

REF. NO.: 91A/0897 CERTIFICATE NO.: 152248  
 PROPOSAL: Revised House type  
 LOCATION: Sites 64-74 Firhouse, Old Barn, Tallaght  
 APPLICANT: Standon Contractors Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<del>£605</del>	<del>£151.25</del>	<del>£453.75</del>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

*application with drawn BB/2170/91*  
*Refund made*  
*Per 23/10*

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: *Stuise* Grade: *SrO* Date: *5/6/91*  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NOV BY /  
DATED

ENTERED ON CONTRIBUTIONS REGISTER:

*Standard*

*Calculations  
as ab*

*8770/1075*

*[Signature]*  
*25/1/91*

DEVELOPMENT CONTROL ASSISTANT GRATE




Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

RE: Sites 64-74 Firlouse, Old Bawn, Tallaght

REG. REF.: 91A/0897

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

A reduced fee (i.e.  $\frac{1}{2}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 89A/1962 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

*Some minor alterations to sites. No  
change in number of houses.  
J.Y.  
6/6/91.*

A. Hinchy,  
Senior Executive Draughtsman/Technician

CCMHAIRLE CHONTAE ATHA GLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET,

DUBLIN 1.

Francis M. Whelan & Associates,

38 Botanic Road,

Glasnevin,

Dublin 9.

7/6/91

REG. REF.: 91A/0897

RE: Revised House type at sites 64 - 74 Firhouse, Old Bawn, Tallaght, for Standon  
Contractors Ltd.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 805.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £151.25

AMOUNT DUE = £453.75

Yours faithfully,

  
for PRINCIPAL OFFICER



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

### WITHDRAWAL OF BUILDING BYE LAW APPLICATIONS AND REFUND OF FEE

The appropriate fee of £ 605.00 was not paid with the Bye Law Application submitted on 31/5/91 and registered under 91A/897. The payment received was in the sum of £ 151.25 and a period of two months has expired since this payment was made. The details in relation to this application are listed as follows:

<u>FEE DUE</u>	<u>FEE PAID</u>	<u>BAL.DUE</u>	<u>REG.REF</u>	<u>DATE DEC.DUE</u>	<u>APPLICANT</u>	<u>PROPOSAL</u>
£ 605.00	£ 151.25	£ 453.75	91A/897	30/7/1991	Standon Contractors	Rev. Hs. Types @ Site No. 64-74 incl. @ Firhouse Old Bawn, Tallaght.

### COMMENDATION:

Para 3 (11) of the approved schedule for Building Bye Law charges provides that:

"In accordance with Section 6 of the Local Government (Financial Provisions) (No. 2) Act, 1983, where:

- (a) No fee is submitted with the application, or
- (b) The fee submitted is less than the appropriate fee payable as set out in the schedule of fees,

The County Council will not commence to consider the application until the appropriate fee is paid. If no fee, or a fee less than the appropriate fee has been received by the County Council, on the expiration of two months commencing on the day the application is received the application will be regarded as having been withdrawn and if a fee less than the appropriate fee has been paid, it will be refunded".

I recommend that the application be regarded as having been withdrawn and that the payment of £ 151.25 being less than the appropriate fee be refunded.

  
SENIOR ADMINISTRATIVE OFFICER.

The Building Bye Law application as listed by the Senior Administrative Officer is hereby regarded as having been withdrawn and the refund of £ 151.25 in respect of this application as recommended by the Senior Administrative Officer is hereby authorised.

  
ASSISTANT CITY & COUNTY MANAGER

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

07/91/10106  
 60,480  
 129,000  
 75,000

Revised house types to sites No's 64 to 74 inclusive at Firhouse, Old Bawn, Tallaght for Standon Contractors Ltd.

Francis M. Whelan & Associates,  
 Botanic Court,  
 30, Botanic Road,  
 Glasnevin,  
 Dublin 9.

Reg. Ref.	91A-0897
Appl. Rec'd:	31.05.1991
Floor Area:	1,287.08 sq. m.
Site Area:	2,654 sq. m.
Zoning:	G

Report of the Dublin Planning Officer, dated 24 July 1991

This is an application for PERMISSION. The proposal consists of revised house types. at Firhouse, Old Bawn, Tallaght.

The area in which the site is located is zoned with the objective "to protect and improve high amenity areas." (G)

The history of the site is as follows:

- 87A-1075 Permission granted by An Bord Pleanala for 115 houses, petrol station, 19 acres of public open space, residential services, indoor games and sports services.
- 89A-1308 Permission refused for 101 dwellings and ancillary site development, because revised layout would have encroached on public open space.
- 89A-1962 Permission granted by Dublin County Council for 101 dwellings.

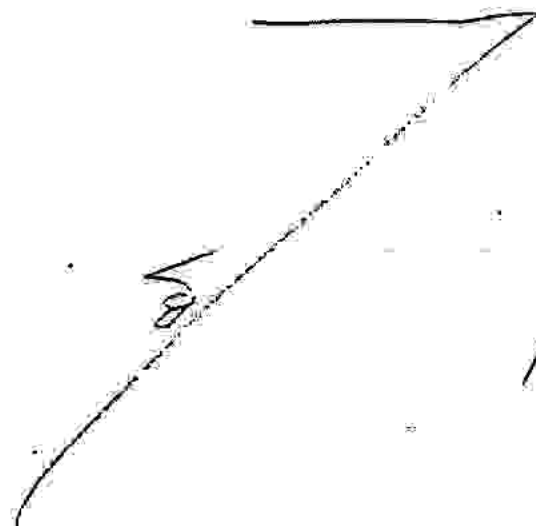
The current application shows the same number of houses on Road 3 for which permission was granted. Minor changes are shown in elevation and floor area, with a garage incorporated into the detached house.

The proposed alterations are acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (6) conditions:-

(GB/DK)

(Continued)





**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Revised house types to sites No's 64 to 74 inclusive at Firhouse, Old Bawn, Tallaght for Standon Contractors Ltd.

(Continued)

6  
(Conditions attached)

Endorsed:-  for Principal Officer

  
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the ( 6 ) conditions set out above is hereby made.

Dated: 29 July, 1991.

  
ASSISTANT CITY AND COUNTY Manager  
Approved Officer.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Revised house types to sites No's 64 to 74 inclusive at Firhouse, Old Bawn, Tallacht for Standon Contractors Ltd.

### 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.

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

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

4. The development shall be carried out in conformity with Conditions Nos. 4 to 23 and 27 of the decision to grant permission by Order No. P/5659/89, dated 21st December, 1989, Reg. Ref. 89A-1962, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

5. That the arrangements made for the payment of the financial contribution in the sum of £60,480 in respect of the overall development required by Condition No. 10 of planning permission granted under Reg. Ref. 87A-1075 be strictly adhered to in respect of the above proposal.

6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £120,000 or a cash lodgement of £75,000 in respect of the overall development, required by Condition No. 9 of planning permission granted under Reg. Ref. 87A-1075 be strictly adhered to in respect of the above proposal.

### REASONS FOR CONDITIONS

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

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

3. To prevent unauthorised development.

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

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

6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

# 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 Francis M. Whelan & Assocs., Decision Order P/3435/91 - 29.07.1991  
Botanic Court, Number and Date  
30, Botanic Court, Register Reference No. 91A-0897  
Glasnevin, Dublin 9. Planning Control No.  
 Applicant Standon Contractors Ltd. Application Received on 31.05.1991  
 Floor Area: 1,287.08 sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-  
revised house types to sites no.'s 64 to 74 inclusive at  
Firhouse, Old Bawn, Tallaght.

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 each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. The development shall be carried out in conformity with Conditions Nos. 4 to 23 and 27 of the decision to grant permission by Order No. P/5659/89, dated 21st December, 1989, Reg. Ref. 89A-1962, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	4. In the interest of the proper planning and development of the area.

(Continued)

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date

29.07.1991

IMPORTANT: Turn overleaf for further information



(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>5. That the arrangements made for the payment of the financial contribution in the sum of £60,480 in respect of the overall development required by Condition No. 10 of planning permission granted under Reg. Ref. 87A-1075 be strictly adhered to in respect of the above proposal.</p> <p>6. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £120,000 or a cash lodgement of £75,000 in respect of the overall development, required by Condition No. 9 of planning permission granted under Reg. Ref. 87A-1075 be strictly adhered to in respect of the above proposal.</p>	<p>5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p> <p>6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p>



**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.



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/0897

Date : 31st May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised house types

LOCATION : Sites Nos 64 to 74 incl. at Firhouse, Old Bawn,  
Tallaght

APPLICANT : Standon Contractors Limited

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 31st May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Francis M. Whelan & Associates,  
Botanic Court,  
30 Botanic Road,  
Glasnevin,  
Dublin 9.



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 Sites 64 -74 inclusive, Firhouse, Old Bawn, Tallaght.  
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Standon Contractors Ltd.  
Address Bettyville, Ballyboughal, Co. Dublin. Tel. No.

4. Name and address of Francis M. Whelan & Associates, Botanic Court, 30 Botanic Road,  
person or firm responsible for preparation of drawings Glasnevin, Dublin 9. Tel. No. 307560/307776

5. Name and address to which notifications should be sent  
As 4 Above.

6. Brief description of proposed development  
Revised House Types

7. Method of drainage Mains Drains 8. Source of Water Supply Mains Supply

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. N/A

(b) Proposed use of each floor N/A

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 2654 Sq. m.

(b) Floor area of proposed development 1287.08 Sq. m.

(c) Floor area of buildings proposed to be retained within site 1287.08 Sq. m.

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

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 into account in your proposal:  
The Proposed Building Regulations have been taken into account as necessary.

15. List of documents enclosed with application. 4 No. Copies of drawing number 9015/02, 03, 04, 05 & 06

4 No. Copies of Outline Specification.

1 Copy Planning Adv. (Irish Press 31.05.91) 1 No. Covering Letter

Gross floor space of proposed development (See back) 1287.08 Sq. m.

No of dwellings proposed (if any) 11 Class(es) of Development 1 and A

Fee Payable £ 239.25 Basis of Calculation £13.75 B.B.L. and £8 X 11

If a reduced fee is tendered details of previous relevant payment should be given  
Reg. Ref. 89A/1962

Signature of Applicant (or his Agent) [Signature] Date 31-5-91

Application Type P/B FOR OFFICE USE ONLY 31/5

Register Reference 91A/0897

Amount Received £ 2.20.4

Receipt No

Date 22-9

BYE LAW APPLICATION  
REL. NO. 15125  
N41436

31/5  
N41042

Irish Press  
31/5/91

CO. DUBLIN permission sought for revised house types to sites No's. 64 to 74 inclusive at Firhouse, Old Bawn, Tallaght for Standon Contractors Limited.

# COMHAIRLE CHONTAE ÁTHA CLIATH

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

[RECEIPT CODE]

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

DYE LAW APPLICATION.  
REC. No. N 41436

£ 151.25

Received this 31<sup>st</sup> day of May 1991

from Fandora Contractors Ltd,  
Bettyville,  
Sallyborough

the sum of one hundred and fifty one Pounds

twenty five Pence, being fee for  
bye-law application at 64-74 incl.

F. Channon  
Maureen Deane Cashier

S. CAREY  
Principal Officer  
[Signature]

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 41042

CASH  
CHEQUE  
M.O.

£ 88.00

Received this 5<sup>th</sup> day of May 1997

from Gordon Contractors Ltd

Ballyrobert

Ballyboughtal

the sum of eighty eight Pounds

Pence being 10 for

planning applications for 60-74 ind.

Arthouse

Maeleer Deane

Cashier

S. CAREY

Principal Officer

Cast x 11

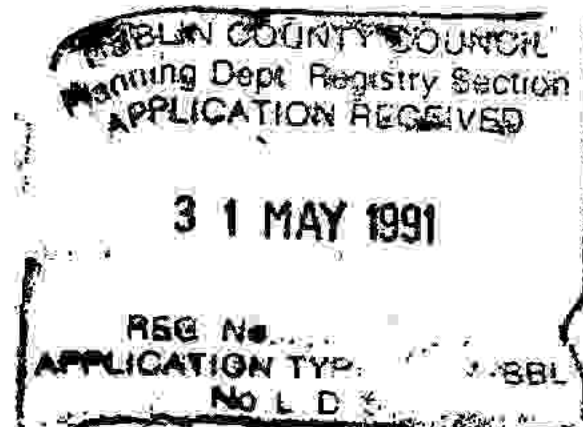




**ARCHITECTS • DESIGNERS • PLANNERS**

BOTANIC COURT 30 BOTANIC ROAD DUBLIN 9  
TELEPHONE 307560/307776 FAX 307464

Planning Dept.,  
Dublin Corporation,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



30 May 1991.

**Re: Revised House Types to Sites 64 - 74 inclusive, Firhouse,  
Oldbawn, Tallaght, Co. Dublin.**

Dear Sir,

We are applying for Planning Permission and Building Bye Law Approval for our client, Standon Contractors Ltd., for a revised house type at the above.

Planning Permission and Building Bye Law Approval has already been granted for this section of the site for 11 three and four bedroom houses. This application does not propose to increase this number.

The drainage layout, both foul and surface water have not been revised from the original layout. The sewer levels and finished floor levels remain as already approved.

We would also request a waiver of the relevant Building Bye Laws in relation to the use of the internal single stack drainage system and internal ensuite bathroom.

Please find enclosed the following documents:-

- 1.) 4 no. copies of drawing numbers 9015/02, 03, 04, 05, 06.
- 2.) 4 no. copies of Outline Specification.
- 3.) Copy of Planning Notice.
- 4.) Cheque in the amount of £239.25

We trust the above is to your satisfaction and await a favourable decision in due course.

Yours faithfully,

David O'Callaghan

For: Francis M. Whelan & Associates.

DUBLIN COUNTY  
Planning Dept. Reg.  
APPLICATION

31 MAY 1991

REG. No. 91A/0897  
APPLICATION TYPE  
NO. 1 E

**OUTLINE SPECIFICATION OF  
WORKMANSHIP AND MATERIALS  
TO BE USED IN THE ERECTION OF  
THESE HOUSES AT SITES NO.'S  
64 - 74 INCLUSIVE AT FIRHOUSE,  
OLD BAWN, TALLAGHT, CO. DUBLIN.**

Client:

Standon Contractors Ltd.,  
Bettyville,  
Ballyboughal,  
Co. Dublin.

Architect:

Francis M. Whelan & Associates,  
Botanic Court,  
30 Botanic Road,  
Glasnevin,  
Dublin 9.

Proposed Work & Use:

It is proposed to construct 11  
no. detached and semi-  
detached houses (some with  
garages) on sites no.s 64 - 74  
inclusive at Firhouse,  
Old Bawn, Tallaght, Co. Dublin.

- 1. General Items**
- 2. Excavator**
- 3. Drainlayer**
- 4. Concretor**
- 5. Blocklayer**
- 6. Roofer**
- 7. Carpenter**
- 8. Plumber**
- 9. Electrician**
- 10. Plasterer**
- 11. Glazier**
- 12. Painter**



## PART 1 GENERAL

### 1 (A) MAINTENANCE PERIOD:

The contractor shall be responsible for defects, shrinkage or other faults due to materials and workmanship not in accordance with this specification which appear during this period of 12 months after completion of the work.

### 1 (B) STRUCTURAL GUARANTEE:

The contractor shall be responsible for structural defects which reveal themselves during a period of 24 months after completion of work. The Employer's right to require the contractor to remedy structural defects under this clause are in addition to any similar rights he may have under common law.

### 1 (C) INSURANCE:

The contractor shall, in the joint names of the Employer and contractor, insure the works to their full value against loss or damage by fire, storm or tempest from a period beginning at the commencement of the work and ending on the handing over of the completed work to the Employer.

### 1 (D) MATERIALS USED IN CONSTRUCTION:

The materials used in this construction should be approved as suitable by the Department of Local Government.

### 1 (E) PROVIDE EVERYTHING:

The contractor shall be responsible for providing all materials, plant, scaffolding etc., necessary for the proper execution of the work.

### 1 (F) WATER:

The contractor shall be responsible for the provision of a proper supply of clean water for the work.

1 (G) NOTIFICATION:

The contractor shall notify the Local Authority at the appropriate stages of the work and arrange all inspections.

## PART 2 EXCAVATOR

### 2 (A) GENERALLY:

Excavate the site, removing all vegetable soil and spread and level. Excavate trenches for foundations and services, spread and level.

### 2 (B) KEEPING EXCAVATIONS FREE FROM WATER:

All water that may accumulate on the site during the progress of the works, or in the trenches and excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the contractor's expense.

### 2 (C) BACKFILL:

Backfilling to foundations, walls, trenches etc., shall be spread in layers not exceeding 150mm thick and each layer shall be compacted and consolidated. Filling around pipes not concreted and for a depth of 300mm over the pipes shall be fine material free from stones, and placed and consolidated by hand.

### 2 (D) HARDCORE:

All hardcore shall be properly compacted and shall form a freely drained bed. It shall consist of coarse gravel, hard stone or slag and hard broken brick, and shall be free from dust and any deleterious materials.

## PART 3 DRAINLAYER

### 3 (A) CONCRETE BEDS:

Lay in trenches under drain pipes, gullies, junction, etc., layer of Mix C concrete, as described in Part 4 (C) next page. The concrete under pipes to be a minimum thickness of 100mm laid to falls with minimum projections of 75mm on either side of the drain and benched half way up the pipe.

### 3 (B) DRAIN PIPES:

Drain pipes to be P.V.C. or salt glazed stone-ware, or concrete to Irish Standard 6 (1949). Concrete or stoneware pipes to have joints packed with tar gaskin and filled with cement mortar, executed neatly.

### 3 (C) LAYING DRAINS:

All drains layed to have necessary fall and to be connected to gullies, junctions, soil pipes and manholes, in such a manner that anyline of drain is straight and true f rom a point with a regular gradient throughout its length.

### 3 (D) ARMSTRONG JUNCTIONS:

To be 225mm X 225mm glazed stoneware or P.V.C. with heavy galvanized cast iron cover frame set on, and surrounded with 150mm X 150mm thick concrete Mix A as described later.

### 3 (E) GULLY TRAPS:

Are to be 150mm X 150mm salt glazed stoneware or P.V.C. back inlet gullies with outlet jointed to drain and fitted with heavy galvanized gratings set on, and surrounded with concrete Mix A well dished down to grating.

### 3 (F) MANHOLES:

Form manholes, 600mm X 600mm inside concrete measurements, with 225mm solid concrete block walls bedded in



cement mortar and finished with 25mm cement plaster well haunched down to half round white glazed channels. Roofs of manholes to be Mix A, reinforced concrete 150mm thick. Where manholes exceed 1500mm deep they are to be 900mm X 600mm inside and fitted with galvanized heavy cast iron foot irons built into walls. The bottoms to be benched in fine concrete finished in pure cement average 200mm thick.

## PART 4 CONCRETOR

### 4 (A) CEMENT:

To be Portland Cement in accordance with I.S. 1 (1971) delivered to site in properly sealed bags clearly marked with the brand name and stored clear of the floor, in a dry waterproof store protected from damp.

### 4 (B) AGGREGATE:

Coarse and fine aggregate shall be in accordance with I.S.5 (1949).

### 4 (C) WATER:

Only clean fresh water free from impurities to be used.

## Concrete Mixes

### 4 (D) MIX A:

This mix should have a minimum works cube strength of 14 N/mm<sup>2</sup> after 7 days or 21 N/mm<sup>2</sup> after 28 days. The nominal proportions of this mix are 0.7m<sup>3</sup> of suitable grade dry fine aggregate and 0.14m<sup>3</sup> of suitable graded coarse aggregate per 50g cement. The maximum size of coarse aggregate should not exceed 20mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 30 litres per 50kg of cement.

### MIX B:

This mix should have a minimum works cube strength of 10 N/mm<sup>2</sup> after 7 days or 14 N/mm<sup>2</sup> after 28 days. The nominal proportions of this mix are 0.1m<sup>3</sup> of suitably graded dry fine aggregate and 0.21m<sup>3</sup> of suitably graded coarse aggregate per 50kg cement. The maximum size of coarse aggregate should not exceed 40mm.

The water/cement should be kept to a minimum, to ensure reasonable workability but should not exceed 35 litres per 50kg of cement.

#### MIX C:

This mix should be in the proportion of 8 parts of suitability graded 'all in' aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

#### 4 (E) CURING:

During initial setting and curing concrete to be protected from excessive heat, frost, shock or vibration and no traffic must be allowed on it until properly hardened.

#### 4 (F) SOLID FLOORING (MIX B):

Provide powerfloated finish to 150mm concrete slab on 1000 gauge visqueen d.p.m. on 50mm sand blinding on 150mm min. hardcore.

#### 4 (G) CONCRETE LINTELS:

The concrete lintels to windows and door openings are to be reinforced for every 100mm of thickness with two 12mm diameter mild steel bars. Lintels are to be constructed as shown on the drawings and to have a minimum bearing of 225mm and conforming to B.S. 1239 (1956) and produced by an approved manufacturer may be used.

#### 4 (H) CHIMNEY CAPS:

Provide cast in situ chimney caps, throated on underside, weather or tops in cement and sand 1:3 and flaunch up around flue liners.

#### 4 (I) CONCRETE CILLS:

Are to be finished smooth and to be rebated, weathered and throated in accordance with sizes shown on drawing.

## PART 5 BLOCKLAYER

### 5 (A) BLOCK:

All blocks used are to comply with I.S. 20 (1971).

### 5 (B) MORTAR:

Cement mortar to be composed of one part cement to three parts of sand, well mixed in small quantities and used fresh. Cement mortar shall be used for all blockwork below damp-proof course. Gauged mortar (plasticised mortar) to be composed of one part cement to six parts of sand with liquid mortar plasticiser added in the proportions recommended by the manufacturer, and to be used for blockwork over damp-proof course.

### 5 (C) DAMP-PROOF COURSE:

Shall be 3 ply bitumen on jute canvas base to I.S. 57 (1953) or polythene to B.S. 743 (1970). Damp-proof course to be a minimum of 150mm above finished ground level. D.P.C. shall be lapped 150mm at all joints and angles and bedded in layer of cement mortar. Provide D.P.C. over all lintels to external openings of cavity wall construction stepped from top of inner lintel to under outer lintel.

Provide D.P.C. to all vertical joints at abutting of

inner and outer leaves of cavity walls and reveals.

.. .. under window cills turned up at the ends and back.

.. .. to outer leaf of cavity wall under blockwork closing cavity at head.

### 5 (D) CAVITY WALLS:

Build cavity walls as shown on drawings. Inner and outer leaves to be tied together with stainless steel wall ties at 900mm intervals horizontally and 450mm vertically.

Closure of cavity at foot to be a minimum of 150mm below D.P.C. level. Provide temporary openings at base of cavity for cleaning out after each day's work and brick up on completion. 50mm laths to be placed on ties to catch mortar droppings and lifted out and cleaned off before inserting new row of ties. Every possible care to be taken to keep cavities free from mortar droppings.

Provide drainage openings at bottom of cavity in cavity walls.



5 (E) BLOCK PARTITIONS:

Build block partitions in blocks bonded to external walls as the work proceeds.

5 (F) CHIMNEY BREAST & FLUE LINERS:

Build chimney breasts where shown in solid blockwork. Form opening to take fireback for fireplace, insert tapered lintel, gather to fireclay flue and flaunch around same. Build in 200mm diameter fireclay flue liners to I.S. 51 (1953). Flue to be carried up in easy bends, and to be cleared and swept as work proceeds. Flue liners to be wrapped around with 12mm thickness of lime mortar before building in.

## PART 6 ROOFER

### 6 (A) LEAD FLASHING:

Lead to be No. 5 best milled lead to comply with B.S. 1178 (1969). At sides and front of chimney neatly dress No. 5 lead for a width of 150mm. Cover sheets at front and 150mm up against stack at front and sides. Also at sides provide lead soakers for a width of 150mm. Form chase in chimney and return lead cover flashing into same. Secure with lead wedges and point with cement mortar. When plastering, form bell cast over chase. Where chimney stack is not astride ridge provide lead gutter at back in No. 5 lead laid on 19mm boarding carried up under tiles to a height of 150mm vertically back over sole board and dressed 150mm up against back of stack and cover flashed in No. 5 lead.

### 6 (B) INSULATION:

100mm thick glass fibre insulation to be laid between roof joists on foil backed plasterboard.

### 6 (C) RAINWATER GOODS:

Rainwater downpipes and gutters to be seamless aluminium, colour and profile to be selected to match existing.

### 6 (D) ROOF CONSTRUCTION:

(i) - Semi-detached house type; Provide selected concrete roof tiles on 50mm X 25mm treated timber battens on roofing felt on prefabricated roof trusses at 600mm centres with 75mm X 38mm bracing to manufacturers specification.

(ii) - Detached house type; Provide selected concrete roof tiles on 50mm X 25mm treated timber battens on roofing felt on 115mm X 38mm rafters at 400mm centres with 175mm X 75mm purlins, 100mm X 75mm struts, 115mm X 38mm collars.

## PART 7 CARPENTER

### 7 (A) TIMBER:

The timber used throughout the work to be well seasoned, dry and free from sap, shakes, large or loose knots and waney edges and with a moisture content not exceeding the permitted maximum set out in I.S. 96 (1958). Structural timber for joists to be first quality fir, arch or spruce.

Timber for carpentry to be white deal. Red deal for joinery free from all defects.

Joinery units to be delivered on job prepared, knotted, stopped and primed.

### 7 (B) PRESERVATIVE:

Wall plates, ends of joists and feet of rafters, back of fascia, back of soffit to be treated with approved preservative applied in approved manner. The preservation of timber shall be carried out in accordance with B.S.C.P. 98 (1964).

### 7 (C) GLUE:

All glue to be approved and comply with B.S. 745 (1969).

### 7 (D) SKIRTING:

To be 100mm X 25mm moulded red deal neatly mitred at all corners.

### 7 (E) ARCHITRAVES:

To be 50mm X 25mm moulded red deal neatly mitred at corners and nailed to door frames. All nails to be well punched home.

### 7 (F) WINDOWS:

Provide selected H/W windows to front and standard timber casement windows to rear.

### 7 (G) DOORS:

Provide H/W door and glazed screen to front and fully glazed timber doors to rear.

## PART 8 PLUMBER

### 8 (A) SOIL & VENT PIPES:

Shall be 100mm P.V.C. or cast iron jointed in accordance with manufacturer's instructions with all the necessary bends etc., and connected to drain and W.C.

### 8 (B) TRAPS & WASTE PIPES:

Traps to sinks, bath and wash-hand basin to be solid copper deep seal with cleaning eyes 38mm diameter for bath and sink and 32mm diameter for wash-hand basins where wastes do not discharge directly to gully traps, otherwise traps to be standard pattern. Waste pipes to be manufactured from unplasticised P.V.C. conforming to B.S. 3506 (1962).

### 8 (C) WATER SERVICES:

Provide and connect 12mm heavy gauge P.V.C. pipe 500mm deep in ground from water supply source to storage tank complete with ball valve and 25mm overflow. Fit stop cock over floor level where supply enters house and provide connection to kitchen sink. Storage tanks to be approved type P.V.C. or galvanized steel to B.S. 417 (1964). Minimum total capacity to be 360 litres.

### 8 (D) COLD WATER SUPPLY:

Run 20mm copper supply from storage tank to cylinder. Run 20mm separate copper supply to bath with 12mm branches to W.C. and W.H.B. Fit 20mm full way screw down stop cocks in accessible positions to 20mm cold feeds to cylinder and bath etc.

### 8 (E) WATER HEATING:

Where boiler is provided, run 25mm copper flow and return to cylinder (with high and low connections). Fit draw off cock in suitable position to empty system.



## PART 9 ELECTRICIAN

### 9 (A) GENERAL:

All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers.

### 9 (B) WIRING:

1. All wiring to be on ring main system using 13 a fusible plugs.
2. Provide proper identification system for each fuse unit.
3. Every light outlet shall be fitted with approved ceiling rose flex and lampholder.
4. Switches shall be flush type make and break.
5. Switches outside bathrooms.
6. Socket outlets shall be flush type bakelite 13amp. All 3 pin shutter type and fusible earth wire.
7. Wiring shall be C.T.S. 1/1. 78(3/.036) for lighting circuits and 7/0.85 (7/.025) for power circuits.
8. All joints shall be in proper bakelite joint boxes.

### 9 (C) NOTICE TO E.S.B. :

The Electricity Supply Board shall be consulted at an early stage to arrange service and meter position.

## PART 10 PLASTERER

### 10 (A) CEMENT:

All cement to be approved Portland Cement.

### 10 (B) SAND:

Shall be natural or crushed stone to comply with B.S. 1198 (9152) for plastering both under and finishing coats.

### 10 (C) INTERNAL PLASTERING:

All internal walls to be scudded 3:1 sand and cement, scratch coat to be 1 lime to 3 sand gauged with 10% cement and finished in hard wall plaster. Ceiling plasterboard where fixed to joists of 400mm centres or less to be 9.5mm thick. Dry line to manufacturer's specification where indicated.

### 10 (D) EXTERNAL PLASTER:

Scud cement and coarse sand (1:3) and render in 1 part hydrated lime, 1 part cement and 3 parts sand finished 12mm thick smooth and even. Finished coat to be 12mm 1:2:6 lime, cement sand to a fine nap finish. Form true edges and arrises etc. reveals to be finished as above keyed into rebates and finishing 25mm thick and 25mm proud of plaster work.

### 10 (E) DRY LINING:

External walls to be dry lined internally with 50mm insulation between 50mm X 50mm treated timber battens with plasterboard & skim finish or dry lining boards on visqueen vapour barrier.

## PART 11 GLAZIER

### 11 (A) GENERAL:

Glass to be the best of its respective kind and conform to B.S. 952 (1964). Glass is to fit accurately into rebates, after priming and is to be well back puttied sprigged and puttied. Outside putty is to finish the full depth of rebate. Putty to be linseed oil putty to B.S. 544 (1969).

### 11 (B) CLEAR GLASS:

Clear glass to be sheet glass 3mm for areas up to 0.56m<sup>2</sup>, 4mm glass for all areas up to 1.12m<sup>2</sup>, and 6mm for larger panes. Glass to conform to B.S. 952 (1964) and shall be the best of it's kind, clear of all specks, waves, air bubbles and defects of every kind.

### 11 (C) OBSCURED GLASS:

Obscured glass to be small white artie glass.

### 11 (D) GLAZING IN DOORS:

Glass in panels to doors to be bedded in putty and held in position with glazing slips and bedded in mastic putty.

## PART 12 PAINTER

### 12 (A) GENERAL:

None other than skilled workmen, except apprentices, to be employed on the works. All paint, wall coverings, carpet etc. are to be prepared and applied strictly in accordance with the manufacturer's instructions.

### 12 (B) WORKMANSHIP:

Painting and sealing internally shall not be done unless the room is free from dust. An interval of 24 hours shall be allowed between each coat. Each coat shall be properly rubbed down before the application of the following coat. Walls to be rubbed down, filled and free of all blisters and blemishes before decoration. All cracks, crevices and nail holes shall be stopped with a prepared stopping of an approved make. No decorations are to proceed with on plaster until it is perfectly dry. On no account is emulsion to be used as a primer to woodwork.

### 12 (C) EXISTING WOODWORK:

Burn off all existing paintwork to existing doors, skirtings, mouldings etc. and re-paint one undercoat and two finishing coats to all prepared surfaces. Apply three number coats of varnish to all existing woodgrain doors, rub down with fine sand paper between coats.

### 12 (D) NEW WOODWORK:

Knot, prime, stop and paint one undercoat and 2 finishing coats on all new woodwork internally and externally, including priming only back of all frames, linings etc. Apply three number coats of varnish to all new woodgrain doors, rub down with fine sand paper between coats.