PLANNING APPLICATION FEES

Reg. Ref. 91/120 Cert. No. 26122

PROPOSAL. Conversion of apartments to enterprise centre

LOCATION. 25-30 Arnotts Gardens, Tallaght

APPLICANT. Tallaght Co-operative Enterprise centre

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40	EXEMPT	Nil	EXEMPT	
4	Metres 323.0m	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

J. Alone is satisfied information describing proposed use

Column 1 Certified:Signed:.....Grade..D.T.C..Date..25/7/91..

Column 1 Endorsed:Signed:.....Grade.....Date.....

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

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/120

INT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 3477 Ft²

ASSURED BY:

CHECKED BY: K.Y. 25/7/91.

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: BY /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

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

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/1210 Date : 25th July 1991

Dear Sir/Madam,

Development : Change of use to a Co-operative Enterprise the existing 3-storey apartment block

LOCATION : 25/30 Avonbeg Gardens, Tallaght

Applicant : Tallaght Co-operative Enterprise

App. Type : PERMISSION

Date Recd : 19th July 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 565.25 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James Ahern MRIAI,
2 Vernon Avenue,
Clontarf,
Dublin 3

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

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/1210 Date : 25th July 1991

Dear Sir/Madam,

Development : Change of use to a Co-operative Enterprise the existing 3-storey apartment block

LOCATION : 25/30 Avonbeg Gardens, Tallaght

Applicant : Tallaght Co-operative Enterprise

App. Type : PERMISSION

Date Recd : 19th July 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 565.25 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

.....Michael O'K.....

for PRINCIPAL OFFICER

James Ahern MRIAI,
2 Vernon Avenue,
Clontarf,
Dublin 3

Geraldine Boatman

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1210.

DEVELOPMENT: Change of use to a Co-operative Enterprise the existing 3-storey apartment block.

LOCATION: 25/30 Avonbeg Gardens, Tallaght.

APPLICANT: Tallaght Co-operative Enterprise.

DATE LODGED: 19.7.91.

---

1. Roads Department in principle must report that this proposal is undesirable as it may generate parking and traffic problems in a residential cul-de-sac and may create a precedent for similar change of use in the adjoining apartment blocks. Applicant should be requested to submit details of staff numbers and working hours and any parking proposals for the site.

2. Roads Department are aware that these types of local enterprise centres are to be encouraged and as such feel that the above items are matters which could be tackled on an ongoing basis once the centre is up and running.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.09.91
Time 9.30

TR/BMcC
10.9.91.

SIGNED: Teresa Fogarty **ENDORSED:** T. Burke

DATE: 9/9/91 **DATE:** 9/9/91

Order No. P/4409/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use to a Co-operative Enterprise Centre the existing 3-storey apartment block at 25/30 Avonbeg Gardens, Tallaght for the Tallaght Co-operative Enterprise Centre.

James Ahern,
2 Vernon Avenue,
Clontarf,
Dublin 3.

Reg. Ref. 91A/1210
App. Recd: 19.07.91
Floor Area: 342 sq.m.
Site Area: 127.5 sq.m.
Zoning: 'A'

Report of the Dublin Planning Officer, dated 16 September 1991

This is an application for **PERMISSION** for a change of use to a Co-operative Enterprise from apartment block at 25/30 Avonbeg Gardens, Tallaght.

The area in which the site is located is zoned with the objective "A" - "to protect and or improve residential amenity".

The building in question is one of a series of flat blocks in the Avonbeg area, some of which are vacant and vandalised. The subject building has been burnt, and is semi-derelict at present.

There is no planning history to this site, but there are planning applications relating to similar apartment blocks in this vicinity.

Reg. Ref. 87A/898. Permission granted for change of use of 55-60 Avonbeg Gardens for community purposes (Barnardos).

Reg. Ref. 90A/1754. Permission for alterations and conversions for residential use at these flat blocks.

Water and foul sewer available.

There is no report on file from Roads Department but it is unlikely that there would be an objection given the previous history concerning the other blocks, the low car ownership in the area, the fact that it is a local enterprise and probably many users would walk to the block, the need for employment in the area would override car parking standards.

Plans show individual units, caretaker's flat, office and creche.

No objections on file.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (4) conditions:-

(SEE CONDITIONS OVER)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use to a Co-operative Enterprise Centre the existing 3-storey apartment block at 25/30 Avonbeg Gardens, Tallaght for the Tallaght Co-operative Enterprise Centre.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Sanitary Services Section be ascertained and strictly adhered to in the development.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.	

(GB/AC)

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 (4) conditions set out above is hereby made.

Dated: 17 September, 1991.

_____
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4 September 1991.

(U)

SS

(R)

Register Reference : 91A/1210 Date : 24th July 1991

Development : Change of use to a Co-operative Enterprise the existing 3-storey apartment block

LOCATION : 25/30 Avonbeg Gardens, Tallaght

Applicant : Tallaght Co-operative Enterprise

App. Type : PERMISSION

Planning Officer : G.BOOTHMAN

Date Recd. : 19th July 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.09.91
Time 3:30

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

Yours faithfully,

for PRINCIPAL OFFICER

DUBLIN Co. COUNCIL
SANITARY SERVICES
10 SEP 1991
Returned GG

Date received in Sanitary Services 31 JUL 1991

DUBLIN Co. COUNCIL
SAN SERVICES

FOUL SEWER

Available – existing system
Any effluent other than domestic effluent to be subject to the provisions of the Water Pollution Act.

SURFACE WATER

Available – existing system.
S.W. run-off is subject to the provisions of the Water Pollution Act.

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

for Dublin 28/8/91.

G.?.
29/8/'91

Register Reference : 91A/1210 Date : 24th July 1991

ENDORSED _____ DATE _____

WATER SUPPLY ..... Available
V O Sullivan
8/8/91.

ENDORSED _____ DATE 28/8/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1210.

DEVELOPMENT: Change of use to a Co-operative Enterprise the existing 3-storey apartment block.

LOCATION: 25/30 Avonbeg Gardens, Tallaght.

APPLICANT: Tallaght Co-operative Enterprise.

DATE LODGED: 19.7.91.

1. Roads Department in principle must report that this proposal is undesirable as it may generate parking and traffic problems in a residential cul-de-sac and may create a precedent for similar change of use in the adjoining apartment blocks. Applicant should be requested to submit details of staff numbers and working hours and any parking proposals for the site.

2. Roads Department are aware that these types of local enterprise centres are to be encouraged and as such feel that the above items are matters which could be tackled on an ongoing basis once the centre is up and running.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.09.91
Time 3.30

TR/BMcC
10.9.91.

SIGNED: Laura Hayes DATE: 9/9/91

ENDORSED: [illegible] DATE: 9/9/91

(1)

geraldine Boothman SS

(R)

Register Reference : 91A/1210 Date : 24th July 1991

Development : Change of use to a Co-operative Enterprise the existing 3-storey apartment block

LOCATION : 25/30 Avonbeg Gardens, Tallaght

Applicant : Tallaght Co-operative Enterprise

App. Type : PERMISSION

Planning Officer : G.BOOTHMAN

Date Recd. : 19th July 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12-09-91
Time 9-30

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

Yours faithfully,

for PRINCIPAL OFFICER

DUBLIN Co. COUNCIL
SANITARY SERVICES
10 SEP 1991
Returned GG

Date received in Sanitary Services 31 JUL 1991

DUBLIN Co. COUNCIL
SAN SERVICES

FOUL SEWER

Available – existing system
Any effluent other than domestic effluent to be subject to the provisions of the Water Pollution Act.

SURFACE WATER

Available – existing system.
S.W. run-off is subject to the provisions of the Water Pollution Act.

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

for Dublin 29/8/91.

G.R.
29/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.09.91
Time 9-30

Register Reference : 91A/1210 Date : 24th July 1991

ENDORSED _____ DATE _____

WATER SUPPLY ..... Available .....
[illegible]
8/8/91.

ENDORSED [signature] DATE 28/8/91

JAMES AHERN
ARCHITECTS

2 Vernon Ave,
Clontarf,
Dublin 3.
Tel 339453
Fax 334695

17th January 1992

91A/1210
1.4.02
A.I. for BBL

Dublin County Council,
Building Control,
Block 2,
Irish Life Centre,
Dublin.1.

Dear Sirs,

Re: The Enterprise Centre, Avonbeg Gardens, Tallaght, Dublin.24.
Additional Information for Building Bye-Laws Reg. Ref. 91A/1210.

Please find enclosed Additional Information regarding renovations at 25/30, Avonbeg Gardens, Tallaght, Dublin.24.

2 Copies of Revised Drawings Nos. 1591/1 & 2
2 " " Engineer's Calculations

We hope that this information meets with your requirements.
Should you have any queries in connection with the above, please contact me.

Yours faithfully,

pp Bernard Warren.

James J Ahern Dip. Arch. M.R.I.A.I.

20 JAN 92

JAMES AHERN, DIP. ARCH. M.R.I.A.I.
DESMOND WARREN. R.I.A.I. (TECH.)
VAT No. 1695032D

LOHAN &
DONNELLY

CONSULTING ENGINEERS
CIVIL & STRUCTURAL

87 SANDYMOUNT ROAD
SANDYMOUNT VILLAGE
DUBLIN 4.

TELEPHONE No. 681857
FAX No. 681211

Mr. Jim Ahern
Architect
29 Belgrove Road
Clontarf
Dublin 3

Date: 5th. December 1991

Re: Conversion of Apartments at 25/30 Avonbeg Gardens, Tallaght to Enterprise Centre for Dublin Co. Council.

Dear Jim,

Please find enclosed structural calculations in relation to the change of use of the above apartment block to Office/Workshop use. I confirm that I have visited the site and inspected the structure in detail. As a result of this inspection, and of the enclosed calculations, I can confirm that the existing structure is adequate to carry the additional loading associated with the change of use. I can confirm also that the block walls being removed are non-loadbearing and their removal will have no effect on the structure.

I can also state that the structural design check has been carried out in accordance with all relevant British and Irish standard codes of practice, including in particular

BS 8110 Pt1 The Structural Use of Concrete
BS 5950 Pt1 The Structural Use of Steel
IS 325 Pt1 The Structural Use of Masonry
BS.6399 Pt1 Design Loading for Buildings

Should you have any queries in connection with the above please do not hesitate to contact me.

Yours sincerely

Martin Lohan

Martin Lohan B.A., B.A.I., M.I.E.I., C. Eng.

John Donnelly C.H.E.B.A.P. (Paris), B.E., M.I.E.I., M.I.Struct.E. C.Eng.

MARTIN LOHAN
Structural Engineer

Subject			
Calc'd	Checked	Date	Page 01 of

OUTPUT

LOADING

TANK ROOM

SCREED	1.80 kN/m²
WATER	3.50 kN/m²
P.C. UNITS	2.50 kN/m²
FINISHES	0.50 kN/m²
DEAD LOAD	9.30 kN/m²
IMPOSED LOAD	1.50 kN/m²
SERVICE LOAD	10.80 kN/m²
ULTIMATE LOAD	15.40 kN/m²

ROOF

SCREED TO FALLS	1.80 kN/m²
FINISHES	0.50 kN/m²
INSULATION ETC	0.75 kN/m²
P.C. UNITS	3.50 kN/m²
DEAD LOAD	7.05 kN/m²
IMPOSED LOAD	0.75 kN/m²
SERVICE LOAD	7.80 kN/m²
ULTIMATE LOAD	11.07 kN/m²

MARTIN LOHAN
Structural Engineer

Subject			
Calc'd	Checked	Date	Page 02 of

OUTPUT

TYPICAL FLOOR

SCREED	1.8 kN/m²
FINISHES	0.1 kN/m²
CEILING + SERVICES	0.2 kN/m²
P.C. UNITS	3.5 kN/m²
DEAD LOAD	5.6 kN/m²
IMPOSED LOAD	2.5 kN/m²

(INDUSTRIAL OCCUPANCY CLASS - LIGHT WITHOUT STORAGE)

SERVICE LOAD	8.10 kN/m²
ULTIMATE LOAD	11.84 kN/m²

CARETAKERS FLAT.

AS ABOVE FOR DEAD LOAD	5.6 kN/m²
IMPOSED LOAD	1.5 kN/m²
SERVICE LOAD	7.10 kN/m²
ULT. LOAD	10.24 kN/m²

OUTPUT

FLOORING

200 dp. precast, pretensed hollowcore concrete unit.

MAX SPAN = 4.0m

APPLIED MOMENT = $\frac{11.84 \times 1.2 \times 4^2}{8}$

= 28.4 kN/m

Minimum moment capacity of 200 dp. unit M_o = 65.2 kN/m > 28.4 kN/m

Minimum shear capacity of unit V_{co} = 80.7 kN > 28.4 kN

⇒ Capacity of P.C. unit to carry additional 1.0 kN/m² of imposed floor loading as required for change of use is more than adequately covered.

OUTPUT
Ref. 1S 325

WALLING

a) INTERNAL WALL — 215 SOLID BLOCK

LOAD EX ROOF = 33.21 kN/m run
" " TANK RM. = 15.40 kN/m run
" " 2ND FLOOR = 35.52 kN/m
" " 1ST FLOOR = 35.52 kN/m
S.WT. BLOCKWORK = 30.00 kN/m

TOTAL FACTORED LOAD = 189.65 kN/m
AT GROUND FLOOR

f_k = 3.6 N/mm²
f_m = 2.8 N/mm²
h_{ef} = 0.75 × 2,600
= 1.95m
h_{ef}/t_{ef} = 9.05
e = 0.1t
⇒ β = 0.88

DESIGN VERTICAL LOAD RESISTANCE

$= 0.88 \times 215 \times \frac{3.6}{2.8}$

= 243.25 kN/m run.

> 189.65 kN/m

⇒ 215 internal blockwork adequate.

MARTIN LOHAN
Structural Engineer

Subject			
Calc'd	Checked	Date	Page 05 of

OUTPUT

b) EXTERNAL WALL

150 SOLID BLOCK INNER LEAF
100 " " EXT. LEAF

LOAD EX ROOF = 22.14 kN/m
" " 1ST FLOOR = 23.68 kN/m
" " 2ND " = 23.68 kN/m
S.WT. INNER LEAF = 47.25 kN/m

TOTAL FACTORED LOAD = 116.75 kN/m
@ GROUND FLOOR

$f_{k2} = 3.90 \text{ N/mm}^2$

$\gamma_m = 2.8 \qquad t_{ef} = \frac{2}{3}(1500+100)$

$h_{ef}/t_{ef} = \frac{1950}{166.67} = 11.7$

$\beta = 0.87.$

DESIGN VERTICAL LOAD RESISTANCE

$= 0.87 \times 150 \times \frac{3.9}{2.8}.$

$= 181.8 \text{ kN/m} > 116.75 \text{ kN/m}$

⇒ 150 SOLID BLOCK INNER LEAF ADEQUATE.

MARTIN LOHAN
Structural Engineer

Subject			
Calc'd	Checked	Date	Page 06 of

OUTPUT

FOUNDATIONS.

Ground stratum consists of well compacted gravel — estimated bearing capacity is 200 kN/m²

Minimum footing used 900 x 300 dp.

STRIP.

APPLIED LOAD EX WALING = 189.6T ULTIMATE

= 128.15 kN/m SERVICE

BEARING PRESSURE = 142.4 kN/m²

< 200 kN/m²

⇒ FOOTING SIZES ADEQUATE.

⇒ STRUCTURE ADEQUATE

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

Telephone: 773066

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

Telephone: 724755
Extension: 231/234

26th September, 1991

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

LOCATION: **25/30 Avonbeg Gardens, Tallaght**

PROPOSED DEVELOPMENT: **Change of use to a Co-operative Centre the existing 3-storey apartment block**

APPLICANT: **Tallaght Co-Operative Enterprise Centre**

PLANNING REG.REF.: **91A/1210**

DATE OF RECEIPT OF SUBMISSION: **20th August, 1991**

A Chara,

With reference to above, I acknowledge receipt of application for:

Building Bye-Law Approval

Mise, le meas

A. Smith

PRINCIPAL OFFICER

James Ahern Architects,
2 Vernon Avenue,
Clontarf,
Dublin 3.

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/[redacted]

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

To ....Mr. James Ahern,
.....2 Vernon Avenue,
.....Clontarf,
.....Dublin 3.

Decision Order Number and Date ..P/4409/91 17.09.91.....
Register Reference No. .....91A/1210.....
Planning Control No. .....
Application Received on .....19.07.91.....

Applicant Tallaght Co-operative Enterprise Centre ..... Floor Area: 342 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/[redacted] for.-

.....change of use to a Co-operative Enterprise Centre the existing 3-storey apartment block at 25/30 Avonbeg Gardens, 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Sanitary Services Section be ascertained and strictly adhered to in the development.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.	

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

Date 17 September 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

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.

IMPORTANT NOTICE

(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.

FORM B — FUTURE PRINT LTD.

JAMES AHERN
ARCHITECTS

2 Vernon Ave,
Clontarf,
Dublin 3.
Tel 339453
Fax 334695

15th August 1991.

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

Dear Sirs,

Re: Co-op Development Enterprise Centre, Tallaght, Dublin.24.

On behalf of our Clients, The Co-op Development Enterprise Centre, Tallaght, we wish to apply for Building Bye-Law Approval.

In support of same we enclose herewith the following:

2 No. Copies of Drawing No. 1591/1
2 " " " " 1591/2
2 " " Specification

As our Clients are a voluntary non-profit making organisation, we are assuming that there is no Application Fee.
We enclose a letter from our Clients stating this fact. No fee enclosed JJA

Yours faithfully,

James J Ahern

James J Ahern Dip. Arch. M.R.I.A.I.

BBL. 91A/1210
2.4.2

JAMES AHERN, DIP. ARCH. M.R.I.A.I.
DESMOND WARREN, R.I.A.I. (TECH.)
VAT No. 1695032D

Tallaght Centre for the Unemployed

St. Dominic's Hall, Main Street, Tallaght, Dublin24. Ph.512983

C.D.C.T.

Mr. James Ahern, M.R.I.A.I.
Architect,
2, Vernon Ave.,
Clontarf,
Dublin 3.

1st August 1991.

Ref. Proposed Enterprise Centre, Avonbeg Gardens.

Dear Jim,

This is to confirm that the Co-op Development Centre Tallaght (C.D.C.T.) is a sub group of the Tallaght Centre for the Unemployed. We are a voluntary non profit making organisation.

The proposed Enterprise Centre is to be a "Nursery" for the development of Worker Co-ops. The intention is to encourage local unemployed groups to come together with the intention of forming worker co-ops. This will be done in consultation with FAS, the IDA and the ICTU.

When it is considered that a new Co-op is capable of working on its own, it will then have to move to more suitable location, such as an IDA Business Park.

I hope that this information is to your satisfaction,

Yours sincerely,

Pat Cooke

Pat Cooke,
Secretary.

JAMES AHERN
ARCHITECTS

2 Vernon Ave,
Clontarf,
Dublin 3.
Tel 339453
Fax 334695

SPECIFICATION

OF WORK TO BE DONE AND MATERIALS TO BE USED IN THE CONSTRUCTION AND REFURBISHMENT OF No 25/30 AVONBEG GARDENS AND CONVERSION OF SAME TO A CO -OP DEVELOPMENT CENTRE.

AUGUST 1991

JAMES AHERN, DIP. ARCH. M.R.I.A.I.
DESMOND WARREN, R.I.A.I. (TECH.)
VAT No. 1695032D

EXCAVATION

Excavation Generally

Excavation shall be to the dimensions and levels shown on the drawings or to such other dimensions and levels as are required. Any excavation to excess of that required shall be back-filled without additional cost to the Client. Excavations for foundations in positions adjacent to existing buildings and pathways shall be carried out in such a manner that at any time these buildings and roadways are not endangered by the excavation.

Nature of ground

The Contractor shall satisfy himself as to the nature of the ground.

Rock Excavation

Rock is defined as any material met with in excavation which is of such size or position that it can only be removed by means of wedges, compressed air or other special plant, or explosives. Loose stones or boulders of less than 3 cubic feet in size will not be treated as solid rock.

Backfilling

Return fill in selected excavated or pit rejects as required around foundations and at backs of walls, etc., up to ground level, or as required, in layers not exceeding 225 mm thick and carefully ran and consolidate.

Formation

To minimise moisture softening the formation shall be exposed for as short a time as possible: the last 225 mm of excavation shall not be taken out until concreting is almost ready to start. The formation shall be lightly rammed. Before any concrete is placed the Contractor shall inform the appropriate local authority or their representative to inspect the formation.

Pumping

The Contractor shall provide all pumping equipment and other works necessary to keep the excavations free of water and to prevent the direct access of water to the formation. Excavation shall be so arranged that any water entering the cut is immediately drained away to a sump or other point from which it can be pumped or otherwise disposed of. Before any pumping takes place, especially near existing structures, the approval of the Architect shall be sought, but this approval will not absolve the Contractor from his responsibility for the safety of existing structures. If the Contractor pumps or otherwise puts water into a drain he shall be responsible for seeking all permissions and for removing from the system all deposits caused thereby.

CONCRETE WORK

Concrete Work Generally

The materials, labour and workmanship in and connected with the execution of the reinforced concrete work shall be the best of their kind without regard to any trade terms and the Contractor shall employ a duly qualified Foreman, experienced in reinforced concrete construction, to supervise the work.

Cement

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

Water

The mixing water shall be of potable quality, obtained from an approved source.

Sand

The sand used throughout shall be clean, sharp, fresh water or pit sand, well graded from coarse to fine and free from loam and other impurities and shall be washed if so ordered. No sea sand will be allowed in any part of the works.

Aggregate

The coarse and fine aggregate shall be graded and shall comply in grading and all other qualities with Irish Standard I.S. 5.

The fine and coarse aggregates shall be delivered to the site separately and shall be stock piled on clean concrete, macadam or other approved surface.

Concrete Design and Control

The approval of aggregates, grading, water contents, etc. will not relieve the Contractor of responsibility for producing concrete of the required strength and finish and the Contractor shall remove and reconstruct at his own expense any section of the work which is deemed to be below the proper standard.

Gauging

The cement and aggregates shall be gauged by weight and the Contractor shall provide mechanical weight batching plant with direct reading dial gauge weighing apparatus, all of approved capacity and design.

Consistency

The quality of mixing water per batch shall be so adjusted that the proportion of the water shall not be greater than that required to obtain a fully compacted dense concrete, free from laitance and excess water.

Continued/.....

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 33 litres per 50 Kg of cement.

The Contractor shall carry out, from time to time, such tests as may be directed to ascertain the proportion of water required to obtain consistency in the various mixes.

Mixing

The concrete shall be mixed in power driven batch mixers of approved size and design and having a capacity not less than that required for a 50 Kg batch. Mixers with damaged or worn blades shall not be used. The interior of the mixers shall be thoroughly washed out at lease once daily. Mixers shall be operated at the speed recommended by the makers.

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

Transporting and Placing Concrete

The concrete shall be transported from the mixer to the place of deposition as rapidly as possible and due precaution shall be taken to prevent seggregation. Where necessary, hoppers of adequate capacity shall be provided adjacent to the formwork, so that the concrete is remixed before being placed in position. The concrete shall be evenly placed in its final position and shall not be worked or allowed to flow in a horizontal direction.

As far as possible, all concrete in one unit of construction shall be placed in one continuous operation.

No concrete shall be dropped from a height greater than one metre and where there is any sign of segregation of the larger aggregate from the mass, such concrete shall be forthwith removed from the mass and wheeled to spoil.

Continued/.....

The only works test cubes which will be considered are those taken by the Contractor on site; they shall be made, cured and tested in accordance with B.S. 1881 but any failure in this respect shall not be taken as invalidating the test results. The data and facilities as set out in columns 2-5 of Table 1 of B.S. 1962 shall be provided by the Contractor.

The Contractor shall arrange for not less than one cubic metre of each mix (proposed for use in the works) to be delivered on site in time for such tests of workability as is considered necessary by the Architect.

Contractor's Responsibility

If the Contractor uses ready-mixed concrete, he shall continue to bear full responsibility for the standards of quality, control and delivery of the concrete. Should the use of ready-mixed concrete result in quality or control below the required standard, approval of the Supplier will be withdrawn and the Contractor will be responsible for any costs arising out of such a decision.

Responsibility of Contractor

The Contractor shall be responsible for any injury to work and any consequential damage by or arising from the removal and striking of formwork, centering supports, and any device, permission or approval given relative to their removal shall not relieve the Contractor from the responsibility here defined.

Fixing Reinforcement

Reinforcement shall be maintained in its correct position by means of suitable clips, soft tying wore or welding. The correct cover shall be maintained by means of suitable metal spacers or small concrete blocks and washers, wired to the reinforcement.

The Contractor shall not commence concreting on any section of the work until the formwork and reinforcement have been approved.

Formwork Generally

The formwork shall be made up from purpose made mild steel units, from good quality planed seasoned timber, free from knots and other defects, or from other approved materials. The sheeting timber shall be wrought, tongued and grooved and shall be suitably propped and braced to resist the weight and pressure of the concrete without distortion.

The formwork shall be close jointed throughout to prevent leakage of cement paste or fine aggregate.

The concrete shall be placed in its final position before setting has commenced, and shall not subsequently be disturbed. In no case shall the interval between adding the water to the dry mix and the placing of the mix in-situ exceed 30 minutes. Concreting shall not take place when the temperature is less than 35°F. Precautions shall be taken to ensure that the temperature of the concrete is maintained above 35°F until it is thoroughly hardened.

Concrete shall be thoroughly compacted and worked by means of immersion vibrators of approved design in order to produce a dense uniform concrete, free from segregation, honeycombing and surface defects. The numbers and method of use of the vibrators shall be such as to ensure uniform compaction. The heads of the vibrators shall be sufficiently small to pass freely between the reinforcing bars. Approved hand compaction tools shall be used where necessary in conjunction with the vibrators. The concrete in horizontal slabs and similar members shall be compacted with the aid of vibrating screeds or other approved methods.

Curing

The freshly placed concrete is to be kept moist for seven days during normal weather.

Concreting which is not protected by formwork shall be covered with a layer of sacking, canvas, sand, polythene sheeting or other approved material.

During cold weather, when the temperature is below 35°F, all concrete shall be protected against frost damage and for a period of time to be agreed with the Architect, and not less than that indicated by the results of the cube tests.

During spells of very dry and hot weather, particular attention shall be paid to the prevention of premature drying out and the formation of shrinkage cracks.

Ready Mixed Concrete

Ready-mixed concrete may be used subject to the prior approval of the Architect according to the following procedure:-

The Contractor shall first apply in writing to the Architect for permission to use ready-mixed concrete and stating the firm from which it is proposed to obtain the concrete.

First permission having been granted, the Contractor shall then write to the ready-mixed concrete supplier informing him of the required minimum strength of concrete and limits of cement content and workability. A copy of this letter shall be sent to the Architect.

The ready-mixed concrete supplier will be required to satisfy in full the requirements of the specification and shall write directly to the Architect setting out the constituents and proportions of the proposed mixes.

Continued/.....

Hardcore

Hardcore filling must be formed to the thicknesses shown on the drawings with crushed brick, stone or other approved granular material to pass a 75 mm ring in all directions, blinded with fine material, wetted and compacted with a 5 ton roller under building and a 10 ton roller under roads, paths, play areas, etc.

Foundations

The trenches for the foundations shall be excavated for the several depths and widths shown on the sections, or to such further depths as may be directed, in order to obtain a solid stratum for the foundations, finished in perfectly level length, stepped where necessary and sufficiently wide to admit of the foundations being properly formed.

Vegetable Earth

All vegetable earth shall be removed to an average depth of at least 150 mm from the site of the buildings and paved surfaces. The earth shall be retained in spoil heaps for use as top dressing over site areas disturbed by the works.

Damp Proof Membrane

The whole of the floors except under concrete tiles shall be covered with polythene film ("Visqueen heavyweight, 1,000 Gauge, or similar or equal). All joints in film shall be formed with a double-lock welt. The damp proof course membrane is to be carried into all ducts and jointed and sealed at ends.

Holes and Chases in Concrete

Holes, chases and other openings, required for the passage of pipes, conduits, etc., shall be provided by inserting suitable sleeves, cores and sinkings before placing the concrete. The Sub-Contractors shall be required to furnish full information in regard to the position and size of such opes and chases, and the position of bolts, clips and other fastenings. The cutting of chases, holes or other openings in the finished work shall not be permitted without the sanction of the Architect. Such holes and chases shall be made only in approved locations and shall be cut with approved tools.

Temporary Supports During Construction

The Contractor shall be responsible for ensuring the temporary stability of all work, including both in-situ and precast, during construction. Temporary supports shall take account off all construction loads, including wind, likely to occur between erection and the achievement of the final structual form. No temporary support shall be removed until the requisite strength of the member and its connections has been achieved.

Lintols

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

Window Cills

Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 130 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar of D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

Fireplaces

Provide the P.C.Sum of £ for supplying and fitting 2 no fireplaces in ground floor.

Generally

The plans indicate the extent of drainage required in the Contract. All drains where laid out shall be left open for inspection by the Local authority and until they have been properly tested and approved. Each pipe shall be properly boned in, so that the invet is to a true and even gradient, and special care shall be taken that any excess cement etc. is neatly cleaned off while each joint is made.

P.V.C. Pipes and Fittings

Where the P.V.C. Pipes are used, the pipes and all necessary fittings and traps etc. shall be of approved manufacture and conforming to the relevant British Standards for such.

Drains shall be laid on and surrounded in a gravel or concrete bed as recommended by the manufacturers and as indicated on the drawings and the graval shall be of the reccommended size and grade as recommended by the manufacturers. Brocchures illustrating and describing all the necessary operations involved in laying the drains shall be obtained by the Contractor and he shall consult with the Architect on the recommended methods and satisfy him that all the operatives laying the drains are fully aware of all the requirements.

The Architect must approve the drains, in all respects including drain protection by slabs where it is necessary before the final filling in of the trenches is done. P.V.C. Gulley Traps and Inspection Chambers and P.V.C. Manhole Channels may be used with the P.V.C. drains. The outgoes of all w.c. fittings shall be jointed to the P.V.C. pipes as recommended by the manufacturers.

Excavation

Excavations for all trenches shall be to straight lines and to the correct depth and gradients shall be in accordance with of the B.S. Code of Practice 301:1950. Unauthorised excavations below the required levels shall be made up with concrete of the sam ecomposition as for the drain beds at the Contractor's expence. Where the bottoms are insufficiently firm, the Contractor shall excavate until a firm base is obtained an the level made up as directed.

Trenches

The sides of the trenches, manholes and other excavations shall be adequately supported at all times. Excavated material unless suitable for back filling shall be promply removed, all suitable back fill material shall be set aside separately from top soil and other material.

Continued/.....

The Contractor shall prevent disturbances or softening in the trench bottom by proper drainage and by taking any other necessary measures.

Back-filling

Bedding, haunching and surrounding of pipes shall be in accordance with the details shown on the drawings. The pipes shall be laid and jointed immediately following excavation of the trench and brick or other hard material shall not be placed under the pipes for temporary support. After the jointing of the pipes the bedding or the back fill material as appropriate shall be brought up equally on both sides of the pipe. The pipe lines shall be adequately supported so that they are not disturbed in any way and in no instance shall concrete be thrown directly onto the pipes.

Laying the Jointing Pipes

Pipes shall be laid with the sockets facing up slope and shall rest on foundation for the full length of the barrel.

The Contractor shall lay piping to a fall . Pipes shall be laid on concrete bed, 225 mm wide and 100 mm deep for 100 mm pipes, and 300 mm wide and 100 mm deep or 150 mm pipes. All joints shall be formed in Portland cement mortar (1 part cement and 1 part washed sand) well worked in against one ring of tarred gaskin and neatly splayed on outside, the internal surface of pipes being carefully cleaned out after each joint is made. After the drains have been tested and approved, they shall be cradled in concrete half way up each side, well tamped and when set the trenches shall be carefully filled with good soil.

Rainwater and surface water drains where jointed shall be laid to any convenient falls, to run with slopes not less than 1 in 100 and on concrete bed as above. All soft spots, faults, etc. in the bottom of the trench should be hardened up by filling with well compacted granular material. No point of rock or similar hard object should be allowed within 150 mm of the pipe when laid.

Manholes

Manholes shall be built to a suitable size to admit free access of drain rods to all branches entering them. The bottom of manholes shall be formed in concrete and the walls shall be built in 225 mm concrete blockwork bedded in cement mortar. Branch channels shall have raised sides to prevent splashing. The walls and bottom shall be cement plastered in 4 to 1 cement mortar finished with steel trowel, bottom shall be sloped. The tops of the manholes shall be formed in 150 mm concrete reinforced with 6 mm steel bars at 150 mm centres.

Provide to each manhole a 600 x 600 mm single grooved, grease sealed galvanised iron manhole locking cover and frame weighing not less than one cwt each.

Fresh Air Inlet

From high level in outfall manhole, a 100 mm stoneware pipe with bend shall be bedded in concrete and carried 150 mm over ground, or to adjoining boundary wall and fitted with galvanised iron grid as Fresh Air Inlet.

Testing

All sewers and drains shall be subject to the Water Test described in Recommendation for Site Development Works for Housing Areas published by An Foras Forbartha and manholes shall be subject to the infiltration test described in the same document.

In the case of foul sewers and drains the water test involves testing under a head of not less than 1 m of water at the high point and not more than 2.5 m of water at the low point of the line under test for a period of 30 minutes, the maximum allowable loss of water sewers and drains shall be similarly tested with the exception that the head of water shall be not more than 2 m over the crown of the pipe at the low point of the line under test.

The Contractor shall provide all lavour and materials for applying water test to every section of the drains between manholes and for smoke test to vent pipes.

Cleaning of Sewers and Drains

At the completion of the development the Contractor shall ensure that all sewers and drains within the site are clean and free from obstructions.

Sanitary Authority Certificate

The Sanitary Authority shall be notified when the drains are ready for testing and their certificate to the effect that the drains are in proper order is to be forwarede to the Client.

Drains under Buildings.

All drains shown under the building shall be encased in 150mm all around. The rising walls shall be sleved where the pipes come through and the side of the opes shall be chalked with a non- hardening mastic.

BRICKWORK AND BLOCKWORK

Concrete Blocks — Concrete blocks shall comply with I.S. 20 and shall be 450 x 225 x 100 mm and 450 x 225 x 75 mm and shall be sound and square with sharp arrises and shall conform in all respects to the latest appropriate standard specification therefor.

Quality Control — The Contractor shall if required select or shall take the Architect's selection of 10 blocks from every 1000 or as otherwise directed and send them for testing at the Contractor's expense to an approved independent laboratory. Testing shall be as specified in I.S. 20 : 1971. Manufacturer's certificates shall be forwarded to the Architect for all deliveries of blocks, giving details specified in I.S. 20 : 1971.

Firebricks — Firebricks to flue shall be "Fosalsil" or equal approved cellular firebricks in mortar composed of 1 part cement to 4 parts "Fosalsil 6/F" powder. The lining to the flue shall be bonded to the surrounding blockwork with four headers per square metre.

Cement — See under Concrete Work.

Sand — See under Concrete Work.

Water — See under Concrete Work.

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

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

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

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

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

Wall Ties — Wall ties for cavity walls shall comply with B.S. 1243.

Blockwork — All blockwork to be set out and built of the respective dimensions, thicknesses and heights shown on the drawings. Blocks are to be laid in level courses with plumb verticals. Walls shall be carried up in uniform manner, no one portion to be carried up more than 900 mm above another at one time.

Wetting — Wetting blocks before laying shall only be done where, and as necessary, to adjust suction of the faces in contact with the mortar.

Work During Inclement Weather — While the building is being constructed, the walls shall be protected from rain or snow which may wash out the mortar from the blockwork and also give rise to differential drying shrinkage in the wall with subsequent cracking.

Work During Cold Weather — No blockwork shall be laid during rain, frost or snow. During inclement weather, and/or overnight, the work shall be covered down with polythene or felt. In cold weather the mortar shall be protected from freezing before it has set and for a few days afterwards. If work continues during cold weather the work shall be protected from freezing during the first week by covering the top with sacks or straw. None of the materials shall be at a temperature below freezing point and the sand and lime shall be free from lumps of ice. If necessary the water shall be warmed. The use of proprietary anti-freeze admixtures in the mortar may permit work to be continued under frosty conditions but these admixtures must be only used in strict accordance with their manufacturer's instructions.

Rising Walls — Rising walls shall be constructed in solid concrete blockwork jointed in cement mortar. The joints, both vertical and horizontal, shall be well filled with mortar and compressed as work proceeds.

Cavity Walls — Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 100 mm cavity between. Outer and Inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.
100mm Polysterene insulation shall be placed in the cavity against the inner leaf of the cavity with patent wall ties.

Opes in External Walls

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

Damp-Proof Course

A level bed shall be formed not less than 150 mm above finished ground or path level for the full width and length of all walls, chimney shaft and partitions, quired with cement mortar and over-laid with a damp proof course of pure bitumen sheeting on jute fabric.

Provide all other damp proof courses shown on drawings and provide vertical damp proof course at changes of level in horizontal damp proof course.

The damp proof course shall be to the full width of walls, partitions, and chimney shaft, projecting for plaster and lapped 150 mm at all joints.

The Contractor shall inform the appropriate Local Authority when the damp proof courses are ready for inspection.

CARPENTRY

Timber Generally

The whole of the timber must be of the best quality of its respective kind, perfectly sound, thoroughly seasoned, free from sap, shakes, large loose or dead knots, waney edges, discolouration and all other defects, all to be sawn die square. The pieces shall be sawn full to the dimensions stated except that occasional slight variations in sawing is permissible providing it does not deviate from the required size by more than 1.6 mm. A reduction of 3.2 mm can be made from nominal dimension for each wrought face.

The whole of the carpentry work is to be carried out in the best approved manner. Roof joists, plates, etc. shall be in one length where possible. All joints shall be made directly over supports and these shall be scarfed and spiked where required.

Quality

Timber for carpentry shall be best second Quebec white deal. Timber for roof (except patent roof trusses) shall be of specially selected Group 2 timbers conforming to B.S. 1860.

Moisture Content

Moisture Content: Timbers and timber components shall be delivered to the site with maximum moisture contents according to use, as set out in Irish Standard No. 96 : 1958, as follows :-

(a) roof timbers — 25% maximum moisture content

Case shall be taken after installation to ensure that the moisture contents do not rise above these figures before final conditions of use are achieved.

Shrinkage

It should be noted that this building is to be centrally heated and accordingly should any work shrink, warp, wind or fly within one year from the certified completion of the work, the same shall be removed and replaced at the Contractor's expense, together with any work which may be affected.

Preservative Treatment

The following timbers shall be treated against rot and woodwork before installation :-

All soft-woods used externally
All roof timbers
The backs of all door frames.

Woodwork to be painted	Before fixing woodwork, all surfaces which will be viable after fixing shall be rubbed down and all knots and resin pockets shall be scorched back and coated with knotting. After priming and fixing, all nail holes and other imperfections shall be stopped and the whole surface shall be rubbed down and all dust brushed off.
Woodwork to receive clear finish	All holes and other imperfections in surfaces to receive a clear finish shall be stopped and the whole surface shall be rubbed down and all dust brushed off.
Stirring of materials	The contents of all cans and containers of all material must be properly and thoroughly stirred before and during use and shall be suitably strained as and when necessary.
Manufacturers Instructions	All materials shall be used strictly in accordance with the instructions issued by the manufacturers concerned.
Brush Work	Unless otherwise described, all coatings shall be applied by brush. Permission must be obtained for the application of coatings by spray or roller where not so described.
Coatings to Dry	All coatings shall be allowed to dry thoroughly before succeeding coats are applied.
Rubbing Down	All undercoats for oil paint and clear finishes shall be rubbed down to a smooth surface with abrasive paper and all dust removed before the succeeding coat is applied.
Differing Colours or Undercoats	Each succeeding coat of priming and undercoating paint shall be sufficiently different in colour as to be readily distinguishable.
Painting in Unsuitable Conditions	No coatings shall be applied to surfaces affected by wet, damp, foggy or frosty weather or other unsuitable conditions, or to any surface damp with moisture. If it is desired to proceed with painting when the temperature is below 4°C (40°F) permission must be obtained.
Protection of Wet Surfaces	Adequate care must be taken to protect surfaces while still wet, by the use of screens and 'wet paint' signs where necessary.

JOINERY

Timber Generally

The whole of the timber must be the best of its respective kind, perfectly sound, thoroughly seasoned, free from sap, shakes, large loose or dead knots, waney edges, discolouration and all other defects, all to be sawn die square. A reduction of 3.2 m can be made from nominal dimensions for each wrot face.

Preparation and Protection

All joinery shall be put in hand at an early stage. Dimensions shall be checked on site before manufacture is commended. The joinery is to be kept under a waterproof cover during transit and is to be similarly protected on site. It must be left for seasoning before wedging up.

All joinery work shall be wrot and finished according to the detailed drawings with a clean, smooth face. All joinery shall be properly jointed and framed together in accordance with first class practice. Work shall be prepared and framed up as soom as possible after the receipt of the detail drawings. No work shall be glued or wedged up until required for use. Any joinery work which may split, fracture, shrink, part in the joints or show flaws or other defects or unsoundness, want of seasoning or bad workmanship shall be removed and replaced with new materials.

All external exposed joinery work shall have all joints, tenons, mortices, tongued and grooves painted over with a thick mixture of white lead and oil immediately before framing up so as to be made perfectly watertight.

Where joinery is shown to be fixed to walls it shall be secured by approved pattern tempered steel nails driven by percussion tools.

Windows shall be lightly wedged down on the the cill, bedded in mastic and secured to piers and heads with stainless steel masonry nails driven by percussion instruments only and on no account hammered in.

Workmanship

The quality of workmanship shall be in accordance with B.S. 1186 part 2 : 1955.

Arrises

All sharp arrises wxposed in the finished work shall be removed by rubbing down with glass paper.

Quality

Timber for Joinery shall be of the best quality of it respective kind, perfectly sound free from loose and unsound knots, clusters of knots, waney, pitch pockets, decay and woodworm.

Moisture Content

Moisture Content: Timbers and timber components shall be delivered to the site with maximum moisture contents according to use, as set out in Irish Standard No. 96 : 1958, as follows:-

(a)	internal joinery including internal doors	12%	maximum moisture content
(b)	windows	17%	" " "
(c)	External joinery	20%	" " "

Care shall be taken after installation to ensure that the moisture contents do not rise above these figures before final conditions of use are achieved.

Shrinkage

It should be noted that this building is to be centrally heated and accordingly should any work shrink, warp, wind or fly within one year from the certified completion of the work, the same shall be removed and replaced at the Contractor's expense, together with any work which may be affected.

Kitchen Fittings.

Provide the P.C. Sum of £ for th supplying and fitting Kichen Fittings. Add for profit and attendahce.

Wardrobes.

Provide the P.C. Sum of £ for Wardrobes in both Bedrooms.

GLAZING

Generally — All the glass shall be of best quality of approved manufacture, cut true to size without splintered edges and free from all defects. No glass which is scratched shall be passed, and any such shall be removed at the Contractor's expense, together with all consequential cost. The edges of all plate glass shall be blackened, and no glass shall be whitened on face. The glazing shall be executed with glazier's putty mixed with lead and olive oil and sprigged with copper sprigs or with wood glazing beads, back puttied as specified. No glazing shall be commenced until the rebates for the glass shall have been primed and painted.

Glass — All window panes up to 0.5 m2 shall be glazed in 3 mm glass.
All window panes up to 1.5 m2 shall be glazed in 4 mm glass.
All window panes over 1.5 m2 shall be glazed in 5 mm or 6 mm glass.

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

Windows — All windows shall be glazed with 3 mm or 4 mm clear sheet glass except windows in toilets which shall be glazed with roughcast, or other approved obscure glass.

Doors — Doors and screens shall be glazed with 6 mm thick polished plate glass secured with glazing slips. Glass in doors and windows to be bedded in mastic insulating tape.

Condensation Channel Outlets — Condensation channel outlets to all windows to be in 5 mm diameter copper tube cut to lengths and inserted in window cills.

PLUMBING

Plumbing Generally

The internal plumbing shall include all work, attendance, cutting of holes, etc. and for supplying all labour and materials for the fixing of the fittings hereafter specified.

The work shall be carried out in a first class manner and shall comply with the regulations of the Local Authorities.

Only the best materials will be permitted to be used, and none but competent Plumbers shall be employed.

Provision shall be made for all necessary joints to water supplies, wastes and drains, plugging to walls and for all trades attending on Plumber while fixing and making good after.

Pipes

Pipes shall be as indicated, fixed 25 mm clear of wall in vertical runs and suspended from hangers, as described, to falls as necessary.

Pipe Supports

Pipe supports shall be as indicated.

Lead

All lead shall be milled sheet lead, uniform in thickness and texture and free from all defects and of the weight specified per superficial foot.

Gutters

Eaves gutters to main roof shall be of 125 mm half round 'VINYL' gutters securely fixed to fascia brackets, put together with PVC straps and laid to a fall of not less than 25 mm in 5 metres. Joints between gutter lenghts and between gutter lengths and fittings shall be made with pre-fixed neoprene gaskets and PVC straps, in position shown on drawings.

Gutter brackets shall be of plastic coated steel, for fixing to fascia, and shall be spaced at not more than 900 mm apart and secured to fascia with 25 mm brass or other approved rustproofed screws.

Downpipes

Downpipes shall be provided where shown on drawings and shall be mm diameter 'VINYL' pipes and shall be connected to back or side inlets of gullies.

Pipe clips shall be of galvanised steel base with rigid 'VINYL' strap and 38 mm mushroom head bolt and nut for fixing. Base of clips shall be secured to walls with white bronz rawl plugs and 38 mm brass screws, and shall be spaced not more than 900 mm apart.

PAINTING AND DECORATING

Storage — All materials shall be kept in a dry, clean store protected from frost and excessive hear.

Knotting — Knotting shall comply with B.S. 1336.

Stopping — Stopping for :-

(a) Plasterwork shall be plaster based filler;

(b) Internal woodwork shall be putty complying with B.S. 544;

(c) External woodwork shall be white lead paste complying with B.S. 2029 and gold size complying with B.S. 311;

(d) Clear finished woodwork shall be a stopping tinted to match the surrounding woodwork.

Turpentine — Turpentine shall comply with B.S. 244, either Type 1 or 2.

Emulsion Paint Primers, Oil Paint and Lacquers — These shall be as indicated, of the best quality and obtained from approved manufacturers.

Wood Primer — The priming for wood surfaces shall be approved aluminium primer.

Iron Primer — The priming for ironwork shall be red lead.

Stopping — The stopping for woodwork shall be composed of white lead and gold size.

Plaster and Concrete — All plaster or mortar splashes, etc., shall be removed from plaster and concrete by careful scraping, all holes, cracks, etc., shall be stepped and the whole of the surfaces shall be brushed down to remove dust and loose material. In addition all traces of mould oil shall be removed from concrete surfaces by scrubbing with wate and detergent and rinsing with clean water to remove all detergent.

Iron and Steel — Before fixing, all rust and scale shall be removed from iron and steel surfaces by wire brushing, scraping, hammering, flame cleaning, etc.

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES

Generally — The whole of the work shall be executed in a Workmanlike manner. Unsatisfactory work shall be removed and replaced at the expense of the Contractor. The Contractor shall be responsible for insuring that freshly completed in-situ work can neither dry out or 'sweat out' to the detriment of the surface and that all surfaces are brought to a true and even finish without blemish.

Proportions — The materials used for plastering shall be proportioned by volume using gauge boxes.

Working Time — Plastering materials containing self-setting materials shall be used within the recommended working times for the mix concerned. Mixes containing cement shall be used up within half-an-hour of the first contact of the cement and water. All materials remaining after this period shall be discarded.

Day Joints — Day joints shall not be permitted in plastering. If necessary overtime shall be worked at the Contractor's own expense to avoid the introduction of day joints.

Key — Concrete surfaces where plastered are to be whip dashed (one part wash course : one part cement) to form an adequate key. All surfaces to be well wetted before being plastered.

Beds and Backings — Beds shall be finished perfectly level and maintained free from dust in readiness for the flooring specialists.

Backings shall be finished to a perfectly plain surface in readiness for tile, slabs or block finishings.

Baseboarding — Plasterboard shall be fixed in accordance with the manufacturer's instructions.

Dubbing Out — Dubbing out shall be in the same mix as the subsequent coat and shall not exceed 10 mm thickness in one application.

Plaster Beads — Plaster beads shall be as indicated, set perfectly straight and plumb.

Frosty Weather and Protection — Plastering shall not take place when the air temperature falls below 37°F unless precautions are taken to raise and maintain the temperature of the air, materials and structure at not less than the above temperature until completion of hydration.

Continued/.....

All finishings shall be protected as necessary from frost, extreme drying conditions and continued dampness.

Reveals

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

Plinths

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

Plaster finish to extend below ground level.

ELECTRICAL INSTALLATION

Generally

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland. Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in centres of joists.

Extent of Work

The work to be done consists of the installation and wiring of:-

No Lighting points

No Socket outlet points

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

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

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

Register Reference : 91A/1210 Date : 22nd July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use to a Co-operative Enterprise the existing 3-storey apartment block

LOCATION : 25/30 Avonbeg Gardens, Tallaght

APPLICANT : Tallaght Co-operative Enterprise

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 19th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James Ahern MRIAI,
2 Vernon Avenue,
Clontarf,
Dublin 3

Dublin County Council
Comhairle Chontae Átha Cliath

Planning Application Form/
Bye - Law Application Form

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

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

2. Postal address of site or building 25-30 AVONBEG GARDENS,
(If none, give description sufficient to identify) TALLAGHT, DUBLIN 24

3. Name of applicant (Principal not Agent) TALLAGHT CO-OPERATIVE ENTERPRISE CENTRE
Address 25-30 AVONBEG GARDENS DUBLIN 24 Tel. No.

4. Name and address of person or firm responsible for preparation of drawings JAMES AHERN M.R.I.A.I. 2 VERNON AVE, DUBLIN 3 Tel. No 339453

5. Name and address to which notifications should be sent JAMES AHERN MRIAI, 2 VERNON AVE, CLONTARF, DUBLIN 3

6. Brief description of proposed development CONVERSION OF 8X APARTMENTS TO ENTERPRISE CTRE

7. Method of drainage L.A. SEWER 8. Source of Water Supply L.A. WATERMAIN

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 RESIDENTIAL APARTMENTS
(b) Proposed use of each floor ENTERPRISE CENTRE

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? YES

11.(a) Area of Site 127.50 Sq. m.
(b) Floor area of proposed development 342.00 Sq. m.
(c) Floor area of buildings proposed to be retained within site Sq. m.

FEE PAID: £ 19.5
RECEIPT No.:

Irish Times 5/7/91

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.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
WHERE APPLICABLE.

15. List of documents enclosed with application. 4 COPIES DRAWING NO: 1991/1 & 1991/2
19 JUL 91
PAGE FROM IRISH TIMES

DUBLIN 24 — Planning permission is being sought from Dublin County Council for the change of use to a Co-operative Enterprise Centre the existing 3 storey apartment block at 25/30 Avonbeg Gardens, Tallaght for the Tallaght Co-operative Enterprise Centre.

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

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

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

Signature of Applicant (or his Agent) James Ahern Date 19TH JULY 91

FOR OFFICE USE ONLY

Application Type P
Register Reference 91A/1210
Amount Received £ 22-9 2.8.0
Receipt No
Date

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

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

1. Name and Address of applicant.

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

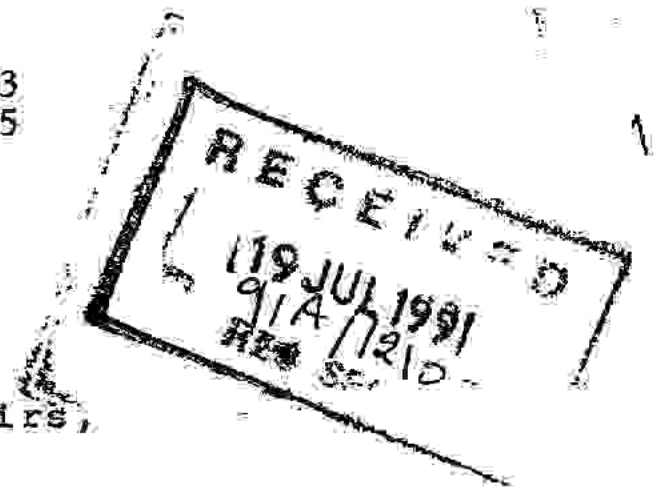
CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m^2 (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m^2 in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E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

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

JAMES AHERN
ARCHITECTS

2 Vernon Ave,
Clontarf,
Dublin 3.
Tel 339453
Fax 334695

18th July 1991



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

Dear Sirs,

Re: Tallaght Co-operative Enterprise Centre,
25/30, Avondale Gardens, Tallaght, Dublin.

On behalf of my clients I wish to apply for Planning Permission for the change of use to an Enterprise Co-operative Centre from residential Apartments at 25/30, Avondale Gardens, Tallaght.

In support of same I enclose herewith the following:

4 Copies of Drawing No. 1591/1
4 " " " " 1591/2
Page from The Irish Times dated 5th July 1991
Application Form duly completed

As the Applicant is a voluntary non-profit making organisation, I am assuming that no fee is required.

Yours faithfully,

James J Ahern Dip. Arch. M.R.I.A.I.