

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0760

Date Received : 10th May 1991

Applicant : Patrick Herbert

Appl.Type : PERMISSION

Development : Bungalow at rere.

LOCATION : 87 Whitehall Road, Dublin 12.

O.S.REFS.

22-2

AREA REFERENCE

W S O 4 0 3

HISTORY

8/1/85

8/1/70

FEE CERTIFICATE NO.

FEE CLASS

MEASUREMENT FOR FEES

SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

CERTIFIED

GRADE

DATE

91210760

CERTIFICATE NO:

25308

with BBL

PROPOSAL: House  
LOCATION: 87 Whitehall road, Terenure, D.12  
APPLICANT: Patrick Herbert

Dwellings/Area Length/Struct	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT
Dwellings 1	£132	£32	£35	£3 overpayment.		

**MEASUREMENT NOT REQUIRED**

Copies 1, 2, 3, 4, 5, 6 & 7 Certified Signed: M. Heron Grade: AS Date: 9/5  
Copies 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

P/2973/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0760

Date Received : 10th May 1991

Correspondence : Patrick Herbert,  
Name and : 87 Whitehall Road,  
Address : Terenure,  
Dublin 12.

Development : Bungalow at rear.

Location : 87 Whitehall Road, Dublin 12.

Applicant : Patrick Herbert

App. Type : Permission

Zoning : A

*MD*  
(MD/AC)

Report of the Dublin Planning Officer dated 24 June 1991.

This is an application for PERMISSION for a house to the rear of no. 87 Whitehall Road with frontage onto Rockfield Drive.

Access is proposed through an existing entrance. It is not stated in the advertisement in relation to this application that the access would be from Rockfield Drive.

The site area is stated to be 363 sq.m. and the floor area of the proposed development is 207 sq.m. The site lies within the area zoned 'A', "to protect and/or improve residential amenity" in the 1983 County Development Plan. The proposed development has been the subject of a previous planning refusal. By Decision Order P/3260/86, Reg. Ref. 86A/985, Dublin County Council refused permission for a similar proposal.

By Decision Order P/1546/87, Reg. Ref. 87A/70, Dublin County Council refused permission to Mr. P. Herbert for a bungalow at the rear of 87 Whitehall Road. This file is unavailable at the time of writing.

The house proposed in the current application is similar to that in the application Reg. Ref. 86A/985 with the exception of the addition of a window in the side elevation at first-floor level and the omission of a window in the rear elevation at first-floor level.

The proposed development does not comply with the standards set out in the Development Plan relating to space about dwellings. Adequate provision has not been made on site for car parking.

I note the report of the Sanitary Services Engineer on this proposal.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0760

Page No: 0002

Location: 87 Whitehall Road, Dublin 12.

I note the report of the Parks Department on this proposal.

I recommend that a decision to REFUSED PERMISSION be made under the Local Government (Planning and Development) Acts 1963-1990, for the following ( | ) reason:-

### REASONS FOR REFUSAL

01 The site is located in an area zoned 'A' in the 1983 County Development Plan, "to protect and/or improve residential amenity". The proposed development, which does not comply with the Development Plan standards relating to space about dwellings and does not make adequate provision for off-street car parking, would materially contravene this objective, would constitute overdevelopment of a restricted site and would seriously injure the amenities of property in the vicinity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0760

Page No: 0003

Location: 87 Whitehall Road, Dublin 12.

*Richard Collins*  
for Dublin Planning Officer 27.6.91

*[Signature]*  
Endorsed:.....  
for Principal Officer

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

Dated : ..... *1 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.

M.O'S.



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.

Our Ref.

Your Ref.

Date 17.06.1991

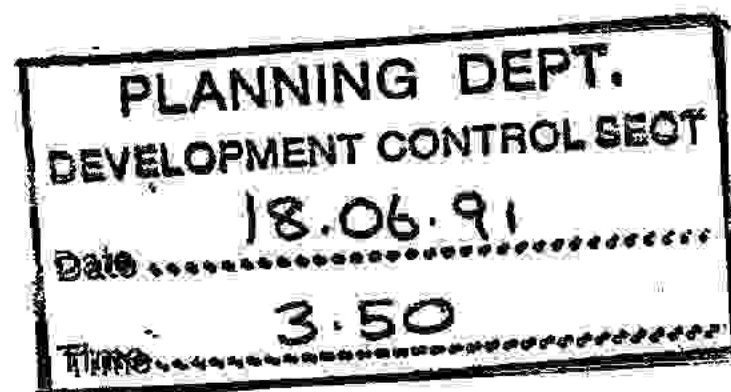
RE/ Application for Bungalow at rear of 87 Whitehall Road,  
Terenure. Reg. Ref. 91A/760.

With regard to this application, the Parks Department's comments are:-

1. The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to submit additional information on how it is proposed to meet these requirements. Alternatively, the applicant should be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.

A handwritten signature in black ink, appearing to read 'D. Drumgoole', written over a horizontal line.

SENIOR PARKS SUPERINTENDENT



*PK*



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.

Our Ref. P.P. 613  
Your Ref.  
Date 23.05.1991

RE/ Application for Bungalow at rear of No. 87 Whitehall Road.

*Reg Ref: 91A/760*

In the event of it being decided to grant planning permission, the following should be included:-

The applicant has not provided any public open space in accordance with the 1983 Development Plan Standards. The applicant should, therefore, be requested to pay a financial contribution of £1,000 towards the cost of provision and development of the public open spaces in the area.

*[Signature]*

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 27.05.91  
Time 3.10



PK



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.  
Your Ref.  
Date 05.06.1991

17 JUN 91

19/6

RE: House at Whitehall Road, Terenure. Reg. Ref. 91A/0760.

With reference to this application, the Parks Department's comments are;

In lieu of public open space provision according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 per site to be provided towards open space development in the surrounding area.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 19.06.91 .....  
Time ..... 2.15 .....

1) Date Lodged

LOCATION: 87 Whitehall Rd. Dublin 12

REG. REF.

91A/760

APPLICANT: Patrick Herbert

PROPOSAL: Bungalow at rear

10-5-91

WATER SUPPLY

Available for zone 2  
 24 hour storage to be provided.

Note: - water main is on opposite side of road to house on Rockfield drive

*[Signature]*  
 23/5/91

ENDORSED:

*[Signature]*

DATE

17/6/91

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date 19.06.91  
 Time 4.30

SS only.

PLANNING DEPARTMENT

BOOK FOLIO

9

(1) Date Lodged

LOCATION:

87 Whitehall Road, Dublin 12. REG. REF. 91A/760

10-5-91

APPLICANT:

Patrick Herbert.

PROPOSAL:

Bungalow at rear.

(2) Date Referred:

SOIL SEWER

Available.

DUBLIN CO. COUNCIL

(3) Rec'd

23 MAY 1991

San Services

SANITARY SERV.

18 JUN 1991

Returned to Planning

SURFACE WATER

Available as indicated.

(6) Date to Planner

The random soak pit proposal should be referred to the B.B.L. dept.

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 19.06.91  
Time 4.30

18.6.91

J.L.  
14/6/91

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

(9) Decision due:

ENDORSED

DATE

Mr. Patrick Herbert,  
87 Whitehall Road,  
Terenure,  
Dublin 12.

Reg. Ref.: 91A/0760

1 August 1991

Re: Bungalow at rear of 87 Whitehall Road, Dublin 12. Re:

Dear Sir,

I enclose herewith, notification of decision to refuse permission, dated 2nd July, 1991, in connection with the above, which was sent to you by Registered Post on 2nd July, 1991, and which was returned by the Postal Authority marked "Not Called For".

Yours faithfully,

  
for Principal Officer.

Enc.

**R**  
Baile Átha Cliath  
QND 169  
No. 98

**P.T.N.**

GROINGHLINN  
945AM  
8 VII  
91

RETURNED LETTERS  
DUBLIN  
10 JUL 1991

BAILE

1991 JUL 91  
EF 6549  
100THA

*Handwritten:*  
D O I O B  
3/7/91

*Handwritten signature:*



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

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

Decision order Number : P/ 2973 /91      Date of Decision : 1st July 1991

Register Reference : 91A/0760      Date Received : 10th May 1991

Applicant : Patrick Herbert

Development : Bungalow at rere.

Location : 87 Whitehall Road, Dublin 12.

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...1.....ATTACHED.

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

Date: 2/7/91.....

Patrick Herbert,  
87 Whitehall Road,  
Terenure,  
Dublin 12.

Reg.Ref. 91A/0760  
Decision Order No. P/ 2973 /91  
Page No: 0002



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

REASONS FOR REFUSAL

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01 The site is located in an area zoned 'A' in the 1983 County Development Plan, "to protect and/or improve residential amenity". The proposed development, which does not comply with the Development Plan standards relating to space about dwellings and does not make adequate provision for off-street car parking, would materially contravene this objective, would constitute overdevelopment of a restricted site and would seriously injure the amenities of property in the vicinity.

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/0760

Date : 13th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow at rere.  
LOCATION : 87 Whitehall Road, Dublin 12.  
APPLICANT : Patrick Herbert  
APP. TYPE : PERMISSION

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

Yours faithfully,

.....  
PRINCIPAL OFFICER

Patrick Herbert,  
87 Whitehall Road,  
Terenure,  
Dublin 12.





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 ..... 87 WHITEHALL RD,  
(If none, give description sufficient to identify) ..... TERENURE, DUBLIN 12

3. Name of applicant (Principal not Agent) ..... MR PATRICK HERBERT  
Address ..... AS ABOVE ..... Tel. No. ....

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

5. Name and address to which ..... 87 WHITEHALL RD,  
notifications should be sent ..... TERENURE, DUBLIN 12

6. Brief description of ..... DWELLING HOUSE  
proposed development

7. Method of drainage ..... PUBLIC ..... 8. Source of Water Supply ..... PUBLIC

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 ..... 363 m<sup>2</sup> ..... Sq. m.  
(b) Floor area of proposed development ..... 207 m<sup>2</sup> (60. Floor 69.685 m<sup>2</sup>) ..... 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. NO

DUBLIN CO. CO Full Planning Permission sought for bungalow at rare 87, Whitehall Rd. D12. for Patrick Herbert.

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

15.List of documents enclosed with application. A COPIES OF PLANS, SECTIONS, ELEVATIONS, BLOCK PLAN LOCATION MAP, SPECIFICATION, PAGE OF PAPER WITH PD REGISTRATION FEE OF £32. EYE LAW APPLICATION.

16.Gross floor space of proposed development (See back) ..... 207 m<sup>2</sup> ..... Sq. m. REC. No. N/A

No of dwellings proposed (if any) ..... Class(es) of Development ..... CLASS NO 1.

Fee Payable £ 32 ..... Basis of Calculation ..... RECEIVED: £35 DATE: 10/5

Signature of Applicant (or his Agent) ..... Mary Walsh ..... RECEIPT No: N 3954 Date: 5/5/1991

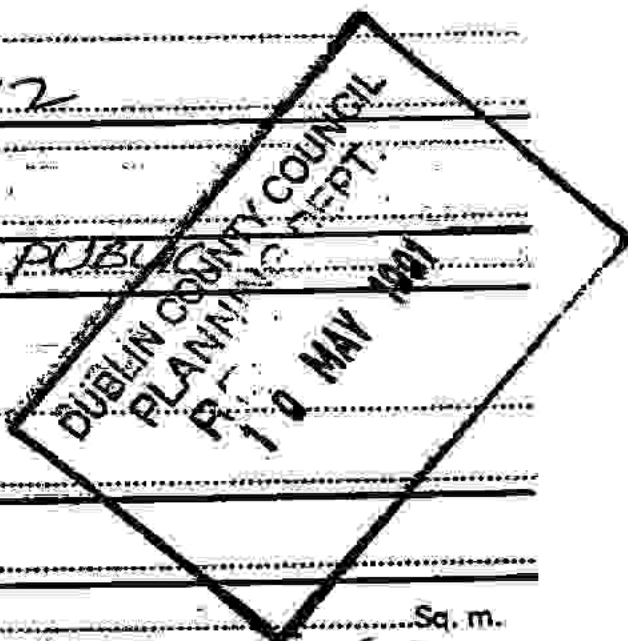
Application Type ..... P ..... FOR OFFICE USE ONLY

Register Reference ..... 91A/0760

Amount Received £ ..... 1.12.4

Receipt No ..... 222

Date .....



Just  
over  
27/4/91

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 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 m <sup>2</sup> (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 <sup>2</sup> (min. £70.00)
D.	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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 ATHA CLIATH

RECEIPT CODE

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

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

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

N 39564

£35.00

Received this 13th day of May 1971

from Mr. M. H. H. H. H.  
11 Whitehall Rd.

the sum of £35.00 five Pounds

planning application at above address Pence, being

M. H. H. H. Cashier

S. CAREY  
Principal Officer [Signature]

**SPECIFICATION**  
**of**  
**Materials and Workmanship**  
**for**  
**Dwelling House at**

WHITEHALL ROAD, TERENCE,  
DUBLIN 12.

**for**

MR. PATRICK HERBERT.



**SPECIFICATION**  
**of**  
**Materials and Workmanship**  
**for**  
**Dwelling House at**

WHITEHALL ROAD, TERENURE,  
DUBLIN 12.

**for**

MR. PATRICK HERBERT.



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| 3. Rising Walls | 1. General               |
|                 | 2. Blockwork or Concrete |
|                 | 3. Dampcourse            |
| 4. Ground Floor | 1. Hardcore              |
|                 | 2. Blinding              |
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|             | 5. Vent Pipe                 |
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  - 8. Stairs
  - 9. Built-in Fittings
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- 3. Decoration
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- 4. Grass Areas

SECTION A - PRELIMINARIES

- Scope: This Specification relates to the labour and materials necessary to carry out the Works indicated on the drawings and is deemed to include for all items reasonably and obviously to be inferred, though not specifically described, herein or on the drawings.
- Standards: Materials used in carrying out the Works shall conform to the requirements of relevant Irish Standards Specifications where appropriate. In cases where relevant Irish Standards Specifications do not exist, materials shall conform to the requirements of relevant British Specifications.
- Materials: All materials are to comply with the requirements of this Specification. Preference shall be given to materials bearing the Guaranteed Irish symbol.
- Workmanship: The standard of workmanship shall be of high quality in every respect and shall be carried out by competent tradesmen where appropriate.
- Completion: Before handing the Works over to client, all holes, chases etc., occasioned during the course of construction, shall be made good. The ground around dwelling shall be cleared of debris and soil dressed off to approximate even levels. Floors and stairs shall be scrubbed, glass cleaned, rubbish removed and dwelling left in a clean and habitable manner.
- Safety: The Contractor shall take all reasonable precautions to keep the site safe during the progress of works and to hinder trespass by unauthorised persons.

SECTION B - MATERIALS

The materials used in the Works shall conform to the following requirements:-

- Cement: Irish Portland Cement conforming to I.S.I.
- Lime: Hydrated lime conforming to I.S.8.
- Aggregates: Coarse and fine aggregate from natural sources to conform to I.S.5., supplied by Roadstone Ltd., or John A. Wood Ltd.
- Water: Clean and free from harmful impurities.
- Concrete: Readymixed concrete, supplied by Roadstone Ltd., or John A. Wood Ltd., to be placed before setting has commenced and be protected from frost and rain until cured.
- Mortar: Readymixed sand and lime, supplied by Roadstone Ltd., or John A. Wood Ltd., to be gauged with cement on site in following proportions:-
  - Type A - Cement, Lime and Sand 1 : 1/4 : 3
  - Type B - Cement, Lime and Sand 1 : 1 : 6
 Mortar including water repellent to be used for facing bricks and masonry blocks. Protect from frost and rain until set.
- Concrete Blocks: Manufactured by Roadstone Ltd., or John A. Wood Ltd., of type and size indicated on drawings, conforming to I.S.20.
- Facing Bricks: Clondalkin Bricks conforming to I.S.189.
- Masonry Blocks: Forticrete Masonry Blocks conforming to I.S.20.
- Insulation: Walls and Floors--"Aeroboard" Expanded Polystyrene.  
Ceilings--Mineral Fibre.
- Wall Ties: Suitable for "Aerotic" Wall Insulation, as manufactured by Southern Chemicals Ltd.
- Dampcourse: Damp-roof course--Pluvex No. 1 or other approved.  
Damp-proof membrane-- polyethelene sheeting, 1000 Gauge.
- Timber: Well seasoned, free from large knots, waney edges and other defects.
  - Structural timber white deal
  - Joinery-- red deal or hardwood.
  - Windows- selected mahogany or teak.



Plaster	External: Undercoating and finishing to be readymixed, supplied by Roadstone Ltd. or John A. Wood Ltd., and gauged with cement on site in proportions specified. Internal: Undercoating to be readymixed, supplied by Roadstone Ltd., or John A. Wood Ltd., gauged with cement on site in proportion specified, and finished with gypsum plaster.
Concrete Roof Tiles	Redland Roof Tiles manufactured by Roadstone Ltd., to I.S.3.
Asbestos Cement Slates	Manufactured by Tegral Ltd., to I.S.7.
Sarking Felt	Untearable quality conforming to I.S.36.
Paint	To be of best quality in all cases.

**SECTION C. SUB STRUCTURE**

Note: The sub-structure as shown on the drawings is not suitable for all site conditions. It may be necessary to alter the construction of the sub-structure to suit the requirements of the Works relative to the nature of the site.

- 1. Excavation:
  - 1. Over Site—The building areas shall be excavated to the extent required by the Works to a minimum depth of 150mm. All top soil to be stored on site for future landscaping and sub-soil to be removed.
  - 2. Foundation Trenches—Trenches for foundations shall be excavated to the depths and widths necessary to ensure an adequate bearing. Bottom of trenches to be levelled, consolidated and kept free from water. Trenches to be stepped as required. Back-fill trenches with consolidated hardcore internally and clay externally. All surplus materials to be removed from site.
- 2. Foundations:
  - 1. Concrete—Readymixed concrete supplied by Roadstone Ltd., or John A. Wood Ltd., of quality suitable for house foundations to local authority requirements, and levelled, to the width and thickness required by site conditions.
  - 2. Reinforcing—Reinforcing shall be placed in foundation concrete as required by site conditions.
- 3. Rising Walls:
  - 1. General—Height of the rising wall should not be less than 450mm below ground level. Top of the rising walls shall be level and smooth to receive the damp-proof course.
  - 2. Blockwork—Rising walls shall be built with solid concrete blocks as indicated on drawings, laid in type B mortar, to the thickness shown on drawings.  
Concrete Rising wall to be of mass concrete where shown on drawings, mix similar to foundation concrete, poured into well-constructed formwork. Formwork should not be removed until at least seven days after pouring.
  - 3. Dampcourse—The damp-proof course shall be laid in accordance with detailed drawings, lapped at least 150mm at all joints and extending the full thickness of the wall and any applied finish. All damp-proof courses shall be at least 150mm above the finished ground level.
- 4. Ground Floor
  - The ground floor shall be constructed in accordance with detailed drawings as follows:
    - 1. Hardcore 150mm thick of broken stone as supplied by Roadstone Ltd., or John A. Wood Ltd., well consolidated and levelled.
    - 2. Blinding 50mm thick sand laid on hardcore, levelled and compacted.
    - 3. Damp-proof Membrane—1000 gauge polyethelene sheet, laid on blinding in accordance with detailed drawings, and lapped at least 150mm at joints.
    - 4. Insulation 50mm thick "Aeroboard" expanded polystyrene laid over the full floor area on damp-proof membrane, with joints neatly butted. Lay 25mm thick edge strip to concrete floor slab and screed as detailed.

5. Floor Slab- 100mm thick readymixed concrete, supplied by Roadstone Ltd., or John A. Wood Ltd., laid on insulation, well compacted and levelled, or as indicated on drawings.

6. Screed- 50mm thick, readymixed concrete, composed of 3 parts sand to one part cement, laid on floor slab, finished level and smooth with a steel float.

SECTION D-SUPER STRUCTURE

1. External Walls:

1. Cavity Walls- All external walls shall be built with Concrete Blocks laid in type B mortar, of cavity construction as detailed on drawings. The cavity shall be kept clear of mortar droppings as the wall is being built.

2. Insulation- "Aerotie" Cavity Wall Insulation, 75mm thick with 450 block range and 60mm thick with 400 block range, fixed in cavity as the work proceeds in accordance with manufacturers instructions, leaving 50mm clear cavity. Insulate thermal bridges at ring beam, lintels, cills and cavity closers as detailed.

3. Wall Ties- Wall ties as supplied with "Aerotie" system by Southern Chemicals Ltd., shall be fixed in accordance with manufacturer's instructions at 450 x 450mm centres with 450 block range and 600 x 400mm centres with 400 block range.

4. Weep holes- Leave vertical mortar joints open 100mm high as weep holes at bottom of cavity every third block.

5. Vent Holes- Leave vertical mortar joints open 75mm high as vent holes at top of cavity at similar intervals.

6. Close Cavity- Close cavity at jambs of opes with Cavity Closer Block, and at top with Concrete Block laid on flat as detailed on drawings.

7. Cills- Fix Precast Concrete, Concrete Block or Brick Window Cills as detailed.

8. Ring Beam- Form Ring Beam at top of cavity wall with Lintel Blocks 140mm thick, filled with concrete and reinforced, as detailed on drawings.

9. Lintols- Lintols less than 2 metres span to consist of Ring Beam continued across opes on inner leaf and Prestressed Concrete Lintel on outer leaf or as detailed.

Lintols in excess of 2 metres span to be as detailed.

10. Dampcourse- Provide and fix all horizontal and vertical d.p.c.s as required.

2. Internal Walls:

1. Blockwork- Build in Concrete Blockwork with type B mortar as indicated on drawings.

2. Lintols- Concrete Lintel Blocks or Prestressed Concrete Lintols as indicated on drawings.

3. Stud Partitions- to be constructed as indicated on drawings.

3. Roof:

1. General- Structural timbers should not be built into chimney breasts. Wall plates shall be treated with preservative and fixed with holding-down bolts, bedded into Ring Beam.

Fascias, barge boards and soffites to be as indicated on drawings.

Soffite boards shall have 12mm holes at 1.5 metre centres for ventilation of roof space.

2. Pitched Roofs- To be constructed as detailed on drawings. Sarking felt to be laid on rafters with horizontal joints well lapped, all as specified by roof covering manufacturer. Battens to roof covering manufacturer's specifications. Roof covering to be Redland Roof Tiles manufactured by Roadstone Ltd., or Asbestos Cement Slates, manufactured by Tegral Ltd., to the profile and colour indicated on drawings, fixed in accordance with manufacturer's instruction.

3. Flat Roofs- Boarding to be T & G Sheeting or Chipboard as indicated. Roofing felt to be laid in three layers, the top layer being mineral felt, with horizontal joints lapped at least 150mm. Adhesive to be as recommended by manufacturer. Roof to be dressed with a 50mm thick layer of limestone chippings, if so required by the Local Authority.

4. Roof Lights- Roof Lights, where required, to be "Velux" or similar approved

quality, fixed in accordance with manufacturer's instructions.

5. Flashings—Aprons, Soakers, Cover-Flashings or Stepped Flashings to be copper, lead or aluminium or as indicated on drawings, fixed in accordance with roof covering manufacturers details or as indicated on drawings. Provide complete metal tray membrane to all chimney stacks.

#### 4. Suspended Floors and Ceilings:

1. Timber—Timber to be to sizes indicated on drawings and constructed as detailed.
2. Floors—Flooring to be T & G. Boarding or Chipboard Flooring Grade, 25mm thick, securely nailed to joists. Concrete suspended floors, stairs and landings, where shown on drawings, should be capable of carrying a superimposed load of 1.44 KN/m<sup>2</sup> finished level and with a fine surface.
3. Ceilings—To be constructed as detailed and insulated with 160mm thick mineral fibre.

### SECTION E—SERVICES

#### 1. Drainage:

1. Excavation—Excavate trenches to required width, depth and falls. Return, fill and ram excavated material on completion and remove surplus.
2. Pipes—To be 100mm diam. Wavin or similar PVC Drainage pipes, laid and jointed in accordance with manufacturers instructions, on 300 x 100mm concrete base to required falls. Pipes to be tested before haunching or back-filling.
3. Manholes, Armstrong Junctions and Gullies  
Manholes—Base to be concrete, 150mm thick. Walls to be solid blockwork, 215mm thick, laid in type A mortar, and finished smooth internally with type A mortar. Fix galvanised steel cover and frame. Channels to be benched with type A mortar. Where required by Local Authority, outfall manholes shall be formed with interceptor trap with cleaning eye and air inlet.  
Armstrong Junctions—To be set on concrete base for drainpipes and to be fitted with galvanised steel cover and frame, top to be level with finished surrounding surface.  
Gully Traps—To take waste water from bath, sink, wash-hand basin and rainwater pipes, set on concrete base for drainpipes, with dished concrete surround, with suitable grid.
4. Septic Tank and Soak Pits  
Septic Tank—To be constructed in accordance with detailed drawings and located to comply with Local Authority requirements.  
Soak Pits—Rainwater to be piped to a Soak Pit not less than 6 metres from the house, or alternatively drained to a suitable watercourse.
5. Vent Pipe -To be provided at head of drain, carried 900mm minimum over eaves level or highest window level, and fitted with cowl or cage.
6. Rainwater Pipes—Provide and fix P.V.C. gutters and downpipes as indicated on drawings to discharge to surface-water drain or soak pit.

#### 2. Plumbing:

1. General All plumbing work to be carried out by a competent sub-contractor and fully tested on completion. All pipes to be properly jointed with approved fittings and adequately supported.
2. Main Water Supply Water supply pipe to be 15mm diameter, laid in a trench at least 600mm below surface. Stopcock to be fitted in accessible position inside house.
3. Cold Water Supply From Main Water Supply take 15mm pipe direct to cold tap in sink. Take 15mm branch to high pressure ball valve in Water Storage Tank. Water Storage Tank to be fixed in attic on adequate supports over internal wall, capacity 273 litres for 3 bedroom house and 455 litres for four-bedroom house or as required by Local Authority. Take 22mm Overflow Pipe from Storage Tank to discharge externally. Take 22mm copper supply pipe with Gate Valve from Storage Tank to Copper Cylinder, and a separate 22mm supply pipe with Gate Valve to bath tap with 15mm branches to all Sanitary Fittings.

4. Hot Water Supply—

(a) Houses qualifying for State Grant:

Provide adequate solid-fuel water heating apparatus with supply, expansion pipes and 47 litre Expansion Tank fitted with water supply and overflow, in accordance with manufacturers instructions. Flow and return pipes shall be as recommended by the manufacturer of the heating apparatus. Expansion pipe 22mm diam. to be taken from top of 150 litre Indirect Cylinder to discharge over Service Tank with a 22mm copper branch to bath and 15mm branches off to fittings.

Note: Where there is more than one bathroom increase size of the supply pipe from Storage Tank to Hot Water cylinder.

(b) Houses not qualifying for State Grant:

Provide hot water supply as specified by the Employer.

5. Waste Pipes—Sanitary fittings to be provided with adequate Trap and Waste Pipe discharging over Gully Trap.

6. Insulation—All pipes in attic to be protected against frost. Storage Tank to be fitted with "Aeroboard" Insulating Surround. Hot Water Cylinder to be fitted with suitable lagging jacket.

7. Sanitary Fittings—All Sanitary Fittings complete to be as selected or approved by the Employer, and fixed in the location shown on the drawings. W.C.'s to have 22mm overflows to discharge externally.

3. Heating, Ventilation and Fire Precautions:

1. Heating—The system of house heating shall be as specified by the Employer.

Fireplaces shall be constructed of solid concrete blockwork laid in type B mortar, having a precast concrete splayed lintol over the fire ope. Each fireplace shall have an independent flue not less than 200mm internal diameter, carried up in easy bends and separated by not less than 100mm thick blockwork from other flues. Flue liners shall be set in mortar and carried 150mm above the concrete Chimney Capping of minimum 75mm thickness. Fire surrounds shall be as indicated on drawings or as selected by the Employer.

2. Ventilation—Provide permanently opened vents of adequate size or to Local Authority requirements in habitable rooms without fireplaces.

The Garage must have permanent ventilation. All built-in cupboards, presses, closets, and wardrobes shall be adequately ventilated.

3. Fire Precautions—Central Heating Unit shall not be located in a garage. Where a garage is under first floor rooms, the ceiling shall be 12mm soft asbestos sheets with joints thoroughly sealed or 10mm plaster slabs with skim coat finish. Where a garage is under the roof of a house, a separating wall must be taken to the plane of roof as for a party wall, the space between slate battens, to be filled with mortar. Garage floor must be 100mm below house floor level. Any door directly between the garage and the house shall be self-closing and door and frame shall have a half-hour fire-rating.

4. Electrical:

1. Standard -All work shall be in accordance with "National Rules for Electrical Installations Parts 1 and 2", issued by the Electro-Technical Council of Ireland and any further requirements of the Electricity Supply Board.

2. Lighting -Provide all rooms and passage-ways with at least one lighting point and flush fitting rocker-action switches.

3. Power—Provide all rooms and passage-ways with at least one 13 amp socket outlet.

The Kitchen should have at least two such sockets and the Living Room three.

4. Meter - A wavin standard external Meter Cabinet, to be supplied and fitted in a position convenient to the Employer and the E.S.B.

5. Ventilation Fan - Fix and connect suitable Extractor Fan over cooking appliance in Kitchen with pendant switch.

6. Immersion Heater - Fix and connect selected Immersion Heating Unit and suitable control switch.

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Ceilings and Stud Partitions—Fix gypsum plaster slabs and skim with Gypweld Plaster, all in accordance with manufacturers instructions.  
Alternatively ceilings to be finished as indicated on drawings.  
Scrim to be placed at all junctions of ceilings and walls.

3. Decoration:

All colours and finishes to be selected or approved by the Employer.

1. External Painting:

Walls—to Employer's specification.

Softwoods—knot, stop, prime and paint two undercoats and one finishing coat in external quality oil paint.

Hardwoods—two coats burnt linseed oil.

2. Internal Painting:

Walls and ceilings—two coats Emulsion Paint

Softwood—knot, stop, prime and paint two undercoats and one finishing coat in oil paint.

Hardwoods—two coats polyurethane.

4. Glazing:

1. Glass—All glass shall be of the type and thickness appropriate to the area to be glazed.

Minimum thickness to be—

Up to 0.5m<sup>2</sup> —3mm

Up to 1.5m<sup>2</sup> —4mm

Over 1.5m<sup>2</sup> —5mm or 6mm.

Less than 600mm over floor—6mm.

Bathroom, W.C. and External Doors to be glazed in obscure glass.

2. Bedding—Timber rebates to be painted and back-puttied before glazing. Glass to be sprigged and puttied. Glass 5mm and thicker to be fixed with glazing slips, pinned and bedded in wash-leather.

## SECTION G—LANDSCAPING

1. Boundary Wall, Fences and Entrance Gates—

The extent, nature and design of the Boundary Walls, Fences, Entrance Gates and Supporting Piers shall be specified by the Employer.

2. Driveway—Excavate and fill as required by site conditions.

Finish as required by the Employer with one of the following:

Tarmacadam as specified by Roadstone Ltd., for house fronts.

Cobble-lock Interlocking Paving to specification of Roadstone Ltd.

Rounded pebbles as selected in 50mm thick layer.

3. Paving—Paving to be in Roadstone Concrete Paving Flags as selected by the Employer, laid to manufacturers specification.

4. Grass Areas—Grass areas to be indicated by the Employer. The Contractor to leave untouched or prepare for grassing as agreed.

# Appendix

Date of Possession  
of Site by Contractor

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Period of Interim  
Payments (if none  
stated, monthly)

.....

Percentage of  
Value Retained  
(if none stated,  
10%)

.....

Limit of Retention  
Fund (if none stated,  
5% of Contract Sum)

.....

Date of Completion  
of the Works

.....

Damages for  
Non-Completion

at the rate of IR £ \_\_\_\_\_ per week

.....

Period for Final  
Payment (if none  
stated, 3 months  
after completion  
of Works)

.....

Defects Liability  
Period (if none  
stated, 6 months)

.....