(60)

Glenanareen,
Brittas,
Co. Dublin.

13th July, 1992

GLENANAREEN GROUP WATER SCHEME

RE: REF NO. 91A/0718

Dear Sir,

We the undersigned, all members of the above Water Scheme, wish to object to an additional connection being made to the scheme for Noel and Rita Keogh's house.

We understand a letter of consent has been lodged in the Planning Department - proposedly from the group, we are not aware of any such letter as the majority on the group scheme have not being approched.

This scheme is already overloaded and only two years ago 12 houses had no water for almost three months during the dry spell. Even in the wet Summers several houses go short.

We have for some years being trying to improve the supply but to no avail.

We trust this matter will be looked into immediately as some work appears to be taking place.

Enclosed please find 50.00 objection fee.

Yours faithfully,

GLENANAREEN GROUP WATER SCHEME

We the undersigned wish to object to an additional connection being made to the water scheme for Noel and Rita Keogh's house. Ref letter dated 13th July, 1992

1 Bill Dwyer
2 [redacted]
3 Mary Hudson
4
5
6
7 Joe Dowling
8 Joseph Mulligan
9 Eamonn Hall
10
11
12
13
14
15
16
17
18 Patricia Redmond
19
20

Register Reference : 91A/0718

Date : 23rd July 1992

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : Permission

Dear Sir/Madam,

I wish to inform you that by Order dated 22.07.92 it was decided to REFUSE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [9.00a.m.- 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1.(Tel.728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

Yours faithfully,

.....

for PRINCIPAL OFFICER

B.Quigley
Glenanareen
Brittas
Co.Dublin.

BYE LAW APPLICATION FEES

CERTIFICATE NO.: 164875

REF. NO.: 91A/718

PROPOSAL: Bungalow

LOCATION: Glenavaneen, Bittas

APPLICANT: Noel Keogh

	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 x 1 (Houses/Flats) See 124920	@ £55	£30	£30	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M^2 or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 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: _____ Grade: _____ Date: _____

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

Columns 2,3,4,5,6 & 7 Certified: Signed: M. Doe Grade: III Date: 8/10/

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

BYE LAW APPLICATION FEES

REF. NO.: 91A/718 CERTIFICATE NO.: 164875

PROPOSAL: Bungalow

LOCATION: Glenaraneen, Bitlas

APPLICANT: Noel Keogl

	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 x 1 (Houses/Flats) See 124920	@ £55	£30	£30	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M^2 or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 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: _____ Grade: _____ Date: _____

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

Columns 2,3,4,5,6 & 7 Certified: Signed: M. [illegible] Grade: III Date: 8/10/

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

BYE LAW APPLICATION FEES

REF. NO.: 91A/718 CERTIFICATE NO.: 164875

PROPOSAL: Bungalow

LOCATION: Glenaraneen, Bittas

APPLICANT: Noel Keogh

	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 x 1 (Houses/Flats) See 114920	@ £55	£30	£30	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M^2 or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 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: _____ Grade: _____ Date: _____

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

Columns 2,3,4,5,6 & 7 Certified: Signed: M. Dea Grade: III Date: 8/10/91

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

Mr. A. Hinchy,
Senior Executive Draughtsman/Technican

RE: Noel Keogh Monaseeds Buttevs

REG. REF.: 91A/0718

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

A reduced fee (i.e. ¾) has been paid in respect of the above application. Please confirm this is the correct fee under Article 6.1 of the Local Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 89A/2215 on which a full fee was paid is attached.

Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J.Y.
15/5/91

A. Hinchy,
Senior Executive Draughtsman/Technican

EP. NO.: 91A/0718 CERTIFICATE NO.: 14920B

ROPOSAL: Bungalow + Septic Tank

CCATION: Kenmaneen, Buttas

PPLICANT: Noel Keogh

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	£55	£55	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M² or £70					
D	Building or other structure for purposes of agriculture	@ £1.50 per M² in excess of 300 M² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [signature] Grade: S.O. Date: 10/5/91

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

REF: 9/4/0718 CERTIFICATE NO: 25193

PROPOSAL: Bungalow + Septic Tank

LOCATION: Hensgrove, Buttes

APPLICANT: Noel Keogh

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings	$602	46	46	—		
	$616					
	$50p per M² in excess of 300M² Min.$40					
metres²	$61.75 per M² or $40					
x .1 hect.	$603 per .1 hect. or $250					
x .1 hect.	$603 per .1 hect. or $--					
x .1 hect	$603 per .1 hect. or $---					
	$6100					
x metres²	$610 per M² or $40					
M²,000M²	$603 per M²,000M² or $--					
x .1 hect.	$65 per .1 hect. or $40					

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

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

Columns 2,3,4,5,6 & 7 Certified Signed: _____ Grade: SO Date: 8/5/94

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 29/05/92

Applicant: Noel Keogh

Submitted by: Mary Walsh, 77 Bawnville Road, Tallaght, Dublin 24.

Reg. No: 91A/718

Order No: BBL/1733/92

Proposal: Bungalow and septic tank

Location: Glenaraneen, Brittas.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.

(2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

3. That all work be in accordance with Dublin County Council's S.E.P.A. P.

4. That the following information be submitted and agreed with this department prior to commencement of construction:-
   a. Full details and specification of the treatment system including full drainage layout.
   b. Details of maintenance contract with supplier of treatment system.
   c. Details of treatment of all ditches on site (consult with Mr. C. Egan, Area Road Maintenance Engineer - Phone 515652).
   d. Design calculations and Chartered Engineers Certificate in respect of the roof structure.

5. That all habitable rooms, without fireplaces, be provided with permanent ventilation to the open air.

6. That the precast lintel construction and installation comply with the requirements of I.S. 240 1980 and be supplied by an approved manufacturer. The installation should comply with any additional requirements specified by the manufacturers.

cont'd.

Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.

(2) At least two clear days notice in writing must be given to the Building Control Section,
   (a) of the date on which execution of the work will be commenced.
   (b) before proceeding with the covering up of any drain or the filling in any foundation.

(3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date: 18 AUG 1992

J. CARSON
Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1. when the work reaches the

7. That the areas of windows and opening sashes to habitable rooms be at least equal to 10% and 5% respectively, of the floor areas.

8. That the chimney, hearth and flue design and construction comply with BR.'s 24 to 52 and 57.

9. Drainage and construction works throughout to be carried out in accordance with Dublin County Council's Building Bye Laws.

066 21369

P/3464/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH COUNTY

Register Reference : 91A/0718 Date Received : 29th May 1992

Correspondence Name and Address : Mr Noel Keogh, Glenaraneen, Brittas, Co. Dublin.

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : Permission

Zoning : G

Floor Area : 121.6 Sq.metres

(ROD/DK)

Report of the Dublin Planning Officer dated 17th July, 1992.

This is an application for PERMISSION for a bungalow and septic tank at Glenaraneen, Brittas for N. Keogh. The site is located in an area zoned 'G' "to protect and improve high amenity areas" in the 1983 County Development Plan. The site area is stated to be 1,970 sq. m. The floor area of the proposed development is stated to be 121.6 sq.m.

PLANNING HISTORY

Reg. Ref. 87A-1026 - By decision order P/3533/87, planning permission for a bungalow on this site was refused for three reasons including traffic hazard. Applicant was Linda Tyrrell.

Reg. Ref. 89A-2215 - Following a motion pursuant to section 4 of the City and County Management (Amendment) Act, 1955, being passed on 12th March, 1990, by decision order P/1059/90, outline permission was granted for a bungalow and septic tank on this site for N. Keogh subject to 4 conditions. The Roads Department report attached to that application stated that the proposal should not be permitted because of direct access to the N81. The proposal contravened an adopted policy of Dublin County Council in paragraph 2.15.1 and 2.15 of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0718

Page No: 0002

Location: Glenaraneen, Brittas

Development Plan.
The report of the Environmental Health Officer stated that the proposal was not acceptable for five reasons. The trial hole inspected on 24th February, 1990, had a low clearance of 2 ft. above the water table level. The report stated that it would be necessary to carry out percolation tests before a proposal could be acceptable.

Conditions No. 1 and 3 attached to the outline grant of permission required that details of access to the dwelling and septic tank drainage be submitted and approved by the Planning Authority.

The current application is for approval for dwelling which was granted outline permission under Reg. Ref. 89A-2215.

Additional information was requested from the applicant on 1st July, 1991, as follows:

1. The applicant is requested to submit details of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer. The applicant is requested to consult with the Environmental Health Officer (Tel. 717777) in this regard and to carry out percolation tests. The applicant is requested to submit details of septic tank and percolation areas of adjoining sites.

2. The applicant is requested to indicate if he can modify the proposed access arrangements to reduce road hazard. He is advised to consult with the Roads Engineer before submitting this information.

Additional Information was submitted on 27th September, 1991 viz:-

1. Access: A similar access was shown, plus a proposal to remove all trees within 13 metres to the north of the access. There is no indication given as to whether the issue was discussed with Roads Department.

2. The location of the adjoining septic tanks, and percolation area of the site to the north west, was shown.

A report from Sanitary Services Engineers dated 18th October, 1991, recommended refusal, because "the information now available indicates that this proposal will result in a number of percolation areas within a limited area".... they believe that such a situation would give rise to conditions prejudicial to public health.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0718

Page No: 0003

Location: Glenaraneen, Brittas

This is confirmed by the Supervising Environmental Health Officer, whose report dated 14th November, 1991, indicates that the soil has proven unsuitable for the disposal of septic tank effluent, and that the percolation areas shown are inadequate in size.

Clarification of additional information was requested on 25th November, 1991, with regard to the following:

1. The additional information submitted on 27th September, 1991, shows location of adjoining septic tanks and percolation area of the site to the north west. However, evidence of the suitability of the site for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer has not been submitted. Applicant is requested to clarify the position by the submission of evidence demonstrating that the site can be adequately drained by septic tank.

Applicant is advised to consult and agree these matters in advance with Supervising Environmental Health Officer before responding to this request.

The applicant submitted clarification of additional information on 29th May, 1992.

In a report dated 6th July, 1992, the Principal Environmental Health Officer reports that the evidence submitted fails to demonstrate the suitability of the site for septic tank drainage. The proposed development is, therefore, unacceptable from a public health view point.

Sanitary Services Department by report dated 8th July, 1992, also recommend refusal as the proposal would give rise to conditions prejudicial to public health due to the proliferation of septic tanks and associated percolation areas in a confined site. It is considered that given the nature of the filled ground that percolated effluent will tend to flow over the original ground profile and collect in one location giving rise to pollution.

A letter of objection from 12 members of the Glenaraneen Group Water scheme dated 13/7/92 is noted.

Roads Department report dated 15th July, 1992, states that the proposed access would endanger public safety by reason of traffic hazard.

R.C. Cond. 1 of outline planning permission Reg. Ref 87A/2215 has not been complied with. Consequently

In view of the serious public health and traffic safety implications associated with the proposed development,

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, for the following ( ) reasons :-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0718

Page No: 0004

Location: Glenaraneen, Brittas

R E A S O N S F O R R E F U S A L

01 Satisfactory proposals regarding the disposal of sewage have not been made. The proposed development would, therefore, be prejudicial to public health and would give rise to an excessive proliferation of septic tanks and associated percolation areas within a limited land area.

2c. 02 The proposed ~~development with direct~~ access off a busy National Secondary Route (N81) near a series of bends would endanger public safety by reason of traffic hazard.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0718

Page No: 0005

Location: Glenaraneen, Brittas

Richard Cremins SEP
for Dublin Planning Officer
21/7/92

Endorsed:- [signature]
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : 23rd July, 1992.

[signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 13th July 1992

5

PLANNING DEPARTMENT BOOK FOLIO

(1) Date Lodged

LOCATION: Glenaraneen, Brittas

REG.REF. 91A718

APPLICANT: Noel Keogh

PROPOSAL: Bungalow & Septic Tank

(2) Date referred

Proposal unacceptable for following reasons:
Chief Medical Officer, Eastern Health Board

(3) Rec'd San. Services

1 Trial hole inspected 4/11/91 and 13/11/91 -
DATE of opening T/H not indicated.
3' water was in T/H on each occasion -
This evidence, along with the general condition of the surrounding land (including 2 land drains which also contained water) would indicate that the soil is not suitable for the disposal and treatment of septic tank effluent.

(4) Dispatched by San. Ser. to C.M.O.:

2. Percolation area proposed is located too close to ajoining percolation areas.
3. Percolation areas inadequate in size.
4. Proposed bungalow is located too close to percolation area in ajoining site.
5. Evidence of potability and adequacy of water supply not produced.

(5) Rec'd Planning:

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.11.91
Time 11.30

14-11-91

(6) Date to Planner:

(7) D.P.O. Report to be submitted before:

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

ENDORSED: Ita Devine DATE: 15-11-91
for John O'Reilly SCHO

P/5303/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0718 Date Received : 27th September 1991

Correspondence Name and Address : Mr Noel Keogh, Glenaraneen, Brittas, Co. Dublin.

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : Permission

Zoning : 'G'

Floor Area : 121.5 Sq.metres

(GB/BB)

Report of the Dublin Planning Officer dated 18th November, 1991.

This is an application for PERMISSION for a bungalow and septic tank at Glenaraneen, Brittas for N. Keogh.

Additional Information was requested on 1st July, 1991.

The site area is stated to be 1970 sq.m. The floor area of the proposed development is stated to be 121.6 sq.m.

The site is located in area which is zoned with the objective 'G' "to protect and improve high amenity areas" in the 1983 County Development Plan. The site is located on a level field. There is direct access to the N81. The road at this section is hazardous containing many bends and the proposal must constitute a traffic hazard.

By Decision Order P/3533/87, Reg. Ref. 87A/1026, planning permission was refused on this site for three reasons including traffic hazard for a bungalow for Miss Linda Tyrrell.

Following a motion pursuant to Section 4 of the City & County Management (Amendment) Act 1955 being passed on 12.03.90, by Decision Order P/1059/90, Reg. Ref. 89A/2215, outline planning permission was granted for a bungalow and septic tank on this site for N. Keogh subject to 4 conditions. The Roads Department report attached to that application stated that the proposal should not be permitted because of direct access to the N81, the proposal contravenes an adopted policy of Dublin County Council in Paragraphs 2.15.1 and 2.15.5 of the Development Plan. The access contravenes the report of the Department of the Environment (Development Control and Guidelines, October 1982, Para. 3.14., 3.15, 3.16 and 3.19)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0718

Page No: 0002

Location: Glenaraneen, Brittas

The report of the Environmental Health officer in Reg. Ref. 89A/2215 stated that the proposal is not acceptable for 5 reasons. The trial hole inspected on 24.02.90 had a low clearance of 2ft. above the water table level. The report states that it will be necessary to carry out percolation tests before a proposal could be acceptable.

The report of the Supervising Environmental Health officer not available when the application was being assessed originally.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The applicant is requested to submit details of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer. The applicant is requested to consult with the Environmental Health Officer (Tel. 717777) in this regard and to carry out percolation tests. The applicant is requested to submit details of septic tank and percolation areas of adjoining sites.

2. The applicant is requested to indicate if he can modify the proposed access arrangements to reduce road hazard. He is advised to consult with the Roads Engineer before submitting this information.

Additional Information was submitted on 27th September, 1991 viz:-

1. Access: A similar access is shown, plus a proposal to remove all trees within 13 metres to the north of the access. There is no indication given as to whether the issue was discussed with Roads Department.

2. The location of the adjoining septic tanks, and percolation area of the site to the north west, are shown.

A report from Sanitary Services Engineers dated 18th October, 1991, recommends refusal, because "the information new available indicates that this proposal will result in a number of percolation areas within a limited area".... they believe that such a situation would give rise to conditions prejudicial to public health.

This is confirmed by the Supervising Environmental Health Officer, whose report

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. 91A-0718

Page No.: 0003

Location: Glenaraneen, Brittas.

dated 14th November, 1991, indicates that the soil has proved unsuitable for the disposal of septic tank effluent, and that the percolation areas shown are inadequate in size.

I recommend that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

1. The additional information submitted on 27th September, 1991, shows location of adjoining septic tanks and percolation area of the site to the north west. However, evidence of the suitability of the site for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer has not been submitted. Applicant is requested to clarify the position by the submission of evidence demonstrating that the site can be adequately drained by septic tank.

   NOTE: Applicant is advised to consult and agree these matters in advance with the Supervising Environmental Health Officer before responding to this request.

Douglas Hyde
For Dublin Planning Officer

Endorsed:- _____
for Principal Officer

Order:- I direct that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 25th November, 1991.

_____
Asst. County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th November 1991.

S.B.

PLANNING DEPARTMENT

BOOK FOLIO 5

(1) Date Lodged 27.9.91

LOCATION: Glenaraneen, Brittas

REG.REF. 91A/0718

APPLICANT: Noel Keogh

PROPOSAL: Bungalow & Septic Tank

(2) Date referred

Proposal unacceptable for following reasons:
Chief Medical Officer, Eastern Health Board

(3) Rec'd San. Services

1. Trial hole inspected 4/11/91 and 13/11/91 – DATE of opening T/H not indicated.
3' water was in T/H on each occasion –
This evidence along with the general condition of the surrounding land (including 2" land drains which also contained water) would indicate that the soil is not suitable for the disposal and treatment of septic tank effluent.
2. Percolation area proposed is located too close to ajoining percolation areas.
3. Percolation areas inadequate in size.
4. Proposed bungalow is located too close to percolation area in ajoining site.
5. Evidence of potability and adequacy of water supply not produced.

(4) Dispatched by San. Ser. to C.M.O.:

(5) Rec'd Planning:

(6) Date to Planner:

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15-11-91
Time 1.00

Anne Donohoe
14-11-91

(7) D.P.O. Report to be submitted before:

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

ENDORSED: Olga Devine for John O'Reilly SEHO DATE: 15-11-91

M.B.

SS + CMD

3

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
27.9.91

LOCATION: Glenarancen, Brittas

REG.REF. 91A/0718

APPLICANT: Noel Keogh

PROPOSAL: Bungalow & Septic Tank

(2) Date referred:
11/10

FOUL SEWER

refer returned from Sanitary Services Department and E.H.O. REFUSAL RECOMMENDED

The information now available indicates that the proposal will result in a number of percolation areas within a limited area. It is the belief of Engineering Services that such a situation will give rise to conditions prejudicial to Public Health.

DUBLIN Co. San. Ser.
30 OCT 1991
DUBLIN CO. CO. NO. 11
SAN. SERVICES
Dispatched to San. Services
29 OCT 1991
Returned

SURFACE WATER

Soak pits proposed – refer to S. B. L. Dept.

(5) Date to Planning

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.10.91
Time 1.00

(6) Date to Planner

(7) D.P.O. report to be submitted before:

(9) Decision due:

J. Rice
18/10/91

(8) D.P.O. report submitted to S.A.O.:

JU 10/10/91

ENDORSED _____ DATE _____

ecd 10/10.

PLANNING DEPARTMENT BOOK FOLIO

(1) Date Lodged	LOCATION: Glenarancen, Brittas	REG.REF. 91A/0713
27.9.91	APPLICANT: Noel Keogh	
	PROPOSAL: Bungalow & Septic Tank	

WATER SUPPLY

No Co. Council watermain in this area
L. J. Spain
16 Oct 91
V. O'Sullivan
18/10/91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.10.91
Time 1.00

ENDORSED: [signature] DATE 21/10/91

5

PLANNING DEPARTMENT BOOK FOLIO

(1) Date Lodged
27.9.91

LOCATION: Glenaraneen, Brittas

REG.REF. 91A/0718

APPLICANT: Noel Keogh

PROPOSAL: Bungalow & Septic Tank

(2) Date referred

Proposal unacceptable for following reasons:
Chief Medical Officer, Eastern Health Board.

(3) Rec'd San. Services

1. Trial hole inspected 4/11/91 and 13/11/91 – DATE of opening T/H not indicated.
3' water was in T/H on each occasion –
This evidence along with the general condition of the surrounding land (including 2" land drains which also contained water) would indicate that the soil is not suitable for the disposal and treatment of septic tank effluent.
2. Percolation area proposed is located too close to ajoining percolation areas.
3. Percolation areas inadequate in size.
4. Proposed bungalow is located too close to percolation area in ajoining site.
5. Evidence of potability and adequacy of water supply not produced.

(4) Dispatched by San. Ser. to C.M.O.:

(5) Rec'd Planning:

(6) Date to Planner:

(7) D.P.O. Report to be submitted before:

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15.11.91
Time 1.00

Anne O'Sullivan
14-11-91

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

Geraldine.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMAENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/0718 Date : 6th May 1991

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 3rd May 1991

DUBLIN COUNTY COUNCIL
SOUTH

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 3rd May 1991.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.07.91
Time 9.55 Jhis plan

Yours faithfully,

.....

PRINCIPAL OFFICER

is unacceptable for the following reasons

1. A trial hole inspected on this site Feb 1990 indicated that the water-table level was too high for septic tank drainage.

2 - Evidence of suitability and availability of potable water supply not submitted

3. Existing neighbouring septic tanks and water-supply pipes are not indicated.

Hilary Keller 18/7/91.

p/a Devine
for John O'Reilly SEHO
19/7/91

Mary B

SS + cms.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMAENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0718

Date : 6th May 1991

Development : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 3rd May 1991

DUBLIN CO. COUNCIL
23 MAY 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
18 JUN 1991
Returned GG

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

Date received in Sanitary Services ..23 MAY 1991..

FOUL SEWER

Septic Tank proposed – refer to E.H.B.

SURFACE WATER

Soakpit proposed – refer to B.B.L. Dept.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.06.91
Time 4.30

J. Rice,
17/6/91

Register Reference : 91A/0718 Date : 6th May 1991

ENDORSED _____ DATE _____

WATER SUPPLY No to Co watermain extension

J Hanly W/SBE
23/5/91

.....

ENDORSED _____ DATE 17/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19:06:91
Time 4:30

Mary R.

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

Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref. P.P. 18
Your Ref.
Date 19.06.1991

RE: Application for 1 No. bungalow at Glenaraneen, Brittas, Co. Dublin. Reg. Ref. 91A/718.

With regard to this application, the Parks Departments comments are;

The applicant is applying for planning permission to develop a private dwelling on land zoned 'G' according to the 1983 County Development Plan. The objectives of this zone are to protect and improve high amenity areas. The proposed development is, therefore, incompatible with the objectives of the County Development Plan.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.06.91
Time 9.20

P/2804/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0718 Date Received : 3rd May 1991

Correspondence Name and Address : Mr Noel Keogh, Glenaraneen, Brittas, Co. Dublin.

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas

Applicant : N. Keogh

App. Type : Permission

Zoning :

(MD/AC)

Report of the Dublin Planning Officer dated 14 June 1991.

This is an application for PERMISSION for a bungalow and septic tank at Glenaraneen, Brittas for N. Keogh.

The site area is stated to be 1970 sq.m. The floor area of the proposed development is stated to be 121.6 sq.m.

The site is located in area which is zoned with the objective 'G' "to protect and improve high amenity areas" in the 1983 County Development Plan.

The site is located on a level field. There is direct access to the N81. The road at this section is hazardous containing many bends and the proposal must constitute a traffic hazard.

By Decision Order P/3533/87, Reg. Ref. 87A/1026, planning permission was refused on this site for three reasons including traffic hazard for a bungalow for Miss Linda Tyrrell.

Following a motion pursuant to Section 4 of the City & County Management (Amendment) Act 1955 being passed on 12.03.90, by Decision Order P/1059/90, Reg. Ref. 89A/2215, outline planning permission was granted for a bungalow and septic tank on this site for N. Keogh subject to 4 conditions. The Roads Department report attached to this application reports that the proposal should not be permitted because of direct access to the N81, the proposal contravenes an adopted policy of Dublin County Council in Paragraphs 2.15.1 and 2.15.5 of the Development Plan. The access contravenes the report of the Department of the Environment (Development Control and Guidelines, October 1982, Para. 3.14., 3.15, 3.16 and 3.19)

Order No. P/2804/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed bungalow and septic tank at Glenaraneen, Brittas for N. Keogh.

The report of the Environmental Health Officer in Reg. Ref. 89A/2215 states that the proposal is not acceptable for 5 reasons. The trial hole inspected on 24.02.90 had a low clearance of 2 ft. above the water table level. The report states that it will be necessary to carry out percolation tests before a proposal could be acceptable.

The report of the Supervising Environmental Health Officer is not available on the current application at the time of writing.

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

1. The applicant is requested to submit details of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer. The applicant is requested to consult with the Environmental Health Officer (Tel. 717777) in this regard and to carry out percolation tests. The applicant is requested to submit details of septic tank and percolation areas of adjoining sites.

2. The applicant is requested to indicate if he can modify the proposed access arrangements to reduce road hazard. He is advised to consult with the Roads Engineer before submitting this information.

(RC/AC)

Endorsed:- P Kenny
for Principal Officer

Richard Cremins SEP
For Dublin Planning Officer
27.6.91

Order:- I direct that ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 28 June, 1991.

APPROVED OFFICER

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

EASTERN HEALTH BOARD
BORD SLAINTE AN OIRTHIR

ENVIRONMENTAL HEALTH OFFICERS SERVICE
33 Gardiner Place
Dublin 1
Tel 727777

Our Fax No. 747677.

Date: 21st August 1992 Time: 10-45 A.M

From: PETER WHELAN
ENVIRONMENTAL HEALTH OFFICER.

To: NOEL PREMERGAST.

No. of Pages: TWO.

Comments:

Signed: Peter Whelan

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 92A/0718.

Proposed: Bungalow and Bio cycle.

At: Glentrantern, Rathfeigh

For: N. Keogh.

Plans lodged: _____

Architect: _____

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

I received a plan from Mr. Keogh's architect showing that a Bio cycle is now proposed on this site.

This proposal is acceptable subject to

1/ Evidence of an adequate and potable water supply being submitted.
2/ The applicant to enter into a maintenance contract with the supplier of the waste water treatment system.
3/ Details and specification of Bio cycle to be submitted.
Percolation Tests carried out on the 27/7/92 and 28/7/92 showed a T value of 9.

Endorsed
for Dr. Irene O'Reilly PEHO
For

Peter Copeland

DUBLIN COUNTY COUNCIL

BUILDING CONTROL

FAX TRANSMISSION

TO: Planning FROM: Building Control

ATTENTION OF: Noel Fredeagst NO. OF PAGES TO FOLLOW: 2

FAX NUMBER: DATE: 19/8/92.

COMMENTS:

Liffey House
Tara Street
Dublin 2
FAX NO: 711056

DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received 29/05/92

Applicant: Noel Keogh

Submitted by: Mary Walsh, 77 Bawnville Road, Tallaght, Dublin 24.

Reg. No.: 91A/718

Order No.: BBL/1733/92

Proposal: Bungalow and septic tank

Location: Glenaraneen, Brittas.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.

(2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

3. That all work be in accordance with Dublin County Council's B.B.L.'s.

4. That the following information be submitted and agreed with this department prior to commencement of construction:-
   a. Full details and specification of the treatment system including full drainage layout.
   b. Details of maintenance contract with supplier of treatment system.
   c. Details of treatment of all ditches on site (consult with Mr. C. Egan, Area Road Maintenance Engineer - Phone 515652).
   d. Design calculations and Chartered Engineers Certificate in respect of the roof structure.

5. That all habitable rooms, without fireplaces, be provided with permanent ventilation to the open air.

6. That the precast lintol construction and installation comply with the requirements of I.S. 240 1980 and be supplied by an approved manufacturer. The installation should comply with any additional requirements specified by the manufacturers.

cont'd.

Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.
(2) At least two clear days notice in writing must be given to the Building Control Section,
(a) of the date on which execution of the work will be commenced,
(b) before proceeding with the covering up of any drain or the filling in any foundation.
(3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date:

J. CARSON
Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work stage set out in the relevant forms, not less than 2 clear

7. That the areas of windows and opening casings to habitable rooms be at least equal to 10% and 5% respectively, of the floor areas.

8. That the chimney, hearth and flue design and construction comply with S.R.'s. 34 to 52 and 57.

9. Drainage and construction works throughout to be carried out in accordance with Dublin County Council's Building Bye Laws.

DUBLIN COUNTY COUNCIL

BUILDING CONTROL

FAX TRANSMISSION

TO: Planning

FROM: Building Control

ATTENTION OF: N Prendergast

NO. OF PAGES TO FOLLOW: 2

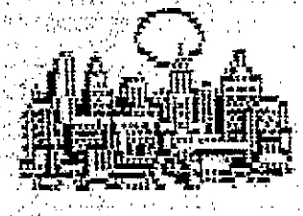
FAX NUMBER:

DATE: 20-8-92.

COMMENTS:

Liffey House
Tara Street
Dublin 2
FAX NO: 711056

DUBLIN COUNTY COUNCIL



BUILDING CONTROL

FAX TRANSMISSION

TO: Planning

FROM: Building Control

ATTENTION OF: N Freedagrest

NO. OF PAGES TO FOLLOW: 2

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Liffey House
Tara Street
Dublin 2
FAX NO: 711056

DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 29/05/92

Applicant: Noel Keogh

Submitted by: Mary Walsh, 77 Bawnville Road, Tallaght, Dublin 24.

Reg. No: 91A/718

Order No: BBL/1733/92

Proposal: Bungalow and septic tank

Location: Glenaraneen, Brittas.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.

(2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

3. That all work be in accordance with Dublin County Council's S.P.I.. S.

4. That the following information be submitted and agreed with this department prior to commencement of construction:-
   a. Full details and specification of the treatment system including full drainage layout.
   b. Details of maintenance contract with supplier of treatment system.
   c. Details of treatment of all ditches on site (consult with Mr. C. Egan, Area Road Maintenance Engineer - Phone 515652).
   d. Design calculations and Chartered Engineers Certificate in respect of the roof structure.

5. That all habitable rooms, without fireplaces, be provided with permanent ventilation to the open air.

6. That the precast lintol construction and installation comply with the requirements of I.S. 240 1980 and be supplied by an approved manufacturer. The installation should comply with any additional requirements specified by the manufacturers.

cont'd.

Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.

(2) At least two clear days notice in writing must be given to the Building Control Section,
   (a) of the date on which execution of the work will be commenced.
   (b) before proceeding with the covering up of any drain or the filling in any foundation.

(3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date: 18 AUG 1992

J. CARSON
Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the *stage set out in the relevant forms, not less than 2*

Dublin County Council
Comhairle Chontae Atha Cliath

Planning Application Form/ Bye - Law Application Form

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

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

2. Postal address of site or building GLENARANEEN, BRITTAS,
   (If none, give description sufficient to identify) CO. DUBLIN.

3. Name of applicant (Principal not Agent) NOEL KEOGH.
   Address AS ABOVE Tel. No.

4. Name and address of person or firm responsible for preparation of drawings MARY WALSH 77 BAWNVILLE RD TALLAGHT, D.24. Tel. No

5. Name and address to which notifications should be sent 4 COTTAGE (NOEL KEOGH) BRITTAS, CO. DUBLIN

6. Brief description of proposed development BUNGALOW & SEPTIC TANK

7. Method of drainage SEPTIC TANK 8. Source of Water Supply GROUP SUPPLY SCHEME

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. —
   (b) Proposed use of each floor —

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

11. (a) Area of Site 1975 m² Sq. m.
    (b) Floor area of proposed development 122 m² Sq. m.
    (c) Floor area of buildings proposed to be retained within site — Sq. m.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
20 MAY 1997
REG No

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. YES (THE PLANNING IS ADDITIONAL INFORMATION)

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
    INSOFAR AS THEY RELATE TO THE BYE-LAWS IN THIS CASE

15. List of documents enclosed with application. 4 COPIES OF PLANS, SECTION, ELEVATIONS & SPECIFICATION 2 COPIES SEPTIC TANK, BLOCK PLAN LOCATION MAP 4 COPIES OF SITE SURVEY & LETTER RE: WATER SCHEME. ROOF CALCULATIONS

16. Gross floor space of proposed development (See back) 102-872 Sq. m.
    No of dwellings proposed (if any) 1 Class(es) of Development CLASS A
    Fee Payable £ 55.00 Basis of Calculation BYE-LAW APPROVAL
    If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Date

Application Type A & B
Register Reference 91A/0718

FOR OFFICE USE ONLY
NO Fee enclosed
2-28-4 Recd 29/5/97 RW 2/6

Amount Received £
Receipt No
Date

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.

2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

   (a) The address of the structure or the location of the land.
   (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
   (c) The name of the applicant.

   NB. Applications must be received within 2 weeks from date of publication of the notice.

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.

5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
   (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.

   (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.

   (ii) A layout and a survey plan of each floor of any structure to which the application relates.

   (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)

Min. Fee £30.00
Max. Fee £20,000

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

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

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

Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/0718

Date : 5th June 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

APPLICANT : N. Keogh

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 29th May 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Mr Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

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

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

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT)ACTS 1963-1991.

Decision Order Number : P/ 3464 /92 Date of Decision : 22nd July 1992

Register Reference : 91A/0718 Date Received : 29th May 1992

Applicant : N. Keogh

Development : Bungalow and septic tank

Location : Glenaraneen, Brittas

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :010791//270991

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 REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...2...ATTACHED.

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

Date:..22/7/92.....

Mr Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

NOTES

1. 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 this decision.

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

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

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

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

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

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

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

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

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

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

Reg.Ref. 91A/0718
Decision Order No. P/ 3464 /92
Page No: 0002

REASONS FOR REFUSAL

01 Satisfactory proposals regarding the disposal of sewage have not been made. The proposed development would, therefore, be prejudicial to public health and would give rise to an excessive proliferation of septic tanks and associated percolation areas within a limited land area.

02 The proposed access off a busy National Secondary Route (N81) near a series of bends would endanger public safety by reason of traffic hazard.

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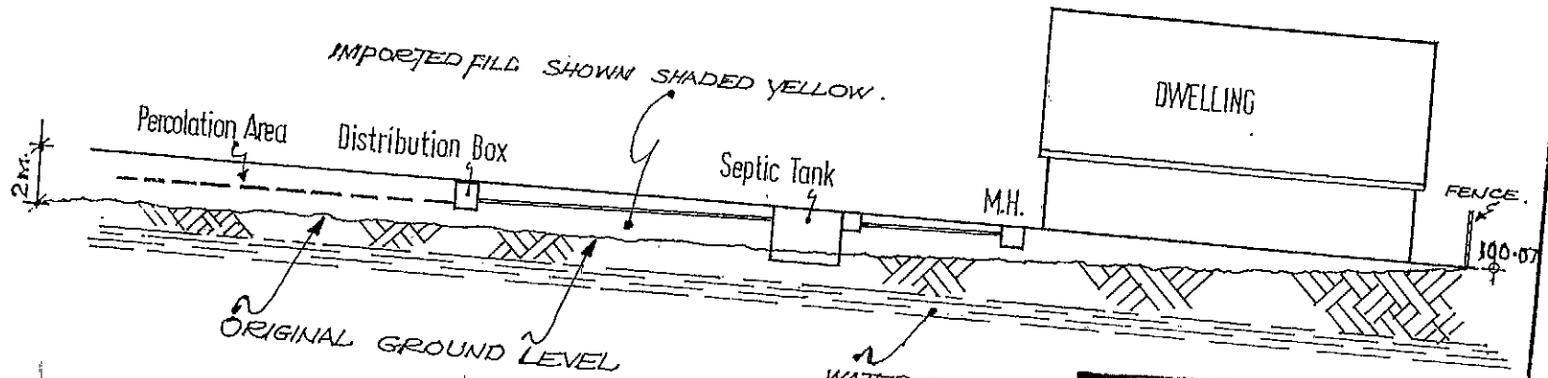
(g) Request for an oral hearing.	£50.00

7. That the areas of windows and opening casher to habitable rooms be at least equal to 10% and 5% respectively, of the floor areas.

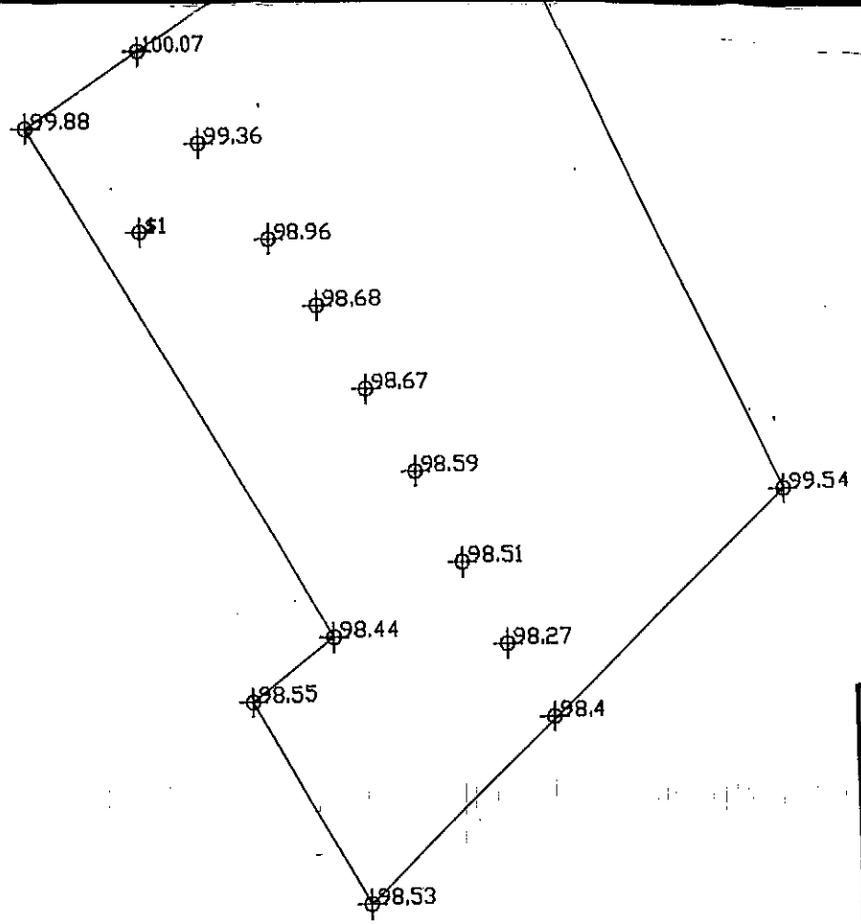
8. That the chimney, hearth and flue design and construction comply with BR.'s. 24 to 52 and 57.

9. Drainage and construction works throughout to be carried out in accordance with Dublin County Council's Building Bye Laws.

046/21369.



CROSS SECTION OF SITE Scale 1:250.



ADDITIONAL INFORMATION
Reg.Ref. 91A/718
For Mr. Noel Keogh,
Glenaraneen, Brittas,
Co. Dublin.

SURVEY OF SITE BEFORE IMPORTED FILL Scale 1:500
SHOWING LEVELS

GLENARANEEN GROUP
WATER SCHEME

15TH May, 1992

To: Dublin County Council

This is to state that Glenaraneen Group Water Scheme has agreed to give a domestic water supply to Mr. Noel Keogh's proposed new bungalow at Glenaraneen, Brittas, Co. Dublin.

for
Glenaraneen Group Water Scheme

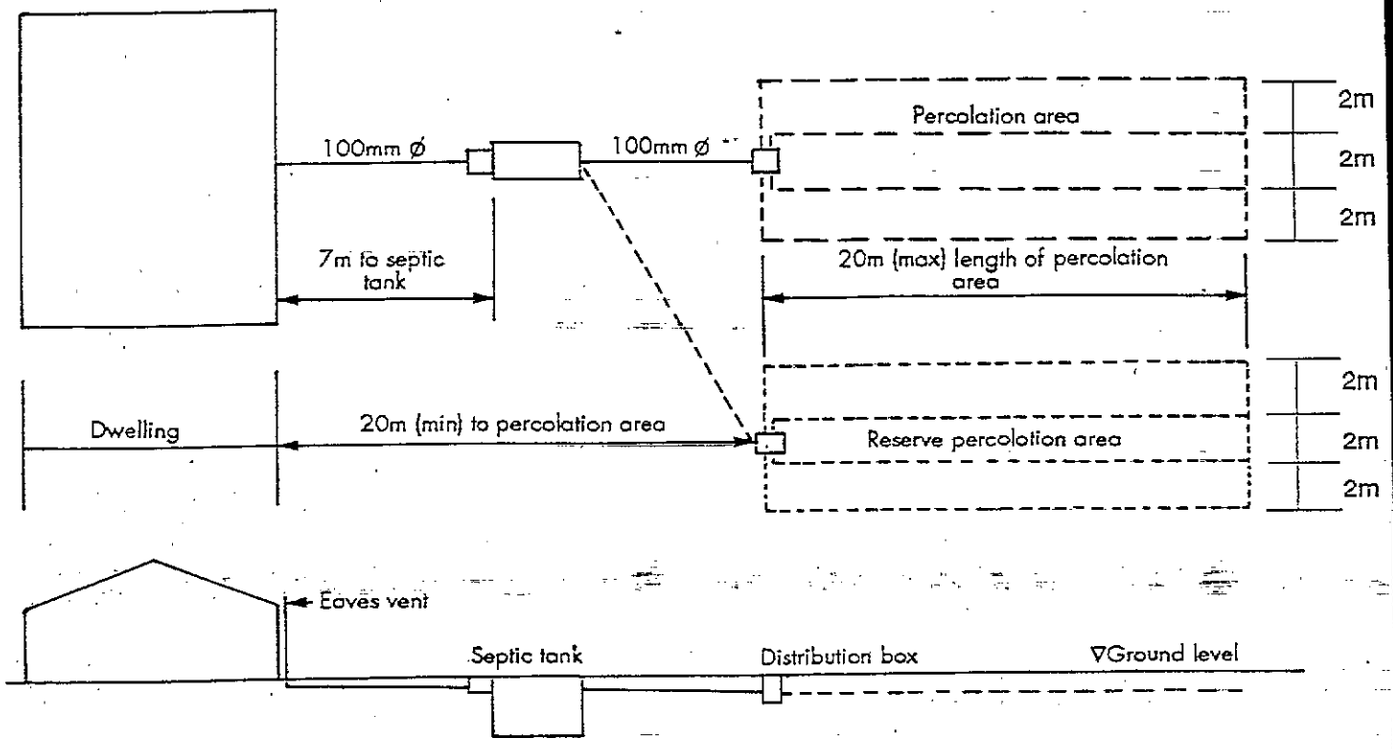


Fig. 2. Typical Plan and Section of Septic Tank, Distribution Box and Percolation Areas.

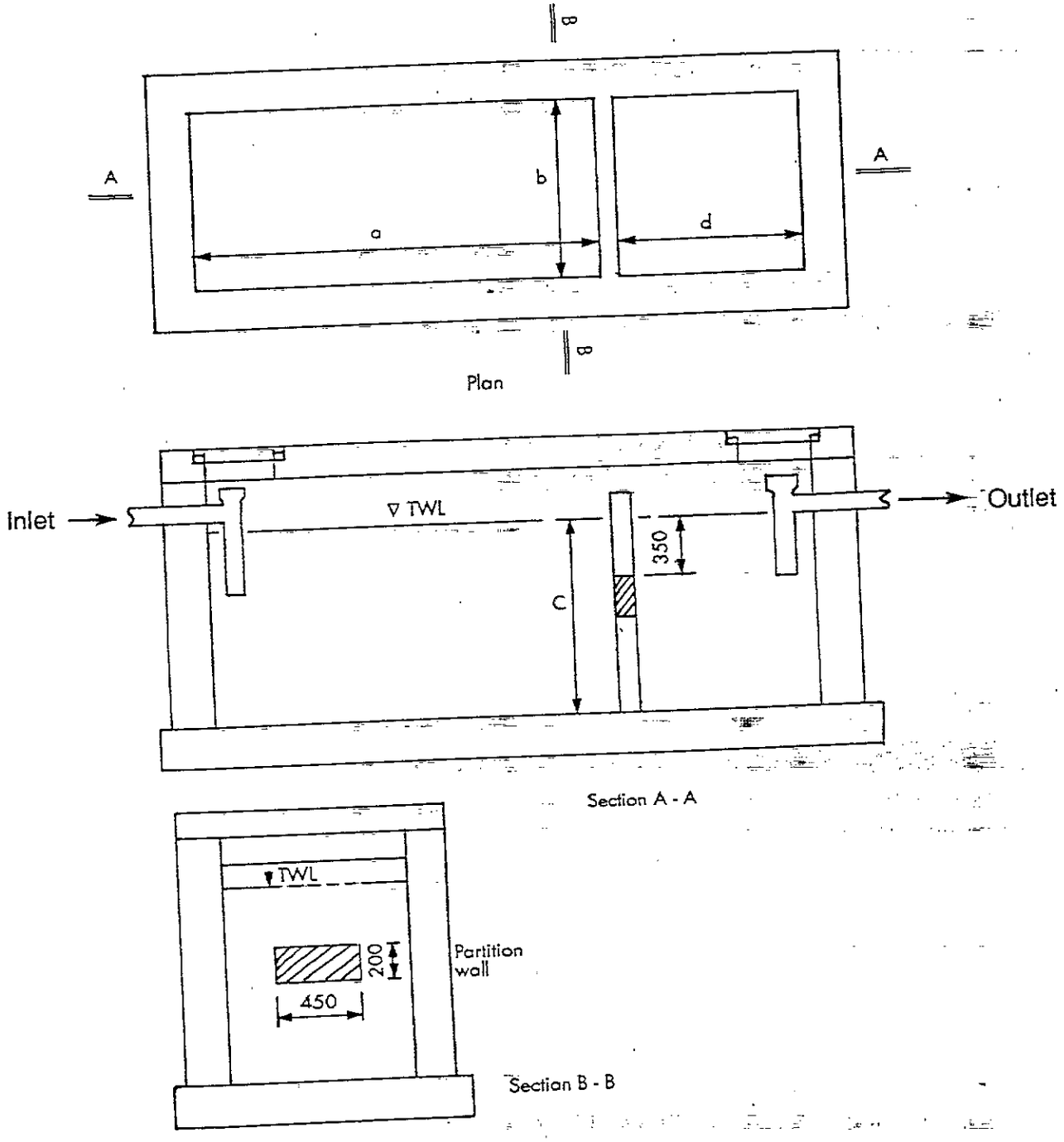
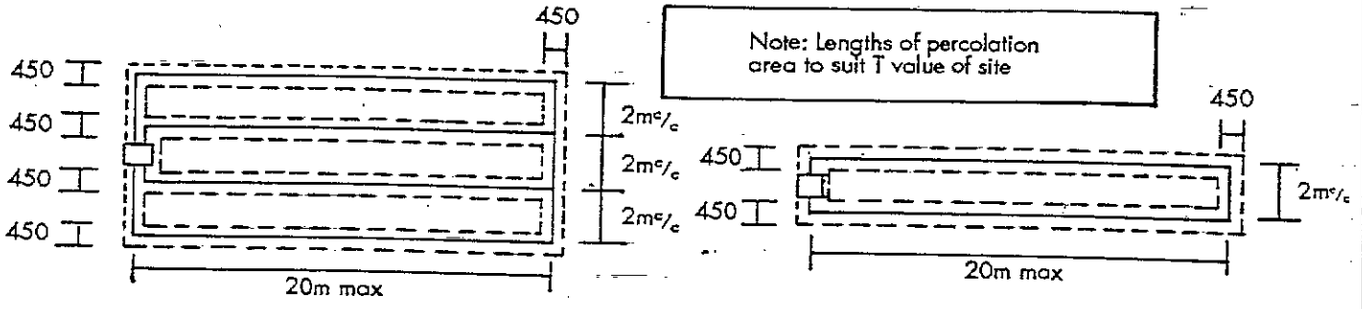


Fig. 3. Diagrammatic layout of septic tank

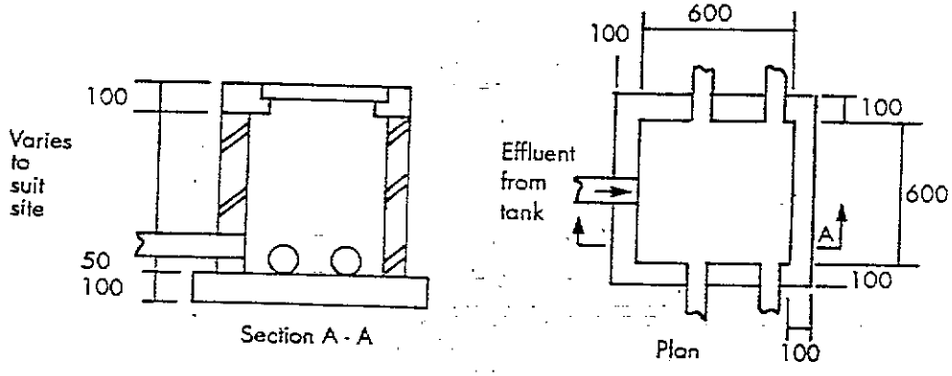
APPENDIX A

Layout of Percolation Areas

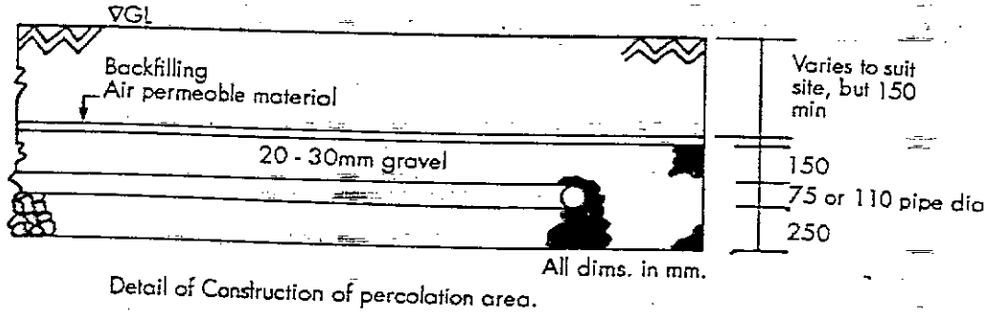
The following figures are given to show the layout and details of the construction of percolation areas in various situations.



Typical layouts of percolation areas



Typical detail of distribution box



Detail of Construction of percolation area.

Fig. A.1. Construction of Percolation Area.

SPECIFICATION

of

Materials and Workmanship

for

Dwelling House at

GLENARANEEN, BRITTAS,

CO. DUBLIN.

for

MR. NOEL KEOGH

SPECIFICATION

of

Materials and Workmanship

for

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for

MR. NOEL KEOGH

CONTENTS

INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

(a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.

(b) National Building Regulations (if any).

(c) Local Authority Bye Laws, regulations or requirements.

(d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).

(e) Accepted Codes of Practice.

(f) Requirements of the Department of the Environment.

Section 1 EXCAVATIONS AND SUB-STRUCTURES

1.1 **Site**
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

1.2 **Preparing Site**
Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

1.3 **Excavation**

1.3.1 The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

1.3.2 Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

1.4 **Foundations**
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600 mm.

1.5 **Floor Level**
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 **Rising Walls**
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 **Cement**
Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.

1.8 **Lime**
Hydrated lime to be to I.S. 8.

1.9 **Water**
Water shall be clean and free from harmful impurities.

1.10 **Sand and Aggregates**
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.

1.11 **Concrete Mixes**

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm²
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

1.12 **Cement Mortar**
Shall be 1 part cement to 3 parts sand.

1.13 **Lime Mortar**
Shall be 1 part hydrated lime to 6 parts sand.

1.14 **Gauged Mortar**
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 **Strong Gauged Mortar**
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

1.16 **Additives**
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

Section 2 BLOCKLAYING AND CONCRETING

2.1 **Thermal Insulation**
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 **Mixes**
See Section 1 for concrete and mortar.

2.3 **Blockwork**
Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91.
All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.
All walls shall be carried up regularly not leaving any part 1 m lower than another.

2.4 **Cavity Walls**
Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

2.5 **Hollow Block Walls**
225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

2.6 **Solid Block Walls**
225 mm solid concrete blocks shall be plastered externally.

2.7 **Solid Brick Walls**
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 **Masonry Walls**
Masonry walling, where used, must not be less than 500 mm thick.

2.9.1 **Facings**
Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

2.9.2 **Opes in External Walls**
Where any duct, pipe, etc., is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

2.10 **Pointing**
All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.

2.11 **Party Walls**
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

2.12 **Solid Partition**
Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.

2.13 **D.P.C.**
The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

2.13.1 In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.

2.13.2 At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

2.13.3 Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

2.13.4 In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

2.13.5 Under lowest ground floor timbers and not lower than wall D.P.C.

2.13.6 Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

2.14 Concrete Under Barges
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

2.15 Concrete Copings
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.

2.16 Lintels
Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

2.17 Window Cills
Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

2.18 Reinforced Concrete Annexe Roofs
2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.
Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

2.19 Chimney Breasts and Stacks

2.19.1 Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

2.19.2 Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flaunched up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

2.19.3 Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

2.20 Fireplaces, Heating Units, Cookers

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

Provide 10 m^2 of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

2.23 Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

2.25 **Dwarf Walls**
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 **Suspended Concrete Floors**
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m^2. Exposed soffits shall be insulated where necessary.

2.27 **Screen and Garden Walls**
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 **Timber**
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

3.2 **Preservative**
Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

3.3 **Roof Timbers**

3.3.1 Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

3.3.5 Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

3.3.14 Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

3.3.15 Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.4 **Roof Trusses**

Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

3.5 **Floor Joists**

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 **Ventilation**

Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 **Flooring**

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m^3 on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 **Grounds**

Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 **Stud Partitions**

Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

3.10 **Proprietary Partitions**

Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 Stairs

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 Lighting to Stairs and Landings

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line.
Closed string stairs shall be to I.S. 158.

3.13 Windows

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE. Glazed area to be not less than 10% of floor area of room.
Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

3.14 External Door Frames

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

NOTE. Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

3.15 Internal Door Frames

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

3.16 External Door

External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

3.17 Internal Door

Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

3.18 Trap Door

Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

3.19 Hot Press

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

NOTE. Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

3.20 **Fitments**
All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

3.21 **Trimmings**

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 **Eave Gutters and Rain Water Pipes**
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

4.2 **Windows**
See 3.13.

4.3 **Sash Fittings**
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

4.4 **Door Fittings**
Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 **Ventilation Grids**
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

Section 5 ROOFING

5.1 **Sarking Felt**
Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

5.2 **Laths or Battens**
Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

5.3 **Quarry Slates**
Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

5.4 **Asbestos Cement Slates**
Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

5.5 **Concrete Roofing Tiles (normal pitch — 30° and over)**
Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

5.6 **Concrete Tiles (low pitch — under 30°)**
Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.

5.7 **General**
Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

5.8 **Flashings**
Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178.
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

5.9 **Felted Flat Roofs**

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m^3 of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over champhered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20^o and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

Section 6 PLASTERING

6.1 **External Plastering**

225mm hollow block, 225mm solid block and chimney stacks:-
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

6.2 **Rough Cast**

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

6.3 **Reveals**

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

6.4 **Plinths**

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

6.5 **Internal Plastering**
Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand.
Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

6.6 **Stud Partitions and Ceilings**

6.6.1 Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

6.6.2 All wall plastering should be carried behind skirtings and architraves.
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

6.7 **General**
Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Section 7 PLUMBING

7.1 **Service Pipe**
Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

7.2 **Cold Water Supply**
From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

7.3 **Hot Water Supply**
An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.

7.4 **General**

7.4.1 Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

7.4.2 Copper piping to be not less than 18 gauge hard drawn.

7.4.3 Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

7.4.4 Storage tanks and pipes to be insulated against frost where necessary.

7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.

7.5 **Sink**
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

7.6 **Bath and Wash Hand Basin**
Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

7.7 **Plugs, Traps, Wastes and Taps**
15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

7.8 **W.C. Suite**
Provide and fit where indicated W.C. suite, with cistern, to I.S.70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

7.9 Pipes shall not be jointed within the thickness of a wall.

Section 8 DRAINAGE

8.1 **Trenches**
Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.

8.2 **Drain**
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

8.3 **Back Filling**

Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 **Drains under Roads and Buildings**

Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

8.5 **A.J.s, Manholes, Drop-Manholes**

Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

8.6 **Gullies and A.J.s**

Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

8.7 **Gully Traps**

Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

8.8 **Soak Pits**

Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

8.9 **Septic Tank**

Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.
Septic tanks to accepted prefabricated systems may also be used.

8.10 **Vent Shaft**

At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

8.11 **Single Stack Drainage**

Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

8.12 **Testing**

Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

Section 9 ELECTRICAL INSTALLATION

9.1 **Installation**

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

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 centres of joists.

Section 10 PROTECTIVE PAINTING

10.1 **Preparation**

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

10.2 **Paints**

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

10.3 **Woodwork**

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

10.4 **Metal Work**

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

Section 11 GLAZING

11.1 **Glass**

All window panes up to $0.5m^2$ shall be glazed in 3mm glass
All window panes up to $1.5m^2$ shall be glazed in 4mm glass
All window panes over $1.5m^2$ shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floor shall be 6mm glass.

11.2 **Fixing**
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 **General**
House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 **Garage**

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house:— separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 **Central Heating**
A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 **Rooms**
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 **Bathrooms**
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of $0.1m^2$.

13.3 **Lobby**
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 **Presses**
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 **Under Floor**
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 **Garage**
Garage must have permanent ventilation.

Section 14 THERMAL INSULATION

14.1 Insulation to be in accordance with the maximum U-values laid down by the Department of the Environment, viz. a general whole building standard not exceeding 1.25 W/m^2°C and elemental values as follows:—

External Walls	1.10 watts per square metre per degree Celsius
Roofs	0.40 watts per square metre per degree Celsius
Ground floors	0.60 watts per square metre per degree Celsius
External parts of intermediate floors	1.10 watts per square metre per degree Celsius

U-values will be required to be calculated in accordance with the 1975 Guide Book A of the Institution of Heating and Ventilating Engineers.

The standards set out above for whole building, external walls, and external parts of intermediate floors shall be regarded as recommendations only, pending the introduction of National Building Regulations.

Examples of forms of construction giving an acceptable U-value for roofs and ground floors are:—

Pitched roof of slates or tiles on battens on sarking felt — 100mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors — 25mm polystyrene 1m wide laid under floor slab and abutting outside walls.

METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 " "
100mm	=	4 " "
300mm	=	12 " "
600mm	=	24 " "
1.00m	=	39.37 "
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.

Mr. Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

91a-0718

25 November 1991

Re: Bungalow and septic tank at Glenaraneen, Brittas for N. Keogh.

Dear Sir,

With reference to your planning application, received here on 27th September, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following clarification of additional information must be submitted in quadruplicate:-

1. The additional information submitted on 27th September, 1991, shows location of adjoining septic tanks and percolation area of the site to the north west. However, evidence of the suitability of the site for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer has not been submitted. Applicant is requested to clarify the position by the submission of evidence demonstrating that the site can be adequately drained by septic tank.

NOTE: Applicant is advised to consult and agree these matters in advance with the Supervising Environmental Health Officer before responding to this request.

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Reg. Ref. No. given above.

Yours faithfully,

for Principal Officer.

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

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

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

Register Reference : 91A/0718

Date : 9th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

APPLICANT : N. Keogh

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 27th September 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Mr Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

Telephone: 773066

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

Telephone: 724755
Extension: 231/234

9th September, 1991

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

LOCATION: Glenaraneen, Brittas

PROPOSED DEVELOPMENT: Bungalow & Septic Tank

APPLICANT: Noel Keogh

PLANNING REG.REF.: 91A/0718

DATE OF RECEIPT OF SUBMISSION: 27th September, 1991

A Chara,

With reference to above, I acknowledge receipt of application for:
Building Bye-Law Approval

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Mr. Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin

Dublin County Council
Comhairle Chontae Átha Cliath

Planning Application Form/
Bye - Law Application Form

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

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

2. Postal address of site or building GLENARANEEN, BRITTAS, CO. DUBLIN.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) NOEL KEOGH.
Address AS ABOVE. Tel. No

4. Name and address of person or firm responsible for preparation of drawings MARY WALSH 77 BAWNVILLE RD., TALLAGHT, D.24. Tel. No

5. Name and address to which notifications should be sent GLENARANEEN, BRITTAS, CO. DUBLIN.

6. Brief description of proposed development BUNGALOW & SEPTIC TANK.

7. Method of drainage SEPTIC TANK 8. Source of Water Supply COMMUNITY SCHEME

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. —
(b) Proposed use of each floor —

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

11.(a) Area of Site 1985 M² Sq. m.
(b) Floor area of proposed development 120.5 M² Sq. m.
(c) Floor area of buildings proposed to be retained within site — Sq. m.

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes ☑ No ☐ Place ✓ in appropriate box. YES. REC. No. N 50238

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: £30.00
INSOFAR AS THEY RELATE TO THE BY-LAWS IN THIS CASE.

15.List of documents enclosed with application. 2 COPIES OF PLANS, SECTION, ELEVATIONS, BLOCK PLAN, LOCATION MAP., SPECIFICATION, SEPTIC TANK MAP SHOWING NEIGHBOURING WATER SUPPLY PIPES, ROOF DETAILS (EXTRA) & REG FEE OF £30 (WITHIN 12 MONTHS)

16.Gross floor space of proposed development (See back) 120.5 M² Sq. m.

No of dwellings proposed (if any) Class(es) of Development

Fee Payable £ 30 Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Noel Keogh Date 26/9/1991

FOR OFFICE USE ONLY 27/9

Application Type
Register Reference 91A/718
Amount Received £
Receipt No 3.10.2
Date A.I. & BBL

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 accordence with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.) Min. Fee £30.00 Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
P.O.

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

BYE LAW APPLICATION.

REC. No N 50238

£ 30 00

Received this 11th day of September 19 91

from Rod Eight,
Glenamuckaun,
Brittas

the sum of Thirty

Pounds

Pence, being bye-law application at Glenamuckaun

Cashier

S. CAREY
Principal Officer

PRINCIPAL OFFICER
PLANNING DEPT.
DUBLIN CO. COUNCIL,
IRISH LIFE CENTRE,
LR. ABBEY ST.
DUBLIN 1.

REG. REF. NO. 91A/718

BUNGALOW & SEPTIC TANK AT GLENARANEEN, BRITTAS, CO. DUBLIN, FOR MR. NOEL KEOGH.

(1) A NEW TRIAL HOLE IS NOW AVAILABLE FOR THE INSPECTION OF DUBLIN CO. COUNCIL.

(2) EVIDENCE OF AN ADEQUATE POTABLE WATER SUPPLY IS IN HAND AT PRESENT AND THE RESULT WILL BE COMMUNICATED TO YOUR OFFICE AS SOON AS POSSIBLE.

27 SEPT 91

Noel Keogh

PRINCIPAL OFFICER
PLANNING DEPT.
DUBLIN CO. COUNCIL,
IRISH LIFE CENTRE,
LR. ABBEY ST.
DUBLIN 1.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
27 SEP 1991
REG No. 91A/0718

REG. REF. NO. 91A/718

BUNGALOW & SEPTIC TANK AT GLENARANEEN, BRITTAS, CO. DUBLIN, FOR MR. NOEL KEOGH.

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27 SEP 91

Noel. Keogh

DUBLIN COUNTY COUNCIL

Personal Callers/ Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

DISAPPROVAL NOTICE

Address for Correspondence:
Building Control Section
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 3/5/91

Applicant: N. Keogh

Submitted by: Mary Walsh, 77 Bawnville Rd., Tallaght, Dublin 24.

Reg. No.: 91A/718

Order No.: BBL/2284/91

Proposal: Bungalow and septic tank

Location: Glenaraneen, Brittas.

Notice is hereby given that the Council has disapproved the plans submitted by you for the work described above for the following reasons:

(1) The water table level on site is too high for septic tank drainage.
(2) The following have not been submitted.
 (a) Evidence of an adequate potable water supply being available.
 (b) Details of the existing neighbouring septic tanks and water supply pipes.
 (c) Adequate roof details.
 (d) Floor ventilation details.
 (e) Details of first floor use

NOTE: Applicant should consult with this Dept. prior to further submission.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
27 SEP 1991
REG No. 91A/0718

16 AUG 1991

Date:

Pauline Carson

Senior Administrative Officer
J. Carson

Mr Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

RF/LD

3rd October 1991

RE: Bungalow and Septic Tank at Glenaraneen, Brittas for N. Keogh

Dear Sir,

I refer to your submission received in this Department on 27th September, 1991 in respect of the above application and should be obliged if you would contact the undersigned, Vincent Healy, of this office at the above telephone number at your earliest convenience.

Yours faithfully

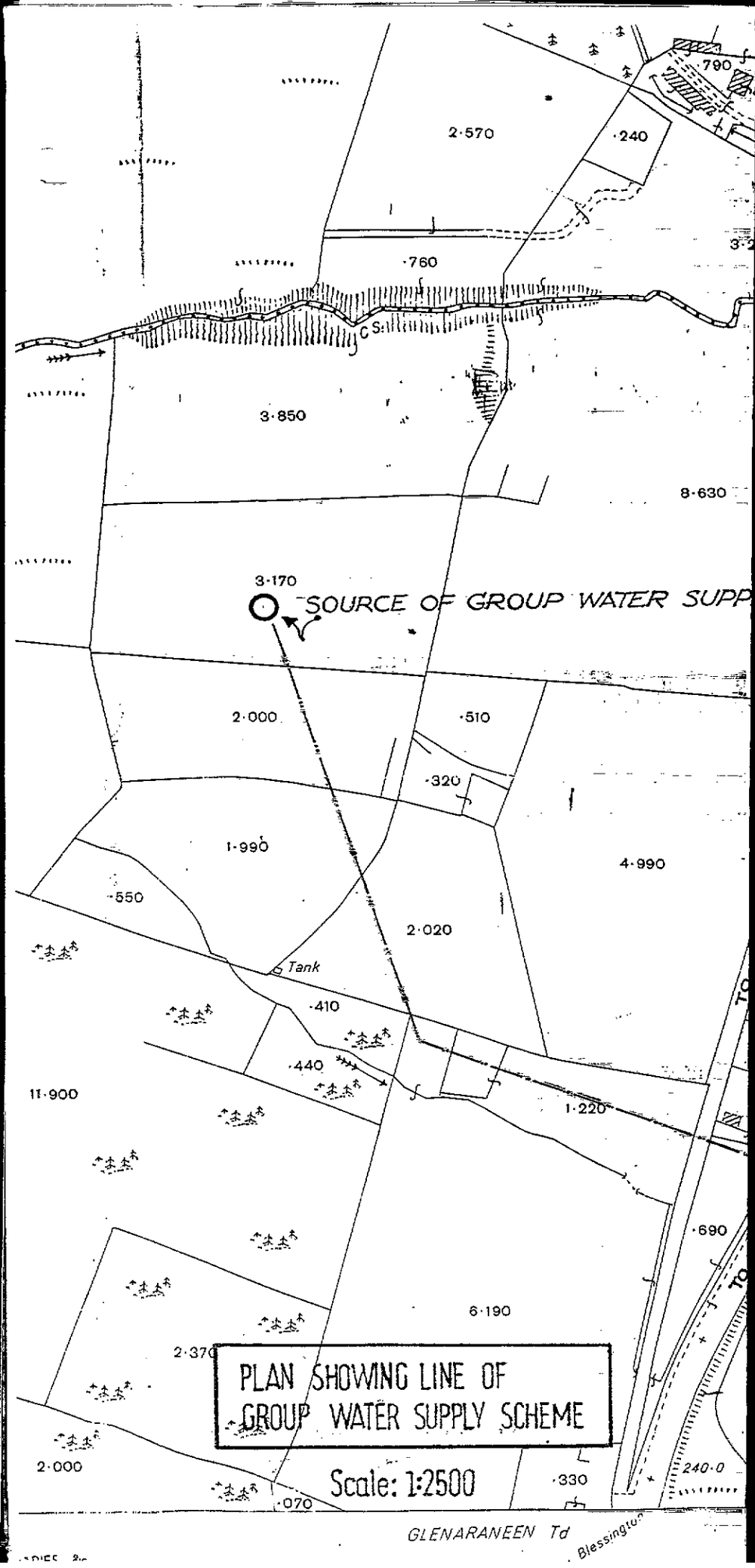
for PRINCIPAL OFFICER

I spoke to Mrs Keogh by phone on 9/10/91 and she confirmed that Mr Ryle Law submission of 27/9/91 is also a reply to the request for Planning Add. Info.

MKeogh
9/10/91

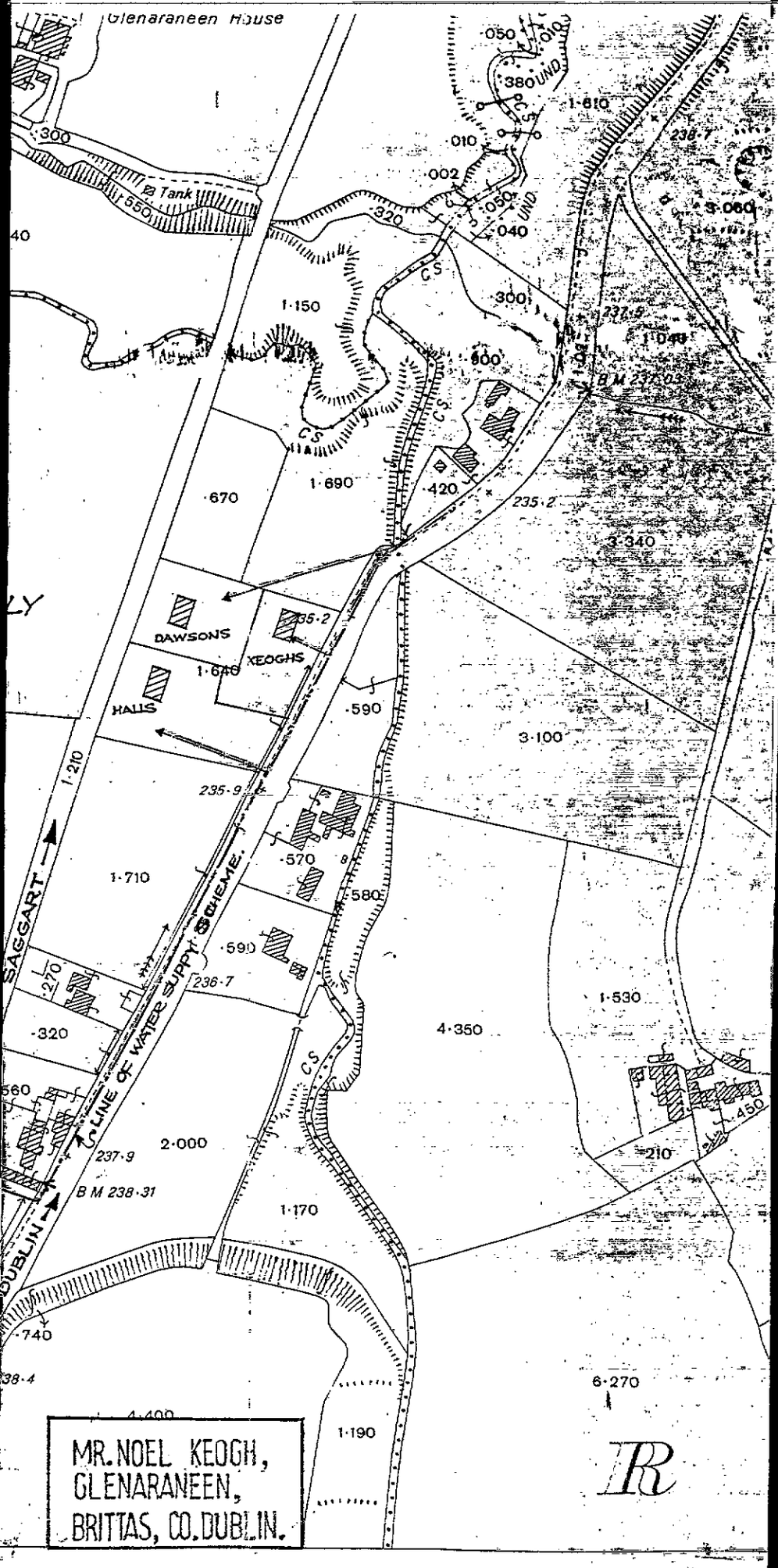
This letter issued as ack. to law submission may also be reply to Mary A.I.

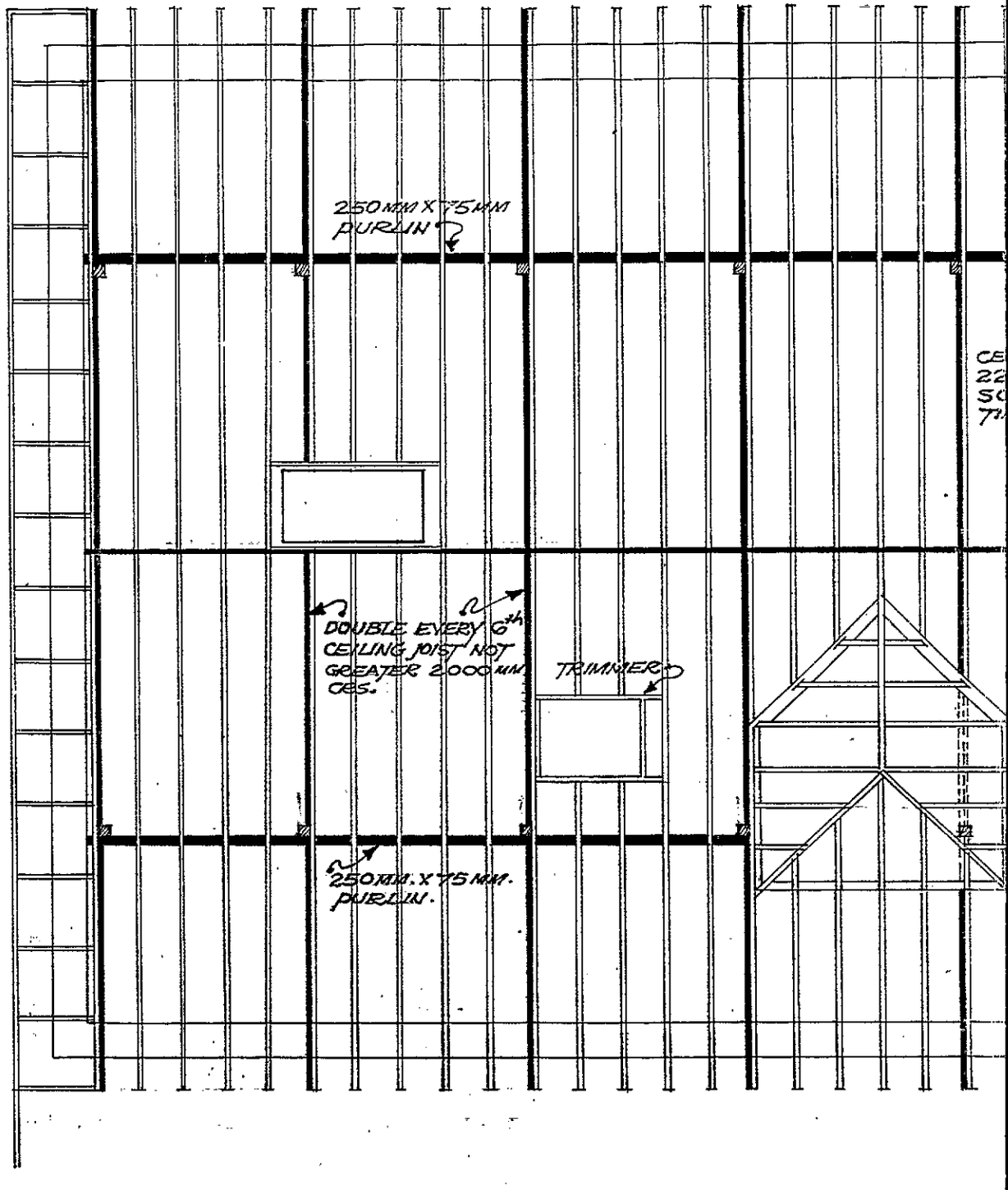
VH. 9/10



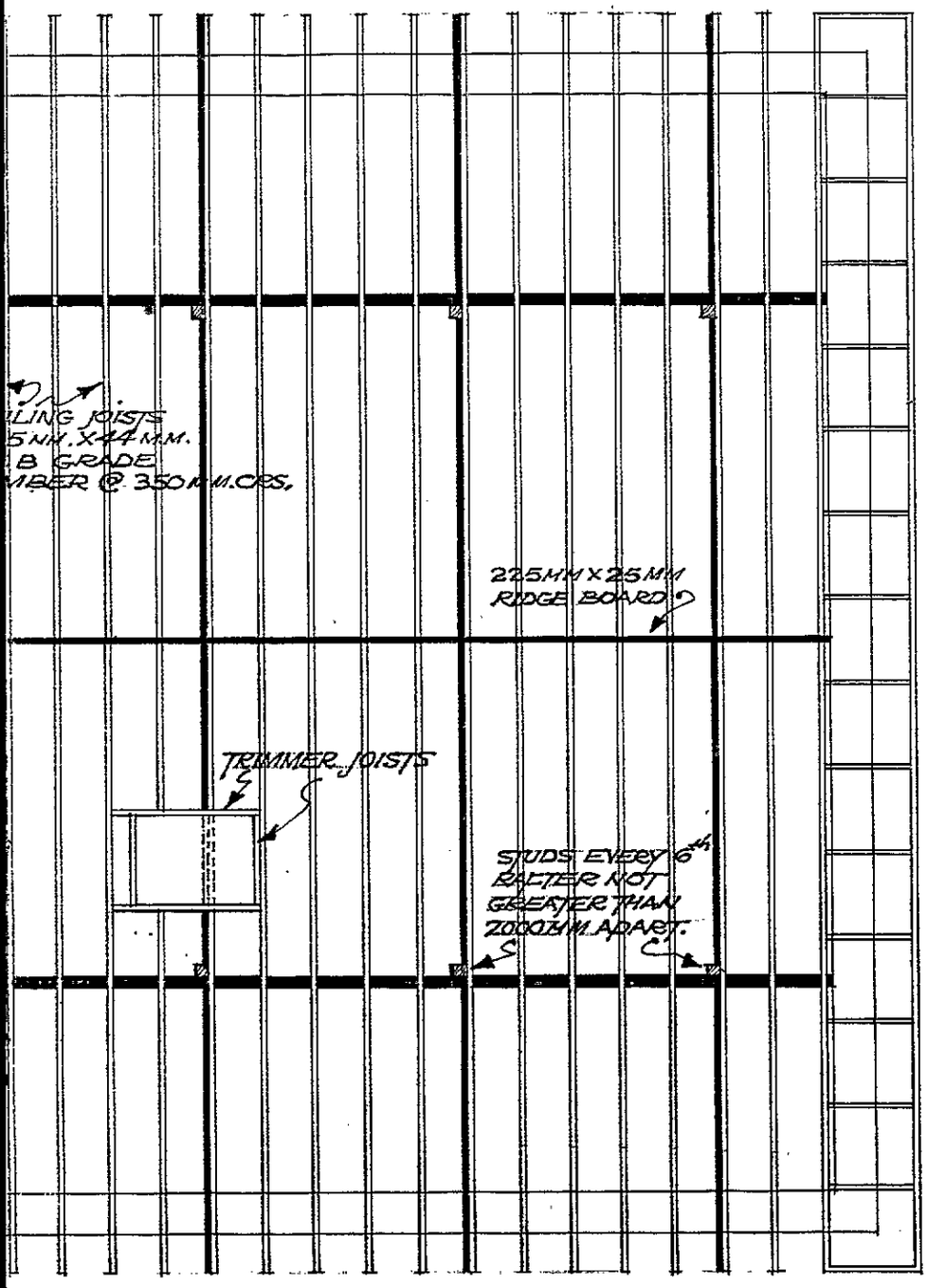
PLAN SHOWING LINE OF GROUP WATER SUPPLY SCHEME

Scale: 1:2500


Glenaraneen House
Tank
DAWSONS
KEOGHS
HALLS
SAGGART
DUBLIN
LINE OF WATER SUPPLY SCHEME
C.S.
B M 238·31
B M 237·05
MR. NOEL KEOGH,
GLENARANEEN,
BRITTAS, CO. DUBLIN.



ROOF TRUSS LAYOUT Scale: 1



:50

MR. NOEL KEOGH,
GLENARANEEN,
BRITTAS, CO. DUBLIN

SPECIFICATION

of

Materials and Workmanship

for

Dwelling House at

GLENARANEEN,

BRITTAS, CO.DUBLIN.

for

MR. NOEL KEOGH.

CONTENTS

INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

(a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.

(b) National Building Regulations (if any).

(c) Local Authority Bye Laws, regulations or requirements.

(d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).

(e) Accepted Codes of Practice.

(f) Requirements of the Department of the Environment.

Section 1 EXCAVATIONS AND SUB-STRUCTURES

1.1 **Site**
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

1.2 **Preparing Site**
Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

1.3 **Excavation**

1.3.1 The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

1.3.2 Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

1.4 **Foundations**
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600 mm.

1.5 **Floor Level**
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 **Rising Walls**
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 **Cement**
Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.

1.8 **Lime**
Hydrated lime to be to I.S. 8.

1.9 **Water**
Water shall be clean and free from harmful impurities.

1.10 **Sand and Aggregates**
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.

1.11 **Concrete Mixes**

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm^2
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	–

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

1.12 **Cement Mortar**
Shall be 1 part cement to 3 parts sand.

1.13 **Lime Mortar**
Shall be 1 part hydrated lime to 6 parts sand.

1.14 **Gauged Mortar**
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 **Strong Gauged Mortar**
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

1.16 **Additives**
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

Section 2 BLOCKLAYING AND CONCRETING

2.1 **Thermal Insulation**
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 **Mixes**
See Section 1 for concrete and mortar.

2.3 **Blockwork**
Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91.
All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.
All walls shall be carried up regularly not leaving any part 1 m lower than another.

2.4 **Cavity Walls**
Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

2.5 **Hollow Block Walls**
225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

2.6 **Solid Block Walls**
225 mm solid concrete blocks shall be plastered externally.

2.7 **Solid Brick Walls**
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 **Masonry Walls**
Masonry walling, where used, must not be less than 500 mm thick.

2.9.1 **Facings**
Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

2.9.2 **Opes in External Walls**
Where any duct, pipe, etc., is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

2.10 Pointing

All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.

2.11 Party Walls

All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

2.12 Solid Partition

Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.

2.13 D.P.C.

The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

2.13.1 In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.

2.13.2 At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

2.13.3 Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

2.13.4 In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

2.13.5 Under lowest ground floor timbers and not lower than wall D.P.C.

2.13.6 Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

2.14 Concrete Under Barges

Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

2.15 Concrete Copings

Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.

2.16 Lintels

Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

2.17 Window Cills

Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

2.18 Reinforced Concrete Annexe Roofs

2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.
Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

2.19 Chimney Breasts and Stacks

2.19.1 Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

2.19.2 Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flaunched up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

2.19.3 Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

2.20 Fireplaces, Heating Units, Cookers

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

Provide 10 m^2 of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

2.23 Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

2.25 **Dwarf Walls**
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 **Suspended Concrete Floors**
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m^2. Exposed soffits shall be insulated where necessary.

2.27 **Screen and Garden Walls**
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 **Timber**
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

3.2 **Preservative**
Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

3.3 **Roof Timbers**

3.3.1 Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

3.3.5 Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

3.3.14 Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

3.3.15 Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.4 **Roof Trusses**
Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

3.5 **Floor Joists**

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 **Ventilation**
Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 **Flooring**

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m^3 on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 **Grounds**
Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 **Stud Partitions**
Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

3.10 **Proprietary Partitions**
Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 **Stairs**

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 **Lighting to Stairs and Landings**

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line.
Closed string stairs shall be to I.S. 158.

3.13 **Windows**

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE. Glazed area to be not less than 10% of floor area of room.
Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

3.14 **External Door Frames**

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

NOTE. Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

3.15 **Internal Door Frames**

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

3.16 **External Door**

External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

3.17 **Internal Door**

Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

3.18 **Trap Door**

Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

3.19 **Hot Press**

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

NOTE. Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

3.20 Fitments
All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

3.21 Trimmings

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 Eave Gutters and Rain Water Pipes
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

4.2 Windows
See 3.13.

4.3 Sash Fittings
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

4.4 Door Fittings
Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 Ventilation Grids
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

Section 5 ROOFING

5.1 **Sarking Felt**
Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

5.2 **Laths or Battens**
Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

5.3 **Quarry Slates**
Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

5.4 **Asbestos Cement Slates**
Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

5.5 **Concrete Roofing Tiles (normal pitch — 30° and over)**
Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

5.6 **Concrete Tiles (low pitch — under 30°)**
Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.

5.7 **General**
Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

5.8 **Flashings**
Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

5.9 **Felted Flat Roofs**

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m^3 of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over champhered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20^o and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

Section 6 PLASTERING

6.1 **External Plastering**

225mm hollow block, 225mm solid block and chimney stacks:-
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

6.2 **Rough Cast**

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

6.3 **Reveals**

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

6.4 **Plinths**

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

6.5 **Internal Plastering**
Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand.
Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

6.6 **Stud Partitions and Ceilings**

6.6.1 Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

6.6.2 All wall plastering should be carried behind skirtings and architraves.
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

6.7 **General**
Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Section 7 PLUMBING

7.1 **Service Pipe**
Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

7.2 **Cold Water Supply**
From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

7.3 **Hot Water Supply**
An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.

7.4 General

7.4.1 Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

7.4.2 Copper piping to be not less than 18 gauge hard drawn.

7.4.3 Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

7.4.4 Storage tanks and pipes to be insulated against frost where necessary.

7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.

7.5 **Sink**
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

7.6 **Bath and Wash Hand Basin**
Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

7.7 **Plugs, Traps, Wastes and Taps**
15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

7.8 **W.C. Suite**
Provide and fit where indicated W.C. suite, with cistern, to I.S.70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

7.9 Pipes shall not be jointed within the thickness of a wall.

Section 8 DRAINAGE

8.1 **Trenches**
Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.

8.2 **Drain**
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

Section 9 ELECTRICAL INSTALLATION

9.1 Installation

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

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 centres of joists.

Section 10 PROTECTIVE PAINTING

10.1 Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

10.2 Paints

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

10.3 Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

10.4 Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

Section 11 GLAZING

11.1 Glass

All window panes up to $0.5m^2$ shall be glazed in 3mm glass
All window panes up to $1.5m^2$ shall be glazed in 4mm glass
All window panes over $1.5m^2$ shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floor shall be 6mm glass.

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All panes less than 600mm over floor shall be 6mm glass.

11.2 **Fixing**
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 **General**
House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 **Garage**

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house:— separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 **Central Heating**
A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 **Rooms**
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 **Bathrooms**
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of $0.1m^2$.

13.3 **Lobby**
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 **Presses**
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 **Under Floor**
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 **Garage**
Garage must have permanent ventilation.

Section 14 THERMAL INSULATION

14.1 Insulation to be in accordance with the maximum U-values laid down by the Department of the Environment, viz. a general whole building standard not exceeding 1.25 W/m^2°C and elemental values as follows:—

External Walls	1.10 watts per square metre per degree Celsius
Roofs	0.40 watts per square metre per degree Celsius
Ground floors	0.60 watts per square metre per degree Celsius
External parts of intermediate floors	1.10 watts per square metre per degree Celsius

U-values will be required to be calculated in accordance with the 1975 Guide Book A of the Institution of Heating and Ventilating Engineers.

The standards set out above for whole building, external walls, and external parts of intermediate floors shall be regarded as recommendations only, pending the introduction of National Building Regulations.

Examples of forms of construction giving an acceptable U-value for roofs and ground floors are:—

Pitched roof of slates or tiles on battens on sarking felt — 100mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors — 25mm polystyrene 1m wide laid under floor slab and abutting outside walls.

METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 " "
100mm	=	4 " "
300mm	=	12 " "
600mm	=	24 " "
1.00m	=	39.37 "
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.

Reg. Ref. No. 91A/0718

Mr. Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

1 July 1991

Re: Proposed bungalow and septic tank at Glenaraneen, Brittas for N. Keogh.

Dear Sir,

With reference to your planning application, received here on 3 May 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to submit details of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer. The applicant is requested to consult with the Environmental Health Officer (Tel. 717777) in this regard and to carry out percolation tests. The applicant is requested to submit details of septic tank and percolation areas of adjoining sites.

2. The applicant is requested to indicate if he can modify the proposed access arrangements to reduce road hazard. He is advised to consult with the Roads Engineer before submitting this information.

Please mark your reply **"ADDITIONAL INFORMATION"** and quote the Reg. Ref. No. given above.

Yours faithfully,

for Principal Officer.

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

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

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

Register Reference : 91A/0718 Date : 6th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Glenaraneen, Brittas

APPLICANT : N. Keogh

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 3rd May 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr Noel Keogh,
Glenaraneen,
Brittas,
Co. Dublin.

lin County Council
hairle Chontae Átha Cliath

Planning Application Form/
Bye - Law Application Form

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

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: GLENARANEEN — FEE PAID £16 — DATE 6/6
(If none, give description sufficient to identify): BRITTAS, CO. DUBLIN. — RECEIPT NO. N 39076

3. Name of applicant (Principal not Agent): MR. NOEL KEOGH
Address: GLENARANEEN, BRITTAS, CO. D. Tel. No.

4. Name and address of person or firm responsible for preparation of drawings: MARY WALSH F.I.A.T. BALLINVILLE RD. TALLAGHT. D. 24. Tel. No

5. Name and address to which notifications should be sent: GLENARANEEN, BRITTAS, CO. DUBLIN. — BYE LAW APPLICATION FEE £55 REC. NO. N 39151

6. Brief description of proposed development: BUNGALOW & SEPTIC TANK.

7. Method of drainage: SEPTIC TANK. 8. Source of Water Supply: GROUP SCHEME

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used.: NONE
(b) Proposed use of each floor

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

03 MAY 91

11.(a) Area of Site: 1970 m² Sq. m.

REG. DUBLIN planning permission requested for bungalow and septic tank at Glenaraneen, Brittas. N. Keogh

(b) Floor area of proposed development: 121.6 m² Sq. m.

(c) Floor area of buildings proposed to be retained within site: 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. YES

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
INSOFAR AS THEY RELATE TO THE BYE-LAWS IN THIS CASE

15.List of documents enclosed with application.: 4 COPIES OF PLANS, SECTION, ELEVATIONS, BLOCK PLAN LOCATION MAP, SPECIFICATION, SEPTIC TANK DETAILS, PAGE OF PAPER WITH A.D. & REG. FEE OF £71 (OUTLINE PERMISSION WAS GRANTED IN 1990)

16.Gross floor space of proposed development (See back): 121.6 m² Sq. m.

No of dwellings proposed (if any): 1 Class(es) of Development: (1) and (A)

Fee Payable £: 71 Basis of Calculation: OUTLINE PERMISSION WAS GRANTED ON THIS SITE IN 1990 RENDERING £71 PAYABLE
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent): Mary Walsh Date: 1/5/1991

FOR OFFICE USE ONLY

Application Type: P | BBL
Register Reference: 91A | 0718
2, 12, 3
Amount Received £:
Receipt No
Date: 24/5

Grid Ref 19/4/91

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 accordence with I.I.R.S. S.R. 6:75.

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not a
development that the fee
required is the prescribed application
fee.

N 39076

PAID BY —

CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£16.00

Received this 6th day of May 1991

from Noel Keogh,
Glenaraneen,
Britas

the sum of sixteen Pounds

Pence, being fee for
planning application at Glenaraneen

Noelle Doane Cashier

S. CAREY
Principal Officer

Class 1 x 1

RECEIPT CODE

...OMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 39151

CASH
CHEQUE
M.O. ✓
B.L.
I.T.

£55:00

Received this 6th day of May 19 91

from Noel Keogh, Glenavaneen, Brittas

the sum of fifty five Pounds

Pence, being fee for bye-law application at Glenavaneen

Noeleen Doane Cashier

S. CAREY
Principal Officer Class A x 1

CHAIRLE CHONTAE ÁTHA CLIATH,
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

RECEIPT CODE

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

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

N 39076

£ 14 00

Received this 6th day of May 19 91

from Noel Leigh,
Glenavaneen,
Brittas

the sum of Forty

Pounds

Pence, being £ 0p

planning application at Glenavaneen

Noeleen Deane Cashier

S. CAREY
Principal Officer

RECEIPT CODE

HAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

Dub

P.
CA
CHEQUE
M.O.
B.L.
I.T.

BYE LAW APPLICATION.

REC. No. N 39151

£55.00

Received this 4th day of May 91

from Noel Keogh

Glenavaneen

Brittas

the sum of fifty five Pounds

Pence, being

bye-law application at Glenavaneen

Noeleen Doane Cashier

S. CAREY
Principal Officer

NOTE :-

OUTLINE PERMISSION WAS GRANTED ON THIS SITE TO MR. NOEL KEOGH. IN 1990.

SPECIFICATION

of

Materials and Workmanship

for

Dwelling House at

GLENARANEEN,

BRITTAS, CO. DUBLIN.

for

MR. NOEL KEOGH.

CONTENTS

INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

(a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.

(b) National Building Regulations (if any).

(c) Local Authority Bye Laws, regulations or requirements.

(d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).

(e) Accepted Codes of Practice.

(f) Requirements of the Department of the Environment.

Section 1 EXCAVATIONS AND SUB-STRUCTURES

1.1 Site
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

1.2 Preparing Site
Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

1.3 Excavation

1.3.1 The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

1.3.2 Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

1.4 Foundations
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600 mm.

1.5 Floor Level
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 Rising Walls
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 Cement
Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.

1.8 Lime
Hydrated lime to be to I.S. 8.

1.9 Water
Water shall be clean and free from harmful impurities.

1.10 Sand and Aggregates
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.

1.11 Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm²
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

1.12 **Cement Mortar**
Shall be 1 part cement to 3 parts sand.

1.13 **Lime Mortar**
Shall be 1 part hydrated lime to 6 parts sand.

1.14 **Gauged Mortar**
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 **Strong Gauged Mortar**
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

1.16 **Additives**
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

Section 2 BLOCKLAYING AND CONCRETING

2.1 **Thermal Insulation**
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 **Mixes**
See Section 1 for concrete and mortar.

2.3 **Blockwork**
Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 1 m lower than another.

2.4 **Cavity Walls**
Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

2.5 **Hollow Block Walls**
225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

2.6 **Solid Block Walls**
225 mm solid concrete blocks shall be plastered externally.

2.7 **Solid Brick Walls**
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 **Masonry Walls**
Masonry walling, where used, must not be less than 500 mm thick.

2.9.1 **Facings**
Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

2.9.2 **Opes in External Walls**
Where any duct, pipe, etc., is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

2.10 **Pointing**
All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.

2.11 **Party Walls**
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

2.12 **Solid Partition**
Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.

2.13 D.P.C.
The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

2.13.1 In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm over finished ground level or paved area or highest ground within one metre of house.

2.13.2 At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

2.13.3 Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

2.13.4 In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

2.13.5 Under lowest ground floor timbers and not lower than wall D.P.C.

2.13.6 Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

2.14 **Concrete Under Barges**
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

2.15 **Concrete Copings**
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.

2.16 **Lintels**
Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

2.17 **Window Cills**
Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

2.18 **Reinforced Concrete Annexe Roofs**
2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.
Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

2.19 Chimney Breasts and Stacks

2.19.1 Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

2.19.2 Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flaunched up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

2.19.3 Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

2.20 Fireplaces, Heating Units, Cookers

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

Provide 10 m^2 of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

2.23 Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

2.25 **Dwarf Walls**
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 **Suspended Concrete Floors**
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m^2. Exposed soffits shall be insulated where necessary.

2.27 **Screen and Garden Walls**
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 **Timber**
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

3.2 **Preservative**
Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

3.3 **Roof Timbers**

3.3.1 Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

3.3.5 Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

3.3.14 Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

3.3.15 Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.4 Roof Trusses

Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

3.5 Floor Joists

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 Ventilation

Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 Flooring

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m^3 on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 Grounds

Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 Stud Partitions

Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

3.10 Proprietary Partitions

Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 **Stairs**
Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 **Lighting to Stairs and Landings**

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line.
Closed string stairs shall be to I.S. 158.

3.13 **Windows**
Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE. Glazed area to be not less than 10% of floor area of room.
Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

3.14 **External Door Frames**
External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

NOTE. Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

3.15 **Internal Door Frames**
Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

3.16 **External Door**
External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

3.17 **Internal Door**
Internal doors to habitable rooms shall be to I.S. 48 or I.S. 52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

3.18 **Trap Door**
Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

3.19 **Hot Press**
Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

NOTE. Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

3.20 Fitments
All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

3.21 Trimmings

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 Eave Gutters and Rain Water Pipes
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

4.2 Windows
See 3.13.

4.3 Sash Fittings
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

4.4 Door Fittings
Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 Ventilation Grids
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

Section 5 ROOFING

5.1 **Sarking Felt**

Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

5.2 **Laths or Battens**

Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

5.3 **Quarry Slates**

Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

5.4 **Asbestos Cement Slates**

Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

5.5 **Concrete Roofing Tiles (normal pitch — 30° and over)**

Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

5.6 **Concrete Tiles (low pitch — under 30°)**

Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.

5.7 **General**

Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

5.8 **Flashings**

Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

5.9 **Felted Flat Roofs**

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m^3 of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over champhered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20° and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

Section 6 PLASTERING

6.1 **External Plastering**

225mm hollow block, 225mm solid block and chimney stacks:-
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

6.2 **Rough Cast**

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

6.3 **Reveals**

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

6.4 **Plinths**

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

6.5 **Internal Plastering**
Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand.
Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float.
Alternatively proprietary finishes may be used to manufacturers instructions.

6.6 **Stud Partitions and Ceilings**

6.6.1 Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

6.6.2 All wall plastering should be carried behind skirtings and architraves.
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

6.7 **General**
Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Section 7 PLUMBING

7.1 **Service Pipe**
Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

7.2 **Cold Water Supply**
From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

7.3 **Hot Water Supply**
An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.

7.4 **General**

7.4.1 Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

7.4.2 Copper piping to be not less than 18 gauge hard drawn.

7.4.3 Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

7.4.4 Storage tanks and pipes to be insulated against frost where necessary.

7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.

7.5 **Sink**
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

7.6 **Bath and Wash Hand Basin**
Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

7.7 **Plugs, Traps, Wastes and Taps**
15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

7.8 **W.C. Suite**
Provide and fit where indicated W.C. suite, with cistern, to I.S.70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

7.9 Pipes shall not be jointed within the thickness of a wall.

Section 8 DRAINAGE

8.1 **Trenches**
Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.

8.2 **Drain**
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, ~~jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported~~ on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

8.3 **Back Filling**
Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 **Drains under Roads and Buildings**
Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

8.5 **A.J.s, Manholes, Drop-Manholes**
Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

8.6 **Gullies and A.J.s**
Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

8.7 **Gully Traps**
Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

8.8 **Soak Pits**
Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

8.9 **Septic Tank**
Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.
Septic tanks to accepted prefabricated systems may also be used.

8.10 **Vent Shaft**
At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

8.11 **Single Stack Drainage**
Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

8.12 **Testing**
Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

Section 9 ELECTRICAL INSTALLATION

9.1 **Installation**

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

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 centres of joists.

Section 10 PROTECTIVE PAINTING

10.1 **Preparation**

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

10.2 **Paints**

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

10.3 **Woodwork**

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

10.4 **Metal Work**

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

Section 11 GLAZING

11.1 **Glass**

All window panes up to 0.5m^2 shall be glazed in 3mm glass
All window panes up to 1.5m^2 shall be glazed in 4mm glass
All window panes over 1.5m^2 shall be glazed in 5mm or 6mm glass

All panes less than 600mm over floor shall be 6mm glass.

11.2 **Fixing**
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 **General**
House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 Garage

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house:— separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 **Central Heating**
A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 **Rooms**
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 **Bathrooms**
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of 0.1m^2.

13.3 **Lobby**
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 Presses
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 **Under Floor**
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 **Garage**
Garage must have permanent ventilation.

Section 14 THERMAL INSULATION

14.1 Insulation to be in accordance with the maximum U-values laid down by the Department of the Environment, viz. a general whole building standard not exceeding 1.25 W/m^2°C and elemental values as follows:—

External Walls	1.10 watts per square metre per degree Celsius
Roofs	0.40 watts per square metre per degree Celsius
Ground floors	0.60 watts per square metre per degree Celsius
External parts of intermediate floors	1.10 watts per square metre per degree Celsius

U-values will be required to be calculated in accordance with the 1975 Guide Book A of the Institution of Heating and Ventilating Engineers.

The standards set out above for whole building, external walls, and external parts of intermediate floors shall be regarded as recommendations only, pending the introduction of National Building Regulations.

Examples of forms of construction giving an acceptable U-value for roofs and ground floors are:—

Pitched roof of slates or tiles on battens on sarking felt — 100mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors — 25mm polystyrene 1m wide laid under floor slab and abutting outside walls.

METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 " "
100mm	=	4 " "
300mm	=	12 " "
600mm	=	24 " "
1.00m	=	39.37 "
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.