

Councillor Laing,  
86 Templeville Road,  
Terenure,  
Dublin 16.

Our Ref.: 91A/0970

9 August 1991

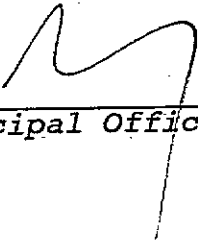
RE: Proposed change of use from retail to take-away restaurant  
at No. 1 Wainsfort Drive for A.L. Investments Ltd.

Dear Councillor,

I refer to your recent representations in connection with the  
above planning application.

I now wish to inform you that the Planning Authority refused  
permission on 7th August, 1991.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0970

Letter No.: 514

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755

Fax: (01) 724896

Fiona Smith & Bernard Smith,  
23 Wainsfort Drive,  
Terenure,  
Dublin 6W.

8 August 1991

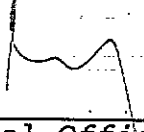
Re: Proposed change of use from retail to take-away restaurant at No. 1 Wainsfort Drive for A.L. Investments Ltd.

Date of decision to refuse permission 7th August, 1991 subject to 2 reasons.

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Letter No.: 514

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755  
Fax: (01) 724896

J. Dempsey & A. Dempsey,  
26 Wainsfort Drive,  
Terenure.  
Dublin 6W.

8 August 1991

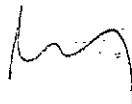
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Letter No.: 514

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755  
Fax: (01) 724896

John Kellett,  
7 Wainsfort Drive,  
Terenure,  
Dublin 6W.

8 August 1991

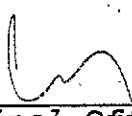
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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0970

Letter No.: 518

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755

Fax: (01) 724896

K. O'Sullivan,  
13 Wainsfort Drive,  
Terenure,  
Dublin 6W.

8 August 1991


Re: Proposed change of use from retail to take-away restaurant at No. 1 Wainsfort Drive for A.L. Investments Ltd.

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Letter No.: 518

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755

Fax: (01) 724896

8 August 1991

P.J. Breen,  
19 Wainsfort Drive,  
Terenure,  
Dublin 6W.

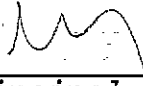
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Register Reference No.: 91A/0970

Letter No.: 518

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755  
Fax: (01) 724896

Jack Condron,  
16 Wainsfort Drive,  
Terenure,  
Dublin 6W.

8 August 1991


Re: Proposed change of use from retail to take-away restaurant at No. 1 Wainsfort Drive for A.L. Investments Ltd.

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Planning Department,  
Block 2, Irish Life Centre,  
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Dublin 1.

Tel: (01) 724755  
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8 August 1991

P. Morrissey,  
14 Wainsfort Drive,  
Terenure,  
Dublin 6W.

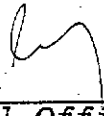
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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0970

Letter No.: 533

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755

Fax: (01) 724896

8 August 1991

Geraldine Kennedy,  
Secretary,  
College & Wainsfort Residents' Association,  
11 Wainsfort Avenue,  
Terenure,  
Dublin 6W.


Re: Proposed change of use from retail to take-away restaurant at  
No. 1 Wainsfort Drive for A.L. Investments Ltd.

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Register Reference No.: 91A/0970

Letter No.: 635

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755  
Fax: (01) 724896

Gerard Smyth & Pauline Smyth,  
9 Wainsfort Drive,  
Terenure,  
Dublin 6W.

8 August 1991


Re: Proposed change of use from retail to take-away restaurant at No. 1 Wainsfort Drive for A.L. Investments Ltd.

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PA

91A/0970  
635

DEVELOPMENT  
CONTROL  
24 JUL 1991

Wainsfort Drive,  
Terenure,  
Dublin 6W.

July 15/ 1991

23 JUL 91

OBJE

Your ref: 91A/0970

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

To whom it concerns:

We, the undersigned, as residents of the above address, object to planning application 91A/0970 to convert the commercial premises at Number One Wainsfort Drive from its present use as a newsagents to a takeaway.

The undermentioned comments are submitted for inclusion in your consideration of this application:

The proposed development is in a cul de sac which already suffers extensive nuisance because of a nearby public house and shops.

The public house directly opposite the premises under consideration already imposes a serious and hazardous car-parking problem in the immediate vicinity; gaining access to Wainsfort Drive is already a difficult enough task for residents and for emergency services.

A takeaway on the corner of Wainsfort Drive would generate traffic and vehicular movement that would further exacerbate the traffic congestion which already hinders exit to and from Wainsfort Drive.

There is already a more than sufficient availability of this kind of takeaway service within quick reach of the Wainsfort area - in nearby Terenure village, Templeogue, Kimmage

A food takeaway at the location under consideration would extend the period of crowd dispersal ( and the noise which accompanies it) after pub closing time.

The use of the premises as a newsagents has been an amenity for over thirty years - and one we wish to continue to avail of.

Yours sincerely,

Gerard Smyth *Gerard Smyth*

Pauline Smyth

*Pauline Smyth*

*College and Wainsfort*

*Residents' Association*

91A/0970  
533

11 Wainsfort Avenue,  
Terenure,  
Dublin 6W.

1st July, 1991.

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

Re: 91A/0970

No. 1 Wainsfort Drive, Terenure, Dublin 6W.

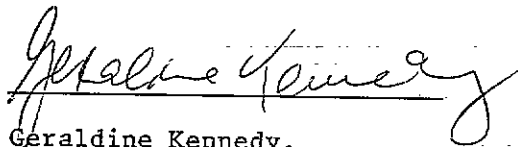
Dear Sirs,

We wish to voice our strong objections to the above Application for a change of use of the above premises from a Retail Outlet to a Chinese Takeaway.

This is a residential area and the problems experienced by the residents in this area by the existing businesses are extremely inconvenient and to open a Takeaway would be intolerable.

Therefore we call on you to reject this Application.

Yours faithfully,



Geraldine Kennedy,  
Secretary

05 JUL 91

OBJ

1 July 1991.

P.K.

OBJEC

91A/0970

(518)

0 45/1791

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

Register Ref. 91A/0970

Re Proposed change of use of No. 1,  
Wainsopt Drive from Newsagents  
to Fast Food Take-Away.

Dear Sir,

We the undersigned residents of Wainsopt Drive and Wainsopt Road hereby object to the above application. We refer you to a similar application in respect of the same premises which was refused by the Planning Authority on 14<sup>th</sup> March, 1986 (your reference 86A/120) and we submit that the reasons why that application was refused in 1986 apply with equal force to the present application.

We, therefore, request the Planning Authority to also refuse the present application and we wish to formally object to the application for the following reasons:-

- (1) The loss of the newsagents shop would deprive the local residents of an amenity which they have enjoyed since this estate was developed some 36 years ago.
- (2) This locality is already more than adequately supplied with fast food take-aways there being at least 9 such shops conveniently situated to Wainsopt Drive.

(3) The late opening of fast food take-aways frequently disrupts the peaceful living in the neighbourhoods in which they are situated. Quite often they attract undesirable elements (drunks, rowdies etc.) who loiter around these premises causing noise and disturbance to the annoyance of local residents. We already suffer more than enough annoyance in this regard by reason of the ~~the~~ existence of "The Two Sisters" licensed premises at Nos 2, 4, 6 Nansport Drive, which is directly opposite the shop in which it is now proposed to open a fast food take away. If this application is allowed it will aggravate what is already a bad situation.

(4) The value of our houses has already been diminished by conversion of three shops (Chemist, Grocery, Hardware) into what is now known as "The Two Sisters" licensed premises and a take-away, if allowed, would further decrease their value.

(5) As already stated the shop in question is situated directly opposite "The Two Sisters" pub at the junction of Nansport Road and Nansport Drive. As off-street parking in the area is very limited indeed there is, and always has been, a parking problem on Nansport Drive. The additional traffic and short-term parking which a take-away would generate would seriously aggravate what is already a very bad situation.

Generate additional traffic turning movements on the junction of Wansport Drive and Wansport Road which could endanger public safety by virtue of a traffic hazard particularly because kerbside parking would impede sight lines at this junction.

(7) Take-aways are more suited to places where there are a large number of shops which are designed to serve a large area and to cater for traffic which they generate. A take-away shop at NO 1 Wansport Drive would be a most undesirable development in what is essentially a conservative middle-class residential estate.

(8) Finally we simply do not want or need such a shop in our estate and we earnestly request the Planning Authority to reject this application as they did with the previous application in respect of the same premises in 1986.

Yours faithfully,

- S. Morrison 14 Wansport Drive
- Jack Condron 16 " "
- Esther M. Allen 20 " "
- Patricia J. Breen 19 " "
- Kathleen O. Sullivan 13 " "
- Michael Fox 12 Wansport Drive
- Coletteweeney 21 Wansport Dr.

Angela Moloney. 18 Wainsfort Drive.  
 Youane Kelly, 24, Wainsfort Rd. Terenure  
 John Joly 19 Wainsfort Rd D6W  
 Kathleen Carey 25 Wainsfort Rd D. 6.W  
 Edith O'Connell 23 Wainsfort Rd. Terenure  
 Christopher McLaughlin 17 Wainsfort Rd. Terenure  
 L.J. Thompson 15 Wainsfort Rd Terenure  
 Joe Hearty 13 Wainsfort Rd Terenure, Dublin 6W.  
 Brid Hennessy 11 Wainsfort Rd, Terenure Dublin 6W  
 Sylvia Kelly 9, Wainsfort Rd, Terenure Dub 6.  
 Kathleen Byrne 8, Wainsfort Road, Dn. 6W.  
 Lawrence Driscoll. 18 WAINSFORT ROAD, D6W.  
 Liam Ryan 16 WAINSFORT ROAD  
 Dermot Twomey 14 Wainsfort Road D6W  
 Desmond Murphy 12 Wainsfort Rd Dn 6.W  
 Stephen Somerville 10 WAINSFORT RD D6W  
 The Murray family 21 Wainsfort Rd.  
 Greg Gannon 20 Wainsfort Rd, Terenure.  
 John & Sheila Gordon 15. Wainsfort Drive,  
 Terenure.  
 Frank Hudson 22 Wainsfort Drive  
 Ann O'Malley- 39 Wainsfort RD



# LOCAL NEWS

G. Ryan, NS; N Watkins & J B Hardy, EW; R & J Last.

**N BEECHWOOD AVENUE**

IT NS - 1. P. Egan & M. Shanahan, 2. M. McCarthy & T. Coogan, EW; 1. M. Keating & P. O'Donoghue, 2. K. Heslin & T. Lynch.

**MUCKROSS**

NS - 1. M. Hyland & M. Mullen, EW; B. Moran & M. Faughnan, 2. NS - M. O'Donnell & K. Maloney, EW; 1. Lyons & R. Flood, 3. NS - M. & T. Kelly, EW; S. & R. Rogers. All players welcome to a game of bridge and a cup of tea each Tuesday at 7.30 pm.

**MOUNT MERRION**

Comp 1, NS - M. Browne & E. O'Doherty, EW; J. McCormack & A. Murphy, Comp 2, NS - M. Keane & M. Upton, EW; P. Troy & Guilfoyle, Comp 3, NS - McCarthy & K. Hamlin, EW; C. Field & L. Mey, Comp 4, NS - M.ington & J. McNamara, EW; J. Murray & M. Comp 5, NS - T. & M. A. Walsh, R. Barron.

**ER**

1. M. Morgan, ott, 2. B. ars, EW. Iweny were elect

## PLANNING PERMISSION AND APPEAL DUBLIN SOUTH COUNTY

**To read the planning lists** 1st the applicants name; 2nd the location of the development; 3rd the proposal; 4th the date; and finally the registration number.

**APPLICATIONS RECEIVED**

S & A Deane Bros. Ltd; Hermitage Lawns, Hermitage Court, Grange Rd., Rathfarnham, 24 houses on previously approved site, 11 June; 0370.

A. E. Investments Ltd; 1 Wainfort Drive, Dublin 6, change of use from retail to takeaway restaurant, 11 June; 0970.

D. King; 74 Churchtown Rd. Upper, Churchtown; temporary use of study as office, 12 June; 0980.

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**DOMESTIC APPLICATIONS**

J. Gallagher; 138 Sandyford Rd. Dundrum; extension to first floor at rear of house; 10 June; 0712.

P. Smith; 26 The Close, Ballyknock, Rathfarnham; single-storey extension to the side; 10 June; 0719.

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P. & Y. O'Broin; 25 King's Rise, Ballinteer; two-storey extension and front porch; June; 0749.

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**APPEALS NOTIFIED BY BORD PLEANALA**

**PROPOSALS** by the Stepaside Tidy Village Community Association for a mini roundabout to be situated between Mountain View and the Garda Station have been met with disapproval by those who argue that the changes would destroy the very fabric of the village. In the light of continual speeding and the increased volume of traffic in the area, some will have to be made. Discussions are being held and our view would be made known.

**Sandyford**

Contact **Miamh O'Connor** with news of local events, deaths, marriages, achievements.

on its open day. Picnic parties are welcome, tea will be provided and a donation will be collected to build a conservatory for the elderly in Baggot Street hospital. For more information contact the Wicklow Tourist Board.

Contact details. THE PIN CENTRE usual hours summer. and pre- groups at tery, pain ture ?

**THE TIME ROCK**

**Tins**

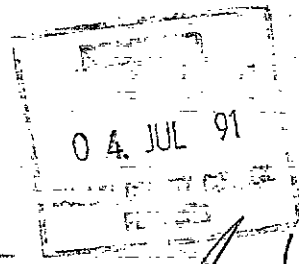
**Dublin**

operating

Principal Officer  
Planning Dept  
Dublin Co Council  
Josh Lefe Building  
Lower Abbey Street  
Dublin 2

91A/0970  
514

PK  
OBJ



R. Planning Application 91A/0970.

1 Wainford Drive Dublin 6W.

Applicants A+L Investments

5/7

Dear Sir  
We the undersigned Residents of Wainford Drive wish to object to the above application for planning permission sought by A+L Investments LTD for change of use of 1 Wainford Drive from retail shop & takeaway restaurant for the following reasons

- (1) A similar application made in 1986 was refused by Dublin Co Council and refused on appeal by An Bord Pleanála.
- (2) We see no reason why the Co Council or An Bord Pleanála should have any reason for changing their decision of 1986
- (3) A Take Away Restaurant would be completely out of place in a residential area.
- (4) It would bring an undesirable element into this area as we already have a licensed premises which is creating a severe parking problem on this small Road
- (5) The Local Gardaí are quite opposed to this change of use as it would create loitering in the immediate area particularly on week ends with Dance Spens coming from St Mungo's R.F.C club house
- (6) It would be contrary to the good Planning of the area.
- (7) It would remove the facilities provided by the existing use viz Newspapers etc for which it was originally approved

John Kellett 7 Wainsfort Drive

John Muller 28 do do

Joan Dempsey 26 Wainsfort Drive

A Dempsey 26 Wainsfort Drive.

L. Kenny 27 Wainsfort Drive

Siona Smith 23 Wainsfort Drive

Bernard Smith 23 Wainsfort Drive

George Harrington 24 Wainsfort Drive

Neil J. Gerald 25 Wainsfort Drive

Mary Fennin 30 Wainsfort Drive

# LOCAL NEWS

G Ryan. NS - N Watkins & J  
 B Hardy. EW - R & J Last.  
 N **BEECHWOOD AVENUE**  
 JT NS - 1, P. Egan & M. Shanahan. 2, M. McCarthy & T. Coogan. EW - 1, M. Keating & P. O'Donoghue. 2, K. Heslin & T. Lynch.  
**MUCKROSS**  
 NS - 1, M. Hyland & M. Mullen. EW - B. Moran & M. Faughnan. 2, NS - M. O'Donnell & K. Maloney. EW - 1, Lyons & R. Flood. 3, NS - M & T. Kelly. EW - S & R. Rogers. All players welcome to a game of bridge and a cup of tea each Tuesday at 7.30 pm.  
**MOUNT MERRION**  
 Comp 1, NS - M. Browne & E. O'Doherty. EW - J. McCormack & A. Murphy. Comp 2, NS - M. Keane & J. Upton. EW - P. Troy & J. Guilfoyle. Comp 3, NS - M. McCarthy & K. Hamlin. EW - C. Field & L. Mey. Comp 4, NS - M. Magdon & J. McNamara. EW - J. Murray & M. Barron.  
**ER**  
 1, M. Morgan. 2, B. O'Sullivan. EW - J. O'Sullivan. 3, J. O'Sullivan. 4, J. O'Sullivan. 5, J. O'Sullivan. 6, J. O'Sullivan. 7, J. O'Sullivan. 8, J. O'Sullivan. 9, J. O'Sullivan. 10, J. O'Sullivan. 11, J. O'Sullivan. 12, J. O'Sullivan. 13, J. O'Sullivan. 14, J. O'Sullivan. 15, J. O'Sullivan. 16, J. O'Sullivan. 17, J. O'Sullivan. 18, J. O'Sullivan. 19, J. O'Sullivan. 20, J. O'Sullivan. 21, J. O'Sullivan. 22, J. O'Sullivan. 23, J. O'Sullivan. 24, J. O'Sullivan. 25, J. O'Sullivan. 26, J. O'Sullivan. 27, J. O'Sullivan. 28, J. O'Sullivan. 29, J. O'Sullivan. 30, J. O'Sullivan. 31, J. O'Sullivan. 32, J. O'Sullivan. 33, J. O'Sullivan. 34, J. O'Sullivan. 35, J. O'Sullivan. 36, J. O'Sullivan. 37, J. O'Sullivan. 38, J. O'Sullivan. 39, J. O'Sullivan. 40, J. O'Sullivan. 41, J. O'Sullivan. 42, J. O'Sullivan. 43, J. O'Sullivan. 44, J. O'Sullivan. 45, J. O'Sullivan. 46, J. O'Sullivan. 47, J. O'Sullivan. 48, J. O'Sullivan. 49, J. O'Sullivan. 50, J. O'Sullivan. 51, J. O'Sullivan. 52, J. O'Sullivan. 53, J. O'Sullivan. 54, J. O'Sullivan. 55, J. O'Sullivan. 56, J. O'Sullivan. 57, J. O'Sullivan. 58, J. O'Sullivan. 59, J. O'Sullivan. 60, J. O'Sullivan. 61, J. O'Sullivan. 62, J. O'Sullivan. 63, J. O'Sullivan. 64, J. O'Sullivan. 65, J. O'Sullivan. 66, J. O'Sullivan. 67, J. O'Sullivan. 68, J. O'Sullivan. 69, J. O'Sullivan. 70, J. O'Sullivan. 71, J. O'Sullivan. 72, J. O'Sullivan. 73, J. O'Sullivan. 74, J. O'Sullivan. 75, J. O'Sullivan. 76, J. O'Sullivan. 77, J. O'Sullivan. 78, J. O'Sullivan. 79, J. O'Sullivan. 80, J. O'Sullivan. 81, J. O'Sullivan. 82, J. O'Sullivan. 83, J. O'Sullivan. 84, J. O'Sullivan. 85, J. O'Sullivan. 86, J. O'Sullivan. 87, J. O'Sullivan. 88, J. O'Sullivan. 89, J. O'Sullivan. 90, J. O'Sullivan. 91, J. O'Sullivan. 92, J. O'Sullivan. 93, J. O'Sullivan. 94, J. O'Sullivan. 95, J. O'Sullivan. 96, J. O'Sullivan. 97, J. O'Sullivan. 98, J. O'Sullivan. 99, J. O'Sullivan. 100, J. O'Sullivan.

## PLANNING PERMISSION AND APPEALS DUBLIN SOUTH COUNTY

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### Sandyford

**Contact Niamh O'Connor**  
with news of local events, deaths, marriages, etc.

on its open day. Picnic parties are welcome, tea will be provided and a donation will be collected to build a conservatory for the elderly in Baggot Street hospital. For more information contact the Wicklow Tourist Board.

Contact details:  
 THE PINNACLES CENTRE  
 usual hours  
 and pre-arranged groups and parties, painting, etc.

**Tins**  
**Dublin**

the increased volume in the area, some will have to be... Discussions are... our view would... informs us... operating...

9/14/0970

CERTIFICATE NO: 25613

Charge use from Retail to Takeaway Restaurant

1 Westminster Drive Dulles 6

A.I. Investments

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEES/PED	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	CASH/ RECEIPT
Dwellings	2532					
	2516					
	2510					
	2504					
	2498					
	2492					
	2486					
	2480					
	2474					
	2468					
	2462					
	2456					
	2450					
	2444					
	2438					
	2432					
	2426					
	2420					
	2414					
	2408					
	2402					
	2396					
	2390					
	2384					
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	2372					
	2366					
	2360					
	2354					
	2348					
	2342					
	2336					
	2330					
	2324					
	2318					
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	2306					
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	2294					
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	2282					
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	2270					
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	2246					
	2240					
	2234					
	2228					
	2222					
	2216					
	2210					
	2204					
	2198					
	2192					
	2186					
	2180					
	2174					
	2168					
	2162					
	2156					
	2150					
	2144					
	2138					
	2132					
	2126					
	2120					
	2114					
	2108					
	2102					
	2096					
	2090					
	2084					
	2078					
	2072					
	2066					
	2060					
	2054					
	2048					
	2042					
	2036					
	2030					
	2024					
	2018					
	2012					
	2006					
	2000					

64.33m<sup>2</sup>

113.75 / 113

75' not Sought

J. J. [Signature] D/H

17/6/91

Items 2, 3, 4, 5, 6 & 7 Certified Signed: [Signature] Date: [Signature] 14/6/91

Items 2, 3, 4, 5, 6 & 7 Endorsed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF. NO. 91A/970

CONT. REG.:

SERVICES INVOLVED: WATER/FOUR SEWER/SURFACE WATER

AREA OF SITE:

LOCK AREA OF PRESENT PROPOSAL: 693 FT<sup>2</sup>

MEASURED BY: J.Y.

17/6/91.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDERED WORK BY: DATE

INTERIM CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT

G.B.

1201

Register Reference : 91A/0970

Date : 18th June 1991

Development : Change of use from retail to take-away restaurant

LOCATION : No. 1 Wainsfort Drive, Dublin 6.

Applicant : A.L. Investments Ltd.

App. Type : PERMISSION

Planning officer : G. BOOTHMAN

Date Recd. : 11th June 1991

DUBLIN COUNTY COUNCIL  
20 JUN 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT.  
Date ..... 31.07.91 .....  
Time ..... 5.00 .....  
.....

Yours faithfully,

*Paul John*

PRINCIPAL OFFICER

*This proposal is acceptable subject to the following*

1. Adequate ventilation being provided throughout the premises, particularly the store, public service area.
  2. Compliance with the Food Hygiene Regulations 1950/89.
- Hilary Morley 16/7/91*

*97a Devine*  
*for John O'Reilly*  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.  
*16/7/91*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for change of use from retail to take-away restaurant at no. 1 Wainsfort Drive for A. L. Investments Ltd.

Crean Salley, Archs.,  
20 Upr. Baggot St.,  
Dublin 4.

Reg. Ref. 91A/0970  
App. Recd: 11.06.1991  
Floor Area: 64.33 sq. m.  
Site Area: 240.47 sq. m.  
Zoning:

Report of the Dublin Planning Officer, dated 2 August 1991

This is an application for PERMISSION for the change of use of the ground floor of No. 1 Wainsfort Drive, from a newsagents to a take-away restaurant.

The site is located in an area zoned "A" to protect and/or improve residential amenity in the County Development Plan. It forms part of a group of three shops and a public house located at the entrance to a short residential cul-de-sac, which is already suffering from severe on-street car parking problems associated with the public house.

In 1986 the County Council refused permission for the change of use of this premises from retail to a fast-food takeaway (Ref. 86A/120) and the current proposal essentially represents a repeat application. The previous proposal was refused on the grounds of impact on residential amenity and traffic hazard. These reasons remain valid, and in my opinion there is no justification for a reversal of the previous decision.

I have noted the objections received (note. the reference made ~~by~~ ~~Sen. Pat O'Brien~~ to a refusal by An Bord Pleanála under 86A/120 is incorrect - the previous decision was not appealed).

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) Reasons:-

1. *The development would contravene materially the development objective indicated in the Development Plan for the area. Planning of this area is to protect and/or improve residential amenity.*  
The proposed change of use to a take-away restaurant in an area zoned "to protect and/or improve residential amenity" in the County Development Plan would contravene materially that objective, would be seriously injurious to the amenities of adjoining residential properties, and would not be in accordance with the proper planning and development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard because of the generation of further late night on-street parking in an already congested location.

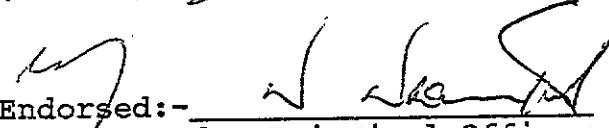


**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**  
Permission for change of use from retail to take-away restaurant  
at no. 1 Waninsfort Drive for A. L. Investments Ltd.

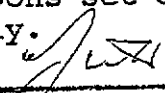
(TKK/BB)

  
For Dublin Planning Officer

Endorsed:-   
for Principal Officer

Order:- Pursuant to Section 26(1) to the Local Government  
(Planning and Development) Acts, 1963-1990 a decision  
to REFUSE PERMISSION for the above proposal is hereby  
made by the Council for the (2) reasons set out above  
and PERMISSION is REFUSED accordingly.

Dated: 7 August, 1991.

  
**APPROVED OFFICER**  
~~ASSISTANT CITY & COUNTY MANAGER~~

to whom the appropriate powers have been delegated by Order of the  
Dublin City and County Manager, dated 26th July, 1991-6/8/91

26th July 1991

Cllr. Stanley Laing,  
Chairman,  
Dublin County Council,  
46-49 Upper O'Connell Street.

Dear Chairman,

I wish to acknowledge your recent representations relating to an application for proposed change of use from retail to take-away restaurant at no. 1 Wainsfort Drive, Dublin 6.

I wish to inform you that this application, 91A/0970, was received in this Department on the 11th June, 1991. No decision has been made to date.

Your representations have been noted and will be brought to the attention of the Planning Officer for the area.

Yours faithfully,



PRINCIPAL OFFICER

UD

Geraldine Boothman

1201

Register Reference : 91A/0970

Date : 18th June 1991

Development : Change of use from retail to take-away restaurant

LOCATION : No. 1 Wainsfort Drive, Dublin 6.

Applicant : A.L. Investments Ltd.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 11th June 1991

DUBLIN COUNTY COUNCIL  
20 JUN 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

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

Yours faithfully,

*Paul John*

PRINCIPAL OFFICER

This proposal is acceptable subject to the following

1. Adequate ventilation being provided throughout the premises, particularly the stores, public service area
2. Compliance with the Food Hygiene Regulations 1950/29.  
Hilary Mullen 16/7/91

for Ita Devine  
John O'Reilly  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

16/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date... 23.7.91  
Time... 2.10.

*JS*

**CREAN SALLEY**  
ARCHITECTS

12th July 1991.

The Planning Officer,  
Dublin Co. Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

DEVELOPMENT  
16 JUL 1991  
CONTROL

Re: Proposed Take-Away Restaurant at 1 Wainsfort Drive  
Register Reference No. 91A/0970

Dear Sir,

We wish to inform the Planning Authority that it is not proposed to lodge a Building Bye-Law Application for the above development, at present.

Yours sincerely,

*Gerry Salley*  
GERRY SALLEY, Architect  
For CREAN SALLEY ARCHITECTS

C/C Andrew Lui

15 JUL 91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 14.7.91  
Time 4.30



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To..... Crean Salley, Archs., ..... Register Reference No. 91A/0970  
..... 20 Upr. Baggot St. .... Planning Control No. ....  
..... Dublin 4. .... Application Received 11.06.1991  
..... Additional Information Received .....

Applicant..... A. L. Investments Ltd. ....


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, P/ 3869/91 dated 07.08.1991 decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For..... change of use from retail to take-away restaurant at no. 1 Wainsfort Drive. ....

for the following reasons:

1. The development would contravene materially a development objective indicated in the Development Plan, 1983 for the use primarily of this area "to protect and/or improve residential amenity." The proposed change of use to a take-away restaurant in an area zoned "to protect and/or improve residential amenity" in the County Development Plan would contravene materially that objective, would be seriously injurious to the amenities of adjoining residential properties, and would not be in accordance with the proper planning and development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard because of the generation of further late night on-street parking in an already congested location.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER   
Date ..... 7th August, 1991.

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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 lacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0970

Date : 12th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from retail to take-away restaurant

LOCATION : No. 1 Wainsfort Drive, Dublin 6.

APPLICANT : A.L. Investments Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 11th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Crean Salley Architects,  
20 Upper Baggot St,  
Dublin 4.



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 ..... 1 WAINSFORT DRIVE DUBLIN 6.  
(If none, give description sufficient to identify)..... **BYE LAW APPLICATION**

3. Name of applicant (Principal not Agent) **A. L. INVESTMENTS** **SEC No. NIL**  
Address **GOLDEN POND RESTAURANT SWAN CENTRE DUBLIN 6** Tel. No. ....

4. Name and address of **CREAN SALLEY ARCHITECTS 20 UPR. BAGGOT ST.**  
person or firm responsible for preparation of drawings ..... **DUBLIN 4** ..... Tel. No. **606466**

5. Name and address to which **CREAN SALLEY ARCHITECTS, 20 UPR. BAGGOT ST.**  
notifications should be sent **DUBLIN 4**.

6. Brief description of proposed development  
..... **CHANGE OF USE FROM RETAIL TO TAKEAWAY RESTAURANT.**

7. Method of drainage **TO PUBLIC DRAIN** 8. Source of Water Supply **MAINS**

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used ..... **RETAIL / RESIDENTIAL**

(b) Proposed use of each floor ..... **FAST FOOD RESTAURANT / RESIDENTIAL**

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 ..... **240.47** Sq. m.

(b) Floor area of proposed development ..... **64.33** Sq. m.

(c) Floor area of buildings proposed to be retained within site ..... **86.76** Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place  in appropriate box. **11 JUN 91**

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
**IN SO FAR AS THEY APPLY**

15. List of documents enclosed with application: **4 No. Sets Drawings, 4 No. Sets Specifications**



16. Gross floor space of proposed development (See back) ..... **64.33** Sq. m.

No of dwellings proposed (if any) ..... **4** Class(es) of Development

Fee Payable £ **113** Basis of Calculation **£ 1.75 sq.m x 64.33 metres**  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) **Roger Bell** Date **7-6-91**

Application Type **P** FOR OFFICE USE ONLY

Register Reference **91A/0970**

Amount Received £ **2,16.4**

Receipt No **242**

Date **24/2**

*Irish Press 6/6/91*

**FEES PAID 9113 DATE 11/6 N 91184**

**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			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station Development or	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.



# COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY  CASH

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 41184

£113.00

Received this 11th day of June 1991

from Arch-tec Ltd,  
20 Upper Baginbun St.,  
D.U.

the sum of one hundred and thirteen Pounds

Pence, being fee for planning application at J. Wainwright Dr.

Shelley Deane Cashier

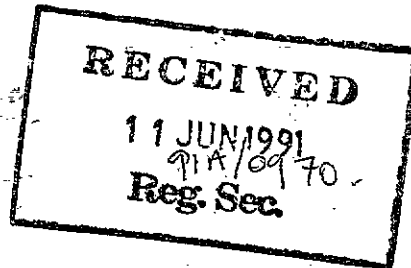
S. CAREY Principal Officer Class 4



CREAN SALLEY  
ARCHITECTS

10th June 1991.

Chief Planning Officer  
Dublin Co. Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Re: Proposed Take-Away Restaurant at No. 1 Wainsfort Drive

Dear Sir,

We enclose for your attention the following documentation:—

- 4 No. copies of our drawings Nos. 51508 - SU1, 01, 02, 03;
- 4 No. copies of our Outline Specification;
- Completed Planning Application form;
- Cheque in the sum of £113.

We wish to apply for Planning Permission for the development as indicated. A Building Bye-Law Application will shortly be lodged. The application has been discussed with the Planning Officer for the area.

Our clients propose to provide a Chinese take-away restaurant.

We look forward to a favourable decision at your earliest convenience.

Yours sincerely,

*P.P. Roger Boll*

GERRY SALLEY, Architect

For CREAN SALLEY ARCHITECTS



OUTLINE SPECIFICATION

FOR

PROPOSED ALTERATIONS  
AND ADDITIONS

TO

No. 1 Wainsfort Drive,  
Dublin 6.

FOR

A.L. Investments Ltd.,

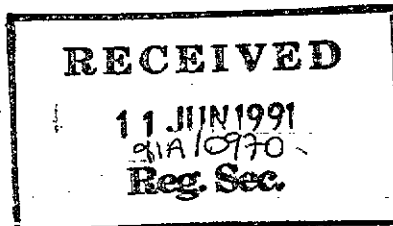
Golden Pond  
Chinese Restaurant,  
Unit 20 Swan Centre,  
Rathmines,  
Dublin 6.

PREPARED BY:-

CREAN SALLEY ARCHITECTS  
20 UPPER BAGGOT STREET,  
DUBLIN 4.

JOB NO: 51508

DATE : JUNE 1991



(--)  
Brief Description of Works:

1. Conversion of retail outlet to takeaway restaurant.

(-0)  
Site Generally:

The site is located at 1 Wainsfort Drive. The building has vacant possession for the scope of the works and great care shall be taken to ensure no disturbance to adjoining buildings during the work. Access can be from the front. Public liability insurance shall be to the value of £1,000,000.00 must be produced to the client for his approval, prior to the Contractor going on site.

The Contractor shall also carry All Risks Insurance. All insurances shall be in accordance with the standard RIAI contract.

(-0)  
Access:

Access shall be as described above and the Contractor must fully realise and allow for possible restrictions and necessary agreements with Dublin Corporation, Gardai or any other body regarding access, delivery, bin and rubbish removal.

(-0)  
Site Visit:

The Contractor is recommended to visit the site prior to tendering and ascertain all local conditions and restrictions likely to affect the execution of the works. No claims arising from failure to do so will be considered by the Architect. The client may not have possession prior to tendering. The Contractor in this case will only be allowed to walk through the building. No opening up or disruption of any kind shall be allowed until the client has complete ownership.

(-0)  
Adjacent Buildings:

Care shall be taken not to disturb in any way the adjacent owners, buildings, lands, animals or persons. The complete site will be in the supervision of the Contractor during the works.

(-0) Contract:

The contract shall be the recommended contract of the Royal Institute of the Architects of Ireland and signed by the successful tenderer and client. The following clauses shall be added to the contract documents:-

1. Increased costs, over and above those prevailing before the date for completion or such extended date as may be extended under the clause 30 shall not be paid.
2. All articles of value, ancient carvings, relics antiques, coins or other curiosities of antiquarian or archaeological interests which may be excavated or discovered on the property of the employer shall become the property of the employer and are to be delivered up to the employer.

The following relevant appendices to the Articles of Agreement shall apply:-

Designated date as contract.

Percentage of professional fees -

Cost of site clearance -

Minimum sum for public liability and insurance -

Date for possession -

Date for completion -

Liquidated and ascertained damage -

Defects liability period -

Percentage of certified valued retained -

(20) Ancillary Site Structures:

All possible care shall be taken by the Contractor to examine and report conditions of all ancillary structures prior to starting any work.

(30) Site Enclosures:

All possible care shall be taken by the Contractor and careful examination made of all site enclosure walls, regarding ownership and structural condition.

(40) Paths:

Care shall be taken not to disturb the existing paths throughout the building and any paths or concrete disturbed shall be replaced and made good.

(50) Mechanical Site Services:

Care shall be taken to protect all existing site services and the Contractor shall be responsible for damage to same. The Contractor shall negotiate with any public service as is required.

(60) Electrical Site Services:

Care shall be taken by the Contractor to protect all existing site services and the Contractor shall be responsible for damage to same. The Contractor shall negotiate with any public services as is required.

(70) Site Fittings:

All site fittings shall be the property of the Client and shall be stored by the Contractor as instructed by the Architect. Storage shall be the responsibility of the Contractor.

(80) Landscaping:

The Contractor will be expected to leave the site perfect, on completion of the Contract.

(1-) Sub-Structure Generally:

While no work is anticipated, during the Contract, on the sub-structure, foundations or rising walls, the Contractor shall at all times be aware of and examine and know the existing ground conditions or structure near or below, which any work is being carried out.

(1-) Preparing Site:

No site preparation necessary.

Excavation:

No excavation necessary.

(13) Sub Floors:

No new sub floors required.

(16) Foundations:

All existing foundations shall be carefully maintained during reconstruction. New foundations shall be concrete 1 : 3 : 6 to widths and depths as indicated and reinforced. Foundations shall be conc etc mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

(16) Concrete Floors:

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

(16) Floor Level:

Floor area indicated on drawing to be lowered to match existing level of proposed public area/front area of kitchen. No steps to be inserted in main areas of kitchen/coldroom/store.

(16) Rising Walls:

No new rising walls to be constructed.

(21) Window Cills:

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

(22) Internal Walls - Concrete:

No internal concrete walls to be constructed.



(22) Internal Walls - Partitions:

Stud, heads and sole pieces and bridging 35 x 125. Studs at 350 mm to 400 mm centres. Sole pieces to be will spiked to floor and if paralleled to joists shall be doubled joists. Provide for 2 rows of nogging.

(22) Internal Walls:

Internal walls shall be as described and have fire rating as indicated in drawings. Remove existing walls as described in drawings and make good.

(23) Floor Joists:

Allowance shall be made by the Contractor to open up floor joists on each floor for inspection and closing up and making good.

(23) Flooring:

No new flooring to be constructed.

(24) Floors General:

Where existing floors are being retained, allow for opening up for inspection by Architect.

Allow for treating all existing and new joist ends for woodworm, dry rot and fungal attack.

(31) External Walls:

All external openings shall be made good as required under the contract.

All new windows and doors to be as described on drawings.

(31) Door Fittings:

Internal doors shall be fire rated as indicated on drawings hung 1½ pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide fixing of bolt or locking device to bathroom and toilet doors.

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

(32) Internal Doors:

Internal doors shall be flush panel or other selected by Architect.

Fire doors as stated on drawings, shall be provided by Contractor and shall be existing doors reused where applicable and brought up to ½ hr standard as required by the Fire Officer. Details from "Trada". New fire doors and frames shall be provided as indicated on drawings. All new doors shall be flush panel to match exactly all existing doors. Fire doors will be fitted with self closers, smoke seals and intumescent strips.

(32) Internal Openings:

Fit 225 mm deep lintols over opes reinforced with 12 mm diameter ms bar hooked at ends and bearing 150 mm at jambs. Build in 3 No. breeze blocks in each jamb for fixing. Where openings occur at corners of rooms, block out frames to allow for architraves.

(32) Architraves:

Provide and fit architraves to match existing where required.

(32) Skirting:

Skirting shall be provided to match existing where required.

Skirting in basement shall be concrete with splayed edge.

(33) Saddles:

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

(36) Presses:

Allow for presses to electrical fuse boxes.

(39)

Patent fire breaks shall be used at all compartments as required in roofs, party walls, doors, service ducts, fire walls and separation construction as required.

(41) Patent Reveals:

Form patent reveals of openings in external walls in cement plaster 22mm thick and finishing 19 mm proud of external rendering. Form drip across soffit of heads of openings.

Make good to existing window reveals on front elevation.

(41) External Plastering (Where Applicable):

225 mm hollow block, 225mm solid block and chimney stacks:--

scrud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement : 1 Lime : 6 Sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

(42) General:

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

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

(42) Internal Plastering:

Stud walls and plaster one coat 12 mm thick, 1 cement : 1 lime : 6 sand. Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Finishes will be used to manufacturer's instructions.

(42) Stud Partitions and Ceilings:

Stud partitions and ceilings to be covered with 12mm plaster boards or slabs with skimmed plaster finish, all erected, jointed and finished to manufacturer's instructions.

Partitions to cold store by specialist.

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

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

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

Where 1 hr fire rating is required the ceiling/partition shall be constructed and finished to conform with Fire Officer's requirements.

(43) Floor Finishes:

Floor finishes shall be provided by a Specialist Sub-Contractor.

Allow for attendance altering door ends as required.

(45) Ceilings:

Nail across joists or battens with 12 swg 32 mm galvanised clout headed nails 9.5 mm Gyplath or other approved equal plaster slabs at least four nails per slab at each joist. Butt cut edges of slabs and leave not more than 3 mm gap between rounded edges. Skim all external angles and angles between walls and ceilings with neat Gypweld Board Finishing Plaster and 100mm jute scrim. Fill joints between slabs with same before finishing. Finish with 1 coat Gypweld Board Finishing Plaster, to a thickness of not less than 5mm trowelled to a smooth but not polished surface.

Where 1 hr fire rating is required the ceiling shall be constructed and finished to conform with Fire Officer's requirements.

(45) Insulation:

Lay on ceiling 100 mm fibreglass or other half hour approved fire resistant material in existing building, roof spaces.

(47) Roof:

No new roof construction necessary.

(49) Painting:

Painting is to be carried out only by qualified tradesmen and only first quality material and workmanship will be accepted. All woodwork is to be knotted, stopped and primed and painted three coats oil paint finish hard gloss. All internal wall and ceilings are to be painted two coats selected colour emulsion paint. All metal work is to be rust scaled, primed with red lead or other approved primer and painted three coats oil paint finish hard gloss. All hardwood shall be finished externally with Sadlers 65 varnished applied according to manufacture's instructions and internally with 2 coats approved matt polyurethane varnish such as Tranclas or other approved on two coats of sand and sealer.

(5-) Mechanical Services: (See also Performance Schedule for Mechanical Services):

(51) Heating:

The heating installations shall be provided by a Specialist Mechanical Sub-Contractor and shall be gas boiler heating system serving a low pressure hot water radiator system.

(52) Drainage:

Drainage shall be carried out by the main Contractor. All pipework, junctions, traps, upstands etc., shall be of first quality p.v.c. and connected to existing services as required.

Provide for new armstrong junctions and gulley traps as required. Say 1 armstrong junction and 1 gulley trap and 1 manhole for pricing purposes.

(52) Rainwater Goods:

No new rainwater goods required.

(52) Soils and Wastes:

All vents, soil and waste pipes are to be in rigid p.v.c. piping. Only hand made bends and joints shall be used in waste. Wastes shall be 38 mm from baths and 32mm from wash hand basins and sinks. Soil and vent pipes shall be 100mm. Carry vent pipe up where required and fit cowl.

(52) Flashing to Vent Pipe:

Where vent pipe passes through roof finish provide and fit Anderson "Pipeflash" patent flashings or other approved.

(53) Hot and Cold Water Services:

Hot and cold water services shall be carried out by the nominated Sub-Contractor.

A water storage capacity of 200 gallon to restaurant will be supplied.

An independent 100 gallon storage capacity will be supplied to flat.

(53) Service Pipe:

Incoming service pipe shall be 20mm diameter, protected with adequate insulation and connected to internal stop cock in kitchen area.  
Plumbing by nominated Sub-Contractor.

(53) Cold Water Supply:

From stopcock, take a 15mm cold supply direct to sink and drinking points, top floor and ground floor with branch to high pressure ball valve in service tank, capacity 240 gallons minimum or as required by Local Authority. Plumbing by nominated Sub-Contractor.

Tank to be covered and adequately supported to the position as shown on drawings and at a height as to ensure proper working of the system.  
Tank support by Main Contractor.

Provide a 22mm overflow from tank to discharge externally.

Separate supplies to be taken to w.c.'s etc.

Provide steel supports to new water tanks taken off structural walls only. Tanks to be supported on marine plywood only and adequately insulated.

(53) Hot Water Supply:

An adequate water heating apparatus must be provided by the Sub-Contractor and fitted in accordance with manufacturer's instructions.

(53) 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 should a stopcock be fitted on an expansion pipe.

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

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

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

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

(53) Sink:

Fit in kitchen or scullery, stainless steel sink and drainer to I.S. 132 suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 850 mm over floor level. Form enclosed presses, with raised floor and recessed plinth under sink and drainer.

(53) Hand Basin:

Fit where indicated a vitreous china wash hand basin 550 mm x 400 mm suitably supported and secured with no less than 150 mm clearance to sides. This to be provided with adequate overflow.

The Contractor shall fit all fittings and provide waste. The sub-contractor shall connect all water services.

(53) Plugs, Traps, Waste and Taps:

15 mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin. Provide 42 mm waste fittings to sink and 35 mm to wash hand basin. All complete with plug chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50 mm over gulley trap.



(53) W.C. Suite:

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

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

(57) Permanent Ventilation:

The Contractor shall provide all rooms with a 230 x 230 mm permanent ventilation grill through external wall and fireplace and grills shall be painted to match existing.

(57) Mechanical Ventilation:

A mechanical ventilation system shall be provided by the nominated sub-contractor.

The Main Contractor shall allow for attendance, profit and builders work to include ventilation shaft and a waterproof housing for fan units.

New extract and ventilation unit by specialist to have 40 air changes per hour.

(6-) Electrical Installation: (See also Electrical Performance Specification):

Electrical installation shall be in accordance with the "National Rules for Electrical Installations", obtained from the Electro-Technical Council of Ireland.

The electrical installations shall be provided by an Electrical Sub-Contractor. The Main Contractor shall allow for attendance, profit and builders work, associated with all work carried out by the Sub-Contractor.

(99) Clean Out:

Clean all windows, touch up paintwork where required. Clean and make good where required to Architects approval. Remove all plant equipment from site and leave perfect and to the satisfaction of the Architect.

(—) GLAZING:

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).

Clear Glass:

Clear glass to be sheet glass 3mm for areas up to 0.56 m<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 its kind, clear of all specks, waves, air bubbles and defects of every kind.

Obscured Glass:

Obscured glass to be small white arctic glass.

Glazing to Doors:

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

PLASTERER:

Cement:

The Portland cement shall be as described in clause 4.1

Sand:

The sand shall be natural or crushed stone and to comply with B.S. 1198 (1952) for plastering, and graded to Class "A" requirements for both under-coats and finishing coats of "Gypsum" plasters only.

Cement Lime Mortar:

Cement lime mortar to be composed of 6 parts of sand, one part of lime putty and one part of Portland cement well mixed for wall above damp proof course.

Water:

The water used for mixing shall be clean and free for set plaster and other impurities.

Internal Plastering:

Where required all internal walls are to be scudded 3 to 1 sand and cement, scratch coat to be 1 lime to 3 sand gauged with 10% cement and finished in hard wall plaster. Alternatively, internal walls to be lined with approved proprietary dry lining executed in strict accordance with manufacturer's instructions. Alternatively, other approved plastering specifications may be used. Ceiling plaster board where fixed to joists at 600mm centres to be 12mm thick; where fixed to joists of 450mm centres or less, to be 9mm thick.

Floor Screeds:

No new floor screeds required.

CONCRETE:

Cement:

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 and protected from damp.

Water:

Only clean fresh water free from impurities to be used.

Aggregate:

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

Concrete Mixes:

**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 0.07m<sup>3</sup> of suitably graded dry fine aggregate and 0.14m<sup>3</sup> of suitably graded coarse aggregate per 50 kg 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 50 kg of cement.

**Mix B:** This mix should have a minimum of 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 0.1 m<sup>3</sup> of suitably graded dry fine aggregate and 0.21m<sup>3</sup> of suitably graded coarse aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 40mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 35 litres per 50 kg of cement.

**Mix C:** This mix should be in the proportion of 8 parts of suitably graded "all in" aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

#### Transporting and Placing:

Transport concrete to avoid adulteration, segregation or loss of ingredients. Clean out and remove all free water from formwork and excavation immediately before placing concrete. Deposit in final position as a continuous operation so that between construction joints fresh concrete is not placed against concrete which has set. Concrete to be finally placed within 30 minutes of discharge from mixer or (if agitated during transporting) from delivery vehicle. Level the upper surface of concrete so that components and elements will be suitable for subsequent surface working. In cold weather, place concrete with an initial temperature of at least 5 degree C and do not place against frozen surfaces. Concrete laid when frost is likely shall be protected immediately after laying with tarpaulins, sacks, straw or other suitable material.

#### 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.

#### Perimeter Paving:

No new paving required.

### Concrete Lintels:

The concrete lintels to window and door openings are to be reinforced for every 100mm of thickness with two 10mm diameter mild steel bars. Lintels are to be constructed as shown on the drawings and to have a minimum bearing of 200 mm at each end. The concrete lintels to the inner leaves of external cavity walls are to be splayed as shown. The splay to occur on the cavity side. Alternatively, precast, prestressed concrete lintels conforming to B.S. 1239 (1956) and produced by an approved manufacturer may be used.

### Precast Concrete Cills:

Precast concrete cills are to be finished extra smooth and to be rebated, weathered and throated. Cills are to have 100mm minimum wall hold at each end, to project 100mm beyond the outer face of blockwork and to be rounded at edge. All cills are to be reinforced with two 10mm diameter mild steel bars and set on d.p.c. turned up full height at back and ends.