91A/0442 CERTIFICATE NO: 24711

PROPOSAL: Dwelling + Stables

LOCATION : Johnstown, Rathcoole

APPLICANT : F. Hewitt / Murphy

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£252	£16	£16	—		
	£216					
	£50 per M² in excess of 300M² min.£40					
metres²	£1.75 per M² or £40					
x .1 hect.	£525 per .1 hect. or £150					
x .1 hect.	£225 per .1 hect. or £100					
x .1 hect	£225 per .1 hect. or £100					
	£210					
x metres²	£210 per M² or part					
x1,000m²	£315 per 1,000m² or £40					
x 1 hect.	£315 per 1 hect. or £40	£40	£40	—		

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified Signed: _____ Grade: S.O Date: 3/4/91

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

REF. NO.: 91A/0442 CERTIFICATE NO.: 14383B

PROPOSAL: Dwelling + Stables

LOCATION: Jobstown Rathcoole

APPLICANT: F. Hewitt Murphy

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£55	£55			
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M² in excess of 300 M² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater	£70	£70	—		

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [signature] Grade: S.O Date: 3/4/91

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

Mr. A. Hinchy.
Senior Executive Draughtsman/Technican

RE: Dwelling at Johnstown Rathcoole

REG. REF.: 91A/0442

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

A reduced fee (i.e. ¼) has been paid in respect of the above application. Please confirm this is the correct fee under Article 6.1 of the Local Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 88A/860 on which a full fee was paid is attached.

Richard Whelan.
Staff Officer.
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J.G.
3/4/91.

A. Hinchy.
Senior Executive Draughtsman/Technican

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Standard
mil
Well +
Septic tank
replacement
allowance

22/5/91

Order No. P/2284/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed approval to erect a dwelling house and stables at Johnstown, Rathcoole for F. Hewitt/Murphy.

(Continued)

Richard Cornus SEP
For Dublin Planning Officer

Endorsed:- _____
for Principal Officer

21.5.91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to **GRANT APPROVAL** for the above proposal subject to the (8) conditions set out above is hereby made.

Dated: 23 May, 1991.

K.C Dullea
ASSISTANT CITY & COUNTY MANAGER

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

Order No. P/2284/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed approval to erect a dwelling house and stables at Johnstown, Rathcoole for F. Hewitt/Murphy.

John O'Hara,
22, Ashton,
Blessington,
Co. Wicklow.

Reg. Ref. 91A-0442
App. Recd: 26.03.1991
Floor Area: 602 sq. m.
Site Area: 11 acres.
Zoning:

Condition:
Standard: Nil
Roads: Wellt
S. Sers: Septic
Open Space: Levy
Other.
SECURITY:
Bond / C.I.F.
Cash:

Report of the Dublin Planning Officer, dated 21 May 1991

This is an application for **APPROVAL** for a dwelling house and stables with septic tank and well at Johnstown, Rathcoole. The site area is stated to be eleven acres. The floor area of the proposed development is stated 602 sq. m. This comprises of a basement, ground floor and first floor.

By decision order no. P/159/89, Reg. Ref. 88A-0860, planning permission was granted to demolish the existing house and outline planning permission was granted for replacement dwelling on the same site ~~and~~ at Johnstown, Rathcoole. The outline planning permission was subject to eight conditions.

Condition No. 3 of this outline permission required a comprehensive professional tree survey of her landholding in the area to be submitted at approval stage. Condition No. 4 required that the proposed house is to be a two storey structure. In support of the current application, the agent for the applicant states that the existing house which was demolished consisted of a basement and four floors. The proposed house consists of a basement and two floors and is located in exactly the same "footprint" as the demolished house.

Under Reg. Ref. 88A-0860 a septic tank has been permitted and the location of a well on the site has been agreed with Dublin County Council.

The report of the Eastern Health Board relating to Reg. Ref. 88A-0860 indicates that there is no objection to this proposal subject to conditions in relation to the well and that the septic tank will be in accordance with IIRS recommendations.

I recommend that a decision to **GRANT APPROVAL** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

(Continued)

Order No. P/2284/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed approval to erect a dwelling house and stables at Johnstown, Rathcoole for F. Hewitt/Murphy.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That only one dwelling house shall be constructed on the applicants landholding in the area, as indicated in the submission lodged on 25th August, 1988, comprising eleven acres.	4. In the interest of the proper planning and development of the area.
5. That before any development commences on this site the applicant is to submit a comprehensive professional tree survey of the landholding in the area. Prior to this, no trees on this land are to be removed without the prior ~~approval~~ of the Planning Authority.	5. In the interest of the proper planning and development of the area.
6. The requirements of the Roads Department concerning the vision splays at the access to Kiltegil Road are to be ascertained and details to be submitted to and agreed with the Planning Authority.	6. In the interest of traffic safety.
7. That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" available from Eolas.	7. In order to comply with the Sanitary Services Acts, 1878-1964.

Order No. P/2284/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed approval to erect a dwelling house and stables at Johnstown, Rathcoole for F. Hewitt/Murphy.

CONDITIONS	REASONS FOR CONDITIONS
8. The requirements of the Supervising Environmental Health Officer are to be met regarding an adequate and potable water supply from the new well on the site.	8. 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.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/442

Proposed: HOUSE AND STABLES.

At: JOHNSTOWN, RATHCOOLE, Co. DUBLIN.

For: MRS. F. HEWITT-MURPHY.

Plans lodged: ADDITIONAL INFORMATION.

Architect: MR. JOHN O'HARA.

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

THE ABOVE PROPOSAL IS ACCEPTABLE SUBJECT TO

(1) EVIDENCE OF AN ADEQUATE AND POTABLE WATER SUPPLY TO BE SUBMITTED.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date 29.8.91
Time 4.50

Peter Wheland
27/8/91

Ota Devine
for John O'Reilly SEHO
28/8/91.

Register Reference : 91A/442 Date : 10/4/91

Development : House + stables

LOCATION : Johnstown, Rathcoole,

Applicant : F. Hewitt-Murphy.

App. Type : P/BBL

Planning Officer :

Date Recd. : 26/3/91

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

Recd AD - 10-5-91.

Proposal unacceptable for following reasons. Yours faithfully,

1. Location of proposed "well on site" not indicated. Evidence of potability and adequacy of same required.
2. Proposed percolation area located too distant from proposed house - if levels of site are irregular the levels of percolation area will be required.
3. Percolation area and reserve percolation area inadequate in size.

PRINCIPAL OFFICER

Please refer to previous reports of 2-8-88 and 15-8-88 re 88A 860.

Anne O'Dowdee
10-5-91.

DUBLIN COUNTY COUNCIL
- 3 MAY 1991
ENVIRONMENTAL HEALTH

NOTE: Site not inspected.

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

10/5/91

TOTAL P.04

(1) MD SS & CMO (2)

Register Reference : 91A/442 Date : 10/4/91

Development : House + stables

LOCATION : Johnstown, Rathcoole

Applicant : F. Hewitt - Murphy

App. Type : P/BBL

Planning officer :

Date Recd. : 26/3/91

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

Yours faithfully,

DUBLIN CO. COUNCIL SANITARY SERVICES PRINCIPAL OFFICER -2 MAY 1991

DUBLIN CO. 16 APR 1991 SAN SERVICES Returned

Date received in Sanitary Services .....

FOUL SEWER Septic tank proposed - refer to E.H.B.

SURFACE WATER Soakpits proposed - refer to B.B.L. Dept.

PLANNING DEPT. DEVELOPMENT CONTROL SECT Date 06/05/91 Time 2.30 p.m.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
45/49 UPPER O'CONNELL STREET,
DUBLIN 1

J. Lee 29/4/91

MD

Register Reference : 91A/448 Date : 10/4/91

ENDORSED _____ DATE _____

WATER SUPPLY No to town water mains in this area
well proposed

16/4/91

ENDORSED _____ DATE 24/4/91

30/4/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 06/05/91
Time 2.30 P.M.

JOHN O' HARA

ARCHITECT

22 ASHTON
BLESSINGTON
Co WICKLOW
Tel 045 65429

Our Ref. JoH/MC

27/6

27th June 1991

Dublin County Council
Building Control Section
Block 7
Irish Life Centre
Lr. Abbey Street
Dublin 1

91A/0442
1.8.0
A.I. fa BBL

For the Attention of: Mr. John Kearney

**Re: Time Extension/Additional Information for B.B.L.
Reg. Ref. 91A/442 for a Horse and Stables at
Johnstown, Rathoole, Co. Dublin
Lodgement date: 26.03.91**

Dear Sir,

Further to your letter of the 30/05/91 and my subsequent telephone conversation with your Mr. John Kearney on 13/06/91 and my meeting with Hilary Mallon of the Eastern Health Board on 18.06.91, I wish to submit 2 copies of the following revised drawings:

91/01/01 A - Plans/Sections/Elevations of House

91/01/02 A - Cross Section Thru House

91/01/03 A - Plan/Section/Elevations of Stables

91/01/04 A - Site Plan/Site Location Map

Taking each point as set out in your letter the following comments are the additional information you have requested.

1. Location of the well as it exists on site is marked on site plan Drawing. No. 91/01/04A.

2. A copy of the well water supply flow rate will be forwarded to DCC Building Control as soon as it is available.

3. Contours are shown in Site Plan 91/01/04A.

4. Perlocations areas shown as 18m max. Length to comply with S.R. 6. Actual length to be determined by ground conditions on site with DCC engineer.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
27 JUN 1991
APPLICATION TYPE O/P/A/BBL
No. 1 2

5. Perlocation areas relocated nearer the house to comply with S.R. 6 (min. 18m from house) but not as far away as previous submission. See site plan 91/01/04 A for locations.

6. This item was agreed in my telephone conversation with Mr. John Kearney. The normal floor joists span from the ring beam on to inner leaf of external wall. See Drawing No. 91/01/01 A.

7. See Drawing No. 91/01/01 A for kitchen chimney support at basement level.

8. All first floor windows have now got both halves of window in opening casements to comply with BBL No. 76. Snooker room in basement appears to be the only other room that does not comply with BBL. 76.1 have added 2 No. 4' 6" x 3' 0" windows. See Drawing 91/01/01 A for locations.

9. All bathrooms/wc's/dressing rooms/ and en-suite bathroom have been provided with permanent ventilation. See floor plans 91/01/01 A.

10. The min floor to ceiling height in first floor has been revised to 6' 0" by the addition of stud partitions or wardrobes where applicable.

11. In consultation with Hilary Mallon of the EHB the following is the method of effluent disposal from the stables:

    a. Solids to be cleaned out of stables with straw and contained in a holding tank (location to be decided on site due to the number of trees near the proposed stable location). Size of tank to be 20' 0" x 12' 0" and to be constructed of 9" solid blockwork or strip footing with adequate drainage at base of tank draining to a gully trap and connecting to the soakpit.

    b. When stables are washed down this effluent will drain to road gullies located outside stables and connect to a soakpit. As this effluent will be heavily diluted with water it is felt that a soakpit is sufficient. See Drawing 91/01/03 A and 91/01/04 A.

12. In my telephone converation with Mr. John Kearney it was deemed that the structural details already submitted was sufficent.

13. See Drawing No. 91/01/01 A for basement room names.

SLIN C
Planning Dep
APPL
COUNCIL
Section
VED
27 JUN 1991
REG
APPLICATION TYPE O/P/A/BBL
No L D S

14. Full height elevations including basement have been drawn on Drawing No. 91/01/02 A.

15. Boiler house and fuel store are provided with an open louvred door for ventilation. See 91/01/01 A, item 9 above has taken care of bathroom ventilation.

16. See item D above for floor to ceiling heights roof does not require to be altered.

    Floor joists will be carried on proprietory joist hangers. No jockey slips will be used.

I trust that the above information meets with your requirements and having complied with the 'Time Extension', I look forward to obtaining a bye-law approval decision as soon as possible. If you require any further information, please do not hesitate to contact me at 764017 office hours.

Yours faithfully,

John O'Hara

John O'Hara

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 [redacted]/Approval

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

To John O'Hara,
22, Ashton,
Blessington,
Co. Wicklow.

Decision Order Number and Date P/2284/91 - 23.05.1991

Register Reference No. 91A-0442

Planning Control No.

Application Received on 26.03.1991

Applicant F. Hewitt/Murphy.

Floor Area: 602 sq. 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 [redacted]/Approval for:-

to erect a dwelling house and stables at Johnstown, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That only one dwelling house shall be constructed on the applicants landholding in the area, as indicated in the submission lodged on 25th August, 1988, comprising eleven acres.	4. In the interest of the proper planning and development of the area.

(Continued)

Signed on behalf of the Dublin County Council Rose Kenny
For Principal Officer

Date 23rd May, 1991.

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
5. That before any development commences on this site the applicant is to submit a comprehensive professional tree survey of the landholding in the area. Prior to this, no trees on this land are to be removed without the prior written agreement of the Planning Authority.	5. In the interest of the proper planning and development of the area.
6. The requirements of the Roads Department concerning the vision splays at the access to Kilteel Road are to be ascertained and details to be submitted to and agreed with the Planning Authority.	6. In the interest of traffic safety.
7. That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" available from Eolas.	7. In order to comply with the Sanitary Services Acts, 1878-1964.
8. The requirements of the Supervising Environmental Health Officer are to be met regarding an adequate and potable water supply from the new well on the site.	8. 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.	

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.

FUTURE PRINT LTD

Dublin County Council
Comhairle Chontae Atha Cliath

Planning Application Form/
Bye - Law Application Form

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

1. Application for Permission ☐ Outline Permission ☐ Approval ☑ Place ✓ in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building Johnstown, Rathcoole, Co. Dublin.
(If none, give description sufficient to identify)..... £56 26/3

3. Name of applicant (Principal not Agent) Mrs. F. Hewitt-Murphy.
Address 27 Floraville Drive, Dublin 22. Tel. No N 34366

4. Name and address of person or firm responsible for preparation of drawings John O'Hara, 22 Ashton, Blessington, Co. Wicklow. Tel. No 045-65429

5. Name and address to which notifications should be sent John O'Hara, 22 Ashton, Blessington, Co. Wicklow.

6. Brief description of proposed development Dwelling House and Stables. Ref. No. 125 N 34659

7. Method of drainage Septic Tank. 8. Source of Water Supply Well on Site. J. Ross 27/3/91

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. Not applicable.
(b) Proposed use of each floor Not applicable.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? Existing house already demolished Reg. Ref. No. 88A-860

11. (a) Area Eleven Acres. Sq. m.
(b) Floor area of buildings proposed (Basement, Ground and First) 6480 Sq.Ft. 602 Sq. m.
(c) Floor area of buildings proposed to be retained within site 6480 Sq.Ft. 602 Sq. m.

F. McDonald CO.DUBLIN F.Hewitt/Murphy intends to apply to Dublin Co. Council for Planning and bye-law approval to erect a dwelling house and stables at Johnstown Rathcoole.

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

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: It is the policy of this practice to comply with the draft building regulations but this may not be taken as a guarantee that they have been implemented or enacted in full

15. List of documents enclosed with application. See covering letter.

16. Gross floor space of proposed development (See back) 602 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1 + 3

Fee Payable £ 181.00 Basis of Calculation Planning approval £16.00/Bye-Law £55.00 = Total £71.00

If a reduced fee is tendered details of previous relevant payment should be given =Total 110.00

HOUSE → Planning = £40 Bye-Law = £70

STABLES → TOTAL £181.00

Signature of Applicant (or his Agent) John O'Hara Date 25/3/91

FOR OFFICE USE ONLY

Application Type P/BBL

Register Reference 91A/0442

2.16.4.4

Amount Received £

Receipt No

Date

RECEIVED
26 MAR 1991
REG. SEC.

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.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

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

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

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 34366

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

£65 00

Received this 26th day of March 1991

from Dan Murphy
& Michael
Kettlecole

the sum of Sixty six Pounds

Pence, being Fee for Extension of time

re Planning application of Kettlecole

Meadow Drive

Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

CASH

CHEQUE

M.O.

B.L

I.T.

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

RECEIPT CODE

BYE LAW APPLICATION.

REC. No. N 34659

£125.00

Received this 20th day of March 19 91

from Peter McMurphy

Johnstown

Rathcoole

the sum of One hundred and twenty five Pounds

Pence, being bye-law application at Johnstown, Rathcoole

Noreen Deane Cashier

S. CAREY
Principal Officer

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/0442 Date : 27th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : House and stables

LOCATION : Johnstown, Rathcoole

APPLICANT : F.Hewitt-Murphy

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 26th March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

John O'Hara
22 Ashton,
Blessington
Co.Wicklow

JOHN O' HARA ARCHITECT

Dublin County Council
Planning Department
Irish Life Centre
Dublin 1.

22 ASHTON
BLESSINGTON
Co WICKLOW
Tel 045 65429

Our Ref. 91/01/JOC/MC.

21st. March 1991

Re: Application for Planning Approval and Bye-Law approval for a house and stables at Johnstown, Rathcoole, Co. Dublin for Mrs. F. Hewitt-Murphy of 27 Floraville Drive, Dublin 22.

Dear Sir

On behalf of my client I wish to apply for planning approval and Bye-Law approval for the construction of a dwelling house and stables at Johnstown, Rathcoole, Co. Dublin.

My client has previously obtained outline permission to demolish existing house and to replace this with a house on the same site. The planning Reg. Ref. No. is 88A-860 and Decision Order No. P-159-89, Date 23rd January, 1989. The existing house which was demolished consisted of a basement and four floors. The proposed house consists of a basement and two floors and is located in exactly the same "Footprint" as the demolished house.

Permission has already been obtained for the location of a septic tank to serve the house Reg. Ref. No. 88A-860 (see site plan) and the location of a well on the site has been agreed with Dublin Country Council engineers.

In support of this application we enclose the following documents:

1. Completed Application Form.

2. Irish Press dated 21st. March, 1991 showing newspaper advertisement.

3. Application Fee - Cheque in the sum of £181.00.
Fee based on the following:

House

Planning Approval	=	£16.00
Bye-Law Approval	=	£55.00
Total	=	£71.00

Stables

Planning Permission	=	£40.00
Bye-Law	=	£70.00
Total	=	£110.00
Overall Total Fee	=	**£181.00**

4. Four copies of the following drawings:

   a. 91/01/01 - Plans/Sections/Elevation of House.
   b. 91/01/02 - Cross Section through House.
   c. 91/01/03 - Plan/Section/Elevations of Stables.
   d. 91/01/04 - Site Plan/Site Location.
   e. Specification.

5. Four copies of the following Engineer's documents:
   a. Structural Certificate.
   b. Structural calculations.

Should you require any further information please contact the undersigned at 764017 (Office hours)

Yours faithfully

John O'Hara

John O'Hara

D E S I G N C E R T I F I C A T E

for

DOMESITC DWELLING AND STABLE

for

Mrs. F Hewitt-Murphy
27 Floraville Drive, Dublin 22

at

Johnstown, Rathcoole,
Co. Dublin.

This is to certify that the design and calculations for the new loadbearing elements of the above construction have been executed by or under the direct supervision of the undersigned Chartered Engineer for the project named above. These are in conformity with the current engineering standards, in particular the relevant Standards or Codes of Practice prepared by Eolas, the Building Research Establishment (Great Britain), the British Standards Institution, the Institution of Civil Engineers and Structural Engineers (Great Britain).

Signed : Donal Hutchinson

Donal Hutchinson, BE MIEI
C.Eng. MIStructE.

SECTION A—PRELIMINARIES

S[redacted]	This Specification relates to the labour and materials necessary to carry out the Works indicated on the drawings and is deemed to include for all items reasonably and obviously to be inferred, though not specifically described, herein or on the drawings.
Standards	Materials used in carrying out the Works shall conform to the requirements of relevant Irish Standards Specifications where appropriate. In cases where relevant Irish Standards Specifications do not exist, materials shall conform to the requirements of relevant British Specifications.
Materials	All materials are to comply with the requirements of this Specification. Preference shall be given to materials bearing the Guaranteed Irish symbol.
Workmanship	The standard of workmanship shall be of high quality in every respect and shall be carried out by competent tradesmen where appropriate.
Completion	Before handing the Works over to client, all holes, chases etc., occasioned during the course of construction, shall be made good. The ground around dwelling shall be cleared of debris and soil dressed off to approximate even levels. Floors and stairs shall be scrubbed, glass cleaned, rubbish removed and dwelling left in a clean and habitable manner.
Safety	The Contractor shall take all reasonable precautions to keep the site safe during the progress of works and to hinder trespass by unauthorised persons.

SECTION B—MATERIALS

The materials used in the Works shall conform to the following requirements:—

Cement	Irish Portland Cement conforming to I.S.1.
Lime	Hydrated lime conforming to I.S.8.
Aggregates	Coarse and fine aggregate from natural sources to conform to I.S.5., supplied by Roadstone Ltd., or John A. Wood Ltd.
Water	Clean and free from harmful impurities.
Concrete	Readymixed concrete, supplied by Roadstone Ltd., or John A. Wood Ltd., to be placed before setting has commenced and be protected from frost and rain until cured.
Mortar	Readymixed sand and lime, supplied by Roadstone Ltd., or John A. Wood Ltd., to be gauged with cement on site in following proportions:— Type A—Cement, Lime and Sand 1 : ¼ : 3 Type B—Cement, Lime and Sand 1 : 1 : 6 Mortar including water repellent to be used for facing bricks and masonry blocks. Protect from frost and rain until set.
Concrete Blocks	Manufactured by Roadstone Ltd., or John A. Wood Ltd., of type and size indicated on drawings, conforming to I.S.20.
Masonry Blocks	Forticrete Masonry Blocks conforming to I.S.20.
Insulation	Walls and Floors—"Aeroboard" Expanded Polystyrene. Ceilings—Mineral Fibre.
Wall Ties	Suitable for "Aerotie" Wall Insulation, as manufactured by Southern Chemicals Ltd.
Dampcourse	Damp-roof course—Pluvex No. 1 or other approved. Damp-proof membrane—polyethelene sheeting, 1000 Gauge.
Timber	Well seasoned, free from large knots, waney edges and other defects.
	Structural timber— white deal Joinery— red deal or hardwood. Windows— ALUM FINISHED IN WHITE SYNTHA PLUVIN. OR WHITE PVC AS SELECTED BY CLIENT

[redacted] COUNTY COUNCIL
Planning Dept. Receipt Section
APPLICATION No.

26 MAR 1991

REG. No. 91A/0442
APPLICATION No.

Ceilings and Stud Partitions—Fix gypsum plaster slabs and skim with Gypweld Plaster, all in accordance with manufacturers instructions.
Alternatively ceilings to be finished as indicated on drawings.
Scrim to be placed at all junctions of ceilings and walls.

3. Decoration:

All colours and finishes to be selected or approved by the Employer.

1. External Painting:
Walls—to Employer's specification
Softwoods—knot, stop, prime and paint two undercoats and one finishing coat in external quality oil paint.
Hardwoods—two coats burnt linseed oil.

2. Internal Painting:
Walls and ceilings—two coats Emulsion Paint
Softwood—knot, stop, prime and paint two undercoats and one finishing coat in oil paint.
Hardwoods—two coats polyurethane.

4. Glazing:

1. Glass—All glass shall be of the type and thickness appropriate to the area to be glazed.

Minimum thickness to be—
Up to 0.5m2 —3mm
Up to 1.5m2 —4mm
Over 1.5m2 —5mm or 6mm.
Less than 600mm over floor—6mm.
Bathroom, W.C. and External Doors to be glazed in obscure glass.

2. Bedding—Timber rebates to be painted and back-puttied before glazing. Glass to be sprigged and puttied. Glass 5mm and thicker to be fixed with glazing slips, pinned and bedded in wash-leather.

SECTION G—LANDSCAPING

1. Boundary Wall, Fences and Entrance Gates—
The extent, nature and design of the Boundary Walls, Fences, Entrance Gates and Supporting Piers shall be specified by the Employer.
2. Driveway—Excavate and fill as required by site conditions.
Finish as required by the Employer with one of the following:
Tarmacadam as specified by Roadstone Ltd., for house fronts.
Cobble-lock Interlocking Paving to specification of Roadstone Ltd.
Rounded pebbles as selected in 50mm thick layer.
3. Paving—Paving to be in Roadstone Concrete Paving Flags as selected by the Employer, laid to manufacturers specification.
4. Grass Areas—Grass areas to be indicated by the Employer. The Contractor to leave untouched or prepare for grassing as agreed.

7. Door Bell—Door bell fitting, as selected or approved by Employer, to be fixed in position indicated by him.

8. External Lighting—The extent and type of external lighting to be specified by the Employer.

SECTION F—FINISHES

1. Joinery:

1. Timber—All timber for joinery to be good quality red deal or selected hardwood

2. Doors—External doors shall be as indicated on drawings, hung on 1½ pairs of brass butt hinges.
Internal doors shall be ~~standard flush~~ PANEL doors, conforming to I.S.48, hung on one pai of steel butt hinges.

3. Door Frames—External door frames to be 115 x 75mm rebated, fixed to concrete blockwork with metal fixing lugs and dowelled to spud-blocks.

Internal door frames to be 125 or 115 x 44mm rebated, fixed to grounds.

4. Architraves—To be 75 x 19mm moulded, plugged to walls, angles to be mitred or as indicated on drawings.

5. Saddles—Door saddles to be 150 x 25mm Parana Pine, splayed, fixed to flooring.

6. Skirting—To be 115 x 19mm nosed, plugged to walls.

7. Windows—To be purpose made in selected hardwood, fixed to concrete block-work with metal fixing lugs, double rebated to take two panes of glass.

Window boards to be of similar timber, 32mm thick, nosed, with returned ends and cover slip or as indicated on drawings.

8. Stairs—To be constructed and fixed as indicated on drawings. Threads to be 32mm thick, nosed. Risers to be 22mm thick, and strings to be 44mm thick, properly and securely assembled. Handrails, Balusters and Newel Posts to be standard mouldings.

9. Built-in Fittings—Built in Wardrobes and Cupboards to be as detailed on drawing. Spar-shelving to Hot Press to be a minimum of three rows, made of 50 x 22mm wrot timber at 75mm centres supported on 50 x 22mm battens fixed to walls.

10. Attic Trap Door—To be a minimum size of 600 x 600mm having a minimum fire-rating of ½ hour.

11. Garage Doors—To be as indicated on Drawings or as selected by the Employer, properly fitted to allow ease of operation.

12. Ironmongery—All door and window furniture to be selected by the Employer. Front door to be fitted with a night latch, knocker, letter-box and pull handle. All other doors to be fitted with mortice locks with chromium plated handles. Wardrobes, cupboards and hot press to be fitted with catches and handles. Two keys to be provided for all locks.

2. Plastering:

1. External Plastering—Readymixed plaster to be supplied gauged with cement on site as follows:—

Nap Finish—Scud 3:1 sand/cement
Render 6:1 readymix plaster/cement, 10mm thick.
Finish 6:1 readymix plaster/cement, 10mm thick.

Dash Finish—Scud 3:1 sand/cement.
Render 6:1 readymix plaster/cement, 12mm thick.
Finish 6:1 readymix dashing/cement, 12mm thick.

Plaster reveals to opes to be 20mm thick, finished smooth, with drip groove to soffite of head and all arrises neatly finished. Plinths to be finished smooth, set back from finished surface, and extended below the finished ground level.

2. Internal Plastering—All internal plaster finishes to be carried behind skirtings and architraves.

Block Walls—Scud 3:1 sand/cement.
Render as for external plastering 12mm thick.
Finish with hardwall plaster skim.

Where dry-lining is shown on drawings, fix 12.7mm thick sheets and finish, all in accordance with manufacturers instructions.

4. Hot Water Supply—

(a)

Provide adequate solid-fuel water heating apparatus with supply, expansion pipes and 47 litre Expansion Tank fitted with water supply and overflow, in accordance with manufacturers instructions. Flow and return pipes shall be as recommended by the manufacturer of the heating apparatus. Expansion pipe 22mm diam. to be taken from top of 150 litre Indirect Cylinder to discharge over Service Tank with a 22mm copper branch to bath and 15mm branches off to fittings.

Note: Where there is more than one bathroom increase size of the supply pipe from Storage Tank to Hot Water cylinder.

(b) Houses not qualifying for State Grant:
Provide hot water supply as specified by the Employer.

5. Waste Pipes—Sanitary fittings to be provided with adequate Trap and Waste Pipe discharging over Gully Trap.

6. Insulation—All pipes in attic to be protected against frost. Storage Tank to be fitted with "Aeroboard" Insulating Surround. Hot Water Cylinder to be fitted with suitable lagging jacket.

7. Sanitary Fittings—All Sanitary Fittings complete to be as selected or approved by the Employer, and fixed in the location shown on the drawings.
W.C.'s to have 22mm overflows to discharge externally.

3. Heating, Ventilation and Fire Precautions:

1. Heating—The system of house heating shall be as specified by the Employer.

Fireplaces shall be constructed of solid concrete blockwork laid in type B mortar, having a precast concrete splayed lintol over the fire ope. Each fireplace shall have an independent flue not less than 200mm internal diameter, carried up in easy bends and separated by not less than 100mm thick blockwork from other flues. Flue liners shall be set in mortar and carried 150mm above the concrete Chimney Capping of minimum 75mm thickness. Fire surrounds shall be as indicated on drawings or as selected by the Employer.

2. Ventilation—Provide permanently opened vents of adequate size or to Local Authority requirements in habitable rooms without fireplaces.

The Garage must have permanent ventilation. All built-in cupbourds, presses, closets, and wardrobes shall be adequately ventilated.

3. Fire Precautions—Central Heating Unit shall not be located in a garage. Where a garage is under first floor rooms, the ceiling shall be 12mm soft asbestos sheets with joints thoroughly sealed or 10mm plaster slabs with skim coat finish. Where a garage is under the roof of a house, a separating wall must be taken to the plane of roof as for a party wall, the space between slate battens, to be filled with mortar. Garage floor must be 100mm below house floor level. Any door directly between the garage and the house shall be self-closing and door and frame shall have a half-hour fire-rating.

4. Electrical:

1. Standard—All work shall be in accordance with "National Rules for Electrical Installations Parts 1 and 2", issued by the Electro-Technical Council of Ireland and any further requirements of the Electricity Supply Board.

2. Lighting—Provide all rooms and passage-ways with at least one lighting point and flush fitting rocker-action switches.

3. Power—Provide all rooms and passage-ways with at least one 13 amp socket outlet.
The Kitchen should have at least two such sockets and the Living Room three.

4. Meter—A wavin standard external Meter Cabinet, to be supplied and fitted in a position convenient to the Employer and the E.S.B.

5. Ventilation Fan—Fix and connect suitable Extractor Fan over cooking appliance in Kitchen with pendant switch.

6. Immersion Heater—Fix and connect selected Immersion Heating Unit and suitable control switch.

quality. fixed in accordance with manufacturer's instructions.

5. Flashings—Aprons. Soakers. Cover-Flashings or Stepped Flashings to be copper. lead or aluminium or as indicated on drawings. fixed in accordance with roof covering manufacturers details or as indicated on drawings. Provide complete metal tray membrane to all chimney stacks.

4. Suspended Floors and Ceilings:

1. Timber—Timber to be to sizes indicated on drawings and constructed as detailed.

2. Floors—Flooring to be T & G. Boarding o. . , 25mm thick, securely nailed to joists.
Concrete suspended floors. stairs and landings, where shown on drawings. should be capable of carrying a superimposed load of 1.44 KN/m2 finished level and with a fine surface.

3. Ceilings—To be constructed as detailed and insulated with 160mm thick mineral fibre.

SECTION E—SERVICES

1. Drainage:

1. Excavation—Excavate trenches to required width, depth and falls. Return, fill and ram excavated material on completion and remove surplus.

2. Pipes—To be 100mm diam. Wavin or similar PVC Drainage pipes. laid and jointed in accordance with manufacturers instructions, on 300 x 100mm concrete base to required falls. Pipes to be tested before haunching or back-filling.

3. Manholes, Armstrong Junctions and Gullies
Manholes—Base to be concrete. 150mm thick. Walls to be solid blockwork. 215mm thick, laid in type A mortar, and finished smooth internally with type A mortar. Fix galvanised steel cover and frame. Channels to be benched with type A mortar. Where required by Local Authority. outfall manholes shall be formed with interceptor trap with cleaning eye and air inlet.
Armstrong Junctions—To be set on concrete base for drainpipes and to be fitted with galvanised steel cover and frame, top to be level with finished surrounding surface.
Gully Traps—To take waste water from bath. sink. wash-hand basin and rainwater pipes, set on concrete base for drainpipes, with dished concrete surround, with suitable grid.

4. Septic Tank and Soak Pits
Septic Tank—To be constructed in accordance with detailed drawings and located to comply with Local Authority requirements.

Soak Pits—Rainwater to be piped to a Soak Pit not less than 6 metres from the house, or alternatively drained to a suitable watercourse.

5. Vent Pipe—To be provided at head of drain, carried 900mm minimum over eaves level or highest window level, and fitted with cowl or cage.

6. Rainwater Pipes—Provide and fix P.V.C. gutters and downpipes as indicated on drawings to discharge to surface-water drain or soak pit.

2. Plumbing:

1. General—All plumbing work to be carried out by a competent sub-contractor and fully tested on completion. All pipes to be properly jointed with approved fittings and adequately supported.

2. Main Water Supply—Water supply pipe to be 15mm diameter. laid in a trench at least 600mm below surface. Stopcock to be fitted in accessible position inside house.

3. Cold Water Supply—From Main Water Supply take 15mm pipe direct to cold tap in sink. Take 15mm branch to high pressure ball valve in Water Storage Tank. Water Storage Tank to be fixed in attic on adequate supports over internal wall, capacity – 455 litres for house or as required by Local Authority. Take 22mm Overflow Pipe from Storage Tank to discharge externally. Take 22mm copper supply pipe with Gate Valve from Storage Tank to Copper Cylinder, and a separate 22mm supply pipe with Gate Valve to bath tap with 15mm branches to all Sanitary Fittings.

5. Floor Slab—100mm thick readymixed concrete, supplied by Roadstone Ltd., or John A. Wood Ltd., laid on insulation, well compacted and levelled, or as indicated on drawings.

6. Screed—50mm thick, readymixed concrete, composed of 3 parts sand to one part cement, laid on floor slab, finished level and smooth with a steel float.

SECTION D—SUPER STRUCTURE

1. External Walls:

1. Cavity Walls—All external walls shall be built with Concrete Blocks laid in type B mortar, of cavity construction as detailed on drawings. The cavity shall be kept clear of mortar droppings as the wall is being built.

2. Insulation—AEROTIE ... Cavity Wall Insulation, 75mm 50 thick with 450 block range ~~and 60mm thicks with 400 block range~~, fixed in cavity as the work proceeds in accordance with manufacturers instructions, leaving 50mm clear cavity. Insulate thermal bridges at ring beam, lintels, cills and cavity closers as detailed.

3. Wall Ties—

..., shall be fixed in accordance with manufacturer's instructions at 450 x 450mm centres with 450 block range and 600 x 400mm centres with 400 block range.

4. Weep holes—Leave vertical mortar joints open 100mm high as weep holes at bottom of cavity every third block.

5. Vent Holes—Leave vertical mortar joints open 75mm high as vent holes at top of cavity at similar intervals.

6. Close Cavity—Close cavity at jambs of opes with Cavity Closer Block, and at top with Concrete Block laid on flat as detailed on drawings.

7. Cills—Fix Precast Concrete, Concrete Block or Brick Window Cills as detailed.

8. Ring Beam—Form Ring Beam at top of cavity wall with Lintol Blocks 140mm thick, filled with concrete and reinforced, as detailed on drawings. TO S.E. DETAILS

9. Lintols—Lintols less than 2 metres span to consist of Ring Beam continued across opes on inner leaf and Prestressed Concrete Lintol on outer leaf or as detailed.
Lintols in excess of 2 metres span to be as detailed.

10. Dampcourse—Provide and fix all horizontal and vertical d.p.c.s as required.

2. Internal Walls:

1. Blockwork—Build in Concrete Blockwork with type B mortar as indicated on drawings.

2. Lintols—Concrete Lintol Blocks or Prestressed Concrete Lintols as indicated on drawings.

3. Stud Partitions—to be constructed as indicated on drawings.

3. Roof:

1. General—Structural timbers should not be built into chimney breasts.
Wall plates shall be treated with preservative and fixed with holding-down bolts bedded into Ring Beam.
Fascias, barge boards and soffites to be as indicated on drawings.
Soffite boards shall have 12mm holes at 1.5 metre centres for ventilation of roof space.

2. Pitched Roofs—To be constructed as detailed on drawings. Sarking felt to be laid on rafters with horizontal joints well lapped, all as specified by roof covering manufacturer. Battens to roof covering manufacturer's specifications. Roof covering to be Redland Roof Tiles manufactured by Roadstone Ltd., or Asbestos Cement Slates, manufactured by Tegral Ltd., to the profile and colour indicated on drawings, fixed in accordance with manufacturer's instruction.

3. Flat Roofs—Boarding to be T & G. Sheeting or Chipboard as indicated. Roofing felt to be laid in three layers, the top layer being mineral felt, with horizontal joints lapped at least 150mm. Adhesive to be as recommended by manufacturer. Roof to be dressed with a 50mm thick layer of limestone chippings, if so required by the Local Authority.

4. Roof Lights—Roof Lights, where required, to be "Velux" or similar approved

5. SEE STRUCTURAL ENGINEERS DESIGN CALCULATIONS FOR ROOF TIMBER.

E. LAYING REINFORCED CONCRETE: In laying reinforced concrete, great care shall be taken to ensure.

1. that the reinforcement is thoroughly surrounded by and in contact with the concrete at all points, and that the concrete is without voids.

2. that the concrete used has developed its initial set before placing.

3. that no concrete used has been over wetted.

4. that the casings are free from dust and rubbish.

F. JOINTING CONCRETE: Unless specially approved by the Architect, there shall be no stop in the laying of reinforced concrete so that the slab, cill and lintel shall each be monolithic. When steps are approved, the beds and joints shall be approved in number and position and before recommencing the laying, the faces shall be well brushed, wetted and grouted with a thick coat of neat cement immediately followed by the laying of the new concrete.

RISING WALLS: All rising walls shall be brought up to within 200mm below the finished ground level in solid block work and levelled to take cavity wall as described below and as shown on the drawing.

WALL: External walls to Main Building(s) and Stores shall be built in cavity construction with 100mm thick outer leaf, 100mm cavity including 40mm insulation such as the Aero-Tye system or other approved system and 100mm thick block inner leaf. The cavity shall extend below the level of the DPC as detailed, and the two leaves shall be tied together with galvanised iron wall ties of approved pattern built in with the wall, at the rate of 6 to the square metre, staggered in alternate courses. The outer leaf to be of brick or block and plaster as described on Drawings. Walls to stores, finish in brick or block and plaster to match the main buildings as described on drawings.

BAND COURSE: The cavity shall be closed at the top of front and back walls with a band course reinforced with 2 No. 12mm diam. mild steel bars and linked across gables with reinforced band in the inner leaf of the walls only.

SHUTTERING TO MASS CONCRETE: Mass concrete shall be formed between strong and approved timber shuttering, properly supported and braced. Shuttering for roofs shall not be removed for at least twenty-one days after pouring concrete.

CAVITY WALLS AND DPC'S: The cavity shall be closed at all jambs as shown on Drawings. Provide and fix DPC at bottom and top of walls and under all cills, over all window and door opes, and vertically anywhere the cavity is closed.

The DPC'S must be so placed that the outer leaf is completely isolated from the inner leaf.

House at Johnstown Rathcoole

91 | 27 | 0 | 0

Dwg. Ref

Date: DH March 91

Preface :

1.0 Materials Codes etc.

2.0 Loading

3.0 Foundations.

4.0 Basement Floor

5.0 Ground Floor.

6.0 First Floor.

7.0 Roof.

8.0 Walls

9.0 Typical details

PLICA
26 MAR 1991
REG No. 91/0442
APPLICATION TYPE O/P/A/BS
No L D S

Codes.

The entire Structure is designed in accordance with the relevant current British standards

Materials

Timber to be Class 3 Sitka Spruce or S.E.D.

Blockwork to be grade 5.0 mlt Class III mortar.

Concrete to be grade 30 mlt min ↑ 300 kg/m³ ↑ cement.

91/27	2/1
Member Location	
Drg. Ref.	
Made by DH	Date March 91

Loading:

1) Roof

Dead : Tiles on battens : 1·25 kN/m²

Live " 0·75 "

2) 1st Floor.

Dead - Timber joists with floor loads 0·5 kN/m²

Live 2·0 "

3) Gr Floor.

(Generally as 1st)

Dead 0·5 kN/m²

Live 2·0 kN/m²

Outer Bolton Wall. (2no skin blockwork)

D. 4·7 kN/m²

L. 2·0 "

4) Basement.

Dead 200 th concrete 4·7 kN/m²

Live. plant- 7·5 "

	9/1/27	3/1
	Member Location	
	Drg. Ref.	
Job Title	Made by Date	Chd.

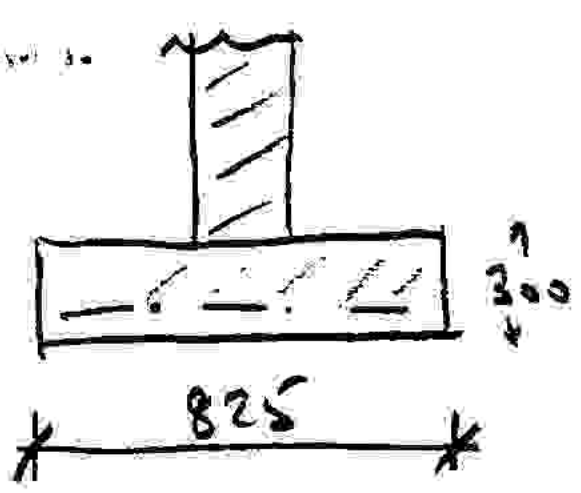
Foundations

External 9" wall. Loaded wdth = 4.0 m

Load	Roof	(1.25 + 0.75) 4.0	=	8 kN/m	
	FF	(0.5 + 2.0) 4.0	=	10 "	External 9" wall
	GF	(0.5 + 2.0) 4.0	=	10 "	
	B.	(4.7 + 7.5) 2.0	=	25 "	825 wide x 300 dp.
	S.W	0.215 x 9 x 12	=	23 "	Mark A142 Mtm.
				76 kN/m.	

Allowable Bearing Capacity 100 kN/m²

⇒ wdth Reqd = 760 mm



91/27 3/2

Member Locat'n

Dtg. Ref.

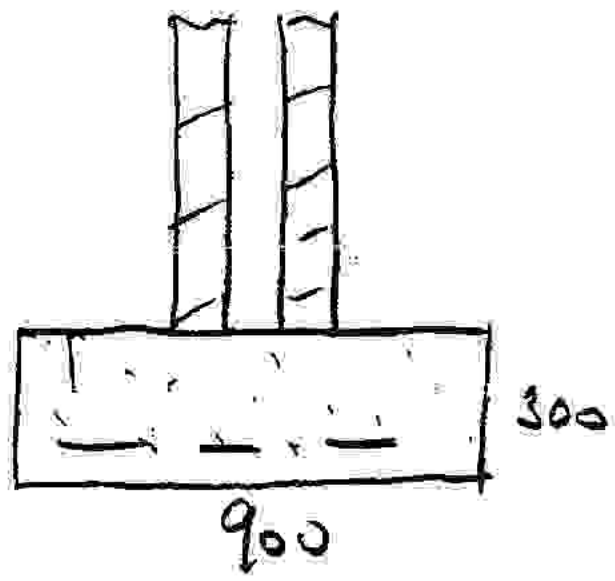
Wall ty. Date

External Wall

12" cavity wall loaded width 3.0m

Loads

Roof	(1.25 + 0.75)	3.0 =	6.0	External walls
1st	(0.5 + 7.0)	3.0 =	7.5	
Gd	(0.5 + 2.0)	3.0 =	7.5	900 w x 300 dp.
B	(47 + 7.5)	3.5	18.3	Mass A142 blk.
S-W	0.2 x 9 x 22	=	39.6	
			78.9 kN/m	



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Basement

As records indicate that the water table is below the bottom of the basement slab there is no upward water pressure

The slab can be a 200 mm th ground bearing slab with a d.p.m to prevent ingress of moisture.

A land drain is provided around the entire retaining wall at foundation level to prevent a water head from ground water.

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GR floor

(GROUND) Floor

Joists

Similar to 1st floor generally

over boiler hse: 200lt R.C. flat slab. Joists T12@ 200 c TBn with dir

Similar to 1st floor

R.C. slab over boiler. 200lt

T12@ 200 c/c bet dir.

Span at bay window to living room

Span = 6.75 m.

Floor joists

Typical areas

Use joists to 200 c/c

D = 0.5 x 0.2 = 0.1

L = 1.5 x 0.2 = 0.3

0.4 kN/joist

275 x 50 @ 400 c/c

M = $\frac{wl^2}{8}$ = $\frac{0.4 \times 6.75^2}{8}$ = 2.28 kN-m.

Bay window over Living Room.

load sharing mod factor 1.1

load duration " " 1.25

275 x 50 @ 200 c/c

Allowable shear = 1.1 x 1.25 x 5.2 = 7.15 N/mm²

Bay window over Kitchen

Z_{req} = $\frac{2.28 \times 10^6}{7.15}$ = 319

275 x 50 @ 300 c/c

275 x 50 joists 6.

Deflection $\delta = \frac{5}{384} \times \frac{0.4 \times 675 \times 6750^3}{72 \times 87 \times 10^6}$

= 17 mm

Allowable 0.003 x 6750 = 20 mm

OK.

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Member Location

Dwg. Ref

Made by | Date

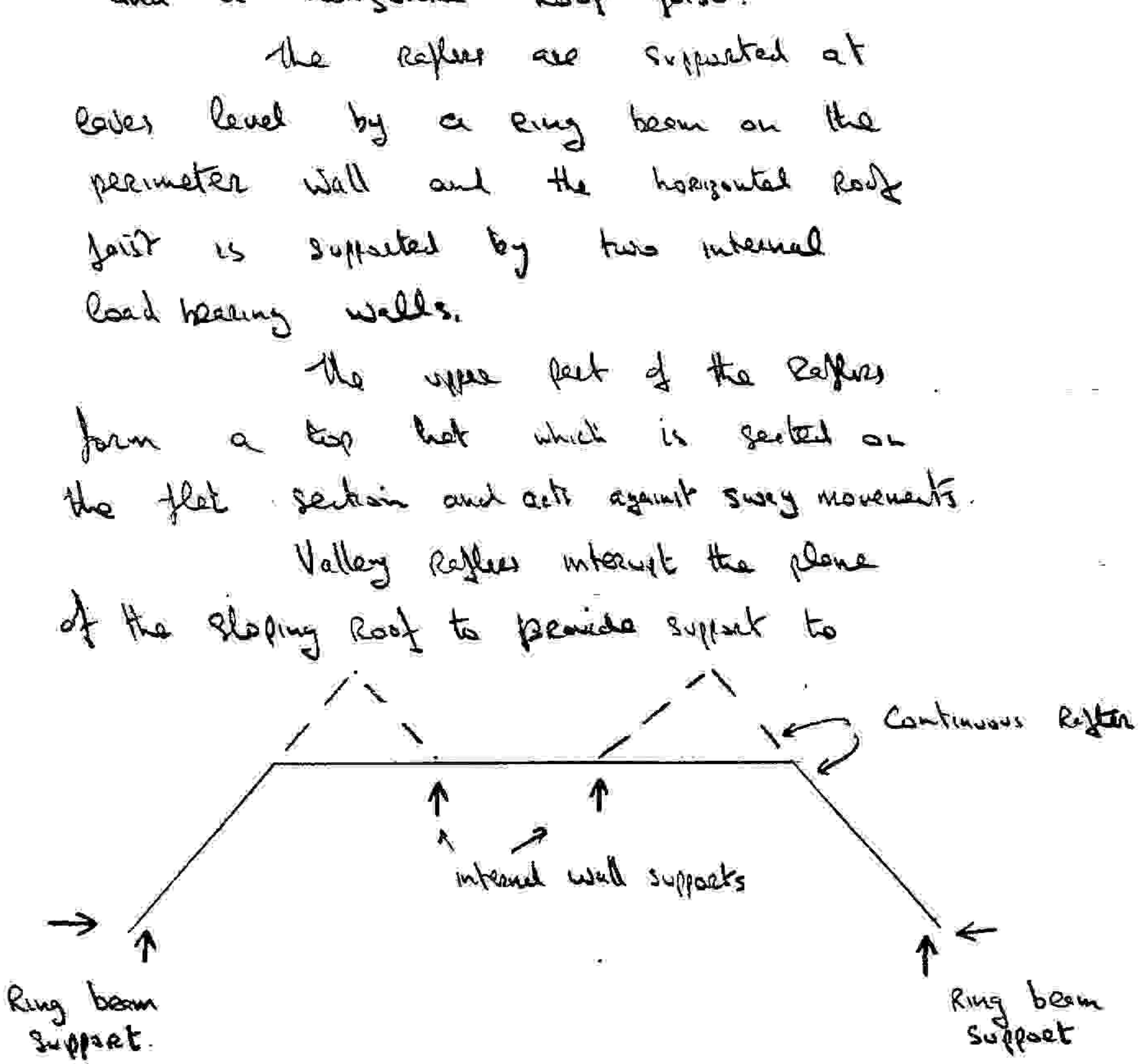
Roof Design:

The Roof design is based on simple frames @ 600 c/c consisting of pair Rafter legs on either sides and a horizontal roof joist.

The Rafters are supported at eaves level by a ring beam on the perimeter wall and the horizontal roof joist is supported by two internal load bearing walls.

The upper part of the Rafters form a top hat which is seated on the flat section and act against sway movements.

Valley Rafters intersect the plane of the sloping Roof to provide support to



the pitch sections over windows.

Roof- Typical Frame - to Frame adj to small windows

Mx 0.88 kN-m. Purlin Rafter

Z req: $\frac{0.88 \times 10^6}{1.1 \times 1.25 \times 5.2}$ = 119,000 mm³

119 cm³.

Purlin & Rafter

150 x 50 @ 600 c/c

150 x 50 Z = 188 cm³

Ring Beam

Uniform load on top of wall

= 4.55 (service) 6.8 ult

@ 600 c/c

11.4 kN/m

Ring Beam

700 x 300

8 - T20, 4 per face

R10 @ 200 c/c links.

Span of ring beam 7.5 m

$M = \frac{11.4 \times 7.5^2}{8} = 80$ kN-m

$\frac{M}{bd^2}$ = 1.8

b = 300 mm

d = 250

$\frac{1000 A_s}{bd}$ = 0.5

A_s 875 mm² 4 - T20

Links R10 @ 200 c/c.

Valley Rafter (to bay window)

reaction at base of rafter

$$\text{load} = \frac{5.032 \times \cos 45°}{0.6} = 5.9 \text{ kn/m}$$

(on plan) diagonal

Span 3.8 m on plan

5.5 m on slope

Load on slope = $\frac{5.9 \times 3.8}{5.5} = 4.1$ kn/m run

$$M = \frac{4.1 \times 5.5^2}{8} = 15.5 \text{ kn.m}$$

$$Z_{reqd} = \frac{15.5 \times 10^6}{5.2 \times 1.25} = 2385 \text{ cm}^3$$

$Z = \frac{1}{6} b d^2$

Say 150 wide

$$d_{reqd} = \sqrt{\frac{6 \times 2385 \times 10^3}{150}} = 308$$

Say 300 mm

Valley Rafters (bay window) 150 wide x 300 deep

Valley Rafter (small windows)

125 dp x 50 wide.

Rafters over windows

125 x 50.

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Valley Rafter to Small windows.

Loading (on plan)

$1.5 \times 2.0 = 3.0$ kN/m²

$M = \frac{3.0 \times 1.5}{2} \times \frac{1.5}{6} = 0.56$ kN-m.

Valley:

$Z_{reqd} = \frac{0.56 \times 10^6}{5.2 \times 1.1 \times 10^3} = 98$ cm³.

$Z = 1/6\ b d^2$ Say $50 = b$

$d = \sqrt{\frac{6 \times 98 \times 10^3}{50}} = 108$

Say 125×50

Walls.

External -

loadbearing 9" hollow block.

non-loadbearing 4" clad.

External

B-GR loaded width = 2.7m

loading dead

roof 2.7 x 1.25 = 3.4 kN/m.

1st & GF 2.7 x 2 x 0.5 = 2.7 "

6.1 "

Live.

Roof 2.7 x 0.75 = 2.0

1st & GF 2.7 x 2 x 2.0 = 10.8

12.8

USL = 1.4 x 6.1 + 1.6 x 12.8 = 29 kN/m

Use block characteristic strength = 5.0 N/mm²

Height. 2700 h_e = 2700

Let t_{ef} = 2/3 (100 + 100) = 133

h/t = 2700/133 = 20

e = 25 mm. = 0.25t β = 0.42.

Allowable stress

= 0.42 x 5.0 / 3.5 = 0.6 N/mm²

Actual stress

$$\frac{29 \times 10^3}{1000 \times 100} = 0.29 \text{ N/mm}^2 = 2 \text{ kN}.$$

Ref: T2001

Oasys [illegible] program

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File ID: T2001 Type of Structure: PLANE FRAME

Density of steel = 7850.000 kg/m3 Gravity = 9.810

Number of Nodes = 10 Highest Node = 10
Number of Elements = 11 Highest Element = 11
Number of Basic Loadcases = 1 Highest Basic Loadcase = 1
Number of Combination Loadcases = 0
Number of Envelopes = 0

ANALYSIS BY 3D4 Version S40D

Static analysis

Included in this output are results for:

Loadcases: All
Nodes: All
Elements: All

Oasys SSA Version 4.2B
General Structural Analysis program

(c) Oasys Ltd. 1990

I N P U T D A T A

Coordinates

Units: [m]

NODE	X	Y
1	0.0	0.0
2	1.650000	1.950000
3	4.725000	1.950000
4	7.250000	1.950000
5	11.22500	1.950000
6	12.87500	0.0
7	824.9999E-3	975.0002E-3
8	12.05000	975.0002E-3
9	3.187500	3.780000
10	9.687500	3.780000

Elements

Element No.	Type of ele.	Fixity zz	Property No.	Group of elems.	Topology End 1	Topology End 2	Length [m]
1	BEAM	f/f	1	1	1	7	1.277
2	BEAM	f/f	1	1	7	2	1.277
3	BEAM	p/f	1	1	2	3	3.075
4	BEAM	f/f	1	1	3	4	2.525
5	BEAM	f/p	1	1	4	5	3.975
6	BEAM	f/f	1	1	9	8	1.277
7	BEAM	f/f	1	1	8	6	1.277
8	BEAM	f/f	1	1	2	9	2.390
9	BEAM	p/p	1	1	9	3	2.390
10	BEAM	p/p	1	1	4	10	3.048
11	BEAM	f/f	1	1	10	5	2.390

Beams

Property	Material	Area [m2]	Izz [m4]	Ky
1	1	7.500E-3	14.10E-6	.0

Materials

Material	Youngs Mod.(E) [kN/m2]	Poissons Ratio (Nu)	Density (Rho) [T/m3]	Coef.of Exp. (Alpha) [/deg.C]
1	270.0E+6	0.0	0.0	0.0

Pinned Supports

List of Nodes
1 3 4 6

Oasys GSA version 4.05
Structural analysis program

Ref: TDO1

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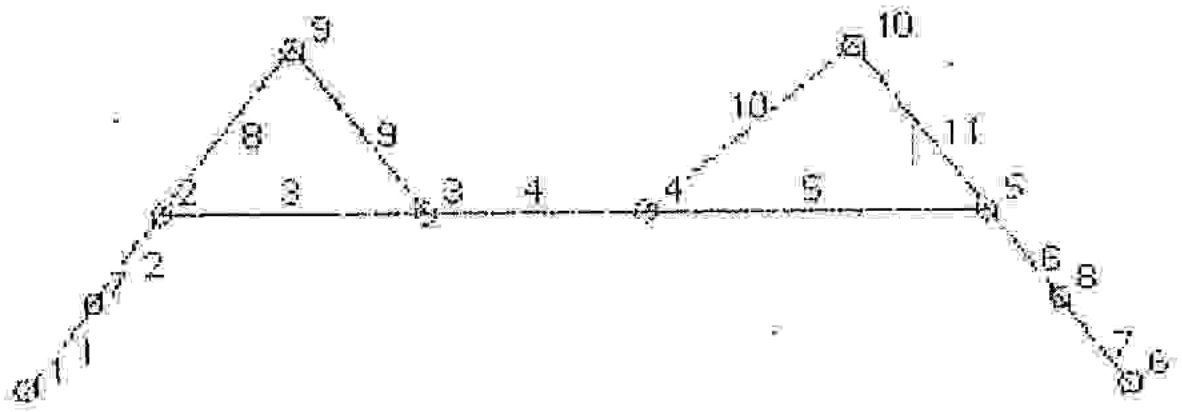

View title: TYPICAL ROOF TRUSS
Elements: All

1.00 units/cm
Labels: NODES ELEMS

(c) Oasys Ltd. 1990

Oasys [illegible] version 4.0B
General Structural Analysis program

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Member Loads
Units: [kN] or [kNm] per [m] for distributed loads

Element No.	Load-case	Type	Direction		#1	#2	
1	1	U.D.L.	Fy	Global	-2.400	0.0	0.0
2	1	U.D.L.	Fy	Global	-2.400	0.0	0.0
4	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
6	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
7	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
[illegible]	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
[illegible]	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
10	1	U.D.L.	Fy	Global	-1.200	0.0	0.0
11	1	U.D.L.	Fy	Global	-1.200	0.0	0.0

1 Ref: TDII

asys 3SR Version 4.0B (c) Oasys Ltd, 1990
eneral Structural Analysis program

DISPLACEMENTS Loadcase 1

ode	Translation [m]		Rotation [rad]
o.	DX	DY	phi-ZZ
1	r	r	-190.9E-6
2	7.064E-6	-19.66E-6	77.68E-6
3	r	r	-94.55E-6
4	r	r	102.3E-6
5	-6.006E-6	-16.29E-6	-8.410E-6
6	r	r	83.78E-6
7	103.0E-6	-94.95E-6	17.67E-6
8	-42.47E-6	-42.02E-6	-9.970E-6
9	-8.575E-6	-9.512E-6	30.45E-6
10	4.870E-6	-11.16E-6	-60.77E-6

aximum values in this output:

7	103.0E-6	-94.95E-6	17.67E-6
9	-8.575E-6	-9.512E-6	30.45E-6
4	r	r	102.3E-6

inimum values in this output:

8	-42.47E-6	-42.02E-6	-9.970E-6
7	103.0E-6	-94.95E-6	17.67E-6
1	r	r	-190.9E-6

Ref: TD01

Dasys GSA Version 4.08
General Structural Analysis program

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ELEMENT FORCES & MOMENTS

Loadcase 1

Element forces & moments act on the element
+ve beam forces act on the direction of local axes
+ve beam moments act about the local axes adopting the RH screw rule

Elem no.	Node no.	Axial [kN] Fx	Shear [kN] Fy	Moment [kNm] Mzz
1	1	10.62	1.633	-90.99E-9
	7	-8.283	346.6E-3	821.7E-3
2	7	8.283	-346.6E-3	-821.7E-3
	2	-5.943	2.327	-885.4E-3
3	2	4.652	-122.1E-3	0.0
	3	-4.652	122.1E-3	-375.3E-3
4	3	0.0	1.543	375.3E-3
	4	0.0	1.487	-305.8E-3
5	4	3.060	76.93E-3	305.8E-3
	5	-3.060	-76.93E-3	0.0
6	5	5.612	1.212	568.2E-3
	8	-6.782	-222.4E-3	348.1E-3
7	8	6.782	222.4E-3	-348.1E-3
	6	-7.952	767.6E-3	36.02E-9
8	2	3.036	1.293	885.4E-3
	9	-839.9E-3	552.1E-3	11.63E-9
9	9	399.0E-3	922.5E-3	0.0
	3	-2.595	922.5E-3	0.0
10	4	2.962	1.463	0.0
	10	-766.0E-3	1.463	0.0
11	10	1.502	684.8E-3	12.45E-9
	5	-3.698	1.160	-568.2E-3

Rafter

Joist

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Oasys [illegible]

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General Beam Analysis Program

ELEMENT FORCES & MOMENTS

Loadcase 1

Elem no.	Node no.	Axial [kN] Fx	Shear [kN] Fy	Moment [kNm] Mzz
Maximum values in this output:				
1	1	10.62	1.633	90.99E-9
1	1	10.62	1.633	90.99E-9
2	2	5.943	-2.327	885.4E-3
Minimum values in this output:				
4	3	0.0	1.543	375.3E-3
2	2	5.943	-2.327	885.4E-3
1	1	8.283	-346.8E-3	-821.7E-3

Note that in establishing maximum & minimum values the sign of and Z values has been reversed (such that, for example, the maximum force in the X direction is the maximum compressive force regardless of the end at which the force occurs)

Dasys 36A Version 4.0B.
General Structural Analysis program

(c) Dasys Ltd. 1990

REACTIONS

Loadcase 1

Node no.	Force [kN] FX	FY	Moment [kNm] MZZ
1 pin	5.615	9.165	-
3 pin	-5.615	4.245	-
4 pin	4.551	4.512	-
5 pin	-4.551	6.566	-
Total Reactions			
At restr.:	-1.431E-5	24.49	139.4

Lateral load on Ring beam @ 600 c/c.

Loadcase 1

Total Loads Applied to the Analysed Structure

Member lds:	-60.06E-9	-24.49	-139.4

Total moments are about (0,0,0)

Q1

Oasys SSH version 4.0B
General Structural Analysis program

(c) Oasys Ltd. 1990

A N A L Y S I S D E T A I L S

A N A L Y S I S B Y S S A Version S40B

Static analysis

Elements were merged into the solution in the following sequence:

Front Order

List of Nodes
7 6 11 5 10 4 9 3 8 2
1

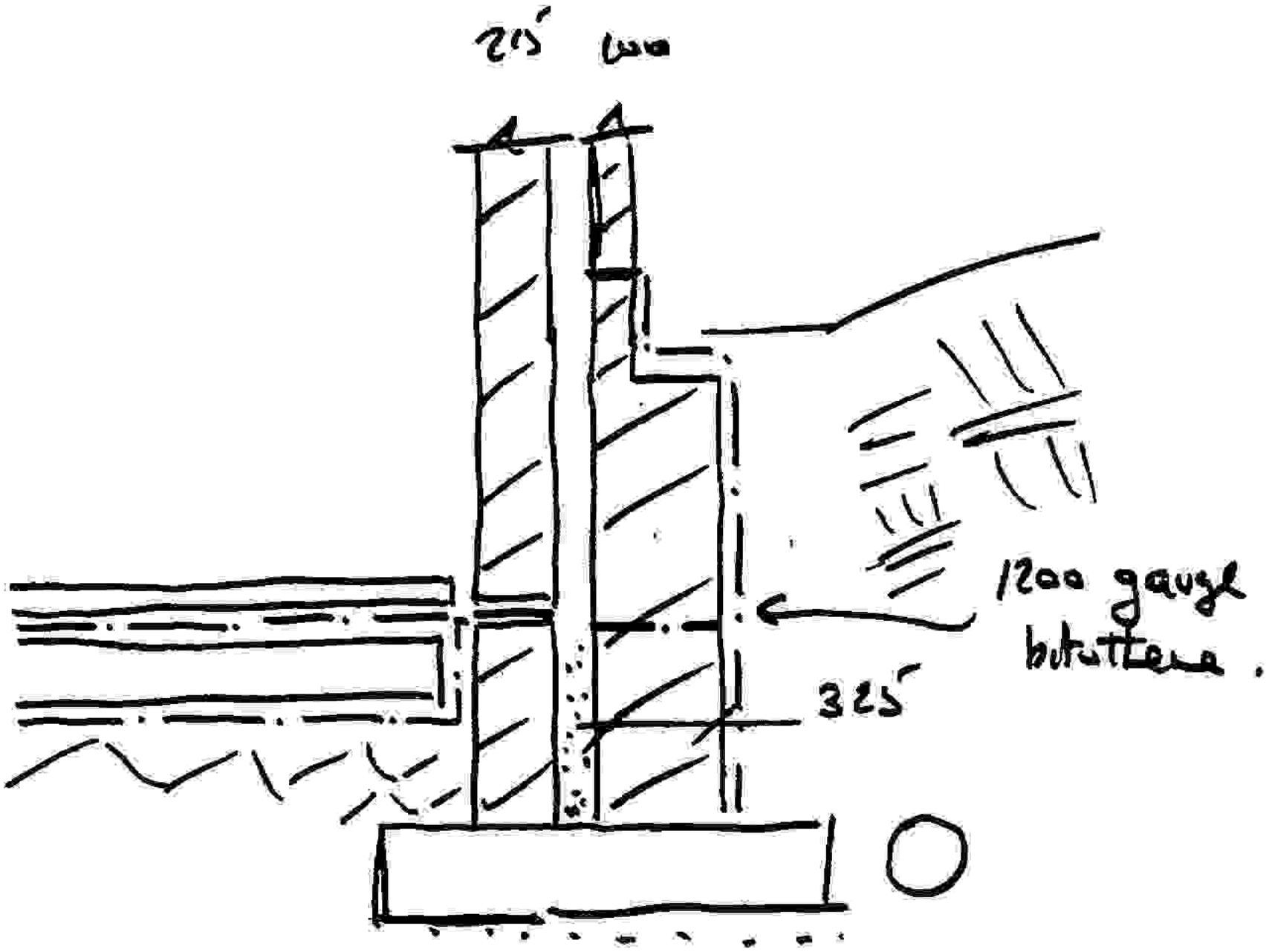
All elements were included in the solution

All nodes are structural

N U M E R I C A L C H E C K

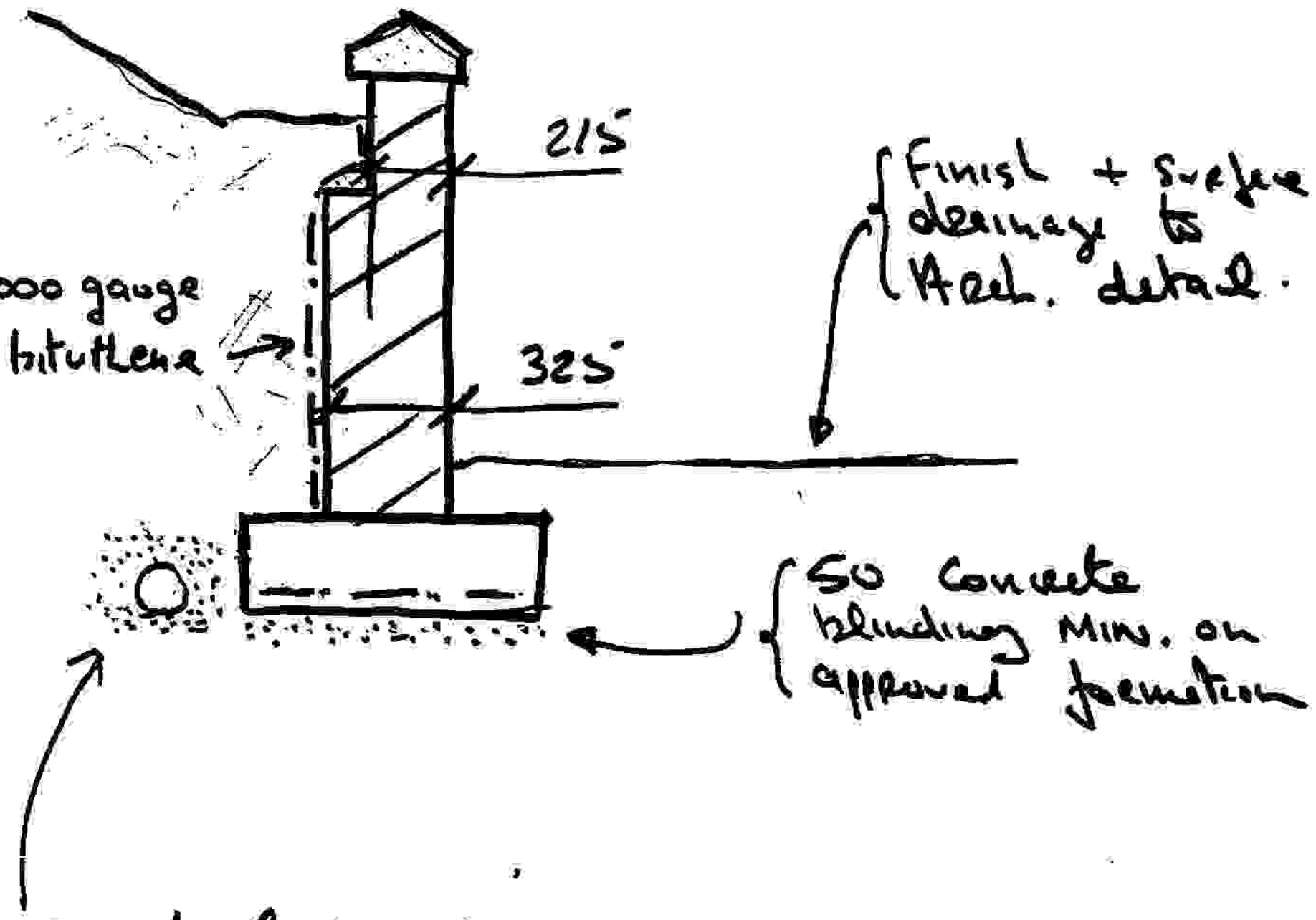
(Maximum out-of-balance forces and moments at unrestrained, unlinked and unloaded nodes for basic loadcases only)

Load case	Node no.	Force [kN] FX	FY	Moment [kNm] MZZ
1	7	1.907E-6		
	7		1.907E-6	
	1			90.99E-9



Bottom Hall external Wall
Local to Bay Window

9/1

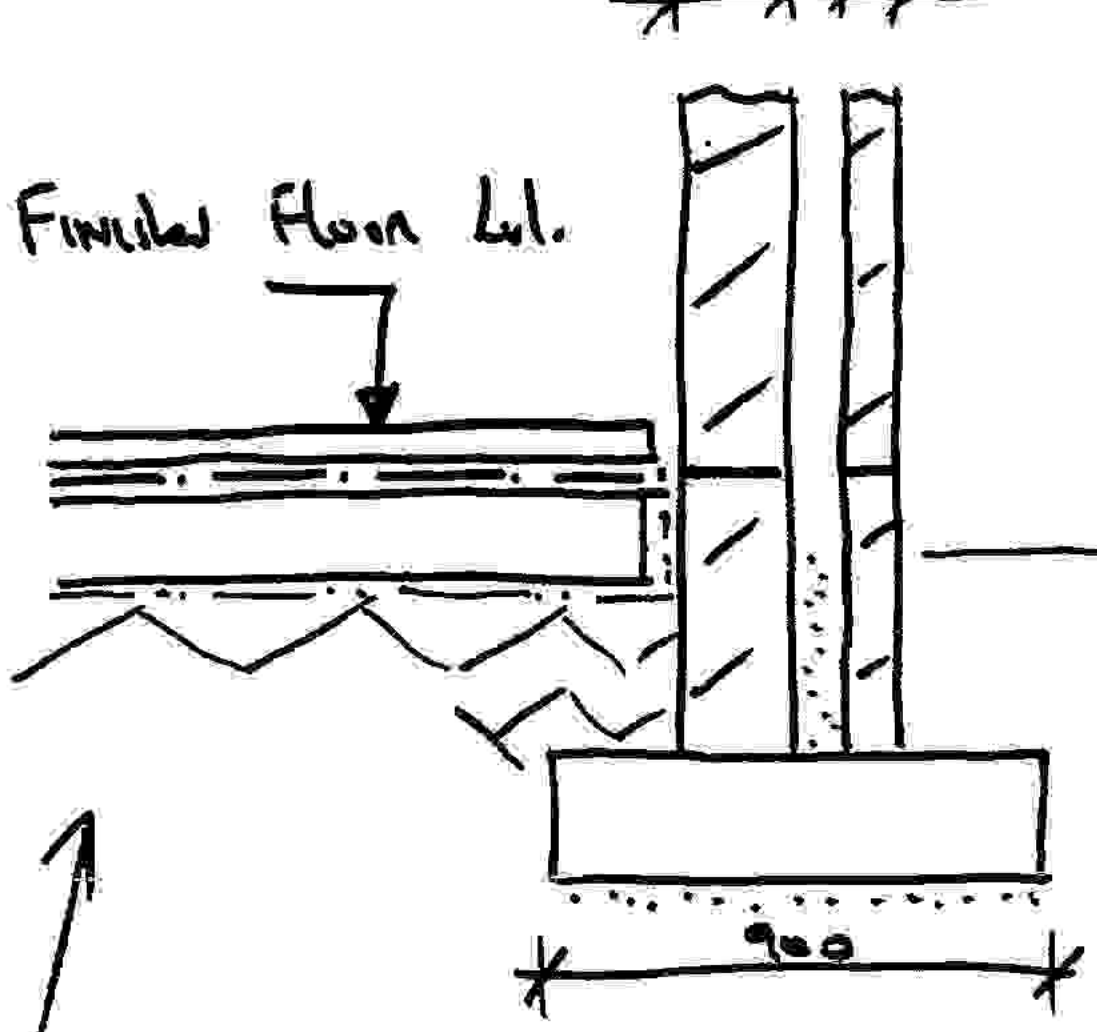


Section thru retaining Wall

215 100

215 hollow block inner leaf

100 solid block outer leaf.

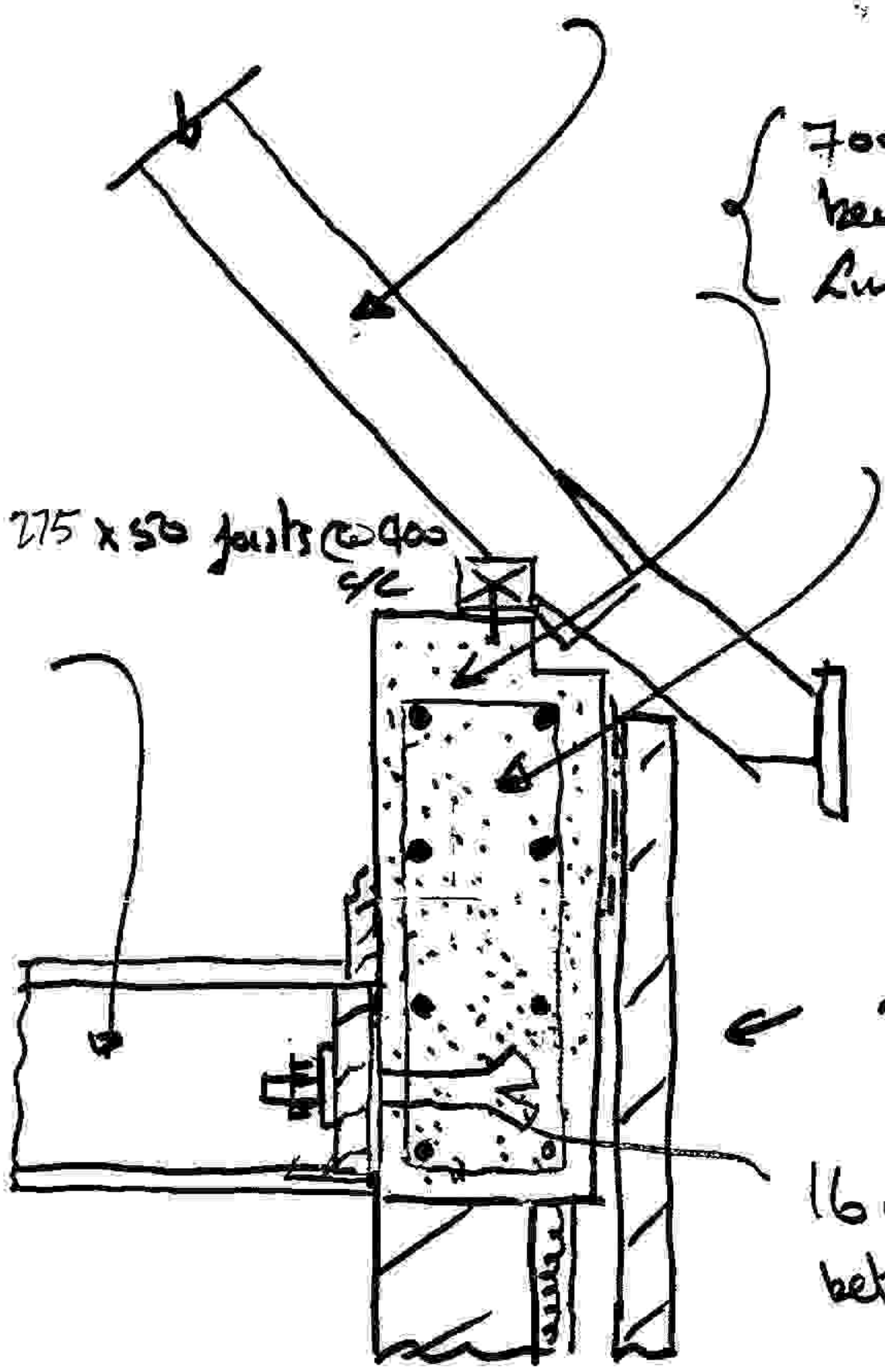


- 50 Sand/cement screed
- D.P.M
- 150 Concrete slab
- 1000 gauge Visquene
- Min. 150 hardcore

- Finish + Surface drainage to Architect's detail.

Section Thro' external Wall

Rafters
175 x 50 Rafters @ 600 c



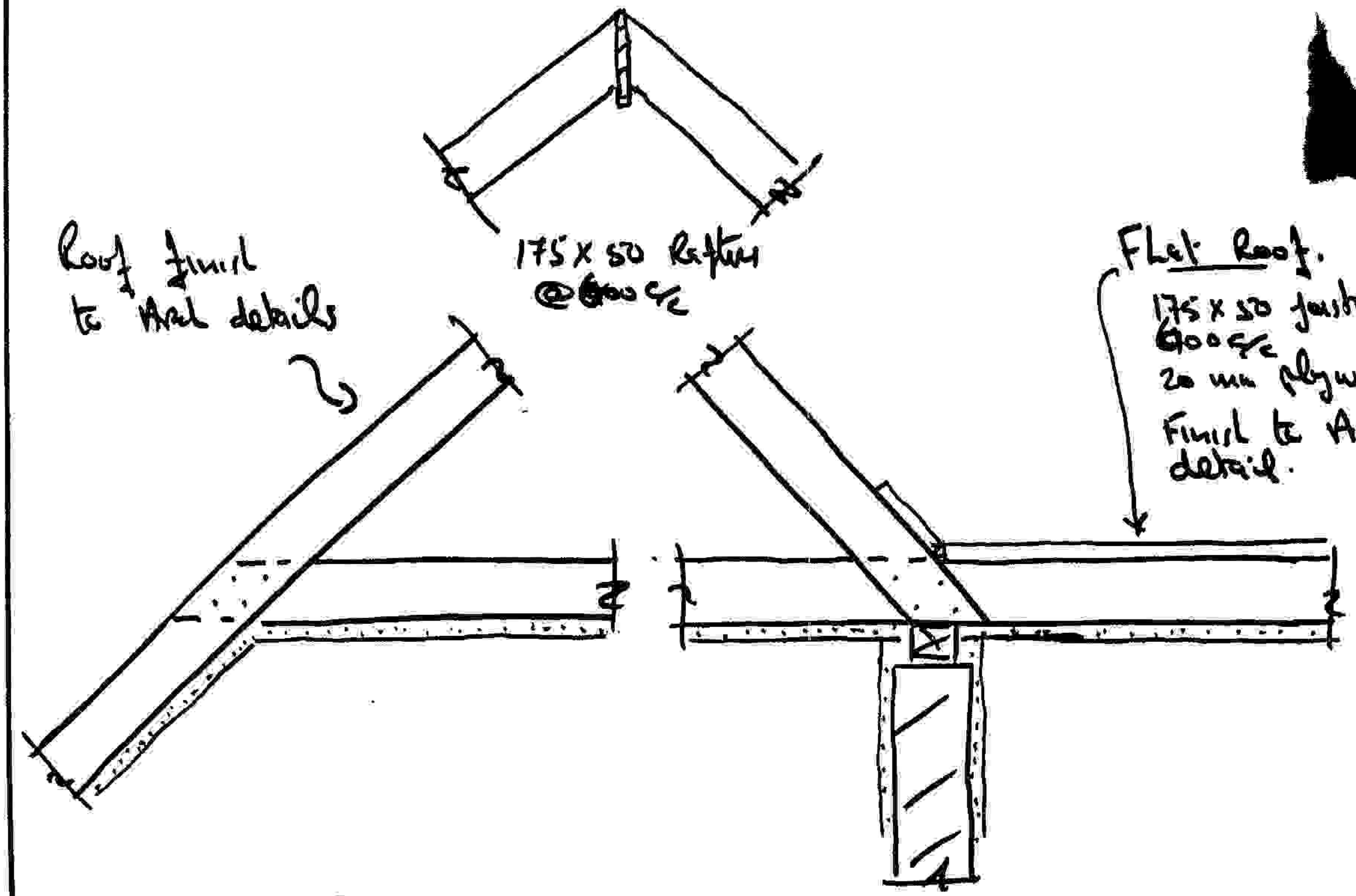
700 x 300 R.C. Ring beam. 8-T20 continuous. Links: R10 @ 200 c.

Lateral loan on adjacent will to be adequately tied back into floor structure

100 outer leaf
100 cavity.
215 inner leaf

16 ϕ Reg bolts between joints.

Section at Eaves Level



Part Section thro' Roof