FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91 A 1359

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 26/11/91	Noted Cllr Quinn		

FILE MEMO - REG. REF. NO. 9/A 1359

See Draft Report on this Application prepared 8/10/91 in Cabinet.

BYE LAW APPLICATION FEES

REF. NO.: 91A/1359 CERTIFICATE NO.: 16107B

PROPOSAL: Dwelling + Stables

LOCATION: Rodgar Rathcoole

APPLICANT: B. Murphy

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

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [signature] Grade: SO Date: 24/8/91

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

PLANNING APPLICATION FEES

Reg. Ref....91/A/1359 Cert. No....26385....

PROPOSAL..Dwellings & Stables.....

LOCATION....Ridgar Rathcoole.....

APPLICANT....B. Murphy.....

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£32	£32	—	
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£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	£40	£40	—	

Column 1 Certified:Signed:.....Grade.....Date.....

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

Columns 2,3,4,5,6 & 7 Certified:Signed:RMC Grade S.O Date 21/8/91....

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMAENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1359 Date : 19th August 1991

Development : Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed

LOCATION : Redgap, Rathcoole

Applicant : Mrs. B. Murphy

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th August 1991

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 16th August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Trial hole inspected 9/10/91 was 7'6sp & dry - soil appeared suitable for septic tank drainage.

It is preferable that ~~xxxx~~ proposed well supply the proposed house only and alternative arrangements ~~were~~ provided for stables. Evidence of potability and adequacy of supply reqd.

Anne O'Sullivan
22.10.91.

p/a Devine
for John O'Reilly SEHO
24/10/91.

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTIONS:
Standard: Nil
Roads: Weak
S. Sers: septic
Open Space: tank
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

Paul Brazil, Architect,
25 Dartmouth Square,
Ranelagh,
Dublin 6.

Reg. Ref. 91A/1359
App. Recd: 16.08.1991
Floor Area: 321.36 sq. m.
Site Area: 8 acres
Zoning: 'B'

T/E+T: Up to 4 mil 22/10/91

Report of the Dublin Planning Officer, dated 24 October 1991

This is an application for PERMISSION. The proposal consists of a replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed, at Redgap, Rathcoole.

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

The site is stated to comprise 8.5 acres.

The site at present is an overgrown rural site, higher than road level, with high banks hedging/trees on the road boundaries. The general area is rural in elevation although there are a number of once off houses in the vicinity.

There is an existing single storey cottage on site. It is stated to be in poor condition.

As a replacement to this cottage, the applicant proposes a two storey house in which the roof, pitched and on two levels, would be a dominant element. The external finish would be predominantly dash.

The applicant's name is given as Mrs. Bridget Murphy who currently runs a mid-size farm in Athy, Co. Kildare and also works as a District Nurse. The application form states the applicant holds this site freehold. Mrs. Murphy hopes to relocate a as District Nurse in the Tallaght area. Therefore the proposed dwelling will become the main residence. The applicant would intend to develop the 8.5 acres attached to the Redgap House as an agricultural holding. The proposed stables are intended for recreational use only.

A history search indicates the following:-

91A/129 - Planning permission was refused to Mr. B. Murphy for a house on 8 acres because of conflict with zoning, lack of evidence of the suitability of the site for septic tank drainage, traffic hazard, house design and inadequate sightlines.

Contd.../

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

This application was refused permission on appeal for reasons of conflict with zoning, traffic hazard at the entrance, design and lack of satisfactory provision for disposal of sewage.

The current application differs from 91A/0129 in that the house then proposed differs in finish and detail having a brick finish and a broken roofline.

The access is now proposed on the road to the west of the site and sight lines have been improved.

It is proposed to remove existing hedgerows and replace them with a post and rail fence. Some planting is shown behind the fence. This proposal, together with the access and the dwelling, would have a major visual impact in this area.

A report from Department of Defence indicates that they would have no objection to the proposal provided it is not of exceptional height.

The report of the Supervising Environmental Health Officer received on 24.10.91 is noted.

The applicant indicates that the site would be an agricultural holding. The applicant works at present as a District Nurse, and hopes to continue to do so in the Tallaght area.

This proposal is for a replacement house on the site, the existing cottage, which is in very poor condition, being converted to stables. There is thus no theoretical addition to the number of houses in the area. Nevertheless the question of visual amenity must be considered. The location of the house, against a background of trees and rising ground would not seriously adversely affect the visual amenity of this area nor the amenity of adjacent houses. The design, though a large house, is a considerable improvement on the brick house which was the subject of a previous application and which was refused permission by the Planning Authority and on appeal. The present proposal has a dominant pitched roof and a dashed finish and can be considered acceptable on this large (8.5 acres) site in this particular area and location, assuming a greatly enhanced landscaping scheme.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) conditions:-

(Conditions attached)

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

(WM/BB)

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 (10) conditions set out above is hereby made.

Dated: 25th October, 1991.

_____ ASSISTANT ~~CITY &~~ COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 23rd October, 1991.

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

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 septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" available from Eolas.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
4. That the proposed well not be used to supply water to the stables.	4. In compliance with requirements of Environmental Health Officer.
5. Evidence to be submitted for the written agreement of the Planning Authority of the adequacy and potability of the proposed water supply to the house before commencement of development.	5. In compliance with requirements of Environmental Health Officer.
6. That the roof of the dwelling outhouse and stables be finished with black or blue/black slate or roof tiles.	6. In the interest of visual amenity.
7. That the external walls be rendered and coloured white.	7. In the interest of visual amenity.
8. That before development commences the entrance details be modified so as to provide a boundary treatment which will be compatible with other traditional roadside boundaries in the area. In this regard a post and rail fence is not acceptable. These details to be submitted to the Planning Authority for ~~approval~~ written agreement before development commences and the development shall not commence until ~~approval has been granted~~ written agreement has been obtained from the Planning	8. In the interest of visual amenity.

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

CONDITIONS	REASONS FOR CONDITIONS
9. That a comprehensive planting and landscaping scheme be submitted for the ~~approval~~ written agreement of the Planning Authority before development commences. This scheme shall include a trees and hedgerow survey for the entire site, full details of all planting proposals including a substantial area of tree planting to help screen views of the house from the north and a detailed programme for the carrying out and maintenance of the planting involved.	9. In the interest of visual amenity.
10. That the entire land holding as outlined red on location map submitted be used as an agricultural unit and occupied by no more that a single house.	10. In order to preserve the rural character of this area.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Date : 19th August 1991

Register Reference : 91A/1359

Development : Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed

LOCATION : Redgap, Rathcoole

Applicant : Mrs. B. Murphy

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th August 1991

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 16th August 1991.

for PRINCIPAL OFFICER

This site appears stony and approved suitable for septic tank drainage.

It is probable that proposed supply & proposed alternative arrangements / source provided evidence of potability and adequacy of supply req'd.

for John O Kelly 24/10/91.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1359.

DEVELOPMENT: Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed.

LOCATION: Redgap, Rathcoole.

APPLICANT: Mrs. B. Murphy.

DATE LODGED: 16.8.91.

This application is for full permission for replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole.

Presently access to the site is via the main road from Rathcoole to Saggart. The current submission includes a proposal to change access to the Slade Valley Road at a location which is seriously deficient in sight distances. The proposed revised access has approximately 50m vision northwards and less than 30m to the south. A combination of bad horizontal and vertical alignment make an access at this location extremely dangerous.

Therefore, if further consideration is given to this application, Roads would require additional information detailing an improved access at the present location which has superior sight distances.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.10.91
Time 3.00

MA/BMcC
23.9.91.

SIGNED: Michael Albert **ENDORSED:** E. Madden

DATE: 25-9-91 **DATE:** 15th Oct '91

Order No. P/4723/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole for Mrs. B. Murphy.

Paul Brazil, Architects,
25, Dartmouth Square,
Ranelagh,
Dublin 6.

Reg. Ref. 91A-1359
Appl. Rec'd: 16.08.1991
Time Ext. let. rec'd: 14.10.1991
Time Ext. up to: 28.10.1991

Report of the Dublin Planning Officer, dated 14 October 1991

This is an application for PERMISSION for replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 28th October, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

for Principal Officer.

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

Dated: 14 October, 1991.

Authorised Officer/Asst. County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 14th October 1991

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

SENIOR STAFF OFFICER.

TELEPHONE: Dublin (01) 771881 Ext. 2485
TELEX: 31444 DFPHEI
FAX NO: 385953

TAGHAIRT:
Reference

AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

20 September, 1991.

Dear Sir,

Re: Planning Applications which might affect the use of Casement Aerodrome, Baldonnel, Co. Dublin.

I am directed by the Minister for Defence to refer to applications:

91A/1359 - B. Murphy, Redgap, Rathcoole

No objection is seen to this development provided it is not of exceptional height.

91A/1391 - P. & A. O'Neill, Saggart Hill, Saggart

No objection is seen to this proposal provided it does not exceed 11M in height above ground level.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

23 SEP 91

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.09.91
Time 1.00

G.B.

557 CW

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMAENT

R

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1359 Date : 19th August 1991

Development : Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed

LOCATION : Redgap, Rathcoole

Applicant : Mrs. B. Murphy

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th August 1991

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

Date received in Sanitary Services .....

FOUL SEWER

Septic tank proposal - refer to E.H.O.

As a compliance matter, applicant should indicate what provisions are proposed to be taken to deal with the disposal of contaminated drainage from the horse boxes.

SURFACE WATER

Soakpit proposal - refer to B.O.L. Dept.

T Dublin 16/9/91.

P.R.
16/9/91

Register Reference : 91A/1359 Date : 19th August 1991

ENDORSED _____ DATE _____

WATER SUPPLY ..See previous Report enclosed 7. 22/4/91.....

J Hart 10/9/91

F. Jarrell 10/9/91

.....

ENDORSED _____ DATE 17/9/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.09.91
Time 9.00

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

Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 872 4755
Fax (01) 872 4896

Register Reference : 91A/1359/C1 Date : 19th August 1993

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

Dear Sir/Madam,

DEVELOPMENT : Replacement dwelling and septic tank and retention of extisting house as outhouse with 6 new loose boxes and hayshed

LOCATION : Redgap, Rathcoole.

APPLICANT : B. Murphy

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 17th August 1993.

Yours faithfully,

.....

for PRINCIPAL OFF

~~Register Reference : 92A/0825/C2~~ Date : 19th August 1993

PAUL BRAZIL ARCHITECT
B. ARCH. MRIAI RIBA
42 FITZWILLIAM PLACE, DUBLIN 2. TEL. 661 2255/661 2347 FAX. 661 2346

16 August 1993.

Ref Job No: 91.01

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

DUBLIN COUNTY COUNCIL
PLANNING DEPT
17 AUG 1992
RECEIVED

RE: Replacement Dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole.
Pl Reg 91A/1359.

Compliance Condition No. 8.

Dear Sir,

We wish to refer to the above planning approval PL/Reg 91A/1359 and we now wish to submit on behalf of our client Mrs Bridget Murphy the following information in compliance with Condition No. 8.

We herewith enclose for your approval 2 copies of the following drawings.

91.01.05 Rev c.	Site Layout	1:200.
91.01.06 Rev c.	Site Plan	1:500.
91.01.10	Revised entrance elevation	1:50

indicating the revised boundary treatment of a treated timber post and wire fence and a revised entrance detail.

Should you have any queries, please do not hesitate to contact us direclty.

Yours faithfully,

pp. Angela Lacey
PAUL J.BRAZIL B.ARCH MRIAI RIBA.

ATHGARVAN, NEWBRIDGE, CO. KILDARE. TEL.045-81819

PAUL BRAZIL ARCHITECT
B.ARCH. MRIAI RIBA
42 FITZWILLIAM PLACE, DUBLIN 2. TEL. 612255/612346 FAX. 612347

91A/1359
2.24.8.8
A.I. for BBL

11 December 1991.

Ref AG/PB.

Dublin County Council,
Building Control Section,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed.

Additional Information for BBL Reg Ref 91A/1359.

Dear Sir,

We refer to our current application for Building Bye Law Approval in respect of the above proposal and we now wish to submit the following additional information;

1. Septic tank details in accordance with 5 & 6.
2. Details of D.P.C. trays over lintols and at flashing level in cavity walls.
3. Permanent vent details.
4. Chartered Engineers Certificate in respect of roofs and steel beams, first floor steel beam to be coated in 'Nullifire Intumescent paint to 1hr. fire specification and encased in two layers of 12.5mm "Fire line" board.
5. Revised windows in accordance with BBL 76.
6. Revised specification.
7. Roof details.
8. Revised drainage details.

ATHGARVAN, NEWBRIDGE, CO. KILDARE. TEL.045-81819

9. Drainage details for stables and yard.

10. New well for stable complex.

11. Hay shed details.

12. Chartered Engineers report in respect of the existing house.

We enclose all the above information in quaduplicate and should you have any further queries please contact us directly.

Yours faithfully,

Paul Brazil

PAUL J.BRAZIL B.ARCH RIBA.

O'CONNOR SUTTON CRONIN

Consulting Civil and Structural Engineers

25 LOWER MOUNT STREET, DUBLIN 2.

Telephone: 609977
Fax: 609414

Attention;
Mr. Paul Brazil
Architect
42 Fitzwilliam Place
Dublin 2.

11th December 1991

PS/DB.

PROJECT NUMBER; B43.

RE; HOUSE AT RED CAP, RATHCOOLE, CO. DUBLIN.

Dear Paul,

Enclosed are four copies of the following;

DRAWINGS.

Drawing number B43/01 - Roof framing details.

SPECIFICATION.

Timber Roof Truss Specification.

STRUCTURAL CALCULATIONS.

For house and hayshed.

STRUCTURAL REPORT.

For existing cottage.

As discussed yesterday the steel beam at first floor should be deleted and floor joists turned to span the clear 4.8m. The joists in this area should be 225 x 44 at 300mm on centre and grade SCB. Please note this on your drawings.

With respect to the hayshed, the following should be noted;

1. All truss members to be 50 x 50 x 6 R.S.A..
2. Stanchions to be 178 x 102 x 21.5 kg/n R.S.J..
3. Foundations to be grade 30N, 900mm cube.
4. Wallplates to be minimum 150 x 75 treated timber.
5. Roof purlins to be minimum 125 x 75 treated timber.

6. Steelwork to be grade 43.

7. Refer to farm development service specification attached to structural engineers calculations for minimum specification.

In order to eliminate any confusion it may be advisable to refer all roof trusses sections etc. on your drawings to the "Structural Engineers details" as some discrepancies now exist between both your drawings and ours.

I trust the enclosed is in order but should you have any queries please do not hesitate to contact us.

Yours sincerely,

Pearse Sutton

PEARSE SUTTON
For O'Connor Sutton Cronin.

Encls. - As above.

Date: December 1991.

Outline Specification: - Where Applicable

Client: Mr [illegible]. Murphy

Job No: 91. 1

[illegible] House at Redcap Rathcoole

---

(19) Substructure:		Reinforced 900mm x 300mm concrete strip foundations. Solid 225mm concrete block block rising walls to 300mm below DPC level. 150mm clean, sharp hardcore, blinding 1000g Polythene DPM lapped with wall DPC, on 50mm Blinding layer on 150mm well compacted hardcore with 1m wide edge strip rigid polystyrene floor insulation.
(21) External Walls:	Stables:	215mm hollow concrete block rendered. House: 300mm cavity wall construction with 100mm conc. block leaf and 100mm clay facing brick or rendered conc. block externally. Stainless steel wall ties at 450mm vertically and 900mm horizontally. Insulation: 50mm polystyrene cavity insulation.
(22) Internal Walls and Partitions:		Party Walls - 215mm solid concrete block with fire resistance greater than 1 hr between garage and house. Partitions : First Floor: 19mm T & G flooring on 225 x 44 joists at 400 centres.

	Trimmed at stairs and chimney. Additional steel beams to be used where indicated and fire proofed to 1hr standard - see enclosed 'nullifire' specification. 100mm stud and slab, skimmed or patent partition system.
Ground Floor:	150mm concrete ground slab.
(27) ROOF	Power floated proprietary roof trusses over main building but where cut roof used the following applies; Conventional pitched, 115mm x 38mm common rafters at 400mm centres. 115mm x 38mm ceiling joists and collar ties. Minimum 100mm fibre-glass quilt insulation laid between ceiling joists/roof joists/proprietary roof truss in accordance with manufacturers spec.
(31) Windows:	Painted vac-vac treated s/w timber windows, double glazed with 20mm factory fitted sealed units/ alternative P.V.C. double glazed windows. Soft wood panel doors painted.
Bay Window:	Structure to structural engineer's details.
(41) External Wall Finishes:	Block rendered with cement: lime:sand and finished with either 'Sandtex High Build' or other approved external paint. Alternative - pebble dash finish.
(42) Internal Wall Finishes:	Gypsum plaster or dry lining.

(43) Floor Finishes:	Ground Floor: skim coated and painted. Power floated concrete slab to receive occupier's own floor finishes. Carpet finish to first floor.
(45) Ceiling Finishes:	Ceiling finishes: Gypsum plaster and/or plasterboard, where required. Decorative mouldings and centre pieces where necessary.
(47) Roof Finishes:	Interlocking concrete roof tiles or abestos slating with terracootta ridge tiles on 19 x 50mm treated battens on untearable sarking felt at centres in accordance with manufacturers recommendations.
(52) Sanitation:	PVC one pipe ventilated system designed in accordance with BS 5572: 1978.
(53) Hot & Cold Water Services:	PVC and copper. Cold water storage at a minimum of 160 gallons. - 2 No. 80 gallon p.v.c. water storage tanks.
(54) Hot & Cold Water Services:	Oil fired boiler and low pressure HW radiatiors or thermostatically controlled electric heating. Drawing room, Study, Dining room, Family room, open flues and fire places fitted to oil fire AGA fitted to kitchen.
(57) Ventilation:	Each habitable room is provided with one permanent ventilator.
(62/63) Electrical Installations:	To IEE and ESB standards.
(73) Kitchens:	Fitted kitchen units to Architect's specification.
(74) Sanitary Fittings:	Coloured bathroom suite to Architect's specification.

(92) Site Works

Tarmacadam vehicular circulation areas - 150mm blinded clean, sharp hard-core. 50mm base course and 25mm wearing course. Engineering brick and/or concrete edging derbs. CI or RCC read gullies. Individual pedestrian access paths tarmacadam or pressed concrete flats and/or brick paviours.

Dwarf walls, dustbin enclosures, general landscape features in solid clay bricks (3rds) or clay paviours.

External lighting to similar or better standard than surrounding public roads. All main services run underground. Group VHF/UVF aerals.

THE FOREGOING OUTLINE SPECIFICATION IS TABULATED IN ACCORDANCE WITH THE NAITONAL STANDARD BUILDING ELEMENT TABLE.

Nullifire

SYSTEM–S – Comprehensive Fire Protection

- Specify up to 1½ hours fire resistance
  .... for external or internal use (or even fast pre-cladding stage application)
- Specify on structural steelwork, cast iron, wrought iron, castellated or lattice steel sections
  .... on universal or hollow sections (see table on page 18)
- Choose from the full BS 4800 or RAL colour ranges
- .... or from the range of sparkling metallic finishes
- Save costs – System–S gives fire protection and decoration
- System–S gives you quality assurance – it is manufactured to BS 5750 Part II and independently accredited by Certifire
- Easy maintenance – it is resistant to mechanical damage and moisture
- No need for 'detailing' – specification and use is simple
- For fast and reliable application you can choose Nullifire trained and approved contractors
- Worldwide availability – our fast delivery service ensures that products arrive on site on time.

TECHNICAL HOTLINE (UK) 0203 470022
HOTFAX (UK) 0203 69547

Your Choice of Colour and Finish

► Over 200 standard colours

You can coordinate System–S with any colour scheme by selecting from the full range of BS 4800 and RAL colours. For large orders Nullifire can manufacture special colours – to blend with a company colour scheme for instance.

► For those special areas – a sparkling metallic finish

For areas where you require that special touch choose from one of the exclusive range of metallic colours.

► If you need an ultra hard finish . . . .

You can select a satin, ultra hard top seal that provides the perfect solution for areas that suffer abrasion or chemical attack. It uses the latest glass-flake technology resistant even to graffiti and you can choose from a range of colours.

For colour scheme suggestions see page 19–23

Where SYSTEM–S is used

► Use System–S to give ½, 1 or 1½ hours fire resistance

System–S will satisfy the fire resistance requirements you have for up to 1½ hours on a wide range of sections. Full details of loadings and requirements to satisfy national or local regulations are provided in the Products Requirements Calculator.

► For fire resistance periods of 2 hours or more . . .

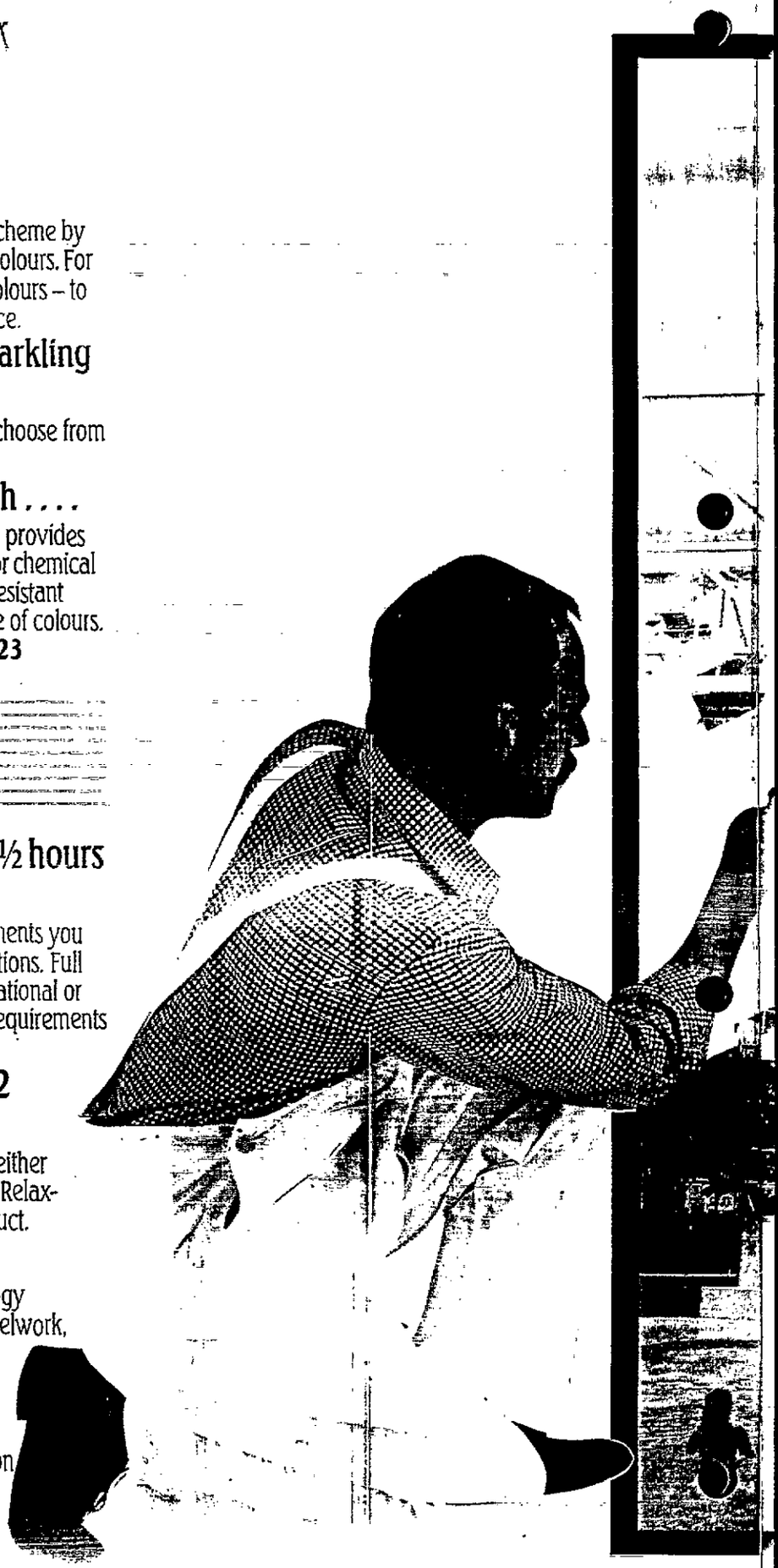
Contact the Nullifire Technical Department – either the application of Fire Engineering principles or Relaxation Procedures may allow the use of the product.

► For external or internal use

By using the latest intumescent paint technology Nullifire System–S enables you to specify on steelwork, whether exposed or intern .

► For pre–cladding fire protection application

Many contractors prefer to apply fire protection before cladding is fixed to reduce masking and overspray – System–S can be used with confidence.



Why SYSTEM–S is used

► Quality control production to BS 5750 – for absolute reliability

The production of Nullifire System–S is certified independently to quality control standards in accordance with BS 5750 part II.

Trained applicators – with on-site support

A network of trained applicators is available to apply the product – fully backed up by Nullifire on–site support staff with the electronic equipment to monitor and advise on application.

► Computerised Quotation Service

An instant quotation service is available for quantity surveyors and contractors using our computerised phone–in service.

► Common primer compatibility

It is compatible with most common primers, thus enabling the most suitable corrosion protection system to be specified.

► Applied by brush, roller or spray

Select from alternative grades of System–S to suit application by brush, roller or spray.

► Low maintenance costs

The durability and resistance to moisture of the product ensures that maintenance costs are kept to a minimum. When damage occurs repairs can be effected using a simple brush application.

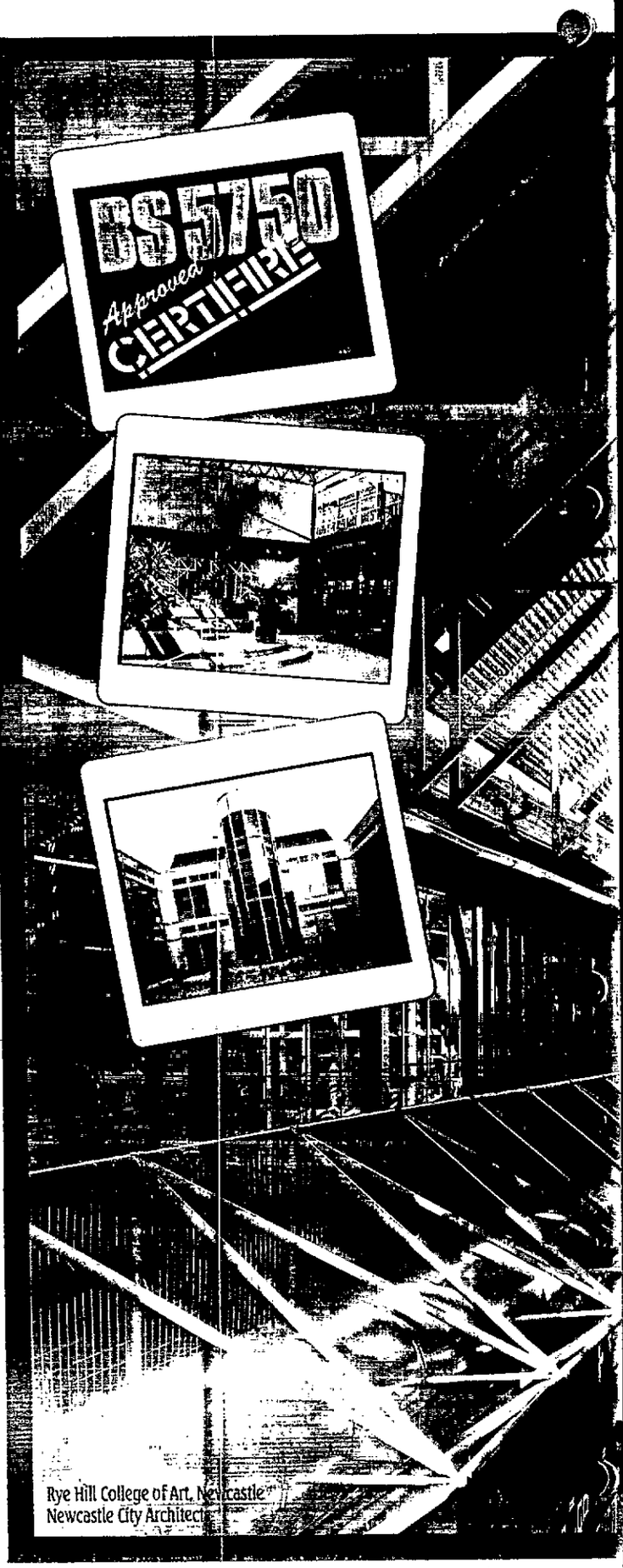
After-Sales Service

► On-Site Support

When the product is applied on site the contractors are supported by Nullifire Engineers. They are experienced in application equipment and techniques thus helping ensure trouble free application.

► Application Certification

As the application of System–S is to provide vital protection in the event of fire Nullifire offers a Certificate of Supply for each contract. The Architect, Quantity Surveyor, [illegible] Control Officer can request this document which certifies supply of the appropriate quantity of product to the site. The Applicator signs also that the coating has been correctly applied in accordance with the manufacturer instruction .... Safety with Certainty



Rye Hill College of Art, Newcastle
Newcastle City Architects

How to specify

The coding system enables both straightforward specification and easy use by the contractor to achieve the desired finish and fire performance. Contractors are supplied with an easy to follow user guide which define loading requirements according to the sections of steelwork being protected.

► Codes for Performance Specification

Nullifire SYSTEM–S–30 (implies "use Nullifire SYSTEM–S" to achieve ½ hour fire resistance)
Nullifire SYSTEM–S–60 (implies "use Nullifire SYSTEM–S" to achieve 1 hours fire resistance)
Nullifire SYSTEM–S–90 (implies "use Nullifire SYSTEM–S to achieve 1½ hours fire resistance)

Product loading requirements for individual section sizes are determined by the contractor using the Nullifire Requirements Calculator Booklet or Computer Program supplied to the contractor.

► Wording of Typical Specification

Apply Nullifire SYSTEM–S– 1..... to Colour finish 2..... to 3..... in accordance with instructions. Product to be accredited by Certifire to satisfy BS 5750 Part II by Nullifire Ltd, Coventry, England.

Alternatives

1. *"30"/"60"/"90"*
2. *BS 4800 or RAL Code o. Metallic Finish Code*
3. *"Structural Steelwork". 'Cast Iron"*

How to order

► When Ordering

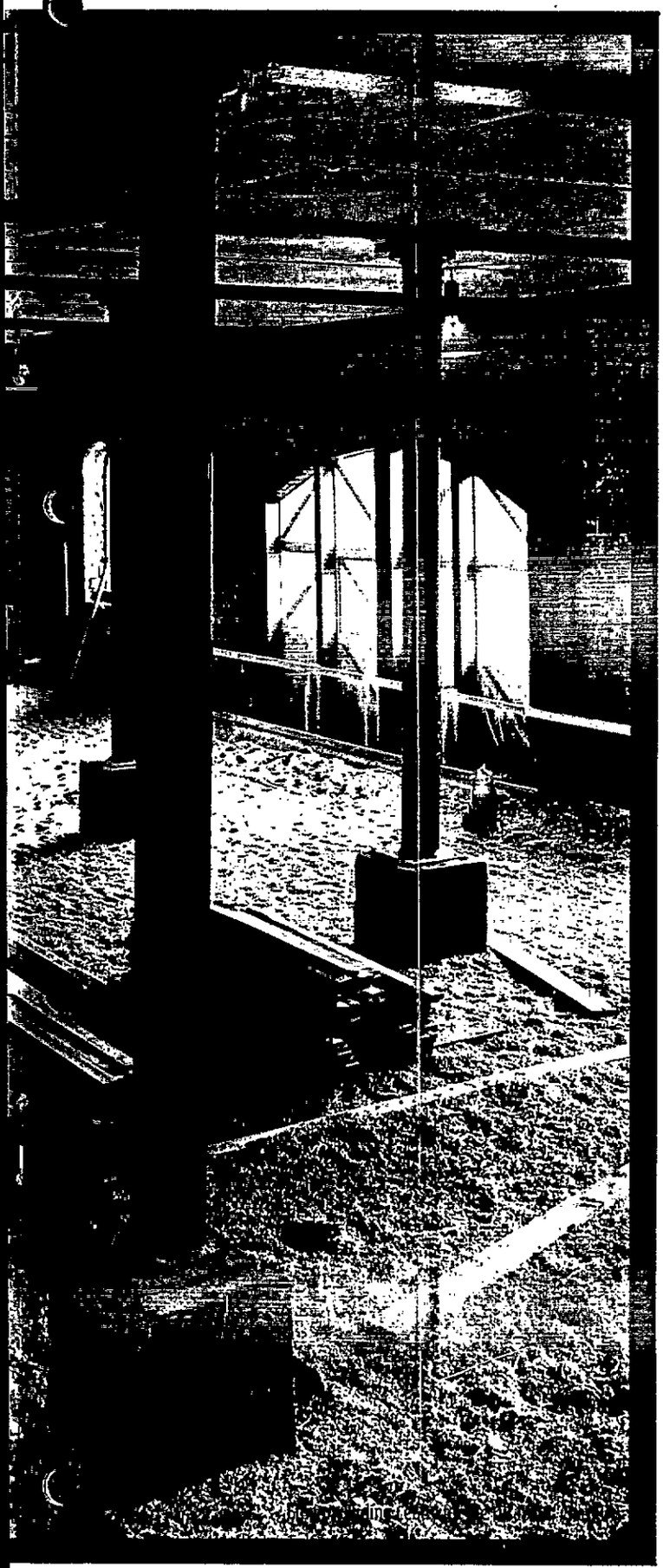
Use the System–S Product Requirements Calculator to determine quantities that you need (or contact Nullifire Technical Department).

Send order by phone, fax, telex or mail normally quote order number and 24 hours - but for non-standard colours, allow up to 14 days. Express delivery is available if you request.

► Coating Certification

For the issue of a Coating Certificate we will require the following information:

Site Address
Main Contractor
Painting Sub-Contractor
Number of square metres
Fire Rating to be achieved
Local Authority



User Notes

When SYSTEM–S is specified, the fabricator should ensure that:–

– the surface is prepared to the correct standard to suit the primer system selected.

– the specified primer system is compatible with NULLIFIRE SYSTEM–S (it is compatible with most common primers – the most notable exceptions being: thermoplastic primers, Bituminous primers and some long/medium oil alkyds. If in doubt, contact NULLIFIRE'S Technical Department or specify Nullifire S620 Primer).

When using SYSTEM–S the contractor should ensure that:– The loading of product applied is appropriate for the size and type of section being protected. Full details are given in the Nullifire SYSTEM–S requirement calculator. This comes in the form of a booklet or IBM compatible computer software.

Customer Computer Software

Regular users of SYSTEM–S can take advantage of Nullifire Product Requirements Software which calculates and defines product loadings. It also produces site records sheets and has been designed on a user-friendly basis. Ask our Technical Department for further detail.

► Lattice, Castellated, Partially Exposed and Cast Iron Sections

Specifying System–S for Non-Standard Sections

The ease of application for SYSTEM–S makes it ideal for application to non-standard sections. It is necessary to calculate the rate at which the section will heat in a fire (the Hp/A value) to assess the thickness of coating required. NULLIFIRE's Technical Department will assist with these calculations where necessary and provide assessment. To do this they will need: Section shape, size and weight.

Exposure	Design Stress (N/mm²)
Height/length	Age and quality details if available

► SYSTEM–S – Loading Rates

(Notes for Quantity Surveyors/Applicators)

Prior to application, it is essential to determine the loading rate (grams per square metre) required to give the period of fire protection specified as determined from the table below.

Unless otherwise stated in the specification, the following is the period of fire resistance required.

Nullifire S–30 ½ hour Fire Resistance
Nullifire S–60 1 hours Fire Resistance
Nullifire S–90 1½ hours Fire Resistance

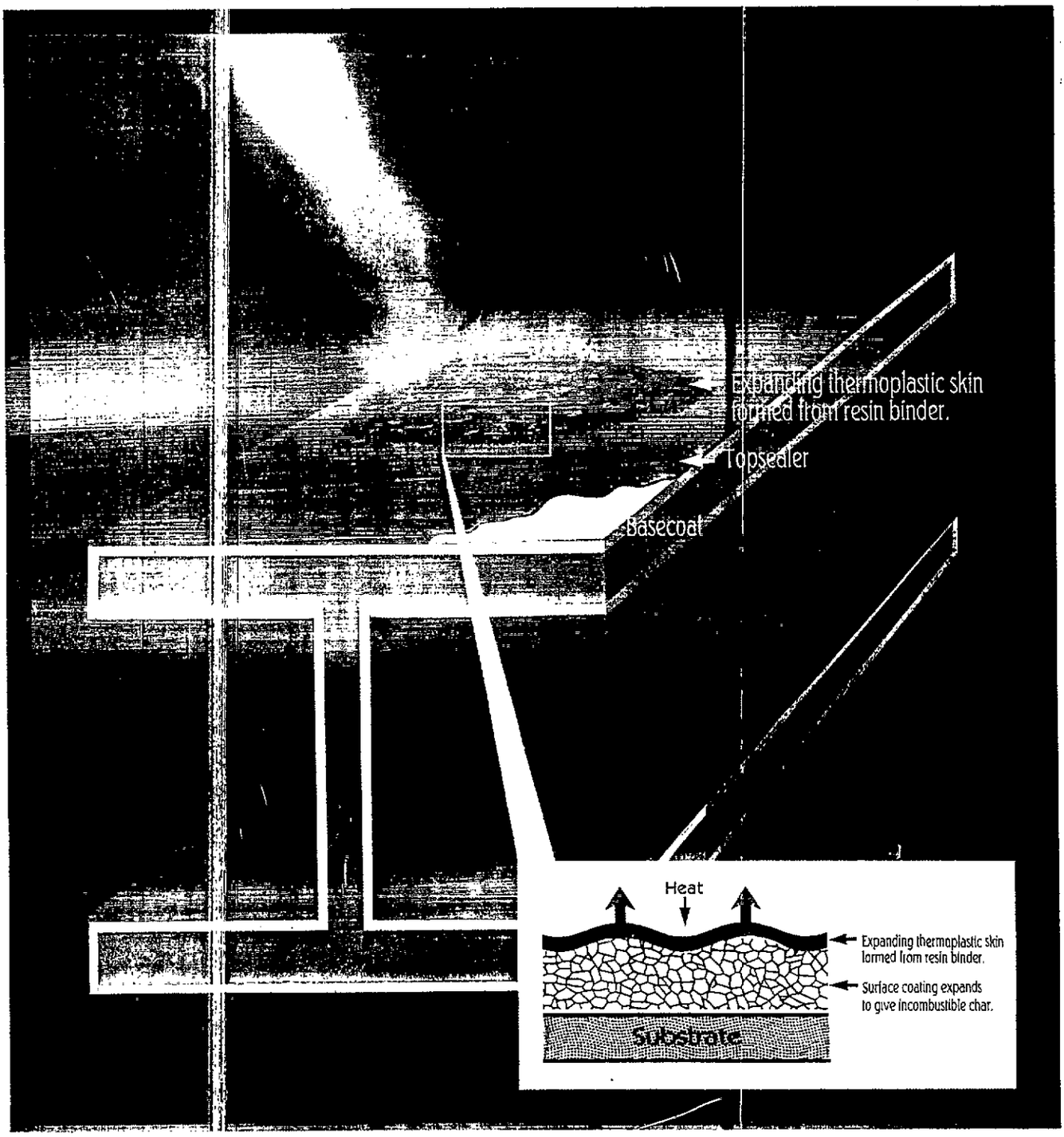
To calculate loading requirements for ordering and application, use the Nullifire SYSTEM–S Requirements Calculator or computer software. These hold all common steel sections and provide the means to summarise requirements and issue instructions to site.

How SYSTEM–S works

System–S uses the concept of chemistry known as intumescence (see diagram below). The first patents for intumescent were taken out in 1938 and during recent years Nullifire has led the technology with its dynamic research and development programme.
Intumescent coatings comprise a mix of suitably formulated ingredients which are applied to a substrate as a thin layer. At ambient temperatures the ingredients are perfectly stable and unreactive.

When the temperature increases (usually above 200° C) the ingredients undergo a chemical reaction and produce an expanded char with a volume many times that of the original thin coating.

This char has low thermal conductivity and good insulating characteristics, thus providing thermal protection to the substrate.



COLOUR CODING

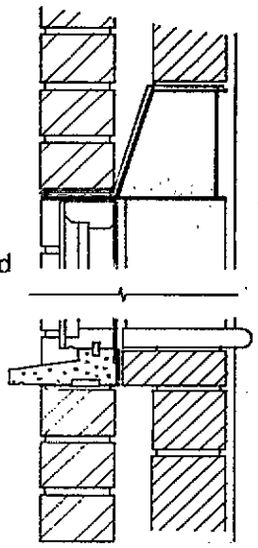
Aquagard	Willseal
Dampseal	Pre-formed cloaks

CI/SfB 1976 (31) Ln

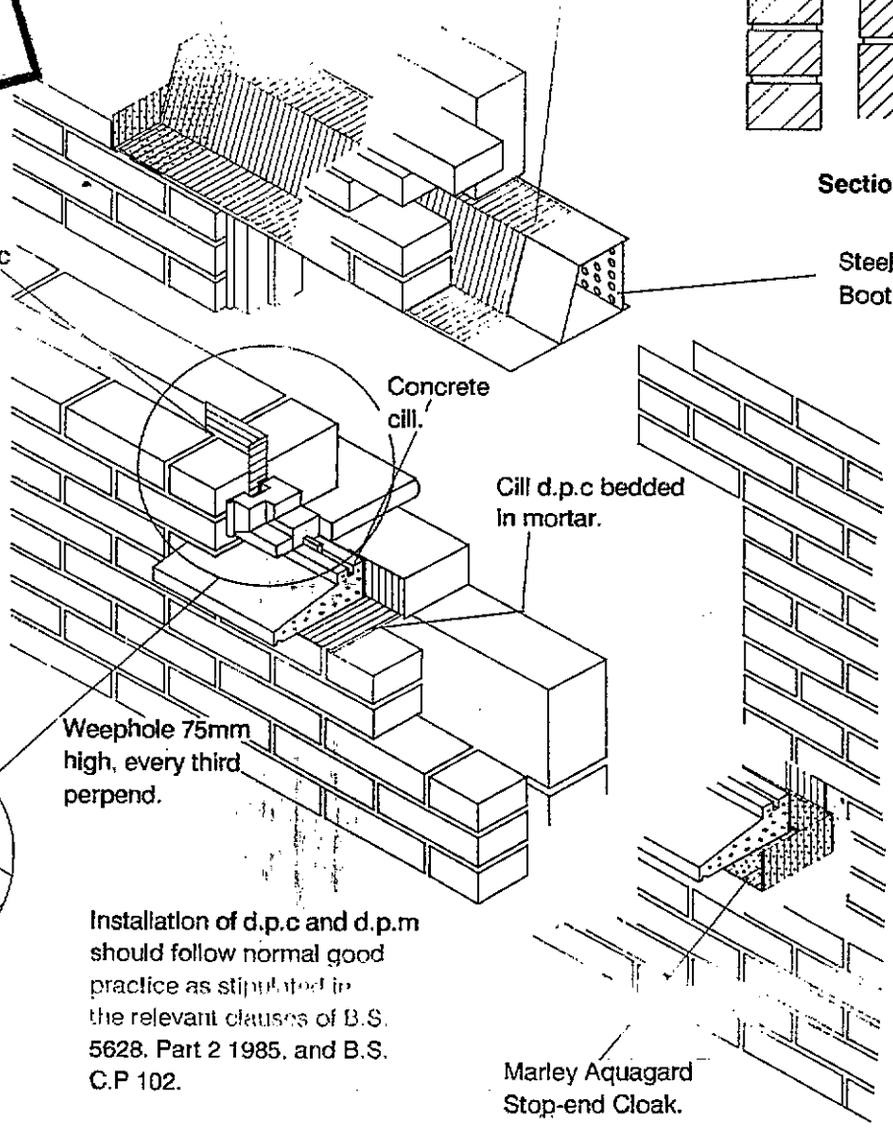
September 1989

All joints between d.p.c and cavity tray units must be lapped a minimum of 100mm and bonded using Marley Adhesive No.35 Solvent Weld Adhesive. Marley Aquagard may be bonded to normal construction material using Marley Contact Adhesive No.39.

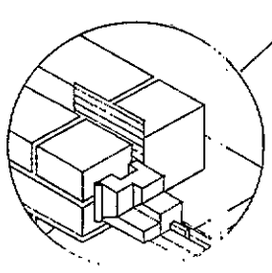
At jamb reveals - d.p.c width to allow for 25mm projection into cavity.



Section



Alternative Detail.



Installation of d.p.c and d.p.m should follow normal good practice as stipulated in the relevant clauses of B.S. 5628. Part 2 1985. and B.S. C.P 102.

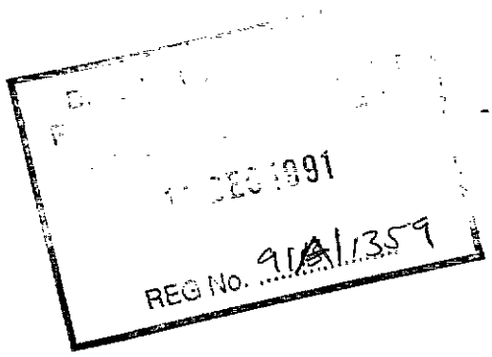
Steel boot lintel/concrete cill

Marley Waterproofing Limited

Sheet No. W5

STRUCTURAL CALCULATIONS

HOUSE AT
REDCAP
RATHCOOLE.



O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract: House at Redcap. | Job ref.:

Part of Structure: Calculation Index | Calc. Sheet No.:

Drawing ref. | Calculations by: P.S. | Checked by: | Date: Dec '91

Members ref.	CALCULATIONS	OUTPUT

Description — Page.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract: House at Red Cap. | Job ref.:

Part of Structure: Beams & Studs. | Calc. Sheet No.: 1

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Timber

Use Grade SC4 or better.

Design to BS 5268 Part II.

Timber Roof Trusses to IS. 193

Masonry

SW Standard Class. Mortar designation (ii)

Design to IS 325

Steel

Design to BS 449.

Grade 43.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract: House at Red Cap. | Job ref.:
Part of Structure: | Calc. Sheet No.: 2.
Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Roof — BEAMS

Beam Supporting Main Roof.

DL including ceiling, tiles, battens, insulation etc.
= 1.0 kN/m²

Imposed Load: 0.75 kN/m²

Total = 1.75 kN/m².

Load from Main Roof

= 1.2 × 3/2 = 7.9 kN/m

From Roof extension.

= 1.75 × 2/2 = 1.75 kN/m.

Total = 9.65 kN/m + Beam = 10 kN/m.

Span = 5.5m.

M = 10 × 5.5²/8 = 38 kN-m.

M/K = 38 × 10⁶/165 = 229 cm³.

⇒ 203 × 133 × 25 OK

Δ = 10 × 5 × 5500⁴/384 × 210 000 × 2556 × 10⁴

= 24mm = ℓ/228.

Use 254 × 146 × 31 kg/m UB

Δ = 12.7mm = ℓ/431.

Provide Conc Bearing pads to ext.

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SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract | Job ref.

Part of Structure | Calc. Sheet No. 3.

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Clock Timber 30mm over Window Opes.

load = 1.75 × 1.6 = 2.8 kN/m

Span = 3.2m

M = 2.8 × 3.2²/8 = 3.6 kN-m

Sca grade

⇒ $S_{req'd}$ = 3.6 × 10⁶ / 2.6 × 1.25

= 622 cm³.

⇒ 225 × 75 OK

Δ = 7.62 mm = L/421 ⇒ OK

Provide 150 × 50 Timber Post each end.

Down to Masonry wall.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract	Job ref.
Part of Structure	Calc. Sheet No. 4.
Drawing ref. / Calculations by / Checked by / Date	

Members ref.	CALCULATIONS	OUTPUT

Rafters to dormer.

Span = 4.2m @ 400 c/c.

load = 1.75 + 0.4 = 0.78 kN/m

$M = 0.78 \times 4.2^2/8 = 1.51$ kN.m

Req'd $= 1.51 \times 10^6 / 1.1 \times 4.6 \times 1.25 = 244 cm^3$.

= 200 x 44 @ 600 c/c.

$\Delta = 13.6mm = l/304$

< 0.4 Ok

Point load appd on truss.

$= 1.75 \times 4.3/2 = 3.77$ kN/m

Provide straps on top of Rafter & truss

Provide Blocking Mid span.

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SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract | Job ref.

Part of Structure | Calc. Sheet No. 5

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

At stud wall each side

⇒

2 no plates Double
44x200

150 studs @ 400 c/c
12mm MARINE Plywood
+ Top Plate for Support

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

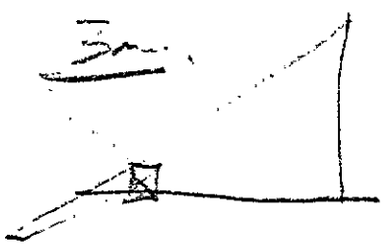
Contract | Job ref.

Part of Structure | Calc. Sheet No. 6.

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Trusses to front Canopy — Supports.



load = 1·25 × 2/2 = 1·75 kN/m

span = 4·5m.

⇒ M = 1·75 × 4·5²/8 = 4·43 kN-m.

M/R = 4·43 × 10⁶ / 4·6 × 11 × 125

= 700 cm³.

⇒ SCB 225 × 75 deep ✓

Δ = 16·4mm. = L/274

⇒ OK for serviceability.

load on Post = 7·9 kN.

⇒ Very small load.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract | Job ref.

Part of Structure | Calc. Sheet No. 7.

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Ltd Fwd floor joists

load ⇒ DL = 0.75 kN/m²

LL = 1.5 kN/m²

2.25 kN/m²

[illegible]

⇒ 2.25 × 0.4 = 0.9 kN/m

[illegible]

Assume SCB

⇒ M = 225 × 2.4² / 8 = 1.62 kNm

WL²/8 = 1.62 ⇒ L = [illegible] m.

S = 1026 cm³

SCB grade

⇒ M = 1.62 × 5.3/3.6 = 2.17 kNm

L = 3.4 m.

If joists @ 300 c/c L = 3.7 m

D = 16 cm.

For D = 12 mm L = 3.8 m

⇒ Use SCB 225 × 114 @ 300 c/c

for 3.8 m Span.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract | Job ref.

Part of Structure | Calc. Sheet No. 8.

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Foundation

Max floor load Internal:

⇒ 2.25 × 4.5 = 10.6 kN/m

Wall = 2.2 × 6 = 13.2 kN/m.

24 kN/m

Ground bearing capacity = 45 kN/m²

⇒ Strip footing below external wall

Max load:

Wall = 2.4 × 6 = 26.4 kN/m

Floor = 2.25 × 2 × 4 = 54 kN/m.

Roof = 1.75 × 5 = 9 kN/m.

41 kN/m

Ground bearing capacity = 45 kN/m²

⇒ Strip footing below external wall.

O'CONNOR
SUTTON CRONIN
25 Lower Mount Street, Dublin 2.
Tel: 609977. Fax: 609414.

Contract | Job ref.

Part of Structure | Calc. Sheet No. 9.

Drawing ref. | Calculations by | Checked by | Date

Members ref.	CALCULATIONS	OUTPUT

Haybarn design.

Refer to attached specification from Farm Development Service

Haybarn Type.

From table 1.

Height = 4.5m.

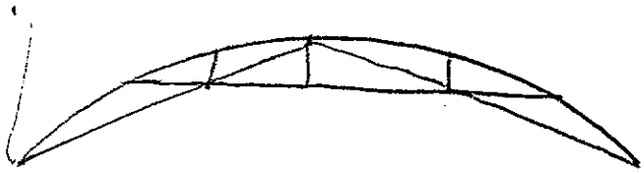
⇒ upto 10.66m span and height less than 5.5m

Use 178 × 102 × 21.5 RSJ.

Haybarn Roof Truss Table 3.

6m span. Stanchion @ 4m c/c ⇒ L 4.8m.

Use 50 × 50 × 6 L.S.A typical for all members.



Refer to P.B. for config.

Top Plate to be 150 × 75 } Refer to Page 3.
Purlins 125 × 75 @ 2.4m max }

Foundations to be grade 30N Concrete

900 × 900 × 900 Cube.

HEARE ST.

78911

AN ROINN TALMHAIOCHTA AGUS BIA

S101

FARM DEVELOPMENT SERVICE

September 1988

Minimum specification for Framework, Roof and Side Cladding of Haybarn and Lean-to Structures

Chris Architect

Tom Kilbea 091 63919

Stanchions:

Stanchions must be centred not more than 4.80m apart. Where a lean-to is to be attached to an existing haybarn the lean-to uprights must be accurately centred to match the haybarn uprights. Rolled steel joists (R.S.J.) or Universal beams (U.B.) shall conform to the requirements of Table I.

20 - 25 yrs

Table 1 - Haybarn Stanchions

Stanchion Size h(mm) x b(mm) x W(kg/m)		
Span of Haybarn	British Section	European Section
7.62 or less minimum height to underside of wall plate 3.60m Maximum height 4.20m	152 x 89 x 17.1 R.S.J. OR 152 x 76 x 17.86 R.S.J.	180 x 91 x 18.8 I.P.E.
Up to 10.66m average height to underside of wall plate 5.5m or less	178 x 102 x 21.5 R.S.J.	200 x 100 x 22.4 I.P.E.
10.97m to 13.71m average height to underside of wall plate 6.00m or less	203 x 133 x 25 U.B. OR 203 x 102 x 25.3 R.S.J.	220 x 110 x 26.2 I.P.E.

Lean-to Stanchions: *

(i) For spans up to and including 9.14m: 152mm x 89mm R.S.J. @ 17.1kg/m or 152mm x 76mm R.S.J. @ 17.86kg/m.

(ii) For spans in excess of 9.14m and up to 13.71m: 178mm x 102mm R.S.J. @ 21.5kg/m

In back to back lean-tos the central stanchion shall be as follows:

Each span under 9.14m: 203mm x 133mm U.B. @ 25 kg/m. One or both spans over 9.14m: 203mm x 133mm U.B. @ 30/kg/m or 251mm 146mm U.B. @ 31 kg/m.

All stanchion foundations shall be excavated neat to the required size and depth. Large holes formed by heavy duty mechanical excavators will not be acceptable as the foundation block should bear against undisturbed soil. The size of the foundation block shall be as follows:

(a) for haybarns and central stanchions in back to back lean-tos: 900mm x 900mm x 900mm
(b) for low level stanchions in lean-tos: 750mm x 750mm x 750mm

Stanchions shall be embedded in the foundation block for the depth of the block less a maximum of 100mm to allow for adjustment. Where there are no plans to lay a concrete floor to sheds or lean-tos, the concrete base should be brought above ground level and finished off mushroom-like. Concrete for foundation blocks shall be 25N if readymix or 1:2:4 if made on site.

*Alternative materials may be allowable, but only with prior Departmental approval.

The top of each stanchion must incorporate a proper bearing plate for trusses or rafters.

Lean-tos: Height and Slope:

Lean-tos should have a minimum height at the low side suitable for the intended purpose but in no case should the height be less than 2.4m. For a cubicle house 2.6m and for a loose house 3m is required.

On lean-tos to existing sheds reasonable tolerance will be allowed on roof slope, but steps should be taken to offset the undesirable features of very flat roofs, e.g. sealed overlaps.

The desirable and minimum rise of lean-to roofs of various spans is shown in Table 2.

Table 2

Lean-to span	6.70m	7.62m	9.14m	10.66m	12.19m	13.71m
Desirable Rise	1.16m	1.34m	1.62m	1.88m	2.13m	2.41
Minimum Rise	0.90m	1.00m	1.20m	1.40m	1.60m	1.80

Roof Trusses (haybarn):

For spans up to 7.62m timber may be used. The main horizontal tie shall be at least 175mm x 75mm and the remaining members at least 125mm x 75mm. Bolted connections shall always incorporate approved type toothed washers - single or dual face as appropriate.

More generally, and in all spans over 7.62m triangulated steel roof tusses shall be used. Members shall not be less than the dimensions shown in table 3, which applies to both round roofs and A roofs.

Table 3 - Haybarn roof trusses

Span of Haybarn	Top Member of Truss mm	Bottom member of		Short struts (in compression)		Short ties (in tension) mm
		Intermediate Truss mm	End Truss mm	Intermediate Truss mm	End Truss mm	
6.7m	50x50x6	50x6 FLAT	50x50x6	50x50x6	50x50x6	50x6 FLAT
7.62m	60x60x6	50x6 FLAT	50x50x6	50x50x6	50x50x6	50x6 FLAT
9.14m	60x60x6	50x50x6	50x50x6	50x50x6	50x50x6	50x50x6
10.66m	70x70x6	65x50x6	65x50x6	50x50x6	50x50x6	50x50x6
12.19m	80x80x6	60x60x6	60x60x6	50x50x6	50x50x6*	50x50x6
13.71m	80x80x8	70x70x6	70x70x6	50x50x6*	50x50x6*	50x50x6

* Where struts are longer than 1.8m they shall be 60x60x6.

Trusses shall be carefully fabricated using clean steel, preferably shot blasted, and good quality welding shall be required. Triangulation patterns should relate to the number of purlins to be carried and purlin cleats should be located as closely as possible to node-points i.e. where different members come together. Wallplates shall be a minimum of 150mm x 75mm and purlins shall be 125mm x 75mm at a maximum spacing of 2.40m.

Roof trusses: (lean-tos):

For spans up to 7.62m an R.S.J. may be used as a rafter. This should be 178mm x 102mm x 21.56kg/m. For all spans up to 13.71m a triangulated steel truss may be used. Members shall not be less than the sizes shown in table 4.

Trusses shall be fabricated as for shed trusses above. Wall plates shall be a minimum of 150mm x 75mm. Timber purlins shall be similar and spaced at a maximum of 1.82m. Where asbestos cement sheeting is used for roofing, purlin spacing and purlin sizes shall be as recommended by the manufacturers.

Purlin Cleats for timber purlins shall be at least 150mm wide and shall extend to a height of at least 2/3 the purlin depth. They shall be securely fastened to the trusses. For steel purlins use cleats as recommended.

Where a truss is hung from as against resting on the support stanchion it shall rest on a supporting angle iron cleat welded or bolted to the stanchion and the top and bottom ...ss members shall be secured to the stanchion using 2 No. 16mm bolts to each member. In the case of a bow truss the connection plate shall be secured by 4 No. 16mm bolts and the plate must bear flush against the stanchion. Bolts and nuts shall be standard grade black bolts of grade 4.6 minimum. Where an R.S.J. is used as a rafter, stanchion tops shall be bevelled at the desired roof angle and suitable cap plates welded to the stanchion tops. Rafters shall be securely fixed to the cap plates using two 16mm bolts as above. Additionally there shall be a bracing piece between the rafter and the high level stanchion consisting of at least 60 x 60 x 6mm angle iron, 1.5m long and secured by a 16mm bolt at each end.

Table 4 - Lean-to Roof Trusses

Span	Top rafter for trusses of average depth of 1m or more Millimetres	Top rafter for trusses of average depth less than 1m. Millimetres	Bottom Rafter Millimetres	Struts in compression Millimetres	Ties in Tension Millimetres
6.70m	60x60x6 OR 65x50x6	60x60x6 OR 65x50x6	50x50x6	50x50x6	50x6 FLAT
7.62m	60x60x6 OR 65x50x6	60x60x6 OR 65x50x6	50x50x6	50x50x6	50x6 FLAT
9.14m	70x70x6	80x80x6	60x60x6 OR 65x50x6	50x50x6	50x50x6
10.66m	80x80x6	100x65x8	60x60x6 OR 65x50x6	50x50x6	50x50x6
12.19m	80x80x8	100x75x8	70x70x6	60x60x6 OR 65x50x6	50x50x6
13.71m	100x75x8	125x75x8	70x70x8	60x60x6 OR 65x50x6	50x50x6

Stanchion elimination:

Where it is desired to eliminate an internal stanchion in order to yield more unhindered floor space, a lattice truss shall be provided to span not more than two standard bays. It shall contain a stub girder at the exact would-be location of the missing stantion. Such lattice truss shall normally be 900mm deep but never less than 600mm. Its design should have prior approval of the Department which may require an incremental increase in the size of the supporting stanchions and/or the opposing stanchion(s).

Roof Covering and Cladding-Standards:

(a) Corrugated steel may be either zinc coated or aluminium-zinc coated in compliance with I.S.145, 1985. Coating type shall be either Z450 or AZ185 and normal sheet thickness shall be 0.6mm except for round roofs where it shall be 0.75mm. All sheets must be indelibly marked in accordance with clause 10 of the above standard. For round roofs it shall be pre-curved in lengths appropriate to the particular roof.

Where sheds are used for intensive cattle housing steel sheeting shall be prepainted and otherwise as at (f) below.

(b) Corrugated asbestos sheets shall conform with I.S.7, Part 2, 1983.

(c) Profiled aluminium sheets shall conform to B.S.4868 and minimum thickness shall be 0.5mm.

(d) Box profiled steel, zinc or aluminium-zinc coated, shall conform to the qualitative requirements of I.S.145, 1985. The profile shall be an approved one and information on the structural strength shall be available. Where high tensile steel is used the gauge may be reduced but never below 0.45mm.

(e) Translucent sheeting shall conform generally with B.S.4154. It shall be ultra violet inhibited (U.V.I.) and mould resistant.

(f) Pre-painted material shall consist of a steel core, zinc or aluminium-zinc coated and of thickness 0.6mm or 0.75mm as indicated. The surface finish shall consist of a factory applied paint system to one or both sides. All such material must be identifiable and approved as per the relevant performance specification available from the Department.

Note: Many cladding materials are to-day marketed under brand-names. The one material can be represented by a variety of brand-names. Therefore seek advice and assurance that the particular material conforms to the requirements of this specification.

Roof Covering and Cladding --- Erection:

Roofs shall have at least single corrugation side laps with seam fastening (bolts or rivets) at intervals not exceeding 600mm. With box profile material the normal overlap shall be used, and erection shall be as recommended by the manufacturer. All overlaps shall be with the prevailing wind direction and end laps may never be less than 150mm.

All fixings shall be suitable for the type of purlin or rail used and shall be as recognised in the trade or as recommended by the manufacturer. Sheets shall be fixed in the recommended manner in at least three places per sheet per purlin/rail. Suitable washers shall be used with each fixing (except rivets) and these shall be storm-proof and ultraviolet inhibited (U.V.I.). Fixings shall normally be galvanised but stainless steel may be required in certain circumstances.

Spaced sheeting:

This type of roof may be indicated where animals are housed intensively. It is particularly compatible with the use of corrugated materials provided there is an

The following points must be adhered to in regard to spaced sheet construction.

(a) The gap shall be of average width 13mm; - at any point it may be 15 ± 5mm.

(b) The first two sheets at gable ends shall be laid with overlaps as normal.

(c) Sheets shall have extra fixings as follows: one fixing per purlin through each of the corrugations forming the edge of the sheet; further fixings per sheet per purlin so that no more than two consecutive corrugations may be free of a fixing device.

(d) Purlins must be preservative treated.

(e) In certain circumstances X-bracing in the plane of the roof may be called for to restore rigidity. Such bracing shall consist of 50 x 50 x 6 angle iron on each slope of each end-bay. Where asbestos is used, such bracing shall always be provided.

Note:- Spaced roof sheeting may, in conjunction with other outlets above eaves level, be relied upon to provide outlet ventilation. If it is to be relied on solely, the average gap width may have to be increased up to a max. of 20mm. Inlet ventilation must be provided separately.

Bracing and Wind Stays:

Suitable angle iron bracing not less than 50mm x 50mm x 6mm shall be provided on all haybarns. Each brace shall extend along the wallplate for a distance of 900mm and down the stanchion to a point 900mm from the top. Where side cladding is provided from the wallplate down, for a minimum depth of 1.4m, the above bracing may be optional. Wind stays shall be similar to bracing and shall extend from the bottom member of end trusses of sheds or lean-tos, at or near mid-point, at 45° approx. to a matching purlin. Two such stays shall be used, located symmetrically about the mid-span on all spans up to 12.19m. Over this 4 stays will normally be required.

Braces and stays shall be fastened by 16mm black bolts. In lean-tos where either bow type or gathered trusses are used, they must be stabilised by the use of a pair of stays, connected to the bottom member at or near mid point and carried up to a corresponding purlin. The brace may be made up from a piece of 50mm x 50mm x 6mm. On spans 12.19m or over use two sets of stays. Bolted connections to timber shall incorporate approved type toothed washers - single or dual faced as appropriate.

Purlins etc.

Timber purlins shall be of good quality, free from sap, shakes, large knots or other defects. All timber should be preservative treated with creosote, or a copper based salt such as "Tanalith" or an approved double diffusion process. In the case of intensive animal housing the timber must be treated under pressure or to an acceptable level of salt retention. Care shall be taken in nailing or bolting, not to split or otherwise weaken the timber - approved toothed washers should be used.

Purlin cleats (timber purlins) must be at least 150mm wide, and should extend to 2/3 the height of the purlin (minimum) and be securely fastened to the trusses.

Steel purlins shall be of an approved variety and shall be sized and installed in accordance with the manufacturer's printed instructions. It is advisable when using metallic sheet material in damp or humid environments to break the contact between such sheets and the purlins. This can be done by using a bitumastic tape; a 100mm wide strip of builders felt or plastic damp proof membrane or, on metal purlins only, a lead free primer coat and a top coat along the contact surface. However, in such environments, it may be wise to completely paint metal purlins in order to give enhanced resistance to rusting.

Corrosion Protection:

Steel work (other than cladding) shall be shot blasted and primed or otherwise thoroughly cleaned by any suitable method prior to fabrication. After fabrication welds shall be wire brushed, and then a rust inhibiting primer shall be spray applied. A finishing coat shall be applied, before or after erection. If applied prior to erection, then all damage caused in transit and handling shall be made good by touching up on site. The finishing coat shall be of a different colour to the primer and shall be of best quality proprietary paint. Any other form of protection shall receive prior approval. Special attention should be given to the lower reaches of stanchions and extra zinc-rich paint coats should be applied.

Gutters and downpipes:

All roofs must be fitted with gutters and downpipes composed of 18 s.w.g. galvanised steel or other approved material. They must be complete with all necessary brackets and supports and securely fixed. Gutter brackets to be fabricated from 25mm x 6mm flat steel. Galvanised gutters should not be used with Aluminium - zinc coated roofing.

On sheds up to 4 bays long 125mm half round (H.R.) gutters and 75mm downpipes will normally suffice. On larger structures combining a shed and a lean-to, 150mm H.R. gutters shall be used together with 100mm downpipes. The table below shows the number of bays which can be drained by a standard 150mm half round gutter. The span or combined span is the distance from the gutter to the highest point of the roof(s) which it drains.

Table 5

Span or combined span	6.1m	7.62m	9.14m	10.66m	12.19m	13.71m	15.24m	18.28m
No. of Bays (slope not less than 10mm/Bay)	8	6	5	5	4	3	3	2

All downpipes must discharge direct (or indirectly via a rain-water tank) to a suitable disposal point. This will normally be achieved by fitting a shoe to the bottom end of the downpipe and discharging at a height not exceeding 150mm over a gully which will convey the water to the disposal point. But if the yard is a soiled area the downpipe must be carried through the yard surface to the outfall drain via an inspection chamber. Where cattle or machinery can come in contact with downpipes they shall be suitably protected up to a height of 1.25m.

Side Cladding:

Side cladding may consist of any of the materials listed under roof cladding. In addition the following types of cladding may be used where ventilation is required:-

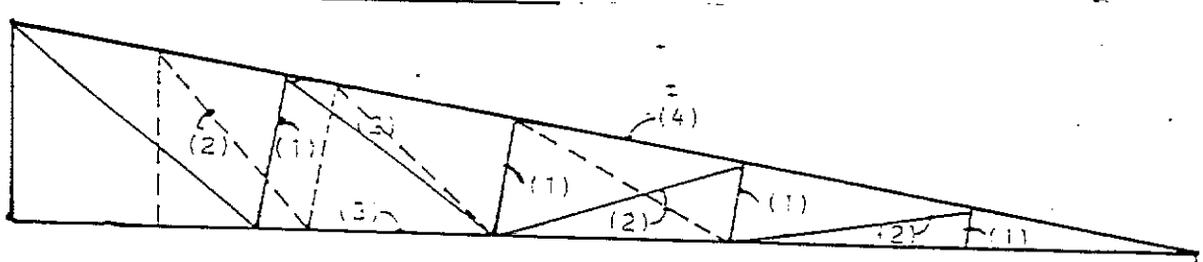
(a) Space-boarding using fully treated timber; gap width of 25mm; board thickness of 25mm (min.) and an open ratio of between 25% and 50%. In animal housing if used above eaves level, this forms a recommended ventilation outlet. Suitable grounds, made up from 75mm x 50mm timber shall be secured to the truss and the laths nailed in the normal way.

(b) Approved modern fabric-type mesh materials of 25% - 50% permeability used and installed as per the manufacturer's instructions. This form of cladding may not be used above eaves level on gable ends. Such materials must be guaranteed to have a useful life of at least 10 years under normal conditions.

The cladding shall be supported by rails which shall conform generally with the requirements of Purlins. Timber rails shall be 150mm x 75mm and steel rails as per the manufacturer's recommendations. Single side lap or normal overlap shall generally suffice - overlaps being away from the prevailing wind. Sheets shall have at least 3 fixings per rail in the same manner as roofing, and seam fastening shall be provided at intervals not exceeding 600mm.

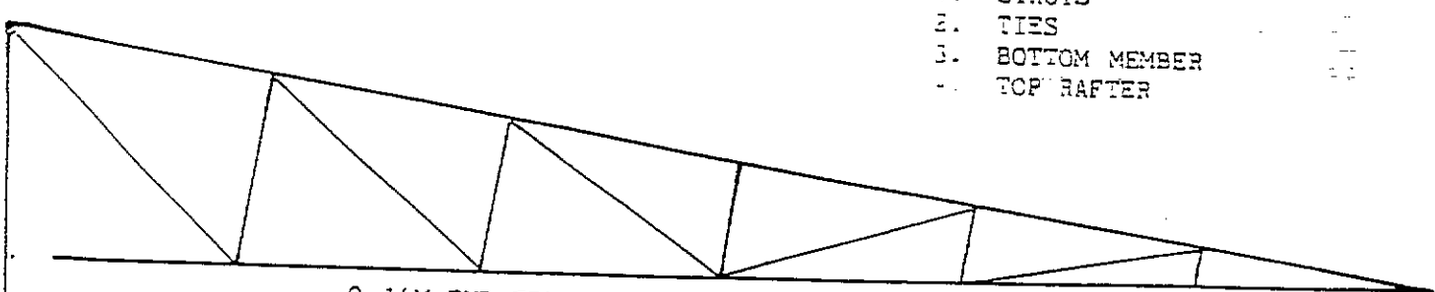
Where side cladding is provided down to ground level, the bottom rail shall be not more than 450mm over shed floor level; the next at 1.2m above this and the remaining rails at not more than 1.8m. Where a wall is erected forming part of the side of a building, cladding rails shall be provided at 1.8m (max.) centres including the rail immediately atop the wall. On sheds wider than 7.62m where end cladding is provided below wall plate level, an extra stanchion shall be provided at mid point to support the cladding rails.

LEAN-TO TRUSSES



7.62M LEAN-TO TRUSS: 6.7M SHOWN

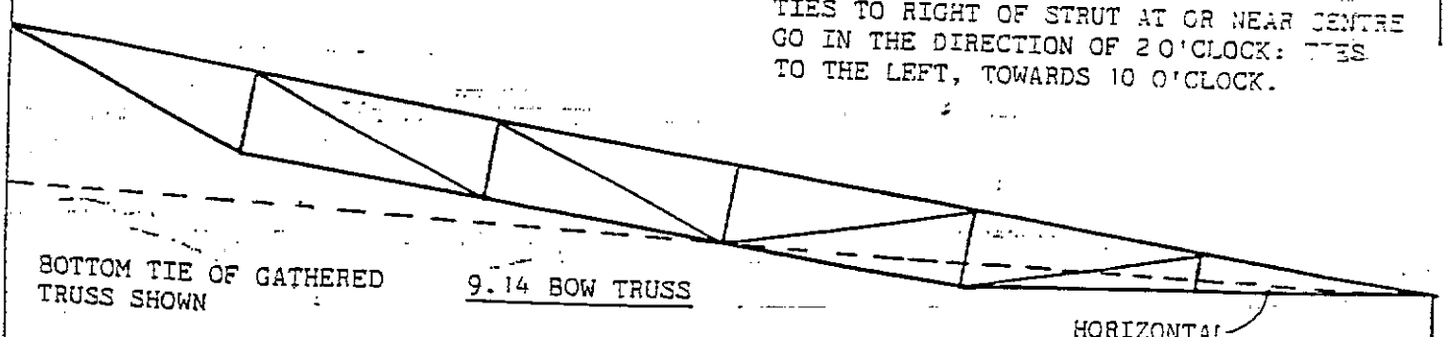
1. STRUTS
2. TIES
3. BOTTOM MEMBER
4. TOP RAFTER



9.14M END TRUSS

NOTE:

TIES TO RIGHT OF STRUT AT OR NEAR CENTRE GO IN THE DIRECTION OF 2 O'CLOCK: TIES TO THE LEFT, TOWARDS 10 O'CLOCK.

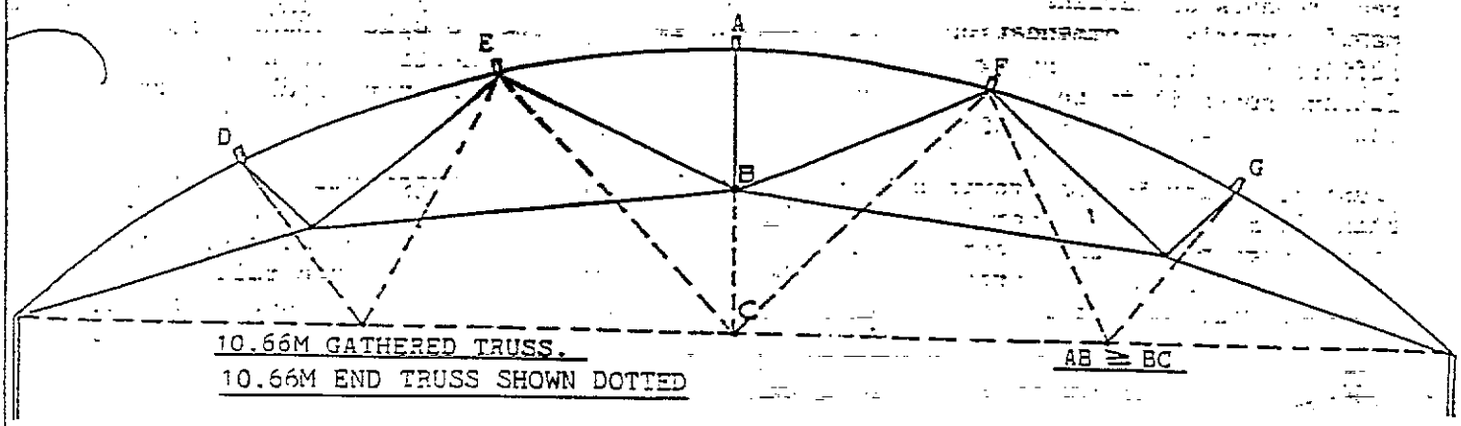


BOTTOM TIE OF GATHERED TRUSS SHOWN

9.14 BOW TRUSS

HORIZONTAL

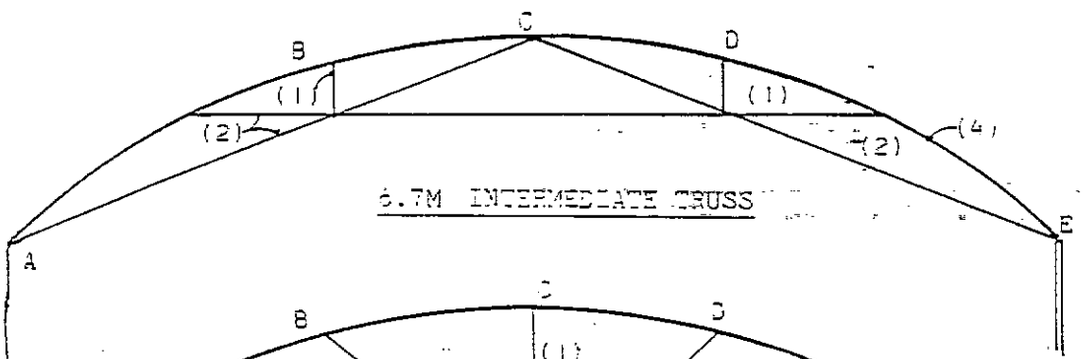
Hay Barn Trusses



10.66M GATHERED TRUSS.
10.66M END TRUSS SHOWN DOTTED

AB ≧ BC

Note: Closing sheet EF must be as long as is practical - no joint at A. If seam fastening is not desired by purchaser, purlin spacing must be reduced to 1.8m ma

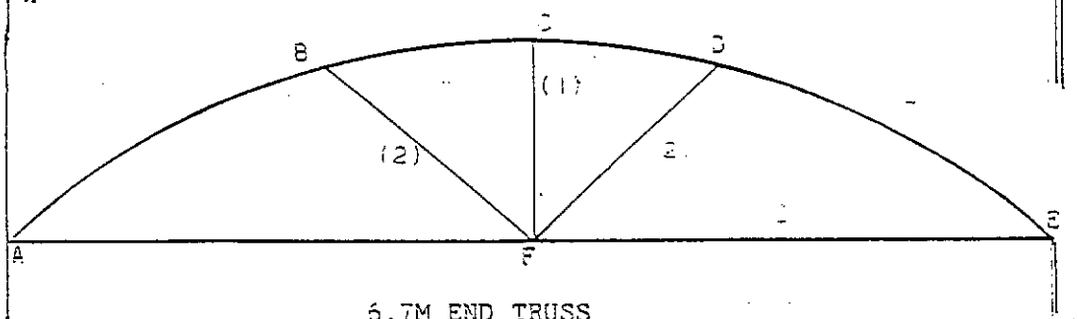


6.7M INTERMEDIATE TRUSS

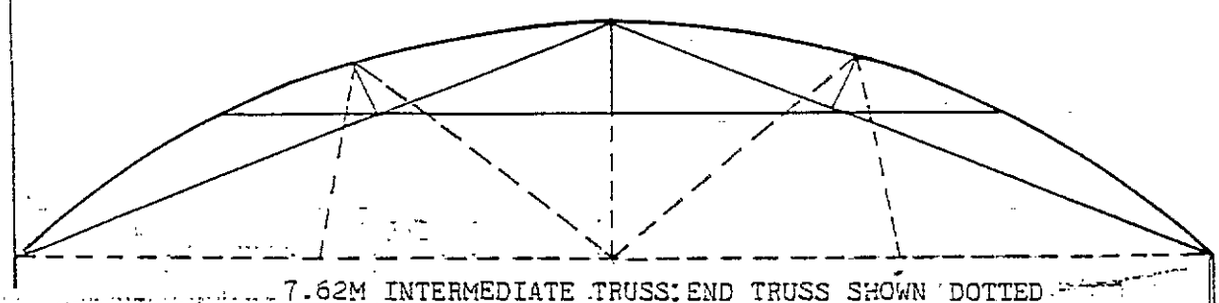
FOR ROUND TRUSSES:

AE = SPAN
FC = RISE = $\frac{SPAN}{2}$

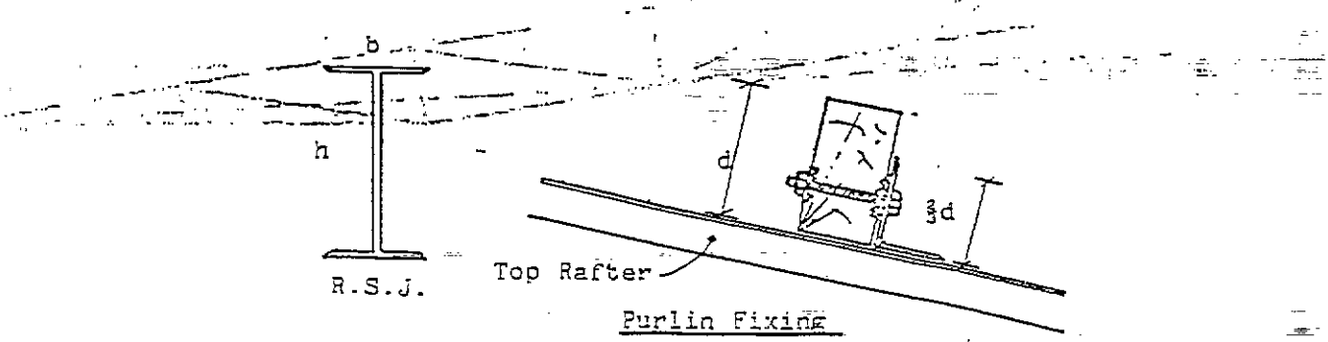
ABCDE = 1.1 X SPAN
AB; BC: 2.4 M MAX.



6.7M END TRUSS



7.62M INTERMEDIATE TRUSS: END TRUSS SHOWN DOTTED



Purlin Fixing

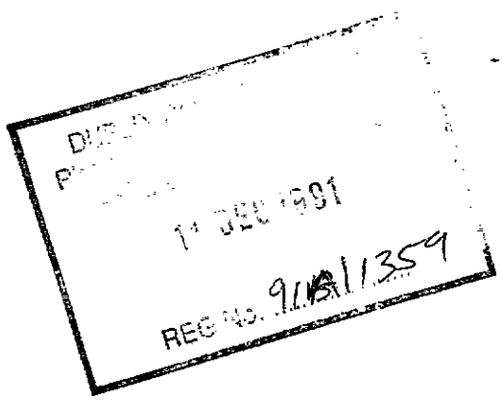
O'CONNOR SUTTON CRONIN

Consulting Civil and Structural Engineers

25 LOWER MOUNT STREET, DUBLIN 2.

Telephone: 609977
Fax: 609414

TIMBER SPECIFICATION
FOR
HOUSE AT REDGAP
RATHCOOLE.



TIMBER ROOF TRUSSES SPECIFICATION

1. MATERIALS

1.1 GENERAL

All materials and workmanship shall conform to the latest edition of the relevant British Standards Specification or British Code of Practice except where modified by this specification and the relevant Building Regulations.

1.2 TIMBER

1.2.1 GRADES

Timber to be stress graded prior to fabrication in accordance with B.S 4978 or as recommended by B.S. 5268 part 2 AND as outlined in Section 2 Clause 4.2 of B.S. 5268 Part 3.

1.2.2 TOLERANCES

Requirements for maximum spring, bow, twist, cup wane and fissures to be in accordance with Clause 4.2, Section 2 of B.S. 5268 Part 3.

1.2.3 SIZES OF TIMBER

Dimensions for softwood to be in accordance with B.S. 4471. In addition the main rafter and ceiling tie should not have finished sizes of not less than 72mm in depth and 35mm in thickness. Web members should not have finished sizes less than 60mm in depth and 35mm in width.

1.2.4 FINGER JOINTED TIMBER

To be used only upon written approval from the Engineer.

1.2.5 MOISTURE CONTENT

The moisture content at any time shall not exceed 22% nor 18% during service for any significant period.

1.2.6 QUALITY

Timber shall be good, sound structural timber, free from active attack by insects or fungi.

1.3 FASTENERS

1.3.1 TYPE

Punched metal plate fasteners with integral metal teeth which must bear a mark which readily identifies the fastener manufacturer.

1.3.2 STEEL GRADE

Steel should have the following mechanical properties determined from tests as described in B.S. 2989.

(a) Ultimate tensile strength between 310 N/mm2 and 450 N/mm2.

(b) A minimum yield stress of 220 N/mm2.

(c) A minimum elongation of 20% at 50mm.

1.3.3 CORROSION PROTECTION

Plates shall be manufactured from hot dipped galvanized plain sheet or coil in accordance with grade 22 of B.S. 2989.

1.3.4 PRESERVATIVE

Preservative treatments shall be as specified by the Architect and shall comply with B.S. 5268 Part 5, B.S. 476 tests and Building Regulation requirements for fire resistance.

2. DESIGN

2.1 GENERAL

The design of the trussed rafters shall comply with B.S. 5268 Parts 2 and 3.

2.2 RESPONSIBILITY

The truss manufacturer shall be solely responsible for the design of the trussed rafters.

2.3. INFORMATION REQUIRED

The trussed rafter manufacturer shall provide the Engineer with the following:

(a) Finished sizes, species, stress grades or strength classes of members.

(b) The type, sizes and positions of

all jointing devices with tolerances or the number of effective teeth required in each member at each joint.

(c) The positions and sizes of all bearings.

(d) Loadings and other conditions for which the trussed rafters are designed.

(e) The spacing of trussed rafters.

(f) The positions, fixings and sizes of any lateral supports necessary to prevent buckling of compression members such as rafters and struts.

(g) The method of support for tanks and ancillary equipment together with capacity or magnitude of additional load assumed.

(h) The range of reactions to be accommodated at the support positions including those required to resist wind uplift forces.

(i) The basis of the design.

(j) Details of any changes in spacing to accommodate chimneys or openings.

(k) Any special precautions for handling and erection, in addition to those covered by Part 3 of B.S. 5268.

3. LOADING

Dead and imposed loads to be in accordance with B.S. 6399.	3.1	DEAD & IMPOSED LOADING
Wind loads to be in accordance with C.P. 3 Chapter V Part 2.	3.2	WIND LOADS
Handling loads to be catered for in design in accordance with Section 4 Clause 15 of B.S. 5268 Part 3.	3.3	HANDLING LOADS

Load combination in design should be those summerized in Table 7 and 8 of B.S. 5268 Part 3.	3.4	LOAD COMBINATIONS

4. FABRICATION

Fabrication shall be in accordance with B.S 5268 Parts 2 and 3.	4.1	GENERAL
Assembly shall be in accordance with Clause 23 of Section 6 B.S. 5268 Part 3.	4.2	ASSEMBLY
Every truss should be marked clearly to show the name of the manufacturer and the species and stress grades of the timber. The marking should also confirm that the trusses have been designed in accordance with B.S. 5268.	4.3	MARKING
Truss rafter manufacturers should provide the Engineer with the necessary facilities for inspection during fabrication.	4.4	INSPECTION

5. HANDLING STORAGE AND ERECTION

Handling storage and erection to be in accordance with Section 7 of B.S. 5268 Part 3.	5.1	GENERAL
The supplier shall provide erection and fixing instructions to the contractor.	5.2	ERECTION INSTRUCTIONS
Temporary bracing instructions by the supplier do not dissolve the contractor from responsibility for the stability of the building at all times. The truss manufacturer shall provide stability bracing instructions to the contractor who shall erect all temporary and permanent bracing specified.	5.3	TEMPORARY BRACING

6. ROOF BRACING

6.1 GENERAL

Roof bracing and longitudinal binders shall be supplied and fitted by the Main Contractor as shown on the Engineers drawings and as specified below. These members shall be 100 X 25mm section size and shall be skew nailed with 100mm, 7 gauge galvanised round wire nails.

6.2 REQUIREMENTS

The following minimum requirements for bracing and longitudinal binders shall be complied with (read with appended figures 1 to 4 inclusive).

- Provide continuously throughout every roof (or section of roof between separating cross walls) 100 X 25mm raking main braces, twice nailed to the underside of rafters of every truss. The braces shall run at approximately 45 degrees from ridge to eaves and be applied to both pitches, Figure 1.

- Provide, when the distance between centres of separating cross walls is not more than 1.2 X trussed rafter span, at least two 100 X 25mm diagonal braces, twice nailed to every ceiling tie in every roof (or section of roof between cross walls) as shown in Figure 2; where wall spacing exceeds 1.2 X span, provide additional (at least four) such diagonal braces in 'W' formation on each side, at an angle of 35 degrees to 40 degrees.

- Provide (unless trusses are less that 5m span), for every roof or section of roof between cross walls, 100 X 25mm raking bracing twice nailed to every internal strut, Figure 3.

- Provide longitudinal binders, 100 X 25mm, twice nailed and located at the node points as shown in Figure 4; all binders shall abut walls at both ends and for this purpose each binder shall be in two overlapping lengths. Where binders cross raking main bracing the binders shall be interrupted and plated, Figure 3.

- All lap joints in braces and binders shall be lapped and nailed over at least two rafters.
- No bracing or binders shall penetrate a separating wall.

- Positioning of tanks, pipes, flues etc. shall be arranged so as not to interfere with or prevent proper fixing of bracing or binders.

Where additional bracing or longitudinal binders to those described above, to be fixed by the Main Contractor, is required by the Plate Manufacturer's design this shall be specified with details at the time of tendering.

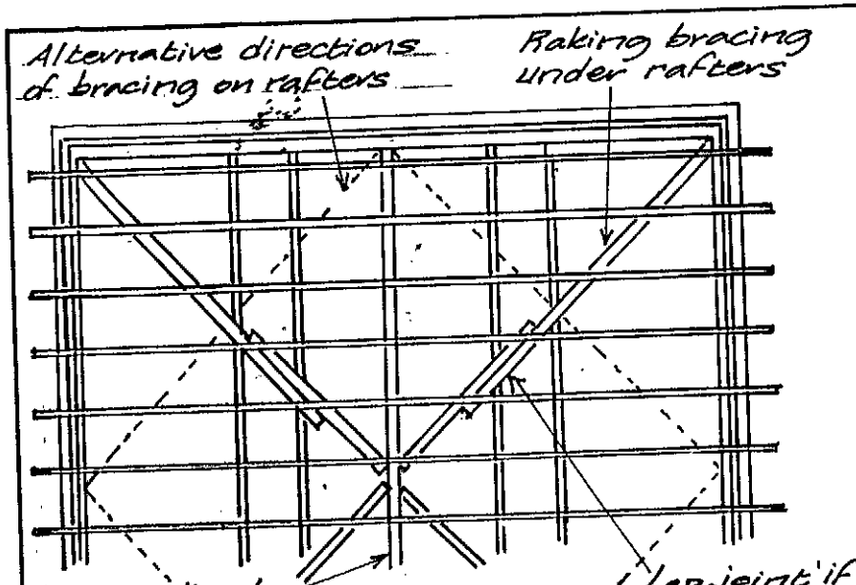


FIGURE 1.

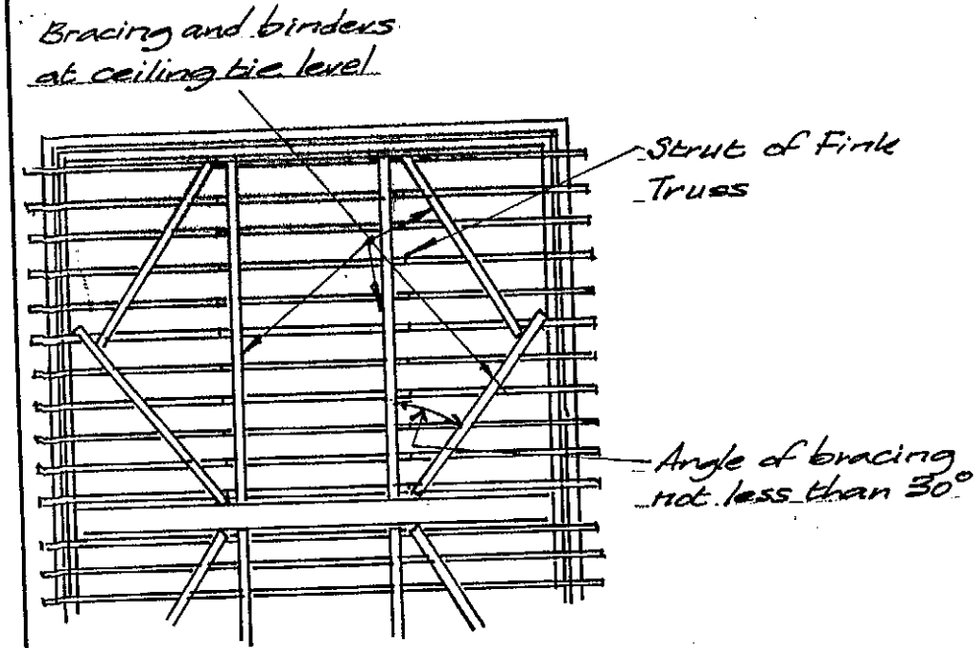


FIGURE 2

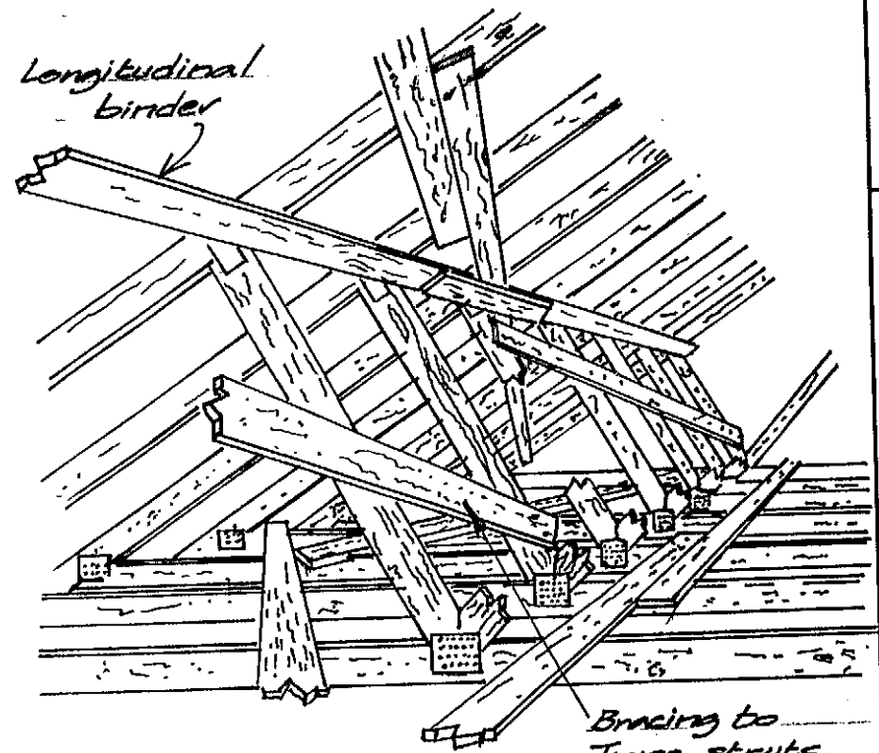


FIGURE 3.

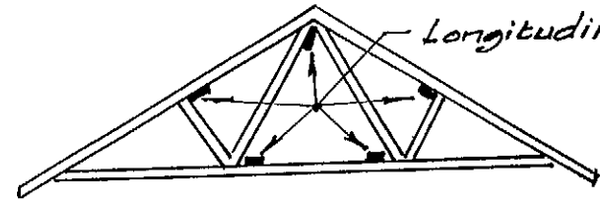


FIGURE 4

Scale :
Date :
Drn. :
Drg. No.
JDH12

Architect:

Project: TYPICAL ROOF BRACING

O'Connor Sutton Cronin
Consulting Engineers
Lane House,
Lr. Mount St.,
Dublin 2.
609977 Fax: 609414

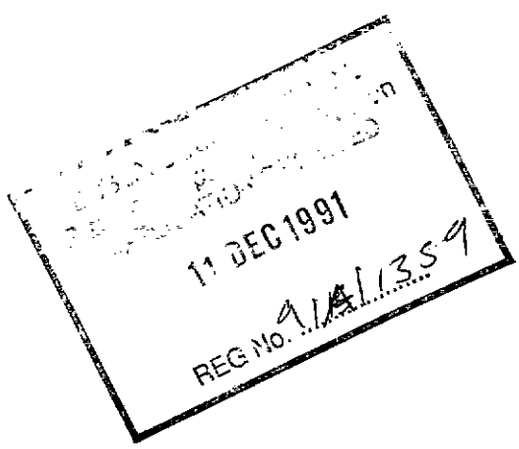
O'CONNOR SUTTON CRONIN

Consulting Civil and Structural Engineers

25 LOWER MOUNT STREET, DUBLIN 2.

Telephone: 609977
Fax: 609414

VISUAL STRUCTURAL REPORT
ON
EXISTING COTTAGE
RED CAP,
RATHCOOLE,
CO. DUBLIN.



O'CONNOR SUTTON CRONIN

Consulting Civil and Structural Engineers

25 LOWER MOUNT STREET, DUBLIN 2.

Telephone: 609977
Fax: 609414

11th December 1991.

PS/DB.

VISUAL STRUCTURAL REPORT
ON
EXISTING COTTAGE
RED CAP,
RATHCOOLE,
CO. DUBLIN.

1. DESCRIPTION.

The existing structure is a cottage with exterior pebble dash plaster finish supporting a timber frame roof with concrete roof tile finish. There is a flat roof to the porch at the front of the structure.

The cottage has been unoccupied for some time and has not been maintained. Growth in the roof gutters and general lack of maintenance has caused deterioration to the existing structural elements.

2. RECOMMENDATIONS.

In order to evaluate the degree of structural repair required, the interior plaster finishes to the walls are to be removed for a visual examination of the underlying structure.

The area of roof adjacent to the wall plate is to be opened up for inspection of the roof timbers.

Upon completion of the above works a specialist should be engaged to evaluate the walls and roof timbers with respect to timber decay and fungal growth.

The degree of remedial works can only be evaluated upon opening up of the above and the proposals should bear in mind that the proposed use of the structure is not intended for habitation purposes i.e. a high degree of damproofing is not required.

This report is for use by Mr. Murphy with respect to his application for building bye-law approval only.

Pearse Sutton

PEARSE SUTTON
For O'Connor Sutton Cronin.

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

31 October 1991

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

LOCATION: Redgap, Rathcoole

PROPOSED DEVELOPMENT: Replacement dwelling & septic tank & ret. of house as outhouse with 6 new loose boxes and hayshed

APPLICANT: Mrs B. Murphy

PLANNING REG.REF.: 91A/1359

DATE OF RECEIPT OF SUBMISSION: 23 October 1991

A Chara,

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

Compliance with Conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Paul Brazil, Architect,
42 Fitzwilliam Place,
Dublin 2.

P A U L B R A Z I L A R C H I T E C T
B.ARCH MRIAI RIBA
42 Fitzwilliam Place, Dublin 2. PH. 612255

23 October 1991.

91A/1359
1.8.0.2
Cont

Ref AG/PB.

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Dublin 2.

Re: Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed. Pl Reg 91A/1359.

Att: Mr. William Murray.

Dear Mr. Murray,

Further to our recent telephone conversation we have discussed our entrance proposals with the Roads Planning Department.

The entrance layout as indicated on our Drg Nos 91.01.06A.09 are the minimum required. We therefore propose to replant a new hedgerow behind the line of the new fence, which with time will overgrow the fence. It is also proposed to supplement this hedging with common standard trees as suggested at approx 5.0m centres which will eventually give a natural roadside hedgerow.

We also enclose a suggested tree planting layout to the north of the site which will give extra screening from lower down the hillside.

We enclose four copies of Drg Nos 91.01.06A & 09. together with a a planting schedule.

Yours faithfully,

Paul Brazil

PAUL J.BRAZIL B.ARCH RIBA

LIST OF LARGE TREES

Name	Common name	deciduous/evergreen	height in metres	flower colour	special feature	exposure	soil preference
Abies procera	*Noble fir*	e	15m		bark	mod.	ord.
Acer platanoides	*Norway maple*	d	20m		autumn col.	mod.	ord.
Acer platanoides 'Crimson King'	*Purple maple*	d	15m		purple lvs.	mod.	ord.
Acer pseudoplatanus	*Sycamore*	d	15m		bold foliage	res.	ord.
Aesculus hippocastanum	*Horse chestnut*	d	20m	white	bold foliage	mod.	ord.
Ailanthus altissima	*Tree of heaven*	d	15m		bold foliage	mod.	ord.
Alnus cordata	*Italian alder*	d	15m		catkins	mod.	mst.
Araucaria araucana	*Monkey puzzle*	e	20m		bold foliage	res.	ord.
Betula ermanii	*Birch*	d	15m		bark	mod.	ord.
Castanea sativa	*Sweet chestnut*	d	20m		autumn col.	mod.	ord.
Cedrus atlantica 'Glauca'	*Atlantic cedar*	e	20m		blue foliage	mod.	ord.
Fagus sylvatica	*Beech*	d	20m		autumn col.	mod.	ord.
Fagus sylvatica purpurea	*Purple beech*	d	20m		purple lvs.	mod.	ord.
Fraxinus excelsior	*Ash*	d	20m		autumn col.	res.	ord.
Fraxinus excelsior 'Jaspidea'	*Golden ash*	d	10m		autumn col.	mod.	ord.
Fraxinus excelsior 'Pendula'	*Weeping ash*	d	15m		autumn col.	res.	ord.
Juglans regia	*Walnut*	d	15m		autumn col.	mod.	ord.
Larix decidua	*European larch*	d	20m		autumn col.	res.	ord.
Larix kaempferi	*Japanese larch*	d	20m		bark	res.	ord.
Liriodendron tulipifera	*Tulip tree*	d	20m	yellow	autumn col.	mod.	ord.
✻ **Magnolia campbellii**	*Tree magnolia*	d	15m	pink	bold foliage	sus.	ord.
Nothofagus antartica	*Southern beech*	d	12m		autumn col.	mod.	ord.
Picea abies	*Norway spruce*	e	20m		green		
Picea omorika	*Serbian spruce*	e	15m		green	mod.	ord.
Picea sitchensis	*Sitka spruce*	e	25m		green lvs.	res.	mst.
Pinus contorta latifolia	*Lodgepole pine*	e	15m		green lvs.	res.	mst.
Pinus radiata	*Monterey pine*	e	15m		green lvs.	res.	ord.
Pinus sylvestris	*Scots pine*	e	20m		green lvs.	res.	dry
Populus alba	*White poplar*	d	15m		grey foliage	res.	mst.
Populus nigra 'Italica'	*Lombardy poplar*	d	20m		autumn col.	res.	ord.
Populus tremula	*Aspen*	d	12m		autumn col.	res.	ord.
Prunus avium	*Wild cherry*	d	12m	white	autumn col.	mod.	ord.
Prunus avium 'Plena'	*Double cherry*	d	10m	white	autumn col.	mod.	ord.
Prunus padus	*Bird cherry*	d	10m	white	autumn col.	mod.	ord.
Quercus cerris	*Turkey oak*	d	20m		green lvs.	res.	ord.
Quercus ilex	*Evergreen oak*	e	15m		fine foliage	res.	ord.
Quercus petraea	*Sessile oak*	d	20m		green lvs.	res.	ord.
Quercus rubra	*Red oak*	d	20m		autumn col.	res.	ord.
Robinia pseudoacacia	*False acacia*	d	12m	white	autumn col.	mod.	dry
Salix alba	*White willow*	d	20m		bark	res.	mst.
Taxodium distichum	*Swamp cypress*	d	12m		autumn col.	mod.	mst.
Thuya plicata	*Western red cedar*	e	20m		fine foliage	mod.	ord.
Tilia cordata	*Small-leaved lime*	d	20m	yellow	autumn col.	mod.	ord.
Tilia petiolaris	*Weeping silver lime*	d	15m	yellow	autumn col.	mod.	ord.
Tsuga canadensis	*Canada hemlock*	e	12m		fine foliage	mod.	mst.

✻ = frost susceptible (see page 124) mod. = moderate: res. = resistant: sus. = susceptible: ord. = ordinary: mst. = moist: acid = lime-free

LIST OF SMALL TREES

Name	Common name	deciduous/evergreen	height in metres	flower colour	special feature	exposure	soil preference
Abies koreana	*Korean fir*	e	8m	-	cones	sus.	ord.
✻ **Acacia dealbata**	*Mimosa*	e	8m	yellow	fine foliage	sus.	ord.
Acer 'Brilliantissimum'	*Pink sycamore*	d	4m	-	red foliage	res.	ord.
Acer capillipes	*Snakebark maple*	d	8m	-	bark	sus.	ord.
Acer griseum	*Paperbark maple*	d	10m	-	bark	sus.	ord.
Acer japonicum aureum	*Japanese maple*	d	2m	-	yellow foliage	sus.	ord.
Acer palmatum	*Japanese maple*	d	6m	-	autumn col.	sus.	ord.
Acer palmatum 'Chitoseyama'	*Japanese maple*	d	1m	-	red foliage	sus.	ord.
Acer palmatum 'Osakazuki'	*Japanese maple*	d	5m	-	red foliage	sus.	ord.
Acer palmatum 'Senkaki'	*Coralbark maple*	d	5m	-	bark	sus.	ord.
Acer palmatum atropurpureum	*Japanese maple*	d	5m	-	red foliage	sus.	ord.
Aesculus pavia	*Red buckeye*	d	5m	pink	bold foliage	mod.	ord.
Alnus glutinosa	*Common alder*	d	8m	-	catkins	res.	mst.
Alnus incana	*Grey alder*	d	8m	-	catkins	res.	mst.
Amelanchier lamarckii	*Juneberry*	d	5m	white	autumn col.	mod.	ord.
Aralia elata	*Angelica tree*	d	4m	white	autumn col.	sus.	ord.
✻ **Arbutus andrachnoides**	*Strawberry tree*	e	6m	white	fruit	sus.	ord.
✻ **Arbutus unedo**	*Strawberry tree*	e	4m	white	fruit	mod.	ord.
✻ **Azara microphylla**	*Azara*	e	4m	yellow	fine foliage	sus.	ord.
Betula pendula	*Silver birch*	d	15m	-	autumn col.	res.	ord.
Betula pendula 'Youngii'	*Weeping birch*	d	8m	-	autumn col.	sus.	ord.
Betula utilis jacquemontii	*Paper birch*	d	10m	-	bark	mod.	ord.
Calocedrus decurrens	*Incense cedar*	e	15m	-	green lvs.	mod.	ord.
Carpinus betulus 'Fastigiata'	*Fastigiate hornbeam*	d	10m	yellow	autumn col.	mod.	ord.
Cercidiphyllum japonicum	*Katsura*	d	10m	-	autumn col.	sus.	ord.
Cercis siliquastrum	*Judas tree*	d	6m	purple	autumn col.	sus.	ord.
Chamaecyparis 'Boulevard'	*Dwarf cypress*	e	3m	-	blue foliage	sus.	ord.
Chamaecyparis 'Filifera Aurea'	*Dwarf cypress*	e	1m	-	yellow foliage	sus.	ord.
Chamaecyparis 'Kilmacurragh'	*Cypress*	e	10m	-	green lvs.	mod.	ord.
Chamaecyparis 'Minima Glauca'	*Dwarf cypress*	e	1m	-	blue foliage	sus.	ord.
✻ **Cordyline australis**	*Cabbage palm*	e	6m	white	bold foliage	res.	ord.
✻ **Cornus capitata**	*Chinese dogwood*	d	5m	yellow	bold foliage	sus.	ord.
✻ **Cornus florida**	*Flowering dogwood*	d	4m	white	autumn col.	sus.	ord.
Corylus avellana	*Hazel*	d	7m	-	catkins	mod.	ord.
Corylus maxima 'Purpurea'	*Purple hazel*	d	6m	-	catkins	mod.	ord.
Cotoneaster 'Cornubia'	*Tree cotoneaster*	e	6m	white	fruit	mod.	ord.
Cotoneaster frigida	*Tree cotoneaster*	d	6m	white	fruit	mod.	ord.
Crataegus monogyna	*Hawthorn*	d	6m	white	fruit	mod.	ord.
Crataegus prunifolia	*Cherryleaf thorn*	d	6m	white	autumn col.	mod.	ord.
✻ **Crinodendron hookerianum**	*Lantern tree*	e	5m	red	bold foliage	sus.	ord.
Cryptomeria japonica 'Elegans'	*Japanese cedar*	e	5m	-	autumn col.	sus.	ord.
✻ **Cytisus battandieri**	*Moroccan broom*	e	4m	-	green lvs.	mod.	dry
Davidia involucrata	*Handkerchief tree*	d	10m	white	autumn col.	sus.	ord.
✻ **Embothrium coccineum**	*Chilean fire tree*	e	6m	red	bold foliage	sus.	acid
✻ **Escallonia iveyi**	*Escallonia*	e	4m	white	green lvs.	mod.	ord.

✻ = frost susceptible (see page 124) mod. = moderate: res. = resistant: sus. = susceptible: ord. = ordinary: mst. = moist: acid = lime-free

LIST OF SMALL TREES *(continued)*

Name	Common name	deciduous/evergreen	height in metres	flower colour	special feature	exposure	soil preference
❊ **Eucryphia nymansensis**	*Eucryphia*	e	10m	white	green lvs.	sus.	ac
Euonymus alatus	*Chinese spindle*	d	2m	-	autumn col.	sus.	ord.
Euonymus europaeus 'Red Cascade'	*Spindle*	d	3m	-	fruit	mod.	ord.
Fagus 'Purpurea Pendula'	*Weeping beech*	d	3m	-	purple lvs.	sus.	ord.
❊ **Fatsia japonica**	*Fatsia*	e	3m	white	bold foliage	sus.	ord.
Fraxinus ornus	*Manna ash*	d	8m	-	autumn col.	res.	ord.
❊ **Garrya elliptica**	*Tassel tree*	e	4m	-	catkins	sus.	ord.
❊ **Genista aetnensis**	*Mt. Etna broom*	e	5m	yellow	fine foliage	res.	dry
Gingko biloba	*Maidenhair tree*	e	10m	-	autumn col.	mod.	ord.
Hamamelis mollis 'Pallida'	*Witch hazel*	d	3m	yellow	autumn col.	sus.	ord.
Hippophae rhamnoides	*Sea buckthorn*	d	6m	-	fruit	res.	dry
❊ **Hoheria sexstylosa**	*Ribbonwood*	e	6m	white	fine foliage	sus.	ord
Ilex 'JC Van Tol'	*Holly*		6m	white	fruit	res.	ord.
Ilex aquifolium	*Holly*		6m	white	fruit	res.	ord.
Juniperus communis 'Hibernica'	*Irish juniper*	e	3m	-	fine foliage	mod.	dry
❊ **Koelreuteria paniculata**	*Soap tree*	d	6m	yellow	autumn col.	sus.	ord.
Laburnum watereri 'Vossii'	*Golden rain tree*	d	5m	yellow	autumn col.	sus.	ord.
Laurus nobilis	*Bay laurel*	e	10m	yellow	green lvs.	mod.	ord.
Liquidamber stryaciflua	*Sweet gum*	d	10m	-	autumn col.	sus.	ord.
❊ **Magnolia grandiflora 'Exmouth'**	*Evergreen magnolia*	e	6m	white	bold foliage	sus.	ord.
Magnolia salicifolia	*Willow magnolia*	d	8m	white	bold foliage	sus.	ord.
Magnolia soulangeana	*Tulip magnolia*	d	6m	white	autumn col.	sus.	ord.
Magnolia stellata	*Star magnolia*	d	3m	white	autumn col.	sus.	ord.
❊ **Magnolia wilsonii**	*Summer magnolia*	d	5m	white	autumn col.	sus.	ord.
Malus 'Golden Hornet'	*Golden crabapple*	d	5m	white	fruit	mod.	ord.
Malus 'John Downie'	*Downie's crabapple*	d	5m	white	fruit	mod.	ord.
Malus 'Profusion'	*Purple crabapple*	d	6m	purple	purple lvs.	mod.	ord.
Malus 'Red Jade'	*Weeping crabapple*	d	2m	pink	fruit	sus.	ord.
Malus floribunda	*Flowering crabapple*	d	8m	pink	autumn col.	mod.	ord.
Metasequoia glyptostroboides	*Dawn redwood*	d	10m	-	autumn col.	sus.	ord.
❊ **Myrtus communis**	*Myrtle*	e	3m	white	fine foliage	sus.	ord.
❊ **Myrtus luma 'Glanleam Gold'**	*Variegated myrtle*	e	5m	white	fine foliage	mod.	ord.
Nyssa sylvatica	*Tupelo*	d	10m	-	autumn col.	sus.	mst.
❊ **Olearia macrodonta**	*New Zealand* holly	e	5m	white	green lvs.	res.	ord.
❊ **Osmanthus burkwoodii**	*Osmanthus*	e	3m	white	fine foliage	mod.	ord.
Parrotia persica	*Parrotia*	d	4m	red	autumn col.	mod.	ord.
❊ **Photinia fraseri 'Red Robin'**	*Photinia*	e	5m	-	young foliage	sus.	ord.
Picea albertiana 'Conica'	*Dwarf spruce*	e	3m	-	green lvs.	mod.	ord.
Picea breweriana	*Brewer's spruce*	e	10m	-	weeping foliage	sus.	ord.
Picea pungens 'Koster'	*Blue spruce*	e	10m	-	blue foliage	mod.	ord.
Pinus mugo 'Gnom'	*Dwarf pine*	e	2m	-	green lvs.	res.	ord.
❊ **Pittosporum 'Silver Queen'**	*Pittosporum*	e	3m	-	grey foliage	mod.	ord.
❊ **Pittosporum 'Warnham Gold'**	*Golden pittosporum*	e	5m	-	yellow foliage	mod.	ord.
❊ **Pittosporum tenuifolium**	*Pittosporum*	e	5m	-	green lvs.	res.	ord.
Prunus 'Accolade'	*Flowering cherry*	d	6m	pink	autumn col.	sus.	ord.

❊ = frost susceptible (see page 124) mod. = moderate: res. = resistant: sus. = susceptible: ord. = ordinary: mst. = moist: acid = lime-free

LIST OF SMALL TREES *(continued)*

Name	Common name	deciduous/evergreen	height in metres	flower colour	special feature	exposure	soil preference
Prunus 'Kursar'	*Flowering cherry*	d	7m	pink	autumn col.	sus.	ord.
Prunus 'Pandora'	*Flowering cherry*	d	6m	pink	autumn col.	sus.	ord.
Prunus 'Shimidsu'	*Flowering cherry*	d	5m	pink	autumn col.	sus.	ord.
Prunus 'Shirotae'	*Flowering cherry*	d	5m	white	autumn col.	sus.	ord.
Prunus 'Tai Haku'	*Flowering cherry*	d	8m	white	autumn col.	sus.	ord.
Prunus cerasifera 'Nigra'	*Cherry plum*	d	8m	pink	purple lvs.	mod.	ord.
Prunus cistena	*Dwarf cherry*	d	2m	pink	purple lvs.	sus.	ord.
Prunus conradinae	*Flowering cherry*	d	6m	pink	autumn col.	sus.	ord.
Prunus dulcis	*Almond*	d	5m	pink	autumn col.	sus.	ord.
Prunus incisa	*Fuji cherry*	d	4m	white	autumn col.	sus.	ord.
❊ **Prunus laurocerasus**	*Laurel*	e	6m	white	bold foliage	mod.	ord.
Prunus lusitanica	*Portugese laurel*	e	8m	white	bold foliage	mod.	ord.
Prunus subhirtella 'Autumnalis'	*Winter cherry*	d	5m	pink	autumn col.	mod.	ord.
Prunus triloba	*Dwarf cherry*	d	3m	pink	autumn col.	mod.	ord.
Prunus yedoensis	*Yoshino cherry*	d	5m	pink	autumn col.	mod.	ord.
Pyrus 'Chanticleer'	*Flowering pear*	d	8m	white	autumn col.	mod.	ord.
Pyrus salicifolia 'Pendula'	*Willow-leaved pear*	d	5m	white	grey foliage	mod.	ord.
Rhus typhina	*Sumach*	d	4m	-	autumn col.	mod.	ord.
Robinia pseudoacacia 'Frisia'	*Golden locust*	d	10m	white	yellow foliage	mod.	dry
Salix babylonica	*Weeping willow*	d	10m	-	bark	mod.	ord.
Salix caprea 'Kilmarnock'	*Kilmarnock willow*	d	3m	-	catkins	mod.	ord.
Salix daphnoides	*Violet willow*	d	6m	-	catkins	mod.	ord.
Sambucus nigra 'Guincho Purple'	*Purple elder*	d	6m	pink	purple lvs.	mod.	ord.
Sambucus racemosa 'Plumosa Aurea'	*Golden elder*	d	4m	white	yellow foliage	sus.	ord.
Sophora japonica	*Pagoda tree*	d	10m	white	fine foliage	mod.	dry
❊ **Sophora tetraptera**	*Kowhai*	d	4m	yellow	fine foliage	mod.	ord.
Sorbus 'Joseph Rock'	*Yellow rowan*	d	5m	white	fruit	res.	ord.
Sorbus 'Sheerwater Seedling'	*Mountain ash*	d	4m	white	fruit	res.	ord.
Sorbus aria	*Whitebeam*	d	10m	white	fruit	res.	ord.
Sorbus aria 'Lutescens'	*Whitebeam*	d	10m	white	fruit	mod.	ord.
Sorbus aucuparia	*Mountain ash*	d	10m	white	fruit	res.	ord.
Sorbus cashmiriana	*Kashmir rowan*	d	6m	white	fruit	res.	ord.
Sorbus vilmorinii	*Chinese rowan*	d	6m	white	fruit	res.	ord.
Stranvaesia davidiana	*Stranvaesia*	e	5m	white	fruit	mod.	ord.
Syringa 'Katherine Havemeyer'	*Double purple lilac*	d	4m	purple	autumn col.	mod.	ord.
Syringa 'Mme Lemoine'	*Double white lilac*	d	4m	white	autumn col.	mod.	ord.
Syringa vulgaris	*Lilac*	d	4m	purple	autumn col.	mod.	ord.
Taxus 'Fastigiata Aurea'	*Golden yew*	e	5m	-	yellow foliage	mod.	ord.
Taxus baccata	*Yew*	e	8m	-	fruit	mod.	ord.
Taxus baccata 'Repandens'	*Prostrate yew*	e	1m	-	fine foliage	mod.	ord.
Taxus baccata 'Summergold'	*Prostrate yew*	e	1m	-	fine foliage	mod.	ord.
Thuya occidentalis 'Emerald'	*Thuya*	e	3m	-	green lvs.	mod.	ord.
Thuya occidentalis 'Rheingold'	*Dwarf thuya*	e	2m	-	yellow foliage	sus.	ord.
Thuya occidentalis 'Sunkist'	*Golden thuya*	e	4m	-	yellow foliage	mod.	ord.
Viburnum opulus	*Guelder rose*	d	3m	white	fruit	mod.	ord.

❊ = frost susceptible (see page 24) mod. = moderate; res. = resistant; sus. = susceptible; ord. = ordinary; mst. = moist; acid = lime-free

RG

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

Paul Brazil, Architect,
25 Dartmouth Square,
Ranelagh,
Dublin 6.

Reg. Ref. No. 91A/1359

25 October 1991

Re: Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 25 October 1991, in connection with the above.

Signed: _____

On behalf of: (Name) _____
(Address) _____
_____

I hereby certify that the above Notification, dated 25 October 1991, was handed by me to the above signed today.

SIGNED: Paul Tobin
DATED: 25/10/91

Dropped in letterbox 5.25 pm

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/A[redacted]

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

To: Paul Brazil, Architect,
25 Dartmouth Square,
Ranelagh,
Dublin 6.

Decision Order Number and Date: P/4723/91 25.10.91

Register Reference No.: 91A/1359

Planning Control No.:

Application Received on: 16.08.91

Applicant: Mrs. B. Murphy.

T.X. up to & incl. 28.10.91

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/A[redacted] for:-

replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1975" available from Eolas.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
4. That the proposed well not be used to supply water to the stables.	4. In compliance with requirements of Environmental Health Officer.

Over .....

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

Date: 25 October 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
5. Evidence to be submitted for the written agreement of the Planning Authority of the adequacy and potability of the proposed water supply to the house before commencement of development.	5. In compliance with requirements of Environmental Health Officer.
6. That the roof of the dwelling outhouse and stables be finished with black or blue/black slate or roof tiles.	6. In the interest of visual amenity.
7. That the external walls be rendered and coloured white.	7. In the interest of visual amenity.
8. That before development commences the entrance details be modified so as to provide a boundary treatment which will be compatible with other traditional roadside boundaries in the area. In this regard a post and rail fence is not acceptable. These details to be submitted to the Planning Authority for written agreement before development commences and the development shall not commence until the Planning Authority's agreement has been obtained.	8. In the interest of visual amenity.
9. That a comprehensive planting and landscaping scheme be submitted for the written agreement of the Planning Authority before development commences. This scheme shall include a trees and hedgerow survey for the entire site, full details of all planting proposals including a substantial area of tree planting to help screen views of the house from the north and a detailed programme for the carrying out and maintenance of the planting involved.	9. In the interest of visual amenity.
10. That the entire land holding as outlined red on location map submitted be used as an agricultural unit and occupied by no more that a single house.	10. In order to preserve the rural character of this area.

NOTE:

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

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

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

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

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

FUTURE PRINT LTD.

Paul Brazil, Architect,
25, Dartmouth Square,
Ranelagh,
Dublin 6.

Reg. Ref.: 91A-1359

14 October 1991

Re: Proposed replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole for Mrs. B. Murphy.

Dear Sir,

With reference to your planning application received here on 16th August, 1991, (letter for extension period received 14th October, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 28th October, 1991.

Yours faithfully,

for Principal Officer.

2810

PAUL BRAZIL ARCHITECT
B.ARCH MRIAI RIBA

Dunton House,25 Dartmouth Square,Dublin 6
TEL. 682947 FAX 682266

14 October 1991.

Ref AS/PB.

Dublin County Council,
Planning Department,
Floor 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Proposed replacement dwelling and septic tank for Mrs. Brigid Murphy and retention of existing house as out-house with six new loose boxes and hayshed at Redgap, Rathcoole. Pl. Reg Ref. 91/1359.

Dear Sirs,

I refer to our current Planning Application for the above proposed development, dwelling and stables.

We hereby give on behalf of our client, Mrs Brigid Murphy an extension of two weeks from today's date for further consideration of the Planning Application.

Yours faithfully,

Paul Brazil

PAUL J BRAZIL B.ARCH MRIAI RIBA.

rec 14/10/91

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/1359

Date : 19th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed

LOCATION : Redgap, Rathcoole

APPLICANT : Mrs. B. Murphy

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 16th August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Paul Brazil Architects,
25 Dartmouth Square,
Ranelagh,
Dublin 6

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 REDCAP RATHCOOLE CO. DUBLIN
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MRS BRIDGET MURPHY

Address C/O PAUL BRAZIL ARCHITECTS 25 DARTMOUTH SQUARE Tel. No. 682947

4. Name and address of person or firm responsible for preparation of drawings PAUL BRAZIL ARCHITECTS 25 DARTMOUTH SQUARE RANELAGH DUBLIN 6 Tel. No 682947

5. Name and address to which notifications should be sent PAUL BRAZIL ARCHITECTS 25 DARTMOUTH SQUARE RANELAGH DUBLIN 6

6. Brief description of proposed development PROPOSED REPLACEMENT DWELLING AND SEPTIC TANK AND RETENTION OF EXISTING HOUSE AS TACK ROOM AND STABLES AND HAYSHED.

7. Method of drainage SEPTIC TANK 8. Source of Water Supply BORED WELL

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 } EX COTTAGE
(b) Proposed use of each floor TACK ROOM }

CO. DUBLIN planning permission sought for replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap, Rathcoole, for Mrs. B. Murphy

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 8 ACRES

(b) Floor area of proposed development 321·36 M² HOUSE 78·2 M² STABLES Sq. m.

(c) Floor area of buildings proposed to be retained within site EX COTTAGE 33·75 M² Sq. m.

9. Press 15/8/91

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
THE DRAFT BUILDING REGS HAVE BEEN ADHERED TO WHERE APPLICABLE BUT THIS IS NOT A GUARANTEE OF COMPLIANCE

15. List of documents enclosed with application. 4 COPIES DWG NOS 90:01:01A, 02A, 03A, 04A, 05A, 06A, 07A, OS, IRISH ENGINEERING SURVEY, SITE LOCATION, OUTLINE SPEC PLANNING AND BYE-LAW FEES £142·00

16. Gross floor space of proposed development (See back) 321·36 M² HOUSE 78·2 M² STABLES Sq. m.

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

Fee Payable £ 142·00 Basis of Calculation

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Paul Brazil Date 16·8·91

Application Type P. BBL FOR OFFICE USE ONLY
Register Reference 91A/1359
Amount Received £
Receipt No
Date 21/8

55 N41079

172 17/8

4256

18/8

2.44.4

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

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

1. Name and Address of applicant.

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

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

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

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

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

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

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

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

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

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, 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.

COMHAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

RECEIPT CODE

Issue of this receipt is not an acknowledgement that the fee tendered in the undermentioned application is correct.

PAID BY*
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

fee N 47562

nor
£72.00

Received this 19th day of April 1991.

from Paul Brazil
25 Dartmouth Square

the sum of Seventy two

Pounds

Pence, being fee for planning

application at Redsap, Rathcoole

Class 1
4 lots.

Michael O'Hara Cashier

S. CAREY
Principal Officer

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

BTC LAW APPLICATION.

REC. No. N 47079

£55·00

Received this 19th day of August 1991

from Paul Brazil

25 Dartmath square

the sum of fifty five Pounds

Pence, being Nil

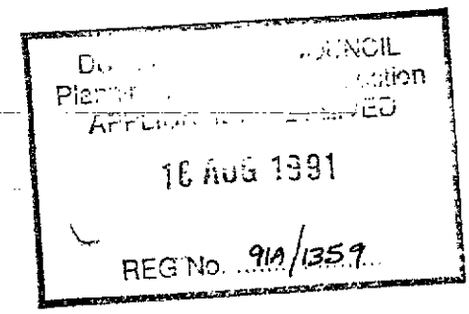
application at Redsap, Rathcoole

Michael O'Hanlon Cashier

S. CAREY
Principal Officer

Class A
Wase

PAUL BRAZIL ARCHITECT
B. ARCH. MRIAI RIBA
DUNTON HOUSE, 25 DARTMOUTH SQUARE, DUBLIN 6. TEL. 682947 FAX. 682266



14 August 1991

Our Ref PB/SMC

Dublin County Council
Planning Department
Block 2 Irish Life Centre
Lower Abbey Street
Dublin 1

Re Planning and Bye Law Application for replacement dwelling and septic tank and retention of existing house as outhouse with 6 new loose boxes and hayshed at Redgap Rathcoole for Mrs Bridget Murphy

Dear Sir

We are Architects retained by Mrs Bridget Murphy and we wish to apply for planning permission for the above development on her behalf.

A previous Planning Application Pl. Reg. 91A/0129 was refused permission in February this year. However after further discussions with your planning we wish to re apply.

The application is for a replacement dwelling. The existing cottage type dwelling is in poor condition and in need of repair. The cottage was sold in the summer of 1990 with 8½ acres of agricultural land. Our client proposes retaining the land in agricultural use. Recently widowed with four teenage children, she runs a mid-size farm in the Athy area of Co. Kildare. She also works as a District Nurse. It is her intention to relocate nearer Dublin as her children will be soon taking up third level education. She is also hoping to relocate as District Nurse to the Tallaght area - some miles away. Therefore the proposed dwelling will become her main residence. The existing farm will be let and Mrs Murphy intends developing the 8½ acres attached to the cottage as a small agricultural holding. The proposed stables are for recreational use only.

Contd/...

ATHGARVEN, NEWBRIDGE, CO. KILDARE. TEL.045-81819

The proposed dwelling has been located in a very sheltered site with a backdrop of existing mature trees. The proposed siting takes into account the views to the east and north over the city but the existing trees help screen the proposed house from view from the nearby roads. The house has been revised in design to reduce its scale and impact, the roof has now been designed as the dominant feature. It is proposed the external finish will be mostly a dashed finish with a 900mm brick plinth. The roof colour will be blue/black to blend into the back drop of trees. All window joinery will be white in colour.

The position of the proposed entrance was discussed with Dublin Co. Council Roads Planning Department. The design of the entrance has been revised to allow for adequate sight lines to the left and right. It is intended to remove the existing hedge as indicated on the site layout and regrade and grass the ground to improve sight lines. A new 1500mm treated timber post and rail fence with selected beech hedging will replace the hedge. The position of the entrance has been changed from the original position because the original was too close to the existing junction.

It is proposed to locate a new septic tank down hill to the north east of the house. We enclosed percolation test results carried out by I.G.S. Ltd. which demonstrate the suitability of the soil for septic tank drainage.

We herewith enclose four copies of the following documentation which includes:

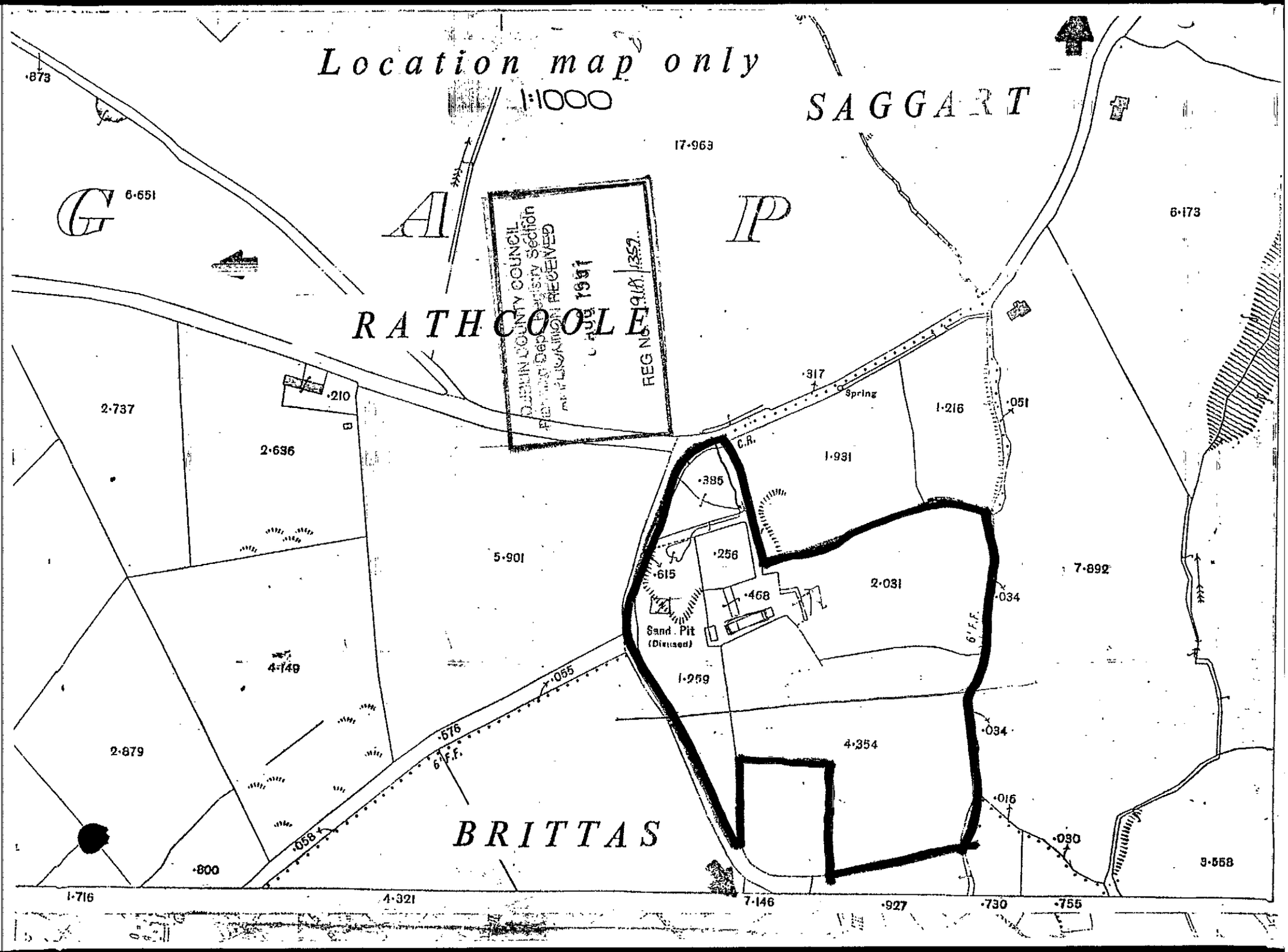
Drg. No. 91.01.01A	Ground Floor Plan	1:50
Drg. No. 91.01.02A	First Floor Plan	1:50
Drg. No. 91.01.03A	Elevations and Sections	1:50
Drg. No. 91.01.04A	Elevations	1:50
Drg. No. 91.01.05A	Site Layout	1:200
Drg. No. 91.01.06A	Site Plan	1:500
Drg. No. 91.01.07A	Site Sections	1:500
Drg. No. 91.01.08	Stable Plans + Existing House	1:50

Outline Specification, Irish Press Advertisement 15/08/91
Planning Fee £72.00, Bye Law Fee £55.00.

Yours faithfully

Paul Brazil

PAUL J. BRAZIL B.ARCH. RIBA.


Location map only
1:1000
SAGGART
RATHCOOLE
BRITTAS
G
A
P
17·963
6·651
6·173
2·737
2·636
·210
5·901
·317
Spring
1·216
·051
C.R.
1·931
·385
·256
·615
·468
2·031
·034
7·892
Sand. Pit
(Disused)
6' F.F.
1·259
·055
·576
6' F.F.
4·149
2·879
·058
·800
4·354
·034
·016
·090
3·558
1·716
4·321
7·146
·927
·730
·755
·873
REG No. 9111 1352
RECEIVED
1991

Date: February 1991

Outline Specification: - Where Applicable

Client: Mr B. Murphy

Job No: 91.01

Job Title: House at Redcap Rathcoole

(19) Substructure:	Reinforced concrete strip foundations. Solid 225mm concrete block rising walls to 300mm below DPC level. 150mm clean, sharp hardcore, blinding 1000g Polythene DPM lapped with wall DPC, 125mm oversite concrete. All in accordance with structural engineer's details.
(21) External Walls:	215mm hollow concrete block rendered or 300mm cavity wall construction with 100mm conc. block leaf internally and 100mm clay facing brick or rendered conc. block externally. Wall ties at 450mm vertically and 900mm horizontally. Insulation: 50mm polystyrene cavity insulation.
(22) Internal Walls & Partitions:	Party walls - 215mm solid concrete block with fire resistance greater than 1 hour. Partitions - 100mm Stud and slab, skimmed or patent partition system.
(23) Floors:	150mm concrete ground slab.
(27) Roofs:	Conventional pitched, 115mm x 38mm common rafters at 400mm centres. 115mm x 38mm ceiling joists and collar ties. 100mm fibreglass quilt insulation laid between ceiling joists/roof joists/proprietary roof truss in

	accordance with manufacturers spec.
(31) Windows:	Painted vac-vac treated s/w timber windows, double glazed with 20mm factory fitted sealed units/alternative P.V.C. double glazed windows/H/w double glazed windows. Soft wood panel doors, painted.
Bay Window:	Structure to structural engineer's detail.
(41) External Wall Finishes:	Block rendered with cement:lime:sand and finished with either 'Sandtex High Build' or other approved external paint. Alternative - pebble dash finish.
(42) Internal Wall Finishes:	Gypsum plaster or dry lining.
(43) Floor Finishes:	Power floated concrete slab to receive occupiers' own floor finishes.
(45) Ceiling Finishes:	Ceiling finishes: Gypsum plaster and/or plasterboard, where required. Decorative mouldings and centre pieces where necessary.
(47) Roof Finishes:	Interlocking concrete roof tiles or asbestos slating with terracotta ridge tiles.
(52) Sanitation:	PVC one pipe ventilated system designed in accordance with BS 5572:1978.
(53) Hot & Cold Water Services:	PVC and copper. Cold water storage at a minimum of 160 gallons.
(54) Space Heating:	Oil fired boiler and low pressure HW radiators or thermostatically controlled electric heating.
(57) Ventilation:	Each habitable room is provided with one permanent ventilator.
(62/63) Electrical Installations:	To IEE and ESB standards.

(73) Kitchens:	Fitted kitchen units to Architect's specification.
(74) Sanitary Fittings:	Coloured bathroom suite to Architect's specification.
(92) Site Works:	Tarmacadam vehicular circulation areas - 150mm blinded clean, sharp hardcore. 50mm base course and 25mm wearing course. Engineering brick and/or concrete edging derbs. CI or RCC read gullies. Individual pedestrian access paths tarmacadam or pressed concrete flats and/or brick paviours. Dwarf walls, dustbin enclosures, general landscape features in solid clay bricks (3rds) or clay paviours. External lighting to similar or better standard than surrounding public roads. All mains services run underground. Group VHF/UVF areals.

THE FOREGOING OUTLINE SPECIFICATION IS TABULATED IN ACCORDANCE WITH THE NATIONAL STANDARD BUILDING ELEMENT TABLE.