



Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1
Telephone (01) 724755
Fax No. 724896

FAX TRANSMISSION
To: 01-573001

Our Ref. 91A-754
Your Ref.
Date 11.12.91

DATE: 11.12.91

TIME: 1700

FROM: L. DOYLE - APPEALS-SECTION

TO: BECKER TANSEY & Co. SOLRS. - ATT. MONICA TANSEY

NO. OF PAGES: 3
(incl. cover sheet)

COMMENTS: CASE: PATK. + KATHLEEN COLLINS
FAX REQUESTED OF FINAL GRANT
OF PLANNING PERMISSION PER DALLYMORE
HOMES.

L. Doyle
11.12.91

P/5702/91

5. That all external finishes harmonise in colour and texture with the existing premises.

6. The existing mobile home on the site shall be removed immediately following the occupation of the proposed dwelling.

7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Sanitary Services Department.

8. That the boundary treatment be agreed with the Planning Authority prior to commencement of development.

5. In the interest of visual amenity.

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

7. In order to comply with the requirements of the Sanitary Services Department.

8. In the interest of visual amenity.

L. Doyle

11 DEC 1991

DEC 1991

Approval of the Council under Building Bye-laws must be obtained before the development is commenced and the work must be completed within the carrying out of the work.

91A-754 - 11/12/91

Telephoned Ballymore Homes
and informed them Final grant
Now ready for collection at
Foster's Desk.

L. J. [Signature]
Appeals Section

910/0754

CERTIFICATE NO: 25304

ADDRESS: Bengalen
LOCATION: S Tothill Rathcoole
APPLICANT: Patrick Collins

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings 1	BEDE	£32	£32	—		
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					
	BEDE					

MEASUREMENT REQUIRED

Items 2, 3, 4, 5, 6 & 7 Certified Signed: Mr Han Grade: C/2 Date: 7/5

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

REF. NO.: 910/0754

CERTIFICATE NO.: 15033B

PROPOSAL: Bungalow

LOCATION: 5 Tachhill, Rathcoole

APPLICANT: Patrick Collins

	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) 1	€ 655	655	655	—		
B	Domestic Ext. (Improvement/Afts.)	€ 430					
C	Building for office or other comm. purpose	€ 23.50 per sq. ft. or part thereof					
D	Building or other structure for purposes of agriculture	€ 10 per sq. ft. or part thereof					
E	Petrol Filling Station	€ 2200					
F	Dev. of prop. not coming within any of the foregoing classes	€ 200 or 10 per sq. ft. or part thereof, whichever is the greater					

RECEIVED

RECEIVED

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

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

Columns 2, 3, 4, 5, 6 & 7 Certified: Signed: M. O'Han Grade: CPD Date: 17/5

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

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0754

Date Received : 10th May 1991

Applicant : Patrick Collins

Appl.Type : PERMISSION/BUILDING

Development : Construct bungalow

LOCATION : site adj. to 5 Tootinhill, Rathcoole

O.S.REFS.

21-9			
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AREA REFERENCE

W	R	0	1	0	2
---	---	---	---	---	---

HISTORY

70/1780				

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

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: 57 /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STA: L 750 Joyce House
Water + sewer

J

MR 20/8/91

(1) Date Lodged

10-5-91

LOCATION:

Site adj. to 5 Toobinhill, Rathcoole REG. REF. 91A/754

APPLICANT:

Patrick Collins

PROPOSAL:

Construct bungalow

(2) Date Referred:

DUBLIN Co. COUNCIL

(3) Rec'd San. Ser.

16 AUG 1991

5.00 P.M.

SAN SERVICES

San. Services

21 AUG 1991

Returned

(5) Date to Planning

(6) Date to Planner

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

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

Approval Recommended.

NOTE: Since the applicant stable house is already connected to the foul sewerage system in the area and since the construction of the bungalow is a replacement for the stable house I recommend that the application be approved - stable house must be removed and not replaced.

Soak pit proposed - refer to Z.B.L. Dept.

PLANNING DEPT. DEVELOPMENT CONTROL SECT. Date 22.08.91 Time 10.00

Decision due:

ENDORSED

[Signature]

DATE

19-8-91

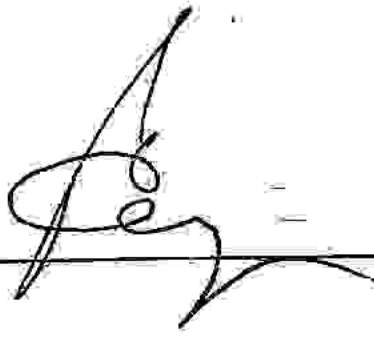
1) Date Lodged
10-5-91

LOCATION: Site adj. to 5 Todinhill, Rathcoole REG. REF. 91A/754
APPLICANT: Petrack Collins
PROPOSAL: Construct bungalow.

WATER SUPPLY

Water Supply
Available

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 22.08.91
Time 10.00

ENDORSED:  DATE _____

Mary Darley

Urgent

Register Reference : 91A/0754

Date : 20th May 1991

Development : Construct bungalow

LOCATION : Site adj. to 5 Tootinhill, Rathcoole

Applicant : Patrick Collins

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.DARLEY

Date Recd. : 10th May 1991

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

Yours faithfully,

Paul Gobin

PRINCIPAL OFFICER

DUBLIN Co. COUNCIL

23 MAY 1991

SAN SERVICES

Date received in Sanitary Services

FOUL SEWER

See report dated 2.6.91

See report dated 2.6.91

SURFACE WATER

See report dated 2.6.91

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.08.91
Time 4.00

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 20.08.91
Time 4.00

Register Reference : 91A/0754

Date : 20th May 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

See previous report 9/11/90

J. G. M. STEE
23/5/91

.....
ENDORSED _____

DATE _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow at site adjacent to 5, Tootenhill, Rathcoole, for Patrick Collins.

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.

Reg. Ref.	91A/0754
Appl. Rec'd:	10/5/91
Floor Area:	80sq. m.
Site Area:	777sq.m.
Time Ext. up to:	21/8/91

CONTRIBUTION:	
Standard:	2750
Roads:	
S. Servs:	
Open Space:	
Other:	
SECURITY:	
Road / C.I.F.:	
Cash:	

Report of the Dublin Planning Officer, dated 16 August 1991

This is an application for PERMISSION. The proposal consists of a bungalow at a site adjacent to 5 Tootenhill, Rathcoole.

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

The history of the site is as follows:-

Reg. Ref. 90A/1786 Permission was refused for a house on this site for one reason only, i.e. "there is no capacity in the sewer in the Rathcoole area to accommodate an additional house....."

Reg. Ref. 88A/294 Permission for a similar house was granted on a site on the opposite side of the cul-de-sac. From a report dated 10/5/88, it appears that this house was permitted because it had been a nominee site.

Tootenhill is a small development of six cottages west of Rathcoole, with direct access onto the Naas Dual Carriageway. The sites are large, but the potential for the future is limited because there are only six.

The dwelling proposed is a standard 3-bedroom bungalow, finished in plaster with a tiled roof. It would blend with the existing small scale dwellings in the cul-de-sac.

The site is a large corner garden, and there is a mobile type house there already, which the applicant appears to be living in. It is well maintained and unobtrusive.

I spoke to the Sanitary Services Department today, 15/8/91, and they advised me that the proposal is now acceptable to them. *Sanitary Services report dated 14/8/91 recommends approval.* I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (8) conditions:-

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow at site adjacent to 5, Tootenhill, Rathcoole, for Patrick Collins.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

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

3. That the proposed house be used as a single dwelling unit.

3. To prevent unauthorised development.

4. That a financial contribution in the sum of £750-00 — be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

5. That all external finishes harmonise in colour and texture with the existing premises.

5. In the interest of visual amenity.

6. The existing mobile home on the site shall be removed ^{immediately following the} concurrent with the construction of the proposed dwelling.

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

7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Sanitary Services Department.

7. In order to comply with the requirements of the Sanitary Services Department.

8. That the boundary treatment be agreed with the Planning Authority ^{prior to commencement of development}

8. In the interest of visual amenity.

Contd/.....



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow at site adjacent to 5, Tootenhill, Rathcoole, for Patrick Collins.

CONDITIONS

REASONS FOR CONDITIONS

(GB/CM)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer
20/8/91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated: 20 August, 1991.


APPROVED OFFICER.

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

(1) Date Lodged

5-91

LOCATION:

Site adj to 5 Toobinhill, Rathcoole

APPLICANT:

Patrick Collins

PROPOSAL:

Construct bungalow

REG. REF. 91A/754

JL SEWER

Approval Recommended

(2) Date Refused

DUBLIN Co. COUNCIL

(3) Rec'd San. Serv

16 AUG 1991

5:00 p.m.

SAN SERVICES

San. Services

NOTE: Since R applicant wishes to
is already connected to R foul sewerage
system in R area and since R

Construction of R bungalow is a replacement
for R stable house I recommend that
R applicant be approved - stable house
must be removed and not replaced.

Leak pit proposed - refer to Z.B.L.
Dept.

(5) Date to Planning

(6) Date to Planner

Z.B.L. Dept.
to be replaced
before

ENDORSED

[Signature]

DATE

19-8-91

PLANNING DEPARTMENT

BOOK FOLIO

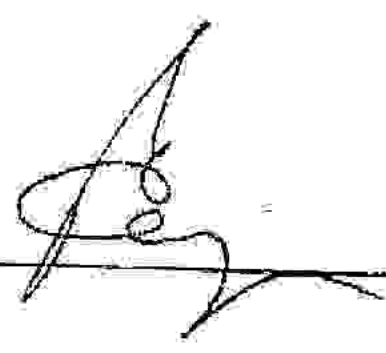
1) Date Lodged
10-5-91

LOCATION: Site adj. to 5 Todinhill, Rathcoole
APPLICANT: Patrick Collins
PROPOSAL: Construct bungalow.

REG. REF. 91A/754

WATER SUPPLY

Water Supply
Available

ENDORSED:  DATE _____



Bosca 174
P. O. Box 174
46 / 49 Sraid O'Connell Uacht.
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone: (01)727777
Fax: (01)727434

FAX TRANSMISSION

DATE: 20. 8. 91. TIME: 9. 50. A.M.

FROM: B. FITZPATRICK SANITARY SERVICES

TO: GERRY HEYDEN PLANNING DEPT.

NUMBER OF PAGES TO FOLLOW: 2

COMMENT: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P73551/91

Record of Executive Business and Manager's Orders

Proposed construction of bungalow at site adjacent to
5, Tootenhill, Rathcoole for Patrick Collins.

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.

Reg. Ref. 91A-754
Appl. Rec'd: 10.05.1991
Time Ext. let. rec'd: 01.08.1991
Time Ext. up to: 21.08.1991

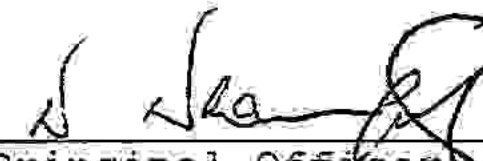
Report of the Dublin Planning Officer, dated 1 August 1991

This is an application for permission to construct bungalow at site adjacent to 5, Tootenhill, Rathcoole.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 21st August, 1991.

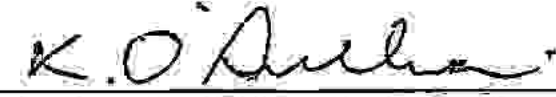
I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

SM

for Principal Officer

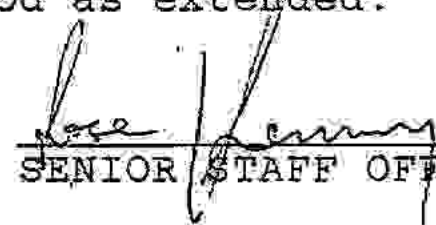
Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 1 August, 1991.


Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th July, 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.


SENIOR STAFF OFFICER.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed construction of bungalow at site adjacent to
5, Tootenhill, Rathcoole for Patrick Collins.

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.

Reg. Ref. 91A-0754
Appl. Rec'd: 10.05.1991
Time Ext. let. rec'd: 05.07.1991
Time Ext. up to: 05.08.1991

Report of the Dublin Planning Officer, dated 8 July 1991

This is an application for permission to construct bungalow at site adjacent to 5, Tootenhill, Rathcoole.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 5th August, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.



for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.


Dated: 8 July, 1991.



Assistant City and County Manager.

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

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.



SENIOR STAFF OFFICER.

SS only

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0754

Date : 13th May 1991

Development : Construct bungalow

LOCATION : Site adj. to 5 Tootinhill, Rathcoole

Applicant : Patrick Collins

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 10th May 1991

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

Date received in sanitary services .23 MAY 1991.



FOUL SEWER *Reposal Recommended see previous reports*

Note applicant's letter: The Mobile Home has an unauthorised connection and has not been subject to bye-law approval.

Permission would represent a breach of County Council Policy in respect of Rathcoole and would point to a means of circumventing this policy and would represent an inequitable situation in relation to other applicants.

It is not the capacity of the infrastructure which is overloaded but the receiving waters taking the treated effluent from the Rathcoole plant.

SURFACE WATER

Sumup proposal refer to B.B.L. dept.

*W. Williams
12.6.91*

Terry Rice

J. Rice

13/6/91



Register Reference : 91A/0754

Date : 13th May 1991

ENDORSED _____ DATE _____

WATER SUPPLY *See previous report enclosed*

J. Montague
23/5/91

ENDORSED *[Signature]* DATE *13/6/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ... *21.06.91*
Time ... *9.00*

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

P/5702/91

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

Notification of Grant of Permission/

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

To **Ballymore Homes,**
Ballymore Eustace,
Co. Kildare.

Decision Order **P/3883/91, 20/8/91**
Number and Date

Register Reference No **91A/0754**

Planning Control No

Application Received on **10/5/91**
Time Ext. up to **21/8/91**
Floor Area **80sq. m.**

Applicant **Patrick Collins.**

A PERMISSION/ has been granted for the development described below subject to the undermentioned conditions.

Proposed construction of bungalow at site adjacent to 5 Tootenhill, Rathcoole.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £750.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.</p> <p>Contd/.....</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **11 DEC 1991**

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To Ballymore Homes, Decision Order P/3883/91, 20/8/91
Number and Date
Ballymore Eustace, Register Reference No. 91A/0754
Co. Kildare, Planning Control No.
Application Received on 10/5/91
Applicant Patrick Collins. Time Ext. up to. 21/8/91
Floor Area. 80sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

Proposed construction of bungalow at site adjacent to 5
Tootenhill, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £750.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Contd/.....

Signed on behalf of the Dublin County Council


For Principal Officer

Date 20/8/91

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That all external finishes harmonise in colour and texture with the existing premises.

5. In the interest of visual amenity.

6. The existing mobile home on the site shall be removed immediately following the occupation of the proposed dwelling.

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

7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Sanitary Services Department.

7. In order to comply with the requirements of the Sanitary Services Department.

8. That the boundary treatment be agreed with the Planning Authority prior to commencement of development.

8. In the interest of visual amenity.

NOTE:

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

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

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.

Reg. Ref. 91A-0754

2 August 1991

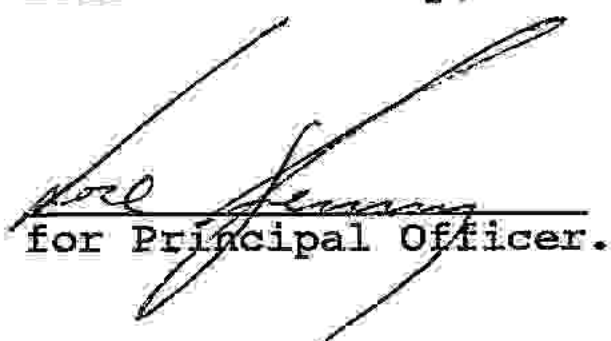
Re: Proposed construction of bungalow at site adjacent to 5,
Tootenhill, Rathcoole for Patrick Collins.

Dear Sir/Madam,

With reference to your planning application received here on 10th May, 1991, (letter for extension period received 1st August, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 21st August, 1991.

Yours faithfully,


for Principal Officer.



BALLYMORE HOMES LIMITED,
RALLYMORE EUSTACE,
CO. KILDARE, IRELAND,
TELEPHONE: (045)64164, 64445.
TELEFAX: (045)64478.

1st August 1991.

ATT: Rose Kenny.
Dublin Co. Co.

Fax. No. 724896.


RE: Time Extension - Planning Ref. No. 91A-0754

Construction of Bungalow at Site adjacent 5 Tootinhill - Patrick Collins.

We wish to apply for a time extension on the above up and
until 21st August 1991.

Please disregard letter of 31st July 1991.

Signed


Gerry Whelan,
Ballymore Homes Ltd.

DIRECTORS: S. MULRYAN, B. MULRYAN SECRETARY: H. MELADY
REGISTERED IN THE REPUBLIC OF IRELAND
045644784

ISS 1 724896/8

3:29PM

1-8-91

SENT BY Ballymore Homes Ltd. 1-8-91

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.

Reg. Ref. 91A-0754

8 July 1991

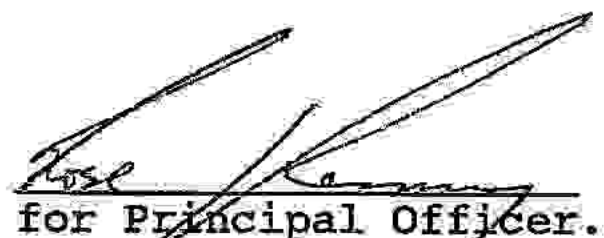
Re: Proposed construction of bungalow at site adjacent to 5,
Tootenhill, Rathcoole for Patrick Collins.

Dear Sir/Madam,

With reference to your planning application received here on 10th May, 1991, (letter for extension period received 5th July, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 5th August, 1991.

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/0754

Date : 13th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Construct bungalow
LOCATION : Site adj. to 5 Tootinhill, Rathcoole
APPLICANT : Patrick Collins
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 10th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Ballymore Homes,
Ballymore Eustace,
Co. Kildare.



BALLYMORE HOMES LIMITED,
BALLYMORE EUSTACE,
CO. KILDARE, IRELAND.
TELEPHONE: (045)64164, 64445.
TELEFAX: (045)64478.

5th April 1991.

Dublin Co. Co.,
Planning Dept,
Block Two,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Dear Sirs,

Enclosed please find planning and bye-law application in respect of our client Patrick Collins, 5 Tootin Hill, Rathcoole, Co. Dublin.

A previous application 90A/1786 was refused on the basis of the capacity of the existing sewer at Tootin Hill. However, we wish to point out that Patrick Collins and his wife and family have been residing in a mobile home on the site for the last no of years and have a sewer connection to the existing manhole in the garden of No. 5 Tootin Hill (his parents). This sewer connection is totally functional and has never created problems with over capacity. Patrick is the last member of the Collins family residing on the family site and therefore there is no danger of any increase in usage on the existing arrangement.

Patrick is also working in the area and as he does not have any other option available regarding housing accommodation we trust you will look favourably on this application.

Yours faithfully,
BALLYMORE HOMES LTD.


Gerry Whelan.



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 5 TOOTHILL HILL RATHCOOLE
(If none, give description sufficient to identify) CO. DUBLIN

3. Name of applicant (Principal not Agent) PATRICK COLLINS

Address AS ST ANTHONY'S GALLAGHER Tel. No. 01-45-64164
B. Arch MARIANA ARCHITECT

4. Name and address of person or firm responsible for preparation of drawings 8 Dartry Road, Dublin 6, Ireland Tel. No. 01-4770216

5. Name and address to which notifications should be sent BALLYMORE HOMES, BALLYMORE EUSTACE, COOLDORE

6. Brief description of proposed development DETACHED BUNGALOW

7. Method of drainage SEWER B. Source of Water Supply MARINA

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

CO. DUBLIN Permission sought to construct bungalow on site adjacent to 5 Toothill, Rathcoole. Signed Patrick Collins

Irish
Pres
2/5/91

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

BYE-LAW APPLICATION
ISS N39204

11.(a) Area of Site 777 Sq. m.

(b) Floor area of proposed development 80 Sq. m.

(c) Floor area of buildings proposed to be retained within site 0 Sq. m.

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

FREEHOLD {32 10/5
N39554

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SUBSTANTIAL COMPLIANCE WITH DBR

15. List of documents enclosed with application.
PC-01 X 4 ; SPEC X 4
PC-02 X 4

16. Gross floor space of proposed development (See back) 80 Sq. m.

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

Fee Payable £ 87 Basis of Calculation 32 + 55
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 2/5/91

Application Type P/BPL

Register Reference 91N/0754

Amount Received £

Receipt No 21-9

Date

FOR OFFICE USE ONLY

RECEIVED
10 MAY 1991
DEN REC.

28.4

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

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

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

- (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**

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

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

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

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

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

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lt. 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 estimate number of employees, (male and female). Details of trade effluents, if any, should be submitted.

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

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 is the prescribed application
fee. No. 39554

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

£ 32.00

1011

day of May

1991

Received this

from

H. Callaghan
8 Quinlan Rd.
D 8

pounds

the sum of

thirty two

pence, being

47

planning

application

S. CAREY

Principal Officer

Cashier

Noonan

cashier

1000

1000

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

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

BYE LAW APPLICATION.

REC. No. N 39244

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

€ 55.00

Received this 10th day of May 1991

from A. Gallagher
8 Partry Rd.
D. S.

the sum of Fifty five Pounds
the sum of Fifty five Pence, being

bye-law application at 100000

[Signature]
Cashier

S. CAREY
Principal Officer



DUBLIN CO. CO.
FAX NO. 724896

BALLYMORE HOMES LIMITED,
BALLYMORE EUSTACE,
CO. KILDARE, IRELAND.
TELEPHONE: (045) 64164, 64445.
TELEFAX: (045) 64478.

Att: Mr. A. Smith

Re: Sunnyside at Tootin Hill Rathcoke
for Patrick Collins

Ref. No. Q1A-0754

P. Kenney

Dear Sir

5/7/91

We wish to apply for an
extension of 1 month up to
5/8/91 on the above planning
application.

Yours Sincerely
Gerry Shelton.

Planning Extension Period

ANTHONY M. GALLAGHER
B. Arch. MRIAI RIBA
ARCHITECT
8 Darry Road, Dublin 6, Ireland

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- 1.0 Excavation & Substructure
- 2.0 Blocklaying & Concreting
- 3.0 Carpentry & Joinery
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- 5.0 Roofing
- 6.0 Plastering
- 7.0 Plumbing
- 8.0 Drainage
- 9.0 Electrical Installation
- 10.0 Protective Painting.

RECEIVED
10 MAY 1990
REG. NO. 911/87 4

1.0 Excavation & Substructure

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 matter to a depth of at least 6".

1.3 Excavations

The trenches shall be excavated to the depths and 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 3'0" below finished ground level and kept clear of water before concreting.

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

Foundations shall be concrete mix A, to widths and depths indicated on drawings and reinforced as necessary. Where foundations are stepped they shall overlap at least 24".

1.5 Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete (mix A) to heights and widths shown on drawings.

1.6 Cement

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

1.7 Lime

Hydrated Lime to be to I.S. 8.

1.8 Water

Water to be clean and free from harmful impurities.

1.9 Sand & 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:-

Concrete Mix	Aggregates Maximum size	Nominal Mix			28 Day Strength Newt./sq mm
		Cement	Fine Aggreg.	Graded Coarse Aggreg.	
A	1.5"	1	2	5	14
B	.5"	1	2	4	21
C	.87"	1	2	5	-

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

1.10 Cement Mortar

Shall be 1 part cement to 3 parts sand.

1.11 Lime mortar

Shall be 1 part hydrated lime to 6 parts sand

1.12 Gauged mortar

Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.13 Strong Gauged Mortar

Shall be 5 parts lime mortar with 1 part cement immediately before use.

1.14 Additives

Plasticisers, waterproofers, sealers and bonding agents shall only be used in accordance with the manufacturer's instructions.

2.0 Blocklaying & Concreting

2.1 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 3' lower than another.

2.2 Cavity Walls.

Walls shall be formed with two solid leaves of 4.5" brick or block with a 3.5" cavity between. Outer and inner leaves to be tied together with approved galvanised or stainless steel ties at 36" centres horizontally and 18" centres vertically in a staggered fashion; 40mm aerobord cavity insulation to be installed using proprietary restraining clips. Care to be taken that mortar dropping in to the cavity or lying on ties is cleaned out through openings left for the purpose. The 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 not more than 4.5" below the d.p.c and shall provide for drainage of moisture to the outside at the base.

2.3 Hollow block walls

9" hollow block shall be plastered externally. Bedding mortar shall be confined to abutting surfaces and shall not enter the cavities of the block.

2.4 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 ingress of moisture.

2.5 Pointing

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

2.6 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:-

In all ground floor walls and chimney breasts to full width and stepped as necessary, in cavity walls in both inner and outer leaves separately and shall be laid not less than 6" over finished ground level or payed area

or highest ground within 3' of the house. . . .
At sides of opes in cavity walls and over all opes 10"
longer than opes and stepped down and outward to
prevent ingress of moisture from outer to inner leaf.
Under and turned up at ends and back of all cills and
external room ventilators and recessed edges of all
concrete roof slabs.

In all chimney stacks immediately above the level of
the roof flashing and under all cappings and copings.
Where the water proofing 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.

2.7 Lintels

Accepted patent or proprietary lintels with current
Agreement certificate to be used in accordance with
manufacturer's instructions.

2.8 Window Cills

Concrete window cills to I.S. 89, adequately reinforced,
seated, rebated, weathered and throated and set in
gauged mortar on D.P.C as previously specified, turned
up at back and ends. The edge of the cill to project 3"
from the finished external face of the wall.

2.9 Chimney Breasts and Stack.

Chimney breasts shall be built of solid concrete blocks
or decorative blocks or bricks or stone, all to a
thickness of not less than 4.5" bedded in gauged mortar
with splayed r.c lintel over the fire ope. Each
fireplace recess shall have 9" solid incombustible
material to sides and back excluding any fireback,
carried up the full height of the recess. Each
fireplace shall have an independent flue, separated by
not less than 4.5" 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 8" internal diameter,
backed with weak mortar and carried 6" above the
capping. Splayed liners will be used in forming bends
to flues. Chimney stacks over roof shall be built of
4.5" 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 may cause dampness -
special care in construction and in the placing of the
D.P.C is necessary.

Capping to stack shall be of reinforced concrete [mix
C] weathered and throated, not less than 3" thick at

ridge and haunched up around pots. Top of stack excluding chimney pots to be 24" over ridge level.

The construction of the Chimney to conform in all respects to Dublin County Council Building Bye-Laws #34-#39, both inclusive.

2.10 Fireplaces, Heating Units, Cookers.

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into the flue. Enclosed cookers and heating units to be fitted in accordance with manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 18" from the face of the appliance all round.

2.11 Hearths

Ground floor hearths shall be 6" finished fine on hardcore as necessary. All hearths to be 6" wider than the fire opening on each side and to project 18" from face of the breast.

2.12 Paved Yard

Provide 150 sq ft of impervious yard laid to falls on suitably prepared base and immediately adjacent to the rear door.

2.13 Concrete Floors

All concrete ground floor shall be laid on a bed of clean hardcore not less than 6" thick and well consolidated. Soft material shall not be used in making up levels under floors. Concrete ground floor shall be laid 6" thick [mix B] finished fine and laid on a continuous damp proof membrane on a layer of fine sand and turned up at edge of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge. Provide 39" x 1" perimeter insulation beneath concrete slab.

2.14 Screen & Garden Walls

Screen or garden walls shall not abut main walls of the house.

3.0 Carpentry & Joinery

3.1 Timber

Timber shall be sound, free from disease and insect.

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 and fascias to be primed before fixing.

3.3 Roof Timbers.

Wall plates 3"x4" fully treated with preservative, halved and spiked at headings and angles, set level and secured by proprietary galvanised metal straps at 36" intervals.

Valley and gutter boards 1" x 9" wrought, treated with preservative and secured to rafters.

Soffit 8"x.75" WBP plywood.

Fascia 1"x7" wrought deal well secured to rafters and pressure treated with preservative.

3.4 Roof Trusses

Roof trusses to IS 193(P) braced adequately diagonally as recommended by Eolas and Manufacturer and spaced not more than 24" apart.

Trimmers and trimming joists 3" thick and depth of joist to open and chimney breasts and kept 2" 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 Grounds

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

3.6 Stud Partitions

Studs, head and sole pieces and bridging 3"x2" at 16" centres. Sole pieces to be well spiked to floor; provide 2 rows of horizontal noggins.

3.7 Windows

Timber sashes and frames to be made from standard machine prepared sections pressure impregnated with preservative. Wood casement windows to IS 63. The glazed area shall not be less than 10% of the floor area of the room

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

Window boards to be 1.5" wrought, moulded on edges and corners and secured to grounds.

3.8 External Door Frames

External door frames shall be machine prepared 3"x4.5" wrought deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks; the feet of external door frames should not, under any circumstances, rest on external paving or step.

3.9 Internal Door Frames

1.5" thick wrought deal with .5" planted stops, secured to grounds.

3.10 External Door

To IS 48 or IS 52, hung on 1.5 pairs of 5" steel butt hinges.

3.11 Internal Doors

Internal doors to habitable rooms to IS 48 or IS 52 hung on 1 pair of 4" steel butt hinges.

3.12 Trap Door

Form trap door 20" square of half hour fire resisting board suitably located to give access to roof space.

3.13 Hot Press

Hot press to have not less than 2 sq yds of spar shelving, 1"x1.5" wrought at 3" centres supported on 1"x1.5" battens.

3.14 Fitments

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

3.15 Trimmings

Skirtings .75"x4" wrought deal to all floors well fixed to grounds.

Architraves may be .75" wrought deal to form neat joint mitred at angles and securely fixed to grounds.

4.0 Ironmongery & General

4.1 Eaves Gutters and Rain water pipes.

Rainwater goods to be of seamless aluminium, eaves profile or other approved section supported on suitable brackets at not more than 6' centres in the case of downpipes and not more than 36" centres in the case of gutters and jointed in accordance with the manufacturers instructions. Provide and fit all stop ends, angles and drop nozzles, swannecks, hopper heads and shoes. Rainwater pipes to discharge 2" over gully grating.

4.2 Sash Fittings

All sash openings to be fitted with strong metal fasteners.

4.3 Door Fittings

Internal doors shall be hung on one pair 4" steel butt hinges and fitted with suitable morticed lock complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1.5 pairs 5" steel butt hinges. Entrance door to be fitted with cylinder night latch and external pull handle. Provide and fit letter plate on or near door. Other external doors to be fitted with bolt or mortice lock suitable for external use.

4.4 Ventilation Grids

External openings to 9"x9" ventilators shall be fitted with galvanised cast iron, aluminium, concrete or upvc louvred grids.

5.0 Roofing

5.1 Sarking Felt

Untearable sarking felt to IS 38 shall be laid under all slates and tiles and carried down into eaves; felt to be carried fully over ridge and lapped in accordance with manufacturer's instructions.

5.2 Laths or Battens

Battens to be 2" x 1.5". Tilting fillet to be provided at eaves.

5.3 Concrete roof tiles

Concrete roof tiles to be laid strictly in accordance with the manufacturer's instructions.

Tiles to be neatly trimmed where necessary. Part tiles to be adequately secured.

Drip overhangs to be provided at eaves and valley gutters.

At verges, tiles to oversail face of barge by 2" and to be neatly pointed in suitable coloured sand/cement mortar.

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

Provide and fit suitable hip hooks screwed to ends of rafters with non ferrous screws.

5.4 Flashings

Valley gutters, cover flashings and flashings to chimney shall be 20 gauge super purity aluminium (16 gauge to valleys and parapet walls) -or- Code 5 lead -or- accepted proprietary systems.

To chimneys, flashings to 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 will be stepped, wedged and pointed into brick joints corresponding to location of DPC. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 1"x9" wrought boarding treated with wood preservative and turned up at edges or under roof felt.

6.0 Plastering

6.1 External Plastering

9" hollow block walls:- 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 to be .75". The second coat to be finished nap or smooth or combed for rough cast or pebbledash or prepared for proprietary finish.

12" cavity walling to be scudded and finished with one coat plaster as above, .5" thickness overall.

6.2 Roughcast

Roughcast to consist of 5-6 parts washed sand and pebbles; 1 part lime; 1 part cement.

6.3 Reveals

Plaster reveals to opes shall be .75" 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 struck at top edge.

Plaster to extend below finished ground level.

6.5 Internal Plastering

Scud walls and plaster one coat .5" thick in 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 & Ceilings

Stud partitions and ceilings to be covered with patent plaster sheets all erected jointed and finished to manufacturers instructions.

All wall plastering should be carried behind skirtings and architraves. All internal wall and ceiling finishes, including decorative finishes, shall comply with Chief Fire Officers requirements.

6.7 General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good to holes for pipework etc. Plasticisers, water proofers, sealers and bonding agents to be used only in accordance with the manufacturers instructions.

7.0 Plumbing

7.1 Service Pipe

The incoming service pipe to be .75" diameter laid in trench 24" deep and connected to internal stopcock.

7.2 Cold water supply

From stopcock take .5" cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 120 gallons. Tank to be covered and adequately supported over partitions and at such a height as to ensure the proper working of the system. Provide 1" overflow from tank to discharge externally. Connect to service tank 2" over bottom of tank and take 1" feed to 40 gallon hot water cylinder to IS 161 with .75" branch over top of cylinder to bath and .5" connections to 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 .75" copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank with a .75" connection to bath and .5" connections to sink and wash hand basin.

7.4 General

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

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes to IS 123, 134, or 135 where used shall be fixed at least 3" 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. Storage tanks and pipes to be insulated against frost where necessary.

7.5 Sink

Provide and fit in kitchen stainless steel sink and drainer to IS 132, suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 30" 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 approved material, minimum length 5'6" nominal and panelled as necessary and vitreous china wash hand basin suitably supported and secured. Both to be provided with adequate overflow.

7.7 Plugs, Taps, Wastes & Traps

.5" hot and cold chrome plated brass taps to be fitted to sink and wash hand basin and .75" do. to bath, complete with cleaning eye and copper, lead or approved plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging into gully trap.

7.8 W.C Suite

Provide and fit where indicated on drawings wc suite

and cistern to IS 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. Pipes shall not be jointed within the thickness of the walls.

8.0 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.

8.2 Drain

The main and branch drains shall be 4" diameter laid to continuous falls of not less than 1:60 and not more than 1:30, with bends and junctions, splayed in the direction of flow where required and in straight lines from access chamber to access chamber. The drain shall be PVC with flexible joints all laid on continuous bed in concrete mix B 4" thick and 12" wide for full length of each pipe and haunched halfway up the pipe after testing and clean pipe internally as necessary after each joint is made.

8.3 Backfilling

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

8.4 Drains under Buildings

Drains shall not be taken under any buildings unnecessarily but where this is unavoidable, pipes shall be cast iron or encased in 6" 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 drain.

8.5 A.J'S., Manholes, Drop Manholes.

Armstrong junctions or manholes as appropriate shall be provided at each change in direction or gradient of drain and of such dimensions and spacing to permit easy cleaning of the system. Manholes shall be built in 9" solid concrete blockwork on 6" thick concrete [mix B] base with glazed channels, bends and branches suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron or hot dipped

galvanised steel frame and cover. Covers to have provision for lifting. Where required by Local Authority, outfall manholes will be formed with interceptor trap complete with stoppered cleaning eye and air inlet.

8.6 Gullies & AJ's

Gullies and Armstrong junctions to be set level, supported on 6" bed of concrete Lmix 51 and connected to drain as previously described. AJ's shall have frame and cover of UPVC, or hot dipped galvanised steel.

8.7 Gully Traps

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

8.8 Vent shaft

At head of drain carry up 4" internal diameter vent pipe over eaves to a height of 36" over window head secured with proper brackets and fitted with cowl.

8.9 Testing

Test plumbing installation and drainage system on completion to ensure efficient working of systems and as may be required by the Local Authority.

9.0 Electrical Installation

9.1 Installation

The electrical installation is described in the drawings and is to conform to "The National Rules for Electrical Installations" as published by the Electro Technical Council of Ireland. Conduit shall be used where cable is buried in plaster. Joists shall not be notched - where necessary the cable to be taken through holes bored in the centre of the joist.

10.0 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.

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 manufacturers 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 can be treated traditionally internally and shall be oiled or treated with suitable preservatives externally or may be painted or varnished as previously specified.