

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0806

Date Received : 17th May 1991

Applicant : March Properties Ltd

Appl.Type : PERMISSION/BUILD

Development : Material and elevational change and reduction in size
to service yard to already approved factory unit

LOCATION : IDA Business Park, Whitestown, Tallaght

O.S.REFS.

21-12			
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AREA REFERENCE

T	A	1	4	0	3
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HISTORY

90A-2119	90A-112			

FEES CERTIFICATE NO. _____

FEE CLASS

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MEASUREMENT FOR FEES

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SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

BYE LAW APPLICATION FEES

REF. NO.: 91A/0806 CERTIFICATE NO.: 15005 B
 PROPOSAL: Material + elevational change + reductions in size to service yard
 LOCATION: J.D.A. Business Park, Whitestown
 APPLICANT: March Properties Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70		70			
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the 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: 22/5/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

Mr. A. Hinchy,
Senior Executive Draughtsman/Technician

RE: Merch Properties Ltd at J.D.P. Business Park
Wilstown

REG. REF.: 91A/0806

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. 90A/2119 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

*Jews, Can you outline differences between these
2 applications*

[Signature]

*Dick,
See attached dty showing differences as
Requested.*

A. Hinchy,
Senior Executive Draughtsman/Technician

*J.S.
23/5/91*

P/2995/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0806

Date Received : 17th May 1991

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

Development : Material and elevational change and reduction in size
to service yard to already approved factory unit

CN 934

Location : IDA Business Park, Whitestown, Tallaght

Applicant : March Properties Ltd

App. Type : Permission

Zoning : *E*

MD
(MD/BB)

CONTRIBUTION	
Standard	<i>Nil</i>
Roads	<i>Nil</i>
S. Surs	<i>Nil</i>
Open Space	
Other	
SECURITY	
Bond / C.I.F.	
Cash	

Report of Dublin Planning Officer dated 25th June, 1991.

This is an application for PERMISSION for material and elevational change and reduction in size to service yard to already approved factory unit at the IDA Business Park, Whitestown, Tallaght, for March Properties Ltd.

The site area is stated to be 4,863 sq. metres, the floor area of buildings proposed to be retained within the site is 1,415 sq. metres.

By decision order P/281/91, Reg. Ref. 90A/2119, planning permission was granted for an extension to the rear of an already approved factory unit, including relocation of permitted internal treatment works at the I.D.A. Business Park, Whitestown, Tallaght for March Properties on this site.

By decision order P/1176/90, reg. ref. 90A/112, planning permission was granted for a factory unit at the I.D.A. Business Park, Whitestown, Tallaght for March Properties Ltd.

The two applications granted on this site involved proposed factory building to be used for electroplating of metals with nickel, tin, chrome, silver and copper. The effluent from this was subject to a licence under the Water Pollution Act, 1977. The agent for the applicant has informed me that the ~~planning~~ ^{agent} withdrew from this unit.

Alterations to the permitted development include (1) a change of material from fortcrete block and curtain walling to a selected brick facade with re-arranged fenestration to the front and side elevation. (2) A reduction in size to the approved service yard. (3) The omission of all plating facilities and associated treatment works.

The proposed elevational changes are largely acceptable. *The changes shown in unshaded additional information are acceptable.*

RE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0806

Page No: 0002

Location: IDA Business Park, Whitestown, Tallaght

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

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto. *do. provided by documentation and plans received on 4/6/91*

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

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

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

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

REASON: In the interest of health.

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

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

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

REASON: In the interest of safety and amenity.

06 That all details and type of external finishes of the building including colour, texture and materials are to be agreed in writing with the Planning Authority before any development commences.

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0806

Page No: 0003

Location: IDA Business Park, Whitestown, Tallaght

REASON: In order to comply with the sanitary services Acts, 1978 - 1964.

08 That a landscaping plan with full works specifications, bill of quantity including details of maintenance be submitted to and agreed with the Planning Authority prior to the commencement of development. This plan to include proposals for tree or shrub planting to screen views of factories from the open space and to compliment the overall environment improvement taking place in the area.

REASON: In the interest of visual amenity.

09 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

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

10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

11 That a dwarf wall topped by railings be provided along the sites boundary with the open space. Exact details to be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON: In the interest of visual amenity.

g.
That the details of boundary treatment along the site and open space be agreed with the planning authority.

Reason: To provide for a reasonable standard of development.

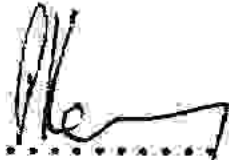
COMHAIRLE CHONTAE ÁTHA CLIATH


Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0806

Page No: 0004

Location: IDA Business Park, Whitestown, Tallaght

Endorsed: - 
for Principal Officer

 ~~SEP~~
for Dublin Planning Officer 27.6.91

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 (1) conditions set out above is hereby made.

Dated : ..  June 1991 
APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 19 June 1991.



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2995 /91 Date of Decision : 28th June 1991

Register Reference : 91A/0806 Date Received : 17th May 1991

Applicant : March Properties Ltd

Development : Material and elevational change and reduction in size
to service yard to already approved factory unit

Location : IDA Business Park, Whitestown, Tallaght

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- //.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal officer

Date: 9/7/91.....

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

NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0806
Decision Order No. P/ 2995 /91
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as revised in documentation and plans received on 4th June, 1991, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
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- 06 That all details and type of external finishes of the building including colour, texture and materials are to be agreed in writing with the Planning Authority before any development commences.
REASON: In the interest of the proper planning and development of the area.
- 07 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.
- 08 That a landscaping plan with full works specifications, bill of quantity including details of maintenance be submitted to and agreed with the Planning Authority prior to the commencement of development. This plan to include proposals for tree or shrub planting to screen views of factories from the open space and to compliment the overall environment improvement taking place in the area.
REASON: In the interest of visual amenity.

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Telephone. (01)724755
Fax. (01)724896

Reg.Ref. 91A/0806

Decision Order No. P/ 2995 /91

Page No: 0003

- 09 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON: In the interest of the proper planning and development of the area.
- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 11 That the details of boundary treatment between the site and open space be agreed with the Planning Authority.
REASON: To provide for a reasonable standard of development.

NOTES

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architects

the ambrose kelly group

Date 29 May 1991

Our ref KB/AF1/9689(002)

Your ref

ambrose kelly *chairman*

paul keenan *B.Arch MRIAI*

michael lyons *B.A. Dip Arch*

vernon leahy *B.Arch*

bernard lynch *Dip Arch Tech RIAI(Tech)*

patrick j reid *B.Arch MRIAI*

91A/0806

1.6.0

und A.I.

4/6

Ms. Mary Darley
Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

**RE: PLANNING AND BYE LAW FOR MATERIAL AND ELEVATIONAL
CHANGE WITH A REDUCTION IN SIZE TO SERVICE YARD
TO ALREADY APPROVED FACTORY AT I.D.A. BUSINESS
PARK, WHITESTOWN, TALLAGHT, CO. DUBLIN**

PLANNING REF: 91A0806 - 20 MAY 1991

Dear Madam

On behalf of our clients March Properties Limited, please find enclosed a unsolicited submission of additional information which incorporates a change of elevation.

The reason for this sudden change in elevation is due to the fact that subsequent to our application to yourselves for Planning Permission a copy of the elevations were sent to the I.D.A. for approval.

As a result the I.D.A. have requested that we alter the elevations away from traditional industrial style building and to up grade the entrance to the offices.

Cont/d...

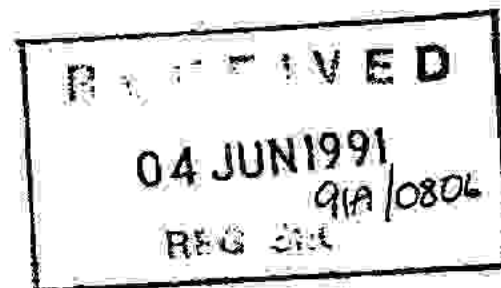
Trusting that the submission of these drawings No. 9689-1008A and 9689-009A shall not cause you and great inconvenience and that they can be considered as part of our application 91A/0806.

Should you have any further queries on the matter or any subsequent matter, please do not hesitate in contacting the undersigned.

Yours faithfully

Kenneth Byrne

Kenneth Byrne Dip. Arch. Tech
THE AMBROSE KELLY GROUP



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



Block 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/0806

Date : 20th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Material and elevational change and reduction in size
to service yard to already approved factory unit

LOCATION : IDA Business Park, Whitestown, Tallaght

APPLICANT : March Properties Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received
on 17th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

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



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

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

2. Postal address of site or building I.D.A. Business Park, Whitestown, Tallagh, Co. Dublin.
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) March Properties Limited
Address: Mill House, Millbrook, Naas, Co. Kildare. Tel. No. 045-97200

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

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

6. Brief description of
proposed development Material & elevational change with a reduction in size to service yard.

7. Method of drainage Main Drain 8. Source of Water Supply Mains

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

FEE PAID 740 DATE 17/5
N 39657

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 4853 Sq. m.
(b) Floor area of proposed development N/A Sq. m.
(c) Floor area of buildings proposed to be retained within site 1415 Sq. m.

Irish
Pres
17/5/91

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

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:
The Draft Building Regulations have been fully taken into account.

15.List of documents enclosed
As per enclosed covering letter

16.Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) NONE Class(es) of Development 11

Fee Payable £110.00 Basis of Calculation £40.00 Planning - £70.00 Bye-Laws
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Kenneth Byrne Date 17/05/91

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 91A/0806

Amount Received £.....

Receipt No 21-12

Date

2.18.4 17/5

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

[RECEIPT CODE]

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

BYE LAW APPLICATION.

REC. No. N 39331

£70.00

Received this 17th day of May 1977

from M. J. Property Ltd
Mill House, Millbrook, Nass, Co. Kildare

the sum of £70.00 Pounds

application of IDA Business park Whitehall, Dublin
Pence being 2/6

Michael O'Leary Cashier

S. CAREY
Principal Officer

Class F

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

the ambrose kelly group

Date 17 May 1991
Our ref KB/SG/9689(001)
Your ref

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

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



Re:- **PLANNING & BYE-LAW FOR MATERIAL & ELEVATIONAL
CHANGE WITH A REDUCTION IN SIZE TO SERVICE YARD
TO ALREADY APPROVED FACTORY UNIT 90A-2119
AT IDA BUSINESS PARK, WHITESTOWN, TALLAGHT, CO. DUBLIN.**
=====

Dear Madam,

On behalf of our clients, March Properties Limited, please find enclosed our application for Planning Permission and Bye-Law Approval in respect of the above.

The applications entails:-

1. A change of materials from Forticrete block and curtain walling to a selected brick facade with re-arranged fenestration to front and side elevation.
2. A reduction in size to already approved service yard.
3. Omission of all plating facilities and associated treatment works.

We enclose with our application the following documentation in support:-

1. Completed Application Form.

Cont/d...

2. Cheque for the sum of £110.00, calculated on the following basis:-

Planning:	Elevational Change	-	£ 40.00
Bye-Law :	Elevational Change	*	<u>£ 70.00</u>
TOTAL		-	£110.00

3. Planning Notice, Irish Press dated the 17th of May, 1991.

4. 4 no. copies of drawing 9689-007, 008 and 009.

5. Structural drawings nos. C.9.259-01B, 02B and 03A.

6. 4 no. copies of Outline Specification.

Hoping this application meets with your approval. If you have any queries do not hesitate to contact the undersigned.

Yours faithfully,

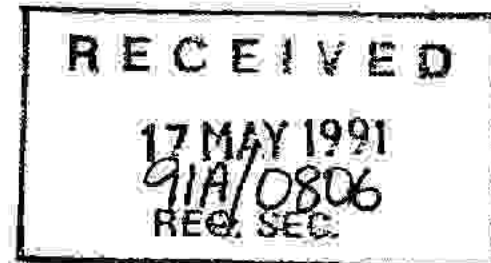


Kenneth Byrne Dip. Arch Tech
THE AMBROSE KELLY GROUP

Encls.

09 APR 1991

PROPOSED
FACTORY AND OFFICES
AT
I. D. A. INDUSTRIAL PARK
TALLAGHT
DUBLIN 24.



O U T L I N E S P E C I F I C A T I O N

Prepared by:

The Ambrose Kelly Partnership,
Architects,
Fleming's Court,
Fleming's Place,
Dublin 4.

March, 1991.

External Walls/Windows/Doors

To consist of plastisol horizontal metal cladding on steel framing with thermal insulation and plastisol liner sheets on the inner face to production area elevations incorporating 2m. high painted fairfaced block fender walls internally.

Clay brick and block inner leaf with brick columns to office elevation.

Windows/Doors to consist of anodised aluminium or PVC to selected colour.

Loading dock door to be sectional roller shutter type.

Walls to service yard to be brick and block cavity construction.

External Walls/Windows/Doors, Contd.

Loading dock to be sectional roller shutter type.

Walls to yard to be faced on the outer side with brick fairfaced concrete block to the inner side of the yard.

Roof Finish

100% 35mm profiled colorcoat galvanised sheeting on 100mm mineral wool on colorcoat lining sheet on multibeam galvanised steel purlins spanning between portal frame with 10% translucent sheeting.

Internal Walls/Doors

To consist of painted fairfaced concrete blockwork to office walls facing production/warehouse areas. All office walls to be emulsion painted on hardwall plaster. Toilet walls plastered and finished with ceramic glazed tiles standard 150mm x 150mm.

Internal doors to consist of gloss painted standard flush doors including fire rated doors to stairs and between compartments to meet Fire Prevention requirements.

Floor Finishes

Vinyl tiles to toilets, office and entrance hall including mattwell. Painted softwood skirting boards to offices with patent vinyl skirtings to toilets.

Internal Wall Finishes

To generally consist of emulsion painted fairfaced blockwork to the production areas and emulsion painted plastered walls to offices.

Structural steel frame in production area to be gloss paint. Internal cladding lining sheets and soffite of metal roof deck self-finished.

Ceiling Finishes

Patent suspended acoustic tiles to offices and toilets. Exposed ceiling in production area.

Siteworks

Car parking and parking access to consist of tarmacadam finish on hardcore.

Paved area at main entrance to consist of precast paving slabs.

Path about building to consist of graded pebbles on blinding on hardcore.

Landscaping to consist of grassed areas as shown on the drawings and to include a selection of deciduous and coniferous trees, evergreen and flowering shrubs and groundcovers to detailed layout and outlined on site layout drawing. It should be noted that it is not intended to provide any boundary fencing to the site as the overall concept for the development is open-plan.

Provision has also been made for 100% expansion of the building.

Drainage

Foul sewer to be connected via drop manhole to existing main sewer adjoining the site and surface water from roof, car parking, loading dock and yard to be connected to existing stormwater drain as shown on drawing.

Mechanical Installation

Design:

The heating systems will maintain the following internal conditions while the external air temperature is -1°C and while operating continuously at normal full load.

Toilets etc. : 18°C

Offices : 21°C

Office Heating

The offices would be heated by electrical storage type heaters.

Hot, Cold & Mains Water Services:

Hot, cold and mains water services including galvanised cold water storage tank. Cistern type electric water heating and light gauge copper distribution pipework to sanitary fixtures.

Sanitary Ware and Soils & Wastes Services:

Sanitary ware shall be by Armitage Shanks Ltd., or equal and to include P.V.C. soil, waste and vent pipes.

Mains Water & Fire Fighting Installation:

Fixed type fire hose reels to be installed, served individually off external P.V.C. ring main with internal pipework connection in copper tubing. P.V.C. ring main to be installed complete with fire hydrants to Fire Officer's requirements.

Incoming water main to be installed together with water meter and main isolating and by-pass valves.

Extract Ventilation Toilets, Locker Room and Canteen:

The toilet and internal areas would be mechanically ventilated by means of ducted extract systems to provide for six air changes per hour.

Electrical Installation

Main Board and Sub Mains

A cubicle type main switch board factory assembly to consist of control of the proposed electrical installation. Sub main cables to extend from the main board to a sub distribution board for the control of the office area only.

Lighting Installation

The lighting installation in the production area will consist of galvanised lighting trunking with twin reflector fittings mounted on same to provide a lumen output of 400 Lux. The installation in the office area will be carried out in galvanised conduit and P.V.C. cables concealed throughout and all fittings shall be surface mounted, giving a lumen output of 500 Lux.

General Service Socket Installation

General service socket installation to be carried out in galvanised conduit and P.V.C. cables concealed throughout, and to include twin sockets in the office area and flush floor trunking in the office area and connected to the conduit system for future wiring.

Emergency Lighting Installation

Emergency lighting installation to be by means of self contained units. Exit signs shall be provided over the exit doors in the production area and exit signs shall also be provided for in the office area.

Fire Alarm Installation

A manually operated fire alarm system to be provided in the office area only.

Outside Lighting

External Lighting Shall consist of free standing columns with lanterns. The installation to be carried out in underground P.V.C. SWA cable extending from the main board.