

BYE LAW APPLICATION FEES

REF. NO.: 91A/0862 CERTIFICATE NO.: 15143B
 PROPOSAL: Restaurant Cloakroom & Entrance Hall Extensions
 LOCATION: "The Sealed Cupboard" 19 Main St. Rathfriland
 APPLICANT: P. Mahon P. Henagan

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <u>207.0 m²</u>	@ £3.50 per M ² or £70	<u>724.50</u>	<u>724.50</u>			
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					

Column 1 Certified: Signed: J. Ginnery Grade: D/TI Date: 30/5/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: huc Grade: S.O Date: 30/5/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

25454

CERTIFICATE NO:

91A/0862

Restaurant, cloakroom + entrance Hall extensions
"The Sarah Curzon" 19 Main Street Rathfriland

APPLICANT: P. Mahon & P. Lenaghan

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOADED	BALANCE DUE	UNPAID BALANCE	DATE/ RECEIPT NO.
Dwellings	£332					
	£215					
	207.00		362.28	362.25		

J. Y. D/TI 31/5/91

S.O 30/5/91

Columns 2, 3, 4, 5, 6 & 7 Endorsed Signed

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

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 CHECKED NO: B/ /
DATED _____

ENTERED IN CONTRIBUTIONS REGISTER: _____

DEVELOPMENT CONTROL ASSISTANT GRADE

Majorie O'Shea.

PLANNING
DEVELOPMENT CONTROL
Date... 23.07.91
Time... 2.10

Register Reference : 91A/0862

Date : 4th June 1991

Development : First floor restaurant cloakroom and entrance extensions

LOCATION : The Sarah Curran, 19 Main Street, Rathfarnham

Applicant : P. Mahon and P. Lenaghan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 27th May 1991

DUBLIN
19 7 1991
ENVIRONMENTAL
HEALTH OFFICER

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

Endorsed
of A. Devine
for John O'Leary SGT
18/7/91

Yours faithfully,

THE ABOVE PROPOSAL IS ACCEPTABLE TO THIS OFFICE
SUBJECT TO:

PRINCIPAL OFFICER

Peter Whelan
EHO.

1. Compliance with the Building Bye-laws.
2. Compliance with the Food Hygiene Regulations 1950/59.
3. The lobbies for the proposed sanitary accommodation to be ventilated separately and directly to the external air. A system of intake ventilation capable of providing a minimum of 2 air changes per hour must be provided in the lobbies.
4. A system of mechanical extract ventilation capable of providing a minimum of 3 air changes per hour to be provided in the proposed male and female sanitary accommodation.
5. Adequate heating and lighting to be provided in all areas of work.
6. Drinking water facilities shall be provided for the use of staff and patrons. This supply in addition to the cold water supply to the kitchen sinks shall be taken directly from the rising main and not feed through a storage tank.
7. Facilities shall be provided for the storage of refuse, at a suitable location at ground floor level, by way of 33 GARDINER PLACE, a covered concrete bunker of similar structure.
SUPER. ENVIRON. HEALTH OFFICER, location at ground floor level, by way of 33 GARDINER PLACE, a covered concrete bunker of similar structure. DUBLIN 1.
8. A system of ventilation capable of providing a minimum of 5 air changes per hour must be provided to the second floor spirit store, Dry Goods Store, vegetable store and staff room.
9. All drainage connections should be such as not to give rise to a Public Health Nuisance.
10. The Health Board to be notified of the nature and extent of the proposed food business before commencement of work.

M.O'S.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 31.07.91
Time 5.00

Register Reference : 91A/0862

Date : 4th June 1991

Development : First floor restaurant cloakroom and entrance extensions

LOCATION : The Sarah Curran, 19 Main Street, Rathfarnham

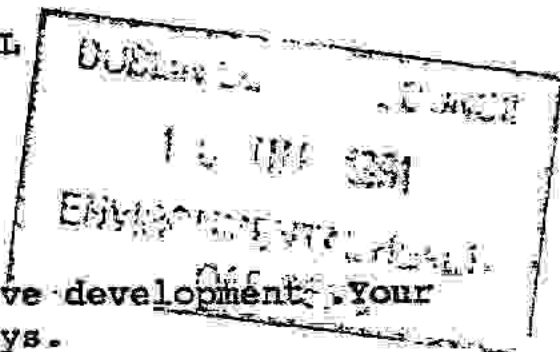
Applicant : P. Mahon and P. Lenaghan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 27th May 1991

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



Endorsed
By A. Devine
for John O'Leary, SCHO
18/4/91

Yours faithfully,

Paul Walsh
.....

PRINCIPAL OFFICER

Robert Whelan
EHO.

THE ABOVE PROPOSAL IS ACCEPTABLE TO THIS OFFICE SUBJECT TO:

1. Compliance with the Building Bye-Laws.
2. Compliance with the Food Hygiene Regulations 1950/89.
3. The lozenges for the proposed sanitary accommodation to be ventilated separately and directly to the external air. A system of intake ventilation capable of providing a minimum of 2 air changes per hour must be provided in the lozenges.
4. A system of mechanical extract ventilation capable of providing a minimum of 3 air changes per hour to be provided in the proposed male and female sanitary accommodation.
5. Adequate heating and lighting to be provided in all areas of work.
6. Drinking water facilities shall be provided for the use of staff and patients. This supply in addition to the cold water supply to the kitchen sinks shall be taken directly from the rising main and not feed through a storage tank.
7. Facilities shall be provided for the storage of refuse, at a suitable location at ground floor level, by way of 33 GARDINER PLACE, a covered concrete bunker of similar structure. DUBLIN 1.
8. A system of ventilation capable of providing a minimum of 5 air changes per hour must be provided to the second floor spirit store, Dry Goods Store, vegetable store and staff room.
9. All drainage connections should be such as not to give rise to a Public Health Nuisance.
10. THE HEALTH BOARD to be notified of the nature and extent of the proposed food business before commencement of work.

Marjorie

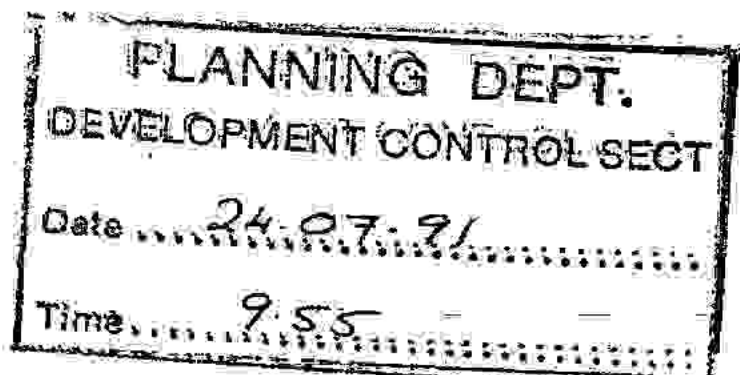
DUBLIN COUNTY COUNCIL

REG. REF: 91A/0862.
DEVELOPMENT: First floor restaurant cloakroom and entrance extensions.
LOCATION: The Sarah Curran, 19 Main Street, Rathfarnham.
APPLICANT: P. Mahon and P. Lenaghan.
DATE LODGED: 27.5.91.

This application is for full permission for restaurant and entrance extensions at Rathfarnham.

The applicant as in drawings submitted with 90A/498 details a new car parking area to the rear. At present this area has a gravel surface. Roads require this to be upgraded to a macadam surface and to be marked out clearly. Public lighting should also be provided and a large sign to be provided at front of building (to be agreed with Roads Department) indicating that there is car parking at the rear.

No Roads objection.



MA/BMcC
15.7.91.

SIGNED: Michael Arthur

DATE: 16.7.91

ENDORSED: E. Madden

DATE: 16th July 91

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

CO: *MT*
 Status: *EC Dublin Corporation*
 Other space: *area*
 Other:
 SECURITY:
 Bond / C.I.F.:

Proposed first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham on behalf of P. Mahon and P. Lenaghan.

Gillen Fogarty Associates,
 31, Victoria Road,
 Rathgar,
 Dublin 6.

Reg. Ref. 91A-0862
 Appl. Rec'd: 27.05.1991
 Floor Area: 36.75 sq. m.
 Site Area: 2,773.8 sq. m.
 Zoning:

Report of the Dublin Planning Officer, dated 17 July 1991

This is an application for PERMISSION. The proposed development consists of first floor restaurant, cloakroom and entrance extension to "The Sarah Curran", 19, Main Street, Rathfarnham. The applicant is P. Mahon and P. Lenaghan who are stated to have a freehold interest in the site.

The planning history of the site is as follows:

87A-0763: Permission granted (decision order P/4279/87 dated 17th December, 1987, for proposed dwelling house to the rear of 19, Main Street.

89A-0611: Permission granted on appeal to An Bord Pleanála for retention of revised elevations to house at rear of 19-20, Main Street (Ref. PL 6/5/79596 dated 10th January, 1990).

89A-1645: Permission granted (decision order P/4822/89 dated 6th November, 1989) for proposed extension to the front and rear with renovations to the Rathfarnham Inn licensed premises.

90A-0498: Permission granted (decision order P/2089/90 dated 18th May, 1990) for proposed revision of elevations, renovations and extension to existing permission for renovations and extension to premises known as The Rathfarnham Inn, 19, Main Street, Rathfarnham.

Under Reg. Ref. 90A-0498 the proposed use of most of the first floor was as a function room. Ancillary facilities including kitchen, office, stores were also provided for.

In this application it is proposed to ^{organise} ~~recognise~~ the internal layout of the first floor to incorporate a restaurant as well as a function room.

It is also proposed to construct a two-storey entrance lobby, extension at the rear and a new cloakroom extension at first floor

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham on behalf of P. Mahon and P. Lenaghan.

(Continued)

level at the side of the existing building. The floor area of the proposed extensions is stated to be 36.75 sq. m. The proposed elevational changes which will result from the proposed development are considered acceptable. *It is noted that it is prop. to carry out some alterations to the second floor. (The space used as function room or restaurant)*

The proposed development will only marginally increase the amount of public floor space, by c. 35 sq. m. in the premises at first floor level when compared with the approved function floor area under Reg. Ref. 90A-0498.

I noted while on site that the car park area to the rear of the pub has not been completed as required by condition no. 7 of decision order P/2089/90 dated 18th May, 1990. The car park to the front of the building has a tarmacadam surface and space marking.

The Sanitary Services report dated 4th July, 1991, states that services are available.

There is no report available from the Supervising Environmental Health Officer at the date of writing this report.

The Roads report dated 16th July, 1991, states that the Roads Department has no objection to the proposed development.

The proposed development is considered acceptable.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (4) conditions:-

(Continued)



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham on behalf of P. Mahon and P. Lenaghan.

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 external finishes used are to match the existing finishes on the premises both in terms of colour and texture.

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

4. That prior to the commencement of development the applicant is to ascertain the requirements of the Sanitary Services Department and adhere to these requirements in the course of the development.

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

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

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

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

6. In the interest of health.

7. No internally illuminated signs to be erected on the premises. *No signs to be erected on the premises without the prior approval of the local authority.*

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

8. That the applicant undertake tree planting to the rear of parking spaces nos. 1-8 on the western side of the site.

8. In the interest of visual amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham on behalf of P. Mahon and P. Lenaghan.

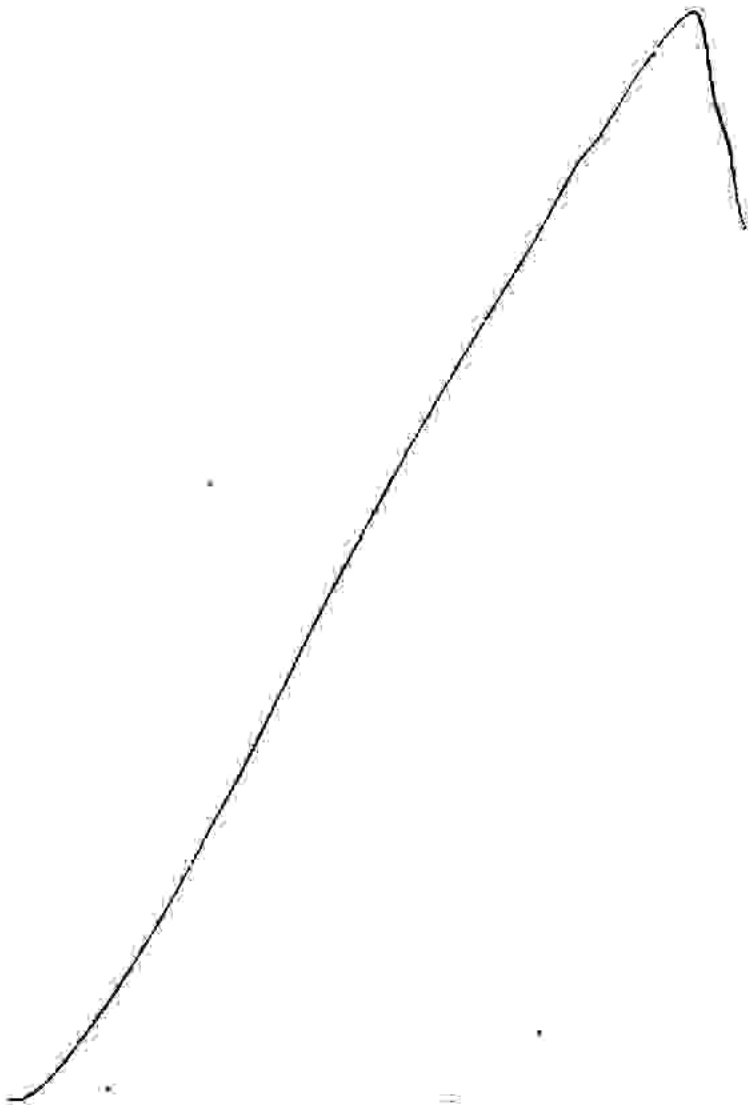
CONDITIONS

REASONS FOR CONDITIONS

9. That the car parking areas be properly set out with madacam surfacing, white lining, public lighting and an indicator sign drawing attention to the car park to the rear. Details of this sign to be agreed with the Planning Authority before development commences.

9. To ensure orderly parking on the site and in the interest of traffic safety.

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.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham on behalf of P. Mahon and P. Lenaghan.

(Continued)

MLL
(MOS/DK)

Endorsed *[Signature]*
for Principal Officer

[Signature]
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated: *24* July, 1991.

[Signature]
Assistant City & County Manager.

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

Naryorie

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0862.
 DEVELOPMENT: First floor restaurant cloakroom and entrance extensions.
 LOCATION: The Sarah Curran, 19 Main Street, Rathfarnham.
 APPLICANT: P. Mahon and P. Lenaghan.
 DATE LODGED: 27.5.91.

This application is for full permission for restaurant and entrance extensions at Rathfarnham.

The applicant as in drawings submitted with 90A/498 details a new car parking area to the rear. At present this area has a gravel surface. Roads require this to be upgraded to a macadam surface and to be marked out clearly. Public lighting should also be provided and a large sign to be provided at front of building (to be agreed with Roads Department) indicating that there is car parking at the rear.

No Roads objection.

MA/BMcC
 15.7.91.

SIGNED: Michael Artale

DATE: 16.7.91

ENDORSED: E. Wadda

DATE: 16th July 91

SS + Cms.

Register Reference : 91A/0862

Date : 4th June 1991

Development : First floor restaurant cloakroom and entrance extensions

LOCATION : The Sarah Curran, 19 Main Street, Rathfarnham

Applicant : P. Mahon and P. Lenaghan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 27th May 1991

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

Yours faithfully,

Paul Galin

Date received in Sanitary Services

DUBLIN Co. COUNCIL
14 JUN 1991
SAN SERVICES

DUBLIN Co. COUNCIL
PRINCIPAL OFFICER
SANITARY SERVICES
- 8 JUL 1991
Returned *PG*

FOUL SEWER

Available.

Suitable & adequate grease intercepter to be installed on outlet from restaurant kitchen.

SURFACE WATER

Available.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *10.07.91*
Time *12.15*

T. Gallin 4/1/91

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

*J.R.
4/7/91*

AM

Register Reference : 91A/0862

Date : 4th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

available.

V. Sullivan
26/6/91

John A. [unclear]
26/6/91

.....
ENDORSED *[Signature]* DATE *4/7/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *10.07.91*
Time *12.15*

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/0862

Date : 28th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : First floor restaurant cloakroom and entrance
extensions

LOCATION : The Sarah Curran, 19 Main Street, Rathfarnham

APPLICANT : P. Mahon and P. Lenaghan

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Gillen Fogarty Associates,
31 Victoria Road,
Rathgar,
Dublin 6.



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 "The Sarah Curran", 19 Main Street, Rathfarnham,
(If none, give description sufficient to identify) Dublin 16.

3. Name of applicant (Principal not Agent) Philip Mahon and Patrick Leneghan
Address "The Sarah Curran", 19 Main Street, Rathfarnham, 16 Tel. No. 905041

4. Name and address of person or firm responsible for preparation of drawings Gillen Fogarty Associates, 31 Victoria Road,
Rathgar, Dublin 6. Tel. No. 979921

5. Name and address to which notifications should be sent Gillen Fogarty Associates,
31 Victoria Road, Rathgar, Dublin 6. **EYE LAW APPLICATION!**
724.50 N39761

6. Brief description of proposed development First Floor Restaurant, Cloakroom and Entrance Hall Extensions

7. Method of drainage Existing System 8. Source of Water Supply Existing System

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 Lounge Bar/Function Room
(b) Proposed use of each floor Lounge Bar/Function ROOM/Restaurant

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

Irish Press 21/5/91
11. (a) Area of Site 2773.8 Sq. m.
(b) Floor area of proposed development 36.75 Sq. m.
(c) Floor area of buildings proposed to be retained within site 1247.36 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.

FREE PAID 362.25 DATE 21/5
N 39761

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

15. List of documents enclosed with **4 copies of Arch. drgs. A20, A21, A22, A23, A24, A25, A26.**
4 copies of Structural drg. 89025/09
4 copies of Outline Specification
4 copies of Engineers Certificate
Planning Advertisement this building project 21 May 1991
IRISH PRESS

16. Gross floor space of proposed development (See back) 207 Sq. m.

No of dwellings proposed (if any) n/a Class(es) of Development n/a

Fee Payable £ 1,086.75 Basis of Calculation Area of Cloakroom + Area of Entrance

If a reduced fee is tendered details of previous relevant payment should be given
Hall + Area of new works on first floor related to proposed Restaurant.

Signature of Applicant (or his Agent) *Philip Mahon* Date 21/5/91

Application Type P/B FOR OFFICE USE ONLY 21/5

Register Reference 91A/0862

Amount Received £

Receipt No 3,32.5

Date

RECEIVED
27 MAY 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 18.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

Cheques etc. should be made payable to: Dublin County Council.
 Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.
 For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

MIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 39458

M.O.
B.L.
L.T.

£ 24 50

Received this 27th day of May 1991

from P. Donaghy, P. Mahon,
19 Main St.,
Rathfarnham

the sum of 24 hundred & 50 Pounds

fifty Pence, being 50 pence

bye-law application at "The Jarvat
Curran"

Noelce Deane Cashier

S. CAREY
Principal Officer (S. C)

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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 - 39761

£ 342.25

Received this 27th day of May 1991

from P. Mahon - P. Mahon,
19 Main St.,
Rathfarnham

the sum of Three hundred and sixty two Pounds
twenty five Pence, being

planning application at "The Sarah
Curran"

Maolac Deane Cashier

S. CAREY
Principal Officer

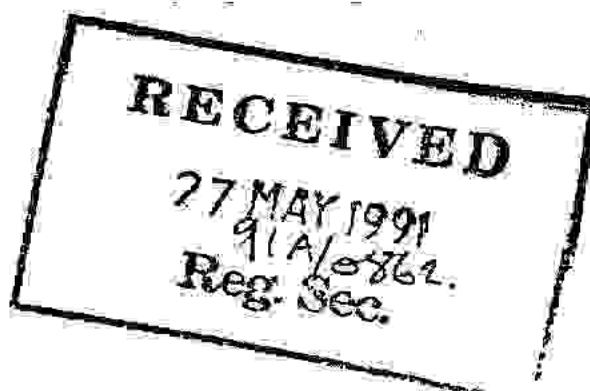
GILLEN · FOGARTY ASSOCIATES
ARCHITECTS

31 VICTORIA ROAD
RATHGAR
DUBLIN 6

telephone 979921
mobile 088-551188

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

22nd May 1991.



Your Ref: 90A/498

Dear Sir,

Re: Proposed First Floor Restaurant, Cloakroom and Entrance Hall
Extensions to "The Sarah Curran", 19 Main Street, Rathfarnham,
Dublin 16.

On behalf of our clients, P. Mahon and P. Leneghan, we wish to apply for Full Planning Permission and Building Bye-Law Approval for the above.

Planning Permission was granted in June 1990 for extensions and renovations to "The Sarah Curran" (then known as "The Rathfarnham Inn" - Reg. Ref. No. 90A/498) in which the entire first floor was given over to a Function Room. It is now proposed to convert approximately one-quarter of this area at the rear of the building to a Restaurant which would have its main entry through the new proposed Entrance Hall. We are also proposing to build a new Cloakroom to facilitate the Function Room.

Discussions have taken place during the last couple of weeks with Dublin County Council Planning Department, The Fire Officer, Roads Engineer and the Eastern Health Board, and their requirements have been incorporated in the overall proposal. It should be noted that the change from Function Room usage to Restaurant usage should result in some easing of the pressure on existing car parking.

In support of this application we enclose the following:

- (i) Planning Application Form duly completed.
- (ii) 4 copies of Arch. Drawgs. A20, A21, A22, A23, A24, A25 and A26.
- (iii) 4 copies of Eng. Drwg. 89025/09.
- (iv) 4 copies of Outline Specification.
- (v) 4 copies of Engineers' Certificate.
- (vi) Planning Advertisement from The Evening Press dated 21 May 1991.
- (vii) Planning and Bye-Law Fee in the sum of £1,086.75.

Chief Planning Officer,
Dublin County Council,

- 2 -

22 May 1991.

If you have any queries please do not hesitate to contact us. We look forward to your favourable decision in this matter.

Yours faithfully,



Barry Gillen, Dip.Arch., M.R.I.A.I.

22 Crofton Road, Dun Laoghaire, Co. Dublin.
Tel: 801479, 841894 Fax: 809944

16th May 1991

Dublin County Council,
Building Control Section,
Liffey House,
Tara Street,
Dublin 2.



STRUCTURAL CERTIFICATE

Re: Extension to Rathfarnham Inn, Rathfarnham, Co. Dublin.

We hereby certify that the design of the structure to the above has been carried out in accordance with the relevant Standards and Codes of Practice.

Signed:


Colin M. Pearce
Pearce Associates.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~

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

To Gillen Fogarty Associates, Decision Order p/3338/91 - 24.07.1991
31, Victoria Road, Number and Date
Rathgar, Register Reference No. 91A-0862
Dublin 6. Planning Control No.
Applicant P. Mahon & P. Lenaghan. Application Received on 27.05.1991
Floor Area: 36.75 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 Permission/~~Approval~~ for:-

first floor restaurant, cloak room and entrance extensions to The Sarah Curran, 19, Main Street, Rathfarnham.

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 external finishes used are to match the existing finishes on the premises both in terms of colour and texture.	3. In the interest of the proper planning and development of the area.
4. That prior to the commencement of development the applicant is to ascertain the requirements of the Sanitary Services Department and adhere to these requirements in the course of the development.	4. In the interest of the proper planning and development of the area.

(Continued)

Signed on behalf of the Dublin County Council

J. de Baintirel
For Principal Officer

Date 24.07.1991

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS

REASONS FOR CONDITIONS

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

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

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

6. In the interest of health.

7. No internally illuminated signs to be erected on the premises. No advertising signs other than those which are exempted development are to be erected on the premises without the prior approval of the Planning Authority.

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

8. That the applicant undertake tree planting to the rear of parking spaces nos. 1-8 on the western side of the site.

8. In the interest of visual amenity.

9. That the car parking areas be properly set out with macadam surfacing, white lining, public lighting and an indicator sign drawing attention to the car park to the rear. Details of this sign to be agreed, in writing, with the Planning Authority before development commences.

9. To ensure orderly parking on the site and in the interest of traffic safety.

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.

OUTLINE SPECIFICATION

for

FIRST FLOOR RESTAURANT/CLOAKROOM
AND ENTRANCE EXTENSIONS

to

"THE SARAH CURRAN"
RATHFARNHAM



Gillen Fogarty Associates
31 Victoria Road,
Rathgar,
Dublin 6.

May 1991

SECTION 1: GENERAL BUILDING WORKS.

1. SATISFACTION *The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.*

2. EXCAVATE
GENERALLY *Excavate over area of building to a depth of at least 225 mm below finished ground level and remove all topsoil and vegetable matter.*

3. FOUNDATIONS *All strip foundations shall rest on suitable loadbearing ground to a minimum depth of 750 mm. Concrete strip foundations shall be a mass concrete 1:7 cement/all-in aggregate 700 X 300 mm under 225 mm walls 450 X 300 under 100 mm walls and 900 X 300 mm under 300 mm walls.*

4. CEMENT *Portland cement to be of Irish Standard Specification.*

5. SAND AND
GRAVEL *All sand and gravel used shall be sharp river or pit sand free from loam and all other impurities and; if necessary to be washed.*

6. CEMENT
MORTAR *Shall be cement and sand (1:3).*

7. GAUGED LIME
MORTAR *Shall be five parts of well burnt roasted lime to two parts of sand well gauged to one part of cement.*

8. CONCRETE *Shall be composed of four parts of clean gravel to two parts of clean sand to one part of good cement by volume duly and evenly mixed with the minimum quantity of water to make the mix workable.*

9. D.P.C.'s *Lay over all rising walls, tassel walls and partitions and also chimney height of 150 mm over finished ground level and as elsewhere specified or shown on plan on approved bitumous felt or approved pvc damp proof course.*

10. LINTOLS *All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with M.S. bars as necessary to suit the span. All lintols to have not less than 225 mm bearing and M.S. reinforcement to run full length of lintols. Where prestressed lintols are used to manufacturer's instructions are to be adhered to.*

11. SILLS *Shall be formed of concrete cast in-situ or standard precast concrete sills with DPC wrapped all around.*

12. HEARTHES *Hearths to be of 150 mm concrete and prepared on top for tile finish.*

13. VENTILATION *225 X 50 mm galvanised steel louvred floor vents built into wall where required.*

14. CHIMNEY FLUES Shall be enclosed by brickwork or concrete at least 100 mm thickness. Every flue shall be lined throughout with fireclay or stoneware not less than 19 mm thick or other equally suitable incombustible material of sufficient thickness.
15. EXTERNAL WALLS Shall be either 225 mm hollow concrete block of approved manufacture or 300 mm or 425 mm cavity wall construction, i.e. 100 mm or 225 mm concrete block inner leaf, 50 mm air cavity, 50 mm insulation and 100mm brick outer leaf.
16. INTERNAL WALLS AND PARTITIONS Shall be 225 mm or 100 mm concrete block, timber or metal framed stud partition, 1 hour fire rated where indicated.
17. ROOF Refer to Structural Engineers specification.
18. ROOF COVERING 2 layers of Asphalt on isolating membrane on 50mm insulation.
19. FLOORS Refer to Structural Engineers Specification.
Raised floors - 19 mm chipboard or T & G boarding on timber joists to suit span at 400 mm centres.
20. CEILINGS 9.5 mm plasterboard with skim coat or other proprietary finish, 1 hour fire rated where indicated.
21. WINDOWS Frames and sashes hardwood of standard section, bedded in mastic or red lead and glazed with 24 oz. clear sheet or obscure glass, sprigged, back puttied and puttied.
22. DOORS Internal doors 44 mm standard hollow flush panel, 1 hour fire rated where indicated. External doors to be panelled doors. All doors shall be hung with one pair of brass butt hinges.
23. RAINWATER PIPES Plastic rainwater pipes are to be brought from roof level in the positions shown on drawings complete with all swan necks, hopper heads, short - lengths and toe pieces and fixed to holderbats screwed to walls.
24. WATER STORAGE Refer to Mechanical Engineers Specification and drawings.
25. SOIL AND VENT PIPES The soil and vent pipes are to be approved plastic jointed in accordance with the manufacturer's instructions and fixed complete as for RW pipes. SVP to be carried up min. 1 metre over window head level and fitted with cowl.

26. DRAINAGE All foul and surface water drains to be PVC or equal 110 mm pipes to be laid to a fall of 1 in 40, 150 mm to 1 in 60 and are to be set in a concrete half way up to the sides. Where pipes run under buildings they are to be completely encased in concrete of at least 150 mm all round.
27. MANHOLES The manholes shown on plan shall be formed of concrete 150 mm thick walls, floor and roof reinforced with 19 mm M.S. bars. Provide and fix in manholes H.R. channels and finish in cement and sand rendering sloping to and flush with channels and, all drainage work to be carried out in accordance with Local Authority Regulations.
28. COVER GRATINGS Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Heavy" quality.
29. WASTE PIPES The external waste pipes from sinks, baths and lavatory basins to be 38 mm or 50 mm diameter as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.
30. RISING MAIN Provide Dublin Corporation type stopcock at point of entry of supply to premises in a suitable position. From this rising main take 12 mm cold water service to kitchen sink.
31. SERVICES Provide 19 mm overflow pipe to storage tank. From tank take 19 mm supply to cylinder. Provide 19 mm return from boiler to cylinder. From top of cylinder take 19 mm expansion pipe up and turned into storage tank. All cold services to be 12 mm to be taken from storage tank except service to kitchen sink as heretofore specified. Take 12 mm cold service to w.c.'s.
32. ELECTRICAL Refer to Electrical Engineers Specification.
33. SANITARY FITTINGS Refer to Mechanical Engineers Specification.
34. INTERNAL FINISHES All internal walls shall be rendered, floated and then finished in a hardwall plaster skim as shown on drawings.
35. EXTERNAL FINISHES External walls shall be scudded, floated and finished in a waterproof plaster fine, painted finish as approved or facing brick as shown on drawings.
36. CONCRETE PAVING Provide 50 mm thick concrete paving slabs at back and side as shown.
37. INSULATION Walls, roof and floors all to be insulated to current D.O.E. requirements.
38. NOTE Every effort will be made to adhere to the Specification, however, this reserves the right to substitute with a reasonable alternative one construction material for another and to make amendments to the detail and layout as found necessary and approved by the Architect from time to time.

SECTION 2: SITE WORKS.

1. GENERAL EXCAVATION & BACKFILLING *Refer to Structural Engineers Specification and Drawings.*
2. EXISTING DRAINS *All ditches field drains and other waterways where ever encountered during the progress of the work shall be suitably diverted around the works.*
3. SERVICES *Trenches for all drains and services shall be excavated to such depth and width as directed by the Supervisor.*
4. INSPECTION *No concrete shall be laid in foundation trenches until the Contractor has notified the Local Authority that they are ready for inspection and approval has been granted by the Authority or their representative.*
5. KEEPING EXCAVATIONS FREE FROM WATER *All water that may accumulate on the site during the progress of the works or in the trenches or excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the Contractor's expense.*
6. PLANKING & STRUTTING *The Contractor shall provide any planking and strutting required for the safe support of the excavations, refer to Structural Engineers Specification.*
7. HARDCORE FILLING *Hardcore shall be properly compacted and shall form a freely drained bed. It shall consist of hard broken brick, gravel or crushed stone that will pass through a 100 mm diameter ring and shall be free from dust and any deleterious materials.*
8. BACKFILLING *Backfilling to foundations walls trenches etc., shall be spread in layers not exceeding 150 mm thick and each layer shall be well compacted and consolidated. Backfill shall be selected excavated material and no backfilling shall be carried out until foundations and rising walls have been inspected by Supervisor.*

Excess excavation by Contractor shall be made up at his own expense.

9. ROCK

EXCAVATION

Rock met in the course of the excavations shall be removed by compressed air or explosives. Blasting shall only be used after approval has been received from the Supervisor, who must be informed of the precautions taken by the Contractor to safeguard the surrounding property. Notification of blasting must be given to the Police Authority and permission for use of explosives must be granted before blasting shall occur.

Bed rock shall be rock as defined geologically as in situ or boulders that exceed 0.11 cu.m volume.

The Contractor should include for removal of any rock likely to be encountered.

SECTION 3: DRAINAGE

1. DRAIN PIPES *New drains to be laid as shown on plan. Drain pipes to be used generally may be P.V.C., salt glazed earthenware or fireclay pipes, except under buildings. Other pipes should be first class quality spigot and socket type circular in sections and free from cracks, flaws or blemishes of any kind. Glazed pipes to be jointed with ring or rope steeped in cement grout, well chaulked up and flushed full with cement mortar, executed neatly.*

All pipes, bands, junctions and other fittings used in connection with drains to be used in accordance with the current I.S.6.
2. TESTING *After drains are laid and before they are covered with concrete haunching they are to be tested and passed by the Local Public Health Inspector.*
3. ARMSTRONG JUNCTIONS *To be 225 mm x 225 mm glazed stone ware with galvanised heavy duty cast iron cover and frame set on and surrounded with 150 mm x 150 mm thick concrete (1:2:4).*
4. GULLEY TRAP *To be 150 mm x 150 mm salt glazed stone ware ackinlet type gulley with outlet jointed to drain and fitted with heavy galvanised grating and set on and surrounded with (1:2:4) concrete mix well dished down to grating.*
5. MANHOLES *Form manholes 900 mm x 900 mm inside measurements or as shown on drawings with 225 mm solid blockwork walls, bedded in cement mortar and finished with 1 inch cement plaster well haunched down to half round, glazed channels. Roof of manholes should be 150 mm thick with min. dia. reinforcing bars at 150 mm centre. Where manholes exceed 900 mm deep they should be fitted with heavy galvanised cast iron foot irons built into walls. The cover of manhole shall be cast iron grade "A" in carragways and grade "B" elsewhere.*

OUTLINE SPECIFICATION

for

FIRST FLOOR RESTAURANT/CLOAKROOM
AND ENTRANCE EXTENSIONS

to

"THE SARAH CURRAN"

RATHFARNHAM



Gillen Fogarty Associates
31 Victoria Road,
Rathgar,
Dublin 6.

May 1991

SECTION 1: GENERAL BUILDING WORKS.

1. SATISFACTION The whole of the works to be carried out according to the satisfaction of the Local Authority concerned.
2. EXCAVATE
GENERALLY Excavate over area of building to a depth of at least 225 mm below finished ground level and remove all topsoil and vegetable matter.
3. FOUNDATIONS All strip foundations shall rest on suitable loadbearing ground to a minimum depth of 750 mm. Concrete strip foundations shall be a mass concrete 1:7 cement/all-in aggregate 700 X 300 mm under 225 mm walls 450 X 300 under 100 mm walls and 900 X 300 mm under 300 mm walls.
4. CEMENT Portland cement to be of Irish Standard Specification.
5. SAND AND
GRAVEL All sand and gravel used shall be sharp river or pit sand free from loam and all other impurities and; if necessary to be washed.
6. CEMENT
MORTAR Shall be cement and sand (1:3).
7. GAUGED LIME
MORTAR Shall be five parts of well burnt roasted lime to two parts of sand well gauged to one part of cement.
8. CONCRETE Shall be composed of four parts of clean gravel to two parts of clean sand to one part of good cement by volume duly and evenly mixed with the minimum quantity of water to make the mix workable.
9. D.P.C.'s Lay over all rising walls, tassel walls and partitions and also chimney height of 150 mm over finished ground level and as elsewhere specified or shown on plan on approved bitumous felt or approved pvc damp proof course.
10. LINTOLS All lintols shall be formed of concrete cast in-situ or precast and adequately reinforced with M.S. bars as necessary to suit the span. All lintols to have not less than 225 mm bearing and M.S. reinforcement to run full length of lintols. Where prestressed lintols are used to manufacturer's instructions are to be adhered to.
11. SILLS Shall be formed of concrete cast in-situ or standard precast concrete sills with DPC wrapped all around.
12. HEARTHES Hearths to be of 150 mm concrete and prepared on top for tile finish.
13. VENTILATION 225 X 50 mm galvanised steel louvred floor vents built into wall where required.

14. CHIMNEY FLUES Shall be enclosed by brickwork or concrete at least 100 mm thickness. Every flue shall be lined throughout with fireclay or stoneware not less than 19 mm thick or other equally suitable incombustible material of sufficient thickness.
15. EXTERNAL WALLS Shall be either 225 mm hollow concrete block of approved manufacture or 300 mm or 425 mm cavity wall construction, i.e. 100 mm or 225 mm concrete block inner leaf, 50 mm air cavity, 50 mm insulation and 100mm brick outer leaf.
16. INTERNAL WALLS AND PARTITIONS Shall be 225 mm or 100 mm concrete block, timber or metal framed stud partition, 1 hour fire rated where indicated.
17. ROOF Refer to Structural Engineers specification.
18. ROOF COVERING 2 layers of Asphalt on isolating membrane on 50mm insulation.
19. FLOORS Refer to Structural Engineers Specification.
Raised floors - 19 mm chipboard or T & G boarding on timber joists to suit span at 400 mm centres.
20. CEILINGS 9.5 mm plasterboard with skim coat or other proprietary finish, 1 hour fire rated where indicated.
21. WINDOWS Frames and sashes hardwood of standard section, bedded in mastic or red lead and glazed with 24 oz. clear sheet or obscure glass, sprigged, back puttied and puttied.
22. DOORS Internal doors 44 mm standard hollow flush panel, 1 hour fire rated where indicated. External doors to be panelled doors. All doors shall be hung with one pair of brass butt hinges.
23. RAINWATER PIPES Plastic rainwater pipes are to be brought from roof level in the positions shown on drawings complete with all swan necks, hopper heads, short - lengths and toe pieces and fixed to holderbats screwed to walls.
24. WATER STORAGE Refer to Mechanical Engineers Specification and drawings.
25. SOIL AND VENT PIPES The soil and vent pipes are to be approved plastic jointed in accordance with the manufacturer's instructions and fixed complete as for RW pipes. SVP to be carried up min. 1 metre over window head level and fitted with cowl.

26. DRAINAGE All foul and surface water drains to be PVC or equal 110 mm pipes to be laid to a fall of 1 in 40, 150 mm to 1 in 60 and are to be set in a concrete half way up to the sides. Where pipes run under buildings they are to be completely encased in concrete of at least 150 mm all round.
27. MANHOLES The manholes shown on plan shall be formed of concrete 150 mm thick walls, floor and roof reinforced with 19 mm M.S. bars. Provide and fix in manholes H.R. channels and finish in cement and sand rendering sloping to and flush with channels and, all drainage work to be carried out in accordance with Local Authority Regulations.
28. COVER
GRATINGS Provide and fix to all manholes, gullies and junctions all necessary frames, covers and gratings. Covers subject to traffic to be "Heavy" quality.
29. WASTE PIPES The external waste pipes from sinks, baths and lavatory basins to be 38 mm or 50 mm diameter as required, to be fitted and discharged over gullies and channels with necessary shoes and back inlets. Similarly, provide hopper heads and discharge waste from first floor fittings.
30. RISING MAIN Provide Dublin Corporation type stopcock at point of entry of supply to premises in a suitable position. From this rising main take 12 mm cold water service to kitchen sink.
31. SERVICES Provide 19 mm overflow pipe to storage tank. From tank take 19 mm supply to cylinder. Provide 19 mm return from boiler to cylinder. From top of cylinder take 19 mm expansion pipe up and turned into storage tank. All cold services to be 12 mm to be taken from storage tank except service to kitchen sink as heretofore specified. Take 12 mm cold service to w.c.'s.
32. ELECTRICAL Refer to Electrical Engineers Specification.
33. SANITARY
FITTINGS Refer to Mechanical Engineers Specification.
34. INTERNAL
FINISHES All internal walls shall be rendered, floated and then finished in a hardwall plaster skim as shown on drawings.
35. EXTERNAL
FINISHES External walls shall be scudded, floated and finished in a waterproof plaster fine, painted finish as approved or facing brick as shown on drawings.
36. CONCRETE
PAVING Provide 50 mm thick concrete paving slabs at back and side as shown.
37. INSULATION Walls, roof and floors all to be insulated to current D.O.E. requirements.
38. NOTE Every effort will be made to adhere to the Specification, however, this reserves the right to substitute with a reasonable alternative one construction material for another and to make amendments to the detail and layout as found necessary and approved by the Architect from time to time.

SECTION 2: SITE WORKS.

1. GENERAL EXCAVATION & BACKFILLING *Refer to Structural Engineers Specification and Drawings.*
2. EXISTING DRAINS *All ditches field drains and other waterways where ever encountered during the progress of the work shall be suitably diverted around the works.*
3. SERVICES *Trenches for all drains and services shall be excavated to such depth and width as directed by the Supervisor.*
4. INSPECTION *No concrete shall be laid in foundation trenches until the Contractor has notified the Local Authority that they are ready for inspection and approval has been granted by the Authority or their representative.*
5. KEEPING EXCAVATIONS FREE FROM WATER *All water that may accumulate on the site during the progress of the works or in the trenches or excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the Contractor's expense.*
6. PLANKING & STRUTTING *The Contractor shall provide any planking and strutting required for the safe support of the excavations, refer to Structural Engineers Specification.*
7. HARDCORE FILLING *Hardcore shall be properly compacted and shall form a freely drained bed. It shall consist of hard broken brick, gravel or crushed stone that will pass through a 100 mm diameter ring and shall be free from dust and any deleterious materials.*
8. BACKFILLING *Backfilling to foundations walls trenches etc., shall be spread in layers not exceeding 150 mm thick and each layer shall be well compacted and consolidated. Backfill shall be selected excavated material and no backfilling shall be carried out until foundations and rising walls have been inspected by Supervisor.*

Excess excavation by Contractor shall be made up at his own expense.

9. **ROCK**

EXCAVATION

Rock met in the course of the excavations shall be removed by compressed air or explosives. Blasting shall only be used after approval has been received from the Supervisor, who must be informed of the precautions taken by the Contractor to safeguard the surrounding property. Notification of blasting must be given to the Police Authority and permission for use of explosives must be granted before blasting shall occur.

Bed rock shall be rock as defined geologically as in situ or boulders that exceed 0.11 cu.m volume.

The Contractor should include for removal of any rock likely to be encountered.

SECTION 3: DRAINAGE

1. DRAIN PIPES *New drains to be laid as shown on plan. Drain pipes to be used generally may be P.V.C., salt glazed earthenware or fireclay pipes, except under buildings. Other pipes should be first class quality spigot and socket type circular in sections and free from cracks, flaws or blemishes of any kind. Glazed pipes to be jointed with ring or rope steeped in cement grout, well chaulked up and flushed full with cement mortar, executed neatly.*

All pipes, bands, junctions and other fittings used in connection with drains to be used in accordance with the current I.S.6.
2. TESTING *After drains are laid and before they are covered with concrete haunching they are to be tested and passed by the Local Public Health Inspector.*
3. ARMSTRONG JUNCTIONS *To be 225 mm x 225 mm glazed stone ware with galvanised heavy duty cast iron cover and frame set on and surrounded with 150 mm x 150 mm thick concrete (1:2:4).*
4. GULLEY TRAP *To be 150 mm x 150 mm salt glazed stone ware ackinlet type gulley with outlet jointed to drain and fitted with heavy galvanised grating and set on and surrounded with (1:2:4) concrete mix well dished down to grating.*
5. MANHOLES *Form manholes 900 mm x 900 mm inside measurements or as shown on drawings with 225 mm solid blockwork walls, bedded in cement mortar and finished with 1 inch cement plaster well haunched down to half round, glazed channels. Roof of manholes should be 150 mm thick with min. dia. reinforcing bars at 150 mm centre. Where manholes exceed 900 mm deep they should be fitted with heavy galvanised cast iron foot irons built into walls. The cover of manhole shall be cast iron grade "A" in carragways and grade "B" elsewhere.*