives, specifically the proposed use of a site in close proximity (which does not have access to the By-Pass) for the development of a petrol filling station and related activities. This proposal was adopted by the Belgard District Committee on 3/7/90 and tenders have been invited.

Reports requested from Fire Officer, Sanitary Services Parks not received.
I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (6) reasons:-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0125

Page No: 0003

Location: Springfield, Kingston, Blessington Road, Tallaght

REASONS FOR REFUSAL

- 01 The site is located in an area zoned in the 1983 County Development Plan "to protect and/or improve residential amenity". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this site ^{to protect and/or improve} ~~for residential amenity as a result of~~ overshadowing, noise generated, loss of privacy and general disturbance, ~~which~~ [^] would seriously injure residential amenity and would depreciate the value of residential property in the vicinity and so would be contrary to the proper planning and development of the area. SM
 - 02 The proposed development would be contrary to the proper planning and development of the area in that it would seriously affect the proper planning and development of the Tallaght Town Centre lands, which have been designated for Urban Renewal Incentives, ~~specifically the proposed use of a site in close proximity for a petrol filling station.~~ S
 - 03 The access to the proposed development contravenes the adopted policy of Dublin County Council as set out in Paras. 2.15.1; 2.15.5 and 4.49 of the County Development Plan. 4.4.9 SM
 - 04 The access proposed contravenes the report of the Department of the Environment "Development Control Advice and Guidelines", October, 1984 paras. 3.14; 3.15; 3.16 and 3.19.
 - 05 The proposed access contravenes the report of the Department of the Environment "Policy and Planning Framework for Roads", January, 1985, para. 3.5. This states that the investment in the National Routes "should be safeguarded by preventing the premature obsolescence of those roads as a result of inadequate control on frontage development".
 - 06 The turning movements generated by the proposed development would endanger public safety by reason of a traffic hazard.
- 5

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0125

Page No: 0004

Location: Springfield, Kingston, Blessington Road, Tallaght

Maeve Bennett

.....
for Dublin Planning Officer

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

order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (6) reasons set out above is hereby made.

Dated : *25/3/91*

[Signature]
.....
~~ASSISTANT CITY AND COUNTY MANAGER~~ *Approved Officer*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~ *15/3/91*

S Mc Conda
Please Place a
Confidentiality
9/12/125
file
K greenhill
on the off

PRIVATE AND CONFIDENTIAL



Exchange Buildings
Lord Edward Street
Dublin 2 6796111
Telephone (01) ~~7768000~~
Extn ~~258/259~~ x 2114

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

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
15 MAR 1991

Our Ref: *91A/KC/TALLA/GEN F.*
Your Ref.
Date: 12th March, 1991

RE: Planning Ref. 91A/125
Proposed Petrol Filling Station/Workshop &
Show Rooms at Tallaght By-Pass

Dear Sir,

I understand that an application for planning permission for a Petrol Station/Workshop and Show Rooms has been made in respect of a site fronting the Tallaght By-Pass adjacent to Town Centre Lands.

In this regard, I wish to bring to your attention the fact that the Council's Development Department is presently endeavouring to dispose of a site on adjoining lands for a similar use. The subject site was identified for such use by officials of both the Council's Development Department and Planning Department.

The granting of planning permission for the proposed development fronting the Tallaght By-Pass as referred to above, would in effect render any similar type development on Council/Corporation lands financially not viable and there is little prospect of any sale being agreed until such time as a decision has been taken by the Planning Authority on the relevant application.

Yours faithfully,

[Signature]
CHIEF VALUER

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *20/3/91*
Time *3:10*

DEVELOPMENT
20 MAR 1991
CONTROL

SS only file

Register Reference : 91A/0125

Date : 14th February 1991

Development : service station, work shop, stores and showroom
LOCATION : Springfield, Kingston, Blessington Road, Tallaght
Applicant : Gay Carter,
App. Type : PERMISSION
Planning Officer : M.DARLEY
Date Recd. : 6th February 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN C.C.
22 FEB 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
- 3 APR 1991
Returned *Gly*

Date received in sanitary services

FOUL SEWER

Refusal recommended.

- ① The applicants have not indicated the size of the public sewer; the drainage as indicated would not connect to this sewer.
- ② No invert levels have been indicated.
- ③ Foul sewerage from H.C.C. discharging through a petrol interceptor is not acceptable.

SURFACE WATER

*Refusal recommended
See ① above.*

*Blunthorne
26.3.91*

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

Not for 336 -

M.D.

Register Reference : 91A/0125

Date : 14th February 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. Recommend Rejection

- (a) no water main layout submitted
- (b) daily consumption required (as there is a car wash intertidal)

Note: There is no indication as to ^{possible} a source of water as there are ^{alternatives}.

.....
Insufficient information supplied to evaluate applicant.

ENDORSED [Signature] DATE 2/4/91

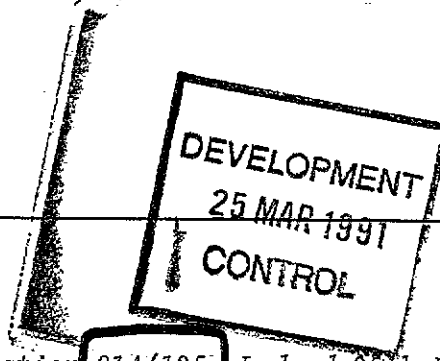
[Signature] 27/1/91
[Signature]
[Signature]
4.3.91



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

Mr. A. Smith,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street.

Our Ref.
Your Ref.
Date 20th March, 1991



DD MA

RE Planning Application 91A/125 Lodged 25th February, 1991
Applicant: D. Carter
Proposed petrol filling station, stores, workshops, showrooms
and offices over at Tallaght By-Pass

I refer to the above planning application.

As you are aware the County Council has advertised a site for a filling station/motor centre at Town Centre Tallaght comprising 1½ acres. Prior to advertising the site a report was made to the Dublin-Belgard District Committee on 3rd July, 1990 in relation to the matter, copy attached. The Council is at present negotiating for the disposal of the site with a number of parties. The Development Department wishes to strenuously object to the proposed planning application and the proposal contained therein and would submit that it is contrary to the proper planning and development of the area, contrary to Council and Department of Environment policy in relation to the prevention of access to national primary/secondary traffic routes and the proposal, if granted, would seriously affect the Council's policy in respect of its land and the proper planning and development of the Town Centre lands. The proposal would also result in a substantial loss of site value and consequent loss of funds to the Council.

T. Doherty
PRINCIPAL OFFICER

TD/ML

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION
Date 25/3/91
Time 3:50
22 MAR 91



P.O. Box 174
46/49 Upper O'Connell Street
Dublin 1
Telephone (01) 727777
Fax No. 725782

Mr. T. Doherty,
Principal Officer,
Development Department.

Our Ref.

Your Ref.

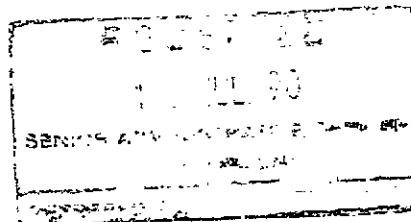
Date 11th July, 1990

91A/0125

Please note that the attached report was considered by the Dublin-Belgard District Committee at its meeting held on 3rd July, 1990.

Following discussion the Committee adopted and approved the recommendations contained in the attached report."

Brian Buckley
B. Buckley,
for Principal Officer.



ITEM NO. 50(g)

91A/025

TALLAGHT TOWN CENTRE

(a) Site for Petrol Filling Station and compatible uses

A site has been identified comprising approximately 1.5 acres within the Tallaght Town Centre Designated Area which is considered suitable for the development of a petrol filling station, related activities such as motor factors, windscreen replacement, fast fit exhausts, tyre sales, car sales, car valeting, repairs (servicing, electrics and batteries) and for compatible uses.

It is proposed to invite tenders for the purchase of a leasehold interest in the site.

A slide is available illustrating the site.

(b) Leisure Centre

As the Committee is aware the Council has been endeavouring to advance proposals for the provision of a comprehensive Leisure Centre at this location. A site comprising 6 acres (of which 3 acres are within the Designated Area for tax incentives) north of the Old Blessington Road has been identified as being suitable for this use and it is proposed to utilise this site to pursue the submission of proposals.



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.
Your Ref.
Date 21.03.1991

MD

RE: Petrol Station/Workshop, Springfield, Tallaght. Reg. Ref. 91A/0125.

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

Part of the lands subject of this application were conditioned as public open space in the overall planning permission, which was granted for residential development at Springfield Estate by McKone Builders Limited. It is the intention of the Parks Department to link the existing open spaces in this area via the site which consists in part of open space, and complete the amenity improvement of the area. Accordingly, it is recommended that the application is refused.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 22/3/91
Time 10:00

[Signature]

SENIOR PARKS SUPERINTENDENT

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/125
LOCATION: Kingston, Blessington Road, Tallaght.
APPLICANT: Gay Carter.
PROPOSAL: Service station, workshop, stores & showroom.
DATE LODGED: 6th February, 1991.

Roads Department report of 6/6/90 in respect of a previous application for a similar development on this site 90/A/615 of 11/4/90, still applies. A copy of our earlier report is attached for reference.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	20/3/91
Time	4.00

TB/MM 14/3/91

SIGNED: *C. B. [Signature]*
DATE: 14/3/91

ENDORSED: _____
DATE: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0125

Date Received : 6th February 1991

Applicant : Gay Carter,

Appl.Type : PERMISSION

Development : Service station, work shop, stores and showroom

LOCATION : Springfield, Kingston, Blessington Road, Tallaght

O.S.REFS.

21-12			
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AREA REFERENCE

T	A	1.	2	0	3
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HISTORY

87A-1077	85A-778	90A-615		

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

Our Ref: PL 6/5/85569
P.A. Reg. Ref: 91A/0125

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

Date: 25 SEP 1991

Appeal re: Erection of service station, workshop,
stores and showroom at Springfield, Kingston,
Blessington Road, Tallaght, County Dublin.

Dear Sir/Madam,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

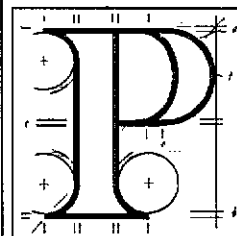
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 352

211
An Bord Pleanála



Rev
27/9

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

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/0125

APPEAL by Gay Carter care of the Ambrose Kelly Group of Fleming Court, Fleming's Place, Dublin against the decision made on the 25th day of March, 1991 by the Council of the County of Dublin to refuse permission for development described in the public notice as service station, workshop, stores and showroom on site at Springfield, Kingston, Blessington Road, Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The development would contravene materially a development objective indicated in the Dublin County Development Plan, 1983 to use the land of which the site forms part to protect and/or improve residential amenity. This objective is considered reasonable and the proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
3. The proposed development would generate additional traffic turning movements which would interfere with the safety and free flow of traffic on the adjoining heavily trafficked road and would, therefore, endanger public safety by reason of traffic hazard.



Daragh W. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 25th day of September. 1991.

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/125

Your Ref: PL6/5/85569

Date: ~~30 July~~ ^{3 Sept} 1991

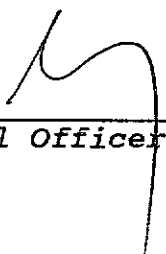
RE: Proposed service station, workshop, stores and showroom at Springfield, Kingston, Blessington Road, Tallaght for Gay Carter.

Dear Sir/Madam,

I refer to your letter dated 22nd April, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 25th March, 1991.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: P16/5/85569
Our Ref.: 91A/125

6 May 1991

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

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

Proposal: Proposed Service Station, workshop, stores and showroom at Springfield, Kingston, Blessington Road, Tallaght

Applicant: Gay Carter.

Dear Sir,

With reference to your letter dated 22nd April, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 25th January, 1991.
- (4) The plan(s) received from the applicant on 6th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/1244/91, dated 25th March, 1991 together with technical reports in connection with the application.
- (8) Histories: TA.1651 enclosed. for 85A/778 see PL6/5/69897; 87A/1077 see PL6/5/75086.

Yours faithfully,

M. Murtagh.
for Principal Officer.

Encls.

Our Ref: PL 6/5/85569
Your Ref: 91a/125

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

Date: 22nd April 1991

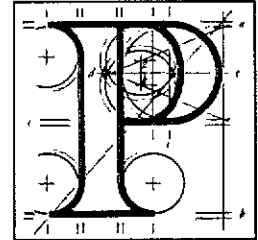
Planning authority decision re: Erection of a service station, workshop, stores and showroom at Springfield, Kingston, Blessington, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

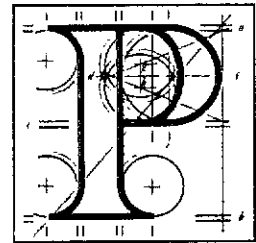
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011
fax (01) 728907

DGS

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011
fax (01) 728907

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

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

Yours faithfully,


Miriam Baxter.

Encl.

BP 005

the ambrose kelly group

Date 12 April 1991
Our ref ML/SG/3090(001)
Your ref

ambrose kelly chairman
paul keenan B.Arch MRIAI
michael lyons B.A. Dip.Arch
vernion leahy B.Arch
bernard lynch Dip.Arch. Tech RIAI(Tech)
patrick j reid B.Arch MRIAI

The Secretary,
An Bord Pleanala,
Block 6 & 8,
Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.

AN BORD PLEANALA
Received 14/4/91
Fee £100 elg
Receipt No. D 22497

Re:- PROPOSED FILLING STATION AT TALLAGHT FOR
MR. GAY CARTER
REG. REF. 91A/0125 DECISION
ORDER NO. 91A/0125 25TH MARCH 1991
=====

Dar Sir,

We formally appeal to Dublin County Council Decision to Refuse made on the 25th ult., on behalf of our client Mr. Gay Carter. Our grounds for appeal are set out hereunder.

1. The County Development Plan 1983 states that the site is zoned in an area "to protect and/or improve residential amenity". It is our clients contention that a Filling Station as planned and presented to the County Council would improve and protect the residential amenity of the area. He has spoken personally to over 100 householders in the area, each of whom has given him a letter to state that they approve of his proposal as a desirable amenity in the area. They all of necessity drive cars and welcome wholeheartedly the service he would provide when his station is operational.

Cont/d...

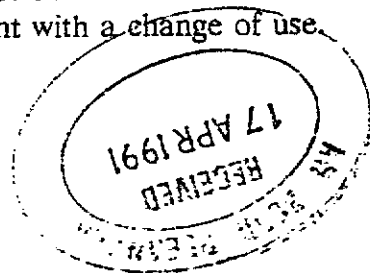
Copies of these signed letters were submitted to the County Council and copies can be made available to the Bord, should it wish to seem them. The adjoining owners at the rear of the site welcome the building of a high wall at the ends of their gardens as an added protection for their children and as an added privacy for their gardens. They also welcome it as a buffer from the traffic noise and intrusion from the main road. They have no objection to the slight overshadowing that the back wall of the station would generate in the early morning only. No overshadowing would occur from mid-morning on. The Council wrongly give the impression that overshadowing would be a problem. This is not so. The Residents privacy in their gardens and houses would be enhanced not lost as the Council suggests. The noise which would be generated on the forecourt of the proposed station would not be even heard in the houses adjoining the site, on the other hand the noise from the traffic on the main road at present would be reduced by the building of the station. Our client has consulted with the Area County Councillors, all of whom would agree to materially altering the 1983 County Development Plan to allow the building of a filling station on the site.

The County Council cannot in any way sustain that the building of this station would depreciate the value of residential property in the area. Our client has established from local valuers that this is not so. On the contrary his information is that the building of the station would not depreciate the value of residential property in any respect. In fact it is felt that the opposite would be the case.

2. The Tallaght Town Centre land designated for Urban Renewal Incentives would not be seriously affected by the building of this station. Every Town Centre because of traffic coming to and leaving needs a filling station to supply a need. A town would be seriously deficient in its planning if it could not offer a filling station service at one or more locations to its users and residents. The provision of a filling station is a requirement of Urban Renewal Incentives.
3. Paragraph 2.15.1 of the County Development Plan is headed Road Building & Improvement and concern National & Regional routes. It does not appear to our client to be in any way relevant to his proposed development since above his site is referred to as being part of the Development of Tallaght Town Centre Lands.

In section 3.14 of Development Control Advice and Guidelines it is stated that "access to development should only be via a limited number of well planned access points". This is precisely what is shown on the lodged plans viz. namely an entry of 7m wide and an exit of 7m wide. These are re-positioned to provide well planned access points in place of the existing access points to this derelict site which was formerly a commercial development. As this site has been in use commercially and is not now in use it must not be treated the same as a green field development but merely a re-development with a change of use.

Cont/d...



Consequently section 3.15 has little or no relevance. The general policy as laid down in 3.16 states that infilling in existing built up areas may be permitted. This development can be regarded as just that and if this appeal is not determined in favour of the proposal it is most likely to remain a derelict site and a constant nuisance. Our client recognises that there must be reasonable planning control but in this application there is no justification for a restrictive policy as laid down by the Planning Department of Dublin County Council.

Paragraph 2.15.5 states inter alia that the requirements in respect of off-street parking will be a major contribution. The Board is requested to note that provision is made in the planning of the station for 22 no. off-street car parking places. The County Council seems to have overlooked this when using paragraph 2.15.5 in condition 3 of Notice of Intention to refuse. Similarly paragraph 4.4.9 which relates to safety and Convenience is cited in condition 3. The station is planned and designed keeping all An Foras Forbatha recommendations in mind and this takes into account widths of entrance and exit, sight lines etc. to obtain the maximum safety. The traffic is to enter the station forecourt from one direction only. Thus the flow is left in left out only. Safety and convenience is paramount in the planning and has not been ignored.

4. Our client seriously questions the relevance of using "Development Control Advice and Guidelines" issued by the Department of Environment in 1984 in the development of his site which is regarded in Refusal reason 2 as part of the Tallaght Town Centre lands designated for Urban Renewal Incentives.
5. The proposed access contravenes the report of the Department of the Environment "policy and Planning Framework for Roads" January 1985, paragraph 3.5. This states that the investment in the National Routes should be safeguarded by preventing the premature obsolescence of these roads as a result of inadequate control on frontage development.

Our client, Mr. Gay Carter, carried on his business for many years in a filling station on West Road, Palmerstown. On the building of the By-pass his business vanished almost overnight as he was left on an obsolescent road. As a prudent businessman of many years standing he purchased outright his site at Kingston, Tallaght with a view to re-establishing his filling station business. Precedents exist on both sides of the road for filling station on the city side of Tallaght, none of which are within the Tallaght Town Centre lands. He therefore requested the Bord to look favourably on his appeal and grant him permission to proceed. The Bord by granting permission for this station is merely permitting traffic to leave the road for a safe stop and fill up and re-enter the traffic flow in a controlled and safe manner. This is an operation that takes place at every well designed filling station and will in no way whatever interfere with the investment in the road or in any way tend to render the road obsolescent.

Cont/d...



6. Turning movements as planned for have been carefully considered and the recommendations of Foras Forbatha and the Department of the Environment have been fully taken into account. Any movement of traffic, vehicular, pedestrian, cyclist or house traffic will cause a traffic hazard. As planners we must by correct layout and planning design and control all movements to minimize the danger to all users of the road. In this proposal this is what we have done.

We enclose in addition to our grounds of appeal above the Notification of Decision to Refuse Permission together with our clients cheque for £100.00 No. 500035, dated the 11th of April 1991 in favour of An Bord Pleanala. For our reasons outlined above and for the reason that the Local Councillors have encouraged our client to purchase this site and apply for permission and agreeing to change the zoning to permit this, we urge the Bord to determine this appeal in favour of our client Mr. Gay Carter.

If you determine this appeal and uphold the decision of the Council, the site will continue as a derelict undeveloped site subject to occupation by vandals, vagrants and travellers and a continual danger to the children and residents in adjoining properties.

Yours sincerely

M J Lyons

Michael J. Lyons
THE AMBROSE KELLY GROUP



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

Decision Order Number : P/ 1244 /91 Date of Decision : 25th March 1991

Register Reference : 91A/0125 Date Received : 6th February 1991

Applicant : Gay Carter,

Development : Service station, work shop, stores and showroom

Location : Springfield, Kingston, Blessington Road, Tallaght

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 REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:-6...ATTACHED.

Signed on behalf of the Dublin County Council.....*J. de Baretoul*.....
for Principal officer

Date: *26/3/91*.....

The Ambrose Kelly Group,
Fleming Court,
Flemings Place,
Dublin 4.

NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0125
Decision Order No. P/ 1244 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The site is located in an area zoned in the 1983 County Development Plan "to protect and/or improve residential amenity". The proposed development would contravene materially a development objective indicated in the 1983 Development Plan for the use primarily of this site "to protect and/or improve residential amenity". Overshadowing, noise generated, loss of privacy and general disturbance, would seriously injure residential amenity and would depreciate the value of residential property in the vicinity and so would be contrary to the proper planning and development of the area.
- 02 The proposed development would be contrary to the proper planning and development of the area in that it would seriously affect the proper planning and development of the Tallaght Town Centre lands, which have been designated for Urban Renewal Incentives.
- 03 The access to the proposed development contravenes the adopted policy of Dublin County Council as set out in Paras. 2.15.1; 2.15.5 and 4.4.9 of the County Development Plan.
- 04 The access proposed contravenes the report of the Department of the Environment "Development Control Advice and Guidelines", October, 1984 paras. 3.14; 3.15; 3.16 and 3.19.
- 05 The proposed access contravenes the report of the Department of the Environment "Policy and Planning Framework for Roads", January, 1985, para. 3.5. This states that the investment in the National Routes "should be safeguarded by preventing the premature obsolescence of those roads as a result of inadequate control on frontage development".
- 06 The turning movements generated by the proposed development would endanger public safety by reason of a traffic hazard.

NOTES

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

CASH 46/49 UPPER O'CONNELL STREET

CHEQUE DUBLIN 1.

M.O.

B.L.

I.T.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N° 31389

£10.25

Received this 25th day of February 1991

from Willow Hall developments Ltd

the sum of ten Pounds

Twenty five Pence, being Balance of fee on 91A/0125

Michael O'Hara Cashier

S. CAREY Principal Officer

Class 4

architects

the ambrose kelly group

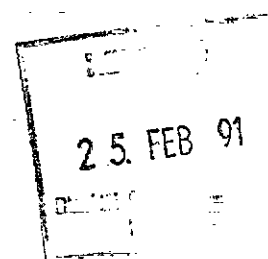
Date 21 February 1991

Our ref ML/SG/3090(003)

Your ref

ambrose kelly chairman
paul keenan B.Arch MRIAI
michael lyons B.A. Dip.Arch
vernon leahy B.Arch
stephen guard Dip.Arch MRIAI
bernard lynch Dip.Arch. Tech RIAI(Tech)
patrick j reid B.Arch MRIAI

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



Re:- **PROPOSED FILLING STATION, TALLAGHT FOR
GAY CARTER
REGISTER REFERENCE 91A/0125**
=====

Dear Sir,

Further to your letter dated the 20th of February 1991 regarding the above, we enclose herewith cheque for the sum of £10.25 as requested.

Trusting the above is satisfactory.

Yours faithfully,

M. J. Lyons.

Michael J. Lyons,
THE AMBROSE KELLY GROUP

Encl.

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/0125

Date : 8th February 1991

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

Dear sir/Madam,

DEVELOPMENT : Service station, work shop, stores and showroom
LOCATION : Springfield, Kingston, Blessington Road, Tallaght
APPLICANT : Gay Carter,
APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 6th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

The Ambrose Kelly Group,
Fleming Court,
Flemings Place,
Dublin 4.

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 Site at Kingston, Blessington Road,
(If none, give description sufficient to identify) Tallaght, Co. Dublin.

3. Name of applicant (Principal not Agent) Mr. Gay Carter
Address 242, Orwell Park, Templeogue, Dublin 6W Tel. No. 265518

4. Name and address of The Ambrose Kelly Group, Fleming Court, Flemings Place, Dublin 4
person or firm responsible for preparation of drawings Tel. No. 607511

5. Name and address to which The Ambrose Kelly Group, Fleming Court, Flemings Place, Dublin 4.
notifications should be sent

6. Brief description of proposed development Petrol Filling Station, Stores, Workshop and Showrooms.

7. Method of drainage Public 8. Source of Water Supply BYE LAW APPLICATION

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 Not Applicable REC. No. N/A

(b) Proposed use of each floor Workshop, Showroom Ground Floor, Offices First Floor.

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

11(a) Area of Site 2020 Sq. m.

(b) Floor area of proposed development 887 Sq. m.

(c) Floor area of buildings proposed to be retained within site None Sq. m.

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

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 into account in your proposal:
The Draft Building Regulations have been taken into account.

15.List of documents enclosed with 4 no. copies of drawing no. 3090/P1, 3090/P2

4 no. copies outline specification. Copy of newspaper notice

Cheque in the sum of £1,697.25

16.Gross floor space of proposed development (See back) 39 Sq. m.

No of dwellings proposed (if any) None Class(es) of Development 8

Fee Payable £ 100.00 Basis of Calculation Petrol Filling Station £100.00

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

Signature of Applicant (or his Agent) A. Abante Date 24 January 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0165

Amount Received £ 26.8.4 6/2

Receipt No

Date

REC. No. N/A
7/2
N 31194
RECEIVED

RECEIVED
16 FEB 1991
Pay. Sec.
24 January 1991

Irish
has
25/1/91

DUBLIN Planning Permission sought for service station, work shop, stores and showroom on site known as Springfield, Kingston, Blessington Road, Tallaght, Co. Dublin. Gay Carter.

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 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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
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.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

This receipt is not an acknowledgment that the amount is the prescribed application fee.

CASH

CHEQUE

M.O.

B.L.

I.T.

N 31194

£1698 00

Received this

7th

day of

February

1991

from Gay Carter Ltd

the sum of one thousand six hundred and ninety eight

Pounds

application at Kingston, Blessington road, Pence, being tea for planning talk

Michael O'Hare

Cashier

S. CAREY
Principal Officer

Class
UAG

a.r.c.h.i.t.e.c.t.s

the ambrose kelly group

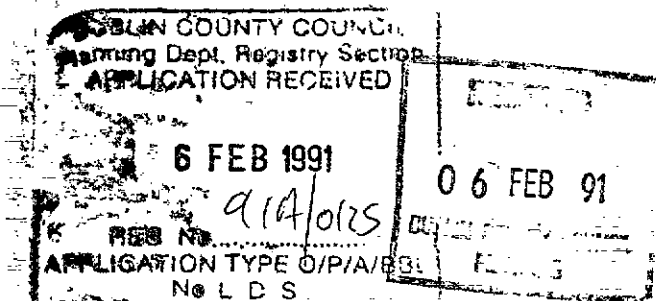
Date 25 January 1991

Our ref ML/AF/3090(001)

Your ref

ambrose kelly chairman
paul keenan B.Arch MRIAI
michael lyons B.A. Dip.Arch
vernon leahy B.Arch
stephen guard Dip.Arch MRIAI
bernard lynch Dip.Arch. Tech RIAI(Tech)
patrick j reid B.Arch MRIAI

Planning Department
Dublin County Council
Irish Life Centre
Lower Abbey Street
Dublin 1



RE: PROPOSED SERVICE STATION, WORKSHOPS, SHOWROOM,
OFFICES AND STORES AT SPRINGFIELD, KINGSTON, TALLAGHT
CO. DUBLIN FOR MR. GAY CARTER

Dear Sir

On behalf of our client Mr. Gay Carter we hereby apply for Planning Permission for above.

We enclose herewith the following documents.

1. Planning Application form duly filled in and signed by Mr. Gay Carter.
2. Specification in quadruplicate.
3. Drawings No. 3090 P1 and No. 3090 P2.
4. Published Notice to Planning Authority in Irish Press dated 25 January 1991.
5. Cheque No. 500542 dated 21 January 1991 for £1698.00.
6. Signed statements from the following adjoining owners who have no objection to the proposal.

- (a) James Corcoran, 1 Fernwood Avenue
- (b) Sara Fitzsimons, 5 Fernwood Avenue
- (c) Edward Burke, 50 Birchwood Heights
- (d) Catherine McGill, 7 Fernwood Avenue
- (e) T. Spelman 34, Ashgrove
- (f) Mr. Powell, 16 Alderwood Close
- (g) James Watts, Cookstown House
- (h) D.A. Coghlan, 43 Raheen Road
- (i) Philip Fitzsimons, 5 Fernwood Avenue
- (j) Mark McSharry, 10 Fernwood Avenue

- (k) Ciaran McInerney, 10 Fernwood Avenue
- (l) Karen Nolan, 11 Maplewood Avenue
- (m) Olive McInerney, 10 Fernwood Avenue
- (n) William McSweeney, 10 Fernwood Avenue
- (o) Mr. Fitzsimons, 5 Fernwood Avenue
- (p) Brian Whelan, 35 Fernwood Avenue
- (q) Carmel Murphy, 46 Raheen Road
- (r) Mary Weeks, 4 Alderwood Park
- (s) Michael Murphy, 61 Raheen Road
- (t) Carol Jones, 2 Alderwood Park
- (u) Josephine Jackson, 10 Alderwood Court
- (v) Sharon Murphy, 61 Raheen Road
- (w) Annette Halpin, 10 Raheen Road
- (x) Thomas Long, 24 Alderwood Park
- (y) Tony Keegan, 70 Maplewood Drive

Our client applies for a Material Contravention of the Development Plan for County Dublin and wishes us to point out that the required notice was published in the Irish Press on 1 June 1990. He further wishes that we inform you that there is an urgent need for a service station and garage at this location. He can obtain as many more signatures from neighbours in the area if this is considered necessary. Should any further documentation be needed to enable you to grant planning permission requested kindly contact the undersigned.

Yours faithfully

M. J. Lyons

Michael J. Lyons
AMBROSE KELLY GROUP

Encl.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED.

6 FEB 1991

REG No. 91A/0125
APPLICATION TYPE O/P/A/BBL
NO L D S

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed Catherine Mc Gil.....

Name: Catherine Mc Gil.....

Date: 24-1-91.....

M Feenwood ave
Springfield,

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. 91A/0125
APPLICATION TYPE O/P/A/SBL
No. L D S.

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed: *Jan Spelan T. Spelan*

Name: *34 Ash Grove D 24*

Date: *21/1/91*

To Whom It May Concern

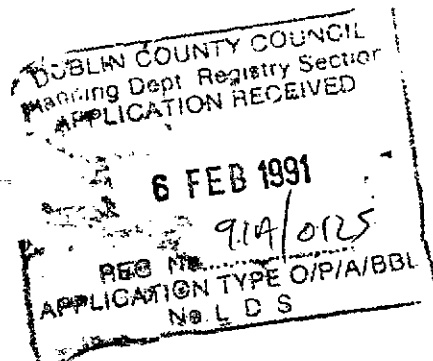
This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed *Mr. P. J. Power*

Name: *16 St. Andrew's Close*

Date: *8th February*



To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed..... *James Watts*
Name:..... *Lookstown Hse*
Date:..... *21/1/91*

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. *91A/0125*
APPLICATION TYPE O/P/A/BBL
NO L D S

To Whom It May Concern

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I have no objection to this development proceeding

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED.
6 FEB 1991
91A/025
REG NO.....
APPLICATION TYPE O/P/A/BBL
NO L D S

Signed..... *DACoghlan*

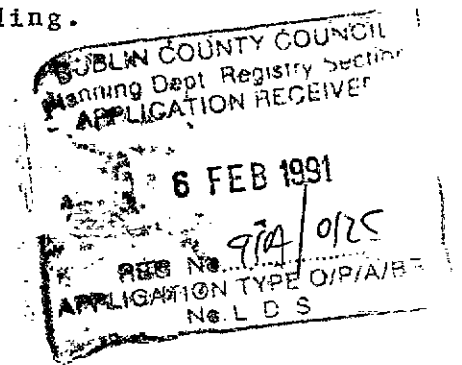
Name: *D. A. COGHLAN* 43, RAHEEN ROAD TALLAGHT
DUB 24

Date: *21/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.



Signed.....*Philip Fitzsimon*.....

Name:.. *S. Fernwood Ave Springfield* ..

Date:.. *16/1/91* ..

To Whom It May Concern

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I have no objection to this development proceeding.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Sect
APPLICATION RECEIVED
6 FEB 1991
REG NO. 9104/0125
APPLICATION TYPE O/P/A/BBL
N.E.L.D.S.

Signed.....*Mark McInerney*.....

Name:.....*10 Fernwood Ave Springfield*.....

Date:.....*16-1-91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

DOUBLIN COUNTY COUNCIL
Planning Dept Registry
APPLICATION RECEIVED
6 FEB 1991
REG NO. 91A/0125
APPLICATION TYPE O/P/A/BBL
No. L.D.S.

Signed.. *Goran M. Dunne*

Name:.. *10 Annwood Ave*...

Date:.. *16/1/91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 91A/0125
APPLICATION TYPE O/P/A/BBL
No L D S.

Signed. *Karen Nolan*.....

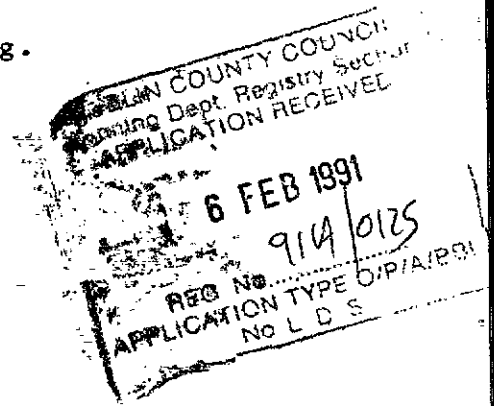
Name: *H. Nolan of Springfield*.....

Date: *16-1-90*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.



Signed: Mrs. Olive M. Tierney

Name: 10. Annwood. Ave. Springfield.

Date: 16/1/91.....

To Whom It May Concern

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I have no objection to this development proceeding.

Signed *William W. Gurney*

Name: *10, Seewickal Ave. Duffield Tallaght D24.*

Date: *16 - Jan '91*

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. *019/0125*
APPLICATION TYPE O/P/A/BBL
No L D S.

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed..... *M. Stinson*

Name:..... *5 Fernwood Avenue*

Date:..... *16th January 1991*

✓ DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. *914/025*
APPLICATION TYPE O/P/A/BBL
No. L D S.

To Whom It May Concern

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I have no objection to this development proceeding.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 91A/0125
APPLICATION TYPE O/P/A/BBL
No. L D S

Signed..... *Brian O'Keefe*

Name:..... *35 Fernwood Ave Springfield*

Date:..... *25 - 1 - 91*

To Whom It May Concern

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I have no objection to this development proceeding

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 90A/0125
APPLICATION TYPE O/P/A/BBL
No L.C.S.

Signed: *Carmel Murphy 46 Kheen Rd.*

Name: *C. Murphy*

Date: *23/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. 914/0125
APPLICATION TYPE O/P/A/BBL
No L D S.

Signed: *Mary Weeks*

Name: *4 Alderwood Park*

Date: *24/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding

DOUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 91A/0125
APPLICATION TYPE O/P/A/BBL
No. L D S.

Signed: *Michael Murphy*

Name: *Michael Murphy 61 Rabeen Rd.*

Date: *23/1/91*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.. *Carol Jones*.....

Name: *A. Alderdiceal. Park*

Date: *22/1/91*.....

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. *91A/0125*
APPLICATION TYPE O/P/A/BBL
No L D S

To Whom It May Concern

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I have no objection to this development proceeding

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 914/0125
APPLICATION TYPE O/P/A/BBL
No. L D S.

Signed *Josephine Jackson*.....

Name: *10 Alderwood Court Springfield Tallaght D24*

Date: *23/1/91*.....

To Whom It May Concern

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I have no objection to this development proceeding

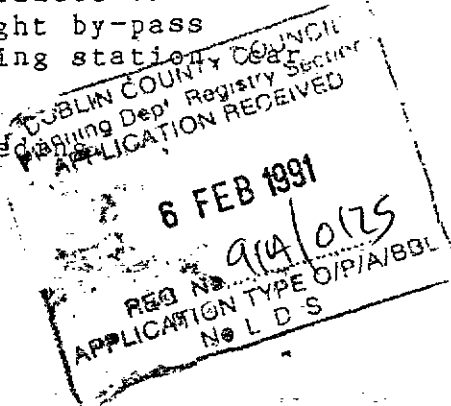
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. 90A/0125
APPLICATION TYPE C/P/A/BBL
NO L D S

Signed: Sharon Murphy
Name: S Murphy
Date: 23/1/91
Raker Rd

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, showrooms garage and accessories shop.

I have no objection to this development proceeding



Signed... *Annette Idlini*

Name: ... *10 Rabeen Green Tallaght*

Date: ... *23rd Jan 1991*

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

DOBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. 911/0125
APPLICATION TYPE O/P/A/BB1
No. L D S

Signed. *Thomas Land*.....

Name: *2 Alderwood Park*.....

Date: *22/1/91*.....

To Whom It May Concern

This is to state the undersigned has been consulted on the proposed development of the site on the Tallaght by-pass known as "Springfield House" as a Petrol filling station, car showrooms garage and accessories shop.

I have no objection to this development proceeding.

Signed.....*Tony Keegan*.....

Name:..70. Maplewood Drive D.24. .

Date:..15/12/90.....

DOUBLIN COUNTY COUNCIL
Planning Dep't Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG No. 91A/0125
APPLICATION TYPE O/P/A/BBL
No L D S

To Whom It May Concern

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I have no objection to this development proceeding.

Signed... *Sara Fitzsimons*

Name:.. *SARA FITZSIMONS*

Date:.. *24/1/91*

5 Fernwood Ave
Springfield
Tallaght
Dublin 24

DOUBLIN COUNTY COUNCIL
Planning Dep't Registry Section
APPLICATION RECEIVED
6 FEB 1991
REG NO. *97A/0125*
APPLICATION TYPE O/P/A/BB:
No L D S.

To Whom It May Concern

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I have no objection to this development proceeding.

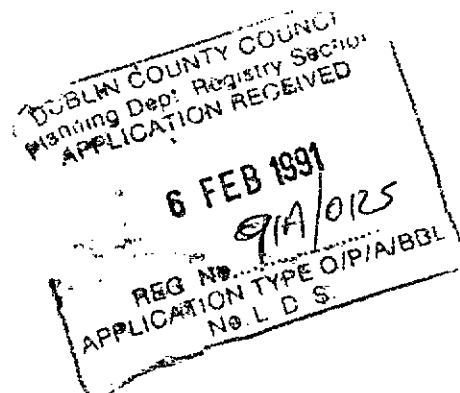
DUBLIN COUNTY COUNCIL
Planning Dep't. Registry Section
APPLICATION RECEIVED
6 FEB 1991
9119/0125
REG No.
APPLICATION TYPE O/P/A/BBL
No L D S

Signed..... *Jano Cortes*

Name:..... *1 FERNWOOD AVE SPRINGFIELD*

Date:..... *17/1/91*

**SPECIFICATION
OF
MATERIALS AND WORKS
TO BE CARRIED OUT
ON
SERVICE STATION & SHOWROOM
AT
SPRINGFIELD TALLAGHT
CO. DUBLIN**



**THE AMBROSE KELLY GROUP
FLEMING COURT
FLEMINGS PLACE
DUBLIN 4**

23 JANUARY 1991

1. PRELIMINARIES

1.1 Visit Site

The Contractor will be deemed to have visited the site and ascertain the facilities of access there to the supply of labour and materials the district will afford and the general convenience of working. He shall be taken to have acquainted himself with the nature of the soil and other features of the site, all existing buildings on or adjacent to the site and all other things insofar as they may have any connection with or affect the works.

The Contractor shall have regard to the convenience of anybody who may be affected by the works with regard to the approaches to be used, suitable times for making deliveries and other matters affecting them.

He must take all the above matters into account when tendering and no claim for any extra labour or materials costs will be allowed in consequence of his failure to do this.

1.2 Ancient Works

The Contractor shall not disturb any ancient works without the Architect's permission and shall at once hand over to him any object of antiquarian geological or other interest or value discovered during the progress of the work.

1.3 Programme

A network analysis or other programme for the whole work including that of any Nominated Sub-Contractor and Nominated supplier will be required. This programme shall be submitted to the Architect within three weeks of the placing of the Contract and shall be reviewed as and when required by the Architect.

1.4 Materials

Quality

Materials and goods are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated.

Generally, references to Irish, British or other National Standards or Codes of Practice that do not give the years or dates of amendments is the latest relevant published version, including any relevant amendments published at the date of tender. Where a Standard or Codes of Practice has been superseded the edition current at the date of invitation to tender shall apply.

The Contractor shall provide a copy of any relevant Code of Practice for use by his site supervisory staff.

1.5 Samples, tests

Samples of materials, manufacturers articles and executed work shall be submitted as required to the Architect for approval before incorporation into the works and articles not so approved shall be removed, it directed by the Architect. Approval of any materials of work will not relieve the Contractor from responsibility for defects subsequently arising.

1.6 Storage

All unfixed materials shall be carefully stored in accordance with the best practice and in a suitable position on site. Manufacturers or agents recommendations regarding storage shall be strictly observed.

1.7 Stipulated manufacturers or agents

In every case where, in the specification, materials, appliances or fittings of special design, manufacturing or description, patented or otherwise, are described or the names of the manufacturers or agents are given, any departure from the specified articles or material will only be permitted on the written authorization of the Architect and if no such authorization is obtained, the Contractor must supply the articles or materials originally specified.

1.8 Labour

Workmanship

None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the works which shall be carried out and completed in the best and most substantial manner.

1.9 Documents

The Contractor shall carefully examine the drawings, schedules and other contract documents, check all dimensions and satisfy himself as to their accuracy and that they cover and embody the work as proposed.

The Contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the Specification, provided same may reasonably be inferred there from.

If any discrepancies are discovered they must be referred to the Architect for his decision.

Drawings indicating the general scope and main constructional details are issued with this Specification. Further drawings may be inspected at the offices of the Architect.

1.10 Inspection

The Contractor, before covering up any work, shall give the Architect reasonable opportunity to inspect the work already executed.

The Contractor shall give such notices and provide such facilities as may be required to Statutory Undertakings entailed to carry out inspections of examinations of the works or part of the works.

1.11 Tolerances

Unless specifically stated otherwise, the accuracy of the works shall be in accordance with BS 5606.

1.12 The Works

The term "the works" shall mean the whole of the works envisaged by this Contract including, unless expressly stated otherwise, the work of Nominated Sub-Contractors, Nominated Suppliers, Local Authorities and Public Undertakings.

1.13 Approvals

"Approved" or "Approval of Architect" shall mean a specific approval by the Architect.

The term "equal approved" shall mean that (a) the alternative item proposed is at least equal in performance, quality, workmanship and durability to the item originally specified and (b) the Architect must give his specific approval to the alternative item proposed; if the approval of the Architect is not obtained, the Contractor must provide the item originally specified.

1.14 Drawings, sketches

Where the work has not been measured or described in detail but has been referenced to the detail drawings or sketches, the description given in the specification shall be deemed to include the additional information given on the detail drawings as given in full in the bill item.

1.15 The Contractor shall comply with all statutory and Local Authority requirements.

1.16 The Contractor shall confine his activities to the work included in the Contract and shall not allow his men to trespass into other parts of the site or onto adjacent lands unless in direct execution of work included in the Contract. In the event of any claims arising due to failure to comply with this clause the Contractor shall be held entirely responsible and shall pay any costs in connection herewith.

1.17 Use of materials found on site

Materials found by the Contractor on or adjacent to the site are not to be incorporated in the works without the prior written approval of the Architect.

1.18 Disposal of materials found on site

Materials found on site shall be disposed of in accordance with the instruction of the Architect.

1.19 Temporary name boards

The Contractor shall provide for the erection of a suitable name board in a prominent position giving the names of Town & County Investments PLC, Noonan Construction, Architects, Development Management Consultants, Engineers, Main Contractor, Sub Contractors; this board shall be erected to the Architects detail and satisfaction.

1.20 Maintenance of existing services

Protect, uphold and maintain all overground and underground services of statutory authorities or private owners, all pipes, ducts, walls, underground or overhead cables, etc. encountered during the execution of the works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith to the satisfaction of the Employer, Architect, Statutory Authorities or Private Owners.

1.21 Temporary accommodation and facilities for Employer

Contractor to have available for Site Meetings suitable temporary accommodation with adequate table area, chairs, heating, lighting and attendance as necessary.

1.22 Setting out the works

The works to be set out in agreement with and to the approval of the Architects.

1.23 Protection of Work

The Contractor is to case up and protect the work done by other tradesmen and be responsible for and make good or pay for the making good of any work which may suffer from want of such casing and protection. Cover up and protect from all injury all precast stone, wood and ornamental work. Case up all joinery mouldings.

1.24 Standard Tests

The Contractor shall make such standard tests of concrete, blockwork, steelwork and other materials we would like to install as the Architect may direct.

The costs of all on and off site tests, including that of any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete tests cubes and transporting the cubes for testing.

2. EXCAVATION AND EARTHWORK

2.1 Surface level

The term "surface level" shall mean the ground level after vegetable soil or turf has been excavated.

2.2 Levels

The existing levels of the ground shown on the drawing shall be deemed to be correct unless the Contractor brings to the notice of the Architect any discrepancies before excavation is commenced.

2.3 Earth filling

Where excavated material is described to be deposited and compacted in layers it shall be spread and levelled in 225mm layers and well rammed, watered and consolidated into a compact mass by means of a vibratory roller weighing not less than 1 tonne with a minimum of three passes running at slow speed.

2.4 Nature of Ground

Generally

The Contractor shall satisfy himself as to the nature of the ground. Basic prices are to include for removal of boulders and large stones for excavation through all hard material other than solid rock as defined in the SMM (or other materials as defined in SMM Clauses D.13.12) and also for grubbing up roots or normal obstruction met with.

2.5 Over or underground services

The Contractor is responsible for services over or under the site. It will be deemed that the Contractor will have inspected the over and/or underground services as shown on the drawings and as described elsewhere in this before submitting his tender.

2.6 The Contractor shall notify the Architect as soon as any over or underground service not shown on any drawing or described elsewhere is discovered.

2.7 Rock

The Contractor shall not proceed with any rock excavation until its nature and the extent of the excavation has been approved by the Architect. No claim for extras due to rock excavation will be considered unless the quantity to be excavated has been approved by the Architect.

Should rock be met with in the course of excavation, as much as possible shall be removed by pneumatic tools, wedges, levers or other recognised methods of quarrying. Blasting shall not be carried out with the Architect's written approval and the Contractor shall be entirely responsible for any damage or nuisance caused by reason of such blasting.

2.8 Adjoining property

The Contractor is responsible for the safety of the adjoining property and shall satisfy himself that he can execute the demolition, excavation and foundation and piling works, without causing any damage to adjoining properties.

2.9 General Excavation

Excavation to reduced levels has been taken to formation level. Excavation and earthwork support for foundations, drainage or the like are measured from formation level. No adjustment will be made should the Contractor decide to excavate trenches etc. before reducing levels.

2.10 Trenches and Pits

Trenches and pits shall be excavated to the depths and widths shown on the drawings or to such depths as may be directed by the Architect to an approved solid bottom. Bottoms of all excavations to be level, well rammed and consolidated and to be inspected and approved by the Architect before any concrete is laid. Should any excavation be made below the level shown or required to obtain a solid bottom the Contractor must fill up the excavation to the proper level with Mix A concrete at his own expense.

3. CONCRETE WORK

3.1 General

Workmanship and material for concrete work shall comply in every respect with the requirements of the Consulting Engineers' "Specification of Structural Work".

3.2 Concreting against Excavations

Where the design of the work demands the placing of reinforced concrete against the sides of excavations without the use of formwork, the earth face in such locations shall be prevented from crumbling or washing into the concrete during placing and compaction by any efficient means and care shall be taken to maintain the correct cover to the reinforcement.

3.3 Blinding

Blinding to foundations and floor slabs shall be carried out immediately after excavation and hard filling (if applicable) is completed and approved and the Contractor shall carry out at his own expense any additional work covered by his failure to comply with this requirement.

3.4 Precast Concrete

Precast concrete lintels and sills shall be made in properly constructed wrought and oiled timber moulds. Exposed surfaces shall be finished fine with at least 20mm thick layer of cement and sand (1:3) case homogeneous with core. Reinforcement shall be as specified. Any casting showing surface cracks before or after fixing shall be replaced.

3.5 Precast Concrete Lintels

Precast concrete lintels shall comply with the strength and load bearing requirements of BS 1239 and shall be of approved manufacture.

3.6 Joint Sealants

Joint sealants generally shall be two part polysulphide sealants, complying with BS 4524, and shall be of a grade suitable for the application. All sealants shall be used in strict accordance with the makers instructions and depth of sealant in any joint shall not be less than half the width.

3.7 Joint Fillers

"Flexcell" joint filler shall be used in strict accordance with the maker's instructions.

4. BRICKWORK AND BLOCKWORK

4.1 Materials

Materials shall comply with the following specifications:

Concrete blocks	-	IS 20
Concrete bricks	-	IS 189
Calcium silicate bricks	-	IS 190
Clay bricks and blocks	-	IS 91,BS 3921
Insulating blocks	-	BS 2028, 1364
Cement	-	IS 1
Sand	-	IS 5
Lime	-	IS 8
Mortar plasticisers	-	BS 4887
Wall ties	-	BS 1234
Damp-proof courses:		
Bitumen and Polythene	-	IS 57
Lead-cored bitumen	-	BS 743
Clay flue linings and terminals	-	IS 51
Fire bricks	-	BS 1758, 3056
Colouring mixtures for mortar	-	BS 1014

Water shall be of drinking quality.

4.2 Concrete Blocks

Unless otherwise stated concrete blocks shall be of type A(5) and hollow concrete blocks type B(3) to IS 20. Face size shall be 440 x 215mm thickness shall be as indicated.

Load bearing blockwork; for details see "Specification for Structural Work prepared by the Consulting Engineer.

Blocks described as fine textured finish shall be manufactured with a fine textured smooth even face and sound and sharp arises on one or both sides as required. The quality of finish shall be equal to Clondalkin Concrete's "fine textured" blocks.

Blocks described as masonry blocks shall be dense concrete facing blocks of approved manufacture with smooth even faces and sound sharp arises.

For the purpose of testing conformity of the blocks with this specification ten blocks shall be selected at random from every batch of 1000 blocks and tested at the Institute for Industrial Research and Standards in accordance with IS 20.

A Manufacturers certificate of the quality of the blocks shall be produced for all batches of blocks delivered to site.

4.3 Storing Materials

Bricks and blocks used for facing work shall be stored in a clean dry place, clear of the ground, and shall be protected against soiling and inclement weather.

4.4 Mortars

Cement mortar shall be composed of one part to three or four parts sand as described.

Gauge mortar shall be composed of cement, lime and sand in the proportions described; the cement shall be added to the sand/lime mix in small quantities as required for immediate use.

Mortar additives shall not be used unless prior approval is obtained from the Architect.

All mortar shall be well mixed and tempered on a clean floor or boarded platform and where cement is used as a matrix in whole or in part, mixed only in quantities sufficient for immediate use.

Ready mixed mortars shall not be used without the Architects approval.

4.5 Workmanship

Brickwork and blockwork shall generally be carried out in accordance with BSCP 121.

Walling shall be carried out in a uniform manner, no one portion being raised more than 1000mm above another, with bed and vertical joints average 10mm thick. Each course is to be well flushed up as the work proceeds and no four courses shall rise more than 40mm above the heights of the bricks laid dry. Vertical joints shall be fully filled and flushed up as the work proceeds with true and vertical quoins, perpends, etc.

Unless otherwise stated bricks and blocks shall be laid in stretcher bond with one half brick or block lap.

Facings are to be kept clean and regularly washed down with water. Any mortar splashes shall be removed with stiff scrubbing brush as soon as the mortar is dry. The use of an acid or an acid based cleanser will not be permitted.

No brickwork or blockwork shall be carried out during frosty weather except where special precautions approved by the Architect are taken to protect the work.

4.6 Blockwork 215mm thick

Solid blockwork 215mm thick, which is not "finished fair", shall be obtained by laying 100mm thick blocks on flat (showing 440 x 100mm face).

215mm thick solid concrete blockwork described as "finish fair", shall be built in two 100mm leaves back to back (showing 440 x 215mm face) with a 15mm mortar joint between the leaves. They shall be reinforced with "brickforce" or equal approved reinforcement every alternative course.

4.7 DPC

DPC to be polythene in accordance with B.S. 743 or Bitumen sheeting on hessian or canvas base to IS 57 with 300mm lapped joints

Lead cored bitumen DPC shall be used at the base of external cavity walls and over window lintels with 300mm lapped joints.

DPC to be minimum 150 above ground level in external walls. Lay DPC under all internal ground floor partitions where concrete floor specified.

DPC to be incorporated in all cill heads and reveals under cappings and at flashing levels and under lowest ground floor timbers, installed to prevent the passage of moisture.

4.8 Lintols

Accepted proprietary lintols to BS 1239 and installed in accordance with manufacturers instructions.

Cast in situ lintols for opes less than 2.5m to be 225 deep mix B with 225 bearing reinforced with one 10mm mild steel bar for every 300mm of span. Reinforcement to be placed 25mm from bottom of lintol.

4.9 Cills

Concrete cills to be to IS 89.

4.10 Internal Stud Partitions

Internal stud partitions of 75 x 50 studs at 600 centres with two rows of bridging slabbed with 9.5mm plasterboard and a 2mm skim finish.

Where 1 hour fire rated partitions are specified studs are to be 100 x 50 studs @ 600 cts with 2 No. rows of bridging slabbed with 2 No. layers of 12.5mm plasterboard, joints are to be staggered and finish to be 2mm skim.

5. FLOORS

5.1 Damp Proof Membrane

Ground floor damp proof membrane to be 1200 gauge visqueen to be laid beneath the structural slab with 300mm laps at the junction with the wall DPC and floor membrane any side laps also to be 300mm laps.

5.2 Screeds

6.5mm concrete screeds to be laid where indicated with powerfloat finish. Screeds to be omitted in shop units until individual tenants requirements established.

5.4 Suspended Concrete Floors

To be PC RC in accordance with manufacturers specification and Engineers specification. In situ floors to be in accordance with Engineers drawings.

6. ROOFING

6.1 Materials

Materials shall comply with the following specifications:

Felts	-	BS 747 & IS 36
Bitumen adhesives	-	BS 3904, type 8
Lead	-	BS 1178
Aluminium	-	BS 1470
Copper	-	BS 2870
Battens	-	BS 1318
Fibre cement slates	-	BS 690 & BS 157
Natural slates	-	BS 680
Clay roof tiles	-	BS 402
Concrete roof tiles	-	BS 473, 550
PVC corrugated sheeting	-	IS 178
Mastic asphalt for roofing	-	BS 988

6.2 Workmanship

Workmanship shall comply with the following Codes of Practice:

Slating	-	CP 142
Tiling	-	CP 142
Aluminium sheetwork	-	CP 143, part 1 & 7
Lead sheet roofing	-	CP 143, part 3
Copper sheet roofing	-	CP 143, part 4
Asbestos roofing	-	CP 143
Asphalt work	-	CP 144

6.3 Class 1. Factory Mutual

The completed roof installation shall obtain Class 1 Factory Mutual approval.

6.4 Flashing

Flashing and cappings shall be carefully shaped to the profiles shown on the drawing and fixed with clips of the same gauge, laps shall be not less than 150mm and flashing shall be fully turned into grooves, wedged and pointed.

6.5 Sarking Felt

Untearable sarking felt to be laid with 75mm horizontal laps for pitches greater than 35 degrees and 150mm laps for lower pitches. Side laps to be 150mm and 500mm respectively.

6.6 Battens

Slating battens to be softwood pressure impregnated with preservative and to size shown.

6.7 Slates and Tiles

Blue black fibre cement slates are to be fitted to the roof surfaces strictly in accordance with the manufacturers instructions and where the pitch is less than 30 degrees every slate is to be clipped as per the manufacturers specification and instructions.

6.8 Ridge and Hip Tiles

To be bedded in gauged mortar and pointed with cement mortar. Bedding and pointing to be done in one operation. Ridge and hip tiles are all to be red in colour to Architects approval.

6.9 Flashings

Flashings to be in lead or copper and turned up at edges under the roof felt to give a minimum vertical clearance of 200mm above the floor of the valley. Flashings shall comprise of the following materials.

- (1) No. 5 lead to B.S. 1178.
- (2) 22/24 gauge medium hard copper.
- (3) Accepted proprietary preformed PVC systems to Architects approval.

Saddle pieces shall be provided at all ridged and roof intersections. Valley gutters shall be laid on felt on 20mm x 225 wrought boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates as the condition may be with minimum 200mm upstand.

Proper eaves ventilation is to be provided to all pitched roofs either by proprietary eaves ventilators to Architects approval or by provision of ventilation gaps in the eaves with vermin proof covering. It should be noted that care is to be taken to ensure that the roof insulation has at least a minimum of 50mm air gap at the eaves in order to facilitate the proper ventilation of the roof spaces.

Roof ventilators should be also provided where the pitched roof interfaces with the flat roof section or to Architects approval.

6.10 Flat Roof

The flat roof section shall be weathered with Paralon NT4 torch on APP modified bitumen felt on 3mm Monoplene underlay on Polycomp on metal cored vapour barrier (Vapobar or similar approved) on 18mm ply deck on softwood furring pieces, laid to fall on softwood joists to Engineers design and detail. The upper surface of the Paralon shall be protected with Parwenol aluminum paint. All materials shall be fixed and detailed in accordance with the technical specifications

provided by Moy Materials Ltd. The work shall be carried out by a sub-contractor, licenced by the membrane supplier. The installation shall be subject to a 15 year material and workmanship guarantee, which shall be obtained from the membrane supplier and forwarded to the Architect upon completion of the work.

7. DRAINAGE

7.1 Materials

Materials shall comply with the following specifications:

Vitrified clay pipes	-	IS 106, BS 64 & 540
Unplasticised PVC drain pipes and fittings	-	BS 4660
Concrete manholes, covers and frames	-	BS 556
Cast iron manhole covers etc.	-	BS 497
Step Irons	-	BS 1247

UPVC drain pipes shall be "Wavinsewer" or equal approved, laid bedded and jointed in strict accordance with the makers instructions.

7.2 Workmanship

Drainage work generally shall be executed in accordance with BSCP 301 and shall comply with the regulations of the Local Authority.

Excavate as required for drains and lay pipes to falls as shown. Concrete beds or beds and surrounds shall be provided to pipes where shown.

Trenches for UPVC pipes and for clay pipes with ring couplings shall be the minimum width possible to allow working in the trench.

7.3 Jointing

Jointing to vitrified clay pipes shall be with approved patent ring couplings or in cement and sand (1:2) well worked in against one ring of tarred gaskin and neatly splayed on the outside, the internal surfaces of the pipes being carefully cleaned out after each joint is made.

Cast iron pipes and fittings shall be jointed with tarred gaskin and molten lead or with approved patent ring couplings.

UPVC pipes shall be jointed with sealing rings, couplers and adhesives and unless otherwise shown shall be laid and surrounded in 10mm gravel to a minimum thickness or depth of 100mm.

7.4 Trench Widths

All drainage bed widths described are the minimum required; if the Contractor excavates trenches which are wider at the bottom than the minimum bed width, any additional fill, concrete or formwork required shall be at the Contractor's expense.

Prices shall include for any additional excavation, backfilling or carting away resulting from the Contractor's decision to commence excavation from a different starting level than that described in the Bill.

7.5 Gravel Beds and Coverings

In relation to the drainage gravel beds any pipe work is to be laid strictly in accordance with the recommendations for flexible pipes in bad ground as set down in BS 5595 and in accordance with the Engineers requirements.

Gravel in beds and coverings to pipes shall be graded from 10mm to 4.5mm and well compacted to a high density.

The gravel pipe bed shall be compacted and brought true to line and level. When the pipe has been laid and is firmly supported throughout its length, side filling material shall be placed in 75mm layers equally on each side of the pipe and thoroughly compacted. The gravel shall completely fill the spaces between the sides of the trench and the pipe. Finally the top covering shall be placed and well compacted.

7.6 Testing

The whole of the work shall be tested by the method described at the Contractor's expense, at such times as the Architect shall direct and to his satisfaction.

7.7 Drains

The main and branch drains shall be 100mm diameter or as indicated laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid straight lines from manhole to manhole. The drain shall be PVC, cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturer's instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100m thick 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finish with neatly worked fillet.

7.8 Drains Under Roads and Buildings

Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150 mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to Local Authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

7.9 A.J.s, Manholes, Drop Manholes

Armstrong junction or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls or 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 cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by Local Authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

7.10 "Wade" rain water outlets to be provided to roof deck.

8. SITEWORKS

8.1 Materials

Materials shall comply with the following specifications:

Precast concrete kerbs	-	IS 146, BS 340
Bituminous macadam	-	BS 4987

8.2 Excavation

All excavation work is to be carried out to the required levels and finished to the required falls and cross falls.

Excavation areas shall be rolled and thoroughly compacted with a heavy roller and all soft spots shall be excavated and filled with approved gravel filling well and compacted to give uniform levels. The sub-grade shall be exposed to the weather for a minimum period of time and any deterioration must be made good with graded and selected gravel well rolled and compacted, at the Contractors own expense.

The hard core filling shall be layed on terram or similar approved fabric.

The formation shall be compacted where necessary to attain a minimum CBR of 6%.

8.3 Bitumen Macadam Paving

Base shall be composed of crushed stone graded in accordance with Clause 803 of the M.O.T. Specification and compacted to required falls in accordance with Clause 802 to the thickness specified.

Bitumen macadam shall be 70mm thick conforming to the requirements of BS 4987, laid on the compacted base in two courses and compacted by means of a power driven roller to a finished surface which conforms to the levels, falls and cambers shown on the drawings. The base course shall be 50mm thick dense bitumen macadam (20mm) to Cause 2.2.6 of BS 4987 and the wearing course shall be 50mm thick asphalt to BS 594 with 14mm aggregate, the aggregate amounting to 45% of the asphalt/aggregate total volume.

8.4 Landscaping

Planting and landscaping to be provided in planter beds and indicated and in accordance with landscape consultants requirements.

9. GLAZING

9.1 Materials

Materials shall comply with the following specifications:-

Glass	-	BS 952
Putty	-	IS 28

9.2 Workmanship

Workmanship shall comply with the following specifications:-

Glazing generally	-	BSCP 152
Patent glazing	-	BSCP 145

9.3 Hardwood Windows

Approved hardwood windows to Architects detail shall be installed on suitable vertical and horizontal DPC's.

9.4 All windows to office areas are to be double glazed in hermetically sealed units.

10. SERVICES

10.1 ESB mains supply material in switchboard led to each shop unit.

The ESB supply shall be sized to accommodate the installation of electrical heating and lighting.

10.2 Office Areas:

ESB mains supply material in switch boards led to each office unit. Complete first fix installation according to tenants specification.

All ESB services to be installed as per current IS and BS standards.

A single toilet and WHB shall be provided in each office suite and enclosed with partitions and doors as indicated on the plans. Services are to be laid on to facilitate the installation of a second toilet and wash hand basin in each office suite.

The office shall be equipped with slim line surface mounted light fittings with mirror reflectors. Power points shall be provided in the general office area as per tenants requirements.

Second fix installation shall include full lighting and power installation to the entrance hall, stairs and landing, toilet area and office area.

10.3 100mm waste-upstand to each shop unit. A 100mm soil pipe upstand is to be provided in each unit together with 1.5 inch wash hand basin waste pipe leading to an external gulley trap.

10.4 Mains water supply to each unit.

10.5 50mm Telecom Eireann duct to each unit.

10.6 A potable water supply is to be installed and fed to the drinking water font located in each of the office suites. Suitable 1.5" wastepipe to be carried away to external drain from this unit.

11. STRUCTURE

- 11.1 All ground beams necessary to provide cross walls where indicated on the present plans are to be installed at the construction stage.
- 11.2 An allowance is to be given towards the provision of a sand and cement screed in each shop unit.

12. FLOOR, WALL AND CEILING FINISHES

12.1 Materials

Materials shall comply with the following specifications:

Cement	-	IS 1
Sand	-	BS 1197, 1199
Lime	-	IS 8
Aggregates for granolithic floor finishes	-	BS 1201
Gypsum plaster	-	IS 27
Plaster lath	-	IS 41
Metal lathing	-	BS 1369
Vinyl asbestos tiles	-	BS 3260
PVC flooring flexible	-	BS 3261
Thermoplastic tiles	-	BS 2592
Wood blocks for floors	-	BS 1187

Different types of plaster shall be distinctively marked and stored separately. All materials shall be handled and stored in accordance with the manufacturer's instructions.

12.2 Workmanship

Workmanship shall comply with the following Codes of Practice unless otherwise described herein:

Internal plastering	-	BSCP 211
External rendering	-	BSCP 221
Wall tiling	-	BSCP 212
Tile and slab flooring	-	BSCP 203
In-situ floor finishes	-	BSCP 204
Wood block flooring	-	BSCP 201

12.3 Preparation of Surfaces

Surfaces to receive gypsum plaster shall be prepared according to the instructions contained in the "Green Book on Gyplite Premixed Plaster" issued by Gypsum Industries Ltd.

Brickwork or blockwork to receive cement based plaster, shall have all surfaces thoroughly cleaned to remove loose material. Surfaces with insufficient key shall have joints raked out. If necessary a water brush shall be used on high section backgrounds.

Concrete surfaces to receive cement based plaster shall have all surfaces thoroughly mechanically hacked to provide a key. Alternatively an approved bonding agent may be used strictly in accordance with the manufacturer's instructions. Surfaces shall not be plastered until the concrete has had a reasonable time to dry out after the

form work has been struck. The surfaces to be plastered shall be clean and free from mould oil, excess laitence, surface dust, and water. Where no bonding agent is used the surface of the concrete shall be pre-wetted immediately before plastering in accordance with the plaster manufacturer's instructions. Concrete slabs, etc to be screeded shall be thoroughly mechanically hacked, cleaned and wetted (preferably overnight).

Prices for plasterwork, screeds etc. shall include for all necessary surface preparations as described above.

12.4 Floor Screeds

Concrete slabs shall have surplus water removed and be grouted immediately before the screed is laid; alternatively and approved bonding agent shall be applied to concrete slabs immediately before the screed is laid. The screed shall then be laid in cement and sand (1:4) to the thickness shown and finished ready to receive the flooring material.

Screeds shall be cured by covering with polythene sheets or other approved method for at least one week after laying; the screed shall then be allowed to dry out naturally for a further 3 - 4 weeks or until such time as the moisture content is suitable for the flooring material.

Artificial means of accelerating the drying out will not be permitted except with the prior approval of the Architect.

A mat well is to be provided immediately inside the office entrance doors.

12.5 Gypsum Plaster

Gypsum plaster shall be "gyplite" (Gypsum Industries Ltd.) and shall be applied as follows:

Undercoat

- | | |
|---|--|
| (a) to concrete blockwork | one coat Gyplite undercoat plaster to a total thickness of 11.0mm. |
| (b) to concrete, masonry, plaster boards, plaster laths | one coat Gyplite bonding plaster to a total thickness of 8.0mm. |
| (c) to expanded metal lathing | two coats Gyplite metal lathing plaster to a total thickness of 8.0mm from face of lath. |

Finish Coat

- (a) to above undercoats Gyplite finish plaster to a total thickness of 1.5mm.

Materials shall be sorted and the work carried out in strict accordance with the manufacturer's instructions as contained in the latest edition of their "Green Book".

12.6 Plaster Lathing

Plaster lath shall be "Gyplath" (Gypsum Industries Ltd) plasterboard and shall be handled, stored and fixed in accordance with the manufacturer's instructions.

12.7 Drylining Boards

Where schedules walls and ceilings shall be covered with 12.7mm gyptex tapered edge drylining boards, the joints shall be filled with a joint filler and veered with joint tape and finish, heads of fixing screws/galvanised nails shall be neatly spotted where appropriate.

Foil-backed boards shall be used where shown.

Fixing boards to block walls shall be by means of plaster dabs or metal firings.

Where boards are fixed to metal firings the gyptex M/F system shall be used. The metal channels shall be aligned and fixed to the blockwork with Gyptex dry wall adhesive dabs and the boards fixed with Gyptex self drilling and self tapping screws. Channels shall be set at the recommended centres vertically and horizontal channels at the top and bottom shall be provided as necessary.

The handling and storing of materials and the execution of all dry lining work shall be carried out in strict accordance with the makers recommendations and instructions.

12.8 Ceiling Finishes

Specification for attic insulation to be 100mm minimum fibre glass quilt insulation on vapour barrier to Architects approval.

Ceiling finishes shall be as indicated on the drawings or schedules.

Ceiling and wall finishes will be provided in the office areas as described in this specification - finishes to the shop units are as described below.

Ceilings shall be pointed precast concrete slabs with no electrical fittings or fixings supplied in shop areas. In addition no wall finishes will be provided in the shop areas. A one hour self closing fire door access from the shop to the common accommodation stairway can be provided subject to the Fire Officers approval and agreement.

13. PAINTING AND DECORATING

13.1 Materials

Materials shall comply with the following specifications:

Oil paints	-	IS 14, 32 & 115
Water paints and distempers	-	IS 73, 74 & 75
Knotting	-	IS 16
Priming paints	-	IS 18, 33 & 110
Varnishes	-	IS 10, 103 & 104
Emulsion paint	-	IS 129
Linseed Oil	-	IS 14, 93 & 94
White Spirit	-	IS 11
Turpentine	-	IS 12
Wallpapers	-	IS 55 & 56
Gold size	-	IS 17

All painting materials shall be obtained from an approved manufacturer and shall be delivered to site in the manufacturer's sealed containers which shall not exceed five litres capacity.

The materials supplied shall be used strictly in accordance with the manufacturer's instructions. All materials shall be kept in a clean, dry store, protected from frost.

13.2 Workmanship

Workmanship shall comply with the following Code of Practice:

Painting of Buildings	-	BSCP 231
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13.3 Tints

Full particulars of the various tints to be used, work to be picked out and colour scheme for all internal and external painting shall be obtained from the Architect.

13.4 Painting Generally

All surfaces to be painted or decorated shall be properly prepared according to approved practice and in strict accordance with the manufacturer's instructions.

The quality of workmanship and finish shall be to the highest standard.

No painting on exterior work is to be carried out during wet, foggy or frosty weather or on surfaces that are not thoroughly dry.

All surfaces shall be kept clean and free from dust during painting work and painting shall not be carried out in the vicinity of other operations which might cause dust.

Finished surfaces shall be protected as necessary with dust sheets etc., from paint splashes and stains.

All coats or paint must be thoroughly dry before subsequent coats are applied and rubbed down with fine waterproof abrasive.

All ironmongery, metal fittings and the like shall be removed before painting work is commenced and cleaned and refixed in position on completion.

Fittings which cannot be removed shall be adequately protected to ensure that they are not defaced by paint splashes etc.

13.5 Softwood

All softwood to be painted shall be knotted, primed, stopped with patent aluminum wood primer, grain filled with oil bound water paint and rubbed to a perfectly smooth surface, given two undercoats and a finishing coat of high gloss paint obtained from an approved manufacturer.

13.6 Hardwood

Hardwood surfaces shall be clean and rubbed down followed by the finish specified. Thoroughly rub down surfaces between each coat.

13.7 Steel

Galvanised steel surfaces shall receive one coat calcium plumate primer and three coats oil paint.

14. STRUCTURAL STEEL WORK

- 14.1 Structural steel work shall comply in all respects with BS 5950 part 2 1985 and any later amendments.

Steel should be grade 43A and 43C unless otherwise stated or directed by the Engineer.

Where cold rolled purlins are used they shall be of an approved type and fixed strictly in accordance with the manufacturers instructions. The Engineer shall provide the drawings giving the layouts of the steel members and section sizes. The drawings indicate axial and shear forces, bending moments, and the location and magnitude of concentrated loads. Where this information is not given these forces shall be the maximum for the effective lengths of members as calculated in accordance with BS 5950. When bracing loads are shown, the bracing connection shall be designed using the basic allowable stress without further increase. Where loads are not shown for bracing, the connection shall be designed for the maximum tensile load for the section. Fabricator shall be responsible for the design of connections and the checking for intermediate and end stiffeners. Design shall be in accordance with BS 5950. The Fabricator shall prepare all necessary shop drawings for fabrication, and shall be fully responsible for the checking and accuracy of these drawings. Site welding shall not generally be allowed, where this is unavoidable the prior approval of the Engineer must be obtained. The Engineer reserves the right to call for the non-destructive testing of any weld by an approved specialist. The cost of such examination shall be borne by the fabricator in any case where the examination reveals unsatisfactory workmanship. All necessary temporary support shall be determined, furnished and installed by the erector.

15. SERVICES

15.1 The following services are to be in accordance with the mechanical and electrical consultants specifications and as per the current IS and BS standards, the electrical installation, the heating installation, toilet ventilation, water mains and services, Telecom Eireann services, fire and smoke alarm.

16. PILING

16.1 Codes of Practice. Works should be carried out in accordance with the British Standard Code of Practice BS 8004 "foundations" together with other relevant codes of practice and standards some of which are:

BS 8110 1985	-	Structural use of concrete.
BS 5930	-	Site investigation
BS 6031	-	Earthworks

The latest addition and amendments of the standards and loads still apply.

- 16.2 An investigation of the ground is to be carried out and bore holed or trial hold pit records together with soil test results are described in a report to be provided by the engineers. The piling contractor shall check the positions of the underground services running through the site and shall be responsible for any disturbance, damage, interference or interruption which his activities cause to the underground services to the site.
- 16.3 The contractor shall satisfy himself that the piling works shall have no detrimental effect on nearby structures or other property and that the supports provided by the main contractor to sides of excavations are sufficient to take any surcharge loads from the piling rig.
- 16.4 Where preliminary piles are specified they shall be constructed under close supervision and tested in accordance with BS 8004.
- 16.5 The piling contractor shall discuss with the engineer his proposal for performing the work prior to starting.
- 16.6 Drawings relating to the contract will be available for inspection by the piling contractors at the engineers office during working hours.
- 16.7 It will therefore be assumed that in submitting the tender the piling contractor has sufficient knowledge of all relevant parts of the structure, sub structure and sub soil conditions.
- 16.8 Sufficient insurance cover against damage to persons on the property as a result of piling operations and against damage to persons and property caused by defects or settlement of piles which exceeds that agreed shall be arranged by the piling contractor. Insurance shall be dated prior to the commencement of the site by the contractor and shall be maintained over the full period of the contracts liability.

17. SANITARY WEAR AND FITTINGS

- 17.1 Sanitary wear and fittings shall be approved by the tenant and or the architect and shall be in white ceramic material with all necessary fittings and fixtures and be installed in accordance with the manufacturers instructions and specification.
- 17.2 PVC flooring for toilet area shall be Gerflex 3mm PVC tile or similar approved and shall be laid in accordance with the manufacturers instructions and specification.