

FINANCIAL CONTRIBUTION :-
AMOUNT & NIC
F/Refusal

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1369

APPEAL by BP Oil (Ireland) Limited care of Kiaran O'Malley and Company Limited of Saint Heliers, Stillorgan Park, Blackrock, County Dublin against the decision made on the 20th day of December, 1991 by the Council of the County of Dublin to refuse permission for development comprising the demolition of service station and construction of new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed access onto Greenhills Road, a busy district distributor road, at a location immediately adjacent to an existing industrial estate road, having regard to the present deficiencies in the design and carrying capacity of this road, would lead to the creation of a conflict of turning movements and would, thereby, endanger public safety by reason of traffic hazard.
2. The site is significantly affected by a road widening line along Greenhills Road.
3. The proposed canopy, due to its projection into the area reserved for road widening, well in advance of the established building line along this road, would be visually obtrusive and contrary to the proper planning and development of the area.

Dorothy W. A. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 6th day of *May* 1992.



p/2241/92

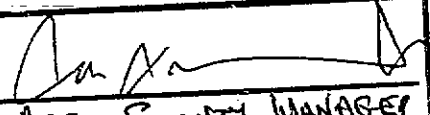
PL 6/5/87924

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1369

Order Noted: <u>L.D.</u>	
Dated: <u>18th MAY 92</u>	<u>ASST. COUNTY MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>10th</u> day of <u>FEBRUARY</u> 19 <u>92</u>	



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connail Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Mr. Les Doyle,
Appeals Section,
Planning Department.


Our Ref.
Your Ref.
Date 28.4.92.

RE: Reg. Ref: 91A/1369 - Fairlane Service Station, Tallaght.

Previous Roads Report of 8th October, 1991 refers. Roads would only wish to add the following.

Access to district distributor routes is strictly limited. The access proposed is adjacent to an unsignalled Industrial Estate access. The Airton Road signalled junction (some 60m south of the site) does not control all speeds indeed it has been shown that traffic signals in specific instances increase speeds. The layout of the filling station requires very slow turning movements in order to access the pumps because of the depth of the site. The location of an access requiring slow movements on the heavily trafficked Greenhills road adjoining the unsignalled Industrial Estate access to the north will create conflicting turning movements on the Greenhills Road within the sphere of influence of the Airton Road traffic signal controlled junction. Roads are concerned that the creation of this conflict turning movements accesses within 10m of each other (on the heavily trafficked district distributor route) will endanger public safety by reason of traffic hazard.

Roads would recommend that the permission be refused as per Dublin County Council decision 20th December, 1991, P/3869/91 Reg. Ref: 91A/1369.



E. Madden,
A/Senior Executive Engineer,
Roads Planning Division.

EM/BMcC

John Henry,
Senior Engineer,
Roads Department.

Our Ref: 91A/1369

31 March 1992

Re: Proposal to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

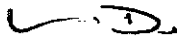
Dear Sir,

I attach copy of grounds of appeal and Planning Officers report in regard to the above.

I should be most obliged to received your comments on same before 14th April, 1992.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE

Yours faithfully,



for Principal Officer.

URGENT

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/1369

RE: Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

I attach for your observations memo/letter dated 9th March, 1992 from An Bord Pleanála

Please refer to _____

URGENT

OBSERVAT

~~for these comments.~~
for these comments.

Thanks,

P. C. 26/3/92

~~S~~ for URGENT Report
from Roads.

Signature of person making observations: _____ Countersigned: _____
(S.E.D.C.)

DATE: _____

DATE: _____

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Eugene Spillane & Associates,
9, Morehampton Road,
Donnybrook,
Dublin 4.

Reg. Ref. 91A-1369
Appl. Rec'd: 19.08.1991
Floor Area: 105.25 sq. m.
Site Area: 2,068 sq. m.
Zoning: E

fee paid

25.10.91

Report of the Dublin Planning Officer, dated 14 October 1991

This is an application for **PERMISSION**.

The proposal consists of the demolition of an existing service station and construction of a new service station and ancillary services, canopy and illuminated fascia, car wash, gantry sign and site signs.

The applicant is Fairlane Service Station, Greenhills Road.

The area in which the site is located is zoned with the objective "to provide for industry and related facilities."

The site is stated to be 2,068 sq. m., and the floor area of the proposed development 105.25 sq. m.

A history taken from File 87A-1367 indicates the following:

By order no. P/4198/77, dated 22nd November, 1977, Reg. Ref. No. M. 2490, it was decided to grant permission for service and repair workshop and ancillary, showroom and part distribution and ancillary offices at Greenhills Road for Fairlane Motors. By condition no. 6 of this permission use was restricted to "light industrial, workshops, ancillary offices, showroom and spare parts" as set out in letter of application dated 23rd September, 1977.

By order no. PA/313/81, dated 17th February, 1981, Reg. Ref. TA 2320, it was decided to grant permission for a filling station on the adjacent site to Fairlane Motor Company.

By order no. PA/1470/81, dated 7th July, 1981, Reg. Ref. WA 867 it was decided to grant permission for an extension to showrooms.

By order no. PA/2407/81, dated 8th October, 1981, Reg. Ref. WA 1715, it was decided to grant permission for a used car "canopy" of 495 sq. m. This replaced the proposal under WA 867.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

(Continued)

By order no. P/1698/84, dated 8th June, 1984, Reg. Ref. ZA 428, it was decided to grant permission to enclose the covered car display area.

By ref. PL 6/5/75567, Reg. Ref. 87A-1367, permission was granted for enclosure and alterations to the facade of existing open used car sales canopy, and for change of use of existing workshop and car showroom, retail sales area and warehouse. Retail use to cease within 5 years.

The ^{adjacent} site currently accommodates warehouse for which a 5 year permission was given for retail use in 1987; Video Rental Shop on site, the canopied car sales area.

Access to all of the existing development is taken from the estate road to the north of the site. The new proposal requires access from Greenhills Road. The current proposal is for a general improvement of the Petrol Filling Station area, and in itself would be acceptable.

However, the proposal to take access from Greenhills Road is unacceptable to Roads Engineers who, in a report dated 8th October, 1991, state that the development should be refused because:

1. Primarily the site is affected significantly by a road widening line as indicated by the large grass verge adjacent to the Greenhills Road.

The applicant has not indicated the roads reservation line. Roads consider the development premature until such time as the road line is acted upon.

2. The Greenhills road is a busy district distributor and by definition frontal access should be avoided. A development of this kind would set an undesirable precedent which would be ill advised especially since the station is at present adequately served by the estate road.

3. The creation of a petrol station access immediately adjacent to the existing Industrial Estate access road would lead to the creation of a conflict of turning movements on the heavily trafficked Greenhills Road thereby endangering public safety by reason of traffic hazard.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght, for BP Oil (Ireland) Ltd.

In the circumstances,

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

- 3. The site is affected significantly by a road widening line along Greenhills Road.
- 1. The proposed access onto Greenhills Road, a busy district distributor road, at a location immediately adjacent to an existing Industrial Estate Road would lead to the creation of a conflict of turning movements, thereby endangering public safety by reason of traffic hazard.
- 2. The proposed 5.3m. high illuminated canopy, projecting 23 metres forward of the existing building line, and with a 7m. illuminated gantry sign forward of it, also with a car wash at the road junction, would result in a visually obtrusive development which would be contrary to the proper planning and development of the area.

4. The public notice ~~does not~~ accurately describe the proposed development in that no reference is made to proposed two vehicle ~~access~~ access provided to the Greenhills Road
(GB/DK)

Endorsed:- [Signature]
for Principal Officer

Richard Cronin 18.12.91
For Dublin Planning Officer
SEA

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

Dated: 20th December, 1991.

[Signature]
Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10th December 1991.

Niall O'Byrne

PLANNING DEPARTMENT

BOOK FOLIO

Fairlane Service Station, Greenhills Road, Tallaght

(1) Date Lodged

22.10.91

LOCATION: **Fairlane Service Station, Greenhills Road, Tallaght**

REG. REF. **01A/1389**

APPLICANT: **BP Oil (Ireland) Ltd.**

New Service Station & Ancillary

PROPOSAL: **Services**

DUBLIN COUNTY COUNCIL

5 DEC 1991

ENVIRONMENTAL HEALTH OFFICERS

(2) Date referred

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Chief Medical Officer, Eastern Health Board

Date 12.12.91

Time 4.00

(3) Rec'd San. Services

THE ABOVE PROPOSAL IS ACCEPTABLE SUBJECT TO:

(4) Dispatched by San. Ser. to C.M.O.:

1/ COMPLIANCE WITH THE BUILDING BY-LAWS.

2/ COMPLIANCE WITH THE FOOD HYGIENE REGULATIONS 1950/87

3/ A system of mechanical extract ventilation capable of providing a minimum of 3 air changes per hour to be installed in the male and female sanitary accommodation

(5) Rec'd Planning:

4/ A system of mechanical extract ventilation to be provided in the proposed TEA STATION

5/ Drinking water facilities to be provided for the use of staff. THIS SUPPLY, IN ADDITION TO THE COLD WATER SUPPLY TO THE SINK IN THE TEA STATION MUST BE TAKEN DIRECTLY FROM THE RISING MAIN.

(6) Date to Planner:

6/ ALL DRAINAGE CONNECTIONS TO BE SUCH AS NOT TO GIVE RISE TO A PUBLIC HEALTH NUISANCE.

(7) D.P.O. Report to be submitted before:

7/ Permanent Ventilation to be provided to the Shop front

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

ENDORSED:

Sta Devine

DATE:

10/12/91

Peter Whelan

Neill O. Byrne

SS + OHO

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 6.12.91
9.30 PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
22.10.91

LOCATION: Fairlane Service Station, Greenhills Road, Tallaght
APPLICANT: BP Oil (Ireland) Ltd.
PROPOSAL: New Service Station & Ancillary Services

REG. REF. 21A/1369

(2) Date referred:
5/11

FOUL SEWER

Debate required E.H.O. and Sanitary Services

Refusal recommended.

① The applicants have indicated the wash water from the car wash and the 'saler' point discharging to the surface water system;

② The applicants must provide a separate water petrol interceptor for the car wash, which would discharge to the foul system

③ The applicants must indicate all connections down to the public sewer together with details on size, levels & gradients

SURFACE WATER

Refusal recommended - see above.

Note ① The area of a petrol interceptor is for protection of main spillage areas; roof water should connect down stream of the interceptor.

② The applicants should show the drainage system down to the public sewer together with details on size, levels & gradients.

③ The applicants should submit calculations to show that the petrol interception will not be washed out during heavy rain.

(9) Decision due:

Blundhomer
28.11.91

ENDORSED
SJC 5/11/91

DATE

DUBLIN CO. COUNCIL
San. Ser.
- 8 NOV 1991
Dispatched by
SAN SERVICES

Returned to Planning
DUBLIN CO. COUNCIL
SANITARY SERVICES
- 3 DEC 1991
Returned to Planner

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

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

ENC'D
A11

J. Q.
29/11/1991

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged
22.10.91

LOCATION: Fairlans Service Station, Greenhills
Road, Tallaght

REG. REF. 92A/1360

APPLICANT: BP Oil (Ireland) Ltd.
New Service Station & Ancillary
 PROPOSAL: Services

WATER SUPPLY

Insufficient information. Applicant to submit details of proposed and existing watermains including hydrant locations.

L. J. Spain
20/11/91

J. Hart 4/55E
21/11/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 6.12.91

Time 9.30

ENDORSED: *[Signature]* DATE 2/12/91

Ms. Pauline Corry,
Staff Officer,
Building Control,
Liffey House,
Tara Street,
Dublin 2.

Our Ref. RW/GC

Date; 8/11/91

Re; Proposed new service station and ancillary services at Fairlane Service Station,
Greenhills Road, Tallaght. Reg.Ref. 91A/1369

I enclose for your attention copy of correspondence to Eugene Spillane & Associates regarding the above.

PRINCIPAL OFFICER

Eugene Spillane, & Associates,
18 Fitzwilliam Square,
Dublin 2.

Our Ref. RW/GC

Date: 8/11/91

Re; Proposed new service station and ancillary services at Fairlane Service Station,
Greenhills Road, Tallaght. Reg.Ref. 91A/1369

Dear Sirs,

I refer to the above application for Building Bye-Law approval received in this department on 22/10/91. I enclose herewith your cheque in the sum of £532.50 which has been returned to us by the Bank marked "Refer to Drawer".

As the 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you submit £532.50 immediately.

Yours faithfully,



for PRINCIPAL OFFICER

Maie O'Syne.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1369.
DEVELOPMENT: Demolish existing station and construct new service station and ancillary services, canopy and illuminated fascia, car wash, gantry sign and site signs.
LOCATION: Fairlane Service Station, Greenhills Road.
APPLICANT: BP Oil (Ireland) Ltd. BP House.
DATE LODGED: 19.8.91.

This application is for full permission to demolish existing station and construct new service station at Greenhills Road.

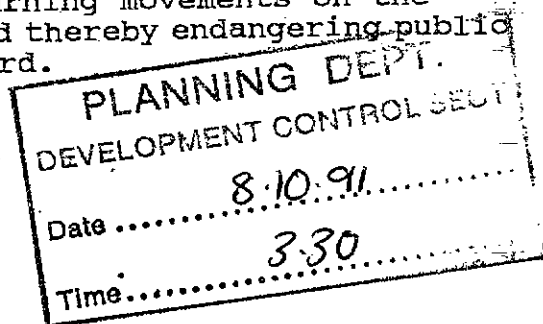
Previous Planning history on this site include an approved application for a filling station (Reg. Ref: 87A/1367).

The current submission is for general improvement of the station involving two new accesses to Greenhills road. Presently the service station together with adjacent business is served by the estate road. The proposal would create a independent station with access to the adjoining business via the existing access. Roads recommend that permission be refused however, on the following grounds:-

- 1) Primarily the site is affected significantly by a road widening line as indicated by the large grass verge adjacent to the Greenhills Road.

The applicant has not indicated the roads reservation line. Roads consider the development premature until such time as the road line is acted upon.

- 2) The Greenhills road is a busy district distributor and by definition frontal access should be avoided. A development of this kind would set an undesirable precedent which would be ill advised especially since the station is at present adequately served by the estate road.
- 3) The creation of a petrol station access immediately adjacent to the existing Industrial Estate access road would lead to the creation of a conflict of turning movements on the heavily trafficked Greenhills Road thereby endangering public safety by reason of traffic hazard.



- 4) Proposal contravenes Conditions of existing permission Reg. Ref: 87A/1369 (Cond. 1 access is shown to the estate road).

MA/BMcC
25.9.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8.10.91
Time 3.30

SIGNED: Michael Atkinson
DATE: 25-9-91

ENDORSED: E Madde
DATE: 6th Oct 91

SS AEMO

(P)

Register Reference : 91A/1369

Date : 28th August 1991

Development : Demolish existing service station and construct new service station + ancillary services, canopy + illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

Applicant : BP Oil (Ireland) Ltd. BP House

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 19th August 1991

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

Yours faithfully,

[Signature]
DUBLIN CO. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICER
17 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Inufficient information.

Application cannot be considered until full drainage details have been lodged.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91.....
Time 12:00.....

SURFACE WATER

Inufficient information.

1. As far as feasible.
2. It has been noted from experience that the use of brick pavements on garage forecourts can give rise to a situation where the loose material acts as a retainer for dangerous petrochemical liquids & vapours. The applicant is requested to show that the use of brick pavements will not give rise to such conditions.

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

[Signature] 12/9/91.
J.P. 16/9/91

Register Reference : 91A/1369

Date : 28th August 1991

.....
ENDORSED _____ DATE _____

Research report on

WATER SUPPLY *Details of exists & proposed water main layout & sub daily water consumption to be submitted before file can be considered.*
Refer to C.F.O.

J. Hart
10/9/91
J. Howell
11/9/91

.....
ENDORSED *[Signature]* DATE *15/10/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *18.10.91*
Time *12.00*

Register Reference : 91A/1369

Date : 28th August 1991

Development : Demolish existing service station and construct new service station + ancillary services, canopy + illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

Applicant : BP Oil (Ireland) Ltd. BP House

App. Type : PERMISSION

Planning Officer : N.O. BYRNE

Date Recd. : 19th August 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21-10-91
Time 5.00

Yours faithfully,

Paul Tobin

for PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS ACCEPTABLE SUBJECT TO

- 1 Compliance with THE BUILDING BY-LAWS
- 2 Compliance with THE ROAD TRAFFIC REGULATIONS
- 3 A system of mechanical extract ventilation capable of providing a minimum of 3 air changes per hour to be installed in the male and female sanitary accommodation -
- 4 A system of mechanical extract ventilation to be provided in the proposed tea station.
- 5 Drinking water facilities shall be provided for the use of staff. This supply in addition to the cold water supply to the sink in the tea station must be taken directly from the rising main.
- 6 All DRAINAGE details to be submitted and all drainage connections to be such as not to give rise to a Public Health Nuisance.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

7 Permanent ventilation to be provided to the shop front

Ota Devine
for John O'Keilly SEHO
22/10/91

Peter Whelan
22/10/91

SS FEMO

P

Register Reference : 91A/1369

Date : 28th August 1991

Development : Demolish existing service station and construct new service station + ancillary services, canopy + illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

Applicant : BP Oil (Ireland) Ltd. BP House

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 19th August 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.45

Yours faithfully,
[Signature]
DUBLIN CO. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICER
17 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Insufficient information.

Application cannot be considered until full drainage details have been lodged.

DUBLIN COUNTY COUNCIL
21 OCT 1991
ENVIRONMENTAL HEALTH
SURFACE WATER OFFICERS

Insufficient information.

1. As far as feet.
2. It has been noted from experience that the use of brick pavements on grass surfaces can give rise to a situation where the loose material acts as a retainer for dangerous petrochemical liquids & vapours. The applicant is requested to show that the use of brick pavements will not give rise to such conditions.

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

[Signature] 12/9/91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.45

Register Reference : 91A/1369

Date : 28th August 1991

.....
ENDORSED _____ DATE _____

Research report

WATER SUPPLY.....
*Details of exists & proposed water main
layout & sub daily water consumption to be submitted
before file can be considered.
Refer to C.F.O.*

J. Hart
10/9/91
J. Howell
12/9/91

.....
ENDORSED *[Signature]* DATE *15/10/91*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Eugene Spillane & Associates,
9, Morehampton Road,
Donnybrook,
Dublin 4.

Reg. Ref.	91A-1369
Appl. Rec'd:	19.08.1991
Floor Area:	105.25 sq. m.
Site Area:	2,068 sq. m.
Zoning:	E

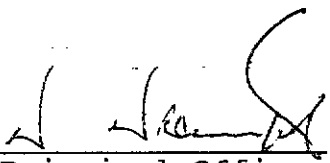
Report of the Dublin Planning Officer, dated 16 October 1991

This is an application for PERMISSION to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght.

In accordance with Section 10(a) of the Local Government (Planning and Development) Act, 1982, it is not proposed to determine this planning application as the correct prescribed fee in respect of this planning application has not been submitted to the Planning Authority.

Accordingly, I recommend that no decision be made on this planning application.

Applicant to be informed accordingly.

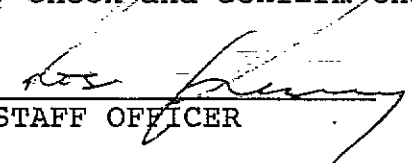
Endorsed:- 
for Principal Officer

Order:- NOTED.

Dated: 17th October, 1991.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 16th October, 1991.

NOTE: I have carried out the necessary check and confirm that the required fee has not been paid.


STAFF OFFICER

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1369

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	APPEALS DECISION	✓
	CHANGE STATUS	✓
	APPEALS DATE	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55
 GRANT.....62
 WITHDRAWN.....54
 CONDITIONS.....53

NEW APPEALS

NEW APPEALS

APPEALS CHECK LIST

8869

REG. REF. NO.

914/1369

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6 ENTER IN PLANAPS	Appeal Notified:	✓
	Appeal Type/Appellant Type:	✓
	Bord Pleanal Ref:	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10		
11		

91A/1369

Factory

12m
Jesse ridge
front of
- 5' brick wall
to station
Tarmac
foot out.

Existing
canopy
c. 3' deep
+ in line
with
legs to
south

CANOPY
OVER CAR PARK

Video Shop

STRAVISION HEAD OFFICE

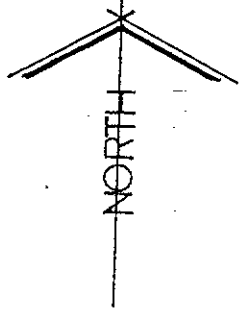
AIRTON ROAD

GREENHILLS ROAD

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

22 OCT 1991

REG No. 91A/1369



PROPOSED NEW FILLING STATION
AT FAIRLANE SERVICE STATION AT
GREENHILLS ROAD, TALLAGHT, D24
BPOIL (IRELAND) LTD.
LOCATION MAP SCALE 1:1000
OSMAPREF DUBLIN 3390/8
DATE JUNE 1991
EUGENE SPILLANE & ASSOC'S
9 MOREHAMPTON ROAD, DUB 4
TEL. 686462 drg no. 893500



Bloc 2, Ionad Bheatha na hÉireann,
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/1369

Date : 3rd October 1991

Dear Sir/Madam,

Development : Demolish existing service station and construct new
service station + ancillary services, canopy +
illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

Applicant : BP Oil (Ireland) Ltd. BP House

App. Type : PERMISSION

Date Recd : 19th August 1991

Your application in relation to the above was submitted with a fee of
100.00 .

On examination of the plans submitted it would appear that the
appropriate amount should be 496.25 .

I should be obliged if you would submit the balance of 396.25
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,


.....

for PRINCIPAL OFFICER

Eugene Spillane & Associates,
9 Morehampton Road,
Donnybrook,
Dublin 4

Eugene Spillane & Associates,
9 Morehampton Road,
Donnybrook,
Dublin 4.

Our Ref. RW/GC

Date:- 27/8/91

Re: New service station, ancillary services, canopy, illuminated fascia, car wash,
gantry signs and site signs at Fairlane Service station, Greenhills Road.
Reg.Ref. 91A/1369

Dear Sirs,

I refer to the above application for planning permission received in this department on 19/8/91. The correct fee in respect of this application cannot be assessed as the details of signs proposed have not been clearly specified.

As the statutory 2-month period within which the Planning Authority must make a decision will not begin to run until the correct fee has been paid it is important that you submit details of signs clearly and detailing proposed doublesided signs.

Yours faithfully,



for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 91A/1369 Cert. No. 26405

PROPOSAL Service Station + Amalgam works

LOCATION Fairlane Service Station, Greenhills Road, Tallaght

APPLICANT B.P. Oil Ireland Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	<u>95.0</u> Metres	@£1.75 per m2 or £40	<u>166.25</u>	—	<u>166.25</u>	
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	<u>£100</u>	<u>£100</u>	—	
9	x metres <u>23.0</u>	@£10 per m2 or £40	<u>£230</u>	—	<u>£230</u>	
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

↓ Aug B.P. Ireland Ltd
 Heyne Contacting Shilline
 £100 to get fees to
 send in required
 drawings
 R.W.
 26/9/91

Still outstanding
 per Mr. Moran
 16/10
 16/10

3916.25 25/10
NSORBS

Column 1 Certified: Signed: J. Y... Grade D/12 Date 2/10/91

Column 1 Endorsed: Signed: _____ Grade _____ Date _____

Columns 2,3,4,5,6 & 7 Certified: Signed: R.W. Grade _____ 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

EG. REF.: *91M/1369*

CHD. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA. OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *1023ft²*

MEASURED BY:

*J.Y.
2/10/91*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P / /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

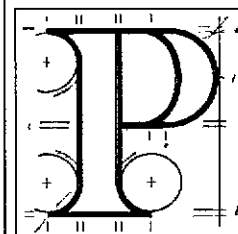
DEVELOPMENT CONTROL ASSISTANT GRADE

Our Ref: PL 6/5/87924
P.A. Ref: 91A/1369

2014

5

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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

Date: 06 MAY 1992

Appeal re: Demolition of service station and construction of new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght, Dublin 24.

Dear Sir,

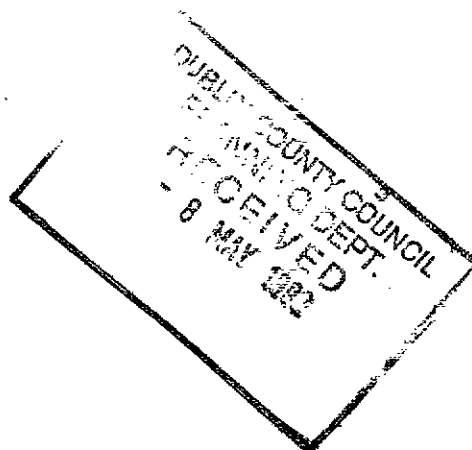
An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1369

APPEAL by BP Oil (Ireland) Limited care of Kiaran O'Malley and Company Limited of Saint Heliers, Stillorgan Park, Blackrock, County Dublin against the decision made on the 20th day of December, 1991 by the Council of the County of Dublin to refuse permission for development comprising the demolition of service station and construction of new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed access onto Greenhills Road, a busy district distributor road, at a location immediately adjacent to an existing industrial estate road, having regard to the present deficiencies in the design and carrying capacity of this road, would lead to the creation of a conflict of turning movements and would, thereby, endanger public safety by reason of traffic hazard.
2. The site is significantly affected by a road widening line along Greenhills Road.
3. The proposed canopy, due to its projection into the area reserved for road widening, well in advance of the established building line along this road, would be visually obtrusive and contrary to the proper planning and development of the area.

Darou W. A. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 6th day of *May*. 1992.



An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/1369

Your Ref.: PL6/5/87924

1 May 1992

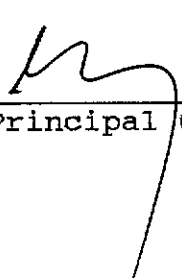
Re: Proposal to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Dear Sir/Madam,

I refer to your letter dated 9th March, 1992, enclosing correspondence with regard to the above appeal.

In this regard, I enclose herewith, copy of report from Engineer Department, Roads Department, Dublin County Council, dated 28th April, 1992.

Yours faithfully,



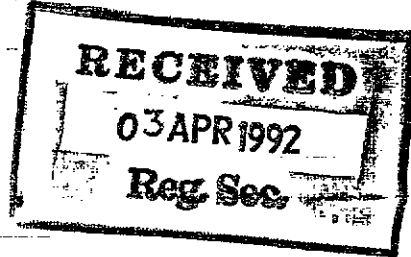
for Principal Officer.

EUGENE SPILLANE ARCHITECTS

Architects & Interior Designers.
18 Fitzwilliam Square, Dublin 2.
Tel: 762033 Fax: 763756

91A/1369
2.0.0
A.1 for BBL

2nd April 1992



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

ATTENTION : The Principal Officer.

Dear Sirs,

RE : TIME EXTENSION / ADDITIONAL INFORMATION FOR B.B.L.
REG. REF. NO. - 91A / 1369

I refer to your correspondence of the 27th March 1992 and wish to confirm our agreement to the terms as set out in the letter for extending the period for considering our application.

In this regard we return herewith the Notice of Agreement to "Extension of Time".

Yours faithfully,

A handwritten signature in dark ink, appearing to read "E. Spillane".

EUGENE SPILLANE ARCHITECTS

Encls.

Enquiries/Personal Callers:

Liffey House
 24/28 Tara Street, Dublin 2
 Telephone (01) 773066
 FAX: 711056

Correspondence:

Building Control Section
 Block 2, Irish Life Centre
 Lr. Abbey Street, Dublin 1.

Principal Officer,
 Planning Department,
 Building Control Section,
 Block 2, Irish Life Centre,
 Lr. Abbey St.,
DUBLIN 1.

NOTICE OF AGREEMENT TO 'EXTENSION OF TIME'

B.B.L. APPLICATION DATED: 22/10/92

REG. REF.: 91A/1369

PROPOSAL: New service station & ancillary services at Greenhills Road,
Tallaght.

I EUGENE SPILLANE, ARCHITECT (Applicant/Agent) agree to the terms, as set out in the Council's letter dated 27.3.92, for the extension of time for considering the above application.

DATED: 20 APRIL 1992
E Spillane

N.B. Please forward this Notice to the Council, by return of post, to allow for the due process of the 'Time Extension'.

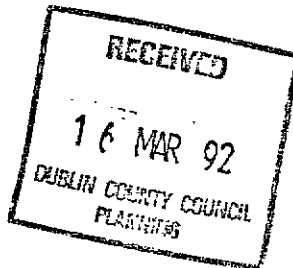
V. Kealy
cc: L. Dunne
163
EUGENE SPILLANE ARCHITECTS

Architects & Interior Designers.
18 Fitzwilliam Square, Dublin 2.
Tel: 762033 Fax: 763756

sent to Bye-Lan
20/3

91n/1369
1.0.0
A.L. for BBL

12th March 1992



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

ATTENTION : Principal Officer.

Dear Sirs,

RE : TIME EXTENSION / ADDITIONAL INFORMATION FOR B.B.L.
REG. REF. : 91A / 1369
=====

I refer to our previous correspondence in relation to the above, and to our letter of 19th February 1992.

As we are still awaiting receipt of additional information from our civil engineers in relation to the proposed drainage layout, we wish to apply for a further extension of time to the 15th April 1992 to enable us to submit the additional information requested.

To facilitate us in the above regard, the time for considering this application by the Council would be for a period of two months commencing on receipt of the above information. I trust the Council will agree to the above terms and I await your confirmation in this regard.

Yours faithfully,

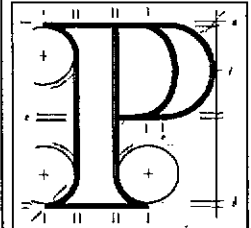
Eugene Spillane
EUGENE SPILLANE ARCHITECTS

Our Ref: PL 6/5/87924
P.A. Reg. Ref: 91A/1369

EOH

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 9th March, 1992.

Appeal re: Demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane service station, Greenhills Road, Tallaght, Dublin 24.

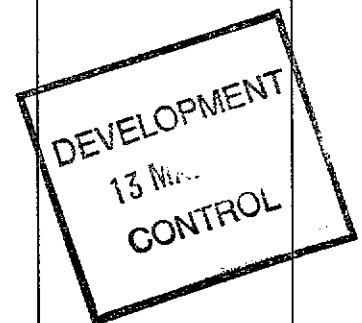
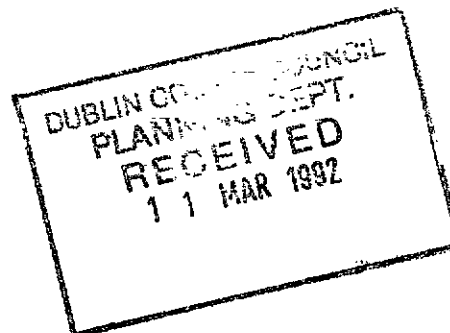
Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Angela Birmingham
Angela Birmingham.



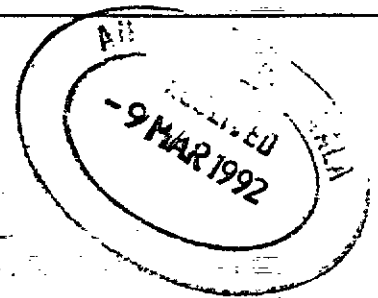
OBS

Encl.

BP 553

6th March 1992

Bord Pleanala,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.



PL.6/5/87924 ; P.A.Reg.Ref. 91A/1369

Demolish existing service station and construct new service station plus ancillary services, canopy, plus illuminated fascia, car wash, gantry sign and site signs at Fairlane service station, Greenhills Road, Tallaght, Dublin 24, for BP Oil (Ireland) Ltd. (APPEAL)

Dear Sirs,

We have been retained by the applicants in this case to submit to you grounds of appeal for your consideration in determining this appeal. Each of the reasons relates to each of the four reasons in the Planning Authority's refusal.

Reason No.1:

At the outset we should remind the Board that this is not a green field site, that it is not on the National Primary Network in a fast stretch of rural highway with the 55mph general speed limit applying. It is a re-development of an existing petrol filling station which was poorly located in relation to the motorised public which it is designed to service. The Board is asked to give appropriate weightings to these special factors which would distinguish this application from many others.

If access was proposed to a road at the upper end of the road hierarchy (a Motorway or a Primary or Secondary National Route or a Primary Distributor) or, alternatively was at the lower end (a quiet cul-de-sac, an estate road) permission would undoubtedly be refused for traffic safety and amenity reasons. In this case access is to a District Distributor which appears to represent the ideal middle ground balance between the traffic (upper) and amenity (lower) ends of the planning spectrum. In that sense it appears a rather satisfactory arrangement in principle. Your Board might note the Primo petrol filling station but a few hundred yards to the north-east, on the same side of the same District Distributor road. It is readily visible from the appeal site looking Northwards. Our instructions are that it was built quite recently on foot of a grant of permission from Dublin County Council.

If Bord Pleanala accepts the road hierarchy point, what other reason can there be for refusing permission? The Planning Authority says it's a busy road. Of course it's busy, otherwise there would be no point in the applicants proposing to invest £300,000-£400,000 in a new facility to replace the existing one. It is not a congested route. From observation speeds are generally low and visibility conditions are quite excellent. .../2.

Urban speed limits apply. Both the vertical and horizontal alignment of the Greenhills Road are adequate and it is proposed for widening. It is adequately lit at night. It is fair to say that conditions are not unsafe or hazardous, as an observation of them by your Inspector will readily testify.

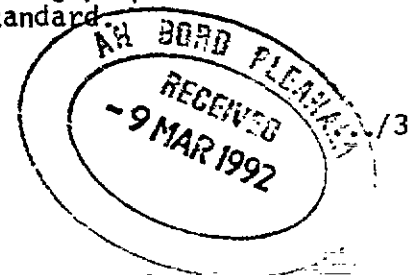
The nearby three-way T-Junction intersection of the Greenhills Road and Airton Road is controlled by traffic signals. These regulate turning movements at the junction and discipline flows and speeds in its vicinity. The station cross-overs would be so located that they are far enough away so as not to interfere with the safety, comfort and free flow of vehicles in the vicinity, yet they are close enough to benefit from the slow speeds and controls at the signalled intersection. The site's reasonable proximity to the signalled junction is an advantage, not a difficulty as alleged by the Planning Authority in its decision and as alleged in the County Engineer's report upon which the decision was founded.

Proximity to the existing industrial estate road to the North is even less significant since it is a closed cul-de-sac layout not exceeding some 60 acres in extent, with the second access point to the Greenhills Road further North, so flows at the nearer intersection are minimal. Using some 20 or more years experience with applications and appeals for filling stations for many of the larger Oil Companies in the State we would estimate not more than 400 or so calling movements to the appeal site over perhaps a 10-hour day, or some 33 per hour average, i.e. one vehicle calling every 2 minutes. Turning movements of this modest scale have no traffic/planning significance whether they are effected close to an existing junction or remote from one. Existing Greenhill Road flows are probably not less than 10,000 vehicles per day, say 1000 per hour peak flow, say 800 odd per hour average over the busiest 12 hours, i.e. some 13 per minute, or 26 in two minutes, to which the petrol filling station would add just one. In fact the odds are that it wouldn't add even one as even that one would most likely be one of the 26 vehicles passing in any event.

Absolute and relative turning volumes are so small that they cannot be held to be capable of endangering public safety by reason of a traffic hazard, as the Planning Authority complains in its first reason for refusal. It is our submission that the Planning Authority's fears are grossly exaggerated and unfounded on any logical reasoned technical argument. Your Board is invited to agree and to delete the first reason for refusal.

Reason No.2:

There is nothing sacrosanct about the existing, or indeed any, building line. At best building lines are a crude regulator of development. There is nothing unusual or unacceptable in a 5.3 metre canopy in its relatively heavy industrial environment. The site is surrounded on all four sides by very substantial recent industrial building. In the plans filed the outer fascia of the canopy is about 2½ metres clear of the footpath and well clear of the nearside carriageway edge. Both values are not uncommon. Many petrol filling station canopies are flush with the back of the footpath. It is absurd and unreasonable to regard the canopy in building line terms at all because it is quite unlike a conventional building to which the notion of building line is designed to apply. The more correct barometer of acceptability is the building line to the station building proper. This is some 29 metres, far in excess of any known relevant standard.



We don't therefore agree that the development would be visually obtrusive. If it wasn't for the traffic objection of the County Engineer it is evident from the Planning Officer's report that the development would otherwise be acceptable. You are asked to note the following quote from the Planning Officer's report:-

"The current proposal is for a general improvement of the filling station area, and in itself would be acceptable".

Nor are we impressed by the complaints about the location of the car wash. Unlike perhaps 99% of all petrol filling station sites, which are either located in areas zoned residential or in agricultural areas, the site of this application is one of the few located within an area zoned industrial. As is evident from the Architect's plans, this will be a most attractive smart and colourful, yet not garish, re-development to a design prepared by a highly qualified Architect, all of which is entirely evident from the plans filed herewith. No expense is spared as to layout, materials, finishes or quality.

Reason No.3:

Enquiries at Dublin County Council's Roads Department on 5th March 1992 confirm that the Council intends widening the Greenhills Road to an overall width of about 32 metres between boundary fences. In our submission this is unnecessarily extravagant. All that is required is a 9.1 metre (30ft.) carriageway, a 2 metre grass verge either side and a 2 metre footpath either side, a total width of about 17 metres. This is all of 15 metres less than the Local Authority's plans. The Local Authority's ^{intended} widening of Greenhills Road is to be on both sides, as shown on the 1:1000 plan herewith. In our submission there is no need at all to widen, except on one side. If this widening was to be confined to the far side there is all of 22 metres available from the Council's own take line on the far side to the existing nearside roadside boundary without encroaching on the appeal site itself, as shown on the 1:1000 plan herewith. Your Board might enquire from the Planning Authority as to the elements envisaged in their 32 metre wide right of way.

Reason No.4:

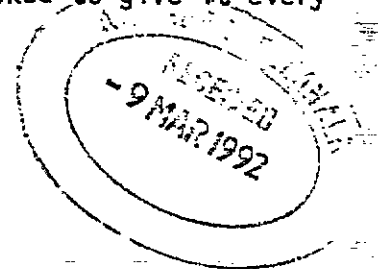
The public notice is in our opinion perfectly adequate. Had it not been the Planning Authority had sufficient powers, which it frequently exercises, to require the advertisement to be re-published. Indeed your Board is in the same happy position. This alleged administrative hiccup is not a legitimate Section 23 consideration at all.

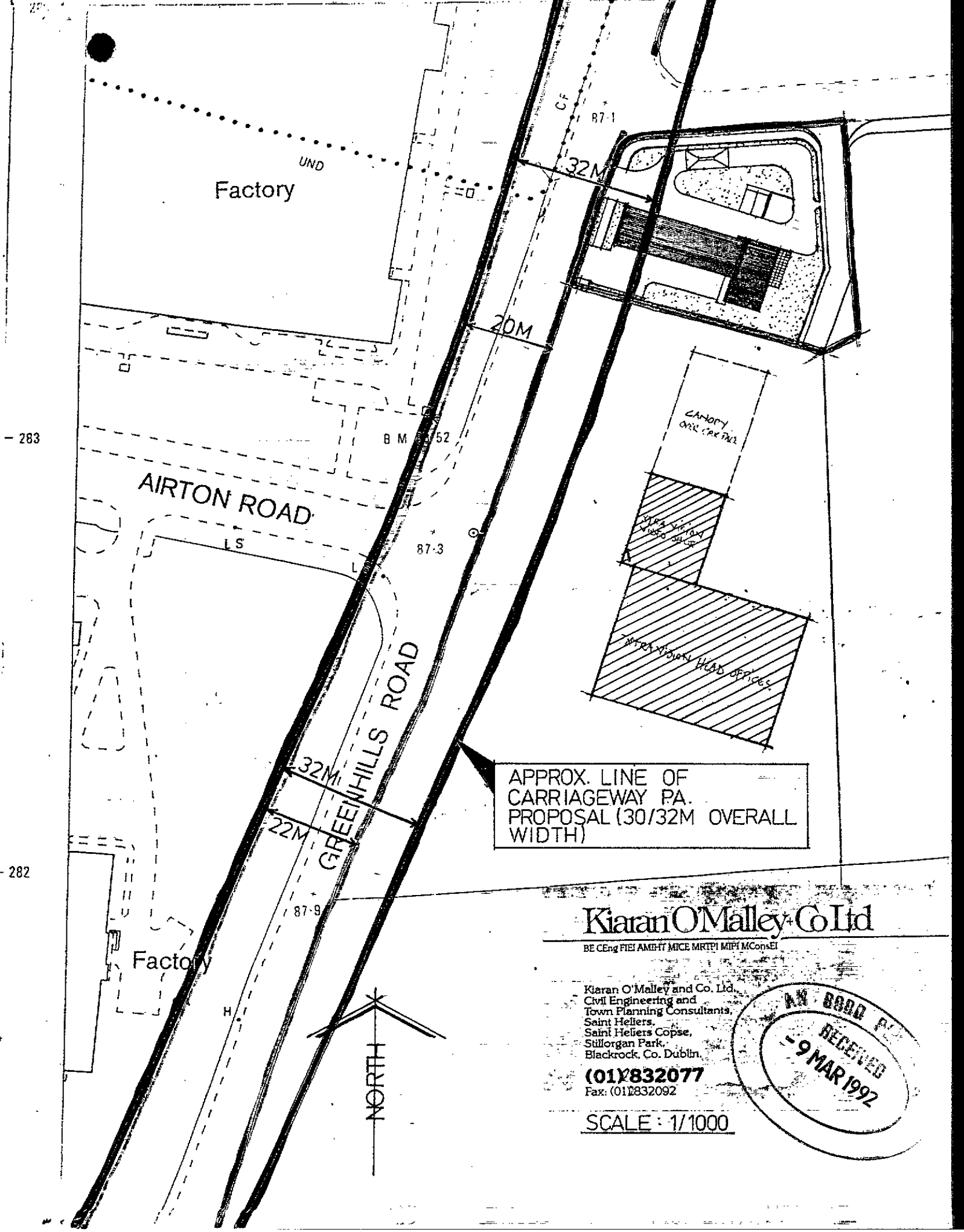
In conclusion, your Board is again asked to note the special circumstances of this case. It is a re-development of an existing facility within urban speed limits. It is a not unreasonable aspiration and your Board is asked to give it every favourable consideration.

Yours faithfully,

Edna J. O'Malley

PP Kieran O'Malley
Kieran O'Malley & Co.Ltd.
KOM;ef.





- 283

- 282

Factory

AIRTON ROAD

GREENHILLS ROAD

Factory

NORTH

APPROX. LINE OF CARRIAGEWAY P.A. PROPOSAL (30/32M OVERALL WIDTH)

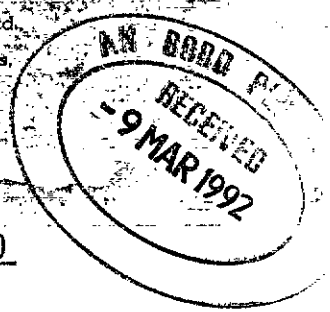
Kieran O'Malley & Co Ltd

BE CEEng FIEI AMB HT MICE MRTPI MIPFI MConsEI

Kieran O'Malley and Co. Ltd,
Civil Engineering and
Town Planning Consultants,
Saint Hellers,
Stillorgan Park,
Blackrock, Co. Dublin.

(01) 2832077
Fax: (01) 2832092

SCALE : 1/1000



COMAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ex: 268/269

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

Your Ref.: PL6/5/ 87924

Our Ref.: 91N/1369

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LCCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Demo. existing service station & construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign & site signs at Fairlane Service Station

Applicant: BP Oil (Ir) Ltd.

Dear Sir,

With reference to your letter dated 23/1/92 I enclose herewith:-

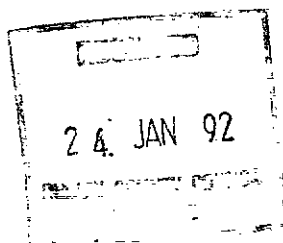
- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Evening Herald 17/8/91.
- (4) The plan(s) received from the applicant on 19/8/91.
- (6) & (7) A certified copy of Manager's Order P/5869/91,
DATED, 20/12/91 together with technical reports in connection with the application.
- (8) Histories to follow.

Yours faithfully,

R Farrell.
for Principal Officer.
Encls.

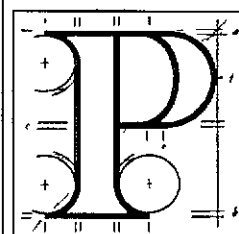
Our Ref: PL 6/5/87924
Your Ref: 91A/1369

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre.



Re
25/1

pa
An Bord Pleanála



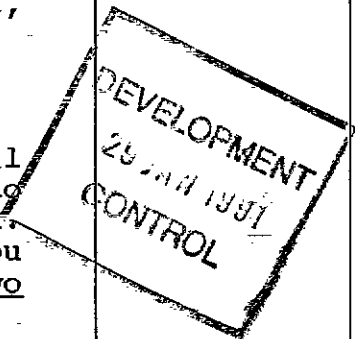
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 23rd January, 1992.

Planning authority decision re: Demolish existing service station and construct new service station plus ancillary services canopy plus illuminated fascia, carwash gantry signs and site at Fairlane service station, Greenhills Road, Tallaght, Dublin 24.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:



- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

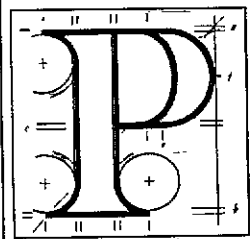
Yours faithfully,


Angela Bermingham.

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

8th January 1992

An Bord Pleanala,
Floor 3,
Blocks 6 & 7,
Lower Abbey Street,
Dublin 1.

Dear Sirs,

RE : TO DEMOLISH EXISTING SERVICE STATION AND CONSTRUCT NEW SERVICE STATION PLUS ANCILLARY SERVICES, CANOPY PLUS ILLUMINATED FASCIA, CAR WASH, GANTRY SIGN AND SITE SIGNS AT FAIRLANE SERVICE STATION, GREENHILLS ROAD, TALLAGHT. REG. REF. NO. 91A/1369

I refer to the above mentioned application and the notification of decision to refuse permission dated 20th December 1991, received from Dublin County Council. As we wish to formally appeal against this decision, we enclose our cheque in the amount of £ 100.00 being the required fee in this regard.

The grounds for our appeal will follow in due course.

Yours faithfully,



EUGENE SPILLANE & ASSOCIATES

Encls - Copy of Notification of decision to refuse permission
Reg. Ref. No. 91A/1369.

e.spillane dip.arch. m.r.i.a.i.

AN BORD PLEANALA
Received 17/1/92
£100 chq.
Receipt No. B26508

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

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

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

To Eugene Spillane & Assocs., Register Reference No. 91A/1369
9. Morehampton Road, Planning Control No.
Donnybrook, Application Received 19.08.91
Dublin 4. Additional Information Received.....
Applicant BP. Oil. (Ireland). Ltd. Fee Paid: 25,10,91

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, P/5869/91 dated 20.12.91 decided to refuse:

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

For demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght.
for the following reasons:

1. The proposed access onto Greenhills Road, a busy district distributor road, at a location immediately adjacent to an existing Industrial Estate Road would lead to the creation of a conflict of turning movements, thereby endangering public safety by reason of traffic hazard.
2. The proposed 5.3m. high illuminated canopy, projecting 23 metres forward of the existing building line, and with a 7m. illuminated gantry sign forward of it, also with a car wash at the road junction, would result in a visually obtrusive development which would be contrary to the proper planning and development of the area.
3. The site is affected significantly by a road widening line along Greenhills Road.
4. The public notice does not accurately describe the proposed development in that no reference has been made to proposed two vehicular access points to the Greenhills Road.

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER
Date 20 December 1991

[Handwritten Signature]
RECEIVED
20 DECEMBER 1991

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the

NOTE: -

EUGENE SPILLANE + ASSOCIATES
Architects & Interior Designers

Please Note
Change of Address

18 Fitzwilliam Square,
Dublin 2.
Telephone: (01) 762033
Facsimile: (01) 763756

PLEASE REPLY
TO THE ABOVE
ADDRESS.

Eugene Spillane & Assocs.,
9 Morehampton Road,
Donnybrook,
Dublin 4.

Reg. Ref. 91A/1369

21 February 1992

Re: Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Dear Sir/Madam,

I enclose herewith, Letter of Request for Fee, dated 17.10.91, in connection with the above, which was sent to you by Registered Post on 17.10.91, and which was returned by the Postal Authority marked "Gone Away".

Yours faithfully,


for Principal Officer.

Enc.

DUBLIN
23 OCT 1991
RETURNED LETTERS SECTION

P

DEVELOPMENT
CONTROL
RECEIVED
17.10.91

POSTAS
CIRE
137
EF 65119
KOSTHA

2 OCT 1991
PLANNING DEPT.



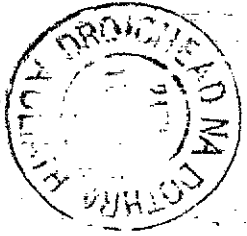
DEVELOPMENT
CONTROL

Baile Átha Cliath
(DN) 169
No. 233

18-10-91
gone away
B30 Callagha
D04/35
B30 Callagha
D04/35

Dublin Corp Plan
Irish Life Centre
Dublin

4



Eugene Spillane & Assocs.,
18 Fitzwilliam Square,,
Dublin 2.

Reg. Ref. 91A/1369

10 January 1992

Re: Demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Dear Sir,

I enclose herewith, Notification of Decision to Refuse Permission, dated 20 December 1991, in connection with the above, which was sent to you at 9 Morehampton Road, Donnybrook, by Registered Post on 20 December 1991, and which was returned by the Postal Authority marked "Gone Away".

Yours faithfully,



for Principal Officer.

Enc.

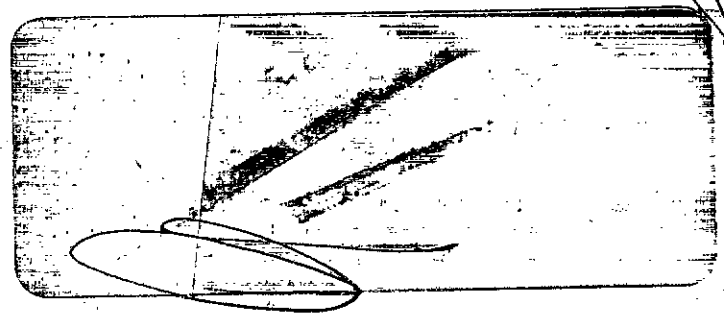
R Baile Átha Cliath
(DN) 169
No. 965

RECEIVED
- 6 JAN 1992
PLANNING DEPT.

BAILE ÁTHA CLIATH
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B50 Callaghan 004/35
B50 Callaghan 009/35

Publ. Corps

Girl Life Center

12. Abbey St.

No 1

8



DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~GENERAL PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To..... Eugene Spillane & Assocs., Register Reference No. 91A/1369
..... 9. Morehampton Road, Planning Control No.
..... Donnybrook, Application Received 19.08.91
..... Dublin 4. Additional Information Received.....
Applicant..... BP. Oil. (Ireland). Ltd. Fee Paid: 25,10.91

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, P/5869/91 dated 20.12.91 decided to refuse:

~~GENERAL PERMISSION~~

PERMISSION

~~APPROVAL~~

For..... demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght. for the following reasons:

1. The proposed access onto Greenhills Road, a busy district distributor road, at a location immediately adjacent to an existing Industrial Estate Road would lead to the creation of a conflict of turning movements, thereby endangering public safety by reason of traffic hazard.
2. The proposed 5.3m. high illuminated canopy, projecting 23 metres forward of the existing building line, and with a 7m. illuminated gantry sign forward of it, also with a car wash at the road junction, would result in a visually obtrusive development which would be contrary to the proper planning and development of the area.
3. The site is affected significantly by a road widening line along Greenhills Road.
4. The public notice does not accurately describe the proposed development in that no reference has been made to proposed two vehicular access points to the Greenhills Road.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 20 December 1991

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

18 October 1991

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

Attention: The Principal Officer.

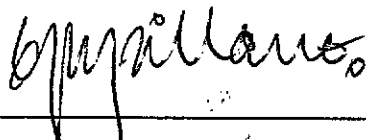
25 OCT 91

Dear Sirs:

Re: Fairlane Service Station, Greenhills Road, Tallaght - Reg. Ref. 91A/1369.

I refer to your correspondence of the 3 October 1991, received at our offices on the 16 October. We now enclose for your attention our cheque in the amount of £396.25 being the balance of fees due in this instance.

Yours faithfully,



EUGENE SPILLANE & ASSOCIATES

Encl./

e.spillane dip.arch. m.r.i.a.i.



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

Register Reference : 91A/1369

Date : 3rd October 1991

Received 16 Oct 1991

Dear Sir/Madam,

Development : Demolish existing service station and construct new service station + ancillary services, canopy + illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

Applicant : BP Oil (Ireland) Ltd. BP House

App. Type : PERMISSION

Date Recd : 19th August 1991

Your application in relation to the above was submitted with a fee of 100.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 496.25 .

I should be obliged if you would submit the balance of 396.25 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

[Signature]

for PRINCIPAL OFFICER

Eugene Spillane & Associates,
9 Morehampton Road,
Donnybrook,
Dublin 4

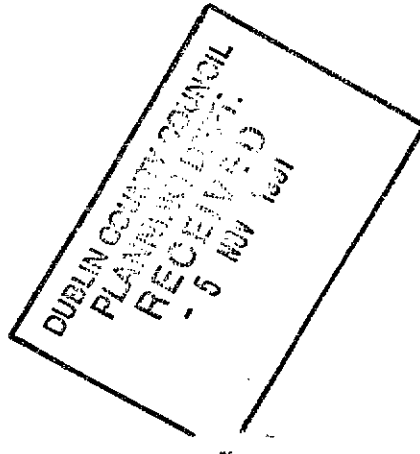
Key

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

31st October 1991

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



ATTENTION : MR. R. CREMINS

Dear Sirs,

RE : FAIRLANE SERVICE STATION, GREENHILLS ROAD, TALLAGHT.
YOUR REF : 91A/1369

Further to our meeting of the 22nd October 1991, I enclose for your attention details of proposed new signage and B.P. Corporate identity. It is proposed that a "Level 2" standard will be applied to this site.

Should you require any additional information we would be pleased to hear from you.

Yours faithfully,

P.P. M. Lynamley
EUGENE SPILLANE & ASSOCIATES

91A/1369
L.O.O.1
msl A.1

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

30th October, 1991

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

LOCATION:	<u>Fairlane Service Station, Greenhills Road, Tallaght</u>
PROPOSED DEVELOPMENT:	<u>New Service Station and Ancillary Services</u>
APPLICANT:	<u>BP Oil (Irl.) Ltd.</u>
PLANNING REG. REF.:	<u>91A/1369</u>
DATE OF RECEIPT OF SUBMISSION:	<u>22nd October, 1991</u>

A Chara,

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

Building Bye-Law Approval

Mise, -lc meas

A. Smith

PRINCIPAL OFFICER

Eugene Spillane & Associates,
18 Fitzwilliam Square,
Dublin 2



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 Fairlane Service Station
(If none, give description
sufficient to identify) Greenhills Road, Tallaght, Dublin 24.

3. Name of applicant (Principal not Agent) BP Oil (Irl) Limited
Address BP House, Setanta Place, Dublin 2. Tel. No. 775131

4. Name and address of Eugene Spillane & Associates, 18 Fitzwilliam Square, Dublin 2.
person or firm responsible
for preparation of drawings Tel. No. 762033

5. Name and address to which Eugene Spillane & Associates, 18 Fitzwilliam Square, Dublin 2.
notifications should be sent

6. Brief description of
proposed development Proposed new Service Station and ancillary Services.

7. Method of drainage D.C.C. 8. Source of Water Supply D.D.C.

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor Service Station
or use when last used.
(b) Proposed use of each floor Service Station

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 2068 sq. m Sq. m.
(b) Floor area of proposed development 95.04 sq. m Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

BYE LAW APPLICATION

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

REG. NO. N SDUT 18/10/91

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
..... In so far as they affect the development

£532.50

15.List of documents enclosed with cheque, cover letter, + 2no. copies of the following
application. documentation: Specification, location map, drg. nos 89.35.10c/
11c/12c/13c/SK1A/+ STR DRGs. 9149-01/02/03/04+2 sets calculation sheets

16.Gross floor space of proposed development (See back) 95 sq. m Sq. m.
No of dwellings proposed (if any) N/A

Class(es) of Development Class E
Fee Payable £. 532.50 Basis of Calculation Building Bye-Law application, Class E, petrol
If a reduced fee is tendered details of previous relevant payment should be given filling station = £ 200.00
canopy and pumps = £ 332.50

Signature of Applicant (or his Agent) Eugene Spillane Date 18 October 1991

Application Type
Register Reference
Amount Received £
Receipt No
Date

FOR OFFICE USE ONLY
918/1369
3-44.0.4
882

RECEIVED
22OCT1991
REG. SEC.

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 trialhole 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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

16/49 UPPER O'CONNELL STREET, DUBLIN 1.

LAW APPLICATION

REC No N 50417

£ 500 00

Conceded R & da

Received this 22nd day of October 19...

from Eugene Spillane, 18 Fitzwilliam Square, D 2

the sum of two hundred and thirty four Pounds

fifty Pence being

by law application at Colerhills Rd

Stephen Deane Cashier

S. CAREY Principal Officer

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

18th October 1991

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

Dear Sirs,

RE : Fairlane Service Station, Greenhills Road, Tallaght D.24

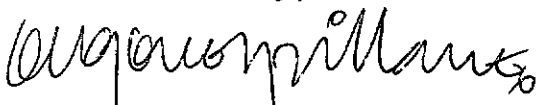
We enclose herewith our application for Building Bye-Law Approval in relation to the construction of new service station and ancillary services at the above premises.

We enclose our cheque in the amount of £ 532.50 being the relevant fee in this regard :

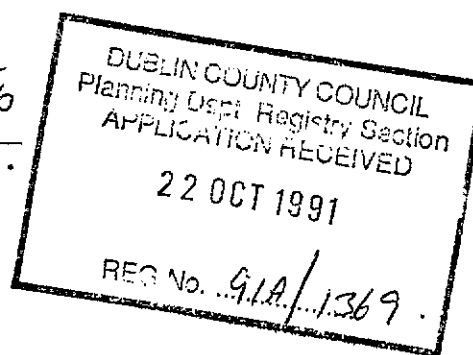
- (i) Building 95 sq m x £ 3.50 sq m = £ 332.50
- (ii) Canopy and Pumps = £ 200.00

We trust you have sufficient information to grant Building Bye-Law Approval for this development but should you require additional information for this development we would be pleased to hear from you.

Yours faithfully,



EUGENE SPILLANE & ASSOCIATES.



Encl./

e.p.spillane dip.arch. m.r.i.a.i.

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

18th October 1991

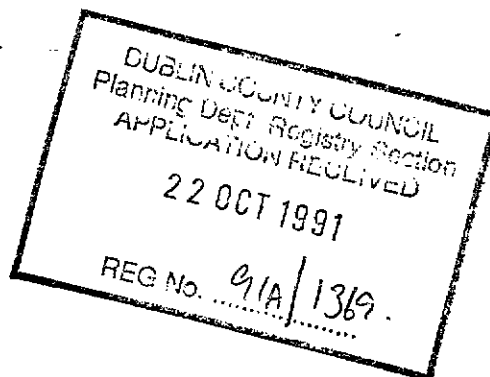
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Dear Sirs,

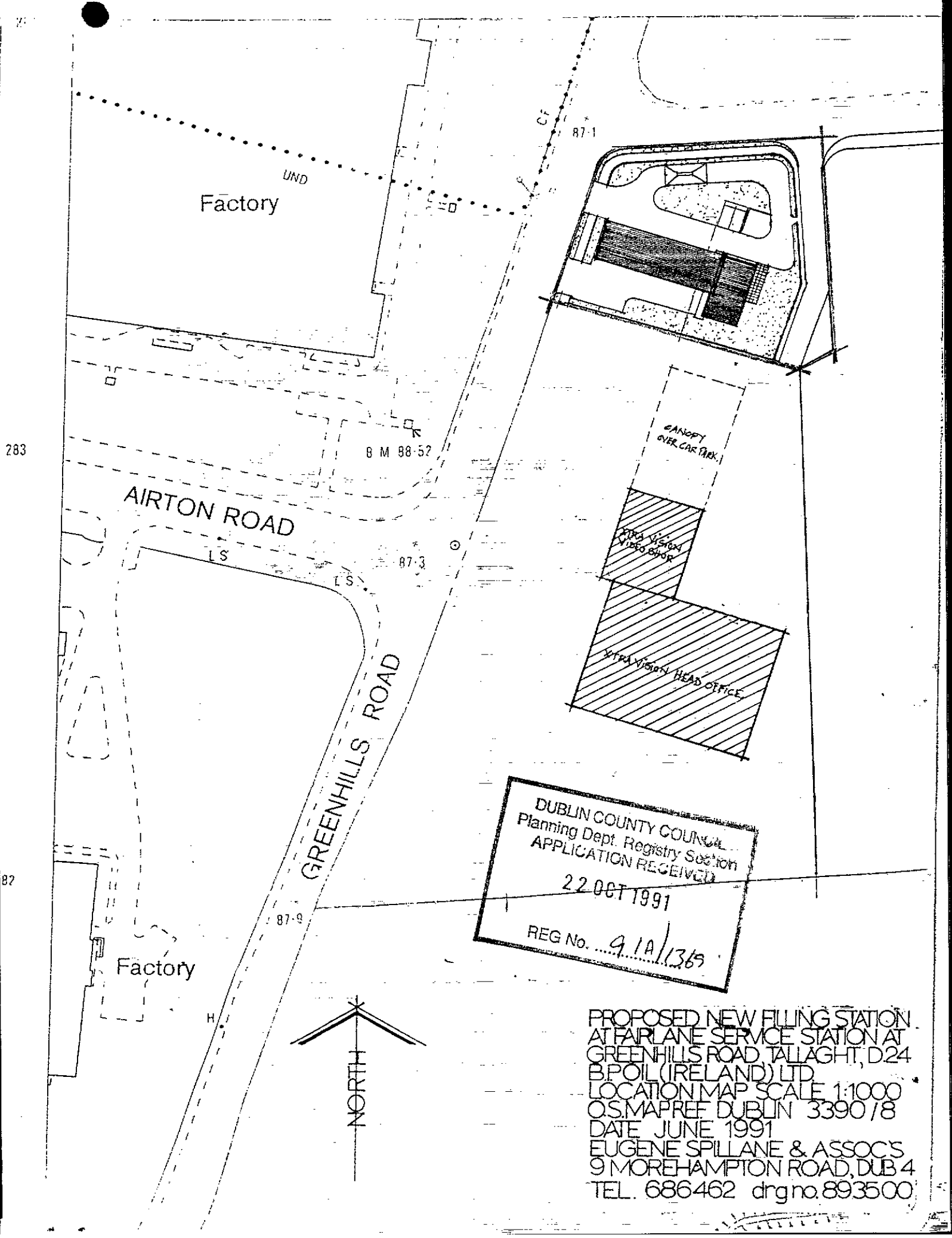
RE : Draft Building Regulations - Proposed Fairlane Service
Station, Greenhills Road, Tallaght, Dublin 24.

It is the practice of this office to take account of the Draft Building Regulations as issued by the Minister for the Environment in the design of buildings but this is not to be interpreted as a guarantee that the provision of the Draft Building Regulations have been implemented in full or in any particular respect in this proposal.

EUGENE SPILLANE & ASSOCIATES.

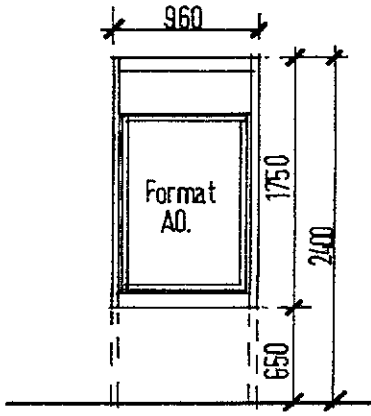


e.spillane dip.arch. m.r.i.a.i.



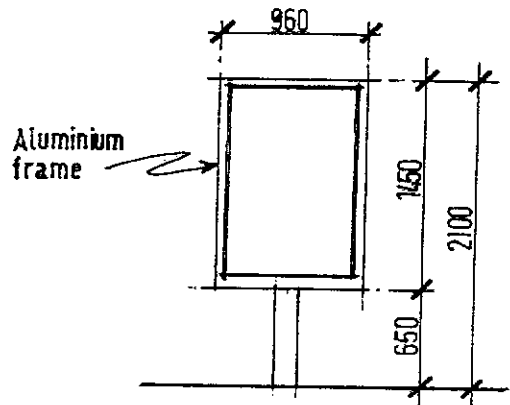
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 22 OCT 1991
 REG No. 9.1A/1365

PROPOSED NEW FILLING STATION
 AT FAIRLANE SERVICE STATION AT
 GREENHILLS ROAD, TALLAGHT, D24
 BPOIL (IRELAND) LTD
 LOCATION MAP SCALE 1:1000
 OSMAPREF DUBLIN 3390/8
 DATE JUNE 1991
 EUGENE SPILLANE & ASSOC'S
 9 MOREHAMPTON ROAD, DUB 4
 TEL. 686462 drg no. 893500



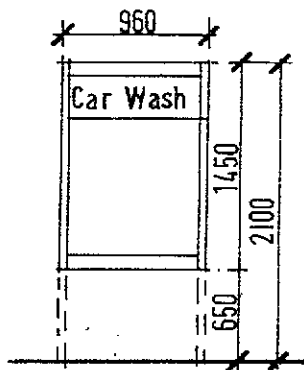
SIGN TYPE N°1.

Clipframe shop exterior illuminated
960 x 1750mm. (lighting 1 x 16W horizontal)



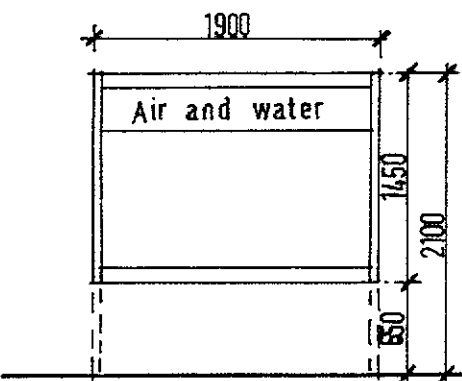
PROMOTIONAL SIGN (double sided.)

(located at site entrance)
lighting 1 x 16W horizontal.



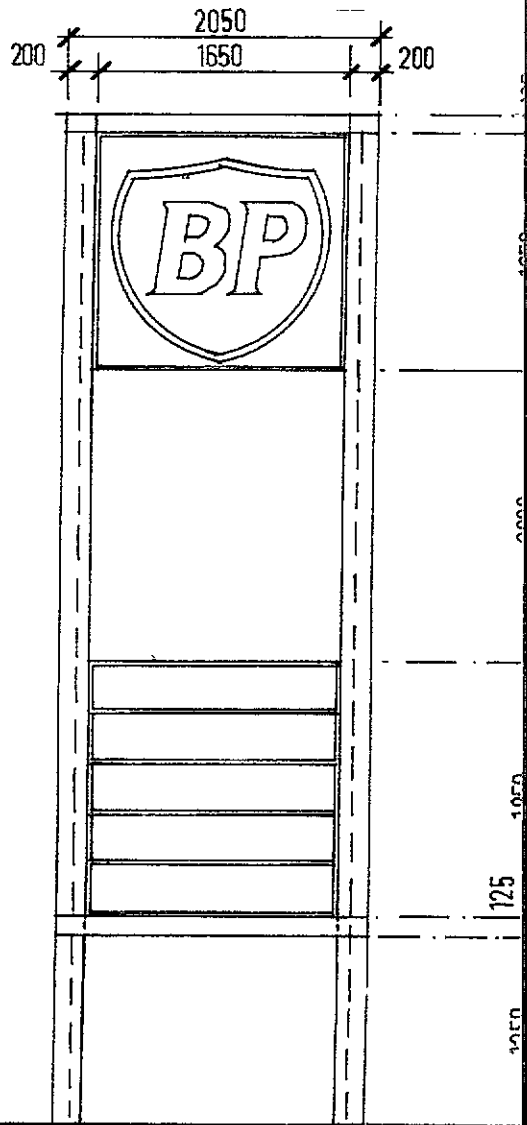
SIGN TYPE N°6

Car Wash instructional sign illuminated
960 x 1750mm (lighting 1 x 16W horizontal)



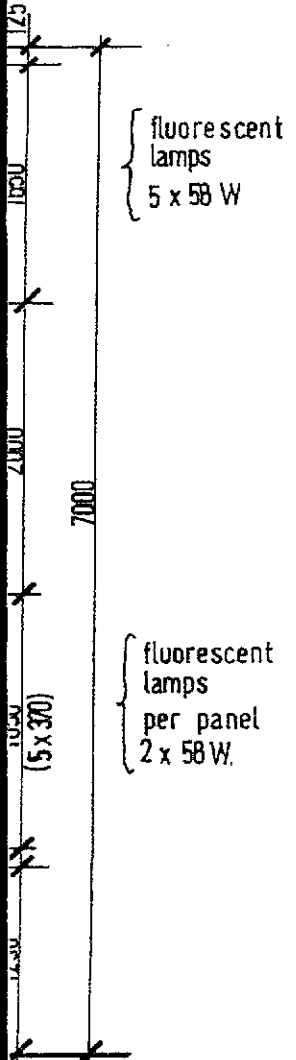
SIGN TYPE N°7

Freestanding service bay sign illuminated
1900 x 1450 mm (lighting 2 x 30W horizontal)



GANTRY. (double sided.)

DUBLIN COUNTY COUNCIL
 Planning Dept Registry Section
 APPLICATION RECEIVED
 22 OCT 1991
 REG No. 91A/1369



Revisions		
No.	Description	date.
A.	DOUBLE SIDED SIGNS CALLED UP	AUG '91
<p>EUGENE SPILLANE & ASSOCIATES 9 MOREHAMPTON ROAD, DONNYBROOK, DUBLIN 4. TEL. 686462.</p>		
<p>Job. PROPOSED NEW FILLING STATION AT FAIRLANE SERVICE STATION GREENHILLS ROAD, TALLAGHT DUBLIN 24.</p>		
<p>Title. SIGNAGE DETAILS.</p>		
<p>Client. B.P. OIL (IRELAND) LTD.</p>		
<p>Drawn By.</p>		<p>Date. AUGUST 1991</p>
<p>Checked.</p>		<p>Scale. 1:50</p>
<p>JOB N^o 89 35</p>	<p>DWG. N^o SK 1.</p>	<p>REV. N^o A</p>

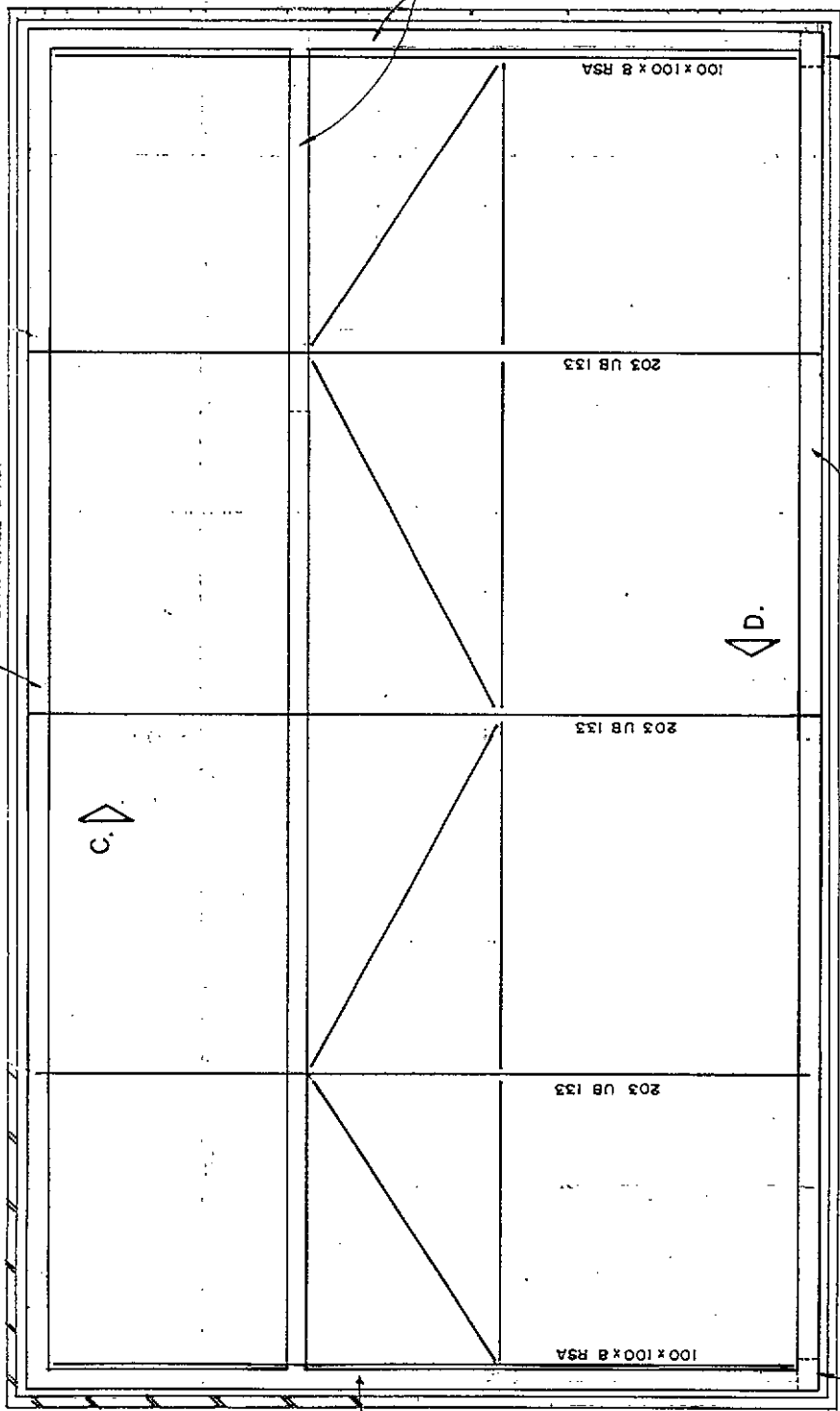
Donnelly Troy
& Associates,
Structural/
Civil Engineers

CONTRACT B.P. GREEN HILLS ROAD TAUGHT.		JOB REF. 9149.	
PART OF STRUCTURE INTRODUCTION		CALC. SHEET NO. 1.	
DRAWING REF.	CALCULATIONS BY MD	CHECKED BY	DATE OCT 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>INTRODUCTION</u></p> <p><u>ARCHITECT</u> - <u>EUGENE SQUARE ASSC</u> <u>18 FITZWILLIAM SQ</u> <u>DUBLIN 2.</u></p> <p>IT IS INTENDED TO PROVIDE A NEW PETROL FILLING STATION AND CAR SPRAYING UNIT AT GREEN HILLS ROAD TAUGHT FOR B.P. IRELAND.</p> <p>A RETAIL SERVICE SHOP AND CUSTOMER SERVICE UNIT WILL BE PROVIDED. THE STRUCTURAL DETAILS FOR THE PROPOSED BUILDING ARE OBTAINED ON DRAWINGS 9149/01 02 AND 03. THE CALCULATION SHEETS FOLLOW.</p> <p>A CANOPY WILL BE PROVIDED OVER THE PETROL DISPENSING AREA. THE CANOPY WILL BE DESIGNED AND DETAILED BY CANOPY SPECIALISTS. THE FOUNDATIONS FOR THE CANOPY STATIONS WILL BE DESIGNED WHEN THE CANOPY INFORMATION COMES TO HAND.</p> <p>DESIGN :- <u>STEEL</u> STEEL TO BS 449 <u>CONCRETE</u> TO BS 8110.</p> <p>MATERIALS :- <u>STRUCTURAL STEEL</u> GRADE 43 <u>CONCRETE</u> $f_{cu} = 25 \text{ N/mm}^2$ <u>REINFORCEMENT</u> $f_y = 460 \text{ N/mm}^2$ $f_{yv} = 250 \text{ N/mm}^2$</p> <p>LOADING :- BS 6399 & CPB CHAPTER V PART 2</p>	

CALL SHEET NO
9119 / 2.

12200



225 x 215 CONC. U BLOCK WALL BAND

100 x 100 x 8 RSA

203 UB 133

203 UB 133

203 UB 133

100 x 100 x 8 RSA

225 x 215 CONC. U BLOCK WALL BAND

A.

300 x 215 R.C. COLUMN UNDER

R.C. BAND 215 W. x 825 Dr.

B.

300 x 215 R.C. COLUMN UNDER
ROOF - PLAN 1/50

METAL DECKING ROOFING

100 x 100 RSA BOLTED TO WALL

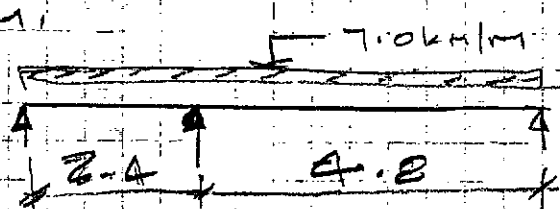
100 100 215

4800

A.

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CONTRACT BP. GREENHILLS ROAD TALLAHASSEE - RETAIL SHOP		JOB REF. 9149.	
PART OF STRUCTURE ROOF		CALC. SHEET NO. 3.	
DRAWING REF.	CALCULATIONS BY ND	CHECKED BY	DATE OCT 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>ROOF TO RETAIL SHOP.</u></p> <p>1. LOADING - FEET INSULATION METAL DECK SECURITY MESH STRUCT STEEL CEILING. -- 1.25 kN/m²</p> <p>LIVE -- 0.75 kN/m²</p> <hr/> <p>2.0 kN/m²</p> <p>ROOF BEAMS AT 2.3 m C/S</p> <p>LOADING PER BEAM = 3.3 x 2. = 6.6 kN/m</p> <p>SPAN = 4.8 m</p>  <p>B.M. = $\frac{7 \times 4.8^2}{8} = 20.16 \text{ kNm}$</p> <p>TRYP 203 x 133 UB 25 kN/m</p> <p>$\frac{M}{I_y} = \frac{480 \times 1548 D}{3.10 T} = 26.0$ FROM TABLES PBC = 99.5</p> <p>$Z = \frac{20.16 \times 10^3}{99.5} = 202.6$</p> <p>Z OF 203 x 133 x 25 = 231.9 cm³</p>	

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CONTRACT BP GREENHILLS ROAD TAUGHT - RETAIN SHOP.		JOB REF. 9147	
PART OF STRUCTURE ROOF		CALC. SHEET NO. 4	
DRAWING REF.	CALCULATIONS BY M.D.	CHECKED BY	DATE OCT 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p>CHECK DEFLECTION</p> $j = \frac{5}{384} \times \frac{(7 \times 4.8)^4 \times (4.8)^3 \times 10^{12}}{210 \times 2356 \times 10^9}$ <p>= 9.78 mm.</p> $j_{allow} = \frac{SPAN}{360} = \frac{4800}{360}$ <p>= 13.3 mm > 9.78.</p> <p>∴ USE 203 X 133 UB X 25 kg/m.</p>	
	<p>STABILITY</p> <p>THE CRITICAL CONDITION IS WHEN WIND LOAD ACTS UPON THE REAR OF THE RETAIL SHOP. AS THE REAR WALL IS 13.2 M LONG AND APP. APPROXIMATELY 4.4 METRES HIGH. WITHOUT INTERNAL SUPPORTS THE WALL PANEL WILL SPAN VERTICALLY. THE HORIZONTAL LOADS AT ROOF LEVEL WILL BE TAKEN THROUGH A ROOF BAND AND THE ROOF BEAMS INTO A WIND GIRDER (SEE ROOF PLAN) WHICH IN TURN TRANSFERS THE LOADS INTO THE GABLE WALLS TO ACT AS SHEAR WALLS.</p>	

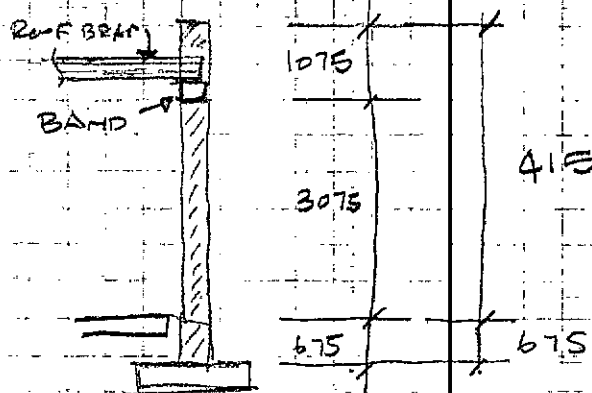
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CONTRACT BP GIBBONS ROAD TAUGHT - RETAIL SHOP		JOB REF. 9149.
PART OF STRUCTURE WIND		CALC. SHEET NO. 5
DRAWING REF.	CALCULATIONS BY MD	CHECKED BY
		DATE OCT. 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>WIND LOAD.</u></p> <p>WIND SPEED $V = 46 \text{ m/sec}$</p> <p>$V_s = V S_1 S_2 S_3$</p> <p>$S_1 = 1.0$</p> <p>$S_3 = 1.0$</p> <p>$S_2 = 0.65$</p> <p>$\therefore V_s = 46 \times 0.65$ $= 29.9 \text{ m/s}$</p> <p>Dynamic Pressure $q = k V_s^2$</p> <p>$= 0.613 \times 29.9^2 \times 10^{-3}$</p> <p>$= 548 \text{ kN/m}^2$</p> <p>$F = (C_{pe} - C_{pi}) q$</p> <p>TABLE 7</p> <p>$\frac{h}{z} = \frac{4.5}{7.8} = \frac{1}{1.7} = 0.576$</p> <p>$\frac{L}{z} = \frac{10}{7.8} = 1.29$</p> <p>$C_{pe} = +0.7$ Take C_{pe} as (-0.3)</p> <p>$F = (C_{pe} - C_{pi}) q = +0.7 - (-0.3) \times 548$</p> <p>$= (1) \times 548$</p> <p>$F = 548 \text{ kN/m}^2$ SAY 0.55 kN/m^2</p>	<p>GROUND ROUGHNESS 3</p> <p>CLASS. B. (NOT GREATER THAN 50 M)</p> <p>$h = 4.5 \text{ m} < 50.0$</p> <p>FROM TABLE 3</p> <p>$S_2 = 0.65$</p>

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CONTRACT B.P. GREENHUS ROAD TAUNGAN T.		JOB REF. 9149.	
PART OF STRUCTURE REAR WALL.		CALC. SHEET NO. 6.	
DRAWING REF.	CALCULATIONS BY MD	CHECKED BY	DATE AUG 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p>WALL PANEL —</p> <p>LENGTH 13.2 HEIGHT = 4.150</p> <p>BY INSPECTION WALL WILL SPAN VERTICALLY</p> <p>HEIGHT = 3075 - 675 = 3800.</p> <p>OUT. LOAD = 0.55 x 1.2 = 0.66 kN/m².</p> <p>BM = $\frac{.66 \times 3.8^2}{8} = 1.19 \text{ kNm / m of wall}$</p> <p>DESIGN M. OF R. = $\frac{f_k \times Z}{\gamma_m}$</p> <p>TRIMPLE LEAF Table 3 - MORTAR DESIGNATION (ii)</p> <p>BAWEG PARALLEL TO BED JOINTS</p> <p>$f_k = .25 \text{ N/mm}^2$ $\gamma_m = 3.5$</p> <p>$Z = \frac{1.0 \times .25^2}{6} = .0077 \text{ m}^3$</p> <p>DESIGN M OR = $\frac{.25 \times .0077 \times 10^6}{3.5 \times 10^3} = .55 \text{ kNm}$</p>	

CONTRACT BP CARRANUS ROAD TANAGERNT.		JOB REF. 9109	
PART OF STRUCTURE BRICK WALL		CALC. SHEET NO. 7	
DRAWING REF.	CALCULATIONS BY MD	CHECKED BY	DATE OCT 91

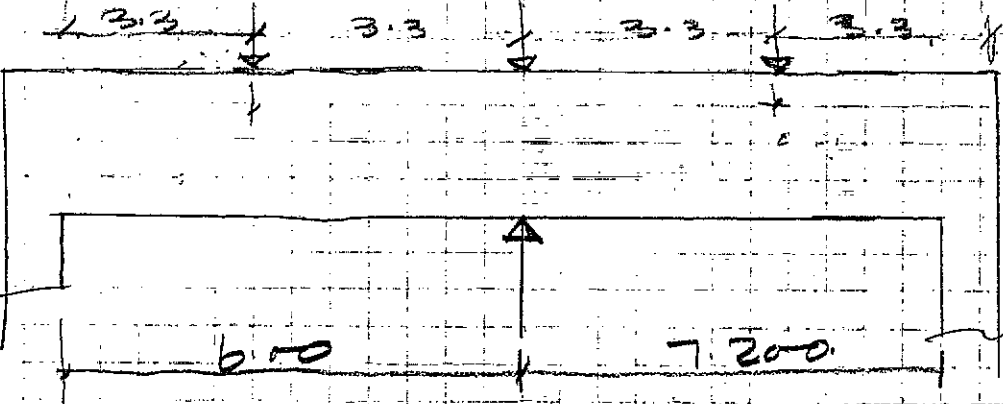
MEMBERS REF.	CALCULATIONS	OUTPUT
	<p>OUTER LEAF</p> <p>100mm BRICK</p> <p>fksc // to BRICK JOINT = 0.4 N/mm²</p> <p>(7-12% ABSORPTION)</p> <p>TAKE γ_m FOR BRICK AS 2.5</p> <p>Z OF 100 BRICK LEAF = 0.0017 m³</p> <p>M_{BR} = $\frac{.4 \times .0017 \times 10^6}{2.5 \times 10^3}$</p> <p>= .272</p> <p>COMBINED M. OF R = .55 + .27</p> <p>= .82 kNm</p> <p>BASE OF WALL FIXED : MOMENT OCCURS AT WALL BASE</p> <p>INCREASE FLEXURAL STRENGTH BY STRESS DUE TO WEIGHT OF WALL.</p> <p>INNER LEAF = $.215 \times 20 \times 4.15 \times 10^3 = 17.85 \text{ kNm}$</p> <p>= .083</p> <p>INCREASE STRESS BY .083.</p> <p>OUTER LEAF = $.100 \times 20 \times 4.15 \times 10^3 = 8.3 \text{ kNm}$</p> <p>INCREASE STRESS BY .083 + 3.5 (γ_m)</p> <p>∴ f_{tk} inner leaf = $\frac{.25}{3.5} + 0.083 = .155$</p> <p>∴ f_{tk} outer leaf = $\frac{.4}{3.5} + 0.083 = .24$</p>	

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CONTRACT		B P. GREENHUS ROAD TOWNHNT - RETAIN STOP		JOB REF.	9149
PART OF STRUCTURE		REAR WALL		CALC. SHEET NO.	8
DRAWING REF.	CALCULATIONS BY	CHECKED BY	DATE OCT 91.		

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p>INCREASING TO CHARACTERISTIC WIND STRENGTH</p> <p>M. O R BECOMES</p> $= 1.55 \times 0.0077 \times 10^3 + 0.269 \times 0.0017 \times 10^3$ $= 1.19 + 0.45$ $= 1.64 \text{ kNm}$ <p>∴ DESIGN MOMENT OF RESISTANCE = 1.64 > APPLIED MOMENT 1.19</p> <p>215 CONC BRICK + 100 BRICK OK.</p> <p>WIND LOAD APPLIED AT ROOF LEVEL</p> $= \frac{4.15 \times 0.55}{2} \times 1.14 \text{ kNm run}$ <p>LOAD TRANSFERRED INTO WIND GIRDER THRO 203 x 135 UB ROOF BEAMS,</p> $= 1.15 \times 3.3 = 3.795 \text{ kNm}$ <p>LOAD AT EACH NOSE = 4 kNm</p> <p>LENGTH OF DIAGONAL = 4.000 m approx</p> <p>76.10 φ CHS x 5. This is good FOR 22 kN IN COMPRESSION WITH $\frac{L}{r} < 180$ BY INSPECTION.</p> <p>USE 76.1 φ x 5 CHS FOR WIND GIRDER.</p>	

CONTRACT BP CARRANMILLS ROAD TANDAGUIT - PATEROS SHOP		JOB REF. 9149	
PART OF STRUCTURE R.C. BEAM.		CALC. SHEET NO. 9.	
DRAWING REF.	CALCULATIONS BY MD.	CHECKED BY	DATE OCT 91

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p>R.C. BEAM TO FRONT WALL</p> <p>BEAM 13.2 METRES LONG SUPPORTED BY 2 CONCRETE COLUMNS AT ENDS, ANTICIRCUMB TUBE AT CENTRE.</p>  <p>LOAD FROM ROOF :- $2.0 \times 2.2 \times 323$ = 15.84 kN</p> <p>SAY - 12.0 DEAD LOAD + 6.0 LIVE</p> <p>BEAM TAKES CANOPY LOAD AT 2 LOCATIONS.</p> <p>SAY $3 \text{ kN/m}^2 \times \frac{8.9}{2} \times 9 = 120 \text{ kN FOR 2 LKS.}$ = 60 kN PER LECT.</p> <p>SAY. 45 kN DEAD + 15 kN LIVE.</p>	

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CONTRACT		B. P. GREEN HILLS ROAD TAUANGHY - RETAIL SHOP		JOB REF.	9149
PART OF STRUCTURE		R.C. BEAM.		CALC. SHEET NO.	10
DRAWING REF.	CALCULATIONS BY	CHECKED BY	DATE		
	MP		001.91.		

MEMBERS REF.	CALCULATIONS	OUTPUT	
		<p>14.0 kN/m RUN D 1.0 kN/m LIVE L.</p> <p>3300 3300 3300 3300</p> <p>2.0 D. 6.0 L.</p> <p>45 kN D 15 kN L.</p> <p>8000 4700</p> <p>250x300 COL.</p> <p>250x300 COL.</p> <p>6000 7200</p> <p>250 825</p> <p>250 300</p> <p>BEAM SECTION</p> <p>COL. SECTION</p>	<p>825</p> <p>3400</p>
	<p>SELF WEIGHT OF BEAM</p> $= 0.825 + 25 + 24 = 4.95 \text{ kN/m}$ <p>Block + BRICK</p> $1.00 + 315 + 24 = 7.56 \text{ kN/m}$ <p>ALLOWING FOR POWER SHUTTER AND ACCIDENTAL ROOF LOAD</p> <p>TAKE 14.00 kN/m RUN DEAD</p> <p>+ 1.00 kN/m LIVE</p> <p>TO COMPUTER ANALYSIS.</p>		

B.P.GREENHILLS ROAD RETAIL SHOP

Made by BT

ROOF BEAM

Date 18-Oct-91

FASCIA BEAM

914901

(1) Checked

AP+ AP102+ BEAMS
Oasys AP+ BEAMS Version 6.1 898110

(c) Oasys Ltd. 1991

NUMBER OF SPANS & END FIXITIES

No. of SPANS..... 2

LEFT HAND END FIXITY....FRAMED

RIGHT HAND END FIXITY....FRAMED

SPAN LENGTHS & DIMENSIONS

Young's Modulus for Beams..... 30.0 kN/mm²

SPAN No	LENGTH m	EI KN.m ²	SECTION TYPE	OVERALL DEPTH mm	WEB WIDTH		DEPTH mm	FLANGE	
					BOTTOM mm	TOP mm		WIDTH mm	E.WIDTH mm
1	6.000	3.509E+05	R	825	250	250			
2	7.200	3.509E+05	R	825	250	250			

COLUMN DIMENSIONS AND STIFFNESS

Young's Modulus for Columns 30.0 kN/mm²

SUPPORT No.	LOWER COLUMN				UPPER COLUMN			
	X mm	Y mm	Le m	K KNm	X mm	Y mm	Le m	K KNm
1	300	250	3.80	1.332E+04	300	250	.00	.000E+00
2	300	250	.00	.000E+00	300	250	.00	.000E+00
3	300	250	3.80	1.332E+04	300	250	.00	.000E+00

B.P. GREENHILLS ROAD RETAIL SHOP

Job No. 9149

ROOF BEAM

Made by BT

FASCIA BEAM

914901

(2) Checked

Date 18-Oct-91

AP+ AP102+ BEAMS

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SPAN LOADING

DU = Dead Udl LU = Live Udl
 DP = Dead Point Load LP = Live Point Load
 DT = Dead Triangular Load LT = Live Triangular load
 DV = Dead Variable Load LV = Live Variable Load

ENTRY No	SPAN No	LOAD TYPE	P, W, WL KN, KN/m	X1 m	W2 kN/m	X2 m
1	1	DU	14.000			
2	2	DU	14.000			
3	1	LU	1.000			
4	2	LU	1.000			
5	1	DP	45.000	.500		
6	1	LP	15.000	.500		
7	1	DP	12.000	3.300		
8	1	LP	6.000	3.300		
9	2	DP	12.000	.600		
10	2	LP	6.000	.600		
11	2	DP	45.000	2.500		
12	2	LP	15.000	2.500		
13	2	DP	12.000	3.900		
14	2	LP	6.000	3.900		

LOAD FACTORS

Dead Load Factor... 1.40
 Live Load Factor... 1.60

LOADCASE PATTERNS

Standard Loadcases to BS8110 Clause 3.2.1.2.2

B.P. GREENHILLS ROAD RETAIL SHOP

Made by BT

ROOF BEAM

Date 18-Oct-91

FASCIA BEAM

914901

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REINFORCEMENT DESIGN - SPAN 1 (Length 6000 mm)

MOMENTS

	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
Design Hogging kNm, X mm	5.85 0	.00 2100	205.01 6000
(Elastic Hogging kNm)	(5.85)	(.00)	(227.79)
Design Sagging kNm, X mm	.35 0	80.80 2100	.00 6000
(Elastic Sagging kNm)	(.35)	(80.80)	(.00)

TOP STEEL

	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
No, Diam, Layers	2 T 16 1	2 T 16 1	4 T 16 1
No/Layer - Max, Min	4 2	4 2	4 2
As, prov (reqd) mm ²	402 (268)	402 (160)	804 (713)
100*As/bh	.19	.19	.39
Effective Depth mm	754	754	754
Governing Criterion	As = Min %	Nominal	Bending

BOTTOM STEEL

	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
No, Diam, Layers	3 T 16 1	2 T 25 1	2 T 16 1
No/Layer - Max, Min	4 2	3 2	4 2
As, prov (reqd) mm ²	603 (490)	981 (274)	402 (294)
100*As/bh	.29	.48	.19
Effective Depth mm	769	769	769
Governing Criterion	Min. % Span As	Bending	Nominal

LINKS

	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
Design Shears kN, X mm	129.81 0		122.77 6000
Legs, Diam, Pitch	2 T 10 300p	2 T 10 300p	2 T 10 300p
V, Vc N/mm ²	.69 .42		.65 .53
Asv Prov (Reqd) mm ² /m	524 (460)	524 (460)	524 (460)
Curtailment mm	< 0 >	2 T 10 300p >	0 >
Governing Criterion	Min Asv/sv	Min Asv/sv	Min Asv/sv

SPAN/DEPTH RATIO

Basic Ratio	26.00	(Table 3.10)
Tension Steel (Table 3.11) Factor	2.00	(M/bd ² .5, Serv.Stress 80)
Comp. Zone Steel (Table 3.12) Factor	1.07	(% Asc .21)
Permissible Span/Depth Ratio	55.4	
Actual Span/Depth Ratio	7.8	< 55.4 O.K.

B.P. GREENHILLS ROAD RETAIL SHOP

Job No. 9149

ROOF BEAM

Made by BT

Date 18-Oct-91

FASCIA BEAM

914901

(4) Checked

AP+ DP102+ BEAMS

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REINFORCEMENT DESIGN - SPAN 2 (Length 7200 mm)

MOMENTS	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
Design Hogging kNm, X mm (Elastic Hogging kNm)	205.01 0 (227.79)	.00 3600 (.00)	14.74 7200 (14.74)
Design Sagging kNm, X mm (Elastic Sagging kNm)	.00 0 (.00)	189.57 3600 (189.56)	.00 7200 (.00)

TOP STEEL	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
No, Diam, Layers	4 T 16 1	2 T 16 1	2 T 16 1
No/Layer - Max, Min	4 2	4 2	4 2
As. prov (reqd) mm ²	804 (715)	402 (160)	402 (268)
100*As/bh	.39	.19	.19
Effective Depth mm	754	754	754
Governing Criterion	Bending	Nominal	As = Min %

BOTTOM STEEL	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
No, Diam, Layers	2 T 16 1	2 T 25 1	3 T 16 1
No/Layer - Max, Min	4 2	3 2	4 2
As. prov (reqd) mm ²	402 (294)	981 (644)	603 (490)
100*As/bh	.19	.48	.29
Effective Depth mm	769	769	769
Governing Criterion	Nominal	Bending	Min. % Span As

LINKS	ADJ LH SUPPORT	SPAN	ADJ RH SUPPORT
Design Shears kN, X mm	199.15 0		97.11 7200
Legs, Diam, Pitch	2 T 10 250p	2 T 10 300p	2 T 10 300p
V, Vc N/mm ²	1.06 .53		.52 .42
Asv Prov (Reqd) mm ² /m	628 (603)	524 (460)	524 (460)
Curtailment mm	< 450 >	2 T 10 300p <	0 >
Governing Criterion		Min Asv/sv	Min Asv/sv

SPAN/DEPTH RATIO

Basic Ratio	26.00	(Table 3.10)
Tension Steel (Table 3.11) Factor	1.65	(M/bd ² 1.3, Serv. Stress 188)
Comp. Zone Steel (Table 3.12) Factor	1.07	(% Asc .21)
Permissible Span/Depth Ratio	45.7	
Actual Span/Depth Ratio	9.4	< 45.7 O.K.

Job No. 9142

B.P. GREENHILLS ROAD RETAIL SHOP

Made by BT

ROOF BEAM

Date 18-Oct-91

FASCIA BEAM

914901

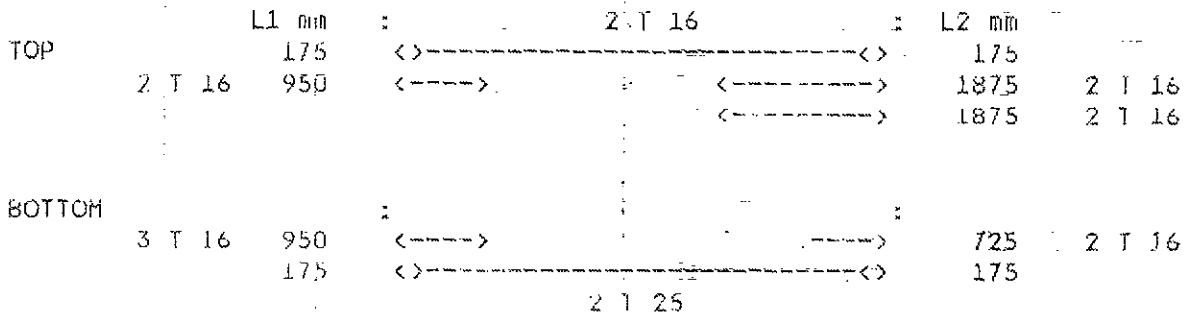
(5) Checked

AP+ DP102+ BEAMS

(c) Oasys Ltd. 1991

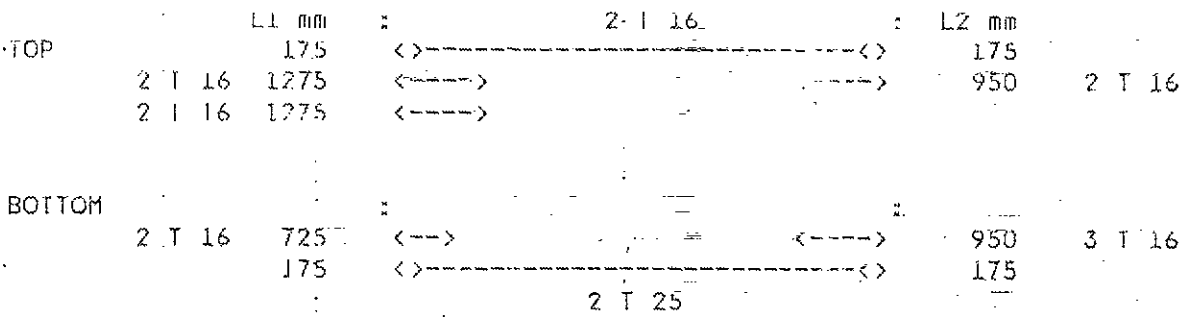
CURTAILMENT SPAN 1 LH SUPPORT

RH SUPPORT

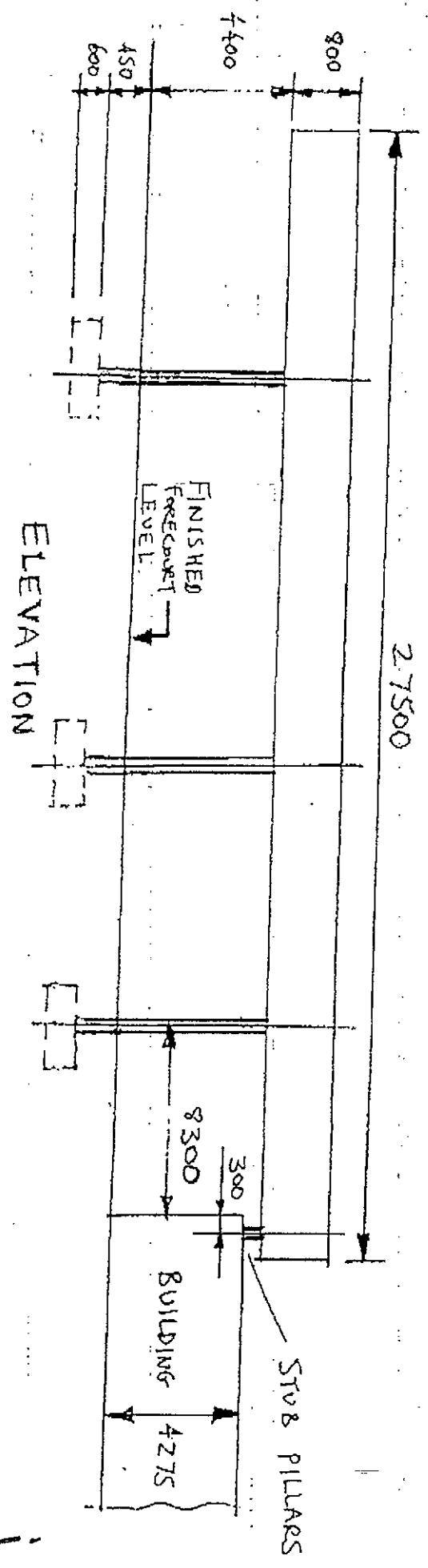
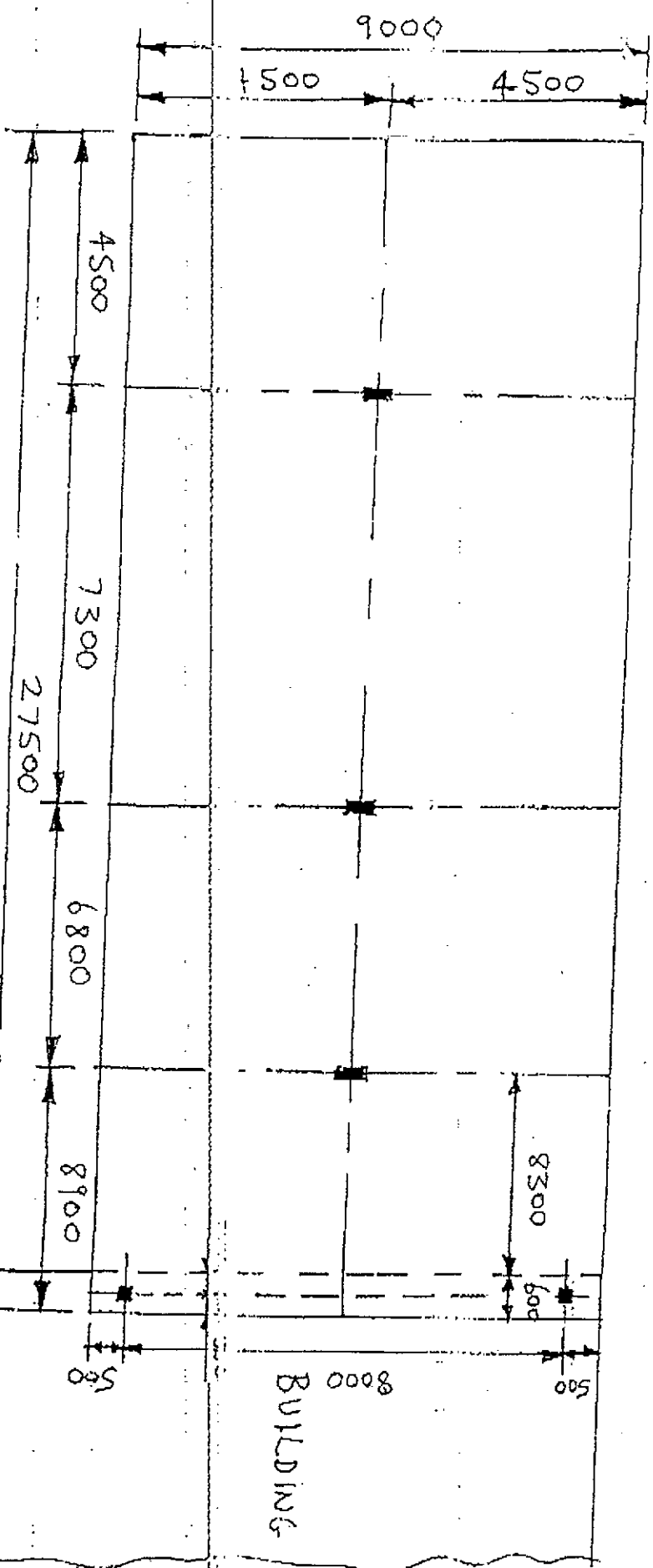


CURTAILMENT SPAN 2 LH SUPPORT

RH SUPPORT



9149-16



PLAN

ELEVATION

BUILDING

BUILDING

STUB PILLARS

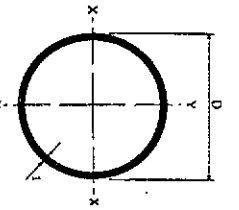
SKETCH BY S.F.L.

Donnelly Troy
& Associates,
Structural/
Civil Engineers

CONTRACT BP. GREENHILLS ROAD RETAIN SHOP.		JOB REF. 9149.	
PART OF STRUCTURE COLUMN.		CALC. SHEET NO. 17	
DRAWING REF.	CALCULATIONS BY MD	CHECKED BY	DATE OCT 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>CENTRAL STEEL POST TO FASCIA BEAM</u></p> <p>FROM COMPUTER SHEET</p> <p>SHEAR AT RIGHT HAND OF SPAN 1 = 122.77 KN.</p> <p>AT LEFT HAND OF SPAN 2. = 199.15</p> <p>TOTAL ULTIMATE SHEAR = 321.92</p> <p>∴ SERVICE SHEAR = 229.9 KN.</p> <p>∴ EFFECTIVE LENGTH OF COLUMN = 3.4 + .85 = 2.89 METRES.</p> <p>SELECTING FROM SAFE LOAD TABLES.</p> <p>114.3 φ x 6.3 CHS IS GOOD FOR 242 KN IN COMPRESSION FOR AN EFFECTIVE LENGTH OF 3.0 METRES.</p> <p>∴ USE 114.3 φ x 6.3 CHS.</p>	

Circular Hollow Sections



$$D/r \leq 180$$

CHS Grade 43C

Maximum Axial Compression in kN for Effective Length in Metres

	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0
21	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2
33	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
38	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
46	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
55	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
50	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
61	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
74	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68
71	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61
87	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
106	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89
91	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64
113	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103
138	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126
118	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112
146	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139	139
180	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171	171
140	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134
174	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168
214	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205
206	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199
282	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273	273
351	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339
350	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341	341
437	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425
547	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532	532
673	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654
426	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417
533	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521
669	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654
826	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807	807
484	485	475	475	482	456	444	427	405	380	350	323	292	262	232	201	177	156	138	123	110
618	606	594	582	562	570	555	534	507	474	440	401	362	322	283	249	219	183	152	135	122
778	762	747	732	702	692	672	649	615	572	534	492	442	395	352	315	284	254	228	205	189
962	943	923	904	885	885	859	825	781	727	686	642	592	542	494	451	418	383	343	308	279
1166	1162	1138	1114	1090	1057	1013	956	888	811	731	653	581	518	462	413	371	335	303	276	252
562	553	543	533	524	524	514	501	484	463	437	408	377	344	313	284	257	233	212	193	176
704	692	680	667	656	656	643	626	605	578	549	518	486	452	420	389	352	319	289	263	240
887	871	856	840	826	826	809	787	760	725	684	636	586	534	485	439	397	352	320	297	271
1097	1078	1059	1040	1022	1022	1001	973	938	894	841	782	718	654	593	536	484	438	398	362	330
1355	1331	1307	1283	1261	1261	1234	1199	1154	1098	1031	966	876	796	720	650	587	531	482	438	400
789	777	765	753	741	741	730	715	698	676	649	617	581	542	501	461	423	387	354	324	298
995	979	964	949	933	933	919	901	878	850	815	775	729	679	627	576	528	483	442	404	371
1233	1214	1194	1175	1156	1156	1138	1115	1086	1050	1007	955	897	834	770	707	647	591	540	494	453
1525	1501	1477	1453	1429	1429	1406	1377	1340	1295	1239	1174	1100	1021	941	862	788	719	657	601	551
1891	1861	1830	1829	1799	1770	1732	1684	1624	1551	1466	1370	1289	1199	1114	1037	967	909	852	809	760
885	873	861	849	837	837	825	813	798	780	758	732	702	667	629	589	548	508	470	434	401
1117	1101	1094	1070	1055	1055	1041	1025	1006	983	955	921	882	838	789	738	687	636	588	543	501
1385	1366	1366	1328	1308	1308	1290	1271	1250	1217	1182	1139	1090	1034	973	909	844	782	722	666	615
1715	1691	1691	1643	1619	1619	1596	1572	1541	1504	1459	1405	1342	1271	1194	1114	1034	952	882	813	750
2165	2134	2104	2073	2042	2014	1982	1942	1893	1834	1783	1733	1681	1631	1589	1547	1490	1438	1385	1333	1285

Outside diameter D mm	Thickness t mm	Mass per metre M kg	Area of section A cm ²	Radius of Gyration r cm	Elastic modulus Z cm ³	Max. Axial Tension KN
213	3.2	1.43	1.82	0.660	0.72	31
269	3.2	1.87	2.38	0.846	1.27	41
337	2.6	1.99	2.54	1.10	1.84	43
337	3.2	2.41	3.07	1.08	2.14	52
40	4.0	2.93	3.73	1.06	2.40	63
42.4	2.6	2.55	3.25	1.41	3.05	55
42.4	3.2	3.09	3.94	1.39	3.59	67
40	4.0	3.79	4.83	1.36	4.24	82
48.3	3.2	3.56	4.53	1.60	4.80	77
48.3	4.0	4.37	5.57	1.57	5.70	95
50	5.0	5.34	6.80	1.54	6.69	116
60.3	3.2	4.51	5.74	2.02	7.76	98
60.3	4.0	5.55	7.07	2.00	9.34	120
50	5.0	6.82	8.69	1.96	11.1	148
76.1	3.2	5.75	7.33	2.50	12.8	125
76.1	4.0	7.11	9.06	2.55	15.5	154
50	5.0	8.77	11.2	2.52	18.6	190
88.9	3.2	6.76	8.62	3.03	17.8	146
88.9	4.0	8.38	10.7	3.00	21.7	181
50	5.0	10.3	13.2	2.97	26.2	224
114.3	3.6	9.83	12.5	3.92	33.6	213
114.3	5.0	13.5	17.2	3.87	45.0	282
6.3	6.3	16.8	21.4	3.82	54.7	360
50	5.0	16.6	21.2	4.77	68.8	449
139.7	6.3	20.7	28.4	4.72	84.3	563
80	8.0	26.0	33.1	4.66	103	693
100	10.0	32.0	40.7	4.60	123	845
168.3	5.0	20.1	25.7	5.78	102	436
168.3	6.3	25.2	32.1	5.73	125	545
80	8.0	31.6	40.3	5.67	154	685
100	10.0	39.0	49.7	5.61	186	845
50	5.0	29.3	29.6	6.67	136	504
6.3	6.3	29.1	37.1	6.63	168	631
193.7	8.0	36.6	46.7	6.57	208	793
12.5	12.5	45.3	57.7	6.50	252	981
12.5	12.5	55.9	71.2	6.42	303	1210
50	5.0	26.4	26.4	7.57	176	572
6.3	6.3	26.4	33.6	7.53	218	716
8.0	8.0	26.4	42.1	7.47	270	902
219.11	10.0	41.6	53.1	7.40	328	1117
12.5	12.5	51.6	63.7	7.32	397	1379
6.3	6.3	37.0	47.1	8.42	274	801
8.0	8.0	46.7	59.4	8.37	340	1010
244.51	10.0	57.8	73.7	8.30	415	1252
12.5	12.5	71.5	91.1	8.21	503	1549
16.0	16.0	90				

Donnelly Troy
& Associates,
Structural/
Civil Engineers

CONTRACT B.P. GREENHILL ROAD, RETAIL SHOP.		JOB REF. 9149.	
PART OF STRUCTURE FOUNDATIONS		CALC. SHEET NO. 19.	
DRAWING REF.	CALCULATIONS BY D	CHECKED BY	DATE OCT. 91.

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>FOUNDATIONS.</u></p> <p>(1) STRIP FOOTINGS.</p> <p>(1) REAR WALL - $.35 \times 20 \times 4.5 = 31.5 \text{ m.}$</p> <p>S.W. FOOTING - $.3 \times 9 \times 24 = 6.48$</p> <p>ROOF - $2 \times 2 = 4.$</p> <p>ACCIDENTAL FLOOR LOAD - $5.$</p> <p style="text-align: right;">46.98 kN.</p> <p>BEARING PRESSURE = $\frac{46.98}{.9} = 52.2 \text{ kN/m}^2.$</p> <p>GROUND SHOULD BE CAPABLE OF A SAFE BEARING PRESSURE IN EXCESS OF $52 \text{ kN/m}^2.$</p>	
	<p>(2) SIMILAR WALL - $.25 \times 20 \times 4.5 = 22.5.$</p> <p>S.W. FOOTING - $.3 \times 6 \times 24 = 4.32$</p> <p>ROOF - $4 \times 2 = 8.$</p> <p>ACCIDENTAL FLOOR LOAD - $5.$</p> <p style="text-align: right;">39.82</p> <p>BEARING PRESSURE = $\frac{39.82}{.6} = 66.36 \text{ kN/m}^2.$</p> <p>GROUND SHOULD BE CAPABLE OF A SAFE BEARING PRESSURE IN EXCESS OF $66.36 \text{ kN/m}^2.$</p>	

Donnelly Troy
& Associates,
Structural/
Civil Engineers

CONTRACT BP. CIPRETHILLS ROAD		JOB REF. 9149
PART OF STRUCTURE DETAIL SHOP		CALC. SHEET NO. 20
DRAWING REF.	CALCULATIONS BY ND.	CHECKED BY
		DATE OCT 91

MEMBERS REF.	CALCULATIONS	OUTPUT
	<p><u>COLUMN FOUNDATIONS</u></p> <p>FROM COMPUTER SHEET DESIGN SHEAR AT L.H. END OF SPAN 1 = 129.81 AT R.H. END OF SPAN 2 = 97.11</p> <p>DESIGN SHEAR FOR CENTRAL POST - CHS = 199.15 + 123.77</p> <p>(a) EXTERNAL COLUMNS</p> <p>SERVICE LOAD ROOF + BEAM = $\frac{129.81}{1.4} = 92.72 \text{ kN}$</p> <p>S.W. COLUMN = $25 \times 3 \times 24 \times 45 = 810 \text{ kN}$</p> <p>S.W. BASE = $1 \times 1 + 24 \times 3 = 72 \text{ kN}$</p> <p>WALL = $5 \times 25 + 4.5 \times 20 = 112.5 \text{ kN}$</p> <p style="text-align: right;">119.27 kN</p> <p>TAKING SAFE BEARING PRESSURE AS 150 kN/m²</p> <p>AREA REQ'D = $\frac{119.27}{150} = 0.8 \text{ m}^2 = 0.9 \text{ m} \times 0.9 \text{ m}$</p> <p>USE 0.9 x 0.9 x 0.3 BASE.</p> <p>(b) CENTRAL POST.</p> <p>SERVICE LOAD ROOF = $\frac{321.97}{1.4} = 230 \text{ kN}$</p> <p>S.W. BASE + ROOF = $\frac{20}{250} \text{ kN}$</p> <p>TAKING SAFE BEARING PRESSURE AS 150 kN/m²</p> <p>AREA REQ'D = $\frac{250}{150} = 1.67 \text{ m}^2 = 1.29 \times 1.29$</p> <p>USE 1.3 x 1.3 x 0.3 SQ BASE.</p>	

Eugene Spillane & Associates,
9, Morehampton Road,
Donnybrook,
Dublin 4.

Reg. Ref. 91A-1369

17 October 1991


Re: Proposed to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght for BP Oil (Ireland) Ltd.

Dear Sir/Madam,

With reference to your planning application received here on 19th August, 1991, in connection with the above, I wish to inform you that:-

In accordance with Section 10(2a) of the Local Government (Planning and Development) Act, 1982, it is not proposed to determine this planning application as the correct prescribed fee in respect of this planning application has not been submitted to the Planning Authority.

Yours faithfully,



for Principal Officer.

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

ADDITIONAL INFORMATION

25 September 1991

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

91A/1369
1.28.0
und W.)

Dear Sirs:

Re: Fairlane Service Station, Greenhills Road, Tallaght.
Reg. Ref. 91A/1369.

This cheque was
not accepted at time
of lodgement because
it was made out
to Dull - Corp
per W. O'Hara.

Further to your correspondence of 27 August 1991, in relation to the proposed site signs at the above we enclose for your attention 4 no. copies of our drg. no. 89.35 SKI Rev. A indicating the double sided signs. We enclose our cheque in the amount of £208.00 being the additional fee required for signage.

In addition, we enclose a further four sets of drawings indicating a minor change to the building from what was originally submitted for planning. I trust that it is in order for us to submit this information as 'additional information' and that we do not have to make a fresh planning application in this case.

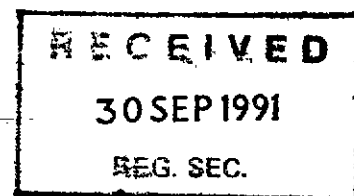
Our application for Building Bye-Law Approval will follow in due course.

Should you require any further information I would be pleased to hear from you.

Yours faithfully,

Eugene Spillane

EUGENE SPILLANE & ASSOCIATES



Encl./

e.spillane dip.arch. m.r.i.a.i.

- 283

- 287

Factory

UND

R7.1

B M 88.52

AIRTON ROAD

LS

LS

GREENHILLS ROAD

R7.9

Factory

H

NORTH

DUBLIN COUNTY COUNCIL
 Planning Dept Registry Section
 APPLICATION RECEIVED
 30 SEP 1991
 REG No. 918/1361

PROPOSED NEW FILLING STATION
 AT FAIRLANE SERVICE STATION AT
 GREENHILLS ROAD, TALLAGHT, D24
 B. POIL (IRELAND) LTD.
 LOCATION MAP SCALE 1:1000
 OS MAP REF DUBLIN 3390/8
 DATE: JUNE 1991
 EUGENE SPILLANE & ASSOC'S
 9 MORE HAMPTON ROAD, DUB 4
 TEL. 686462 drg no. 893500

84

Factory

UND

87-1

CF

283

B M 88-52

AIRTON ROAD

87-3

LS

LS

CANOPY OVER CAR PARK

TYPE 1000
V1000
SWUP

WORKING HEAD OFFICES

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 19 AUG 1991
 REG. No. 91A/1369.

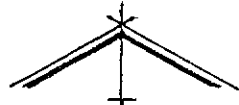
282

GREENHILLS ROAD

87-9

Factory

H



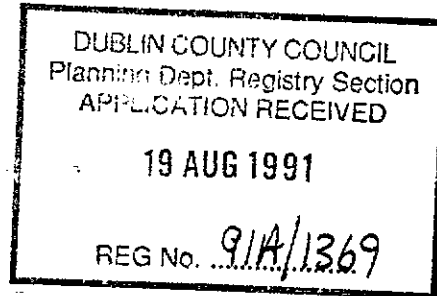
PROPOSED NEW FILLING STATION
 AT FAIRLANE SERVICE STATION AT
 GREENHILLS ROAD, TALLAGHT, D24
 B.P.OIL (IRELAND) LTD.
 LOCATION MAP SCALE 1:1000
 OSMAPREF DUBLIN 3390/8
 DATE JUNE 1991
 EUGENE SPILLANE & ASSOC'S
 9 MORE-HAMPTON ROAD, DUB 4
 TEL. 686462 dng no. 893500.

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

12th August 1991.

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



Attention : Chief Planning Officer.

Dear Sirs,

Re : Fairlane Service Station, Greenhills Road, Tallaght, Dublin 24.

We enclose herewith our application for planning permission in relation to the construction of a new filling station at the above premises. Our cheque in the amount of £100.00 is enclosed with this application being the relevant fee due.

We trust you have sufficient information to grant permission for this development, but should you require additional information we would be pleased to hear from you.

Yours faithfully,

P.P. M. Swarley
EUGENE SPILLANE & ASSOCIATES.

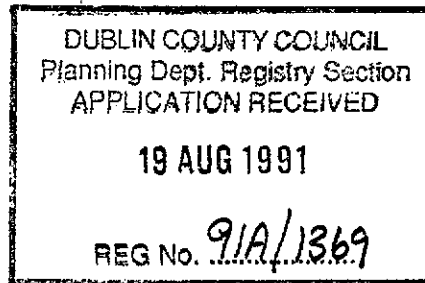
Encl.

EUGENE SPILLANE & ASSOCIATES

architects & interior designers, 9 morehampton road, dublin 4. tel: 686462 telex: 93896.

12th August 1991.

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



Dear Sirs,

Re : Draft Building Regulations - Fairlane Service Station,
Greenhills Road, Tallaght, Dublin 24.

It is the practice of this office to take account of the Draft Building Regulations as issued by the Minister for the Environment in the design of buildings but this is not to be interpreted as a guarantee that the provision of the Draft Building Regulations have been implemented in full or in any particular respect in this proposal.

P.P. M. Swamley

EUGENE SPILLANE & ASSOCIATES.

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/1369

Date : 20th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolish existing service station and construct new
service station + ancillary services, canopy +
illuminated fascia, car wash, gantry sign & site signs

LOCATION : Fairlane Service Station, Greenhills Road

APPLICANT : BP Oil (Ireland) Ltd. BP House

APP. TYPE : PERMISSION

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

Eugene Spillane & Associates,
9 Morehampton Road,
Donnybrook,
Dublin 4



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

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

2. Postal address of site or building Fairlane Service Station
(If none, give description sufficient to identify) Greenhills Road, Tallaght, Dublin 24.

3. Name of applicant (Principal not Agent) B.P. Oil (IRELAND) Ltd.
Address B.P. House, Setanta Place, Dublin 2. Tel. No. 775131

4. Name and address of person or firm responsible for preparation of drawings Eugene Spillane & Associates, 9 Morehampton Road, Donnybrook, Dublin 4. Tel. No. 686462

5. Name and address to which notifications should be sent Eugene Spillane & Associates, 9 Morehampton Road, Donnybrook, Dublin 4.

6. Brief description of proposed development Proposed New Service Station & Ancillary Services.

7. Method of drainage D.C.C. 8. Source of Water Supply D.C.C.

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. Service Station
(b) Proposed use of each floor Service Station

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

11. (a) Area of Site 2068 Sq. m.
(b) Floor area of proposed development 105.25 Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A

DUBLIN 24 - Permission sought from Dublin County Council to demolish existing service station and construct new service station plus ancillary services, canopy plus illuminated fascia, car wash, gantry sign and site signs at Fairlane Service Station, Greenhills Road, Tallaght. BP Oil (Iri) Ltd.

DUBLIN COUNTY COUNCIL
PLANNING
RECEIVED
19 AUG 1991

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:
In so far as they affect the Development.

15. List of documents enclosed with application. Copy of Newspaper Advertisement, Cheque, Cover Letter & 4
No. Copies of the following documentation: Specification, Location Map 89 35 00 & drg. nos. 89 35 10A, 11A, 12A, 13A, SK.1. & drg. no. 91 49 01.

16. Gross floor space of proposed development (See back) 105.25 Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development Class No. 8

Fee Payable £ 100.00 Basis of Calculation Planning Application Class No. 8, Petrol Filling Station = £100.00

Signature of Applicant (or his Agent) Maule Penderley Date 19/08/91

Application Type 91A/1359 FOR OFFICE USE ONLY

Register Reference 91A/1359

Amount Received £ 3.284

Receipt No

Date

E. Herald
17/8/91

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

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

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

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

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	(improvement/alteration)		£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

CASH 1649 UPPER O'CONNELL STREET

acknowledgement that the fee

RECEIVED DUBLIN 1.

incurred is the prescribed application

fee N 47588

£100.00

Received this 20th day of August 1991

from Eugene Spillane,
9 Merchampton Rd,
Donnybrook

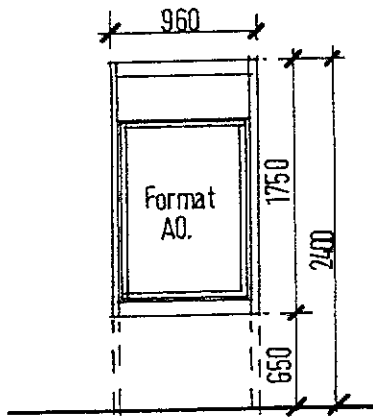
The sum of one hundred Pounds

Pence, being for fee

planning application at Greenhills Rd.

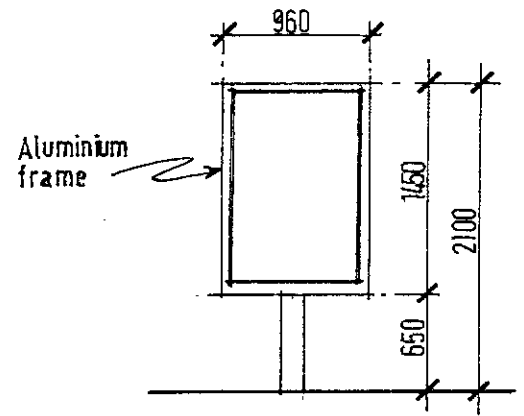
Melanie Deane Cashier

S. CAREY Principal Officer 16/8/91



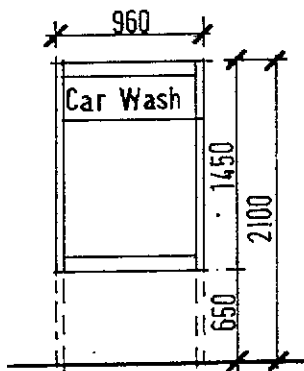
SIGN TYPE N°1.

Clipframe shop exterior illuminated
960 x 1750mm. (lighting 1 x 16W horizontal)



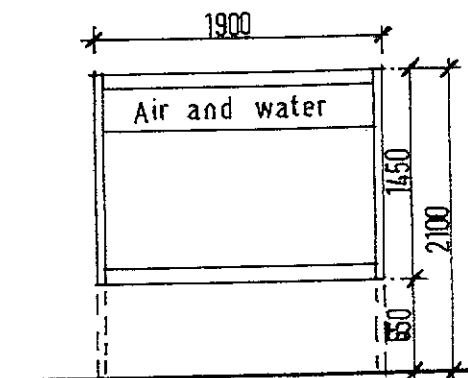
PROMOTIONAL SIGN (double sided.)

(located at site entrance)
lighting 1x16W horizontal.



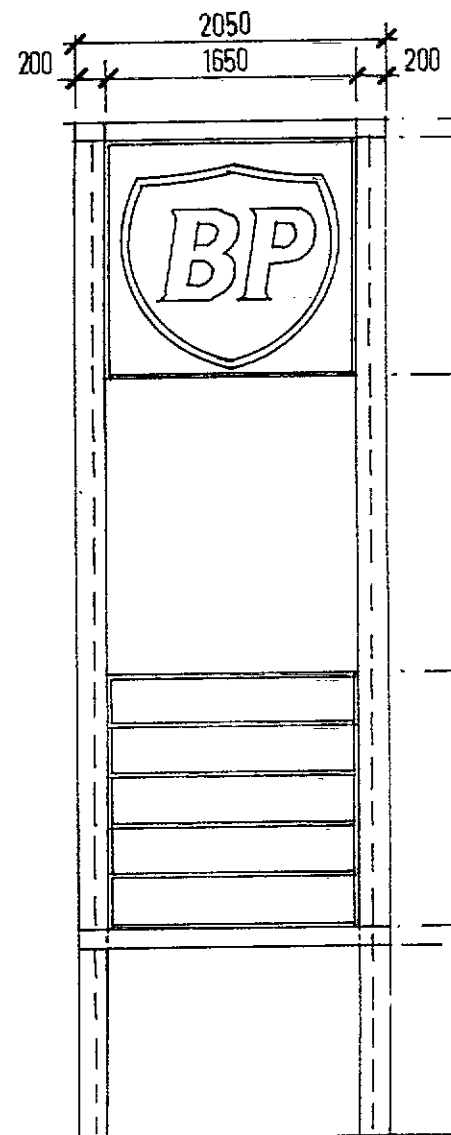
SIGN TYPE N°6

Car Wash instructional sign illuminated
960 x 1750mm (lighting 1 x 16W horizontal)



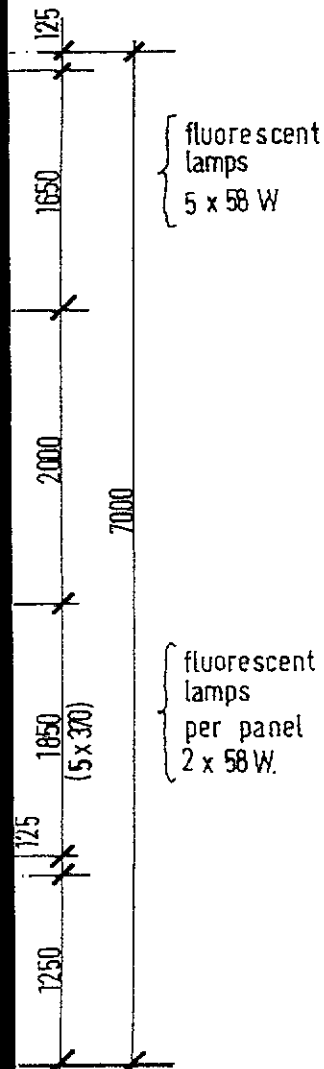
SIGN TYPE N°7

Freestanding service bay sign illuminated
1900 x 1450 mm (lighting 2 x 30W horizontal)

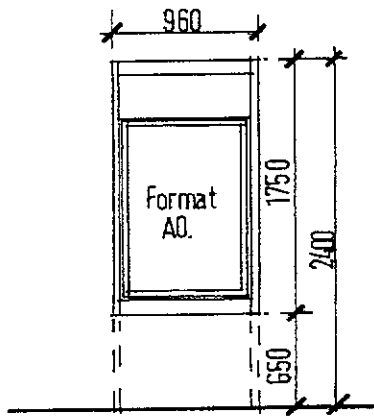


GANTRY. (double sided.)

PLANNING AND BUILDING COUNCIL
 Planning and Building Registry Section
 APPLICATION RECEIVED
 29 SEP 1991
 REG No. 91A/1369.....

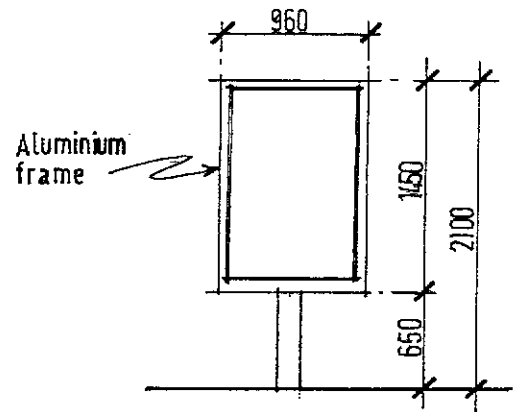


Revisions		
No.	Description	date.
A.	DOUBLE SIDED SIGNS CALLED UP	AUG '91
EUGENE SPILLANE & ASSOCIATES 9 MOREHAMPTON ROAD, DONNYBROOK, DUBLIN 4. TEL. 686462.		
job. PROPOSED NEW FILLING STATION AT FAIRLANE SERVICE STATION GREENHILLS ROAD, TALLAGHT DUBLIN 24.		
Title. SIGNAGE DETAILS.		
Client. B.P. OIL (IRELAND) LTD.		
Drawn By.		Date. AUGUST 1991
Checked.		Scale. 1:50
JOB No. 89 35	DWG. No. SK 1.	REV. No. A



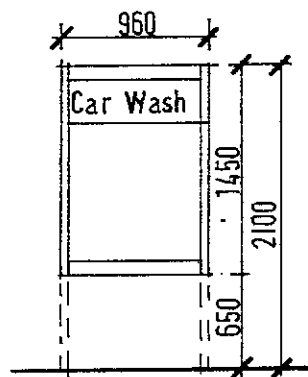
SIGN TYPE N°1

Clipframe shop exterior illuminated
960x 1750mm. (lighting 1x 16W horizontal)



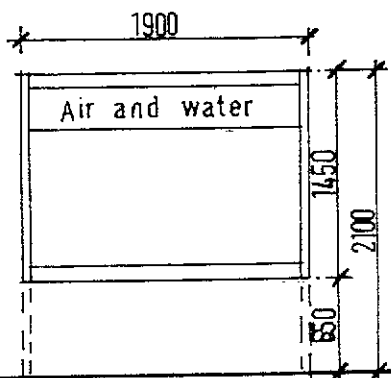
PROMOTIONAL SIGN (double sided.)

(located at site entrance)
lighting 1x16W horizontal.



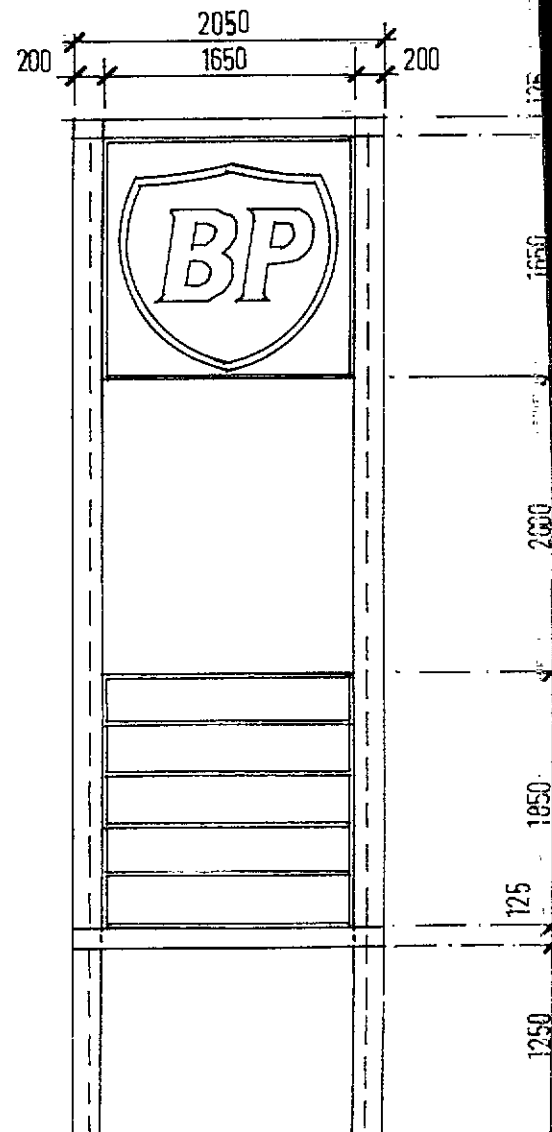
SIGN TYPE N°6

Car Wash instructional sign illuminated
960x 1750mm (lighting 1x 16W horizontal)



SIGN TYPE N°7

Freestanding service bay sign illuminated
1900 x 1450 mm (lighting 2 x 30W horizontal)



GANTRY. (double sided.)

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED

30 SEP 1991

REG No. 910/369

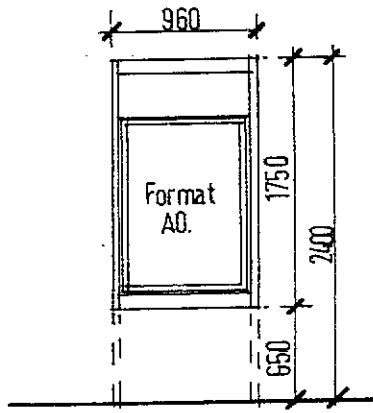
Revisions		
N ^o .	Description	date.
A.	DOUBLE SIDED SIGNS CALLED UP	AUG '91
EUGENE SPILLANE & ASSOCIATES 9 MOREHAMPTON ROAD, DONNYBROOK, DUBLIN 4. TEL. 686462.		
job. PROPOSED NEW FILLING STATION AT FAIRLANE SERVICE STATION GREENHILLS ROAD, TALLAGHT DUBLIN 24.		
Title. SIGNAGE DETAILS.		
Client. B.P. OIL (IRELAND) LTD.		
Drawn By.		Date. AUGUST 1991
Checked.		Scale. 1:50
JOB N ^o 89 35	DWG. N ^o SK 1.	REV. N ^o A

fluorescent lamps
5 x 58 W

7000

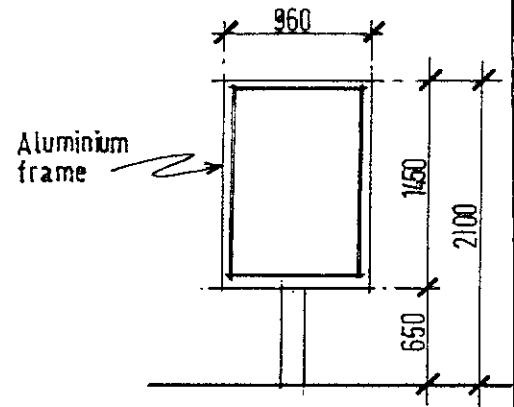
fluorescent lamps
per panel
2 x 58 W.

15 x 300



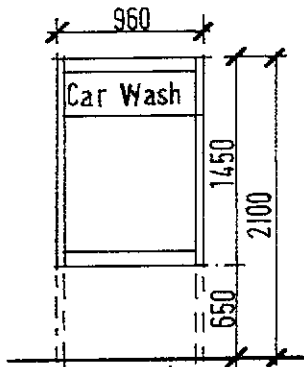
SIGN TYPE N°1

Clipframe shop exterior illuminated
960 x 1750mm. (lighting 1 x 16W horizontal)



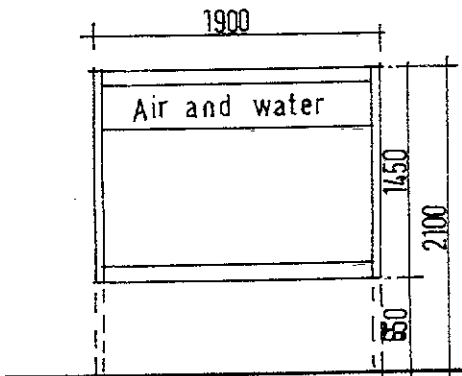
PROMOTIONAL SIGN

(located at site entrance)
lighting 1 x 16W horizontal.



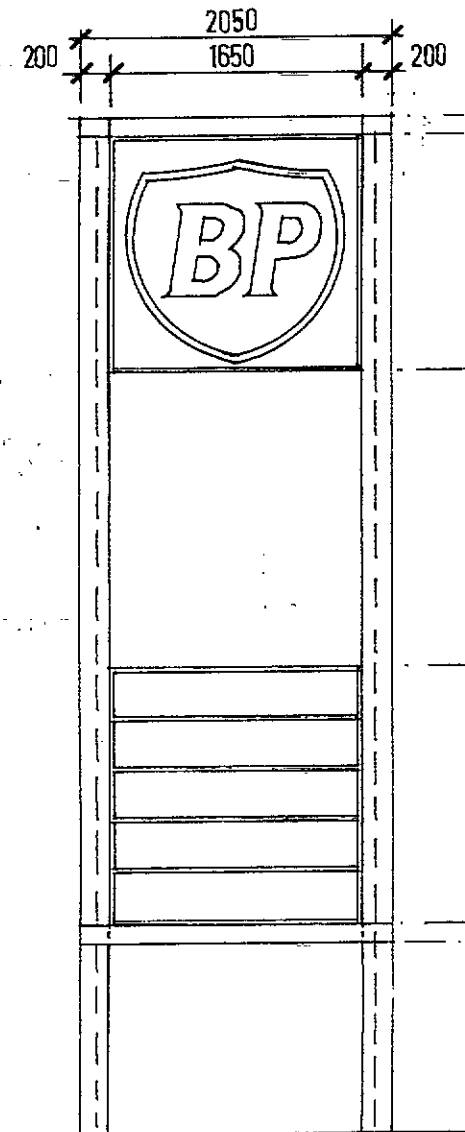
SIGN TYPE N°6

Car Wash instructional sign illuminated
960 x 1750mm (lighting 1 x 16W horizontal)



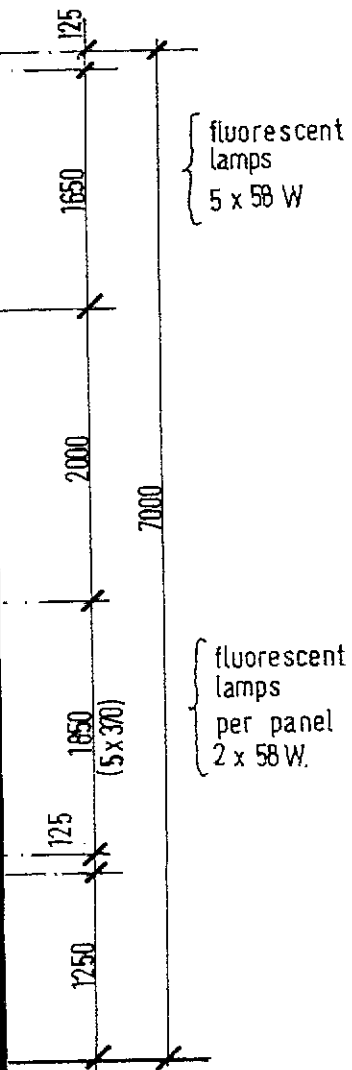
SIGN TYPE N°7

Freestanding service bay sign illuminated
1900 x 1450 mm (lighting 2 x 30W horizontal)



GANTRY.

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 19 AUG 1991
 REG No. 91A/1369



Revisions		
No.	Description	date.
EUGENE SPILLANE & ASSOCIATES 9 MOREHAMPTON ROAD, DONNYBROOK, DUBLIN 4. TEL. 686462.		
job. PROPOSED NEW FILLING STATION AT FAIRLANE SERVICE STATION GREENHILLS ROAD, TALLAGHT DUBLIN 24.		
Title. SIGNAGE DETAILS.		
Client. B.P. OIL (IRELAND) LTD.		
Drawn By.		Date. AUGUST 1991
Checked.		Scale. 1:50
JOB N ^o 89 35	DWG. N ^o SK 1.	REV. N ^o



**A NEW IMAGE FOR
SERVICE STATIONS**

INTRODUCTION

The re-imaging of all BP Oil UK sites will be undertaken over the next two years, to be completed by the end of 1990. BP Associate companies throughout the world will join this programme progressively until all sites worldwide are re-imaged by the end of 1991.

The Company objective is to achieve a worldwide consistency of image through the proper application of visual standards.

Green will become the dominant colour for the BP Group, with yellow being used as an accent, all other colours will be neutral.

The BP shield has been modernised and the BP letters italicised. It is this new mark and a re-emphasis of green which will be carried into the retail network.

The design when applied to retail sites has three basic levels which are illustrated by the "before" and "after" photographs shown in this booklet.

LEVEL 3

This is the top level and will be applied to approximately 350 key sites and motorway service areas. The distinctive feature of it is the "bullnose" treatment of cladding positioned on the approach edges of the canopy. The only illumination of these fascias will be a green neon line and BP letters, as the photographs illustrate.

The lighting design achieves adequate signalisation with minimum environmental intrusion.

Flat cladding of the same material as the bullnose will be attached to other fascias and will compliment this feature. It is important to note that the canopy fascia which runs parallel to the road will not be illuminated.

Another significant feature is the introduction, under the canopy, of internally illuminated pump spreader boxes which will compliment the under canopy lighting. These spreader boxes will be suspended above the pumps and will indicate the grades of fuel dispensed.

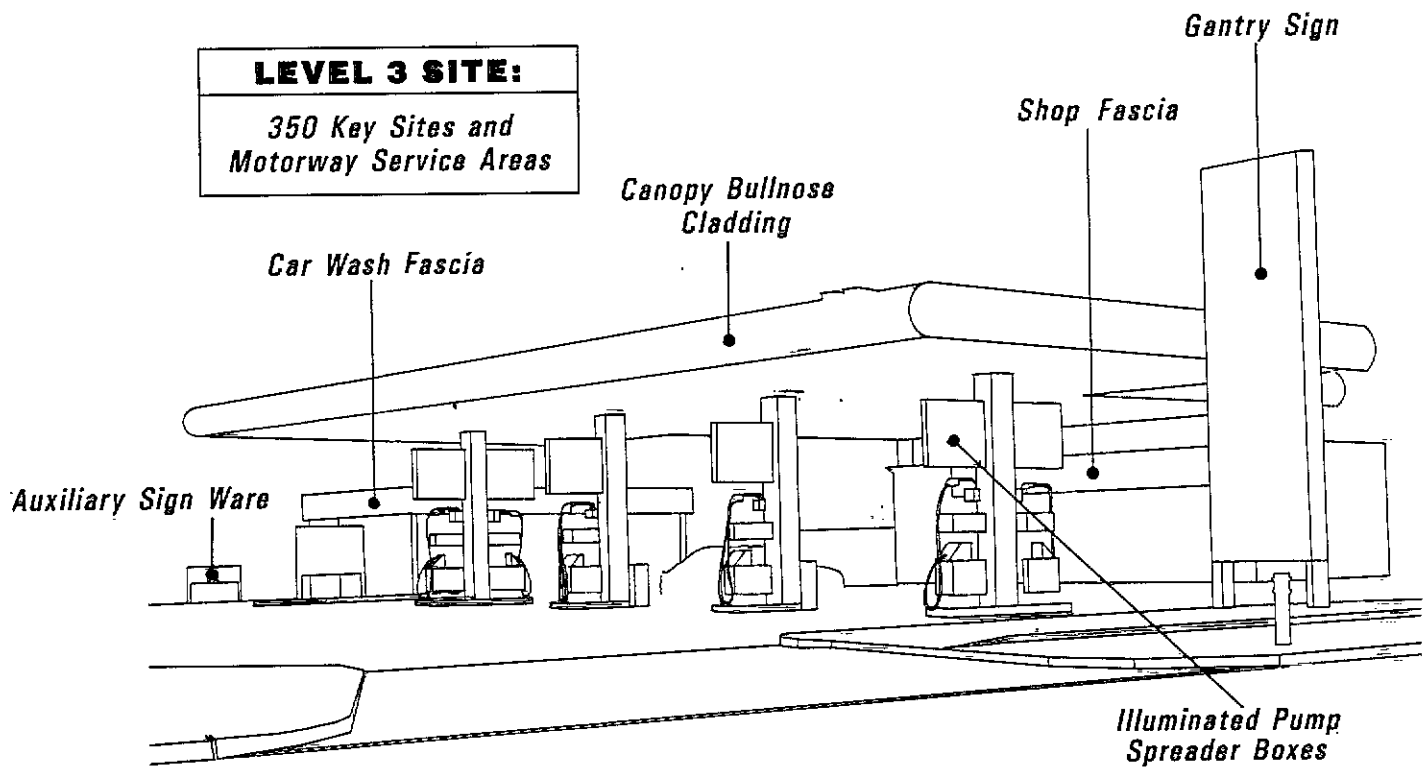
The shopfronts will have fascia illumination, where illumination currently exists. The lettering and single line will be illuminated, this achieves a reduction compared to present lighting levels.

There will be "down lighting" to auxillary signware such as air/water and vacuum points, illuminating the sign text.

Other small scale items such as litter bins, towel dispensers etc. will all be in a neutral colour, to present a coherent overall image.

LEVEL 3 SITE:

*350 Key Sites and
Motorway Service Areas*



91A/1369

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- 5 NOV 1991
Reg. Sec.



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- 5 NOV 1991
Reg. Sec.

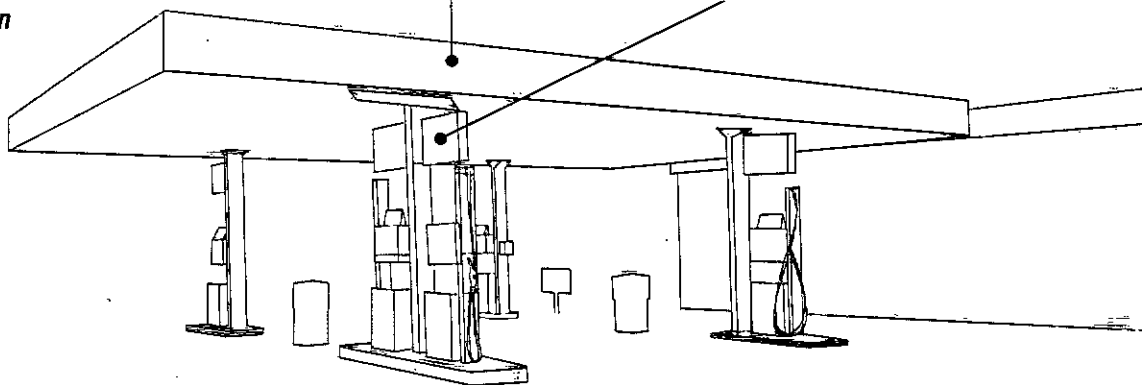


*Refurbished Pole/
Gantry Sign*



*Green Replacement
Flat Cladding*

*Illuminated Pump
Spreader Box*



LEVEL 2 SITE:

600 Sites



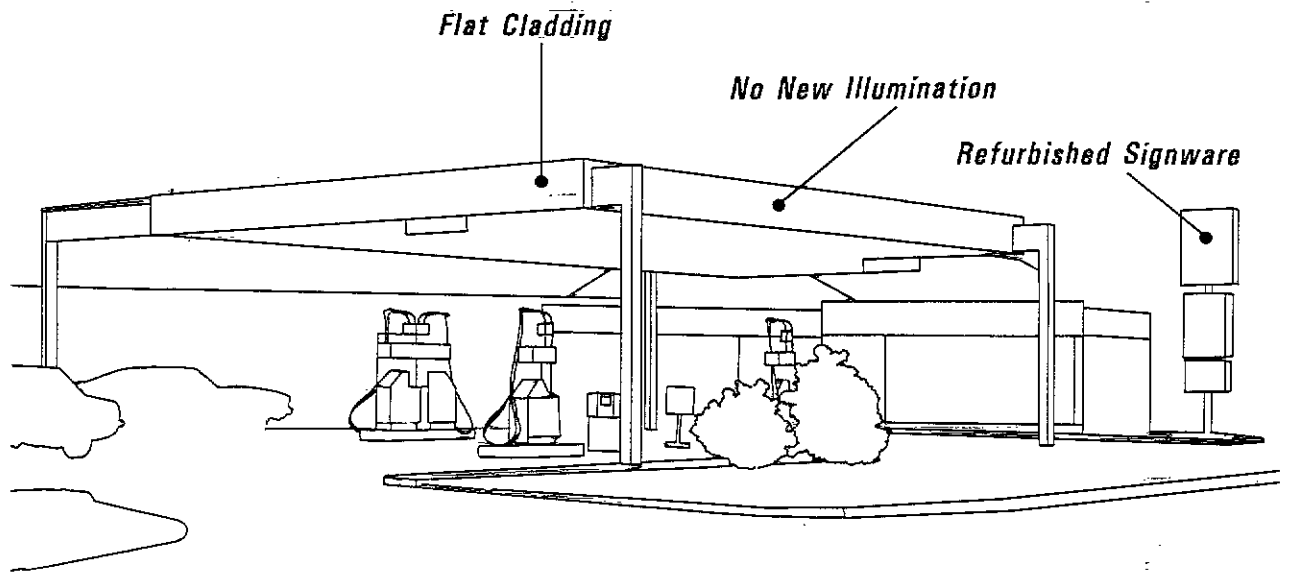


LEVEL 1

This treatment level will be applied to the remaining sites in our network.

The sites will be re-coloured, existing signware will be refurbished and the site will only be illuminated where illumination currently exists.

Again the canopy edge parallel to the road will not be illuminated.



LEVEL 1 SITE:
<i>All Remaining Sites</i>



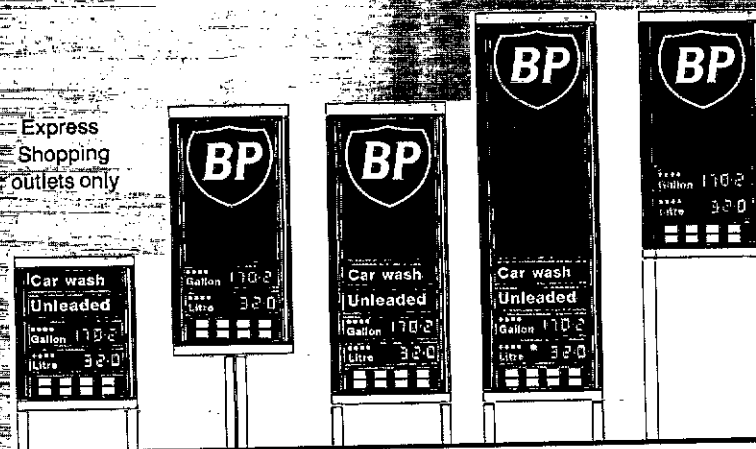


GANTRY/POLE SIGNS

On Level 3 sites a new sign will be erected, as shown on the illustration. This sign is 2.2 metres wide and has height options of 7m, 6m and 5.5 metres.

Level 2 sites will receive a refurbished gantry sign, taken from a Level 3 site and re-panelled, or in some cases the existing pole sign will be re-panelled. The dimensions of the re-imaged sign will be the same or similar to the existing sign.

Level 1 sites, the existing pole sign will be re-panelled.



The new signs are all 2.2 metres wide and range from 3 metres to 7 metres in height.

THE CONTRACTORS

The contractors who will be carrying out the re-imaging all have a long established relationship with BP and are very familiar with working in the filling station environment. The companies concerned will have a strict health and safety code of practice they will be required to adhere to as part of their contract with BP.

The contractors have undergone a period of three weeks training and are contracted to carry out the entire exercise throughout the UK under the direct supervision and control of BP.

SUMMARY

The re-imaging of BP Oil UK sites will be to a coherent overall standard, designed as a complete entity. This standard will be applied to a fine level of detail to include the colour of the litter bins, towel dispensers etc.

This will mean the removal of the range of obtrusive primary colours which have tended to create a confused and cluttered appearance to the forecourt.

The new image will present a consistent, clean and smart appearance using high quality durable materials. The lighting design has been carefully balanced and co-ordinated and in some areas achieves a reduction in illumination levels. In this way, the re-imaged sites will be more environmentally acceptable, a particularly important factor in sensitive locations.

OUTLINE SPECIFICATION OF WORKS
TO BE DONE AND MATERIALS
TO BE USED IN
THE PROPOSED CONSTRUCTION

OF

NEW FILLING STATION

TO

FAIRLANE SERVICE STATION,
GREENHILLS ROAD,
TALLAGHT,
DUBLIN 24.

FOR

BP OIL (IRELAND) LTD.,
BP HOUSE,
SETANTA PLACE,
DUBLIN 2.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

19 AUG 1991

REG No. 911A/1369

EUGENE SPILLANE & ASSOCIATES,
9 MOREHAMPTON ROAD,
DONNYBROOK,
DUBLIN 4.
TEL : 686462

JULY 1991.

SECTION/ELEMENT

EXCAVATION AND EARTHWORK

EXCAVATION AND EARTHWORK

<u>Nature of Ground</u>	The Contractor is to visit the site and satisfy himself as to the nature of the ground and subsoil to be excavated.
<u>Excavation</u>	The excavations shall be made to the depths and dimensions shown on the drawings or as the Architect may direct. Should the dimensions of any excavation exceed those shown on the drawings, or ordered by the Architect, the Contractor shall, at his own expense, fill such extra space with foundation grade concrete as hereafter described. Excavations for foundations in positions adjacent to existing buildings, roads and underground services shall be carried out in such a manner that these buildings, roads and underground services are not endangered or affected at any time by the excavation works. Any obstructions at or below formation level shall be reported to the Architect and shall be dealt with as directed by them.
<u>Rock Excavation</u>	Rock is defined as any material met with in excavation which is of such size or position that it can only be removed by means of wedges, compressed air in conjunction with point breakers or other special plant. The Contractor shall not proceed with any rock excavation until the extent of same has been approved by the Architect. No claim for extra payment for excavation in rock will be considered unless the quantity to be excavated has been approved by the Architect.
<u>Blasting</u>	Blasting will not be allowed.
<u>Cart Away</u>	Where excavated material is to be removed from site the Contractor shall pay all charges in connection therewith including the provision of a tip.
<u>Backfilling</u>	Backfilling shall be carefully carried out in 150 mm layers using dry excavated material or hardcore, whichever specified, and each layer shall be thoroughly compacted and watered before the succeeding layer is deposited. No backfilling shall be executed until the foundations, ground-beams and rising walls have been inspected by the Architect.
<u>Level and Consolidate</u>	Bottoms of all excavations shall be levelled, consolidated and inspected by the Architect before any concrete is poured or hardcore is placed in position. The final 100 mm of excavation shall be removed only immediately prior to placing the concrete.

SECTION/ELEMENT

EXCAVATION AND EARTHWORK

<u>Excavations free from Water</u>	The excavations shall be kept free from general water at all times and all mud and slurry shall be removed to present a fully undisturbed dry surface for base concrete.
<u>Inspection of Trenches</u>	The Contractor shall notify the Architect at least 4 days prior to when the trenches will be ready for inspection and no concrete is to be poured until the Architect has inspected the trenches.
<u>Earthwork Support:</u>	The description "Earthwork Support" shall mean that the Contractor shall take all necessary precautions to ensure the stability of the sides of the excavation. The Contractor shall take all risks of collapse and shall pay for any extra excavations beyond the nett sizes necessary (except allowance for working space as SMM D6 (g) requires) and for subsequent returning, filling and ramming in foundation grade concrete if the Architect so decides.
<u>Earthworks</u>	Earthworks and filling generally shall comply with the relevant 600 Series Clauses of the Department of the Environment Specification for Roadworks.
<u>Roadworks Overall Requirements</u>	Overall requirements for roadworks shall comply with the relevant 700 Series Clauses of the Department of the Environment Specification for Roadworks.
<u>Hardcore Sub-Bases and Roadbases</u>	Hardcore sub-bases, bases and filling generally shall comply with, and be placed and compacted in accordance with Clauses 801 - 803 of the Department of the Environment Specification for Roadworks.
<u>Flexible Pavings</u>	Flexible road and paving surfaces shall comply with the relevant 900 Series Clauses of the Department of the Environment Specification for Roadworks.
<u>Concrete Pavings</u>	Concrete road and paving surfaces shall comply with the relevant 1000 Series Clause of the Department of the Environment Specification for Roadworks.
<u>Topsoil</u>	Topsoil for soiling grassed or landscaped areas and embankments shall comply with BS 3882.
<u>Rates to Include</u>	The rates for excavation work shall include for hand or machine excavation, for excavating in and handling whatever materials may be met with including loose and compacted hardcore, rubble and the like, and for grubbing up any disused drains, pipes, cables and roots and any other obstructions met with except solid rock.
	The rates for disposal items shall include for all necessary multiple handling and, in the case of disposal off site, for provision of tip and tipping charges.

SECTION/ELEMENT

EXCAVATION AND EARTHWORK

Rates to
Include Cont'd

The rates for hardcore and other filling shall include for all necessary temporary retaining boards.

Method of
Measurement:

The quantities have been prepared on the assumption that all excavation over site and reduction to general formation levels is completed before the foundation trenches and pits are excavated. No adjustment shall be made for variation in quantities due to the Contractor adopting a different sequence of operations.

CONCRETE WORKConcrete

The materials, labour and workmanship in and connected with the execution of the reinforced concrete work shall be the best of their kinds without regard to any trade terms and the Contractor shall employ a duly qualified Foreman, experienced in reinforced concrete construction, to supervise the work. The quality of materials and the standard of workmanship for the reinforced concrete shall comply with the relevant Clauses of B.S. Codes of Practice CP 110 and B.S. 5328 and in addition concrete supplied from a centrally batching plant shall be batched, mixed and delivered in accordance with B.S. 1926; and Mix D for liquid retaining structures shall conform to B.S. 5337 in regard to all requirements not otherwise described in this Specification.

Cement for General
Concrete Use:

The cement used on this Contract shall be manufactured in Ireland, and shall be normal Portland or Rapid Hardening to comply with the current Irish Standard 1. The cement shall be delivered in standard bags and stored under dry conditions in a shed of approved construction. Alternatively cement may be delivered in bulk in a tanker and stored in a silo of approved design. Cements of different qualities shall be stored and used separately.

The Contractor shall obtain a test certificate from the manufacturer with each consignment giving the result and date of the tests.

Cement damaged in storage or handling shall not be used and shall be removed off the site. The cement on the site shall be retested from time to time as directed. Cement failing to pass the tests shall be removed from the site.

SECTION/ELEMENT

CONCRETE WORK

Cement for Special Works:

Where concrete of special quality is required cement for such work shall be of composition and quality described in the appropriate clause in the supplement to this Specification.

Water

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

Aggregates for General Concrete Work:

The Aggregates shall comply with the latest edition of Irish Standard 5 provided the grading is approved by the Architect.

The Fine Aggregate shall be a natural pit or river sand passing a 5 mm screen and shall be thoroughly washed in a mechanical washing plant. It shall be graded from the largest to the smallest particle sizes in approved proportion.

The Coarse Aggregate shall be retained on a 5 mm screen and shall be composed of clean washed gravel or crushed stone, or a combination of both, of approved quality and grading, free from laminated and flaky particles, dust and other impurities. Aggregates having the following defects are specifically excluded:-

- a) Fine aggregate containing organic material in excess of the standard tolerance.
- b) Fine aggregate containing silt or other material removable by decantation in excess of five per cent by weight.
- c) Fine or coarse aggregate containing particles coated with clay or clay lumps exceeding one per cent by weight.

The fine aggregate and the various kinds of coarse aggregate shall be delivered to the site separately and shall be stock piled separately with suitable divisions between adjacent stock-piles on clean impermeable concrete, macadam or other approved surface.

Aggregates for Special Concrete Work:

Where concrete of special quality is required aggregate for such work shall be of composition, quality and grading described in the appropriate clause in the supplement to this Specification.

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Preliminary Tests:

Before concreting operations are commenced, samples of the aggregates shall be submitted for approval. The mass of the samples shall be about 14.0 kg for each size of coarse aggregate and 5.0 kg for the fine aggregate.

The quality of all materials delivered to the site shall be equal or superior to that of the samples.

Control:

The grading and proportion of the aggregates shall be controlled on the site by means of routine sieve analyses and the Contractor shall keep on the site a set of standard sieves together with a direct reading weighing scales of approved design.

Trial Mixes:

Before commencing concreting work the Contractor shall submit evidence to the Architect for each grade of concrete showing that at the intended workability of the proposed mix proportions and manufacturing method will produce concrete of the required quality.

If adequate data for 'target mean strength' are not available, trial mixes should be prepared, or for all mixes except Mix D, the mix proportions given in Table 50 of CP 110 adopted for initial production.

The Builder's attention is drawn to Clause 6.5.3 of CP 110 with regard to Trial Mixes and sufficient time shall be allowed in his construction programme for this purpose.

The concrete mix should be designed to have at least the required minimum cement content and to have a mean strength greater than the required characteristic strength by at least the current margin as defined in CP 110.

Test Cubes:

For assessing acceptance of the proposed mix the current margin shall be taken as two thirds of the characteristic strength for concrete of grade 7, 10 or 15 and 15N/mm² for concrete of grade 20 or above.

The above defined current margin shall also be used for assessment of compliance with the specified characteristic strength during the progress of the concreting work.

Testing Cubes (contd):

During progress of the concreting work the strength of the concrete shall be verified by means of compressive tests carried out on 150 mm cubes in accordance with B.S. 1881. The minimum rate of sampling shall be as set out in the table of designed mixes below or as instructed by the Architect. A higher rate of sampling will be necessary at the start of the work.

When sufficient data from the above cube tests is established during the progress of the concreting work on site to satisfy (1) or (2) of clause 6-5 1 of CP 110. The current margin for assessing results may then be modified by the Engineer.

Each cube shall be made from a single sample taken from a randomly selected batch of concrete.

Notwithstanding the above a minimum of two test cubes shall be taken each day a concrete pour takes place.

The samples should where practicable be taken at the point of discharge from the mixers or in the case of ready mixed concrete at the point of discharge from the delivery vehicle, under the supervision of the Clerk of Works and stored in the manner set out in B.S. 1881.

The test cubes shall be marked clearly with a consecutive numbering system and the job number, together with a note stating the date of casting, the mix and the place of deposition of the corresponding concrete and this shall be noted on the test report.

The expenditure as certified by the Architect on test cubes will be refunded to the Contractor.

The Contractor shall keep daily progress charts and other records setting out the position and the amount of concrete placed.

Gauging:

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

Consistency:

The proportion of mixing water for the various parts of the work shall be adjusted to the satisfaction of the Architect to ensure that the proportion of water shall not be greater than that required to obtain a fully compacted dense concrete, free from laitance and excess water.

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

Mixing:

The Concrete shall be mixed in power driven batch mixers of approved size and design and having a capacity of not less than that required for a one 'bag' batch. Mixers with damaged or worn blades shall not be used. The interior of the mixers shall be maintained in a clean condition and shall be thoroughly washed out at least once daily. Mixers shall be operated at the speed recommended by the makers.

An approved device shall be provided for adjusting and controlling the exact quantity of water in each mix. When commencing work with a clean mixer, the proportions of coarse aggregate in the initial batches shall be reduced until the blades have picked up the normal proportion of fine material. A mixing time of not less than two minutes shall be allowed after all materials and water have been placed in the drum.

When concrete is being supplied from a central batching plant it shall be batched, mixed and delivered in accordance with B.s. 1926:1962.

SECTION/ELEMENT

CONCRETE WORK

Mixes

All concrete used shall be 'designed mix' concrete in accordance with B.S. 5328: 1976 and CP 110: 1972 and as set out in the following table:-

Mix Designation	TYPE	7N20	25N40	25N20	30N20	40N40	40N14
Mix Reference		A	B	C	D	E	F
Characteristic cube Strength at 28 days		7	25	25	30	40	40
Cement Type		NPC	NPC	NPC	NPC	NPC	NPC
Aggregate		IS5	IS5	IS5	IS5	IS5	IS5
Nominal Max. Aggregate Size (mm)		20	40	20	20	40	14
Minimum Cement Content (kg/C.M.)		180	270	290	360	300	320
Rate of Sampling (C.M. for sample)		50	20	20	20	20	20
Maximum Cement Content (Kg/C.M.)					400		
Workability - Slump (mm)		75	75	75	75	75	75

Except where otherwise described in the Bill of Quantities, the mixes for the various sections of the work shall be as follows:-

SECTION/ELEMENT

CONCRETE WORK

Mix A: Sewer beds, haunching and casing to sewers and watermains and as elsewhere specified.

Mix B: Foundations, reinforced concrete walls, manholes, gully chambers and slabs where the thickness is 225 mm or more.

Mix C: Foundations, reinforced concrete beams and columns; reinforced concrete ground beams and stub columns.

Mix D: Reinforced concrete retaining walls, reinforced concrete suspended floors, prestressed concrete ribbed roofs and floors and cast in-situ and precast work where a self finished fine surface is specified. Mix D shall also be used in the construction of water tanks and other liquid retaining structures but with the addition of 25 kg of finely ground limestone to each 50 kg of cement. No reduction in cement content below that specified in the Table of Mixes shall be permitted in the construction of liquid retaining structures.

Mix E: Prestressed concrete beams or other prestressed concrete work as described.

Mix F: Special precast work where described.

The aggregate for Mix A may be an all-in aggregate of approved quality and grading, complying with Irish Standard 5.

The approval of aggregates, grading, water content, etc., shall not relieve the Contractor of responsibility in regard to the strength and finish of the concrete, and the Contractor shall remove and reconstruct at his own expense any part of the work which the Architect deems to be below standard.

Concrete Blinding: The surface of the ground or hardcore under foundations, and under other concrete in contact with the ground or with hardcore shall be sealed with a layer of concrete Mix A average 50 mm thick.

Transporting & Placing Concrete: The concrete shall be transported from the mixer to the place of deposition as rapidly as possible and due precaution shall be taken to prevent segregation. The concrete shall be evenly placed in its final position and shall not be worked or allowed to flow in horizontal direction. As far as possible all concrete in one unit of construction shall be placed in one continuous operation.

Contract Ref. _____

SECTION/ELEMENT _____

CONCRETE WORK

No concrete shall be dropped into moulds in such a manner as to cause segregation of the larger aggregate from the mass, such concrete shall be forthwith removed from the mass and dumped to spoil. The concrete shall be placed in its final position before setting has commenced, and shall not subsequently be disturbed. Concrete shall be thoroughly compacted and worked by means of immersion vibrators of approved design in order to produce a dense uniform concrete free from segregation, honeycombing and surface defects. The number and method of use of the vibrators shall be such as to ensure uniform compaction. The heads of the vibrators shall be sufficiently small to pass freely between the reinforcing bars. Approved hand compaction tools shall be used where necessary in conjunction with the vibrators. Vibrating tables and surface vibrators of approved design shall be used to compact the concrete in precast concrete slabs and other precast members and units. Surface vibrators of approved design shall be used to compact in-situ ground floor slabs, road slabs and pavement slabs and immersion vibrators shall be used in conjunction with the surface vibrators where directed.

Where non vibrated concrete is specified, e.g. Mix A approved hand compaction tools shall be used unless otherwise directed.

Where concrete pumps are to be used the equipment shall be in good mechanical condition and adequately sized for the heights and quantities involved. Units shall be completely checked prior to the commencement of each pour. Delivery pipes shall be in good condition and shall be adequately supported. Spillage from the concrete pumps shall be thoroughly cleaned up before completion of the pour.

Jointing New Concrete: Before depositing concrete against any temporarily stopped work or at approved joints, the procedure shall be as follows:-

Bonding to concrete of any age: between 2 to 4 hours after casting, wet the surface of the completed work with a fine spray (not a jet) and at the same time brush the surface gently with a soft brush and thus remove the cement film from superficial coarse aggregate without dislodging any of the aggregate or smaller particles between the coarse aggregate.

SECTION/ELEMENT

CONCRETE WORK

The surface thus prepared shall be coated lightly with neat grout immediately before any subsequent concrete is cast and care should be taken that the first or second batch out of a clean mixer are not used against existing work.

In the event of the above procedure not being carried out, the following procedures may be adopted:

- a) Bonding to concrete which is not more than four hours in position: strike off the surface layer including laitance and immediately pour concrete.
- b) Bonding to concrete which has been in position more than four hours but not longer than three days: removing laitance as in (a) brush with a steel wire brush and thoroughly wash with clean water. The concrete must not be hacked unless very hard. Plaster the face of the concrete with a layer of mortar 12 mm thick as hereinafter specified. Immediately pour concrete and thoroughly work same towards mortar grout.
- c) Bonding to concrete which is more than three days in position: chip away the hardened surface, brush and thoroughly wash with clean water to remove all loose particles. Brush a neat cement slurry of thick creamy consistency over the concrete and work well in. Plaster the face of the concrete (over the slurry) with a layer of mortar 12 mm thick and immediately pour the concrete and work in as before.

Note:

The mortar shall contain the same proportion of cement and sand as used in the corresponding concrete mix. Forms shall be re-tightened in all cases before concrete is poured.

Construction Joints:

All vertical construction joints shall be formed with well braced timber stop ends holed or slotted where necessary to allow the reinforcement to pass through the joints. The concrete shall be compacted against the stop end for the full height of the lift.

All construction joints shall be located in such positions as shall be approved by the Architect. The vertical joints shall be stepped and staggered in approved positions and such joints shall not be located at or adjacent to quoins.

SECTION/ELEMENT

CONCRETE WORK

Except where otherwise directed, the joints in ribbed floors shall be formed in the slab, parallel to the ribs. The joints in floors shall be located in such positions as will minimise the number of joints required. In all other cases a tongued and grooved key shall be formed at horizontal and vertical joints. The width of the groove shall be about one-third the thickness of the concrete and shall be formed with prepared timber battens having slightly splayed edges. In structures subject to water pressure, the joints shall be shaped and provided with a water bar of approved pattern and girth as described on the drawings.

Additional reinforcement shall be provided at joints where so directed by the Architect.

Shrinkage Gaps:

The work shall be carried out in such a manner as the Architect shall direct to minimise the shrinkage of the concrete and shrinkage gaps shall be left at the discretion of the Architect.

Frost:

Concreting work shall be suspended when the air temperature falls below 2 degrees celsius, or when frost is expected. Frozen aggregate shall be thawed out before use by the aid of approved equipment. Concrete placed in cold weather shall be protected from damage by frost with a covering of suitable insulated material. All concrete damaged by frost or other weather conditions, shall be cut out and replaced by fresh concrete at the Contractors expenses. The Contractor shall provide a minimum and maximum thermometer of approved design for the purpose of measuring the shade temperature of the outside air.

Curing:

Horizontal and vertical slabs and other large areas of concrete shall be prevented from drying out for at least seven days after the concrete has been placed. Precautions shall be taken during the initial period of at least seven days, to protect all reinforced work from exposure to sun, wind or rain.

Plaster Surfaces:

Where a rendered or plastered finish is specified, the concrete surfaces shall be treated to provide an adequate key.

Alternatively, the formwork may be coated with an approved retarding compound, which shall be removed with water and wire brushed as soon as possible after concreting. Precautions shall be taken to ensure that the retarding compound does not come in contact with the

Traffic over concrete: No traffic or temporary load of any kind will be allowed over any concrete until the following minimum times after casting unless approved protective methods are adopted to the satisfaction of the Architect:-

- | | |
|--|---------|
| (1) Foundations, ground floor slabs and other concrete in contact with the ground: | 28 days |
| (2) Columns: | 10 days |
| (3) Suspended Slabs: | 10 days |
| (4) Suspended Beams: | 14 days |

These times are given for guidance and do not relieve the Contractor of any responsibility for protecting the concrete work against damage from any cause whatsoever.

Falsework:

The Contractor shall submit dimensions drawings of the systems of falsework which he proposes to adopt for the various sections of the work. This falsework shall be suitably proportioned and braced to withstand the weight of the freshly placed concrete, together with the weight of the workmen and materials.

Where supported on the ground, the sole pieces carrying the vertical supports shall be bedded on a solid base and shall have an area sufficiently large to ensure that there shall be no settlement under full load. Adjustable screws or hardwood folding wedges be used for adjusting and striking the vertical supports.

Striking:

All formwork shall be removed without shock or vibration. Before the formwork is stripped, the concrete shall be exposed in order to ascertain that the concrete has sufficiently hardened.

Formwork to vertical surfaces may be removed whenever the concrete will not be damaged by so doing. Formwork and supports under slabs, beams, girders, arches and structures or parts of structures carrying loads shall not be removed without the approval of the Architect. The striking of the props shall be carried out in an approved sequence of operations so that no undue shock or other damage is caused to the permanent work.

Any systems of backpropping to multi-storey work shall be submitted for approval before proceeding.

SECTION/ELEMENT

CONCRETE WORK

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

FORMWORK

Surface Finish Type A (Covered Finish):

Surfaces described as finish Type A or covered finish are surfaces of concrete which will be subsequently covered or otherwise concealed. Such surfaces shall be dense and free from excessive honeycombing, lipping, or fins resulting from grout leakage.

Formwork for surfaces Type A shall consist of sawn boards or sheet metal, in fair condition and sufficiently closely jointed to prevent serious loss of grout or mis-alignment.

Surface Finish Type B (Plain Finish):

Surfaces described as being surface finish Type B are exposed surfaces for which the highest standard of finish is not required. Such surfaces shall be free from honeycombing, stains, fins, lippings, nail holes or excessive air holes and shall be of uniform colour and texture. Form markings, if evident, shall be controlled and regular.

The formwork for such surfaces shall consist of close jointed wrot boards, plywood or metal panels. All formwork materials shall be in good condition and should be arranged in a uniform pattern.

Surface Finish Type C (Fair Finish):

Surfaces described as Type C are exposed surfaces for which a smooth surface of uniform colour is required. Such surfaces shall be entirely free of honeycombing, stains, fins, lippings, lining joint marks, nail and screw marks, raised grain marks, air holes or any other imperfections, and shall be of uniform colour, tone and surface texture. When formwork panels are re-used, care shall be taken to ensure that any portions of the panel which have been repaired or replaced shall be as near as possible identical to the remainder of the panel. Such formwork shall be rendered impervious by the application of a sufficient number of coats of approved varnish, and after each use any defects in the varnish coating shall be repaired to ensure that a uniform surface is obtained.

No through bolts shall be permitted in formwork for this type of finish.

Formwork for Rib and Waffle Floors:

Formwork for rib and waffle floors shall be metal or plastic standard moulds of approved pattern conforming to the dimensions shown on the drawings. The moulds shall be in good condition and shall be erected on rigid supports, the bottom of each rib being formed by a timber sole plate supported by the falsework.

Formwork Generally:

Wire ties shall not be permitted in any type of formwork. Where through bolts are permitted, such bolts shall be set in an approved pattern. Through bolts which are left in place must be so arranged that the outer parts can be withdrawn in such a manner as to provide cover of 38 mm to the ends of the parts remaining embedded, and that after such withdrawal neat cavities remain which can be subsequently sealed with approved cement mortar.

Where snap-ties are permitted, the ties shall be so designed that removal of the outer parts shall leave 38 mm cover on the part remaining, and the cavity left by such removal shall be filled with cement mortar.

All formwork shall be sufficiently strong to resist distortion during vibration. A suitable camber shall be provided in formwork for beams and floors as directed by the Architect to compensate for any subsequent deflections.

Mould Oil and Greases

All formwork shall be treated with approved mould oil or grease before use and shall be carefully cleaned down and further oiled or greased before re-use.

The type of mould oil or grease and its method of application to be used for shuttering for exposed surfaces shall be as recommended by the manufacturer for this kind of work and shall be subject to the Architect's approval. The use of specially faced boards or plywood shall not be permitted except with the approval of the Architect.

Additives:

Additives may be used for the following purposes but the amount and type of such additives shall be subject to the approval of the Architect.

- a) Waterproofing: the only waterproofing additives permitted in liquid retaining structures shall be ground limestone added to the mix as set out under the specification of Mix 'D'.

SECTION/ELEMENT

CONCRETE WORK

- b) Damp-proofing: all approved additives for damp-proofing in work such as concrete rising walls, ducts and ground floor slabs shall be provided where specified and shall be used in proportions and manner recommended by the manufacturer.
- c) Hardening: approved hardeners for integral or superficial use shall be provided where specified and used in the proportions and manner recommended by the manufacturer.
- d) Workability aids and accelerators: approved additives of these kinds may be used, subject to the Architects approval of the circumstances and location of the work for which the Contractor proposes to use the additive. All workability aids and accelerations shall be provided at the Contractor's expesses.

Control of Additives:

All additives shall be mixed into the concrete in such a manner as will ensure to the Architects satisfaction that the recommended amount of additive is incorporated and thoroughly mixed in each batch of concrete.

Holes and Chases on Concrete:

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

Reinforcement:

Rolled mild steel bars, cold twisted bars and high tensile fabric reinforcement shall comply with the requirements of B.S. 4449, 4461 and 4483 respectively. The Contractor shall deliver free of charge, samples of the various reinforcements for testing as directed. Any consignment of reinforcement failing to comply with the tests shall be removed from the site.

In the measurement of the weight, the net lengths as shown on the drawings and schedules, shall be taken in conjunction with the net weight per metre on the nominal diameter or size of the reinforcement.

The sizes and other dimensions of the reinforcement shall be checked against the drawings and site dimensions before the material is ordered.

SECTION/ELEMENT

CONCRETE WORK

The reinforcement shall be cut, cold bent and hooked to the dimensions shown on the drawings and schedules or to such other dimensions as may be directed.

Alternative Bar Sizes: No alteration or substitution shall be made in the lengths, sizes or arrangement of the reinforcement without the prior written approval of the Architect.

Fixing Reinforcement: Reinforcement shall be provided as indicated on the drawings and maintained in its correct position by means of suitable slips, soft tying wire or welding, supplied by the Contractor at his own expense. The correct cover shall be maintained by means of suitable metal or plastic spacers or small concrete blocks, concrete washers of purpose made steel stools wired to the reinforcement.

Such spacers and stools shall be supplied at the Contractor's expense. The Contractor shall not commence concreting on any section of the work until the formwork and reinforcement have been approved by the Architect.

Reinforcement in slabs shall be supported at points sufficiently close to ensure that the correct cover is accurately maintained. Each corner bar in beam and column reinforcement shall be similarly supported, at such intervals as will ensure that the correct cover is accurately maintained.

Ground Floor (where screed and finishes are specified):

Joints in the ground floor shall be laid out as indicated on the drawing. Where floor slabs abut walls, best quality bitumen felt D.P.C. strip shall be provided and kept in position whilst the concrete floor slab is being poured. The depth of the strip shall be equal to the depth of the slab. The joints between panels shall be dowelled joints.

Ground Floor Slabs (self Finishes):

Hardcore under concrete ground floor slabs which are self-finished shall be levelled and blinded. Joints shall be laid out as indicated on the drawings. Construction joints in these slabs shall be vertical butt joints with dowels unless specified otherwise. The dowels shall be debonded where indicated on the drawings.

These construction joints shall be sawn after the concrete has set for at least 28 days. The depth and width of cut shall be as shown on the detailed drawing. This joint shall be filled with an approved filler.

Contraction (transverse) joints shall be cut as soon as the concrete is hard enough i.e. when the saw blade does not dislodge aggregate and when the edges of the cut do not ravel. This will normally be when the concrete slab is between 24 hours and 7 days old. The depth and width of the cut shall be as shown on the detailed drawing. This joint shall be filled with an approved filler. Dowel bars shall be placed in the centre of the slab depth, at transverse joints, consisting of 25 mm diameter bars 600 mm long at 450 mm centres coated all over with bitumen. The dowel bars shall be supported on steel stools so that they remain rigidly in place parallel with the slab top.

Concrete in ground floor slabs shall be compacted with approved mechanical vibrators or tampers and the surface of the slab will be finished by the use of an approved power float.

Accuracy of Construction:

There permissible deviation of the accuracy of the building and its components shall be within the permissible deviation of Table 2 of B.S. 5606 1978, and in addition the level (based on a 2.5 m grid) flatness of the structural concrete floor slabs shall have a permissible deviation not greater than ± 5 mm unless otherwise specified.

SPECIFICATION FOR WATER RETAINING STRUCTURES

General

The workmanship and materials detailed in the previous clauses shall apply to water retaining structures except insofar as they are varied by the special provisions of the following clauses. The concrete to be used in the construction of water tanks, retaining walls, tanked basements and other structures exposed to water pressure shall be Mix D with ground limestone additive specified.

The grading of the aggregates shall be adjusted to obtain a concrete of approved density and this grading shall be carefully maintained throughout the progress of the work. Particular care shall be exercised in regard to the watertightness of the formwork, the correct placing of the concrete and the position and arrangement of the construction joints and water bars. In cases where through bolts are used for bracing the formwork to where other holes are made in water retaining structures, the holes shall be sealed with 2:1 cement mortar caulked from both sides.

After the mortar has set, the area on the water face over and around the holes shall be primed and sealed with approved polysulphide based polymer.

SECTION/ELEMENT

CONCRETE WORK

The reinforcement shall be maintained in the position shown on the drawings. Tying wire and other fixings shall be so arranged that no wire knots or steel bars project into the cover space.

Water Bars:

A continuous strip of corrugated non-ferrous metal or polyvinyl of approved design shall be used as a water bar at all construction joints. All pipes passing through concrete floors and wall shall be provided with an approved puddle collar or other approved water seal and shall be concreted in position during the course of the work.

Finish:

The finish required for water retaining structures shall be as specified in the Formwork Clause and on the drawings.

Curing:

All concrete shall be cured by the application of an approved sprayed-on proprietary membrane applied in accordance with and by equipment approved by the manufacturers of the curing agent.

Water-tightness

The Contractor shall be responsible for the water-tightness of all the structures subject to water pressure and for testing to BS 5337, and if any leakage or seepage is evident, the Contractor shall seal same and the Architect may direct that the Contractor shall, at his own expense, apply two or more coats of approved waterproof compound to the inside of the tanks, etc.

BRICKWORK AND BLOCKWORK

Facing Bricks: Concrete facing bricks shall comply with IS 189 and shall be manufactured by an approved manufacturer.

Clay facing bricks shall comply with IS 91 and shall be manufactured by an approved manufacturer.

Separate samples of each type of brick, taken at random from the load, shall be deposited with and approved by the Architect before being used and all subsequent deliveries shall be up to the standard of the approved samples. No damaged or defective bricks are to be used. Bricks which are rejected by the Architect shall be replaced at the Contractors expense.

Facing tiles and purpose-made bricks shall match the facing bricks and shall be obtained from the same manufacturer.

Concrete Blocks: Concrete blocks shall comply with IS 20 and shall be precast blocks, machine made, uniform texture and shall be manufactured by an approved manufacturer. The drying shrinkage of the blocks shall not exceed 0.05%. The compressive strength when tested on edge shall be 5 N/mm² to IS 20.

Concrete blocks which are specified to be finished with a fair face shall be concrete blocks with a fair face of uniform close texture suitable for painting, uniform colour, square unbroken arrises and unmarked faces.

Samples of the blocks shall be deposited with and approved by the Architect before being used and all subsequent deliveries shall be up to the standard of the approved samples. No damaged or defective blocks are to be used. Blocks which are rejected by the Architect shall be replaced at the Contractors expense.

High Strength Concrete Blocks: High strength concrete blocks shall comply with IS 20 and shall be precast concrete blocks with a minimum compressive strength of 10.5 N/mm².

Maturing, Handling and Storing: Bricks and blocks shall be well cured by the manufacturers and allowed to mature for at least 28 days before use and shall be delivered to the site dry. Bricks and blocks shall be unloaded and stacked by hand unless delivered in strapped and palletted parcels, tipping will not be permitted.

Bricks and blocks shall be stored on a firm dry surface, stacked in a manner as will provide good air circulation between the units and protected from the elements by water-proof coverings.

Cement: Cement shall be as previously specified. Cement for mortar used with brick facings shall be sulphate resisting Portland cement to comply with BS 4027.

SECTION/ELEMENT

BRICKWORK AND BLOCKWORK

Sand

Sand for mortar shall comply with BS 1200.

Lime

Hydrated limes for cement/lime mortars shall comply with BS 890 Part 2 semi-hydraulic or non-hydraulic Types 1, 2 or 3.

Colouring Agents

Colouring agents for coloured mortar shall comply with BS 1014 and shall not exceed 5% of the cement by weight.

Plasticisers

Mortar plasticisers may only be used with the prior approval of the Architect.

Gauged Mortar

Gauged mortar shall be composed of 1 part cement to 1 part lime to 6 parts sand by volume. Mix sand and lime first and add cement just before use. Gauged mortar shall be used within 2 hours of mixing.

Coloured gauged mortar for use with facing bricks shall be composed of 1 part sulphate resisting Portland cement to 1 part lime to 6 parts sand by volume with the brick manufacturers pigment added in selected colour and quantity. Alternatively the brick manufacturers recommended mortar mix may be used subject to the Architects approval.

Cement Mortar

Cement mortar shall be composed of 1 part cement to 3 parts sand by volume. Cement mortar shall be used within 30 minutes of mixing.

Mixing Mortar

The materials shall be measured in accurate gauge boxes on a boarded mixing platform. The materials shall be turned over twice before and twice during the addition of the water. The water shall be added by sprinkling. Alternatively, mixing may be done in an approved type mechanical batch mixer. In the case of cement lime mortars the sand and the lime shall be mixed first and the cement subsequently added. The sand and lime for cement lime mortars may be mixed in reasonable batches and stored, providing the mixture is not allowed to dry out. The cement lime mortars shall be used within two hours of the addition of the cement.

Metal Ties:

Metal wall ties shall be stainless steel vertical twist type to comply with relevant BS. The width of the ties shall be 20 mm and the thickness not less than 3 mm and not more than 5 mm.

Workmanship:

The workmanship for brickwork and blockwork shall comply in all respects with the appropriate recommendations in Codes of Practice, 101, 121 and 122.

SECTION/ELEMENT

BRICKWORK AND BLOCKWORK

Laying Blocks
and Bricks in
Solid and
Cavity Walls

The blocks and bricks shall be laid in a dry condition and under no circumstances shall they be hosed or dipped in water before use except in the case of high suction clay bricks. The blocks and bricks shall be laid on a uniform full bed of mortar so that the joints will be an average thickness of 10 mm exclusive of key on the jointing surface. Sufficient mortar shall be used to ensure that all joints both horizontal and vertical are solidly filled. Where the walls require to be plastered and the surface of the blocks is too smooth to provide a key, the joints shall be made flush as the work proceeds and subsequently raked out after the mortar has set to form a key for the plaster.

The blocks and bricks shall be laid stretcher bond in a true and regular courses and shall be built in half bond and care shall be taken to ensure that the perpend is plumb and in vertical alignment in alternate courses. Walls and partitions shall be securely bonded to one another at angles and junctions and at splayed angles the blocks shall be neatly cut to correct splay.

For bonding near ends, jambs and angles special bonding blocks shall be used to form closures and the position of these closures shall be so selected as not to affect the appearance of the finished work. Where possible, the bond is to be laid so that it is continuous throughout the plain wall surface.

Bricks and blocks which are exposed to view and are cut down shall be neatly and accurately cut.

Walls shall be built up in a uniform manner and no portion shall be raised more than 900 mm over any other portion.

Cavity Walls

The cavity walls shall be built to the dimensions shown on the drawings. The inner and outer leaves shall be tied together with metal wall ties as specified spaced not more than 900 mm apart horizontally and 450 mm apart vertically and staggered in alternate courses; the ties shall be spaced 225 mm apart vertically at reveals and openings.

The ties shall be carefully laid so that they do not fall towards the inner leaf and the ends shall be embedded at least 50 mm in each leaf. The cavity and wall ties shall be kept clear of mortar and other materials during the course of the work by means of a close fitting lath drawn along and up the cavity as work proceeds. Suitable openings shall be left at the base of the wall to enable the cavity to be cleaned on completion, such opens shall be subsequently blocked up uniformly with surrounding work. Weep holes shall be left over cavity gutters and at the foot of cavity walls.

Pointing

Pointing to blockwork with a fair face shall be with a fair rounded recessed joint 5 mm deep formed in the mortar as the work proceeds when it has gone some way towards setting.

SECTION/ELEMENT

BRICKWORK AND BLOCKWORK

Pointing Cont'd

Pointing to brick facings shall be with a fair weathered joint; the joints shall be raked out while mortar is soft, cleaned down and pointed at completion with mortar of a composition similar to that of the bedding mortar.

Protection Against Damage

The brickwork and blockwork shall be protected against all damage during subsequent work by all trades and Sub-Contractors. Special care must be taken with all exposed surface facings. Faced work shall be kept perfectly clean and protected and no rubbing down will be permitted.

Damp-Proof Courses

Sheet damp-proof courses shall be bitumen hessian base damp-proof course to comply with IS 57 or BS 743 and shall weigh not less than 4.36 kg per square metre.

Damp-proof courses shall be laid in accordance with the requirements of CP 102, Part 2. Laps shall be 150 mm minimum and shall be sealed where the damp-proof course is used to form cavity flashings.

Joint Sealants

Joint fillers and sealants shall be manufactured by Expandite (Ireland) Limited, or equal approved, and shall be applied in accordance with the manufacturers recommendations.

Rates to Include

The rates for brickwork are to include for building 3 no separate sample panels each size approximately 2 square metres of facing bricks in coloured gauged mortar with fair pointing all to the specification of the Architect. The Contractor shall take down and remove the sample panels when directed by the Architect.

WOODWORKStructural
Timber

Structural timber for carpentry shall be square Redwood or Whitewood of quality Merchantable No. 1 for North American timber and V quality for European timber and shall comply with CP 112 and, where applicable, with BS 4978.

Structural timber is to be free from sap, shakes, large loose or dead knots, waney edges and other defects and is to be properly seasoned. All timber is to be free from decay or live insect attack. Knots will not be permitted in joints. Timber which is, in the opinion of the Architect, inferior in quality or condition or is not suitable for the requirement of the work is not to be used.

The Contractor shall facilitate the Architect to inspect the timber at the source of purchase before delivery is taken.

Structural timberwork shall be in accordance with all the provisions of CP 112.

The moisture content for the structural timberwork shall not exceed 18%.

Structural timber shall be stored under cover before use and shall, as far as possible, be promptly covered by the roofing materials when erected to maintain its moisture content at less than 18%.

A moisture meter will be made available by the Contractor and used to check the moisture content at the Architects discretion. Timber having a moisture content in excess of that specified shall be classed as defective.

Timbers shall have the dimensions specified and shall be true to line without twist or camber.

No holes or notches shall be bored or cut in any timbers unless shown on the Architects drawings.

Treated
Timbers

Timbers described as treated shall be vacuum pressure impregnated at the works with "Tanalith C" preservative to comply with the BS CP 98. Timber to be treated shall be machined to its final dimensions before treatment where possible. Subsequent cutting on treated timber shall be liberally brushed with the preservative before fixing.

Joinery Timber

The timber shall conform to BS 1186, Part 1.

Joinery timber shall be properly and carefully air seasoned and/or kiln dried to ensure that the moisture content is suitable for the situation of the finished work and shall be free from drying defects, twist, warp, shrinkage or any other defect.

SECTION/ELEMENT

WOODWORK

<u>Softwoods</u>	Softwoods shall be best quality as specified and shall comply with BS 1186, Part 1 and shall be best quality imported red deal.
<u>Hardwoods</u>	Hardwoods shall be best quality as specified and shall comply with BS 1186, Part 1.
<u>Plywoods</u>	Interior plywood shall comply with BS 1455 and resin bonded plywood shall comply with BS 1203, that for external use shall be bonded W.B.P. and that for internal use shall be bonded M.R., unless otherwise stated. All plywood shall be knot free on one face.
<u>Blockboard</u>	Blockboard shall comply with BS 3444.
<u>Chipboard</u>	Chipboard shall comply with BS 2604.
<u>Hardboard</u>	Hardboard shall comply with BS 1142.
<u>Adhesives</u>	Adhesives for exterior use shall be synthetic resin type complying with BS 1204, Part 1, Type W.B.P. Adhesives for interior use shall be synthetic resin type complying with BS 1204, Part 1, Type M.R.
<u>Doors</u>	Flush doors shall be solid laminate core faced both sides as specified and hardwood lipped on all edges, and shall be approved by the Architect. Door sets shall comply with BS 4787, Part 1.
<u>Joinery Workmanship</u>	All joinery shall be wrought all round and framed and carried out in accordance with BS 1186, Part 2. Arrises shall be lightly sanded and nails and sprigs punched in. Pelleting shall be executed with matching timber in grain. Joinery shall be cut out and framed together as soon as possible after the Contract is signed, but not to be wedged up until finally required for fixing. Any portion which develops shakes or other defects shall be removed and replaced with new.
<u>Shrinkage</u>	The arrangement, jointing and fixing of all joinery works shall be such that shrinkage in any part in any direction shall not impair the strength and appearance of the finished work, and shall not cause damage to contiguous materials or structures.
<u>Nominal Sizes</u>	All timber sections in this Bill of Quantities are 'nominal' unless specifically described as 'finished'; 3 mm shall be allowed from the nominal size of each wrought face or edge.

SECTION/ELEMENT

WOODWORK

<u>Exposed Faces</u>	All timber in joinery work shall be "wrought" unless otherwise described.
<u>Preservative</u>	Unless the timber described is "treated" as described, the backs of frames to be fixed in walls and all other bedding surfaces are to be painted two coats clear preservative and rates are to include for this treatment.
<u>Priming</u>	Joinery which is prepared for painting is to be knotted and primed before the work is despatched to site. Where adjustments are to be made on the site, the priming is to be made good.
<u>Painting</u>	Surfaces of softwood intended for painting or clear finish shall be such that, if properly finished with matt paint, imperfections in manufacture will not be apparent.
<u>Natural Finish</u>	When natural finish or finish for staining, clear polishing or varnishing is specified, the timber in adjacent pieces shall be matched, or uniform, or symmetrical in colour and grain.
<u>Fixing to Concrete or Blockwork</u>	Where items are described as "plugged" this shall be deemed to include for plugging to concrete (plain or reinforced), brickwork, blockwork, stonework and any similar materials as required and including any surface finish thereto, excepting only glass. Plugging centres shall not exceed 600 mm apart.
<u>Bolts</u>	Bolts, nuts and washers shall comply with BS 4190 and, if galvanised, with BS 729.
<u>Nails</u>	Nails shall comply with BS 1202, Part 1 and of the type best suited to the item to be fixed. Nails for fixing joinery with an external exposed face shall be aluminium in accordance with BS 1202, Part 3.
<u>Screws</u>	Screws shall comply with BS 1210.
<u>Timber Connectors</u>	Timber connectors shall comply with BS 1579.
<u>Ironmongery</u>	Ironmongery shall be fixed with screws to match. The prices for fixing ironmongery to softwood doors shall include for fixing to or through hardwood lippings and hardwood veneers. Only where fixed to solid hardwood doors and/or frames is ironmongery described as fixed to hardwood. The prices for ironmongery shall include for taking off and refixing as required for decorating.
<u>Certification:</u>	Certificates of Treatment are to be supplied with each consignment of timber.

SECTION/ELEMENT

STRUCTURAL STEELWORK

STRUCTURAL STEELWORKShop Drawings

The Contractor shall prepare shop drawings in sufficient detail to ensure accurate and adequate fabrication and submit at least two copies of each drawing to the Architect at least 14 days prior to commencement of fabrication. Approval of shop drawings shall not relieve the Contractor of his responsibility for the accuracy of the fabrication or for the structural adequacy of the various details. Fabrication shall not commence until shop drawings are approved at which stage a full set of approved shop drawings shall be sent to the Architect. The Architect shall be notified of all discrepancies from the approved drawings at all stages of fabrication. The Contractor shall be responsible for all errors in setting out and detailing and shall rectify same at his own expense.

Supervision

Competent supervisory staff shall be employed by the Contractor in the shop and on site at all stages of fabrication and erection.

Fabricators and Erectors

Every welder employed on fabrication shall hold a current certificate Class B Metal Arc Welding or shall otherwise satisfy the Architect by sample testing of his competence to do the required work. Only such approved welders shall be employed on the job. Any expense borne by the Contractor in respect of meeting the above requirements including proving the competence of the welders shall be at the Contractor's expense. All erectors employed shall similarly be experienced in the erecting of structural steel, careful and skilled in the work.

Materials

Materials fabrication and erection of steelwork shall comply with the requirements of the relevant British Standards and latest amendments.

BS 449 Use of structural steel in Buildings
 BS 15 Structural steel
 BS 360 High Yield Steel
 BS 1775 Steel tubes for structural engineering purposes
 BS 2708 Unified black square and hexagon bolts
 BS 1768 Unified precision hexagon bolts and nuts
 BS 3139 High strength friction grip bolts
 BS 3294 Use of high strength friction grip bolts
 BS 3410 Metal washers
 BS 1719 Classification of covered electrodes
 BS 639 Covered electrodes
 BS 938 Metal arc welding of tubes
 BS 1856 Metal arc welding of mild steel
 BS 2643 Metal arc welding of steel to BS 968
 BS 4 Part 1 and 2 - Structural Steel Sections.

Welding of steel sections to make up lengths of structural members shall only be done on the written permission of the Architect and only in selected locations.

Testing

The Architect may require any element of material to be tested to prove that the element in question conforms to the relevant specification. Certificates from the manufacturers shall be made available on demand. All tests shall comply with relevant British Standards.

Anchorage

The Contractor shall provide and deliver to site in advance all anchorage assemblies requiring to be cast into reinforced concrete structure where lugs are shown for grouting into pockets provided by the Contractor. The Contractor shall check dimensions before fabrication. In the event of any discrepancies any expenditure in making correction will not be borne by the Employer.

erection

The erection shall be carried out in such a way that at no stage will the safety of any operatives and site workers be impaired. Adequate bracing and tie ropes shall be provided at all stages to secure the stability of the structure through to final completion. In the event of failure all responsibility for making good damage and correcting the faults will rest with the Contractor. On completion the steelwork will be plumb, level and straight in accordance with the steelwork drawings to a tolerance of 4 mm in level and 8 mm in line. Tolerances will only be exceeded on written permission of the Architect.

On completion of any section it shall be inspected and if any corrections are necessary they shall be carried out at the Contractor's expense. All erection procedures shall conform with the relevant statutory requirements relating to safety of erectors.

Connection and Details

All joints shall be detailed on the relevant drawings. Where joints have not been detailed the Contractor shall make provision for fully developing the member in question for its particular function whether shear tension compression or combination of stresses.

Drifting

All holes shall be sufficiently concentric that drifting is unnecessary to insert bolts. Reaming and burning holes during erection will not be allowed except by written permission from the Architect.

Tightening bolts

All bolts shall be fully tightened by standard spanners of correct sizes and shapes for the bolts used. Calibrated torque spanners for the appropriate high strength bolt shall be used. The spanners shall be calibrated in accordance with the manufacturers instructions and shall be tested periodically by the Architect.

Site Welding

Site welding shall only be done where shown specifically on drawings. If the Contractor desires to use site welding for any reason he shall apply in writing to the Architect.

Site Welding
Cont'd

Permission will only be granted provided the relevant code is adhered to and provided all necessary working platforms are provided at no extra charge to the Employer. Unless the joints in question are readily accessible such permission will not be granted. Welding shall not be permitted on wet surfaces during rain, snow or high winds unless good and sufficient cover is provided. Welding shall not be permitted at temperatures below 0°C.

Safety
Regulations

All statutory safety regulations shall be adhered to in respect of the erection of structural steelwork and all reasonable care shall be taken as a precaution against accidents. The Contractor shall include in his tender for the necessary labour and materials to meet these requirements.

Painting
Steelwork

All the steelwork shall be wire brushed to remove all loose mill scale and degreased by any appropriate method and shall then be painted with two coats of red oxide.

After erection all damaged paintwork shall be touched-up and left neat and clean.

SECTION/ELEMENT

METALWORK

METALWORK

Mild Steel

Mild steel shall comply with BS 4360.

Hot rolled sections shall comply with BS 4, Part 2.

Cold rolled sections shall comply with BS 2994.

Cast Iron

Cast iron shall comply with BS 1452, Grade 10.

Galvanising

Iron and steel, where galvanised, shall comply with BS 729, Part 1 entirely coated with zinc after fabrication by complete immersion in a zinc bath in one operation and all excess carefully removed. The finished surfaces shall be clean and uniform.

Bolts and Nuts

Bolts and nuts shall comply with BS 1494 and BS 916 and have Whitworth threads complying with BS 84.

PLUMBING INSTALLATIONInstallation

The plumbing installation shall comply with BS CP 310 Water Supply and BS CP 304 Sanitary Pipework above Ground and the regulations of the Local Authority.

Pipe supports are to be spaced at 0.90 metre centres maximum for pipes fixed horizontally and 1.80 metres maximum for pipes fixed vertically.

Copper Pipes

The copper pipes and fittings shall comply with BS 2871 Part 1 Table X for light gauge copper tubes for water.

Pipes of 50 mm diameter and downwards may be jointed with capillary or compression fittings. Pipes of 50 mm diameter upwards shall be jointed by bronze welding.

Pipes shall be fixed to walls or other surfaces by means of bronze holderbats fixed to keep the pipe clear of the wall face and finishes.

Spun Cast Iron Pipes and Fittings

Spun cast iron pipes and fittings shall comply with BS 416.

Joints to cast iron spigot and socket pipes shall be tightly caulked with tarred hemp yarn and run with molten lead 38 mm in depth well caulked in, or otherwise with fibrous lead yarn and a cold caulking compound.

Pipes shall be fixed to walls or other surfaces by means of stout cast-iron holderbats in two sections bolted together, built into the walls, wedged and neatly pointed.

PVC Water Pipes

The pvc pipes shall comply with BS 3505 and the joints and fittings shall comply with BS 4346. The pipes and fittings shall be installed in accordance with the manufacturers instructions. Rates for pipes are to include for solvent welded joints, straight couplings and pipe brackets. Rates for fittings are to include for jointing, couplings, connectors and adaptors.

PVC Soil and Internal Rainwater Installation

The pvc soil and internal rainwater installation shall comply with BS4514. The pipes and fittings shall be installed in accordance with the manufacturers instructions. Rates for pipes are to include for solvent welded joints, straight couplings and pipe brackets. Rates for fittings are to include for jointing, couplings, connectors and adaptors.

PVC External Rainwater Installation

The pvc external rainwater installation shall comply with BS 4576. The pipes and fittings shall be installed in accordance with the manufacturers printed instructions.

Make Good Damages

The Contractor shall make good at his own expense any damage caused by leakage or the overflowing of any pipe, fitting or apparatus during the Contract and the Defects Liability Period.

Testing

The plumbing installation shall be tested to the approval of the Architect and Local Authority and left in perfect working order.

SECTION/ELEMENT

SERVICES INSATLLATIONS

MECHANICAL ENGINEERING AND ELECTRICAL INSTALLATIONSPlumbing and
Engineering
Installations

The plumbing and mechanical engineering installations will be carried out by a Nominated Sub-Contractor.

Electrical
Installations

The electrical installations will be carried out by a Nominated Sub-Contractor.

Attendances
and Builders
Work

The Contractor shall form all opes, holes, mortices and other builders work in the structure and finishes for equipment, fittings points, conduits, pipes, brackets etc., as required by the Nominated Sub-Contractors.

The Contractor shall obtain from the Sub-Contractors the position of all opes, holes, mortices, chasés and other builders work which they require. The Contractor shall apply for this information direct to the firms concerned and obtain the necessary information in sufficient time as will enable him to leave temporary opes etc, whilst building the structure and finishes etc, so that consequent alterations are avoided. If the Contractor fails to do this he is to carry out all such alterations at his own expense.

Make good
Damages

The Contractor shall make good at his own expense any damage caused by leakage or the overflowing of any pipe, fitting or apparatus during the Contract and the Defects Liability period.

SECTION/ELEMENT

FINISHINGS

FLOOR WALL AND CEILING FINISHINGS

<u>Standards</u>	Workmanship shall comply with CP 211 "Internal Plastering" and CP 221 "External Rendered Finishes".
<u>Cement</u>	Cement shall be ordinary Portland cement and shall comply with IS 1 1963 (Amended) 1982. White and coloured cements shall comply with IS 1 and shall be obtained from an approved manufacturer.
<u>Sand</u>	Sand for gypsum plaster mixes shall comply with BS 1198 Table 1, Type 1. Sand for cement and lime plaster mixes, renderings and floor screeds shall comply with BS 1199 Table 1. Sand for use with white Portland cement shall be silver sand and that for use in coloured cement mixes shall be of a suitable colour.
<u>Lime</u>	Lime for undercoating shall be properly slaked and run to putty at least 4 weeks before required for use. The quick-lime shall comply with Class A of the BS 890. Alternatively, the lime for undercoating shall be dry hydrated lime of approved manufacture complying with IS 8 and shall be steeped for 24 hours before use.
<u>Water</u>	Water shall be obtained from the mains and shall be free from impurities.
<u>Materials</u>	All materials shall be delivered to the site in their original packages bearing the trade name of the material concerned.
<u>Storage of Materials</u>	Plasters, lime and cement shall be stored off the ground in ventilated and weatherproofed sheds and used in order of delivery.
<u>Proportioning</u>	The materials used for plastering shall be proportioned by volume by means of gauge boxes.
<u>Working Time</u>	Plastering mixes containing self-setting materials shall be used within the recommended working time for the mix concerned. Mixes containing cement shall be used within two hours of the first contact with water. Materials which has started to set shall not be retempered.
<u>Mixing</u>	Materials shall be thoroughly mixed in the proportions described. No mixes of plaster other than those described shall be used. All mixing shall be done on a clean platform, in a clean mixing box or in a mechanical mixer. Only water shall be added and no other admixture is permissible.

SECTION/ELEMENT

FINISHINGS

Preparation of Surfaces

Concrete floors to receive screeds shall be hacked where necessary to remove concrete, mortar or plaster droppings and vacuum cleaned to remove all loose particles and dirt and well wetted before the screeds are laid.

Surfaces to receive plastering shall be dry brushed to remove all loose particles, dust, laitance, efflorescence etc., and any projecting fins on concrete surfaces shall be hacked off. All traces of mould oil shall be removed from concrete surfaces by scrubbing with water containing detergent and rinsing with fresh water. Surfaces shall be wetted and re-wetted as required to equalise suction before the first coat of plaster is applied.

Preparation for Renderings and Backings

All surfaces which are to receive renderings or backings shall be prepared by scudding consisting of cement and coarse sand in the proportions 1:1½ - 3 by volume, forcefully thrown on and left to harden as a key.

Preparation of Undercoats

Undercoats and bonding coats shall be ruled to an even surface and then lightly scratched to provide a key for the finishing coat.

Arrises

Unless otherwise described all arrises shall be pencil rounded.

Dubbing Out

Dubbing out shall be in the same mix as the subsequent coat and shall not exceed 10 mm in thickness in one application. Prices for plasterwork shall include for all dubbing out required on new work to reduce irregularities and to form flat surfaces.

Frosty Weather

Plastering shall not commence or continue in frosty weather unless precautions are taken to keep the temperature of the materials and of the structure above freezing point for an adequate period. Plastering shall be protected from the frost, extreme drying conditions and continued dampness.

Beds and Backings

Beds and backings to floors and roofs shall be composed of cement and sand in the proportions 1:3 by volume.

Laying of Beds

Beds to floors shall be laid in bays not exceeding 15 square metres (or in the case of monolithic construction, 30 square metres), and beds to roofs in bays not exceeding 10 square metres and the proportions of 2:1 in shape. Joints to beds shall coincide as nearly as possible with joints in the base. The Contractor shall include in his rates for forming the bays.

Curing of Beds

Beds shall be cured for 3 to 7 days depending on the thickness by means of a covering of waterproof building paper or polythene sheet well lapped at joints.

SECTION/ELEMENT

FINISHINGS

<u>Drying Out</u>	No floor finish shall be laid unless a reliable moisture test shows that the bed is sufficiently dry to receive it.
<u>Patent Plaster</u>	The patent plasters shall be "Gyplite Plasters" as manufactured by Gypsum Industries Limited and shall be applied in accordance with the manufacturers instructions. The patent plasters shall comply with IS 27 Parts 1 & 2 and BS 1191 Part 2.
<u>Plasterboard</u>	Plasterboard shall comply with IS 41. Plasterboard shall be nailed to base at 150 mm centres one way and not more than 600 mm centres the other way using 30 mm x 12 swg clout headed galvanised nails driven flush. Joints shall be left with 4 mm spacing and staggered. All joints, angles and abutments shall be scrimmed with 100 mm wide jute scrim cloth and neat plaster.
<u>Metal Lathing Stops etc.,</u>	Expanded metal lath, plaster beads, stops, angles etc., shall be as manufactured by Expamet Building Products Limited, or equal approved, and shall be fixed in accordance with the manufacturers recommendations.
<u>Vinyl-Asbestos Floor Tiles</u>	The vinyl-asbestos floor tiles shall comply with BS 3260. Workmanship shall comply with CP 212.
<u>Flexible PVC Tiles and Sheet</u>	The flexible pvc floor tiles and sheet shall comply with BS 3261. Workmanship shall comply with CP 212.
<u>Ceramic Floor Tiles</u>	The ceramic floor tiles shall comply with BS 1286. Workmanship shall comply with CP 202.
<u>Quarry Floor Tiles</u>	The quarry floor tiles shall comply with BS 1286. Workmanship shall comply with CP 202.
<u>Glazed Wall Tiles</u>	The glazed wall tiles shall comply with BS 1281 Workmanship shall comply with CP 212.
<u>Adhesives</u>	Tile adhesives shall be as manufactured by Building Adhesives Limited, or equal approved, and shall be used in accordance with the manufacturers recommendations.
<u>Rates to Include</u>	The rates for all work in this section shall include for all necessary temporary rules; temporary supports to risers, matwalls and the like; temporary screeds and templates; wetting base and for all other preparatory work to new base surfaces.

GLAZINGGlass

Glass shall comply with BS 952 and shall be free from all defects. Glass shall be delivered in proper containers with the manufacturers name, guarantee, type of glass and thickness or weight of glass attached to the outside of the containers.

Putty

Putty for glazing to timber frames shall comply with BS 544 and to metal frames shall be of approved manufacture.

Bedding Strips

Bedding strips shall be approved wash-leather or preformed plastic strip suitable for the glass and position.

Glazing

Glazing shall comply with CP 152.

Glazing shall not be executed until the frames are fixed in position, unless otherwise specified.

Glazing with putty to wood shall be securely held with sprigs and that to metal with clips.

All glazing rebates and beads in wood shall be sealed or primed before glazing is commenced.

Glazing with putty shall be executed with proper bed and back putties, sprigs, clips, splayed and mitred front putties. The back putties shall be trimmed off level with the top of the rebates and splayed front putties shall be finished 3 mm from the sight line to allow for sealing between the glass and putty with paint.

Glazing fixed by beads shall have both glass and beads bedded and back puttied and the putty trimmed off flush. Where sealing strip or self-adhesive glazing tape is used it shall pass around both faces of the glass and shall be trimmed off flush on both sides.

Rates to Include

The rates for glazing shall include for templates as required, for preparation of the frames as specified above and for provision of sprigs and metal clips. Where glass is fixed with beads, the rates shall include for taking out, easing as necessary and refixing the beads.

SECTION/ELEMENT

PAINTING AND DECORATING

PAINTING AND DECORATINGPaints

Paints and decorating materials shall be manufactured by approved manufacturers and shall be of best quality Irish manufacture wherever available. The various coats of paint in any one situation or system shall be from the same manufacturer. The paint shall be delivered to the site in sealed drums or cans bearing the name of the manufacturer and clearly labelled as to type and quality and whether for undercoating or finishing coat. Additions to or adulteration of these materials will not be permitted.

Knotting

Knotting shall comply with BS 1336.

Stopping

Stopping for:

- (a) Plaster surfaces shall be proprietary plaster-based filler.
- (b) Internal wood surfaces shall be putty to comply with BS 544.
- (c) External wood surfaces shall be "Polyfilla" or other approved proprietary brand of plaster filler having no lead content.

Stopping for clear finish wood surfaces shall be tinted to match the woodwork.

Linseed Oil

Refined linseed oil shall comply with BS 242.

Raw linseed oil shall comply with BS 243.

Boiled linseed oil shall comply with BS 259.

White Spirit

White spirit shall comply with BS 245.

Tupentine

Tupentine shall comply with BS 244 and 290, Type 1 and 2.

Size

Size shall comply with BS 3357.

Primer

Primer for internal woodwork (other than the internal surfaces of external doors, windows and their frames) shall be an approved leadless white or light grey priming paint not darker than colour 9-093 of BS 2660 which shall be compatible with the subsequent coats and obtained from the same maker.

Primer for external woodwork and the internal surfaces of external doors, windows and their frames shall be lead-based pink priming paint complying with BS 2521.

Primer for iron and steelwork shall be:

- (i) Calcium plumbate priming paint complying with BS 3698, Type A.
- (ii) Lead-based priming paint complying with BS 2523 Type B which shall be used as directed in the Tables of Painting and Decorating.

Oil Paint

Oil paint shall comply with IS 32.

Emulsion Paint

Emulsion paint shall comply with IS 120.

Colours

Paint colours shall comply with BS 4800.

Workmen

None other than skilled workmen are to be employed, except apprentices and labourers. A properly qualified foreman is to be constantly on site during the painting work.

Workmanship

Workmanship is to comply with CP 231 "Painting of Buildings".

All woodwork to be painted is to be sand papered to a smooth surface and all knots thinly coated with best quality shellac knotting.

All exposed woodwork to be lacquered or varnished is to be properly sand papered to a smooth surface to the Architects approval before application of lacquer and the Contractor shall allow in his rates for additional casing and protecting that is required to all joinery, framing, beams and posts etc, after fixing and prior to decoration to ensure that no damage is caused to surfaces of exposed joinery.

Stopping is to be made from a mixture of white lead and gold size applied after priming and rubbed down before the following coat is applied. All plaster and cement surfaces are to be thoroughly dry before being painted and prepared for the application of paint by sizing, priming or other approved means.

All rust, mill scale, grease and oil is to be removed before fixing from metalwork to be painted. After fixing, any bare spots are to be touched up with anti-corrosive priming paint and all open joints and faults stopped in with red and white lead putty as necessary.

All paints shall be thoroughly mixed or stirred before use and used directly from the can.

Thinning of paint materials will only be allowed with the Architects approval and shall be carried out with the type of thinner and in the proportions recommended by the paint manufacturers.

All paints shall be applied by brush. No paint shall be applied by spray without the Architects approval; if such approval is given the rates shall be deemed to include for adequately masking and protecting all adjacent works.

SECTION/ELEMENT

PAINTING AND DECORATING.

Workmanship
Cont'd

Each coat of paint is to be thoroughly dry, allowed to harden and properly rubbed down before the next coat is applied and is to be of a different tint from the coat preceding. Finishing tints will be selected by the Architect. No external work is to be carried out under adverse weather conditions such as extremes of temperature or in wet, foggy, frosty weather.

No paint shall be applied to surfaces structurally or superficially damp and all surfaces must be free from condensation, dirt, dust etc, before application of each coat.

Primed or undercoated woodwork and metal must not be left in an exposed or unsuitable situation for an undue period before completing the painting process.

Where priming has deteriorated or become damaged in any way, it shall be renewed or touched up as necessary before applying the first undercoat.

No consecutive coats of paint are to be of the same shade except in the case of white.

The whole of the work shall be left free from brush marks, tears, blisters and other defects and edges and corners shall be well brushed out to avoid thickening.

Rates to Include

The word "prepare" shall be deemed to include all necessary preparatory work including thoroughly washing and cleaning down the surfaces, removing grease, dirt and stains, scraping and sand papering, filling holes in surface imperfections, making good surface cracks in the plastering, scraping and wire brushing metalwork to remove dust.

Work to existing surfaces shall be deemed to include all preparatory work necessary to leave the surfaces in a perfect condition to receive repainting and redecoration work.

Rates are to include for the removal of ironmongery, coverplates, switch plates and the like, before preparation and for refixing on completion of the painting.

DRAINAGEConcrete Pipes

Concrete pipes and fittings shall comply with IS 6, IS 166 and BS 556 and shall be the class specified.

Concrete pipes and fittings shall be jointed and fixed with rubber sealing rings to comply with BS 2494.

Glass fibre reinforced concrete tubes shall be manufactured from plain concrete tubes which comply with BS 556 and glass fibre and resin of approved type. The reinforcement shall be laid up by an approved method.

Prestressed concrete pipes and fittings shall comply with BS 4625.

Porous concrete pipes shall comply with BS 1194.

Stoneware Pipes

Stoneware pipes and fittings shall comply with IS 106, BS 65 and 540.

Stoneware pipes and fittings shall be jointed and fixed with plastic couplings to comply with BS 65 and 540 and rubber sealing rings to comply with BS 2494.

Stoneware traps, gullies and fittings shall comply with BS 539.

Stoneware field drain pipes shall comply with BS 1196.

Cast/Spun
Iron Pipes

Cast/spun iron pipes shall comply with BS 1211. Fittings shall comply with BS 78 Part 2 or BS 2035. They shall be of the class specified. Pipes and fittings shall be coated externally with an approved bituminous composition except parts to be encased in concrete. Pipes and fittings shall be coated internally with an approved bituminous composition except where a special lining is specified.

Ductile iron pipes and fittings shall comply with BS 4772.

Cast iron drain pipes for building drainage shall comply with BS 437 Part 1.

Pressure Pipes
of Synthetic
Materials

Unplasticised polyvinyl chloride pipes and specials shall comply with BS 3505 and IS 123 and shall be of the class specified.

Bends in the pipelines shall be supplied by the manufacturer.

All valves, tees and tapers shall be flanged and of grey cast iron. Materials workmanship, thickness and coating of the specials shall comply with BS 4622.

SECTION/ELEMENT

DRAINAGE

Non-Pressure Pipes of Synthetic Materials

Unplasticised pvc underground drain pipes and fittings shall comply with BS 4660.

Asbestos Cement Pipes

Asbestos cement sewerage pipes and fittings shall comply with BS 3656 with asbestos cement sleeve joints with rubber rings complying with BS 2494 Class C.

Asbestos cement pressure pipes shall comply with BS 486. The pipes shall have plain ends and where ordered shall be dipped in bituminous solution. Fittings shall be of either cast iron complying with BS 78 Part 2 or mild steel complying with BS 534.

Where possible fittings shall have plain ends of an external diameter equal to that of the asbestos cement pipes and shall be suitable for use with either a cast iron or mild steel mechanical joint. Where compatible external diameters of fittings and pipes cannot be supplied, suitable stepped couplings of approved manufacture shall be used.

Cast iron and mild steel fittings shall be coated externally with bituminous composition. Fittings shall be coated internally if ordered with bituminous composition. Joints shall be as specified.

Precast Concrete Manholes

Precast concrete manholes, manhole rings, gullies etc., shall comply with BS 556.

Manhole Channels

Manhole channels and branches shall be salt glazed stoneware Class A and shall comply with BS 65, 540 and 539.

Manhole Covers Gully Gratings and Frames

Manhole covers, gully gratings and frames shall be cast iron coated and shall comply with BS 479. Grades and type references specified herein are as more particularly described in the BS.

Step Irons

Step irons shall comply with BS 1247 Type A 'General Purpose Pattern' with 230 mm long tail. The steps are to be staggered with their centres on vertical lines 225 mm apart and the ends built into the wall.

Trenches

The Contractor is referred to the preambles for "Excavation and Earthworks" for clauses covering the drainage excavation where relevant.

The excavation for trenches shall be of such depths and widths as will allow the drains to be properly laid with adequate cover at highest points. The bottom shall be graded from point to point to that of the grade for pipe lines as specified and shown on the drawings making due allowance for the thickness of beds.

Trenches Cont'd

In filling-in trenches care is to be exercised so as not to disturb the drains. Trenches shall be first filled-in to a depth of 300 mm with specified material carefully handpacked over the barrel of the pipe. The remainder of the filling-in is to be carefully and thoroughly consolidated in 150 mm thick layers with each layer well watered and compacted. Mechanical rammers shall not be used in trenches until at least 600 mm of compacted material has been filled-in over the pipe.

Gravel Beds Haunching and Surrounds

Gravel beds shall be Class B granular bedding material consisting of clean rounded broken stone 12 mm passing and 5 mm retained sieve size. The beds shall be 150 mm thickness and not less than 300 mm wider than the internal diameter of the pipe.

The gravel shall be carried up for the full width of the bed in a square section to a minimum 150 mm thickness over the barrel of the pipe.

Concrete Beds Haunching and Surrounds

The concrete beds shall be to the specified grade, 150 mm thickness and not less than 300 mm wider than the internal diameter of the pipe.

Where pipes are required to be haunched, the concrete shall be carried up for the full width of the bed to the level of the horizontal diameter of the pipe and shall be splayed from this level and carried upwards to meet the pipe barrel tangentially. Where pipes are specified to be encased, the concrete shall be carried up from the bed in a square section to a minimum of 150 mm thickness over the barrel of the pipe.

Drain Laying

Each pipe shall be carefully examined on arrival, any defective pipes shall not be used and shall be segregated and marked in a conspicuous manner.

Drains shall be laid in straight lines and to even gradients as shown on the drawings. Care shall be exercised in setting out and determining the levels of the pipes and the Contractor shall provide suitable instruments and set up and maintain all sight rails, boning rods and bench marks etc, necessary for the purpose.

All drains shall be kept free from earth, debris, surplus jointing materials and other obstructions during laying and until the completion of the works when they shall be handed over in a clean condition.

Pipes shall be laid with the sockets leaning up-hill and shall rest on solid and even foundation for the full length of the barrel. Socket holes shall be formed in the foundations as short as practicable but sufficiently deep to allow the pipe jointer room to work right round the pipe.

Buried Services

All pipes, ducts, cables, mains and other services exposed by the excavations shall be effectively supported and protected by timbers or other means.

Where existing sewers and drains are exposed during excavation every joint and every part of them requiring support shall be packed up solid from the bed with concrete packing in such a way as to prevent settlement.

Restore Surfaces

Surfaces interfered with whether on public or private property, are to be restored to their original condition.

Inspection

The Contractor shall give notice to the Architect for the purpose of inspection and measurement whenever sections of:

- (a) Excavations are completed
- (b) Beds are laid
- (c) Drains are completed

and no further works are to be executed until the works at these stages have been approved.

Drainage
Bye-Laws

All drainage works shall comply with the requirements of the Local Bye-Laws and are to be executed to the satisfaction of the Architect and the Local Authority.

Testing

The whole of the drainage system shall be tested for watertightness and straightness to the satisfaction of, and in the presence of the Architect and the Local Authority. Drains are to be filled with water to a head of 1.50 metres and are to be tested in sections agreed with the Architect as follows:

- (a) After jointing
- (b) After haunching and backfilling
- (c) After completion of the Works

The Contractor shall provide all necessary testing apparatus and shall carry out such other tests as are required by the Architect and the Local Authority and shall retest if necessary until passed. Testing by air pressure will only be permitted when a water test is impracticable in the opinion of the Architect.

In the event of any doubt or dispute, the method of testing laid down in the BS CP 301 Building Drainage and 304 Soil and Waste Pipes above Ground shall be adopted.