

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

Mr. Paul Hayes BE, C Eng.,

34 Friarsland Road,

Dublin 14.

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET,

DUBLIN 1.

10/4/91

REG. REF.: 91A/D476

RE: Alterations to approved house at Crockshane, Rathcoole, for Dr. & Mrs D. Ramiah.

Dear Sir/Madam,

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of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

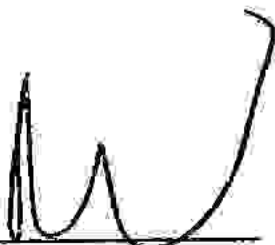
The correct fee for the above mentioned application is £ 55.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £30.00

AMOUNT DUE = £25.00

Yours faithfully,



for PRINCIPAL OFFICER

REF. NO.: 91A/0476 CERTIFICATE NO.: 14604B
 PROPOSAL: Alterations to attached House
 LOCATION: Cockshorn Rathcoole
 APPLICANT: DR & Mrs D. Ramiah

	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	30/25			
B	Domestic Etc. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.50 per M ² in excess of 500 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £2 per .1 hect. whichever is the greater					

£25 12/4/91
 N35483

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: Ramiah Grade: S.O Date: 11/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

Mr. A. Hinchy.

Senior Executive Draughtsman/Technician

RE: House at Crockshane, Rathcoole

REG. REF.: 91A/0476

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

A reduced fee (i.e. $\frac{1}{2}$) 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.: 89A/1121 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.V.
5/4/91.*

A. Hinchy,
Senior Executive Draughtsman/Technician

9/18/0476

CERTIFICATE NO:

24745

Alterations to approved House

Clock Shere, Rathcoole

DRP Mrs D. Remick

PROPOSAL:
LOCATION:
APPLICANT:

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	€232	4/16	4/16			
	€216					
	€200 PER M ² IN EXCESS OF 300M ² MIN. €40					
paths	€21.75 PER M ² OF 200					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					
x .1 feet.	€225 PER 1000 sq feet					

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: *4/4/91*

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

Order No. P/2317/91
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

for a single storey dwelling with separate garage and septic tank

Proposed alterations to already approved plans, at Crockshane, Rathcoole, for Doctor and Mrs. Ramiah.

Paul Hayes,
34 Friarsland Road,
Dublin 14.

Reg. Ref. 91A/0476
App. Recd: 28/3/91
Floor Area: 260sq. m.
Site Area:
Zoning:

Site plan: *well*
Roads: *well*
S. Sers: *Septic tank*
Open Space:
Other:
SECURITY:
Bond:
Cash:

Report of the Dublin Planning Officer, dated 21 May 1991

This is an application for PERMISSION for alterations to already approved plans for a house and septic tank at Crockshane, Rathcoole.

The site is located in an area which is zoned in the 1983 County Development Plan with the objective 'B' - "to protect and provide for the development of agriculture".

By Decision Order P/4619/89, Reg. Ref. 89A/1121, planning permission was granted for a single storey dwelling house with garage and septic tank for the same applicant at this location. This decision to grant permission followed a Motion which was passed by Dublin County Council pursuant to Section 4 of the City and County Management (Amendment) Act, 1955.

The current proposal differs from the original permission which was granted in the following respects,

1. finished floor level has been reduced from 46 metres to 45.2 metres. The proposed house is located between the 46 and 44 contours on the site.
2. an enclosed porch area on the south elevation has been retained as an open porch.
3. the width of the house has been extended by approximately 3 feet. This results in larger windows than on the original proposal.
4. Velux roof lights have been introduced on the west elevation.

The proposed finish is smooth plaster finish with a brick plinth. Blue/black throtone slates are proposed for the roof. The access point has been revised from that of the original permitted drawings.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (5) conditions:-

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed alterations to already approved plans at Crockshane, Rathcoole, for Doctor and Mrs. Ramiah.

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.~~

*Orrist
Ph*

4. That the septic tank shall meet the requirements of the Eastern Health Board.

~~4. In the interest of health.~~

~~5. The requirements of the Supervising Environmental Health Officer are to be met regarding an adequate and potable water supply.~~

~~5. In the interest of health.~~

~~6. Before any development commences, the access shall be agreed in writing with the Roads Department in the interest of traffic safety.~~

~~6. In the interest of the proper planning and development of the area.~~

4. That the water supply and drainage arrangements, including the septic tank drainage system and its associated sewerage lines be in accordance with the requirements of the Planning Authority.

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

5. That satisfactory evidence of an adequate and potable water supply be submitted to and agreed with the Planning Authority prior to commencement of development.

5. In the interest of public health.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed alterations to already approved plans at Crockshane, Rathcoole, for Doctor and Mrs. Ramiah.

CONDITIONS

REASONS FOR CONDITIONS

MD
(MD/CM)

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

[Signature]
For Dublin Planning Officer
21.5.91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (5) conditions set out above is hereby made.

Dated: 23 May, 1991.

[Signature]
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.

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: Paul Hayes,
34 Friarsland Road,
Dublin 14.

Decision Order Number and Date P/2317/91, 23/5/91

Register Reference No. 91A/0476

Planning Control No. 28/3/91

Applicant Doctor and Mrs. Ramiah. Application Received on 28/3/91

Floor Area. 260sq. metres

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 alterations to already approved plans for a single
storey dwelling with separate garage and septic tank at
Crockshane, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That the water supply and drainage arrangements, including the septic tank drainage system and its associated percolation areas to be in accordance with the requirements of the Planning Authority.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. In order to comply with the Sanitary Services Acts, 1878-1964.</p>

Contd/.....

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

23/5/91

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That satisfactory evidence of an adequate and potable water supply be submitted to and agreed with the Planning Authority prior to commencement of development.

5. In the interest of public health.



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.

ADDITIONAL BYE - LAW FEE.

REG. REC. Q1A/D476.

RECEIVED
12 APR 1991
REG. SEC.

COMHAIRLE CHONTAE ATHA CLIATH

[RECEIPT CODE]

PAID BY DUBLIN COUNTY COUNCIL

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

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

REC. No. N 35483

Holmes

£ 25.00

Received this *12th* day of *April* 19*91*

from *Paul Hayes*
34 Fairview Rd.
D. 14

the sum of *Twenty five* Pounds
Pence being *None*

of fee on 91A/1476

Michael Deane Cashier *S. CAREY* Principal Officer *10/2/91 H*



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

Mr Paul Hayes,
34 Friarsland Road,
Dublin 14.

Our Ref. EW/ID
Your Ref.
Date 2/04/91

05

press 4/4/91

RE: Crockshane, Rathcoole, Co. Dublin.

CO. DUBLIN Permission is sought for alterations to already approved plans for a single storey dwelling with separate garage and septic tank at Crockshane, Rathcoole. For Dr. and Mrs. D. Ramiah.

Dear Sir,

I refer to your submission of 28th March, 1991 and wish to inform you that the newspaper advertisement submitted is inadequate as it does not state the full nature and extent of the development proposed.

I wish to inform you that it will be necessary to re-advertise and submit this advertisement as soon as possible.

Yours faithfully

FOR PRINCIPAL OFFICER

Mr Paul Hayes,
34 Friarsland Road,
Dublin 14.

FW/ID

2/04/91

RE: Crockshane, Rathcoole, Co. Dublin.

Dear Sir,

I refer to your submission of 28th March, 1991 and wish to inform you that the newspaper advertisement submitted is inadequate as it does not state the full nature and extent of the development proposed.

I wish to inform you that it will be necessary to re-advertise and submit this advertisement as soon as possible.

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/0476

Date : 2nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Alterations to already approved plans

LOCATION : Crockshane, Rathcoole

APPLICANT : Doctor and Mrs Ramiah

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Paul Hayes,
34 Friarsland Road,
Dublin 14.



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 Crockshane Rathcoole, Co. Dublin.
 (If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) Dr. & Mrs. D. Ramiah.

Address 1, St. Anthony's Ave. Clonsilla, D22. Tel. No. 593192

4. Name and address of Paul Hayes B.E., C. Eng.
 person or firm responsible for preparation of drawings 34 Friarsland Rd., Dublin 14. Tel. No. 983618

5. Name and address to which As A above
 notifications should be sent

6. Brief description of Alterations to already approved plans
 proposed development

7. Method of drainage Septic tank 8. Source of Water Supply Bored well

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 None
 (b) Proposed use of each floor None

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

11. (a) Area of Site Sq. m.
 (b) Floor area of proposed development 260 Sq. m.
 (c) Floor area of buildings proposed to be retained within site None Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) 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:
 D.B.R. taken into account.

15. List of documents enclosed with application. Appl. form, advert. in P. 27/3/91, letter, 4 Copies each location map, site layout, 2 No. house drawings, specifications.

16. Gross floor space of proposed development (See back) 260 Sq. m.
 No of dwellings proposed (if any) one Class(es) of Development HOUSE
 Fee Payable £. 87-00 Basis of Calculation
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Paul Hayes Date 28/3/91

Application Type P/B&H
 Register Reference 91A/0476
 Amount Received £. 21/13
 Receipt No
 Date

FOR OFFICE USE ONLY
 - 2-12-4.



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.L.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE 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 35020

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

€16.00

Received this

2nd day of April

19...

from

Paul Hayes

39 Friarland road

the sum of

sixteen

Pounds

Pence, being

to the pence

application at Crockshane, Rathcoole

Michael O'Keefe

Cashier

S. CAREY
Principal Officer

Place

COMHAIRLE CHONTAE ÁTHA CLIATH

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

BYE LAW APPLICATION.

REC. No. *N* **34713**

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 30.00

Received this *2nd* day of *April* 19*04*

from *Paul Hayes*
34 Farnland road

the sum of *thirty* Pounds

Pence, being *00*

application at Crockstone Rathcoole

Michael O'Han Cashier

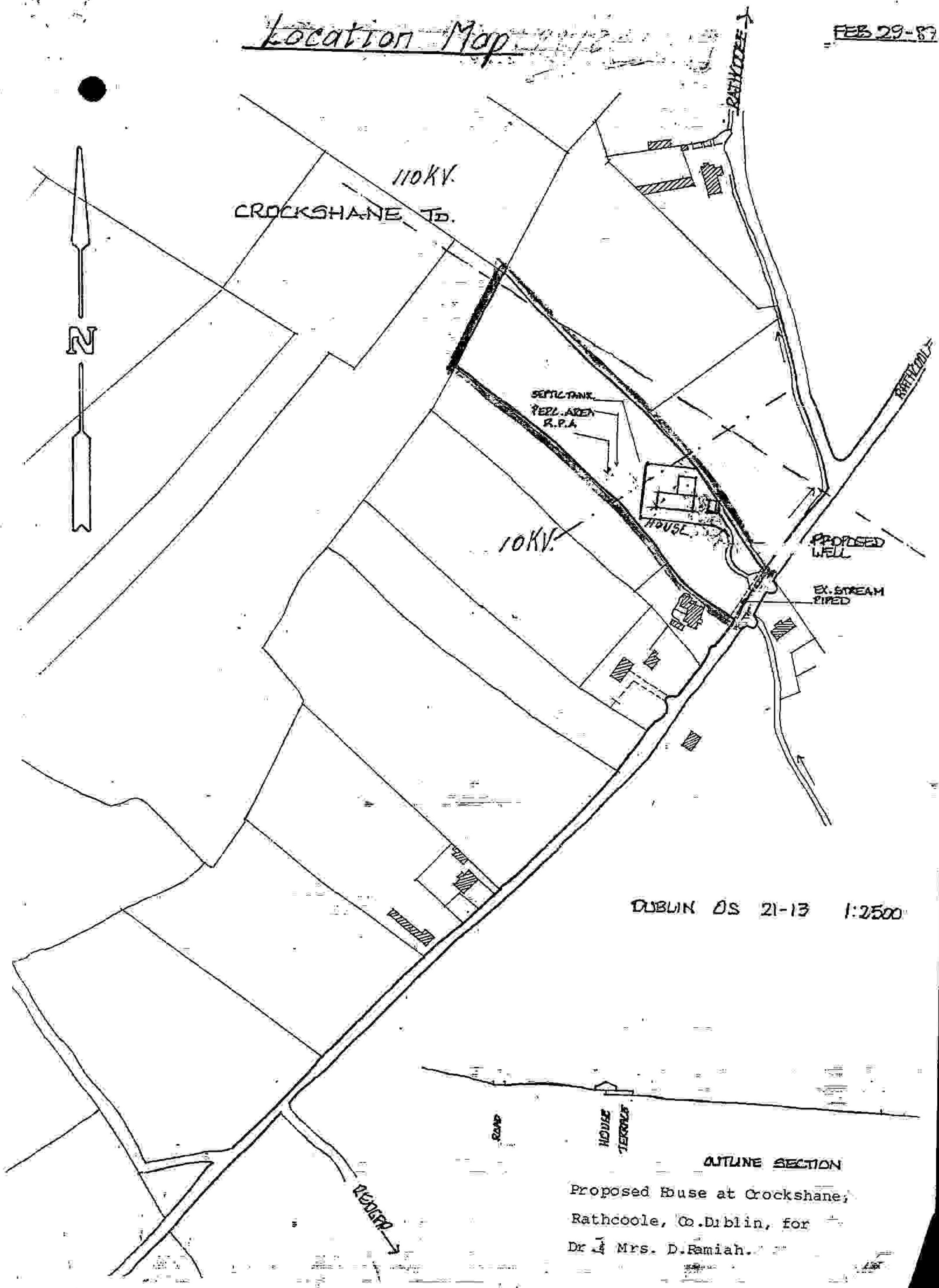


J.S. CAREY
Principal Officer

Class

Location Map

FEB 29-89



DUBLIN DS 21-13 1:2500

OUTLINE SECTION
Proposed House at Crockshane,
Rathcoole, Co. Dublin, for
Dr & Mrs. D. Ramiah.

Hayes Estates M.I.A.V.I.

AUCTIONEERS, VALUERS, SURVEYORS, PROPERTY CONSULTANTS,
CIVIL ENGINEERS.

Telephone: 983618

34 Friarsland Road,
Dublin 14.

28th March 1991.

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

Dear Sir,

Mr. & Mrs. Ramiah have obtained planning permission and bye-law approval for a single storey dwelling at Crockshane, Rathcoole, Co. Dublin, vis Reg. Ref. No. 89A/1121, BBL No. 2353/89. They have discussed with the Planning Officer for the area, the possibility of making some changes to the layout and design of the dwelling as shown on the attached drawings.

The principal changes are:-

- (1). Revised entrance and driveway arrangements.
- (2). Revised porch.
- (3). Lounge and dining room extended by 3'0" in length.
- (4). Window sizes reduced all round.
- (5). Ceiling height increased by lowering the floor level and keeping the apex height at the same level.
- (6). Fireplace provided in the dining room.
- (7). Vee-Lux lights provided in roof to give light to the bedroom corridor.
- (8). Concrete floor instead of wooden floor.
- (9). Exposed brickwork in plinth.

Yours faithfully,
For Hayes Estates,


Paul Hayes.

Paul Hayes.

SPECIFICATION.

NEW HOUSE AT RAHEEN.

DR. & MRS. D. RAMIAH.

SCOPE.

The work consists of the construction of a new single storey dwelling with a garage. Sewage disposal is by means of a septic tank and seepage system and the water supply will be from a well already drilled on site.

Rain water will be drained to a sump as shown.

GENERALLY.

All relevant notices under the Bye-Law Acts etc. to be served and all work carried out shall comply with all statutory and other provisions in force. The Contractor shall indemnify the Employer and the Architect against claims or proceedings and shall be responsible for the safety of the building and any injuries to workmen or persons caused as a result of the works, and be fully insured under the Employers liability, W.C.A. etc. The job shall be carried out to a satisfactory completion and in a practical and workmanlike manner. Where possible Irish manufactured materials to be used.

EXCAVATION.

All topsoil to be stripped over the area of the house and stored for re-use. Founds to be excavated to the widths shown on the drawing and taken down to solid ground but in any case to be minimum depth of 3' 0" below finished ground level.

Where mass excavation below the existing ground level is necessary the slopes should be finished to a fall of 1 vertical to 2 horizontal. Likewise, where filling is necessary to make up levels the ground should be finished to a slope of 1 vertical to 2 horizontal.

FOUNDATIONS.

Provide strip foundations in Mix A to the sizes shown on the drawings and at a depth approved by the Local Authority Inspector but in any case to a minimum depth of 3' 0" below the finished ground level.

WALLS.

Walls are to be constructed using C.P.I., Roadstone or other approved concrete blocks, to comply with I.S. 20 (1971), and Ormonde clay bricks. All walls to be carried up regularly not leaving any part more than 3' 0" lower than another. Walls left at different levels to be properly raked back. Walls and

partitions to be properly bonded one to the other at right angles. All perpend, quoins etc., in walling to be kept strictly true and square and the whole properly bonded together.

External walls to be constructed of two leaves of 4" solid blocks with two inch cavity and two inch thick polystyrene insulation board tied together with proper ties (1 No. per sq. yrd. of walling) to form a 12" concrete block insulated cavity wall. Below the D.P.C. the rising wall is to be 12" wide solid concrete block.

Internally dividing walls are to be 4" solid concrete block.

FLOORS.

The garage floor will be 6" concrete Mix A on Visqueen on 1" screed on hardcore, and the concrete will be finished to a smooth surface using a power float.

The house floors to be .75" T. & G. flooring on 4.5" X 1.5" joists on 4" X 2" wall plates on D.P.C. on ventilated tassel walls.

VENTILATION.

All rooms, where shown on drawing to be ventilated to the open air by the provision of opes in the external walls protected by suitable galvanised metal grills.

DAMP PROOF COURSE.

The D.P.C. shall be three-ply bitumen on jute or canvas base to I.S.57 (1953). The D.P.C. to be lapped 6" at joints and angles and bedded on a layer of cement mortar. The D.P.C. is to be a minimum of 6" above the finished ground level. Provide a D.P.C. under the window cills turned up at the ends and back.

CONCRETE BEDS.

In trenches under drainpipes gulleys etc., lay a bed of concrete of minimum thickness of 4" laid to falls and of thickness equal to twice the external diameter of the pipe resting thereon and bench half way up the pipe. The concrete should be Mix A.

CONCRETE MIX A.

This mix should have a minimum works cube strength of 14 N/mm² after 7 days or 21 N/mm² after 28 days. The nominal proportions of this mix are 1:2:4 cement:sand:course aggregate. The water content should be the minimum to ensure a suitable workability.

ROOF.

The roof is to consist of *Keystone slates* ~~Spanish roll concrete tiles~~ on

Gang-Nail System trussed rafters on 4.5" X 3" wall plates in accordance with manufacturers instructions. The materials, design, fabrication and erection of the timber trussed should be in accordance with IS 193:1986 Timber Trussed Rafters for Roofs published by the National Standards Authority of Ireland, Dublin 9.

ROOFING FELT.

The roofing felt used shall be asbestos based bitumen felt generally in accordance with I.S.36 TYPE 1F.

RAINWATER GROSS.

Gutters are to be 5" half round P.V.C. or heavy gauge galvanised steel to comply with I.S. 59 (1953), or other approved gutters secured on brackets and laid to falls. Rainwater pipes are to be 3" diam. P.V.C. or heavy gauge steel pipes or other approved pipes secured with holderbats or fitted lugs so as to stand 1" clear of the finished wall, and having all the necessary swan-necks toes etc.

FLASHING.

Where the chimney stack comes through the roof it must be suitably flashed using No. 4 lead for the front apron, the back gutter and cover flashings and No. 3 lead for the soakers.

PRESERVATIVES.

Wall plates, ends of joists, back of facia, to be treated with an approved preservative applied in an approved manner, in accordance with B.S. C.P 98 (1964).

LINTOLS.

Reinforced concrete lintols to be provided over all windows and door opes, as shown on the drawings.

Double-glazed aluminium windows to be provided from an approved supplier.

VENTS.

9" X 9" Cast Iron Vents to be provided where shown on plan in all rooms that are without fireplaces. Internally, the vent-opes are to have an approved plastic grill.

Vents to be provided where shown on plinth to provide under floor ventilation.

BEAM FILLINGS.

Perform all beam fillings in concrete blockwork or mass concrete between timbers built into or resting on the walls. All cavities to be sealed with slates.

PLASTERING.

All walls to be finished fair-faced in clay brick externally with pointed weathered joints.

All ceilings and walls internally to be rendered two coats 0.625" thick. The walls are to be finished smooth down behind the skirting and will be tested for surface with a straight edge. The corners and angles shall be thoroughly straight and true in line. The finishing coat shall be neat hardwall plaster. The ceilings are to be slabbed with Gyptex plaster boards and slabs are to be skimmed over with neat hardwall plaster.

PAINTING.

All painting materials are to be the best of their respective kinds approved proprietary brands to be applied in accordance with the manufacturers instructions.

INTERNAL PAINTING.

All ceilings and walls to be painted a minimum of 2 coats proprietary wall finish. All woodwork to be prepared, knotted,

stopped, primed and painted two undercoats and one finish coat of high gloss enamel to approved colour.

EXTERNAL PAINTING.

All external woodwork to be prepared, knoted stopped primed and painted two undercoats and one finish of high gloss enamel to approved colour.

ELECTRICITY.

The electric wiring, lights, plugs and switches are to be installed by an approved electrical contractor. The whole of the work to be to ETCI/ESB Standards, to be tested on completion and left to the entire satisfaction of the E.S.B.

Provide one light point in the porch and one light point in the entrance hall, the latter to be on the two way switch. Provide one power point in the entrance hall.

Provide one light point and one power point in corridor, with two way switch on light.

Provide one centre light point in bathroom with external switch, and one connection for strip light over the W.H.B.

Provide for shower room as for the bathroom.

Provide one light point in the attic space.

Provide cooker power point with double plug socket plus three other power points in the kitchen. Provide one centre light point in the kitchen.

Provide a centre light point in the lounge plus four plug points.

Provide centre light point and two plug points in the garage, and all bedrooms.

PLUMBING.

Provide P.C. Sum, for bathroom suite, shower room suite and kitchen sink. Provide for plumbing in dishwasher and washing machine.

Both W.C.'s to be connected to the manhole and then to septic tank using 4" Wavin Sewer-pipe.

LAYING DRAINS.

Lay all drains to the necessary falls and connect them to the gullies, junction, soil pipes, manholes and septic tank as shown in such a manner that every line of drain is straight and true from point to point with a regular gradient throughout its length.

ARMSTRONG JUNCTIONS AND GULLY TRAPS.

Armstrong junctions and gully traps to be 9" X 9" glazed stoneware with galvanised heavy cast iron cover and frame set on and surrounded by 6" of concrete Mix A, well dished down to grating.

SEPTIC TANK.

The septic tank and the percolation areas shall be provided and constructed strictly in accordance with the Department of the Environments "Recommendations for Septic Tank Drainage System".

INSULATION.

Provide 4" Crown Fibreglass quilt insulation in the attic over all the ceiling area.

TRAP DOOR.

Provide access to the attic from the corridor via a suitable trap door with pull down access ladder.