

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 387

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 28/5 27/4/91 <u> </u>	Noted by Clea F Henraka		

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91M/387

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1593 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.
25/3/91.

(1) Standard

$$\frac{1593}{1000 @ 750} = 1194.75 / 195.$$

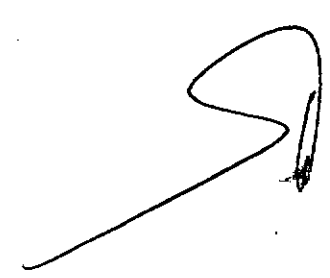
DEVELOPMENT CONTROL ASSISTANT GRADE

(11)

Con Melahin

Wanted in
line of lands
etc. (see review
dated 12/2/91
and on no 7)
22/7/91

39 P
1194.75



918/0387

CERTIFICATE NO: 24632

Conversion to Guest House + Extension

PROPOSAL: Conversion to Guest House + Extension
LOCATION: 6 Fairview Wicon
APPLICANT: S. Jackson

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE RES.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	££32					
	££16					
	£50c per M ² in excess of 300M ² Min. £40					
metres ² 148.5m ²	££1.75 per M ² of £40	£259	242	£17		
x .1 hect.	££25 per .1 hect. of £250			£17		transferred from By E lms application Oct 14312B
x .1 hect.	££25 per .1 hect. of £250					
x .1 hect	££25 per .1 hect. of £250					
	££100					
x metres ²	££10 per M ² of £40					
x 1,000m ²	££25 per 1,000m ² of £40					
x .1 hect.	££25 per .1 hect. of £250					

Column 1 Certified: Signed: J. G. O'Neil Grade: O'Neil Date: 25/3/91.

Column 1 Endorsed: Signed: [Signature] Grade: [Signature] Date: S.O 12/3/91

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

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

REF. NO.: 91A/0387 CERTIFICATE NO.: 14312B
 PROPOSAL: Conversion to Guest House + extension
 LOCATION: 6 Fairview Lucon
 APPLICANT: S. Jaacón

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ ₱55					
B	Domestic Ext. (Improvement/Alts.)	@ ₱30					
C	Building for office or other comm. purpose <u>77.0m²</u>	@ ₱3.50 per M ² or ₱70					
D	Building or other structure for purposes of agriculture	@ ₱1.00 per M ² in excess of 300 M ² Min. ₱70					
E	Petrol Filling Station	@ ₱200					
F	Dev. of prop. not coming within any of the foregoing classes	₱70 or ₱9 per .1 hect. whichever is the greater					

₱269.50 / ₱1406 ₱36.50 acchevment -
₱17 due on zoning applicat
covers ~~balance~~ ^{excess} part of 119.50
Rw.

₱70 ₱70 -

Column 1 Certified: Signed: J. Y. [Signature] Grade: D/TT Date: 25/3/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 22/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

APPEALS DECISIONS - CHECK LIST

REG. REF. NO.

91A-387 •

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS	✓
5	PUT ON LIST FOR MARY/LAURA (weekly List)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	ENTERED IN DATABASE	

esrok
s.

2/10/11/92

CH-9561

FINANCIAL CONTRIBUTION :-	
AMOUNT £	
F	Stefan
	1195

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6 Fairview, Lucan for Mr. & Mrs. Sean Jackson.
 By Order P/3387/91, dated 24th July, 1991, the Council made a decision to grant permission for this proposal. On appeal An Bord Pleanála made the following order on 25th November, 1991:-

PL 6/5/86601

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/0387

APPEAL by S. Jackson and N. Jackson of 6 Fairview, Lucan, County Dublin, against the decision made on the 24th day of July, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for conversion of premises to guest house and erection of ground and first floor extension to side and rear of 6 Fairview, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 7 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 16 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to amend the said condition number 7 so that it shall be as follows for the reason set out:

- 7. The strip of land, approximately 1.5 metres in width, along the entire western boundary of the site shall be reserved free of development.

Reason: In the interest of orderly development and to facilitate the carrying out by Dublin County Council of road improvements works along Primrose Lane.

I recommend that the Grant of Permission be issued in accordance with An Bord Pleanála's direction dated 25th November, 1991:-

L.D.

for PRINCIPAL OFFICER

ORDER: NOTED. Grant of Permission to be issued in accordance with An Bord Pleanála's direction dated 25th November, 1991, Ref. PL6/5/86601.

DATED: 10TH FEBRUARY 1992
 MARCH

[Signature]
 ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager, dated

10TH DECEMBER 1991 L.D.
 FEBRUARY 1992

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PI 5/5/86601

CN - 9561.

FINANCIAL CONTRIBUTION :-	
AMOUNT €	
F	1195

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/387

APPEAL by S. Jackson and N. Jackson of 6 Fairview, Lucan, County Dublin against the decision made on the 24th day of July, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for conversion of premises to guesthouse and erection of ground and first floor extension to the side and rear at 6 Fairview, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

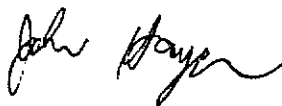
WHEREAS the said appeal relates only to condition number 7 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to amend the said condition number 7 so that it shall be as follows for the reason set out:

7. The strip of land, approximately 1.5 metres in width, along the entire western boundary of the site shall be reserved free of development.

Reason: In the interest of orderly development and to facilitate the carrying out by Dublin County Council of road improvements works along Primrose Lane.



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

Dated this 25th day of November 1991.



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

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

Our Ref: 91A/0387

Your Ref.: PL6/5/86601

Re: Conversion to guest house, ground and first floor extension to rear and side of 6 Fairview, Lucan for Mr. & Mrs. Sean Jackson.

Dear Sir/Madam,

I refer to your letter dated 22nd August, 1991, & 11th October, 1991 enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Were the applicant to set back his boundary and ceded to Dublin County Council a 1.5m to 2m. strip along the western boundary of his site, which would allow the footpath on Primrose Lane to be continued through to its junction with the Main Street, Roads Department would consider this a considerable improvement. While sight lines to the west would be poor, in the context of a village centre development, this improvement should be adequate to render the proposal more acceptable. The applicant would have to be responsible for any costs in setting back this boundary.

The usual financial contribution for road improvements for such a development (in the order of £1,000) would obviously be waived in the event of the applicant ceding lands on Primrose Lane to Dublin County Council.

As pointed out by the Roads Engineer, if the condition requiring the setting back of the boundary and the ceding of the land had not been imposed, then the applicant would have been required to pay a financial contribution in the order of £1,000. towards road improvements in the area.

Yours faithfully,

for Principal Officer.

Decision
3/9/91

COMHAIRLE CHONTAE ATHA CLIATH

Appeals.

TO: N. Prendergast,
S.E.D.C.

REG. REF. 91A/0387

RE: Conversion to guest house, ground and first floor extension to rear and side of 6 Fairview, Lucan for Mr. & Mrs. Sean Jackson.

I attach for your observations memo/letter dated 11th October, 1991 from An Bord Pleanala.

Please reply before: 18th November, 1991.

S
for Principal Officer

DATED: 5 November 1991

OBSERVATIONS:

No further comment at this time

Signature of person making observations: _____

Countersigned: _____

and 5/11
(S.E.D.C.)

DATE: _____

DATE: _____



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

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

Our Ref: 91A/0387

Your Ref.: PL6/5/86601

7 October 1991

Re: Conversion to guest house, ground and first floor extension to rear and side of 6 Fairview, Lucan for Mr. & Mrs. Sean Jackson.

Dear Sir/Madam,

I refer to your letter dated 22nd August, 1991, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Were the applicant to set back his boundary and ceded to Dublin County Council a 1.5m to 2m. strip along the western boundary of his site, which would allow the footpath on Primrose Lane to be continued through to its junction with the Main Street, Roads Department would consider this a considerable improvement. While sight lines to the west would be poor, in the context of a village centre development, this improvement should be adequate to render the proposal more acceptable. The applicant would have to be responsible for any costs in setting back this boundary.

The usual financial contribution for road improvements for such a development (in the order of £1,000) would obviously be waived in the event of the applicant ceding lands on Primrose Lane to Dublin County Council.

As pointed out by the Roads Engineer, if the condition requiring the setting back of the boundary and the ceding of the land had not been imposed, then the applicant would have been required to pay a financial contribution in the order of £1,000. towards road improvements in the area.

Yours faithfully,

for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N. Prendergast,
S.E.D.C.

REG. REF. 91A/0387

RE: Conversion to guest house, ground and first floor extension to
rear and side of 6 Fairview, Lucan for Mr. & Mrs. Sean Jackson

I attach for your observations memo/letter dated 22nd August, 1991 from An Bord Pleanala.

Please reply before: 7th October, 1991

SM-Mullan
for Principal Officer

DATED: 23 September 1991

OBSERVATIONS:

Pl. advise the B.P. of contents of Rd Eng. report dated 17/7/91.

As pointed out by the Road Engineer, if the condition requiring the setting back of the boundary & the ceiling of the land had not been imposed, then the applicant would have been required to pay a financial contribution in the order of £1,000 towards road improvements in the area

Signature of person making observations: _____

Countersigned: _____

WTD 25/9
(S.E.D.C.)

DATE: _____

DATE: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan, for Mr. and Mrs. S. Jackson.

Mr. & Mrs. Sean Jackson,
6, Fairview,
Lucan,
Co. Dublin.

Reg. Ref. 91A/0387
Appl. Rec'd: 19/3/91
Floor Area: 136sq. m.
Site Area: 432sq. m.
Add. Info. rec. 31/5/91
27

STANDARD: 1195
 Roads:
 S. Serv:
 Open Space:
 Other:
 SECURITY:
 Road/O.I.F.:

Report of the Dublin Planning Officer, dated 19 July 1991

This is an application for PERMISSION for a conversion to guest house and ground and first floor extension to the side and rear at No. 6 Fairview, Lucan, for Mr. and Mrs. Jackson.

The proposed site is located on the old main Dublin-Galway Road in an area zoned 'C1' - "to protect, provide for and/or improve Local/Neighbourhood Centre Facilities" in the Dublin County Development Plan, 1983. There are a number of commercial premises to the east leading back to the Garda Barracks.

The proposed site which has an area of 432sq. metres (stated) is located at the junction of the Old Dublin-Galway Road and a narrow laneway 'Primrose Lane'.

The current application provides for the construction of a two storey extension of floor area 136sq. metres to the side and rear of the existing premises. This will extend out c.36 metres to the rear along the boundary with the adjoining house to the east.

The proposed development involves converting the existing house and utilising the proposed extension as a Guest House. Lodged plans indicate 6 no. guest bedrooms (4 double, 2 single).

Lodged plans indicate the access to the site onto the main street immediately adjoining the proposed extension. Sight lines to the west are restricted at the proposed entrance and also at Primrose Lane to the west. Primrose Lane itself is substandard in width and a footpath to the front of houses to the rear at Primrose Lane stops at the applicants site.

The applicants were requested to submit Additional Information on 9th May, 1991 as follows:-

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan, for Mr. and Mrs. S. Jackson.

1. The vision at the entrance in a westerly direction is severely restricted. In addition, the development would preclude the feasibility of suitable improvements to Primrose Lane. The applicant is asked to clarify whether or not he can improve vision in a westerly direction and provide for the possibility of improvements to Primrose Lane.

NOTE: The applicant is advised to consult with the Planning Authority prior to submission of Additional Information.

Additional Information was submitted by the applicants on 27th May, 1991. This states that the applicants have consulted with Roads Department, who have failed to find any proposals relating to the widening of Primrose Lane. They do not consider that they have any responsibility in this regard.

With regard to vision to the west the applicants refer to the fact that planning permission was granted for a major development on Primrose Lane under Reg. Ref. No. 90A/1073, (grant of planning permission for 3 no. chalets, associated car parking and outline permission for the further development of youth centre by extending residential accommodation and constructing a new sports hall). The applicants state furthermore, that there is greater vision in a westerly direction at their entrance than at the Primrose Lane junction and note that the estimated traffic generated by the guest house would be 6 cars who would use the proposed entrance at off peak periods.

Lodged plans indicate on site car parking for 5 no. cars. There is no Development Plan Standard for guest houses. However, the standard for Hotels/Motels is 1 space per bedroom (excluding bar areas). This standard is appropriate to the proposed development.

Roads Department reports (received 30th April, 1991 and 14th July, 1991) note that vision in a westerly direction is substandard and recommends refusal on this basis.

Vision at this location is impaired by a slight bend in the road and the position of 'Orchard House' close to the road edge. The applicant has no control over these lands in order to improve vision at this location.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan, for Mr. and Mrs. S. Jackson.

A subsequent Roads Report (received 18th July, 1991) recommends that improvements be carried out to Primrose Lane, i.e. that the applicant cede land along the western boundary of the site to allow the footpath to be continued onto Primrose Lane to be carried onto Main Street. Roads Department state that this would be a considerable improvement. Report also states that while sight lines to the west are poor, the improvement outlined above, would be adequate in the context of a village centre development, to render the proposed development more acceptable. Report also states that the applicant would have to be responsible for any costs involved in setting back the boundary, although the usual financial contribution for road improvements would be waived in the event of the applicant ceding land to Dublin County Council.


Sanitary Services Report states services available.

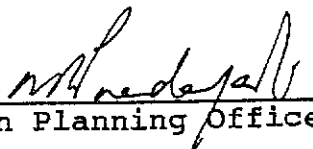
The proposed development is located close to the village centre, i.e. an area zoned for commercial uses. The proposed use for a guest house is consistent with the 'C1' zoning objective at this location. With regard to the access arrangements it is noted that vision to the west is poor. However, it is also noted that the proposal is unlikely to generate substantial traffic and the proposed site is located in a village centre where speed controls apply. The improvements to Primrose lane, i.e. the continuation of the footpath is considered desirable for a pleasing viewpoint.

The proposed development is considered acceptable and in keeping with the provisions of the 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 (10) conditions:-

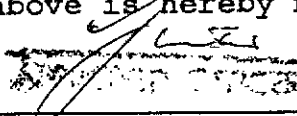
MS (MG/CM)

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 (10) conditions set out above is hereby made.

Dated: 24 July, 1991.


Assistant City & County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991. 24/7/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan, for Mr. and Mrs. S. Jackson.

CONDITIONS

REASONS FOR CONDITIONS

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

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

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

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

3. That all external finishes harmonise in colour and texture with the existing premises.

3. In the interest of visual amenity.

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

4. In the interest of safety and the avoidance of fire hazard.

5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

5. In the interest of health.

6. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the Sanitary Services Department.

6. In order to comply with the requirements of the Sanitary Services Department.

7. That the entire western boundary of the site along Primrose Lane be set back 1.5 metres to provide for the construction of a footpath at this location. The land required for the construction of this footpath to be ceded free of charge to the County Council. All works involved in the setting back of the existing boundary to be carried out by the applicants at their own expense.

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

The ceding of the land for the footpath is in lieu of a condition requiring a financial contribution toward improvements to the road network in the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan, for Mr. and Mrs. S. Jackson.

CONDITIONS

REASONS FOR CONDITIONS

8. That 6 no. off-street car parking spaces be provided within the curtilage of the site. These car parking spaces to be hard surfaced and marked out on site prior to the commencement of business.

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

9. That the height of the boundary walls/piers adjoining the proposed gateway to the west shall not exceed 1 metre.

9. To provide for improved vision at this location in the interests of traffic safety.

10. That a financial contribution in the sum of £1,195. be paid by the proposer to the Dublin County Council towards the provision of public services in the area the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of development on site.

10. 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.

DUBLIN COUNTY COUNCIL

REG. REF: 91A-0387
DEVELOPMENT: Conv. to Guest House, ground and first floor ext.
to rear and side.
LOCATION: 6 Fairview, Lucan.
APPLICANT: Mr. & Mrs. S. Jackson.
DATE LODGED: 27.5.91

We refer to our previous reports of 26.4.91 and 9.7.91 and discussion on 17.7.91 with Planning Department.

Were the applicant to set back his boundary and cede to Dublin County Council a 1.5m. to 2m. strip along the western boundary of his site, which would allow the footpath on Primrose Lane to be continued through to its junction with the Main Street, Roads Department would consider this a considerable improvement. While sight lines to the west would be poor, in the context of a village centre development, this improvement should be adequate to render the proposal more acceptable. The applicant would have to be responsible for any costs in setting back this boundary.

The usual financial contribution for road improvements for such a development (in the order of £1,000) would obviously be waived in the event of the applicant ceding lands on Primrose Lane to Dublin County Council.

TB/MM
17.7.91.

SIGNED: *C. J. Smith*

ENDORSED: _____

DATE: 17/7/91

DATE: _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0387.
 DEVELOPMENT: Conv. to Guest House, ground and first floor ext. to rear and side.
 LOCATION: 6 Fairview, Lucan.
 APPLICANT: Mr. & Mrs. S. Jackson.
 DATE LODGED: 27.5.91.

This appears to be a response to a request for Additional Information concerning vision at the proposed access.

While vision at the proposed access to the site is marginally better than at the T-junction on the adjoining lane, it is very substandard in a westerly direction.

Previous Report still applies.

Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

P.S. Previous file 90A/1073 and decision was not sent to Roads Department.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 14.07.91
 Time 10.00

TR/BMcC
9.7.91.

SIGNED: *Diana Logan*
 DATE: 10/7/91

ENDORSED: *G. B. Smith*
 DATE: 10/7/91

83 only,

Register Reference : 91A/0387

Date : 3rd April 1991

Development : Conversion to Guest house, ground and first floor extension to rear and side

LOCATION : 6 Fairview, Lucan

Applicant : Mr. & Mrs S. Jackson

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 19th 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,

J. O'Connell
 DUBLIN Co. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER
 15 MAY 1991
 Returned *gf*

Date received in Sanitary services 16 APR 1991

FOUL SEWER

Available.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date *17.4.91*
 Time *12.30*

SURFACE WATER

Soakpit proposal - refer to S.D.L. Dept.

Te. Sullin 4/5/91.

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

J. Rice
13/5/91

E.I.R.C.

Register Reference : 91A/0387

Date : 3rd April 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. *Water available* *Water* *supply* *Required.*
See home storage. Existing connection to
Main is probably adequate - unless C.F.O has
Additional Requirements - P. Lofkus EE 18/4/91
J. Nutt 19/4/91

.....
ENDORSED _____ DATE _____

Register Reference : 91A/387

Date : 2/4/91

Development : Conversion to guest house ground + first floor ext. to rear + side
LOCATION : 6 Fairview, Lucan
Applicant : Mr. + Mrs. S. Jocke
App. Type :
Planning Officer :



Date Recd. : 19/3/91

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

Yours faithfully,

PRINCIPAL OFFICER

No objection to this proposal provided that the Food Hygiene Regulations 1950/8 are complied with.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11/4/91
Time 9.00

gta Devine for
John O'Keilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

6/4/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0387

Date Received : 19th March 1991

Correspondence : Mr & Mrs Sean Jackson,
Name and : 6 Fairview,
Address : Lucan,
Co. Dublin.

Development : Conversion to Guest house, ground and first floor
extension to rear and side

Location : 6 Fairview, Lucan

Applicant : Mr. & Mrs S. Jackson

App. Type : Permission

Zoning :

(NP/DK)

Report of the Dublin Planning Officer dated 7th May, 1991:

This is an application for permission for the conversion of the above residence to a guest house.

The house is located on the old main Dublin-Galway road and is adjoined by a number of commercial activities leading back to the Garda Barracks.

The site is at the corner of Primrose Lane which is substandard in width and sight lines at this location.

In addition a footpath on Primrose Lane stops at the applicants site.

The proposed development in its present form would preclude suitable improvements being made to Primrose Lane.

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

- 01 The vision at the entrance in a westerly direction is severely restricted. In addition, the development would preclude the feasibility of suitable improvements to Primrose Lane. The applicant is asked to clarify whether or not he can improve vision in a westerly direction and provide for the possibility of improvements to Primrose Lane.

NOTE: The applicant is advised to consult with the Planning Authority prior to submission of Additional Information.

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

M. W. [Signature]
.....
for Dublin Planning Officer

M. W. [Signature]
Endorsed:-.....
for Principal Officer

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

Dated : *9 May 1991* *K. O. [Signature]*
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/387.
LOCATION: 6 Fairview, Lucan.
APPLICANT: Mr & Mrs S. Jackson.
PROPOSAL: Conv. to Guest House.
DATE LODGED: 19.3.91.

The site fronts onto the N4 (National Primary Route) immediately to the west of Lucan Villages and to the east of a narrow laneway.

Vision at the entrance to the site is severely restricted in a westerly direction by the building on the western side of the lane. This, also applies to vision at the T-junction of laneway entrance.

Kerbside parking occurs on front of the houses immediately to the east of the site, and this obstructs the footpath causing dangerous condition for pedestrians.

Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30/4/91
Time 3pm

TR/BMcC
24.4.91.

SIGNED: _____

Seamus Ryan

ENDORSED: _____

C. J. Bank

DATE: _____

24/4/91

DATE: _____

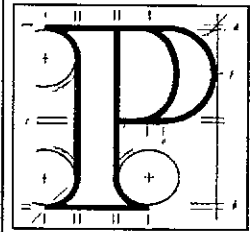
24/4/91

Our Ref: PL 6/5/86601
P.A. Ref: 91A/387

pk
del
29/11

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

An Bord Pleanála



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

Date: 25 NOV 1991

Appeal re: Conversion of premises to guesthouse and erection of ground and first floor extension to the side and rear of 6 Fairview, Lucan, County Dublin.

Dear Sir,

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

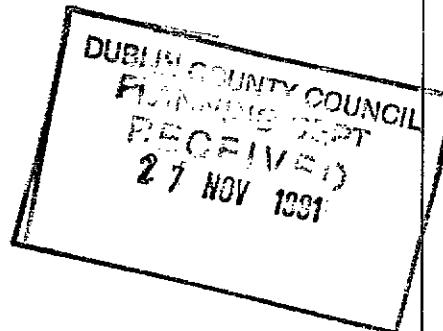
Yours faithfully,

M. Baxter

Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/387

APPEAL by S. Jackson and N. Jackson of 6 Fairview, Lucan, County Dublin against the decision made on the 24th day of July, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for conversion of premises to guesthouse and erection of ground and first floor extension to the side and rear at 6 Fairview, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

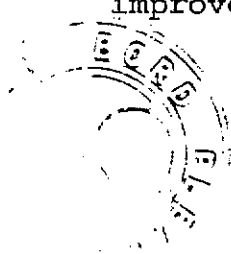
WHEREAS the said appeal relates only to condition number 7 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to amend the said condition number 7 so that it shall be as follows for the reason set out:

7. The strip of land, approximately 1.5 metres in width, along the entire western boundary of the site shall be reserved free of development.

Reason: In the interest of orderly development and to facilitate the carrying out by Dublin County Council of road improvements works along Primrose Lane.



John Hayes

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

Dated this 35th day of November 1991.

Our Ref: PL 6/5/86601
P.A. Reg. Ref: 91A/387

Recd
15/10

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

Date: 11th October 1991.

Appeal re: Conversion of guest house, ground and first floor extension to rear and side of 6 Fair View, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

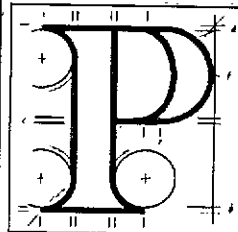
Yours sincerely,

Suzanne Lacey
Suzanne Lacey

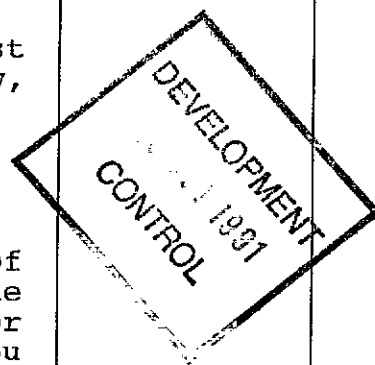
BP 553A

11 OCT 91

An Bord Pleanála



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



265

An Board Pleanala,
Irish Life Centre,
Lower Abbey Street
Dublin 1.

6, fairview,
Lucan,
co. Dublin

23rd September, 1991

Ref: 6/5/86601

P.A. Reg. No. 91A/387

Decision No. P/3387/91

Appeal re: Conversion to guesthouse, ground and first floor extension to rear and side of 6, Fairview, Lucan, Co. Dublin.

Dear Sirs,

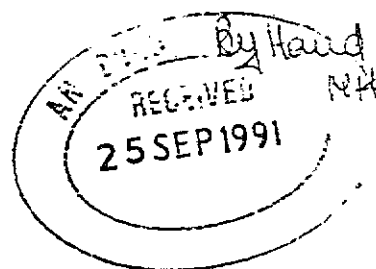
We would like to draw your attention to the following points which we hope will clarify our appeal to CLAUSE No 7 on application No.91 a/0387.

1. Primrose Lane as stands was quite adequate for major development by Lucan Youth Centre - Application No 90/a 1073.

On the entire length of Primrose lane the present footpath fronts only 7 houses and the extension of the footpath from these to the old main road is not requested nor required by these residents.

Our development will not increase any traffic on Primrose Lane and max. 6 no cars will arrive and leave at off-peak times, this also being on a seasonal basis.

2. The construction of Lucan Bye-pass has alleviated most of the traffic from the Old Main Road.
3. There are no regulations regarding Guest House parking, nevertheless we propose to provide 6 off road parking spaces, for security, safety, and to avoid roadside parking. Compliance with condition No 7 will make provision of these parking spaces extremely difficult and leave little or no recreation area for ourselves or guests.
4. We have always had an entrance fronting on to the old main road, and wish only to move the entrance 12 ft. approx. in a westerly direction.



2 /.

5. Tourism is the fastest growing industry in Ireland, and we feel our development is needed in the Lucan area, and would help meet the increasing demands for this service in our area.
6. Our development will require substantial investment and will provide construction employment, in the short term and hopefully Part-time employment in the long term.

We would be obliged for a favourable decision in the shortest period possible, as it had been our intention to open for business for the 1992 tourism season.

Yours faithfully,

Sean Jackson

Sean Jackson

Nuala Jackson

Nuala Jackson.

RECEIVED
23 SEP 1991

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/86601
Our Ref.: 91A/0387

12 September 1991

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

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

Proposal: Conversion to guest house, ground and first floor extension to rear and side of 6 Fairview, Lucan

Applicant: Mr. & Mrs. Sean Jackson

Dear Sir,

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

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 6th March, 1991.
- (4) The plan(s) received from the applicant on 19th March, 1991.
- (6) & (7) A certified copy of Manager's Order P/3387/91, dated 24th July, 1991 together with technical reports in connection with the application.
- (8) *History file 90A-1073 see PL 6/5/83845.*

Yours faithfully,

M. Mustagh
for Principal Officer.

Encls.

Our Ref: PL 6/5/86601
Your Ref: 91A/387

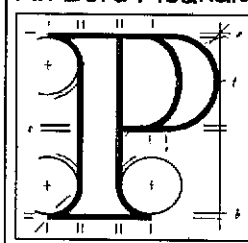
218

PK
29/8

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
27 AUG 1991

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

An Bord Pleanála



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

Date: 22nd August 1991.

Planning authority decision re: Conversion of guest house, ground and first floor extension to rear and side of 6 Fair View, Lucan, County Dublin.

Dear Sir/Madam,

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

DEVELOPMENT
CONTROL
30 AUG 1991

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

065

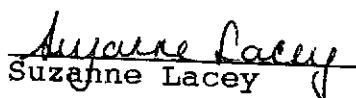
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the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

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

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

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

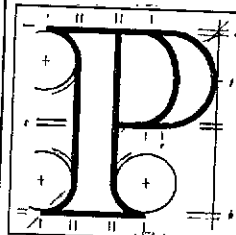
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

An Board Pleanala,
Blocks 6 and 7,
Irish Life centre,
Lower Abbey Street,
Dublin 1.

6, Fair View,
Lucan,
Co. Dublin

19th Aug 1991

Ref No: 91A/ 0387

Proposed conversion to Guest House, Ground and
first floor extension to rear and side of 6,
Fair View, Lucan, Co. Dublin.

Dear Sir / Madam,

We wish to appeal condition No. 7 of the above
decision.

To comply with condition No 7 would mean the loss of
75 ft x 7 ft approx of ground, which we had intended
to use as off-road car parking to comply with condition
number 8.

We would also incur an unreasonable financial out-lay
in construction of the wall and ceding of the land free
of charge in addition to the financial contribution in
condition number 10.

Furthermore permission to build a major development on
Primrose Lane - Ref No: 90A 1037 was granted. The County
Council deemed Primrose Lane and junction safe and adequate
for such a large development.

Now four months later we are required to pay for the
widening of Primrose Lane for both the Co. Council and
some private individuals.

We would request, at your earliest convenience, to view
our file numbered 91/A 0387, and await hearing from you
in this regard.

Yours faithfully,

S. Jackson

S. JACKSON

AN BORD PLEANALA	
Received	19/08/91
By hand -	Gm
Fee	100.00
Receipt No.	B/24562

N. Jackson

N. JACKSON

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/
Local Government (Planning and Development) Acts, 1963-1983

To Mr. & Mrs. Sean Jackson,
6, Fairview,
Lucan,
Co. Dublin.
Applicant Mr. & Mrs. Sean Jackson.

Decision Order Number and Date P/3387/91, 24/7/91
Register Reference No. 91A/0387
Planning Control No. 19/3/91
Application Received on 19/3/91
Add. Info. rec. 27/5/91
Floor Area. 136sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for

Proposed conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information lodged on 27th May, 1991, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.
3. That all external finishes harmonise in colour and texture with the existing premises.
4. That the requirements of Chief Fire Officer be ascertained and strictly adhered to in the development.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. In the interest of visual amenity.
4. In the interest of safety and the avoidance of fire hazard.

Contd/.....

Signed on behalf of the Dublin County Council

[Signature]
for Principal Officer

Date 24/7/91

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

5. In the interest of health.

6. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the Sanitary Services Department.

6. In order to comply with the requirements of the Sanitary Services Department.

7. That the entire western boundary of the site along Primrose Lane be set back 1.5 metres to provide for the construction of a footpath at this location. The land required for the construction of this footpath to be ceded free of charge to the County Council. All works involved in the setting back of the existing boundary to be carried out by the applicants at their own expense.

7. In the interest of the proper planning and development of the area. The ceding of the land for the footpath is in lieu of a condition requiring a financial contribution toward improvement to the Road Network in the area.

8. That 6 no. off-street car parking spaces be provided within the curtilage of the site. These car parking spaces to be hard surfaced and marked out on site prior to the commencement of business.

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

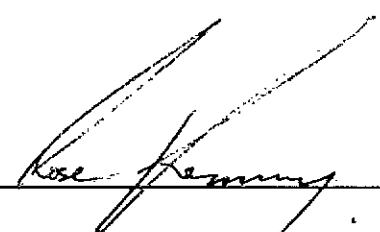
9. That the height of the boundary walls/piers adjoining the proposed gateway to the west shall not exceed 1 metre.

9. To provide for improved vision at this location in the interests of traffic safety.

10. That a financial contribution in the sum of £1,195 be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of development on site.

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

Contd/.....



NOTE:

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

An appeal against the decision may be made to An Bord 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 the decision.

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Mr. & Mrs. Sean Jackson, Decision Order P/3387/91, 24/7/91
6, Fairview, Number and Date
Lucan, Register Reference No. 91A/0387
Co. Dublin. Planning Control No.
Application Received on 19/3/91
Applicant Mr. & Mrs. Sean Jackson. Add. Info. rec. 27/5/91
Floor Area. 136sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

Proposed conversion to guest house, ground and first floor
extension to rear and side of 6, Fairview, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p>	

Signed on behalf of the Dublin County Council

Rose Fenner
For Principal Officer

Date

25/7/91

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

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

An appeal against the decision may be made to An Bord 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 the decision.

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

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

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

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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/0387

Date : 31st May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Conversion to Guest house, ground and first floor
extension to rear and side

LOCATION : 6 Fairview, Lucan

APPLICANT : Mr. & Mrs S. Jackson

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 27th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr & Mrs Sean Hackson,
6 Fairview,
Lucan,
Co. Dublin.

ADDITIONAL INFORMATION

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

9/A/0387
I.O.O
A.I.
27. MAY '91

6, Fairview,
Lucan,
CO.DUBLIN
24th MAY 1991

For attention of M/s Mary Galvin

RE: Conversion to guest house, ground and first floor
extension to rear and side of 6, Fairview, Lucan
for Mr. & Mrs. S. Jackson

Dear Madam,

Further to your letter of the 9th May 1991, we have met with Mr. Rogers from County Council, Roads Dept., who has informed us that he has failed to find any plans in the Roads Dept., which relate to the widening of Primrose Lane, or is there any C.P.O. on our property. We fail to see where our responsibility lies in this matter.

Furthermore, with regard to vision in a Westerly direction, we would like to draw your attention to the fact that planning permission has been granted, with strong opposition to a major development on Primrose Lane (See file No 90A/1073).

Our proposed entrance has a greater cone of vision in a Westerly direction than that of the Primrose Lane junction.

If there is any consistency in the Planning Offices decisions we fail to see how our application with a better cone of vision would be looked upon unfavourably.

We would advise that the traffic generated as guest house would be at most 6 cars which would use this entrance at off peak periods i.e. once a day - mid morning and evenings.

If you should require any additional information, please do not hesitate to contact us.

Yours faithfully,

S. Jackson

S. Jackson

Nuala Jackson

N. Jackson

Mr. and Mrs. Sean Jackson,
6, Fairview,
Lucan,
Co. Dublin.

Reg. Ref. 91A-0387

9 May 1991

Re: Conversion to guest house, ground and first floor extension to rear and side of 6, Fairview, Lucan for Mr. and Mrs. S. Jackson.

Dear Sir/Madam,

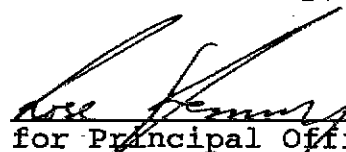
With reference to your planning application, received here on 19th March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The vision at the entrance in a westerly direction is severely restricted. In addition, the development would preclude the feasibility of suitable improvements to Primrose Lane. The applicant is asked to clarify whether or not he can improve vision in a westerly direction and provide for the possibility of improvements to Primrose Lane.

NOTE: The applicant is advised to consult with the Planning Authority prior to submission of Additional Information.

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

Yours faithfully,


for Principal Officer.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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

Register Reference : 91A/0387

Date : 20th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Conversion to Guest house, ground and first floor
extension to rear and side

LOCATION : 6 Fairview, Lucan

APPLICANT : Mr. & Mrs S. Jackson

APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Mr & Mrs Sean Hackson,
6 Fairview,
Lucan,
Co. Dublin.



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 6 FAIRVIEW LUCAN CO DUBLIN
(if none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR & MRS SEAN JACKSON

Address 6 FAIRVIEW LUCAN CO DUBLIN **BYE-LAW APPLICATION**

4. Name and address of person or firm responsible for preparation of drawings J B CONSULTANTS
9 BAYVIEW ROAD LUCAN REG. NO 476 N36572
Tel. No 6241736

5. Name and address to which notifications should be sent MR & MRS SEAN JACKSON
6 FAIRVIEW LUCAN CO DUBLIN

6. Brief description of proposed development 2 storey extension to side & rear of existing house plus internal renovations to provide guest house

7. Method of drainage L/A 8. Source of Water Supply L/A

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. Domestic Dwelling

(b) Proposed use of each floor Part domestic and guest house

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 432

(b) Floor area of proposed development 136

(c) Floor area of buildings proposed to be retained within site 84.5

REPAIR FOR DATE 19/3
RECEIPT NO. N 34261

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

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
generally in accordance

15.List of documents enclosed with 4 copies of drawing A/137, 4 copies of specification and structural calculations, one copy of newspaper notice and depts. form 118

DUBLIN Permission for conversion of 6, Fairview, Lucan to guest house, ground and first floor extension to rear and side for Mr & Mrs S. Jackson

16.Gross floor space of proposed development (See back) 136 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development Commercial

Fee Payable £ 718 Basis of Calculation 136 m² @ £75 and 136 m² @ £3.50

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

Signature of Applicant (or his Agent) Sean Jackson Date 19th March 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A 0387

Amount Received £ 776

Receipt No 776

Date

RECEIVED
19 MAR 1991
REG. SEC.

Irish
her
6/3/91

1.4.4.4

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY
CASH
CHEQUE ✓
M.O.
S.L.
I.T.

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

[RECEIPT CODE BOX]

BYE LAW APPLICATION.
REC. No. N 34577

£ 476.00

Received this 19th day of March 1991

from S. & N. Jackson
6 Fairview
Lucan

the sum of four hundred and seventy six Pounds
 Pence, being fee for

bye-law application at above address

Noeleen Deane Cashier

S. CAREY
Principal Officer
Class C

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N-34261

CASH

CHEQUE

M.O.

B.L.

I.T.

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

£242.00

Received this

19th

day of

March

19

from

S. & N. Jackson,

6 Fairview,

Lucan

the sum of

two hundred and forty two

Pounds

Pence, being

fee for

slip application at above address

Madeen Deane

Cashier

S. CAREY
Principal Officer

Class 4

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 34577

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

£476.00

Received this

19th

day of

March

19 91

from

S. N. Jackson

6 Fairview,

Lucan

the sum of

four hundred and seventy six

Pounds

Pence being

two six

bye-law application at above address

Abelton Doane

Cashier

S. CAREY
Principal Officer

U.S.C.

CALCULATION SHEET

Project

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Date *Jan 91*

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Contract

Calculations for

Calculations by

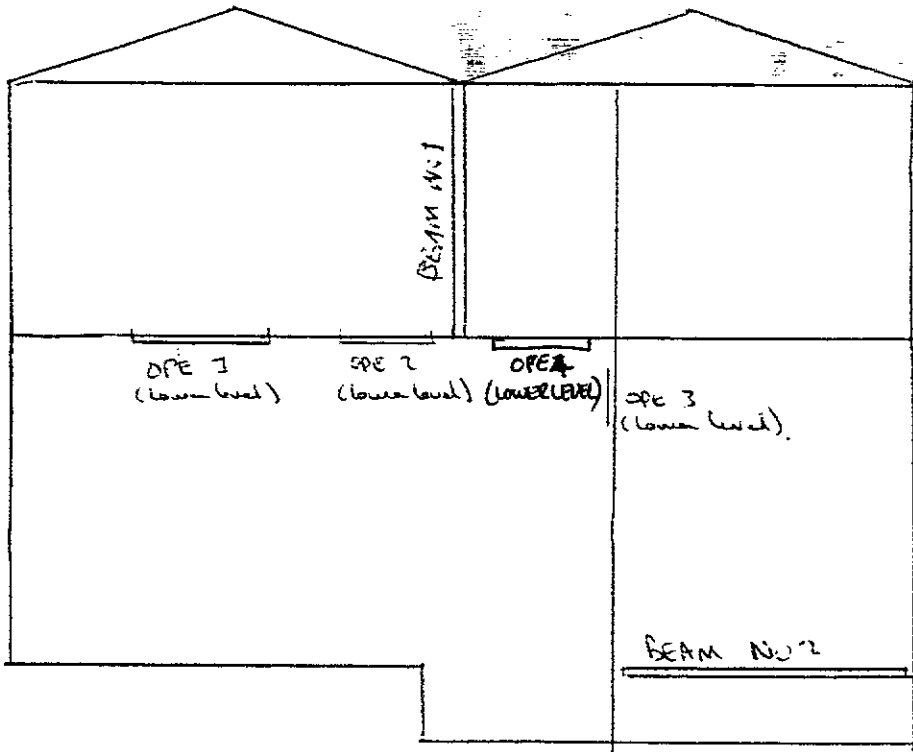
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Ref.

MR & MRS S. JACKSON

6 FAIRVIEW

LUCAN CO DUBLIN



DUBLIN COUNTY COUNCIL
Planning Dept. Registrar
APPLICATION RECEIVED

19 MAR 1991

REG No. *91A/0387*
APPLICATION TYPE *U.P.A.*
NO L D S

CALCULATION SHEET

Project 6 Fairview Lucan

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GER BROWNE

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BEAM NO 1

Span of Beam

Clear span = 3.65m

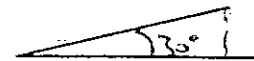
Bearing = 150mm min on each side

Actual design span = $3.65 + 0.075 + 0.075 = 3.80m$

loading

Roofing = 0.20 kN/m²

Ceiling = 0.17 kN/m²



Roofing! - Tiles on battens or felt etc = 0.18 kN/m²

$\Rightarrow 0.18 \times 1.1547 = 0.208 \text{ kN/m}^2$

Allow for 2m x 1.0m x 1.0m water tank in attic

- wt = 19.62 kN

\Rightarrow 9.81 kN/m² loading onto Beam 1.

Misc. material stored in attic - say 0.6 kN/m²

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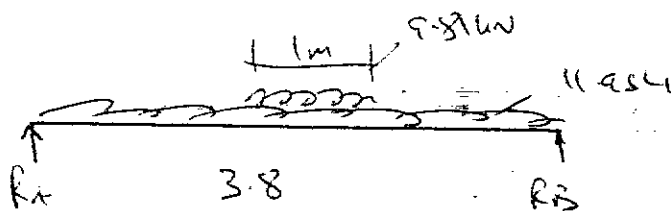
Snow loading

- Snow loading = 0.75 kN/m^2 (on plan)

$$\begin{aligned} \frac{1}{2} \text{ load} &= 0.25 + 0.17 + 0.208 + 0.6 + 0.75 \\ &= 1.928 \text{ kN/m}^2 \end{aligned}$$

$$\text{UDL on beam} = 1.928 \times 12 \text{ m}^2 = 11.954 \text{ kN/m}$$

- also 9.81 kN over centre member



$$R_A = R_B = \frac{(11.954 \times 3.8 + 9.81)}{2} = 27.6 \text{ kN}$$

$$\begin{aligned} M_{\text{max}} &= 27.6 \times 1.9 - 11.954 \times 1.9^2/2 - 9.81 \times 0.5^2/2 \\ &= 29.67 \text{ kNm} \end{aligned}$$

Try a $203 \times 133 \text{ UB } 25$

$$l_e / i_{\text{min}} = \frac{3800}{31.0} = 122.6 > 0.7 \lambda_c = 260$$

From BS449 (table 3(a)) $\Rightarrow p_{bc} = (34 \text{ N/mm}^2)$
(allowable)

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$$f_{bc} = m \gamma_3 = \frac{29.67 \times 10^6}{231.9 \times 10^3} = 127.9 \text{ N/mm}^2 \text{ (actual)}$$

Deflection

$$\text{allowable deflection} = \text{SPAN} / 360 = \frac{3800}{360} = 10.55 \text{ mm (allowable)}$$

Actual deflection = ?

$$1) \text{ uvc} = 11.754 \quad \text{Deflection} = \frac{5 \times (11.754 \times 3.8) \times 3800^3}{384 \times 210 \times 10^4 \times 2356} = 6.55 \text{ mm}$$

$$2) \text{ Treat } 9.81 \text{ kN as center point load (Conservative)} \quad \delta = \frac{9.81 \times 3800^3}{48 \times 210 \times 10^4 \times 2356} = 2.26$$

$$\delta = 8.82 \text{ mm (Actual)}$$

⇒ Deflection is ok

Use 203x133 UB 23 with 150 mm min bearing either side.

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BEAM NO 2.

Span of Beam

Clear span = 3.60 m

150 mm min bearing

→ Use Design span = 3.75 m

Loading

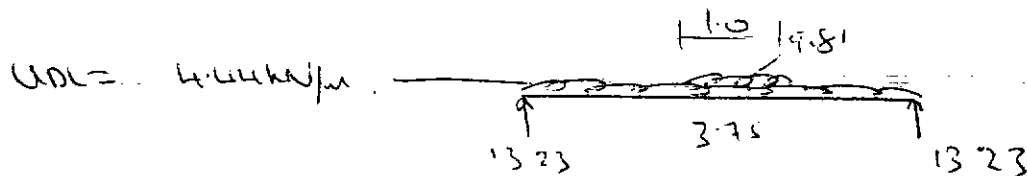
Loading as before

→ UDL = $1.028 \times 4.6/2 = 4.44 \text{ kN/m}$

also allow for water tank in this attic space also

⇒ 19.82 kN Total. (Positioned centred in attic)

→ 9.81 over centre metre of Beam ?



$$\begin{aligned} \rightarrow \text{Mom Max} &= 1.323 \times 1.875 \times 4.44 - 4.44 \times 1.875^2 / 2 - 9.81 \times 0.5^2 / 2 \\ &= 15.77 \text{ kNm} \end{aligned}$$

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Try a 178x102 RSJ

$$\frac{l_e}{r_{yy}} = \frac{3750}{22.5} = 166.7 \quad ; \quad P_{cr} = 12.7$$

Th 361 BS449 $\Rightarrow P_{bc} = 104 \text{ N/mm}^2$ (allowable)

$$P_{bc} = M_y / Z = \frac{15.77 \times 10^6}{170.9 \times 10^3} = 92.28 \text{ N/mm}^2 \quad (\text{actual})$$

Sllection

$$\text{Allowable} = \text{span} / 360 = \frac{3750}{360} = 10.42 \text{ mm}$$

$$\text{Actual} = \frac{5 \times 4.44 \times 3.75 \times 3750^3}{384 \times 210 \times 10^4 \times 1519} = 3.88$$

+

$$\frac{9.81 \times 3750^3}{68 \times 210 \times 10^4 \times 1519} = 3.378$$

$$\Rightarrow \text{Sllection (Actual)} = 6.96$$

\Rightarrow Sllection is ok

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However, for convenience and safety
(Spans are similar - so they could be
positioned in wrong place. It is suggested
that a 203x133x25 UB be used in
both locations

Use 203x133 UB25 in both locations

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Reinforced Concrete beams (Ope 1, 2 & 3)

Thickness of walls = 300mm

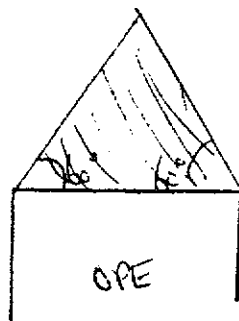
Wall material = ?

Brick/Block (50 year old building)

18 kN/m³ is conservative.

$18 \times 0.3 = 5.4 \text{ kN/m}^2$ (height of building = ?)

Beam supports masonry above as shown below



Design RC beam for Ope 1 and use
rebar for smaller ope 2 & 3.

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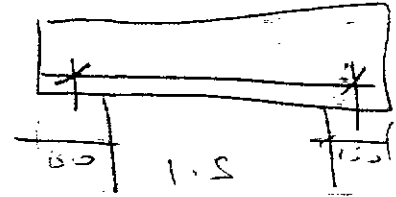
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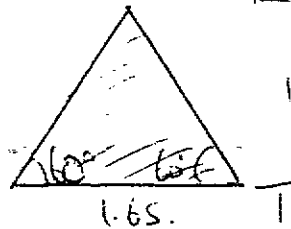
Opz 1.

Span = 1.50m



Design Span = 1.65m

Loading = as shown.



Load = 1.1789

$M_{max} = ?$

$R_a = R_b = (1.1789 \times 5.4) / 2 = 3.183 \text{ kN}$

$M_{max} = 3.183 \times 0.825 - (1.1789 \times 5.4 \times 0.825 \times 1/3)$

$= 0.8754 \text{ kNm}$ (all. min = 1.4×0.8754)

$= 1.226 \text{ kNm}$

load from roof = ?

(load from original roof)

= Assume same construction as new roof

load = $1.928 \text{ kN/m}^2 \times 4.8 / 2 = 4.63 \text{ kN/m}$

ult = $4.63 \times 1.5 = 6.945 \text{ kN/m}$

combination of 1.4 & 1.6

Assume water tank - here also

- i.e. 9.81 kN over entire surface

$1.4 \times 9.81 = 13.734 \text{ kN}$

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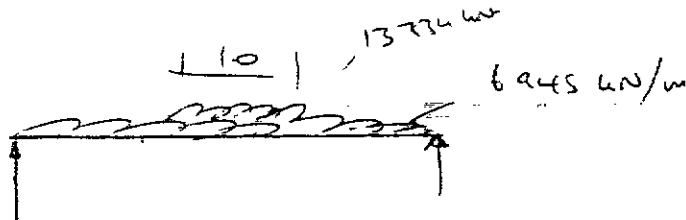
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$$R_A = R_B = (6.945 \times 1.65 + 13.734) / 2 = 12.5966 \text{ kN}$$

$$M_{\text{max}} = 12.5966 \times 0.825 - 6.945 \times 0.825^2 / 2 - 13.734 \times 0.825^2 / 4$$

$$= 6.312 \text{ kNm}$$

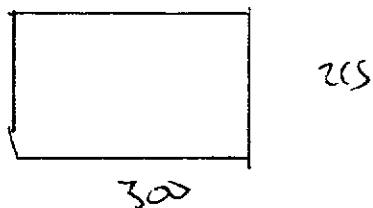
$$\text{Total Moment} = 6.312 + 1.226$$

$$= 7.538 \text{ kNm}$$

Depth of beam = ? - This should coincide with the existing construction

- Assume imperial dimensions - i.e. 215 blockwork

Try a 215 deep beam - 300 wide (as moment is small)



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Concrete Design to BS 8110.

$$d = 215 - 25 - 6 - 6 \quad (\text{6c bar in 12mm bands} \\ \& \text{ 25mm cover})$$

$$k_2 = \frac{m}{b^2 c_{cu}} = \frac{7.538 \times 10^6}{300 \times 170^2 \times 30} = 0.0264$$

$$k_2 = 0.0264 < 0.156 \Rightarrow \text{ok.}$$

$$\Rightarrow z = d \left(0.5 + \sqrt{0.25 - \frac{0.0264}{0.9}} \right) \\ = 0.9697 d \neq 0.95 d$$

$$\Rightarrow \text{use } z = 0.95 d = 169 \text{ mm}$$

$$A_s \text{ req'd} = \frac{7.538 \times 10^6}{0.87 \times 460 \times 169} = 111.5 \text{ mm}^2$$

$$2T12 = 2 \times 113 = 226 \text{ mm}^2.$$

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$$\text{Shear } - v = \frac{V}{bd} = \frac{(12.5966 + 3.183) \times 10^3}{300 \times 178} = 0.2254 \text{ N/mm}^2$$

$$V_c = \left[(0.79 \left(\frac{100 A_s}{bd} \right)^{1/3} \left(\frac{400}{a} \right)^{1/4} \right) / 1.25 \right] \times 1.06$$

(Refer to table 3.9 - BS 8110 - Part 1)

$$\Rightarrow V_c = \left[(0.79 \times (0.423)^{1/3} \times (2.247)^{1/4}) / 1.25 \right] \times 1.06 = 0.6157 \text{ N/mm}^2$$

\Rightarrow Use Min links throughout.

$$0.75 d = 0.75 \times 178 = 133.5 \text{ mm}$$

\Rightarrow try R6 @ 125 centres

$$A_{sv} = 0.4 \times 300 \times 125 / 0.87 \times 250 = 68.96 \text{ mm}^2$$

$$T_b \Rightarrow 2 \times 28.3 = 56.6 \text{ mm}^2$$

Use T6 @ 125 centres $\Rightarrow A_{sv} \text{ req'd} = 37.5 \text{ mm}^2 \Rightarrow T6 \text{ is ok}$

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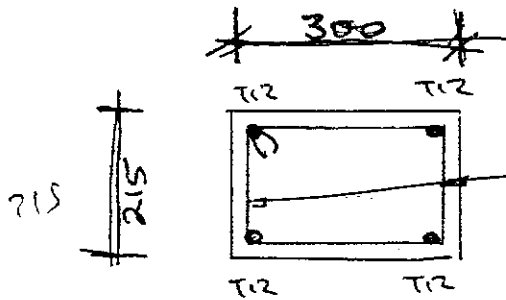
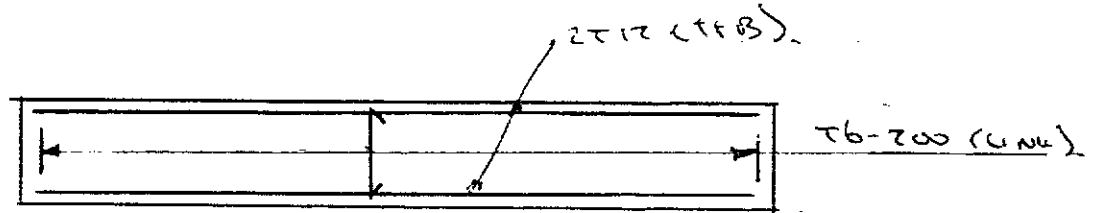
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Concrete Grade 30 N/mm^2

Cover to Concrete = 25 mm

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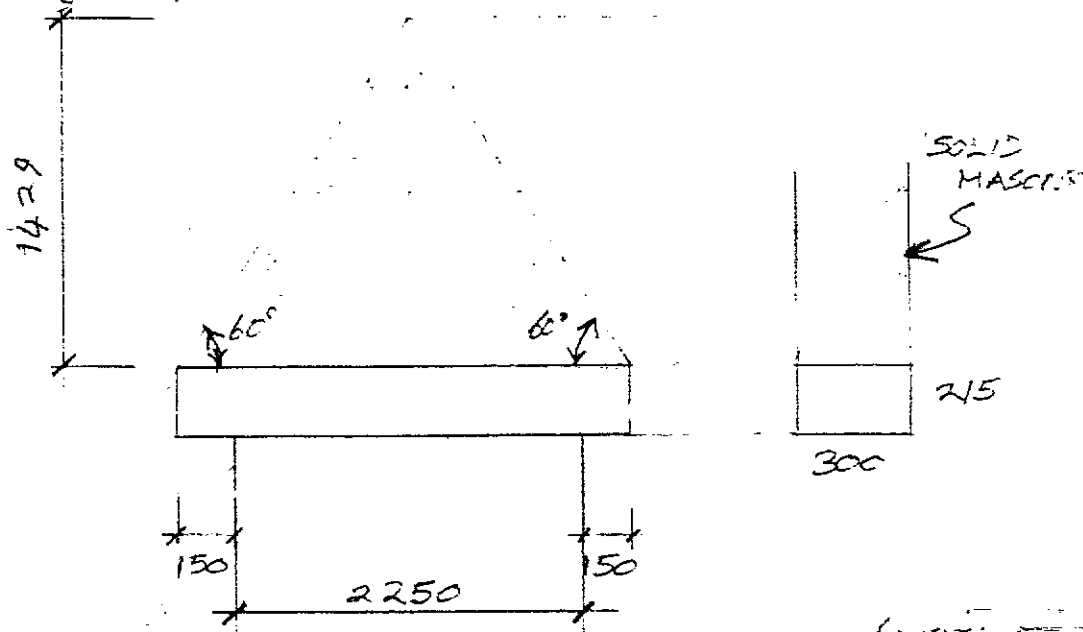
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OPE 4

Clear span = 2.25 m

Design span = 2.25 + 0.15 = 2.4 m



ES. 5977
PC 1,6

Resultant load at $\frac{1}{2}$ span = $\left[\frac{2.4 \times 14.29}{4} \right] \times 12.5 \times 0.3$

= 3.22 kN @ $\frac{1}{2}$ span

Each load = $\frac{1.928 \text{ kN/m} \times 4.08}{2} = 4.63 \text{ kN/m}$
dead + live

Water tank = 9.81 kN @ mid span

= 9.81 x 1.6 = 15.7 kN

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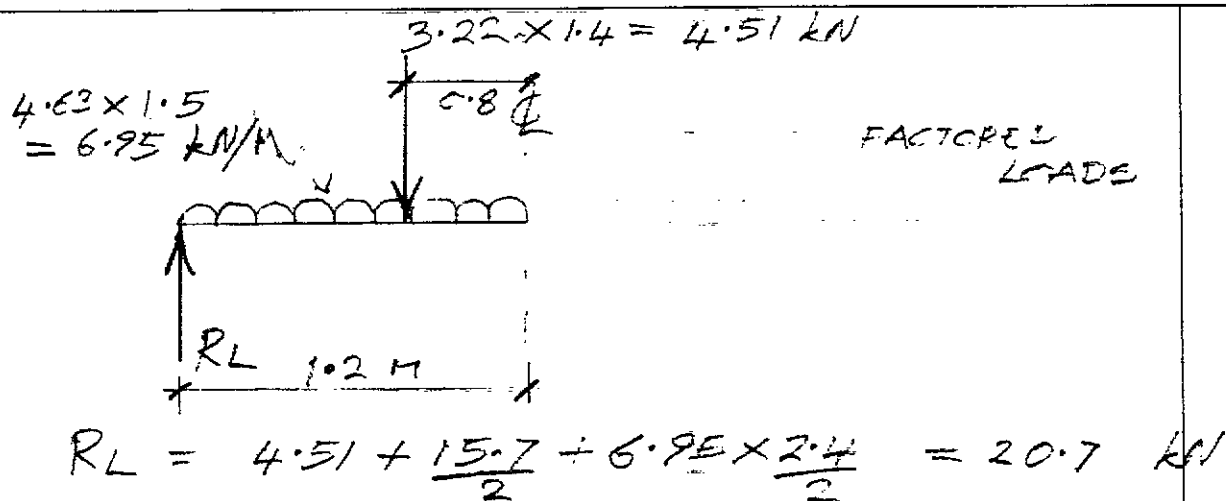
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Ref.



MOMENT @ MID-SPAN.

$$\begin{aligned}
 &= 20.7 \times 1.2 - 4.51 \times 0.8 - 6.95 \times \frac{1.2^2}{2} \\
 &= 24.84 - 3.608 - 5.0 \\
 &= 16.2 \text{ kNm}
 \end{aligned}$$

BS 8110

$$d = 215 - 25 - 6 - 10 = 174 \text{ mm}$$

$$d = 174 \text{ mm}$$

$$k = \frac{16.2 \times 10^6}{300 \times 174^2 \times 30} = 0.0595$$

Since $k < 0.156 \rightarrow$ to comp.

$$z = \left[0.5 + \left(0.22 - \frac{0.0595}{0.19} \right)^{\frac{1}{2}} \right] d$$

$$= 0.93 d$$

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$$A_s \text{ req'd} = \frac{16.2 \times 10^6}{400.2 \times 0.93 \times 174} = 250 \text{ mm}^2$$

BS 8110

$A_s = 250$

$$T16 = \frac{\pi d^2}{4} = 201 \text{ mm}^2$$

$$2 \cdot T16 = 2 \times 201 = 402 \text{ mm}^2$$

∴ OK

Cl. 3.4.5.2

SHEAR

$$V = 20.7 \text{ kN}$$

$$v = \frac{V}{b d} = \frac{20.7 \times 10^3}{300 \times 174} = 0.397 \text{ N/mm}^2$$

$$v_c / \frac{100 A_s}{b d} = \frac{402 \times 10^2}{300 \times 174} = 0.77$$

Tb. 3.9

$$v_c = 0.71 \text{ N/mm}^2$$

Tb 3.8

$$A_{sv} = \frac{0.4 \times 300 \times 174}{0.87 \times 460} = 52.5 \text{ mm}^2$$

$$R6 = \frac{\pi d^2}{4} = 28.3 \times 2 = 56.5 \text{ mm}^2$$

Links

T6 @ 175%

$$52.5 < 56.5 \quad \therefore \text{OK}$$

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Date

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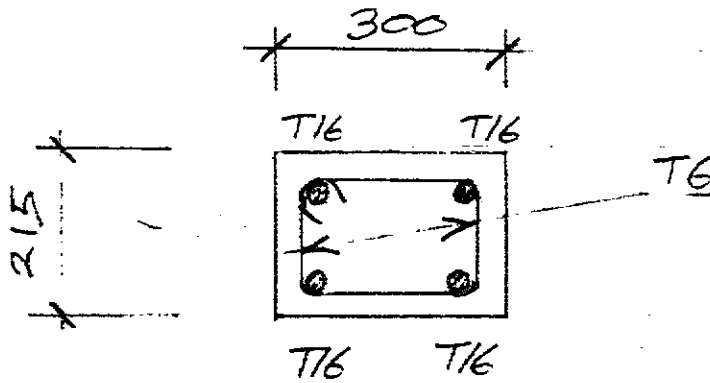
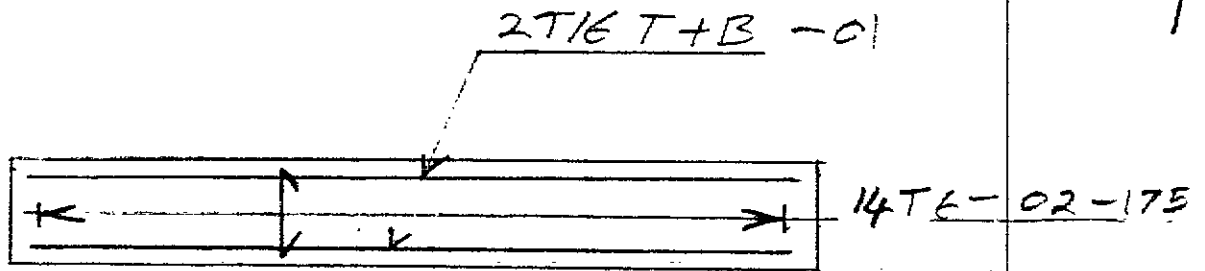
Contract

Calculations for

Calculations by

Checked by

Ref.



CONC. GRADE 30 N/mm²
 MAIN STEEL 460 N/mm²
 LINKS " N/mm²
 COVER TO LINKS 25 mm

MARK	SIZE	N ^o . BARS	N ^o . MEMB.	SHAPE CODE	A		BAR LENGTH
						B	
01	T16	4	1	20	2325		2325
02	T6	14	1	60	155	240	875



9 Ballyowen Road,
Lucan,
Co. Dublin.
Tel: 241736.

DUBLIN COUNTY COUNCIL
Planning Department
APPLICATION RECEIVED

19 MAR 1991

REG No. 91A/1387
APPLICATION TYPE O/P/A/BBL
No. L.D.S.

SPECIFICATION

FOR EXTENSION & ALTERATIONS

AT 6 FAIRVIEW, LUCAN, CO. DUBLIN.

FOR MR & MRS S. JACKSON

INTRODUCTION

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted

The works shall also comply with:-

- (a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.
- (b) National Building Regulations (if any)
- (c) Local Authority Bye Laws, regulations or requirements.
- (d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings)
- (e) Accepted Codes of Practice.
- (f) Requirements of the Department of the Environment.

Site

The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

Preparing Site

Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

Excavation

The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

Foundations

Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall over lap at least 600 mm.

Floor Level

The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors.

Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated.

Trenches

Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.

Drain

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

Back Filling

Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil

Drains under Roads and Buildings

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

A.J.s, Manholes, Drop-Manholes

Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

Gullies and A.J.s

Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

Gully Traps

Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

Soak Pits

Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

Septic Tank

Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.

Septic tanks to accepted prefabricated systems may also be used.

Vent Shaft

At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

Single Stack Drainage

Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

Testing

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

Cement and cement-based products

Normal Portland cement used in concrete and other cement based products shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.I.: 1963 "Portland cement", and shall bear the Irish Standard Mark.

Lime

Hydrated lime to be to I.S.8.

Water

Water shall be clean and free from harmful impurities.

Sand and Aggregates

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

Concrete Mixes

Concretes Mix	Aggregates Maximum Size	Nominal Mix			28 day Strength (Newtons) Per mm ²
		Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

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

Cement Mortar

Shall be 1 part cement to 3 parts sand.

Lime Mortar

Shall be 1 part hydrated lime to 6 parts sand.

Gauged Mortar

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

Strong Gauged Mortar

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

Additives

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

Blockwork

Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 1 m lower than another.

Cavity Walls

Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose, head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

Hollow Block Walls

225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

Solid Block Walls

225 mm solid concrete blocks shall be plastered externally.

Solid Brick Walls

Solid brick walls shall be 337 mm thick, and weather-pointed.

Masonry Walls

Masonry walling, where used, must not be less than 500 mm thick.

Facings

Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

Opes in External Walls

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

Pointing

All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.

Party Walls

All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg m³, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

Solid Partition

Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.

D.P.C.

The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.

At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

Under lowest ground floor timbers and not lower than wall D.P.C.

Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

Lintels

Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

Window Cills

Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

Timber

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

Preservative

Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

Roof Timbers

Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.

Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

Roof Trusses

Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm.

Floor Joists

First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

Stud Partitions

Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

External Plastering

225mm hollow block, 225mm solid block and chimney stacks:-
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

Rough Cast

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

Reveals

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

Plinths

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

Plaster finish to extend below finished ground level.

Internal Plastering

Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand. Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

All wall plastering should be carried behind skirtings and architraves.

All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holds for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Compression tube fittings of copper alloy

Compression tube fittings of copper and copper alloy shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S. 239: 1980 "Compression tube fittings of copper and copper alloy", and shall bear the Irish Standard Mark.

Copper tubes shall be certified as complying with Irish Standard Specification I.S. 238 — 1980 in accordance with the Irish Standard Mark Licensing Scheme of the Institute for Industrial Research and Standards and shall bear the Irish Standard Mark.

Bath and Wash Hand Basin

Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

Plugs, Traps, Wastes and Taps

15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

W.C. Suite

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

Windows

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.

Wood casement windows shall be to I.S. 63.

Galvanised steel casement windows shall be to I.S. 60.

Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE: Glazed area to be not less than 10% of floor area of room.

Opening area to be not less than 5% of floor area of the room.

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

Internal Door Frames

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

Internal Door

Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

Trimmings

Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirting may be used where appropriate.

Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Eave Gutters and Rain Water Pipes

Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast Iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

Sash Fittings

All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

Door Fittings

Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use.

Ventilation Grids

External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvered grids.

Sarking Felt

Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

Laths or Battens

Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

Quarry Slates

Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

Asbestos Cement Slates

Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

Concrete Roofing Tiles (normal pitch — 30° and over)

Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand cement pointing. Alternatively patent eave closer and filler clip may be used.

Concrete Tiles (low pitch — under 30°)

Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the manufacturers.

General

Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

Flashings

Valley gutters, cover flashings and flashings to chimneys shall be

- (1) No. 5 lead to B.S. 1178
- (2) 22 24 gauge medium hard copper
- (3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
- (4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

ELECTRICAL

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in centres of joists.

PAINTING

Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

Paints

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

Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice undercoated and one coat finished.

GLAZING

Glass

All window panes up to 0.5m² shall be glazed in 3mm glass
All window panes up to 1.5m² shall be glazed in 4mm glass
All window panes over 1.5m² shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floors shall be 6mm glass.

Fixing

Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

Chimney Breasts and Stacks

Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire opening. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flanching up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

Insulation must be in accordance with the maximum U-Value laid down by the Department viz., a general whole building standard not exceeding $0.85 \text{ W m}^2 \text{ }^\circ\text{C}$ and elemental values as follows.

External Walls	0.60 watts per square metre per degree celsius.
Roofs	0.40 watts per square metre per degree celsius
Ground Floors	0.60 watts per square metre per degree celsius.
External parts of intermediate floors	0.60 watts per square metre per degree celsius.

U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A 3 of the C.I.B.S. Guide Book A 1980 published by the Chartered Institution of Building Services.

Mineral fibre mats for thermal insulation of buildings

Mineral fibre mats for thermal insulation of buildings shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.260: 1984 "Mineral fibre mats for thermal insulation of buildings", and shall bear the Irish Standard Mark.