

FINANCIAL CONTRIBUTIONS AND SECURITY SECTION

TO: R. M. [unclear] P.O. 2/19

RE: 91A/0337

- Damage us by Septic Tank.  
 - NO charge for water, provided  
 by Kildare Co Council. (per S. Dampier!)  
 - ~~cost~~ ~~key~~ conditions not included.  
 P.O. Discussed with Jim, keep \$10 per house.  
 Council does not pay any more to Kildare at present for water.  
 Kildare Council charges on an individual basis for anybody  
 connecting to their mains.  
 Daryl Connors in negotiation with Michael McNamara,  
 Kildare at present with a view Senior Staff Officer.  
 of purchasing that particular service from Kildare.

SSO

Re: 91A/0331

Water supply being provided  
by Kildane Co Co. Should we  
Condition Standard by in the  
case.

NO — we had a similar  
case yesterday in Reeling's  
1/8/91 Park & Kethrook — they not  
conditioned. — Disunion with  
D. O'Connell — here V/P

ASSESSMENT OF FINANCIAL CONTRIBUTION

REF.: 91A/331

ENT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

LOCAL AREA OF INTEREST PROPOSAL:

1560 sqft Extension only.

MEASURED BY:

*[Signature]*

CHECKED BY:

24/8/91

4983.8p. Ext

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO:   
 DATED

⑦ Standard *[Signature]*

ENTERED BY CONTRIBUTIONS REGISTER

4983.8  
1560  

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6543.8

6543.8  

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1000 @ 4/10

4907.8p

£ 4908

⑩ Needs 5000 under entered

*[Signature]* 9/8/91

1765

Register Reference : 91A/0331

Date : 25th June 1991

Development : Change of use to nursing home with single storey extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

Applicant : D. Mc Sorley,

App. Type : Additional Information

Planning officer : M.GALVIN

Date Recd. : 14th June 1991

TELEMAX TO Mary Murphy  
 COMPANY: Planning Dept.  
 FAX NO: 224856 PAGE: 3 OF: 91A/0330/1  
 FROM: 660112 DATE: 24/7/91  
 COMPANY: Env Health Dept.  
 Post-It™ Notes from SM Ref No: 7888

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

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date 25.07.91  
 Time 9.30

Yours faithfully,  
*Paul Jobin*  
 PRINCIPAL OFFICER

- This proposal is acceptable to this office providing
- 1 The reserve recreation area should be the same size as the recreation areas
  - 2 The proposed recreation areas all minimum area 10m away from fishing stream near site, and 3m away from boundaries of site.
  - 3 A cutout to maintain the drainage system is entered into to prevent any nuisance arising
  - 4 The un-vented bathes should be 100ft<sup>2</sup> minimum
  - 5 The music room
  - 6 A staff area should be provided with changing facilities
  - 7 A fence area should be provided for the disabled.
  - 8 Ramps and stairs should be provided for the disabled.

SUPER. ENVIRON. EHT OFFICER,  
 33 GARDINER PL  
 DUBLIN 1.

G/a Don  
 John O. J. J. SEHO  
 8/7/91

disabled.  
 Kelly EHO  
 8/7/91

Register Reference : 91A/0331

Date : 25th March 1991

Development : Change of use to nursing home with single storey extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

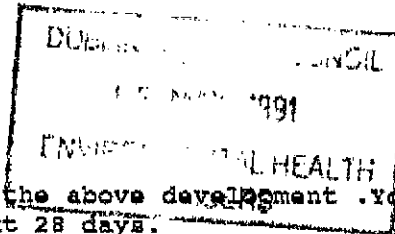
Applicant : D. Mc Sorley,

App. Type : PERMISSION

Planning officer : M.GALVIN

Date Recd. : 12th March 1991

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

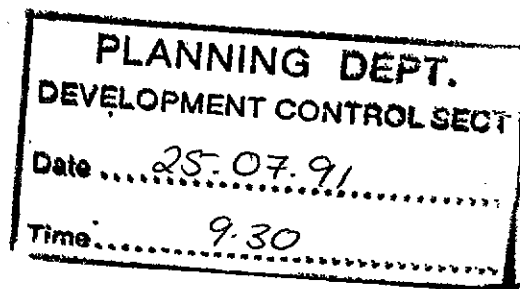


Yours faithfully,

A handwritten signature in cursive script that reads "Paul Galvin".

PRINCIPAL OFFICER

*See report on additional information received. Kelly RHO 8/7/91.*



SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

8/3 → 49/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0331

Date Received : 14th June 1991

Correspondence : Murphy Kenny Architects,  
Name and : 5 Clyde Lane,  
Address : Dublin 4.

Development : Change of use to nursing home with single storey extension giving a total of 25 bed spaces at house.

*Notes provided by  
Kilwin  
Elyse Tanti  
No way*

Location : Commons, Newcastle.

Applicant : D. Mc Sorley,

App. Type : Permission

Zoning : B

CONTRIBUTION:	
Standard:	49.08
Roads:	<del>5.00</del>
S. Servs.	
Open Space:	
Other:	
SECURITY:	
Bound. C.I.F.:	
Other:	

*amt  
a*

(MG/DK)

Report of the Dublin Planning Officer dated 26th July, 1991.

This is an application for PERMISSION for the change of use from dwelling house to nursing home with single storey extension at Commons, Newcastle for D. McSorley.

Additional Information was submitted on this application (regarding drainage) on 14th June, 1991. This submission noted:

- (i) That the existing septic tank will not be reused.
- (ii) The proposed effluent treatment system is to be a B. M. S. 35 P. E. Aerator Biozone System which is designed to cater for the 25 patients and 10 staff.
- (iii) That a trial hole had been dug and inspected by the Environmental Health Officer.

Forward Planning report noted.

Sanitary Services noted.

Environmental Health Officers report states that the proposal is acceptable subject to the following: (i) reserve percolation area being the same size as percolation area, (ii) proposed percolation areas are minimum of 10 m. from stream near site and 3 m. away from boundaries, (iii) a contract to maintain the drainage system being entered into, (iv) ramp facilities being provided for disabled (v) the assisted bathroom and sluice room being 100 sq. ft. minimum, (vi) a staff area should be provided with changing area, etc.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0331

Page No: 0002

Location: Commons, Newcastle.

The proposed development which involves change of use and extension of an existing large dwelling is considered acceptable and consistent with the agricultural zoning objective and the provisions of the County Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (1) conditions:-

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

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

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

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

*encl*  
03 ~~That a financial contribution in the sum of £4908~~ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

*3* 04 That all external finishes at the proposed extension harmonise in colour and texture with the existing premises.

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

*4* 05 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0331

Page No: 0003

Location: Commons, Newcastle.

5 06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

6 07 That off street car parking be provided for 26 no. cars. The car parking to be hard surfaced and marked out on site prior to the commencement of business.

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

7 08 That details of landscaping and boundary treatment, including programme of such works be submitted and agreed with the Planning Authority prior to the commencement of development.

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

8 09 That the requirements of the Homes for Incapacitated Persons Regulations 1985 of the Health (Homes for Incapacitated Persons) Act, 1964, be complied with.

REASON: To ensure satisfactory standard of development.

9 10 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON: In the interest of safety and amenity.

10 11 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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

11 12 That the requirements of the Supervising Environmental Health Office be ascertained and strictly adhered to in the development. In particular:

- (i) Reserve percolation area must be the same size as percolation area;
- (ii) Proposed percolation areas shall be located a minimum of 10 metres from nearby stream and 3 m. from site boundaries.
- (iii) A maintenance contract for the proposed drainage system shall be entered into.

*Documentation evidence to this effect, to be submitted and agreed with the Planning Authority.*

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



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0331

Page No: 0004

Location: Commons, Newcastle.

*Submit*  
~~13~~ A financial contribution, in the sum of money equivalent to the value of £5,000.00 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area servicing this site.

~~13~~ REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

*13*

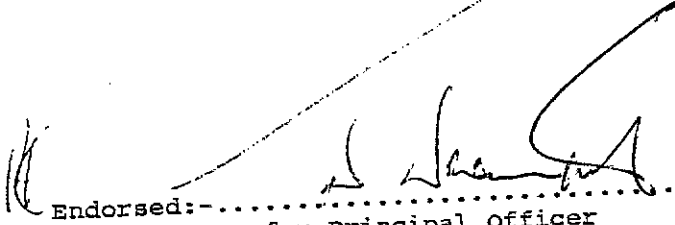
# COMHAIRLE CHONTAE ÁTHA CLIATH

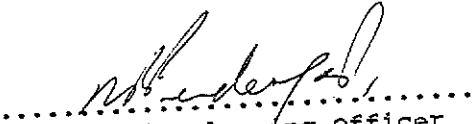
## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0331

Page No: 0005

Location: Commons, Newcastle.

  
Endorsed:.....  
for Principal Officer

  
.....  
for Dublin Planning Officer

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

Dated : ..... *9 August 1991* ..... *et al* .....

ASSISTANT CITY AND COUNTY MANAGER *Approved Officer*  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~26th July~~ *9 August*, 1991.

Register Reference : 91A/0331

Date : 25th June 1991

Development : Change of use to nursing home with single storey extension giving a total of 25 bed spaces at house.

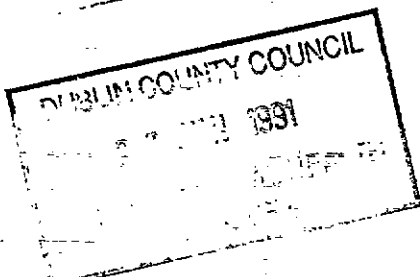
LOCATION : Commons, Newcastle.

Applicant : D. Mc Sorley,

App. Type : Additional Information

Planning Officer : M.GALVIN

Date Recd. : 14th June 1991



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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 12.07.91 .....  
Time ..... 12.20 .....

Yours faithfully,

Paul Tobin

PRINCIPAL OFFICER

- This proposal is acceptable to this office providing
- 1 The reserve permeation area should be the same size as the permeation area
  - 2 The proposed permeation areas are minimum 10m away from existing streams near site, and 3m away from boundaries of site
  - 3 A contract to maintain the drainage system is entered into to prevent any nuisance arising
  - 4 The assisted bathrooms should be 100ft<sup>2</sup> minimum
  - 5 The sluice room
  - 6 A staff area should be provided with charging facilities etc.
  - 7 A secure area should be provided for the storage of drugs
  - 8 Ramp facilities should be provided for the disabled.

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

for John O'Reilly SEHO  
8/7/91

disabled.  
J Kelly EHO  
8/7/91

Register Reference : 91A/0331

Date : 25th March 1991

Development : Change of use to nursing home with single storey extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

Applicant : D. Mc Sorley,

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 12th March 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL  
11 APR 1991  
SAN SERVICES

FOUL IN [Signature]  
SANITARY  
PRINCIPAL OFFICER  
- 9 MAY 1991  
Returned [Signature]

Date received in Sanitary Services .....

FOUL SEWER

Insufficient Information

- ① Applicant has not provided full details of the curable installation required for this proposal (no. of modules required, layout of modules etc.)
- ② Applicant has not provided detailed calculations to indicate the nature & area of the percolation zone required in accordance with B.S. 6297 : 1982
- ③ Applicant has not established that the portion of the site designated for the waste treatment facility has the necessary area available considering (a) the size & layout of the septic tanks & associated works (b) the size & layout of the curable installation (c) the size of percolation area required (d) the reserve percolation area (e) distances from boundaries.

SURFACE WATER

Insufficient Information

Applicant has not submitted a proposal for the disposal of surface water.

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

PLANNING DEPT  
DEVELOPMENT CONTROL SECT  
Date 14.4.91  
Time .....

J. Luce  
3/5/91

AFBBL

Register Reference : 91A/0331

Date : 25th March 1991

.....  
Refer to the above letter

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

WATER SUPPLY.....  
Refer to the above letter water supply.

*[Signature]*  
16/4/91

.....  
ENDORSED *[Signature]* DATE 17/4/91  
*[Signature]* 2/5/91

McSorley

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use to nursing home with single storey extension giving a total of 25 bed spaces at house at Commons, Newcastle for D. McSorley.

Murphy Kenny Architects,  
5, Clyde Lane,  
Dublin 4.

Reg. Ref. 91A-0331  
Appl. Rec'd: 12.03.1991  
Floor Area: 548 sq. m.  
Site Area: 12,600 sq. m.  
Zoning:

Report of the Dublin Planning Officer, dated 6 May 1991

This is an application for PERMISSION for the change of use from dwelling house to nursing home with single storey extension at Commons, Newcastle for D. McSorley.

The proposed site is located to the north of the Peamount Road close to its junction with the Newcastle/Celbridge/Hazelhatch Road. It is a level site with an area of 12,600 sq. m. (1.26 hectares.)

Reg. Ref. No. 85A-0191 refers to the original grant of planning permission for a dwelling house, septic tank and stables on a 46 acre landholding at this location. The applicant in that instance was D. McSorley.

Reg. Ref. No. 91A-0330 refers to a current application for planning permission for a dormer house for Mr. McSorley on a site nearby (to the east). Documentation lodged with the current application indicated that Mr. McSorley's existing house (the subject of the current application) is too big for his domestic needs.

This existing house is a six bedroomed house set back some 80 metres from the front boundary of the site. The existing access is located at the southern corner of the site.

Lodged plans provide a substantial (c. 135 sq. m.) single storey extension to the side (west) of the existing house. Lodged plans indicate finishes to match that existing. Correspondence submitted with the application notes that the ground floor will be used predominantly for day space, dining room and kitchen areas. The upper floor will be devoted to bedrooms as will the single storey extension. According to the applicant the proposed nursing home will accommodate c. 25 bed spaces (13 bedrooms).

The proposed site is located in an area zoned 'B' - "to protect and provide for the development of agriculture" in the Dublin County Development Plan, 1983. Residential institutions such as that proposed are open for consideration in such an area.

Lodged plans indicate an area of car parking to provide 25 no. parking spaces along the eastern boundary of the site. This meets Development Plan standards regarding parking.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed change of use to nursing home with single storey extension giving a total of 25 bed spaces at house at Commons, Newcastle for D. McSorely.

(Continued)

Roads Department report notes that the proposed access is 50-60 metres from the junction of Peamount Road and the Newcastle/Celbridge Road where adequate vision is available. Report also includes conditions in the event of permission issuing. These include the provision of one additional car parking space over that required to meet Development Plan standards and the relocation of the entrance to provide for improved vision.

Sanitary Services report *not received*

It is noted that the applicants proposed drainage by means of a *puraflo* 'private system' in conjunction with an existing septic tank.

The Supervising Environmental Health Officers report has not been received regarding the suitability of this system to cater for the proposed development - Documentation lodged regarding this application notes that it is an effluent treatment for single dwellings and specifies a dwelling house of up to 5 bedrooms - the current application provides for a group residence of 13 no. bedrooms (25 bed spaces). Supervising Environmental Health Officer <sup>was</sup> contacted. They would require additional information regarding soil suitability, etc. *(it is noted from documents lodged that the puraflo system can be accepted for domestic situations larger than 5 bedrooms)*  
The proposed development is considered to be acceptable in principle. However, I recommend additional information be sought regarding the suitability of the above mentioned method of drainage.

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

1. Lodged plans provide for the disposal of effluent on site by means of a septic tank and a Bord Na Mona 'puraflo' system.

Applicant is requested to submit full details of:

1. The design and capacity of the existing septic tank;
2. The suitability of the above mentioned 'puraflo' system to cater for group residential accommodation of the type proposed;
3. The suitability of the soil to cater for the disposal of treated septic tank effluent from the proposed development. This will require the opening of a trial hole for inspection by the Supervising Environmental Health Officer, Eastern Health Board (33, Gardiner Place; Tel. 727777).

The applicant is requested to consult with the Supervising Environmental Health Officer before resubmitting *additional information*

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

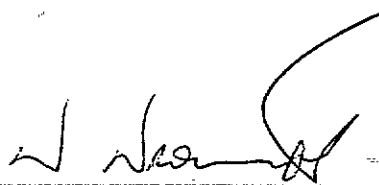
Record of Executive Business and Manager's Orders

Proposed change of use to nursing home with single storey extension giving a total of 25 bed spaces at house at Commons, Newcastle for D. McSorely.

(Continued)

ms (MG/DK)


Endorsed:-

  
for Principal Officer

  
For Dublin Planning Officer

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

Dated: 9 May, 1991.

  
Assistant City and County Manager

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



DUBLIN COUNTY COUNCIL

REG. REF: 91A/331.  
LOCATION: Commons, Newcastle.  
APPLICANT: D. McSorley.  
PROPOSAL: Nursing Home.  
DATE LODGED: 12.3.91.

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This application is for full permission for nursing home at Commons, Newcastle.

The access to the existing Bregarry Stud House in approximately 50-60m from the junction of the Peamont Road and the Newcastle/Celbridge Road. Peamont Road is a substandard rural road; the proposed development constitutes undesirable ribbon development which will lead to demands for uneconomic provision of resources and would set an undesirable precedence for further similar developments in the area.

However, adequate vision exists at the present entrance and if further consideration is given to this application, applicant should be conditioned as follow:-

1. A minimum of 25 no. car spaces is required for a development of this nature in accordance with Development Plan Parking Standards 1983. The applicant is to provide 1 more designated space.
2. All works to be carried out prior to the house being occupied.
3. All work to be carried out at the applicant's expense according to the Specification and Conditions of Dublin County Council.
4. Access to be located to the northern corner of site to provide adequate vision.
5. A financial contribution, in the sum of money equivalent to the value of £5,000.00 as on 1st January, 1991, and updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 07/05/91 .....  
Time ..... 9.30 A.M. ....

MA/BMcC  
26.4.91.

SIGNED: Michael Arthur

ENDORSED: [Signature]

DATE: 26-4-91

DATE: 29/4/91



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/0331

Date : 25th March 1991

Dear Sir/Madam,

Development : Change of use to nursing home with single storey  
extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

Applicant : D. Mc Sorley,

App. Type : PERMISSION

Date Recd : 12th March 1991

Your application in relation to the above was submitted with a fee of  
£32.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £1064.00.

I should be obliged if you would submit the balance of £1032.00  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Murphy Kenny Architects,  
5 Clyde Lane,  
Dublin 4.

91A/0331

CERTIFICATE NO: 24542

Murray Home

Commons Newcastle

Don McSorley

APPLICANT:

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO.
Dwellings	£32					
	£16					
	£300 per HP in excess of 300HP					
EXT 145 <sup>th</sup> Rd R16-1-403 x .1 hect.	£21.75 per HP of 200	1064	732	1032		
x .1 hect.	£200 per hect.					
x .1 hect.	£200 per hect.					
x .1 hect.	£200 per hect.					
x hectare	£200 per hect.					
x1,000 <sup>th</sup>	£200 per hect.					
x .1 hect.	£200 per hect.					

1999 22/3/91  
N34315  
£33 still owed.

Sum 1 Certified: Signed: *[Signature]* Date: 20-3-91  
 Sum 1 Endorsed: Signed: *[Signature]* Date: 19/3/91  
 Sums 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O. Date: 19/3/91  
 Sums 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

548  
137.  
511

548  
511  
1059



## 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/0331  
Decision Order No. P/ 3549 /91  
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That all external finishes at the proposed extension harmonise in colour and texture with the existing premises.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON: To protect the amenities of the area.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 06 That off street car parking be provided for 26 no. cars. The car parking to be hard surfaced and marked out on site prior to the commencement of business.
- 06 REASON: In the interest of the proper planning and development of the area.
- 07 That details of landscaping and boundary treatment, including programme of such works be submitted and agreed with the Planning Authority prior to the commencement of development.
- 07 REASON: In the interest of the proper planning and development of the area.
- 08 That the requirements of the Homes for Incapacitated Persons Regulations 1985 of the Health (Homes for Incapacitated Persons) Act, 1964, be complied with.  
REASON: To ensure satisfactory standard of development.
- 09 Adequate provision is to be made to facilitate access to and the use of

## 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.



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

Reg.Ref. 91A/0331

Decision Order No. P/ 3549 /91

Page No: 0003

the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON: In the interest of safety and amenity.

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

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

- 11 That the requirements of the Supervising Environmental Health Office be ascertained and strictly adhered to in the development. In particular:
- (i) Reserve percolation area must be the same size as percolation area;
  - (ii) Proposed percolation areas shall be located a minimum of 10 metres from nearby stream and 3 m. from site boundaries.
  - (iii) A maintenance contract for the proposed drainage system shall be entered into. Documentary evidence to this effect, to be submitted to and agreed with the Planning Authority.

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

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.



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/0331

Date : 18th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use to nursing home with single storey  
extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

APPLICANT : D. Mc Sorley,

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received  
on 14th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Murphy Kenny Architects,  
5 Clyde Lane,  
Dublin 4.

Principal Officer  
Planning Dept.  
Dublin Co. Council  
Irish Life Centre  
Ir. Abbey St.  
DUBLIN 1

9/1A/0331

1.8.0.1

A.1



MURPHY KENNY ARCHITECTS

14/6

13th June 1991

re: Proposed change of use to nursing home with single-storey extension giving a total of 25 bed spaces at house at Commons, Newcastle for D. McSorley. Reg. Ref. 91A-0331

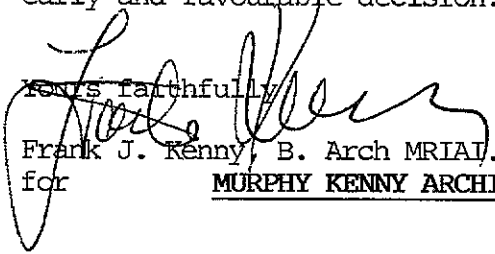
Dear Sir

Further to your letter dated 9th ult., requesting additional information to be submitted in the above, we submit the information requested as follows:

1. The existing septic tank will not be re-used. The proposed effluent treatment system is B.M.S. 35 P.E. Aerotor Biozone system with primary settlement tank before the aerotor and humus tank after it, with a sludge return pipe to the primary settlement tank as shown in the attached drawing. The system is designed to cater for the 25 patients and 10 staff and the final effluent is 20 mg/l B.O.D. and 30/l S.S. The system is designed and built by Butler Manufacturing Services Ltd of Strokestown Road, Longford.
2. A trial hole has been dug and has been inspected by Ms. Ita Devine, Environmental Health Officer for the area, who has deemed the soil suitable for percolation of treated effluent.

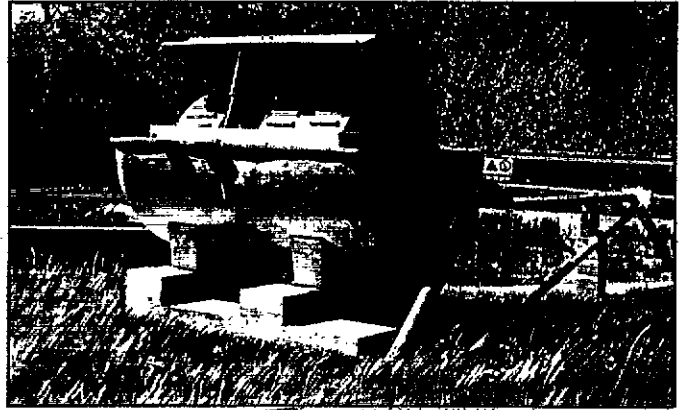
We trust that the foregoing is satisfactory and we look forward to an early and favourable decision.

Yours faithfully,

  
Frank J. Kenny, B. Arch MRIAI,  
for MURPHY KENNY ARCHITECTS



**The BMS "Aerotor" Range**  
 BMS Ltd. now offer the established Aerotor System of effluent treatment. The "Aerotor" not only utilises proven technology but also embodies innovatory techniques to produce a highly efficient process for the reduction of BOD, SS, Ammonia, etc.



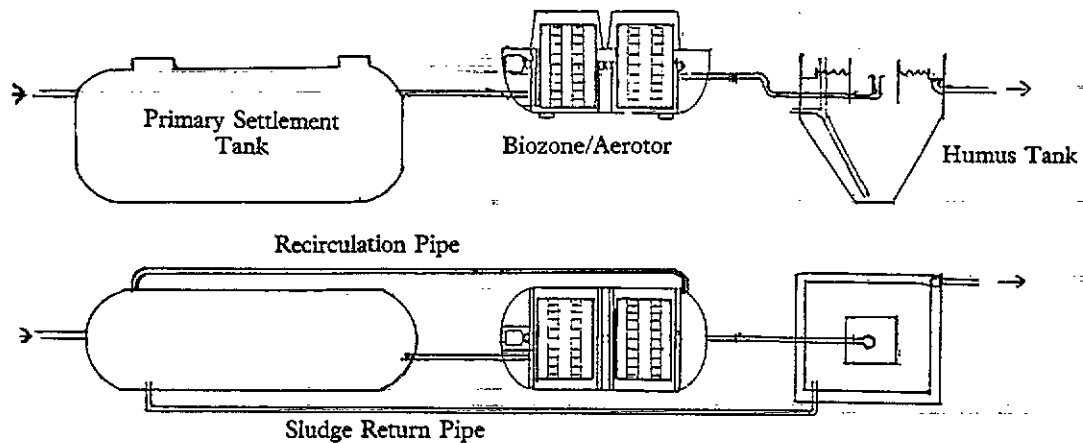
PE	Sludge Storage	Primary Tank	Biozone	Humus Tank
		Vol. (m <sup>3</sup> )	Len (m)	Vol. (m <sup>3</sup> )
35	3 mths	7.0	2.35	4.0
70	3 mths	13.0	2.85	7.0
100	3 mths	18.0	3.86	10.0
150	2 mths	22.0	4.36	13.0
200	2 mths	28.0	5.88	16.0
250	2 mths	36.0	6.38	20.0
300	2 mths	40.0	6.88	23.5

WOLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 14 JUN 1991  
 91A/033K

Available in a range of standard modular sizes from 35 PE up to 300 PE. The "Aerotor" is suitable for a large variety of Industrial and Domestic applications. Detailed specifications are available on request.

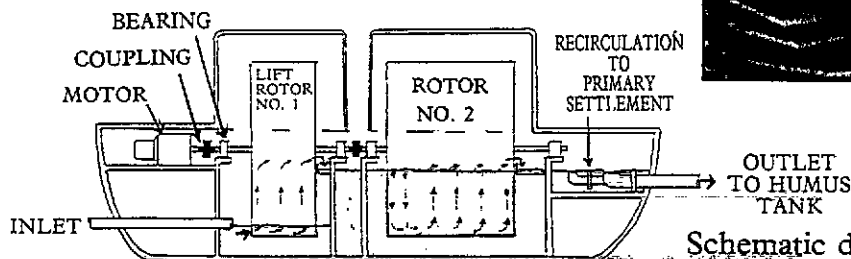
The BMS "Aerotor" differs from R.B.C.'s in the following respects:

- 1. Shaft:**  
 Due to the buoyancy of the rotors there is minimum strain on the shaft and bearings.
- 2. Density:**  
 The BMS rotors achieve 1½ times the available surface area per L.M. of shaft than any other design of similar diam.
- 2. Efficiency:**  
 All the effluent comes in contact with the media maximising contact treatment and eliminating by-pass.
- 4. Nett Lift:**  
 The intrinsic pumping action of the rotors provides a nett lift of 375 mm through the system. This allows for effluent recirculation without the need for secondary pumping.
- 5. Aeration:**  
 Active aeration supplements passive (contact) aeration producing a Humus Sludge with superior settling quality.
- 6. Economical:**  
 A typical medium sized plant will consume 10kw hr/day.
- 7. Maintenance:**  
 Apart from periodic desludging and bearing inspection the plants require no further maintenance.
- 8. Transportation:**  
 Compact pre-fabricated portable package suitable for temporary or permanent installation on existing or greenfield sites.



Plan and elevation of a typical BMS 150 PE Effluent Treatment Plant

A view of an open section of the BMS Rotors showing GRP blades in spiral formation providing the dense interior media for active biomass growth.



Schematic diagram showing passage of effluent through a BMS Aerotor/Biozone.

Our policy of continuous research and development ensures that our clients are supplied with the latest effluent treatment technology. We offer a complete design and construct package, including Civil Works to solve your particular problems. When you are seeking a quotation the initial information we require is:

1. Design Population.
2. Maximum Hydraulic Flow.
3. Single or three-phase electrical supply.
4. Final Effluent standard required. (Normally 20mg/l BOD and 30mg/l S.S. in accordance with Royal Commission Standards.)

**BUTLER MANUFACTURING SERVICES LIMITED,**  
Strokestown Road, Longford, Ireland.

Phone: (043) 26100, 26258. Car: (088) 554491  
Fax: (043) 26258.



For Design, Quotation  
and Service



BUTLER · MANUFACTURING · SERVICES · LTD.

## **B.M.S. BIOZONE**

### **SPECIFICATION**

#### **OUTLINE DESCRIPTION**

##### **1. BIOZONE:**

A B.M.S. biozone consists of B.M.S. rotors, mounted in a G.R.P. tank and driven by a SEW Eurodrive motor at 4 to 6 revs./min. The first rotor acts like a pump taking in effluent through holes in its circumference and ejecting it through holes near the hub. There is a net head gain of approximately 400 mm which enables the B.M.S. plant to recirculate a proportion of the effluent to the primary tank thus activating the primary tank effluent. The design of the B.M.S. rotor is such that not only does it provide a large surface area for contact to the effluent but it also actively aerates the effluent.

The second and third rotors act in a similar way to the first but there is no head gain. Access for the effluent into these rotors is measured and controlled by their construction, so that there is at all times a buoyant force acting upwards thus relieving the pressure on the bearings. This can be viewed as an additional safety factor.

##### **2. TANK:**

The biozone tank is made entirely from G.R.P. in accordance with B.S. 4994. It is designed so that it can be placed free-standing or buried when full or empty. The bulkheads are strong enough to take the weight of the rotors and effluent pressure even when one compartment is full and the adjoining compartment is empty.

##### **3. ROTORS:**

The rotors consist of sets of G.R.P. vanes bonded together. Each set of vanes is approximately 100 mm wide. The entire rotor structure is similar to a honey-comb giving strength and rigidity. G.R.P. is ideally suited to this application and it is very strong and resistant to any of the corrosive effects which exist in domestic effluent. It also provides very good adhesive surface for the biomass to cling to, preventing it from shearing off as the effluent passes over it.

##### **4. SHAFT AND HUBS:**

These are professionally designed to guard against corrosion and metal fatigue. The shaft size depends on the size of the biozone. The grade of steel used is EN 8, 080 M40 properties of which are defined in B.S. 970. The G.R.P. rotor is bonded onto a hollow section which hubs connect to the shaft. The hubs and exposed areas of the shaft are coated with Plasmet ZF corrosion protection which is very hard wearing.

##### **5. BEARINGS:**

Spherical roller bearings are used in the B.M.S. biozones. They are self-aligning. The bearings are housed in special plummer blocks with double lipped rubber seals which prevents infiltration and a special 'water resistant' grease is recommended.

##### **6. COUPLINGS:**

$\frac{3}{4}$ " pitch, 17 tooth chain couplings are used. These are very simple yet effective couplings. A grease cover is also included. This guards the coupling against corrosion as well as ensuring good lubrication.

**SPECIFICATION**

**70 P.E. B.M.S. BIOZONE**

<b>ITEM</b>	<b>QUANTITY</b>	<b>DESCRIPTION</b>
<b>A. TANK:</b>	1	All G.R.P. designed in accordance with B.S. 4994.
<b>B. ROTOR:</b>	1	All G.R.P. providing a contact surface area of 250 m <sup>2</sup> plus a nett lift of 400 mm making it possible to recirculate activated effluent.
<b>C. MOTOR:</b>	1	Sew Eurodrive single or three phase helical geared motor. Direct drive to the gearbox three phase power rating of 0.37 KW. Single phase motor mounted on top of gear box with vee belt to pulley drive on adjustable tension plate.
<b>D. SHAFT &amp; HUBS</b>	1	Shaft diameter 50 mm, material EN8 hubs made of mild steel with diameter of 150 mm. All exposed parts (i.e. not coated with G.R.P.) are protected by Plasmet ZF coating known for its toughness and long life protection.
<b>E. COUPLINGS:</b>	1	¾" pitch chain couplings with grease covers.
<b>F. BEARINGS &amp; PLUMMER BLOCKS:</b>	2	SKF spherical roller bearings with SNH housings incorporating double lip rubber seals.

Murphy Kenny Architects,  
5, Clyde Lane,  
Dublin 4.

Reg. Ref. No. 91A-0331

9 May 1991

Re: Proposed change of use to nursing home with single storey extension giving a total of 25 bed spaces at house at Commons, Newcastle for D. McSorly.

Dear Sir,

With reference to your planning application, received here on 12th March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Lodged plans provide for the disposal of effluent on site by means of a septic tank and a Bord Na Mona 'puraflo' system.

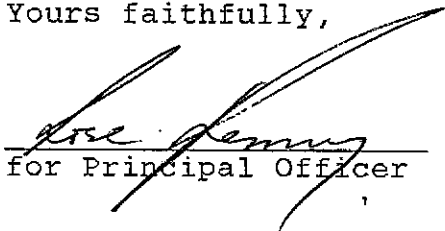
Applicant is requested to submit full details of:

1. The design and capacity of the existing septic tank;
2. The suitability of the above mentioned 'puraflo' system to cater for group residential accommodation of the type proposed;
3. The suitability of the soil to cater for the disposal of treated septic tank effluent from the proposed development. This will require the opening of a trial hole for inspection by the Supervising Environmental Health Officer, Eastern Health Board (33, Gardiner Place; Tel. 727777).

The applicant is requested to consult with the Supervising Environmental Health Officer before submitting additional information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. ~~N 34315~~  
Balance.

£ 999.00

Received this 27<sup>th</sup> day of March 1991

from P. McEvoy  
Commons  
Newcastle

the sum of nine hundred and ninety nine Pounds

Pence, being Balance

of fee on 90A/331

Aileen Doane Cashier

S. CAREY  
Principal Officer



Dublin County Council  
Planning Dept.  
Irish Life Centre  
Ir. Abbey St.  
DUBLIN 1



MURPHY KENNY ARCHITECTS

20th March 1991

re: Proposed conversion to Nursing Home and Extension to house at  
Commons, Newcastle for Mr. D. McSorley.

Dear Sirs

Further to the recent application on the above, we enclose cheque for £999.00. which was inadvertently omitted and substituted with a cheque for £32.00.

Yours faithfully



Vincent E. Murphy, B.Arch RIBA.  
for MURPHY KENNY ARCHITECTS

22 MAR 01

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/0331

Date : 13th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use to nursing home with single storey  
extension giving a total of 25 bed spaces at house.

LOCATION : Commons, Newcastle.

APPLICANT : D. Mc Sorley,

APP. TYPE : PERMISSION

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

Yours faithfully,

.....  
PRINCIPAL OFFICER

Murphy Kenny Architects,  
5 Clyde Lane,  
Dublin 4.



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 ..... COMMONS, NEWCASTLE,  
 (If none, give description .....  
 sufficient to identify) ..... CO. DUBLIN

3. Name of applicant (Principal not Agent) ..... MR DAN Mc SORLEY  
 Address ..... COMMONS, NEWCASTLE, CO. DUBLIN  
 Tel. No. .... REG. NO. NIL

4. Name and address of ..... MURPHY KENNY ARCHITECTS  
 person or firm responsible .....  
 for preparation of drawings ..... 5 LLYDE LANE, DUBLIN 4 ..... Tel. No. 607921

5. Name and address to which ..... MURPHY KENNY ARCHITECTS  
 notifications should be sent .....  
 ..... 5 LLYDE LANE, DUBLIN 4

6. Brief description of .....  
 proposed development ..... NURSING HOME (PART CHANGE OF USE OF EXISTING HOUSE 2 PART EXTENSION)

7. Method of drainage ..... PURAFLO ..... SYSTEM ..... 8. Source of Water Supply ..... W.A. T.E. MAIN

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

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ..... YES

11. (a) Area of Site ..... 12,500 ..... Sq. m.  
 (b) Floor area of proposed development ..... 548 ..... Sq. m.  
 (c) Floor area of buildings proposed to be retained within site ..... 413 ..... Sq. m.

Er  
 Herald  
 26/2/91

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. NO

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
 IT IS THIS FIRMS POLICY TO APPLY THESE REGS. AS FAR AS IS PRACTICAL AND THIS POLICY HAS BEEN APPLIED IN THIS PROPOSAL

15. List of documents enclosed with application. 4 COPIES DRUGS NOS. 90041/11 AND 12; SPECIFICATION; LETTER OF APPLICATION; NEWSPAPER NOTICE; CHEQUE FOR 7999 APPLICATION FEE

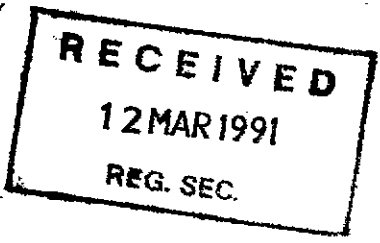
CO. DUBLIN - Permission is sought for change of use to nursing home with single storey extension giving a total of 25 beds at house at Commons, Co. Dublin for D. McSorley

Proposed development (See back) ..... 548 ..... Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development ..... 4  
 Fee Payable £ 999.00 Basis of Calculation 548 x £1.75 + £40.00  
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Date 12/3/91

Application Type ..... P ..... FOR OFFICE USE ONLY  
 Register Reference ..... 91A/0331  
 Amount Received £ ..... 20-4 ..... 28.4  
 Receipt No .....  
 Date .....



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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

# COMHAIRLE CHONTAE ATHA CLIATH

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

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N- 34175

CHEQUE  
P.O.  
B.L.  
I.T.

£32.00

Received this 10th day of March 1991

from Murphy, James, Broker,  
5 Clyde Lane  
D.4

the sum of thirty two Pounds

in full of the sum of £32.00 Pence, being fee for  
ple of application at Commons Newfiddle

James Murphy Cashier

S. CAREY Principal Officer  
Carey

The Principal Officer  
Dublin County Council  
Planning Dept.  
Irish Life Centre  
Lr. Abbey Street  
DUBLIN 1

**MKA**  
**MURPHY-KENNY ARCHITECTS**  
DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Service  
APPLICATION RECEIVED

12th March 1991

12 MAR 1991  
REG NO. 91A033  
APPLICATION TYPE O/P/A/BBL  
No. L.D.S.

re: Proposed change-of-use of existing house to existing home and single-storey extension thereto at Commons, Newcastle for Mr. D. McSorley.

Dear Sir

On behalf of our client, Mr. D. McSorley, we wish to apply for Planning Permission for change-of-use of his existing two-storey house to a nursing home and for a single-storey extension thereto, to give a total of 25 patient beds, at Commons, Newcastle.

We enclose herewith the following documentation:

1. 4 copies drawing no. 90041 / 11, 12.
2. 4 copies Outline Specification.
3. Planning Application form, duly completed.
4. Newspaper Advertisement (Evening Herald 26.2.91.)
5. Cheque in the amount of £999.00. being the appropriate fee in the matter.

This application is being made in tandem with an application for a dormer house on another part of the lands owned by Mr. McSorley. The house, the subject of this application, being too big for his domestic needs. This proposal is to retain the external appearance of the existing house and to use the ground floor predominantly as day space, dining room, and kitchen. The upper floor will be devoted to bedrooms. The single-storey extension will be comprised mainly of bedrooms.

Drainage will be to a septic tank with a Bord na Mona 'Puraflo' system, (see copy of the technical document attached).

We look forward to an early and favourable decision in the matter.

Yours faithfully

  
Frank J. Kenny, B.Arch MRIAI  
for MURPHY KENNY ARCHITECTS

# PURAFLO

## TECHNICAL INFORMATION SHEET SINGLE DWELLINGS

### Septic Tank Effluent Treatment System

#### THE PROBLEM OF POLLUTION

The average pollution BOD generated by sewage effluent from the occupants of a domestic dwelling is 0.06kg/head/day.

Where the effluent is discharged from a septic tank, serious contamination of ground or surface water can occur where site conditions are not suitable.

Surface water contamination is most prevalent in areas where impervious soils dominate. Where a percolation area fails, a common method used to try to prevent effluent backing-up to the house is to pipe from the outlet of the septic tank to the nearest drain. This leads to an ongoing insidious pollution which is sometimes difficult to recognise.

In the case of ground water pollution, the situation applies in reverse. Where there is a poor over burden of soil on fissured rock (mostly limestone), there is a direct run-off into the ground water system from the septic tank. This underground water system may be used for domestic consumption with the householder being unaware in most cases, of the pollution risk.

#### THE PURAFLO PROCESS FOR POLLUTION CONTROL

Bord na Móna scientists have developed the Puraflo System to treat effluent from a septic tank which is working correctly and must have been installed in accordance with SR6 (EOLAS).

The operating principle of Puraflo is based on a form of aerobic biological treatment with filtration using a special blend of peat fibre as the medium.

#### PERFORMANCE

A Puraflo installation will produce a high quality final effluent with an average BOD (biochemical oxygen demand) of less than 10mg/l and average TSS (total suspended solids) of less than 15mg/l. Coliform and ammonia removal of up to 99% and 90% respectively is also achieved. All quoted figures are well within the normal requirements of Health Organisations.

#### THE PURAFLO SYSTEM

For a single dwelling, the System consists of a Sump and Pump Unit, 4 biofilter Modules, connecting pipework and ducting and electrical controls.

The Sump and Pump Unit is installed at the outlet from the septic tank with the effluent being pumped to the biofilter Modules

(see Figure 1). The biological process begins at this stage with the effluent being distributed evenly over the surface of the treatment media.

#### SYSTEM LOADING

The Puraflo Domestic Installation will cater for a dwelling house of up to five bedrooms and will treat 1 cubic metre of effluent per day. At this loading, the dwell time in the media will be six days. Dwell time is an important factor in the efficiency of the biological process.

The special blend of peat fibre and peat, and the predetermined and accurate compaction factor of the media ensures an evenly controlled flow. Where domestic situations larger than five bedrooms are proposed, the Puraflo Domestic Installation can be enlarged accordingly.

#### PURAFLO SYSTEM COMPONENTS

##### Sump and Pump Unit

Manufactured from corrosion free polyethylene. Incorporates a 450mm square galvanised steel frame and cover which is designed for pedestrian loading and has a safety grid fitted below the cover. Sump dimensions are given in Table 1.

A fully submersible pump within the Sump is rated at 0.33KW single phase and is capable of pumping up to 5 metres head. The pump should be withdrawn from the Sump annually, hosed down, inspected and the strainer checked for blockage prior to replacement.

##### Biofilter Modules

Each Module is moulded from polyethylene and is packed with a special blend of peat fibre media, developed by the research department of Bord na Móna to give optimum retention time and performance on a continuing basis. The four biofilter Modules required for a single dwelling have a surface area of 10m<sup>2</sup> and are 0.76m deep. The effluent received from the Sump through a 40mm polyethylene rising main is distributed over the peat fibre media to meet designed hydraulic and biological loading rates. (Module dimensions are given in Table 1).

##### Distribution Pipework

A manifold system of uPVC pipes and fittings ensures an even distribution of effluent over the total area of the peat fibre media (see Figure 2).

Other pipework supplied with the Puraflo System comprises: 110mm uPVC between septic tank and Sump, 40mm

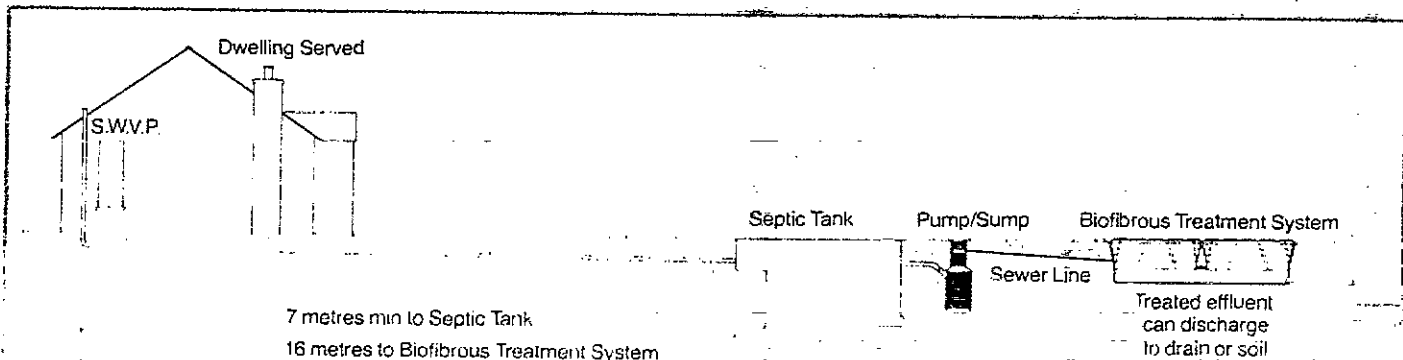


Figure 1 Typical Layout

PE rising main between Sump and biofilter Modules, 50mm uPVC duct for electrical cable and 110mm uPVC for the discharge of final effluent (optional).

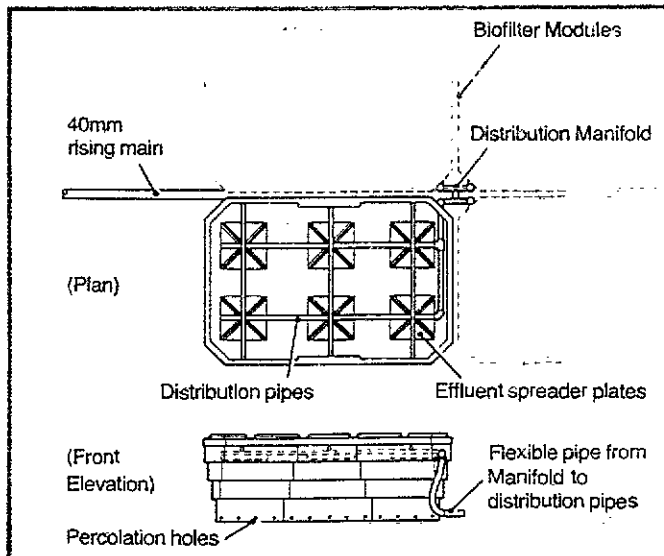
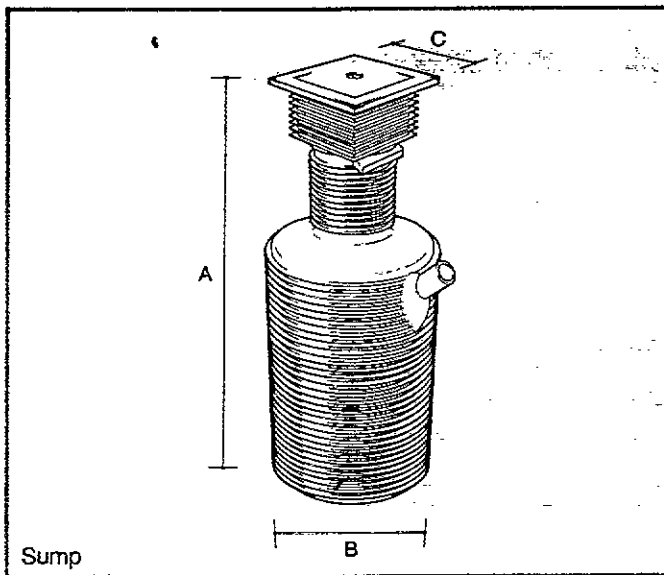


Figure 2 Manifold Distribution System

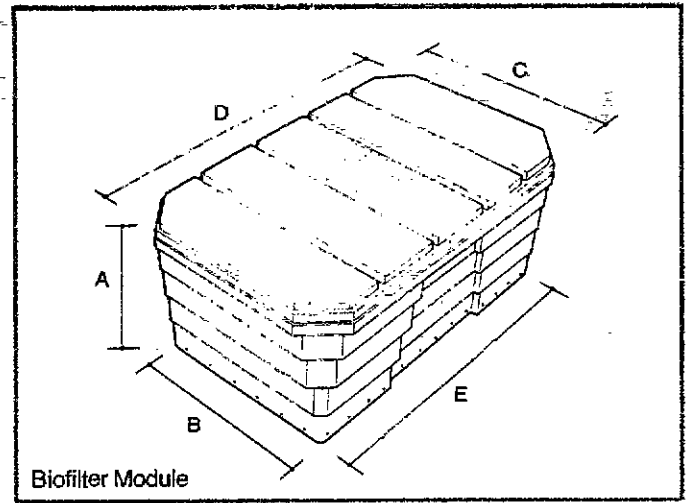
Table 1 Dimensions (mm)

Description	A	B	C	D	E
Sump	1850	720	480	—	—
Biofilter Module	760	1185	1400	2150	1935



**TECHNICAL SERVICE**

For further information on any aspect of single dwelling or package installation, contact the Company at the address below.



**INSTALLATION**

Installations are carried out by Puraflo either above or below ground depending on the aesthetic requirements and site conditions.

Figures 3(a) and 3(b) show installations below ground where treated effluent is discharged either into a ditch or river or directly to the subsoil. In both cases, the biofilter Modules are placed on a 200mm thick granular bed. It should be noted that where an outlet pipe is used, the excavation is lined with a heavy gauge polythene membrane.

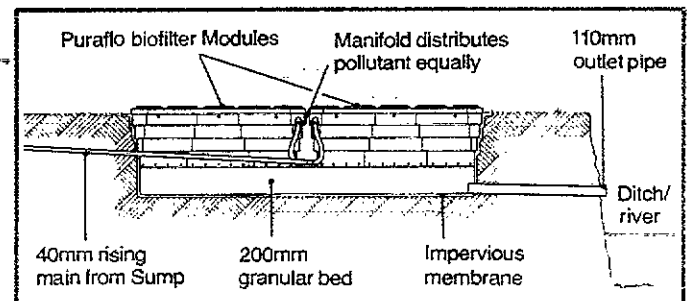


Figure 3(a) Puraflo system discharging treated effluent into open ditch, stream or river

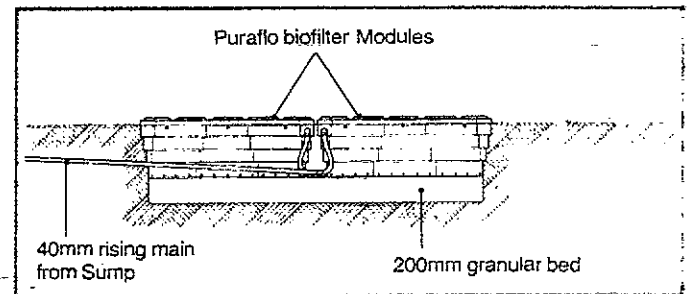


Figure 3(b) Puraflo system discharging directly into subsoil where suitable

Note: Final position of Puraflo modules can be located above or below ground depending on site conditions.

**PURAFLO**

Pollution Control for a *Better* Environment

Developed by

**BORDNAMONA**

Puraflo Limited, Ballyforan, Ballinasloe,  
Co. Galway, Ireland  
Telephone: 0903 4200



OUTLINE SPECIFICATION  
AND DESCRIPTION OF WORKS  
AND SCHEDULE OF FINISHES AND FITTINGS  
FOR

PROPOSED NURSING HOME

AT

COMMONS,  
NEWCASTLE,  
COUNTY DUBLIN.

FOR

MR. DAN MCSORLEY

MURPHY KENNY ARCHITECTS  
5 CLYDE LANE,  
BALLSBRIDGE,  
DUBLIN 4.

TELEPHONE NO: (01) 607921

DESCRIPTION OF THE WORKS

The works shall consist of a single storey extension and conversion of existing house to nursing home and ancillary drainage and site works.

PRELIMINARIES

- 1.1 The Works: The entire works to be carried out to the details now hereinafter described and/or as shown on drawings.
- 1.2 Tenders: The Employers do not bind themselves to accept the lowest, or any Tender. No Contractor will be remunerated for any trouble or expense he may have incurred in the making up of his Tender.
- 1.3 Form of Contract: The Contractor whose Tender is accepted must sign the Agreement and General Conditions prepared by the Architect, which would be the Standard Form of Contract where quantities do not form part of the Contract (1975 edition), issued by the Royal Institute of Architects of Ireland in agreement with the Federation of Builders of Ireland, Contractors and Allied Employers of Ireland and the Royal Institute of Chartered Surveyors. A copy of this Contract will be made available at the Architect's office during office hours before the Contractors submit the Tenders.
- 1.4 Visit Site: Contractors tendering must make (and shall be deemed to have made) a thorough examination of the Drawings, Specification Site and features thereof with all drains, mains, etc., adjoining premises or others affecting the nature and extent of same and the conditions under which they will have to be executed, and as practical tradesmen satisfy themselves that the work required to be done is sufficiently shown and described and they must of their own knowledge of the manner in which similar work is performed, supplement if necessary the information given therein so that the prices set down will include for incidental and contingent works which may be necessary to be necessary to render the several works.
- 1.5 Schedule of Rates: The successful Tenderer will be obliged to provide a detailed Schedule of Rates. The prices of same shall be the basis for extra or omitted work.

- 1.6 Tradesmen: None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the works, and the whole of same shall be carried out in the best manner and to the complete satisfaction of the Architect.
- 1.7 Sub-letting: No portion of the works may be sub-let without the Architect's consent in writing and the party or parties appointed are to be subject to his approval.
- 1.8 P.C. Sums: The Works Prime Cost or initials P.C. shall be the nett amounts to be paid by the Contractor to the Nominated Suppliers, or Nominated Sub-Contractors after deducting any amounts for Value Added Tax Commission, Trade or other Discount except a discount for prompt payment of 5% on Nominated Suppliers and on Nominated Sub-Contractors. Such sums shall be used at the sole discretion of the Architect and shall be expended in whole or part as the Architect may direct. The Contract Sum shall be adjusted as necessary to include only the amounts properly so expended by the Contractor.
- 1.9 Provisional Amounts: All Provisional Amounts herein, whether in money or quantity, are to be at the entire disposal of the Architect, who may add or deduct from same or make any alterations he may think fit. Any difference will be made at the settlement of Accounts.
- 1.10 Order of Works: The Contractor shall, without extra cost, carry out the works at such times and in such order as the Architect shall direct. The Contractor shall confine his operations to the immediate vicinity of the new building work. He is to place all material where directed and make good any damage caused by his men, trucks or plant to the existing surfaces during the progress of the works.

1.11 Vouchers:

All Vouchers shall be provided when called for by Architect. In the case of the Contractors inability to show to the Architects satisfaction the nett amounts paid in respect of the P.C. Sums or Provisional Sums, the Architect shall have the power to allow such sums as he shall deem fit and his discretion thereon shall be final and binding.

1.12 Variations:

No Variations shall vitiate the Contract, and any authorised alteration (additions or deductions) may be measured by the Architect and valued by him at the rates set forth in the Priced Schedule of Rates, or in the case that these do not apply, at their proportionate rates.

1.13 Payments on Accounts:

Payments on Accounts shall be made to the written Certificate of the Architect.

1.14 Provide Everything Necessary:

The Contractor shall Provide Everything Necessary for the proper execution of the works according to the true intent and meaning of the Drawings and Specification together, whether same may or may not be particularly shown on the Drawings or described in the Specification, provided the same is reasonably to be inferred therefrom.

1.15 Drawings:

Provide all necessary extra copies of the Drawings, Specification, one set only being handed to the Contractor. All Drawing and Specification copies thereof to be returned to the Architect on the completion of the Contract.

1.16 Contractor Responsible:

The Contractor is to take entire charge of the building work from commencement of the work to the completion of same, and he is to be held responsible for and make good all injuries, damages and repairs occasioned or rendered necessary to same by causes over which the Contractor shall have control. He is to take proper precaution to prevent such happenings and take all risks and hold the Employer harmless from any neglect, default, want of proper care or other misconduct on the part of the Contractor or anyone in his employment during the execution of the works.

- 1.17 Plant etc: The Contractor is to provide all and every kind of scaffolding, platforms and ladders, tools, tackle joists, machinery rods, stakes, properly constructed wooden boxes as measures and everything else of the nature of plant also freighting duties, costs, charges and expenses incidental to the complete performance of the works unless specified exemption shall have been made.
- 1.18 Notice & Fees: The Contractor shall give notice required to all Public Authorities or other persons, make all necessary applications to such and pay all fees legally demanded by them. The Contractor must on no account trespass on the adjoining properties without written permission from the owner of same.
- 1.19 Conform to Regulations: The Contractor shall conform to the provision of all Acts passed or adopted by Oireachtes of Eire, which may in any way affect the work, and shall observe all orders, rules or regulations, any Bye-Laws or Local Authorities or Companies with whose system the works are connected and shall indemnify the employers against all claims or liabilities.
- 1.20 Set out of Works: The Contractor shall set out the works and keep them correct, errors in setting out must be rectified at the Contractor's expense.
- 1.21 Inspection: No work shall be covered up without first being inspected and passed by the Architect. Work covered up by Contractors in contravention of this instruct must be uncovered, etc., at the Contractor's expense as set out in the conditions of this Contract.
- 1.22 Attendance: Allow for each trade attending on all other trades.
- 1.23 Protect Site: The Contractor shall provide all necessary protection to the Site and materials situated thereon and shall prevent unauthorised persons from trespassing on the site of the building.

- 1.24 Protect Works: Protect the whole of the works from inclement weather as necessary. If the Contractor fails in such protection, the Architect may do so at the Contractor's expense and deduct the cost from his next Certificate.
- 1.25 Attending all Trades: The Contractor shall afford all responsible use of scaffolding, ladders, etc., to artists and other tradesmen employed by the Employer.
- 1.26 Foreman: The Contractor shall keep a competent Foreman constantly on the works. He shall keep accurate measurements of concrete, etc., in accessible parts and furnish the Architect with particulars demanded. Any instruction given to him by the Architect shall be deemed to be given to the Contractor in pursuance of Clause 1, of the Articles of Agreement of the Contract.
- 1.27 Maintenance: The Contractor shall be held responsible for the entire work for a period of six months immediately following the handing over of the works, during which time any defective materials or workmanship will be made good by the Contractor to the satisfaction of the Architect without charge to the Employer in accordance with the terms of the Contract.
- 1.28 Time & Materials: In the event of the Architects decision in writing to allow extra work (if any) to be paid for on a Time and Materials basis the rates shall be as recommended by the Federation of Master Builders. This item only may be used at the Architect's sole discretion.
- 1.29 Remove Rubbish etc: Clear away all dirt, rubbish, offensive matter and superfluous materials from time to time as they accumulate, and at the completion.
- 1.30 Matters herein not described: The Contractor shall allow for all other matters not herein mentioned, but for which the Contractor would require payment.
- 1.31 Contingencies: Provide the Sum of 664.32 for Contingencies required by the Architect. The whole or part not so expended will be deducted on closing the account.

1.32 Time for  
Completion:

Contractors are required to state in their form of Tender the time they require for completion of their works.

1.33 Contractor's  
Insurance:

The Contractor shall be liable for and shall indemnify the Employer against any claims in respect of Clauses 21, 22 and 23 of the Building Contract as issued by the Royal Institute of the Architects of Ireland in agreement with the Construction Industry Federations and the Royal Institute of Chartered Surveyors (1875 edition).

1.34 Employer's  
Insurance:

The Employer shall maintain from the commencement of the works until the completion of same by the Contractor (including the making good of defects) under the Contract a proper policy of Insurance against loss or damage by Fire, Storm, Tempest, Bursting or Overflowing of Water Pipes, tanks or apparatus or explosion.

1.35 Statutory  
Insurance:

Provide all Insurance under the Unemployment Insurance, Intermittent, National Health, Widows and Orphans Pensions Act, in force at the date of Tendering and as required by statute as the work proceeds.



CONCRETE

- 2.1 Cement: Cement for all concrete work to be of Irish manufacture in accordance with the Standard Specification for cement.
- 2.2 Aggregate: The Aggregate shall be uniformly varying in size, be clean, free from lumps, soft or flaky particles, shale, silt, alkali, loam or other deleterious substances.
- 2.3 Sand: Sand shall be clean, sharp, fresh-water or pit sand free from loam, dirt, vegetable, or other deleterious matter and shall be washed where directed by the Architect at the Contractor's expense.
- 2.4 Water: Water for use in concrete work to be clean and fit for drinking.
- 2.5 Mixing Concrete: All concretes shall be machine mixed for 2 minutes dry after all ingredients have been added and then for 2 minutes after water has been added.
- 2.6 Proportions: Concrete shall be described as: Grade A, B, and C respectively.

	<u>Cement</u>	<u>Sand</u>	<u>Aggregate</u>
Grade A shall consist of	1 part	1 part	2 parts
Grade B shall consist of	1 part	1.5 parts	3 parts
Grade C shall consist of	1 part	2 parts	4 parts

Lean-mix concrete shall consist of 1:2:6 sand/cement/aggregate and shall be used only for filling soft soil areas etc. as directed by the Architect.

- 2.7 Materials: All materials shall comply with the requirements of the appropriate Irish or British Standard.

Ordinary Portland Cement.....I.S. 1  
Aggregate.....I.S. 5

Reinforcement

Mild Steel Bars.....B.S. 785  
Steel Wire Fabric Mesh.....B.S. 1221  
Grade "A" Mix for all columns.  
Grade "B" Mix for all beams, R.C. walls, R.C. slabs, lift shafts, ramps.  
Grade "C" Mix for all other reinforced concrete work, foundations etc.

- 2.8 Foundations: Foundations to be Grade "C" Mix to depths and widths as shown on Drawing. Where Foundations are shown to be stepped, these steps shall be formed by the highest level foundations overlapping the lower level foundation. Reinforcement to be installed as determined by the Engineer.
- 2.9 Concrete Ground Floor Slabs: To be 150 thick as shown on the Drawings and with mesh and finished with 60 screed mix all in accordance with Structural Engineers details.
- 2.10 Levels: The level of concrete floor slabs shall be in accordance with that required for the different finishes and coverings for such slabs, and the Contractor will be responsible for ensuring that the above mentioned are at their correct levels.
- 2.11 Covering: Concrete after being placed in situ and during the earlier stages of hardening shall be protected from the harmful effects of sunshine, drying winds and cold.

EXCAVATOR

- 3.1 Reducing Levels: Reduce levels over rear area of site to depth shown on Drawing.
- 3.2 Trenches: Excavate trenches for foundations, ducts, pipe conduits etc., to widths and depths shown on the Drawing.
- 3.3 Consolidation: Trim and consolidate ground under concrete and hardcore.
- 3.4 Excess Excavation: Excess excavation is to be filled with concrete.
- 3.5 Return Fill in and Ram: Return and fill in selected excavated material around foundations and at backs of walls etc., up to original ground level or as required in layers not exceeding 225 mm thick and carefully ram and consolidate with the addition of water if required or directed by the Architect. No filling in shall be executed until the concrete foundations, brick footings etc., have been inspected by and approved by the Architect or his representative.
- 3.6 Disposal: Surplus material excavated to be removed to spoil deposit location on site.
- 3.7 Planking and Strutting: The term "Planking and Strutting" will be deemed to cover whatever methods the Contractor elects to adopt for upholding the sides of excavation. The Contractor will be held responsible for upholding the sides of excavations and no claim for additional excavation concrete or other materials will be considered in this respect.
- 3.8 Pumping: Keep excavations, ducts, etc., free from water arising from rain, drains, flood, springs or any other cause by pumping (including power pumping) bailing, drainage or otherwise. The Contractor must not without written permission use any method of keeping the excavations free from water which involves continuous pumping so as to withdraw water from the foundations of adjoining sites.

- 3.9 Hardcore: Provide and lay to consolidated thickness of 200mm hardcore of clean broken brick, rubble or stone, having no particles less than 18 spread and levelled and rolled well in layers under all concrete ground floors. Similar hardcore is to be laid under all external concrete and macadam paved areas.
- 3.10 Antiquities: Any ancient carvings, relics of antiquity coins or other curiosities, which may be discovered or excavated during the progress of the work are to remain in property of the employer and are to be handed over to the Architect.
- 3.11 Bottoms of Trenches To Be Approved: Bottoms of all trenches to be inspected and approved by the Structural Engineer or Architect before any concrete work takes place.

BRICKLAYER AND BLOCKLAYER

4.1 Wall Ties: Metal wall ties for use in cavity walls composed of bricks shall be of the vertical twist cups, constructed from stainless steel, and complying in all respects with B.S. 1243/1964 as updated.

4.2 Concrete Blocks: Concrete blocks shall be obtained from an approved manufacturer and shall be in accordance with I.S.S. 2071.

Type A

Solid blocks 450 x 225 x 110 (Nominal)

Type B

Hollow blocks 450 x 225 x 225 (Nominal)

4.3 Sand: Sand for mortar shall be naturally occurring sand or crushed rock or gravel or a combination thereof with naturally occurring sand, hard, clean, free from adherent coatings. It shall comply in all respects with B.S. 1200/1955 and be well graded from 3/16 in. down in accordance with table 10 therein.

4.4 Water: Mixing water shall be clean and free from voids vegetable matter etc. Only water fit for drinking will be approved for use.

4.5 Limes: The non-hydraulic or semi-hydraulic lime shall comply with B.S. 890/1966. The lime is to be factory produced dry hydrate ready for use.

4.6 Cement: Cement for all concrete work to be of Irish Manufacture in accordance with the Standard Specification for cement.

MORTARS

4.7 Cement Lime Mortar: The cement-lime mortar shall unless otherwise described consist of one part of cement to one part of non-hydraulic or semi-hydraulic lime as described to six parts of sand by volume.

- 4.8 Mixing: The ingredients for the cement-lime mortar shall be measured in proper gauge boxes on a board platform, the ingredients being turned over twice dry and twice whilst water is added through a hose. Alternatively mixing may be by means of an approved mechanical batch mixer. In mixing the cement-lime mortar the sand and lime shall be mixed first and the cement added. The sand and lime may with the approval of the Architect be mixed in reasonable batches and stored providing it is not allowed to dry out.

D.P.C.

- 4.9 Damp-proof Course: The sheet damp-proof courses shall consist of black P.V.C. of 2000 gauge thickness lapped at least 150mm at angles and joints and laid on a level bed of cement-lime mortar as described and neatly pointed where exposed.

BRICKWORK AND BLOCKWORK

- 4.10 Dimensions: All brickwork and blockwork shall be set out and built to the respective dimensions, thickness and heights, shown on the drawings.
- 4.11 Wetting Bricks: In dry weather all bricks shall be well soaked before being used and the tops of walls left off shall be wetted before work is recommenced.
- 4.12 Flush Up: All bricks and blocks shall be well buttered with mortar before being laid and all joints shall be thoroughly flushed up as the work proceeds.
- 4.13 Uniformity: Brickwork and blockwork shall be carried up in a uniform manner no one portion being raised more than 900mm above another at one time. All perpends, quoins etc., shall be kept strictly true and square and the whole properly bounded together and levelled round at each floor.

- 4.14 Frost: No brickwork or blockwork shall be carried out during frosty weather, except with the written permission of the Architect, who will give special directions as to the manner in which the work is to be performed. All brickwork laid during the day shall, in seasons liable to frost be properly covered up at night with felt sacking boards, or other approved non-conducting material.
- 4.15 Joints: No four courses shall rise more than 38mm above the same laid dry.
- 4.16 Keep Clean: Faced work shall be kept perfectly clean and no rubbing down of brickwork will be allowed. Scaffold board shall be turned back during heavy rain and at night to avoid splashing.
- 4.17 Cavity Walls: Build the cavity walls with cavities of the widths shown upon the drawings. Bond the brickwork and blockwork leaves with stainless ties at space 700 apart horizontally and 450 vertically and staggered and with extra ties at reveals and openings the ties to be carefully laid so that they do not fall towards the inner thickness of the walls. Keep the cavity clear by lifting screeds or other means, leave openings at the base, clean out cavity at completion and subsequently brick up the openings uniformly with the surrounding work.
- 4.18 Partitions: Build the partitions with concrete blocks as described and of the various thicknesses shown in cement-lime mortar, properly bonded at angles and intersections and wedged and pinned up to soffits with slates in cement.

#### DAMP PROOFING

- 4.19 Horizontal Damp Proof Courses: Lay over the whole of the walls, sleeper walls etc., for the full thickness at a minimum height of 150 above finished ground level a sheet damp-proof course as previously described.

4.20 Gutters etc. in  
Hollow Walls:

Cover the cavities of hollow walls immediately under cills with damp-proof course as before described. From gutters in hollow walls over lintols, beams etc., with damp proof-course as before described, tucked into joint of inner skin turned down and across cavity and continued through outer skin on a course lower to project 12mm.

4.21 Reveals in Hollow  
Walls:

Build solid the joints of all openings in hollow walls with blockwork 100 deep and provide vertical damp-proof course in the position shown of slates in cement.

SUNDRIES

4.22 Chases:

Provide chases wherever required for pipes conduits and the like.

4.23 Rake out Joints:

Rake out joints for flashings and point in cement-lime mortar.

4.24 Build in Ends:

Build in or cut pin in cement-lime mortar ends of cills thresholds, steps, joints and the like wherever required.

4.25 Fixing Bricks  
and Ties:

Secure door frames and the like in brickwork and blockwork with stainless steel ties (4 to each opening) secured to same and built into the brickwork or blockwork and build in fixing blocks wherever else required for fixing joinery.

4.26 Attendance:

Cut away etc., as required and make good after all trades.



DRAINAGE

- 5.1 P.V.C. Pipes And Fittings: The P.V.C. ware pipes, bends, junctions and tapers for soil drains shall comply in all respects with I.S. Standard Specification.
- 5.2 P.V.C. Traps And Gullies: The P.V.C. traps, gullies and fittings shall be of the quality known in the trade as Best Quality. They shall be free from welts or other defects and shall comply generally with the type and dimensions laid down in B.S. Standard Specification.
- 5.3 Cement: As specified in Bricklayer and Blocklayer.
- 5.4 Sand: As specified in Bricklayer and Blocklayer.
- 5.5 Concrete: As specified in Concrete.
- 5.6 Blockwork: As specified in Bricklayer and Blocklayer.
- 5.7 Excavations: Excavation for drainage trenches and headings shall be to straight lines and to the correct depths and gradients required for the pipe and beds as specified hereafter. Trench bottom shall be of sufficient width to allow adequate working space for the pipe jointers. Excavated material shall not be deposited within 450mm of the edge of the trench and the sides of the excavations shall be supported by planking and strutting if necessary to ensure the proper and speedy execution of the work. In the event of excavations being made deeper than necessary, they shall be filled to the proper level 1:4:8 concrete at the Contractor's expense. The excavations shall be kept free from water by pumping, bailing or otherwise.
- 5.8 Buried Services: All pipes, ducts, cables, mains and other services exposed by the excavations shall be effectively supported and protected by timbers or other means.

5.9 Disposal of Earth: No trench shall be filled until after the drain herein has been tested and passed. Earth falling to the bottom of trenches and to a height of 300mm above the tops of the pipes shall be of selected material, hand-packed, watered, if necessary, and well rammed on either side of the pipe. Special care shall be exercised where pipes are laid direct on to the earth or beds without benching or covers.

The remainder of the earth filling shall be in 300mm layers, each layer wetted if necessary and well rammed with mechanical rammers or other efficient means of effecting consolidation. Where vegetable soil has been removed it shall be deposited for re-use in grading and soiling.

5.10 Concrete Beds Haunched and Surrounds:

The concrete beds shall be of concrete Mix B 150mm thick and not less than 300 wider than the internal diameter of the pipe. Where pipes are specified to be haunched the concrete shall be carried up for the full width of the bed to the level of the horizontal diameter of the pipe and shall be splayed from this level and carried upwards to meet the pipe barrel tangentially. Where the pipes are specified to be surrounded, the concrete shall be carried up from the bed in a square section with a minimum thickness over the barrel of the pipe.

5.11 Drain Laying:

Each pipe shall be carefully examined on arrival, any defective pipes shall not be used and shall be segregated and marked in a conspicuous manner. Drains shall be laid in straight lines and to whatever gradients specified hereafter. Great care shall be exercised in setting out and determining the levels of pipes and the Contractor shall provide suitable instruments and set up and maintain all sight rails, boning rods and bench marks etc., necessary for the purpose.

## 5.11 Contd.

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

Pipes shall be laid with the sockets leading uphill and shall rest on solid and even foundations for the full length of the barrel. Socket holes shall be formed in the foundation, as short as practicable but sufficiently deep to allow the pipe jointer room to work right round pipes.

5.12 Testing:

The whole of the drainage work shall be tested when laid and at the completion of the contract to the satisfaction of the Architect and the Local Authority and shall be retested if necessary, until passed. Tests, unless otherwise directed, shall be by means of water; testing by air pressure will only be permitted when a water test is, in the opinion of the Architect, impracticable.

The method of testing shall be generally as laid down in B.S. Codes of Practice 304/1953. Soil and waste pipes above ground. If directed by the Architect a test for straightness and obstruction shall be applied also in accordance with the recommendations of the code.

5.13 Drainlaying:

All drains to be laid in accordance with the drawings and with pipes of the sizes shown thereon and provide all necessary bends, junctions and other fittings required. Drains are to be laid even and regular falls of not less than 1 in 40 pipes and 1 in 60 for 150mm pipes. Pipes shall be laid upon concrete beds, as specified and are to be haunched up halfway on each side after testing and receiving approval.

5.14 Salt Glazed-Ware  
Shoes and Gullies  
For Rainwater Pipes  
Wastes etc:

Provide at the feet of all rainwater and waste pipes connected to soil drains trapped gullies with 100 outlet and 150 x 150 galvanised wrought iron hinged flat grating and frame and with raising piece in addition if required. Set on a surround with 150 concrete B and joint to drain.

5.15 Yard and Road  
Gullies:

Provide, where shown on drawings, trapped yard gullies all as described for wastes and dish the paving around the grating. Provide salt glazed-ware Armstrong Junctions where shown on drawings.

5.16 Vent Pipes:

Vent the heads of the drains where shown with 75mm, cast iron ventilating pipes all as described for soil and vent pipes in "PLUMBER". Provide and securely fix in the tops of all vent pipes galvanised iron cowl.

5.17 Venting of W.H.B.  
Traps:

All W.H.B.s to be fitted with 75mm traps vented back to the vent pipe with small gauge P.V.C. piping.

5.18 Manholes:

The manholes to be constructed in the positions as follows:

Internal dimensions: 800 x 700mm, or as shown on plans.

Bottom: 150 thick cement concrete.

Walls: 225 thick local stock brickwork in cement mortar.

Cover: 100 thick cast cement concrete 1050 x 900, perforated, rebated for, and fitted with, a strong, galvanised, cast-iron, single-seal, air-tight cover 600 x 450 to B.S. 497/1952, Grade C, Table 6, weighing 82 lbs. bedded in cement mortar.

Sides: Sides of manholes to be rendered with cement and sand in equal proportions, finished with a polished face.

Channels: White glazed channels (half section for main channels and three-quarter section for branches discharging over main channels) fixed in 150 of cement concrete trowelled to a fine face, with cement and sand (1:1), and with sides steeply sloped up to the side of manhole. The bending to be taken up 75 vertical above the centre channel before commencing the sloping part.

BLOCKWORK

- 6.1 General: Blockwork to be in best quality Irish Standard concrete blocks on mortar bed.
- 6.2 Rising Walls: Rising walls to be in solid blockwork on sand/cement mortar.

CARPENTER & JOINER7.1 Timber:

Timber for Carpenters is to be first quality imported white deal or kiln dried native white deal free from large, loose, or dead knots, shakes, waney edges, or other defects and shall comply with all provisions of I.S.S. No. 96 of 1958 with all amendments thereto. Particular attention shall be given to permissible moisture content in relation to dry weight of timber as detailed in I.S.S. for its various uses.

Timber for Joinery (unless otherwise specified) is to be first quality imported deal or kiln dried native deal free from defects and shall comply with the provisions of I.S.S. No. 98 of 1958 or amendments thereto. Particular attention shall be given to permissible moisture content in relation to dry weight of timber as detailed in I.S.S. for the various uses.

Mastics for bedding purposes to be approved patent mastic of Irish manufacture.

All timber to be treated with colourless preservative.

7.2 Workmanship:

Joinery work is to be cut, framed up and stacked loosely under cover on commencement of the works but is not to be wedged or glued until the building is ready for the fixing of same.

Fix internal door frames and other joinery work generally by spiking to breeze fixing blocks. External door and window frames are to be fixed with cleats built in to inner leaf cavity walling.

7.3 Internal Doors:

Internal Doors shall be 44mm thick, house fire resisting flush panelled doors having solid core.

Internal Doors to fire escape staircase shall be 2000 x 800 x 44 thick. Frames to doors shall be ex 100 x 75 red deal with 25 rebate all around, rounded one edge. Architraves to be 75 x 20 twice rounded. Hang doors with 1.5 pairs of 100 steel butt hinges.

ROOFER

- 8.1 Roofing Slates: Roof to be finished in Thrutone fibre-cement slates as selected by the Architects. Tiles to be from the same manufacturing batch and to be stored on site on pallets under cover in accordance with manufacturer's instructions.
- 8.2 Felt: Felt to be best quality roofing felt to I.S. standard specification, to be lapped 150mm minimum at joints and free of nail holes, tears etc.
- 8.3 Insulation: 100mm dense fibreglass insulation to be laid in the roof space. Over suspended ceiling the insulation is to be held in place by chicken wire hung between the joists. All ceilings to be of foil backed plasterboard or otherwise to incorporate a vapour barrier.

PLUMBER

- 9.1 Rainwater Goods: Rainwater pipes, swan neck bends, shoes etc., to be 100 in diameter P.V.C. fixed 38 clear of finished wall faces with approved holder bats fixed in strict accordance with Manufacturers instructions.
- 9.2 Attendance: Provide for chasing of walls, cutting through floors, ceilings etc.
- 9.3 Heating: New oil heating installation to be installed: new radiators with copper piping to Runtal radiators.
- 9.4 Testing: The complete heating system shall be tested in the presence of the Architect and left in perfect working order.
- 9.5 Waste Pipes: Waste pipes specified below to be Wavin P.V.C. Waste to lavatory basin to be 38mm include all necessary bends on waste pipes and provide cleaning eyes to same.
- 9.6 Leakages: The Contractor shall make good at his own expense any damage caused by leakages.
- 9.7 Flashings: Flashings, aprons, soakers etc., are to be executed in 5 lb lead flashings chased into walls where they abut.



PLASTERER

- 10.1 Materials: Cement, lime and sand for plastering work shall be as previously described. Sand shall be of a finer quality.
- 10.2 Key: The wall surfaces to be plastered shall be brushed free of dirt and dust and well wetted before scudding. All undercoats shall be properly combed. Sufficient time is to be allowed so that each coat is properly set before the next coat is applied.
- 10.3 Samples: Provide for setting up samples of plastering for the approval of the Architect.
- 10.4 External Plasterer: All external wall surfaces to be plastered shall be plastered as specified below.
- Scudding: To consist of one part cement to three parts of coarse washed sand.
- Finish dashing to consist of one part cement to one part lime to four parts sand with selected pebble aggregate.
- External Smooth Finishes: External plinths shall be scudded as above and finished with two coats of cement and washed sand applied to total thickness of 20mm and painted.
- 10.5 Internal Plasterer: All internal walls and partitions where noted shall be scudded in cement and washed sand 1:3 and rendered in cement and sand 1:3 and finished in hardwall plaster.

TILER11.1 Tiles:

See Schedule of Finishes for areas to be tiled.

ELECTRICIAN

- 12.1 Generally: Provide complete electrical installation. Work to be carried out by an approved Electrical Sub-Contractor. Provide for attendance on Electrical Sub-Contractor.
- 12.2 Wiring: All wiring shall conform with the E.S.B. regulations. The installation shall be carried out in F.V.C. covered cable. All sockets outlets shall be 3 pin 13 amp type with protective shields. All socket outlets shall be fixed 450 above floor level unless otherwise stated. New circuits to be wired back to existing freeboard with separate circuits for each classroom sockets, lighting and for the water heater.
- 12.3 Conduit: All wiring shall be in screwed steel conduit with metal junctions boxes and metal clad switches.
- 12.4 Electric Light Fittings: Install low energy fluorescent 1400mm fittings and tubes for electric light fittings. Add for attendance and profit for Sub Contractor.
- 12.5 Building Work: Provide for cutting all holes, etc., in walls, floors etc., where desired for electrical installation.
- 12.6 Dimmers: All light fittings in bedrooms and lounge and corridor areas to be fitted with energy saving dimmer switches.

GLAZIER

- 13.1 Generally: All glass must be accurately cut to fit into rebates and securely sprung. Putty for glazing in all sashes to be best linseed oil putty.
- 13.2 Glass: All glass throughout to be best quality of the weight specified and free from defects or distortions of any kind.
- 13.3 Defective Glass: All glass broken, chipped, cracked or defective in any way, must be removed and made good. All glass must be thoroughly cleaned off and putty trimmed to a neat line.
- 13.4 Windows: Sashes generally to be glazed with 6mm clear float glass with approved obscure glass for toilets, and windows of service and storage areas. Where shown on drawings, windows, to be glazed with first quality 10mm polished plate glass. All plate glass to be set in wash leather, fixed with glazing beads secured with brass screws and cups. Beads fixed externally to be bedded in mastic.
- 13.5 Internal Glazing: Internal glazing to be in 10mm polished Georgian wired glass.

Painter

- 14.1 Fittings: All metal fittings and fastenings are to be removed before the preparatory processes are commenced, cleaned and refixed in position on completion.
- 14.2 Dust Sheets: An ample supply of dust sheets to protect the work during its progress is to be at hand.
- 14.3 Weather: No painting or exterior work is to be done during wet or foggy weather, or upon surfaces that are not thoroughly dry.
- 14.4 Preparation: All surfaces to be painted shall be properly prepared according to approved practice.
- 14.5 Woodwork: The whole of the interior and exterior woodwork usually painted shall be knotted, stopped, primed twice, undercoated and finished in hard gloss to selected tints in oil paint as above to a perfectly smooth finish. The backs of all doors and window frames shall be primed and shall receive one extra coat of red lead paint before fixing. The underside edges of all external doors shall be painted as for the door faces.
- 14.6 Ironwork: The whole of the ironwork shall be thoroughly cleaned and shall receive one coat of approved primer, two coats of flat undercoat and one coat of finish to selected tints.
- 14.7 Walls: Where indicated, the internal surfaces of the walls shall be prepared and shall receive two coats of emulsion paint to selected tints applied in accordance with manufacturers instructions free from laps and streaks.
- 14.8 Materials: All paints shall be to approved manufacturer and of best quality standard.

MECHANICAL VENTILATION

- 15.1 General: All internal toilets to be ventilated by means of rooflights as shown on the plans. Supplementary mechanical venting to be provided by means of Helios Microfan units providing 6 air changes per hour, discharging to the open air over roof level.
- 15.2 Lounge: Lounge area to be ventilated by means of two 375mm extract fans by Vent-Axia or equal located at the rear of the lounge; with 3-way switch control, discharging to the open air overhead.
- 15.3 Lobbies: Lobbies to toilets to be provided with fresh air vents through the wall or roof for passive supply of fresh air to these lobbies.

## FINISHES

- 16.1 Bedrooms: Floors: Heavy duty welded vinyl sheet with cover strips at doorways.
- Skirtings: Moulded softwood painted ex. 150 x 25.
- Walls and Ceilings: Plaster painted 2-coat vinyl emulsion.
- Areas over WHBs tiled in 150 x 150 ceramic tiles with water-proof grout to 1.35m over floor level.
- 16.2 En-suite Bathrooms: Two walls (at w.c. WHB and bath) ad end of bath to be tiled to 1.35m over floor level with 150 x 150 ceramic wall tiles, with waterproof grout.
- Plaster walls and ceilings painted 2 coats vinyl emulsion.
- Floor sheeted with vinyl sheet, covered to form skirtings; cover strip at doorway.
- 16.3 Corridors: Floors: Concrete finish for carpeting.
- Skirtings: Hardwood moulded - 150 x 38.
- Handrail: Hardwood moulded section ex 150 x 38 bracketed off the wall.
- Walls and Ceilings: Plaster painted 2 coats vinyl emulsion.
- 16.4 Lounges/Sitting Room: Floors: Concrete and carpeting.
- Skirtings: Hardwood moulded ex 150 x 38.
- Walls and Ceilings: Plaster painted 2 coats vinyl emulsion.
- 16.5 Assisted Bathrooms and Laundry/Sluice: Floors: Altro heavy-duty non-slip floor sheeting covered at the edges to form skirtings; cover strip at doorway.
- Walls: 150 x 150 Ceramic tiles, with waterproofed grout, to 1.8m over floor level.
- Plaster walls and ceilings painted 2 coats vinyl emulsion.

16.6 Dining Room:

Floor: Heavy duty vinyl sheet with welded joints; cover strip at doorway.

Skirting: Hardwood, moulded ex 150 x 38.

Walls and Ceilings: Plaster painted 2 coats vinyl emulsion.



SANITARY FITTINGS

17.1 Sluice Room: Sissons DUHS 1600 x 600 mm stainless steel sluice unit with 110mm por S trap, stainless steel front leg supports, 9 litre plastic cistern with stainless steel flushpipe, CP 1.5" unslotted flush grated waste and CP Comisa 0.5" high neck pillar taps.

17.2 Bedroom En Suites: White Shires Naiad close coupled wc suites with 9 litre cistern and fittings, Pressalit 50mm raised seat and cover Ref. No. R33.

White Shires Naiad 500 x 410 mm washbasin and pedestal with CP Cosima 0.5" lever action pillar taps Ref. 2001 L, CP 1.25" wastes, plugs and chains.

White Shires Tern 750 x 750 mm Enamelled steel shower tray with 25mm tiling upstand, surefoot slip resistant shower base, McAlpine STWS shower waste and trap with removable grid, Mira 723 exposed pattern thermostatic lever action shower valve with flexible hose and handset.

Pressalit hinged toilet support and leg Red. R1015.

White Pressalit 459mm grab rails Ref. No.53.

17.3 Toilets off Corridor:

White Shires Naiad close coupled wc suite with 9 litre cistern and fittings, Pressalit 50mm raised seat and cover Ref. no. R33.

White Shires Naiad 500 x 4010 mm washbasin and pedestal with CP Cosima 0.5" lever action pillar taps Ref. 2001 L, CP 1.25" wastes, plugs and chains.

Pressalit hinged toilet support and leg Red. R1015.

White Pressalit 459mm grab rails Ref. No.53.

17.4 Assisted Toilet: White Shires Naiad close coupled wc suite with 9 litre cistern and fittings, Naiad seat and cover with stainless steel hinges.

White Shires Ashby 450 x 290 mm wall mounted washbasin and hangers, CP Cosima 0.5" pillar taps Ref. 2001, CP 1.25" waste, plug and chain.

17.5 Assisted Bathroom: White Shires Lowline Steelyne bath 1700 x 700 mm with CP handgrips, CP Medici bath filler, Unison Hi trim side panels (2 No), Unison Hi trim end panel (1 No), CP 0.5" combined bath waste, plug, chain and overflow, CP Mira 723 exposed pattern thermostatic lever action shower with flexible hose and handset.