

REF. NO.: 91A/0874 CERTIFICATE NO.: 15207B
 PROPOSAL: Fora New Toilet, New devotional treatment + clay use
 LOCATION: Jobsturn House, Blessington Road, Tallaght
 APPLICANT: John Gilbride

	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>85.0m</u>	@ £3.50 per M ² or £70	<u>297.50</u>	<u>826.70</u>	<u>529.20</u>		<u>overlyt</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. Gilbride Grade: DHL Date: 5/6/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 14/6/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0874

CERTIFICATE NO. 25480

For New toilets, new electrical treatment + dose of use
Jobstam House, Blessington Road, Tallaght
Johns Kilsride

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE RESD.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE RECEIPT
Dwellings	2332					
	2316					
	2300					
	2284					
	2268					
	2252					
	2236					
	2220					
	2204					
	2188					
	2172					
	2156					
	2140					
	2124					
	2108					
	2092					
	2076					
	2060					
	2044					
	2028					
	2012					
	1996					
	1980					
	1964					
	1948					
	1932					
	1916					
	1900					
	1884					
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	172					
	156					
	140					
	124					
	108					
	92					
	76					
	60					
	44					
	28					
	12					

236.20

414.75 413.35 41.40 not sayd

J. Youngy D/T 5/6/91

[Signature] S.O. 4/6/91

Summs 2, 3, 4, 5, 6, 7 Enclosed, Signed

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *911/874*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *2543 ft²*

MEASURED BY:

*J.Y.
5/6/91.*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: *1000*
DATE

2543

ENTERED IN CONTRIBUTIONS REGISTER:

1000 @ 7.10

1907 25

1907

21/7/91

[Signature]

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0874.
DEVELOPMENT: New two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor function room.
LOCATION: Jobstown House, Jobstown.
APPLICANT: J. Kilbride.
DATE LODGED: 28.5.91.

This application is for full permission for change of use of first floor function room at Jobstown House, Jobstown.

The applicant proposes to construct a two storey entrance porch at the front of Jobstown house in an area presently sectioned off by a low wall. Therefore, the extension will neither create extra parking demands nor reduce any existing parking area.

However, the change of use of first floor area to a function room will create extra parking demands. The present use of the floor area is not specified and as such the net increase (or decrease) in parking requirements is not obtainable.

Normally a function room of this size (approximately 165m²) would require 42 car spaces.

Although ample space seems to be available to the rear (54 car spaces), Roads require additional information on the following:-

- *Floor area of present structure devoted to bar area.
- *The present use of area intended to be used for a function room

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 09.07.91
Time 12.20

MA/BMcC
2.7.91.

SIGNED: Michael A. O'Brien
DATE: 4-7-91

ENDORSED: P. Maden
DATE: 5th July '91

Geraldine.

Register Reference : 91A/0874

Date : 6th June 1991

Development : New two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room

LOCATION : Jobstown House, Jobstown

Applicant : J. Kilbride

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.DARLEY

Date Recd. : 28th 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 Tobin

DUBLIN Co. COUNCIL
Date received in Sanitary Services 4 JUN 1991
SAN SERVICES

DUBLIN Co. COUNCIL
PRINCIPAL OFFICER
SANITARY SERVICES
- 5 JUL 1991
Returned *J.R.*

Date received in Sanitary Services

FOUL SEWER

Available.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 08.07.91
Time 2.30

SURFACE WATER

Available to stream.

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

J. R. 25/6/91.

*J.R.
27/6/91*

EUED

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 08-07-91
Time 2:30

Register Reference : 91A/0874

Date : 6th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY Existing Supply - no objection

[Signature]
17/6/91

.....
ENDORSED *[Signature]* DATE 28/6/91

g.B.

PLANNING DEPT.
DEVELOPMENT CONTROL SER

Date 31.07.91.....

Time 5.00.....

Register Reference : 91A/0874

Date : 6th June 1991

Development : New two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room

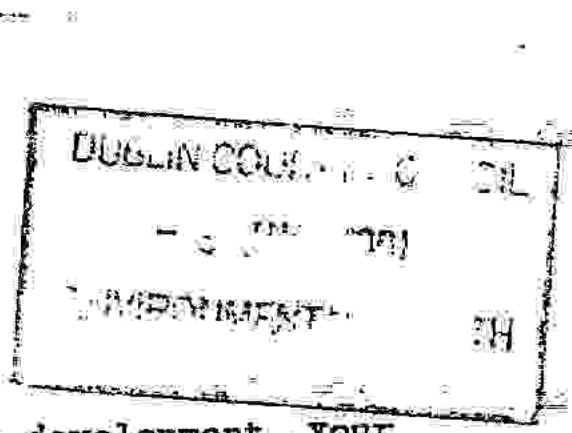
LOCATION : Jobstown House, Jobstown

Applicant : J. Kilbride

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer : M. DARLEY

Date Recd. : 28th 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 John

PRINCIPAL OFFICER

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 ~~NEW~~ LOBBIES FOR THE NEW SANITARY ACCOMMODATION MUST 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 IS REQUIRED.
4. A SYSTEM OF MECHANICAL EXTRACT VENTILATION MUST BE CAPABLE OF PROVIDING A MINIMUM OF 3 AIR CHANGES PER HOUR MUST BE PROVIDED IN THE PROPOSED SANITARY ACCOMMODATION ON THE GROUND AND FIRST FLOOR.
5. ALL DRAINAGE CONNECTIONS TO BE SUCH AS NOT TO GIVE RISE TO A PUBLIC HEALTH NUISANCE.
6. THE HEALTH BOARD TO BE NOTIFIED OF THE NATURE AND EXTENT OF THE PROPOSED FOOD BUSINESS BEFORE COMMENCEMENT OF WORK.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Ma Devine
for John O'Reilly S.B.H.O.
1/12/91

21.06.91

COMHAIRLE CHONTAE ÁTHA CLIATH

1907

Record of Executive Business and Manager's Orders

Proposed two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room, to Jobstown House, Jobstown for J. Kilbride.

Other:
SECURITY:
Bond / C.I.F.:
Cash:

Liam Matthews & Prs.,
5, Clare Street,
Dublin 2.

Reg. Ref. 91A-0874
Appl. Rec'd: 28.05.1991
Floor Area: 85 sq. m.
Site Area: 2,920 sq. m.
Zoning: A1

Report of the Dublin Planning Officer, dated 23 July 1991

This is an application for PERMISSION. The proposal consists of alterations and extensions to Jobstown Inn at Jobstown, Blessington Road, Tallaght.

The area in which the site is located is zoned with the objective "to provide for new residential communities in accordance with approved Action Area Plans." (A1)

The history of the site is as follows:

- 89A-0023 Permission granted for reinstatement of front elevation and extension to lounge.
- 86A-0572 Permission refused for advertising sign.
- WA 2570 Permission granted for extension.
- WA 1866 Permission refused for extension.

The current appearance of this public house is most unattractive. The openings on the front facade have been blocked up, and the entire external walls, site and boundaries are unmaintained and in disrepair. In earlier files references were made to the high risk and frequency of burglaries and vandalism.

The current proposal is for a 2 storey entrance porch at the front; 2 new bay windows; additional toilets; change of use of first floor (unoccupied living accommodation) to function room; new elevational treatment. This elevational treatment includes the use of 'Bradstone' reconstituted stone facing, window surrounds and latticed windows. A 'clock' roof feature is also proposed. window shutters are proposed, the colour of which should be agreed with the Planning Authority.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room, to Jobstown House, Jobstown for J. Kilbride.

(Continued)

In general, the proposals represent a vast improvement over the existing although I consider the coverage of the entire front elevation with stone facing may not be desirable, particularly in this buff coloured store. The architect involved has mentioned in conversation with this Department that the stone facing may be reduced to certain parts of the elevation.

With regard to car parking, a total of 54 spaces are shown. The existing space of 375 sq. m. would require 93 spaces. The additional area of 161 sq. m. would require another 40 spaces. Given the low car ownership in the area and the fact that there does not appear to be a problem at present, it would seem unreasonable to demand that our current standard be adhered to.

The Blessington Road at this point is unfinished, and obviously when it is completed the area around the Jobstown Inn would be much safer.

The report from Roads Department points out this shortfall in car parking space and that Department has informed us verbally that no car parking should be permitted at the front. Bollards are proposed in front, but the space between the building and the bollards could still be used for car parking. This should be discharged.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (9) conditions:-

(SEE CONDITIONS OVER)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

Order:-

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

Dated:

25 July, 1991.


APPROVED OFFICER

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room, to Jobstown House, Jobstown for J. Kilbride.

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

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

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

4. In the interest of health.

5. That a financial contribution in the sum of £ 1907 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

6. The applicant is to agree in writing with the Planning Authority revised elevation limiting the use of stone facing on the premises prior to the commencement of development

6. In the interest of visual amenity.

7. The applicant is to agree in writing proposals for the prevention of car parking and the safety of pedestrians at the front of the building prior to the commencement of development on site.

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

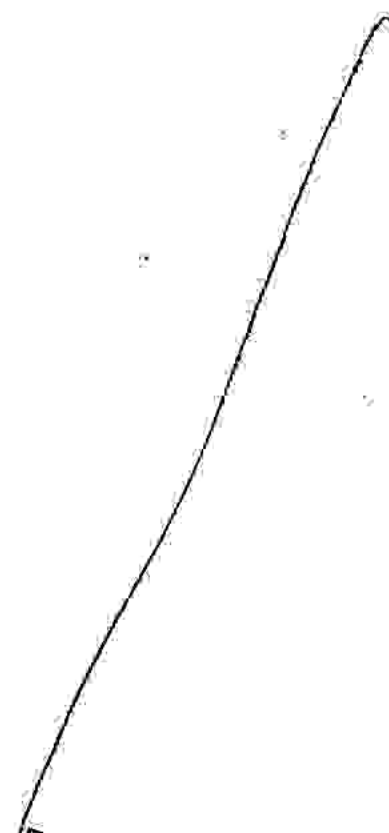
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room, to Jobstown House, Jobstown for J. Kilbride.

CONDITIONS	REASONS FOR CONDITIONS
8. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	8. In the interest of the proper planning and development of the area.
9. Details of all boundary treatment are to be agreed in writing with the Planning Authority prior to commencement of development on site.	9. In the interest of visual amenity.

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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

8th July, 1992

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

LOCATION: Jobstown House, Jobstown
PROPOSED DEVELOPMENT: Extension, alterations & change of use of 1st floor to
function room
APPLICANT: J. Kilbride
PLANNING REG. REF.: 91A/874
DATE OF RECEIPT
OF SUBMISSION: 26th June, 1992

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions

· Mise, le meas

· A. Smith

PRINCIPAL OFFICER

Liam Matthews & Partners,

5 Clare Street,

Dublin 2

LIAM MATTHEWS & PARTNERS

ARCHITECTS. PLANNING CONSULTANTS. INTERIOR DESIGNERS

Comp

5 CLARE STREET, DUBLIN 2.
REPUBLIC OF IRELAND.
Phone: 01-765329/767732

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

Comp

24th June, 1992.

RE : JOBSTOWN HOUSE - DECISION ORDER P/3418/91 REG. REF. 91A/0874.

Dear Sirs,

Further to our discussions concerning Items 6 & 7 of the Permission of 3/9/91, we confirm that stone facing to the building has been eliminated in preference to the County Council's suggestion of plaster work, and that chain linked cast iron bollards immediately behind a raised concrete kerbing have been placed along the perimeter, to prevent car parking and ensure the safety of pedestrians. Also, fixed rails have been placed between the precast bollards immediately opposite, and for the complete width of the entrance lobby extension, thus achieving the required objective of not allowing pedestrians to go directly from the premises onto the roadway.

Yours faithfully,

Liam Matthews

Liam Matthews, M.R.I.A.I.

91A/0874

1.0.0

Low

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
26 JUN 1992
RECEIVED

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 Liam Matthews & Partners, Decision Order P/3418/91 25.07.91
5 Clare Street, Number and Date
Dublin 2. Register Reference No. 91A/0874
Planning Control No. _____
Application Received on 28.05.91
Applicant J. Kilbride. Floor Area: 85 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/ for:-

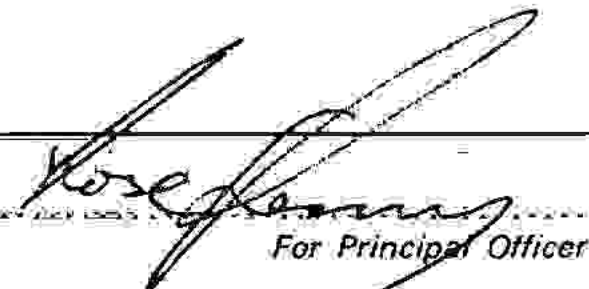
two-storey entrance porch, 2 no. two-storey bay windows, additional first-floor toilets, new elevational treatment and change of use of first-floor to function room, to Jobstown House, Jobstown.

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 requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.

Over

Signed on behalf of the Dublin County Council


For Principal Officer

Date 25 July 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That a financial contribution in the sum of £1,907.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

6. The applicant is to agree in writing with the Planning Authority revised elevation limiting the use of stone facing on the premises prior to the commencement of development

7. The applicant is to agree in writing proposals for the prevention of car parking and the safety of pedestrians at the front of the building prior to the commencement of development on site.

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

9. Details of all boundary treatment are to be agreed in writing with the Planning Authority prior to commencement of development on site.

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.

5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

6. In the interest of visual amenity.

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

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

9. In the interest of visual amenity.



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.

LIAM MATTHEWS & PARTNERS

ARCHITECTS, PLANNING CONSULTANTS, INDUSTRIAL DESIGNERS

Dublin County Council,
Planning Department,
Irish Life Centre,
Lr. abbey Street,
Dublin 1.

Att : Ms. Geraldine Boothman.

Re : Jobstown House, Jobstown, Dublin 24.

5 CLARE STREET, DUBLIN 2.
REPUBLIC OF IRELAND.
Phone: 01-765329/767732

Reg. Ref. 91A/0874.

17th July, 1991.

91A/0874

1-0-0

Model A.1.

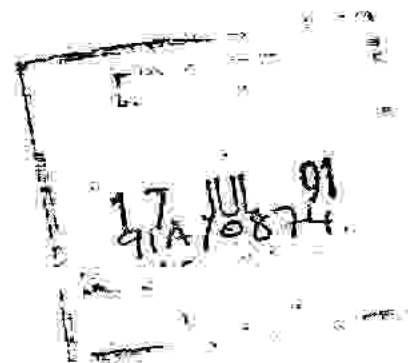
Dear Sirs,

Further to our application of 21st May '91, for Permission to alter and extend the above premises, we wish to state that in the advent of the deletion of the Bradstone stone facings to the elevations, due to cost, we would propose to replace the stone facings with nap plaster finish, but retaining the quoins, and window treatment, as detailed on the drawings.

Yours faithfully,



Liam Matthews, M.R.I.A.I.



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



Blac 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/0874

Date : 29th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : New two storey entrance porch, 2 no. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room

LOCATION : Jobstown House, Jobstown

APPLICANT : J. Kilbride

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

Liam Matthews & Partners,
Architects,
5 Clare Street,
Dublin 2.



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 JOBSTOWN HOUSE
(If none, give description sufficient to identify) BLESSINGTON ROAD, TALLAGHT, CO. DUBLIN. *413.36*

3. Name of applicant (Principal not Agent) JOHN KILBRIDE ESQ. *N 37786*

Address JOBSTOWN HOUSE, JOBSTOWN, DUBLIN 24. Tel. No. 514140

4. Name and address of LIAM MATTHEWS & PRS., ARCHITECTS
person or firm responsible 5, CLARE STREET, DUBLIN 2.
for preparation of drawings Tel. No. 765329

5. Name and address to which LIAM MATTHEWS & PRS., ARCHITECTS
notifications should be sent 5, CLARE STREET, DUBLIN 2.

6. Brief description of See cover letter
proposed development PART DEMOLITION & ALTERATIONS & EXTENSION - NEW TOILET BLOCK & CHANGE OF
..... USE OF 1ST FLOOR - NEW FRONTAGE

7. Method of drainage MAINS & SW TO STREAM 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 N.A.

(b) Proposed use of each floor N.A.

DUBLIN 24 Planning permission for new two storey entrance porch, 2 No. two storey bay windows, additional first floor toilets, new elevational treatment and change of use of first floor to function room, to Jobstown House, Jobstown, J. Kilbride.

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

Irish Press

24/5/91

11. (a) Area of Site 2920 Sq. m.
(b) Floor area of proposed development 85 Sq. m.
(c) Floor area of buildings proposed to be retained within site 833.5 Sq. m.

826.30

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

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

N 37481

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

AS APPLICABLE

15. List of documents enclosed with application 4 COPIES PLANS/SECTIONS/ELEVATIONS/OUTLINE SPECIFICATION

..... PLANNING AD/PLANNING FEE/COVER LETTER

RECEIVED
28 MAY 1991
833.5
REG. SEC.

16. Gross floor space of proposed development (See back) 833.5 Sq. m.

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

Fee Payable £ 1240.05 Basis of Calculation 85m² New & 151.2m Ch.O. Use X 175 = 413.35

If a reduced fee is tendered details of previous relevant payment should be given B.B.L. 236 x £3.50 = 326.7

TOTAL = £1,240.05

Signature of Applicant (or his Agent) Liam Matthews Date 27th May, 1991

Application Type PIB

FOR OFFICE USE ONLY *28/5*

Register Reference 91A/0874

Amount Received £ 21-11

224.4

Receipt No

Date

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

CASH 46/49 UPPER O'CONNELL STREET

CHEQUE DUBLIN 1.

M.O.

B.L.

I.T.

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

N 39786

£ 113.35

Received this 20th day of May 1961

from J. Gilbride Jnr Esq,
Tobacco House,
Tobacco Quay

the sum of ~~one hundred and thirty five~~ Pounds

thirty five Pence, being the fee for planning application at above address

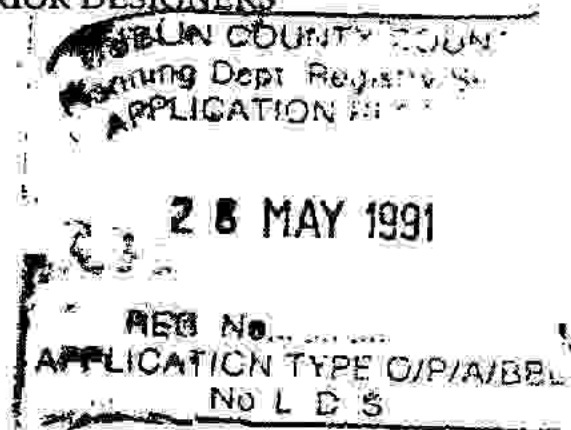
Michael Quare Cashier

S. CAREY Principal Officer

LIAM MATTHEWS & PARTNERS

ARCHITECTS, PLANNING CONSULTANTS, INTERIOR DESIGNERS

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



5 CLARE STREET, DUBLIN 2,
REPUBLIC OF IRELAND.
Phone: 01-765329/767732

21st May, 1991.

Re : Alterations & Extension to "Jobstown House", Tallaght, Dublin 24.

Dear Sirs,

We wish to apply on behalf of our client, Mr. John Kilbride, of the above address, for Planning Permission and Building Bye-Law Approval for certain alterations and change of use, at the above, for which we enclose the relevant documentation.

The application is mainly for the upgrading of the existing Bar on the ground floor, together with more acceptable elevational treatment. Permission for entrance doors in approximately the same location as shown in this application, was granted a few years ago.

Our client is also applying for permission to use the 1st floor as a Function Room, for meetings etc.

Generally speaking the application is to upgrade and improve the visual aspect of this rather decrepit building.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Liam Matthews', written over a horizontal line.

Liam Matthews, M.R.I.A.I.

LIAM MATTHEWS & PARTNERS

ARCHITECTS, PLANNING CONSULTANTS, INTERIOR DESIGNERS

5 CLARE STREET, DUBLIN 2.
REPUBLIC OF IRELAND.
Phone: 01-765329/767732

OUTLINE SPECIFICATION OF WORKS TO BE DONE AND MATERIALS
TO BE USED IN THE ALTERATIONS AND EXTENSIONS TO BE
CARRIED OUT AT :

JOBSTOWN HOUSE,
JOBSTOWN,
DUBLIN 24.

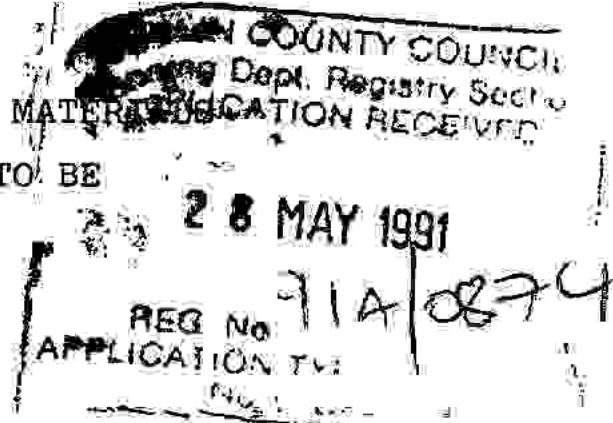
FOR :

JOHN KILBRIDE ESQ.,

UNDER THE SUPERVISION OF :

LIAM MATTHEWS & PARTNERS,
ARCHITECTS,
5, CLARE STREET,
DUBLIN 2.

MAY, 1991.



GENERAL

Scope of Contract:

The work consists of all that necessary to carry out the proposed work as shown on the drawings and within this specification.

Materials and Workmanship:

The works throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind and complying with the relevant Irish or British Standards. The works shall also comply with:-

- A. Local Authority Bye-Law Regulations and Requirements.
- B. The Regulations and Requirements of the various Public Utility Companies as applicable.
- C. Accepted Codes of Practice.
- D. Requirements of the Department of the Environment.

Materials:

Cement : To be normal Portland Cement to I.S. 1.
Lime : Hydrated lime to I.S. 8.
Water : Mains water free of impurities.

Sand & Aggregate

Shall be clean sharp river sand in accordance with I.S. 5.
Coarse aggregate shall be suitably graded, hard, clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes as set out below.

Concrete Mixes:

Concrete Mix	Aggregates Max Size	Nominal Mix
		Cement : Sand : Aggregate
A	38	1 : 2 : 5
B	18	1 : 2 : 4

The water/cement ratio shall be kept to the minimum needed to ensure reasonable workability.

Cement Mortar : 1 part cement to 3 parts sand
Lime Mortar : 1 part hydrated lime to 6 parts sand
Gauged Mortar : 10 parts lime mortar mixed with 1 part cement just before use.

Strong Gauged Mortar:
5 parts lime mortar mixed with 1 part cement just before use.

Additives if used to be in accordance with the manufacturers instructions.

Blocklayer & Concretor:

: Blockwork shall be in accordance with I.S. 20.
: Clay bricks shall be in accordance with I.S. 91.
All blockwork and brickwork shall be properly bedded and bonded in gauged mortar. All walls shall be carried up regularly not leaving any part 1000mm lower than another.

Carpenter & Joiner:

Timber shall be sound, free from large knots and shakes, etc. and with a moisture content within the limits set out in I.S. 96. Timber for joinery shall be Red Deal, Hardwood or other timber suitable for the purpose. Timber for carpentry shall be White Deal.

Preserve softwoods used externally by pressure impregnating with coloured preservative. Softwoods in contact with concrete, set into walling etc. to be treated with coloured preservative. Frames, barge boards, fascias etc. to be primed before fixing.

Roofer:

Roofing materials to be as per the drawings and as later described.

Prefabricated roof trusses to be used are to be in accordance with I.S. 193(P) adequately braced diagonally and at centres not greater than 600mm. Battens not less than 44x44 to be used.

Plasterer:

External plastering to hollow and solid block walling to consist of 3 coat work.

Scud coat: 3:1 sharp sand/cement - 2 coats 1:1:6 cement/lime/sand to a total thickness of 18mm min. The second coat to be finished nap or smooth or combed for roughcast, pebble dash or prepared for proprietary finish. Rough Cast shall be 5-6 parts washed sand and pebbles, 1 part lime, 1 part cement. Reveals to opes shall be 18mm thick, finished smooth with scored drip groove to soffite of head. All arrises shall be neatly finished. Plinths shall be finished smooth and weathered at top edge. Plaster to extend below finished ground level.

Internal plastering to be 1 scud coat and 12mm coat of 1:1:6 plaster finished with Gypsum plaster skim; OR use proprietary finish to manufacturers instructions. Stud partitions and ceilings to be covered with 12mm plaster boards or slabs with skimmed plaster finish.

General: Protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc. Carry plaster behind skirtings and architraves. Plasticisers, waterproofers, sealers and bonding agents to be used in accordance with manufacturers instructions.

Electrician:

Installation shall be in accordance with I.E.E. regulations and ESB specifications. Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in the centres of joists.

Excavator & Drains:

Over required area excavate to a minimum depth of 750 or as otherwise shown on the drawings or as necessary to obtain good bearing ground for foundations.

Excavate to expose existing drain and excavate trenches for new drain as indicated on the drawings. All drains under the building are to be encased in 150 conc. with lintels over where passing through walls. New drains are to be laid on a 150 concrete bed laid to correct falls. Armstrong Junctions and new manhole are to be built up on a 200 thick base. The drains are to be properly haunched into 1/2 round channel. All drainage from fittings is to be taken to mains in the correct manner. All fittings except w.c. to discharge into a trapped gulley prior to entering the main drain run.

Demolition:

The contractor is to provide all necessary propping and bracing to existing works prior to demolition of existing walls as may be necessary to enable the proper carrying out of the works.

Demolish all areas shown such on the drawings and in accordance with any details as may be indicated on the Engineers drawings.

Foundations:

Lay in on lines shown on the drawings mass concrete foundations to the depth and width appropriate and/or in accordance with the Engineers details.

All foundations to be reinforced with a layer of A142 mesh. To carry new facing work lay in new foundation overlapping the existing as indicated on the drawings and to a min depth of 225 and form mesh cage reinforcing. All to detail.

Foundation sizes:

Under 225 walls	:-	700x300
Under 350 walls	:-	1000x300

Walls and D.P.C.

Build up new walling as indicated on the drawings. Rising walls to be brought up in the solid to DPC level. Cavity walls to have the cavity filled to within 225 of DPC level and with weep holes left as appropriate.

As shown build up existing openings and new walls in 215 solid or 350 cavity work.

To those faces of existing walls as indicated build up 100 leaf of Bradstone reconstructed stone walling fully tied to the existing walls with metal ties securely shot fixed to existing and into coursing of new work; 450mm V & 750mm H. DPC shall be polythene to BS743 or bitumen sheeting on hessian or canvas base to IS 57 laid to prevent the passage of moisture and lapped adequately at joints. DPC turned up back and sides of all cills and under all cappings and

copings. Over door and window heads in cavity walling DPC is to be laid to fall from inside to out and to project 225 either side of opes. Form vertical DPC at jambs of all opes in cavity walling.

Lintels and Cills:

Lintels are to be precast concrete by approved manufacturer and clearly marked for correct placing. Solid blockwork to a min height of 150mm is to be laid in over. Patent or proprietary lintels to BS1239 to be used in accordance with manufacturers instructions.

Over new openings in existing masonry lay in new steel lintels in accordance with Engineers sizes with min 200 bearing either end and encase to give steel 1 hour fire protection.

Window cills to IS89 to be 60mm thick on front face, 120mm thick at back and 225mm wider than ope, adequately reinforced, seated, rebated, weathered and throated and set in gauged mortar on dpc as before described.

In new facing work lintels and cills are to be selected patent surrounds by Bradstone with 100x75 m.s. angle supports as per details on drawings and to Engineers details.

Floor:

Repair all existing floors where disrupted by new works. In all cases DPM is to be lapped and maintained to prevent the ingress of rising damp.

Lay in 150 conc. on 1000 gauge Visqueen DPM turned up edges of slab to combine with DPC. at extended areas of ground floor slab. At extended areas of first floor spike new joists to and lapped min 600 onto existing and sitting over new beams to Engineers details and into new walling.

At first floor level as may be required by the Engineer install new tie beams to compensate for the removal of the existing cross walls.

To new First Floor Toilet areas cut back and remove existing roof joists and lay in new 225x50 grade G.S. joists at 350 centres set into new and existing walling and bridged as required. Finish ex. 125x25 T+G boarding to floor and plaster skim to 2 layers of 12mm Gypsum Fireline or other approved to ceiling under.

Roof:

To existing roof re-support on 75 wallplate bolted to new wall with expanding bolts at 600 centres. Re-dress ex finish over new fillet and 150 up wall into joint and counterflash with lead and form bellmouth in plaster over.

New flat roof to be Paralon or other approved with 2 coats Solarflex or chippings finish on separating membrane on felt on 18mm exterior grade ply on furring pieces 175x50 joists at 350 centres set over 100x75 wallplate bolted at 900 centres to new walling and into existing wall or over 38x38

bearer on 75 wallplate well spiked to existing wall. Trim back existing roof eaves to accommodate new roof and dress new finish up and under existing slates to provide waterproof seal. Dress new finish over 175x20 fascia and into new 112 half round pvc gutter. Set in permanent vents to soffit as necessary and insulate roof space with fibreglass quilt laid between joists. New pitched roofs to be matching slates on 50x25 battens on sarking felt on 112x38 rafters at 350 centres trimmed along existing roof on 225x38 valley rafters and over 100x75 wallplates as before. Ceiling joists to be 112x38 at 350 centres. Ridgeboard to be 175x25, collars: 112x38 located as appropriate. Form lead valleys on felt underlay using 6lb.lead. New clock tower to later detail.

Ventilation:

Provide and fix 225x225 ventilators to all locations as shown on the drawings. Install permanent in exterior door to new toilet lobby at First Floor. Install opening windows in all new locations as indicated on the drawings.

Partitions:

Stud, head and sole pieces to be 100x50 studs at 350 centres. Sole to be well spiked to floor. Provide similar noggins at 900 centres and staggered. Partitions to new Toilet Area to be packed with fibreglass quilt and finished - double layer 12mm plasterboard and skim both sides.

Windows & Doors:

Windows to be as selected by the client and to give a light and ventilation factor of 1/10 and 1/20 respectively of the floor area. Doors to be selected by the client. External doors to be to IS48 or 52 hung on 1 1/2 pair of 100 steel or brass butt hinges. Internal doors as before but requiring only 1 pair of hinges.

Plumber:

As required by the client and/or shown on the drawings extend existing services to all new outlet points. Except in the case of a Service Sink cold water supply to be extended only from the supply leading from the storage tank.

Drain Layer:

New drain shall be 100 diam or as otherwise shown on the drawings, laid to falls of 1 in 60 or as required for other pipe sizes, with bends and junctions laid in direction of flow and laid straight between manholes. The drain shall be

PVC or other approved laid as before described.
New surface water drainage is to be taken separately to discharge into the existing stream and foul drains are to linked into the existing foul run.
All drainage under Car Park area is to be encased in 150 conc. throughout its length.

Other:

Form new escape stair from First Floor into existing open yard with new escape latch on existing door. All in agreement and consultation with the Fire officer.

Open up and realign entrance into car park area as shown on the drawings.

Remove existing conc bollards and wall to front of building and lay new paving and planting and planter walling as shown and to later details. Define back of footpath with new decorative metal bollards to later detail.

New paved footpath to be formed by or in agreement with the Local Authority.

On completion clear away all rubbish and leave all clean and tidy.

Heating & Ventilation

Heating to be oil fired blow pressure hot water radiator system, in accordance with the relevant Code of Practices.

Ventilation to comply with relevant Codes of Practices and Building Bye-Laws.