

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1835

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 20 / 12 / 91 == ==	Noted by <u>W. Hannon</u>		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1835 CERTIFICATE NO.: 16857B

PROPOSAL: Change use from Domestic To Commercial

LOCATION: Cover Cottage Greenlills Rd, Tallagh

APPLICANT: D. Poynton

kg 20/11/91

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose 9.20m	@ £3.50 per M ² or £70	£70	£70			
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: J. Young Grade: D/TC Date: 26/11/91

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

Columns 2,3,4,5,6 & 7 Certified: Signed: RUP Grade: S.O Date: 25/11/91

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1835 Cert. No. 2714

PROPOSAL Change use from domestic to Commercial

LOCATION Bush Cottage, Greenhills Rd, Tallaght

APPLICANT D. Poynton

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2/32	1/32	—	
2	Domestic	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	Metres <u>9.20m²</u>	@£1.75 per m ² or £40	<u>2/40</u>	<u>4/40</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				
9	x metres	@£10 per m ² or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/TL Date 26/11/91

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 25/11/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1835

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

99 FT² f. y. 26/11/91.

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard

$\frac{99}{1000} @ 110$
= £41
Min Charge 100

loads Refused

fee Refused.

Planned Conditional
loads contribution
without any ex
amount. 3 cases
Dribbled over condition
because not conditoned or
else not

DEVELOPMENT CONTROL ASSISTANT GRADE



1/94/92

COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive ^{B L G A R D} Business and Manager's Orders

CONTRIBUTION:
Standard: £100
Roads:
S. Sers: -
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Register Reference : 91A/1835

Date Received : 20th November 1991

Correspondence : Ms. D. Poynton,
 Name and : C/o 72 Wedgewood,
 Address : Dundrum,
 Dublin 16.

Development : Change of use to part ground floor from domestic to commercial

Location : Court Cottage, Greenhills Road, Tallaght

Applicant : D. Poynton

App. Type : Permission

Zoning : To protect, provide for, improve Local/Neighbourhood Centre Facilit

Floor Area : 9 Sq.metres

(GB/DK)

Report of the Dublin Planning Officer dated 9th January, 1992.

This application is for PERMISSION. The proposed development consists of a change of use of part ground floor on an existing cottage at Greenhills Road, in the centre of Tallaght. The cottage is located on the eastern side of the road. The area to the east is zoned with the objective "to protect, provide for and/or improve local neighbourhood facilities."

The floor area involved is c. 9 sq. m. The plans show an alteration to the front elevation which is not mentioned in the advertisement. The existing porch would be removed and a new window and door added.

The premises is one of 3 cottages at this location. No. 3 is vacant. No. 2 is used as a printing works. The site adjoining subject cottage to the north is used as a Council depot.

Costs Report 2/12/91 recommending refusal is noted. Having regard to the zoning the cottage, use small commercial use is viable and the need to allow a window in the old cottage, The Planning Authority would have no objection to the proposal. I consider that a refusal is not warranted. R.C.

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

CONDITIONS / REASONS

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1835

Page No: 0002

Location: Court Cottage, Greenhills Road, Tallaght

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

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

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

03 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

04 That a financial contribution in the sum of £ 100 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

og
~~05 That a financial contribution in the sum of £ _____ be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on site.~~

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

506 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

607 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

REASON: In the interest of the proper planning and development of the area.

CS

7

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1835

Page No: 0003

Location: Court Cottage, Greenhills Road, Tallaght

12

J
Endorsed: *[Signature]*
for Principal Officer

Richard Collins *SE*
for Dublin Planning Officer *14/1/92*

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

Dated : *16* JANUARY 1992

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1835.
DEVELOPMENT: Change of use part ground floor from domestic to commercial.
LOCATION: Court Cottage, Greenhills Road, Tallaght.
APPLICANT: D. Poynton.
DATE LODGED: 20.11.91.

The proposal is for a change of use of part of a cottage from residential to hair salon. The cottage fronts onto Greenhills Road near the entrance to the Tallaght Shopping Centre.

Permission was previously granted for change of use to commercial in the adjoining cottage. However, that application showed an access to Tallaght Shopping Centre car park (Reg. Ref: 87A/627). The present application shows frontage onto Greenhills Road which is a busy distributor road. No off-street car parking is proposed.

Permission should be refused as:-

1. The proposed development by reason of its lack of off-street car parking provision would lead to on street car parking on the Greenhills Road which is a busy distributor road and is substandard in width at this location. The proposed development would thereby endanger public safety by reason of traffic hazard.

(It is noted that the adjacent development's access to the Shopping Centre does not presently appear to be used for customers).

GC/BMcC
9.12.91.



SIGNED: Garrett Curran
DATE: 10/12/91

ENDORSED: G.P. 12
DATE: 12/12/91

Geraldine Boothman DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1835

Date : 21st November 1991

Development : Change of use to part ground floor from domestic to commercial

LOCATION : Court Cottage, Greenhills Road, Tallaght

Applicant : D. Poynton

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 20th November 1991

DUBLIN COUNTY CO.
3 DEC 1991
ENVIRONMENTAL
OFFICE

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 20th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS ACCEPTABLE TO THIS OFFICE
Subject to

- 1/ COMPLIANCE WITH THE BUILDING BYE-LAWS
- 2/ COMPLIANCE WITH THE SHOPS (CONDITIONS OF EMPLOYMENT) ACT 1938.
- 3/ COMPLIANCE WITH THE OFFICE SAFETY, HEALTH AND WELFARE AT WORK ACT 1989.
- 4/ DRAINAGE CONNECTIONS TO BE SUCH AS NOT TO GIVE RISE TO A PUBLIC HEALTH NUISANCE.

Sta Devine
for John O'Keilly JBO
11/12/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.12.91
Time 4.00

Peter Conelan
11/12/91

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/~~Approval~~

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

To	Ms. D. Poynton,	Decision Order	P/94/92	16.01.92
	c/o 72 Wedgewood,	Number and Date		
	Dundrum,	Register Reference No.	91A/1835	
	Dublin 16.	Planning Control No.		20.11.91
Applicant	D. Poynton	Application Received on		
		Floor Area:	9 sq.m.	

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-
change of use to part ground floor from domestic to commercial at Court Cottage, Greenhills Road, Tallaght.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That all external finishes harmonise in colour and texture with the existing premises.	3. In the interest of visual amenity.
4. That a financial contribution in the sum of £100 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Over

Signed on behalf of the Dublin County Council

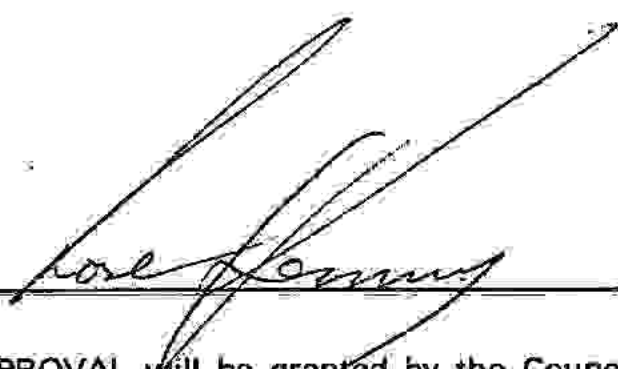
[Signature]
For Principal Officer

16 January 1992

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts 1878-1964.
6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	6. In the interest of the proper planning and development of the area.



NOTE:

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

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

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

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

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

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

Register Reference : 91A/1835

Date : 21st November 1991

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

Dear Sir/Madam,

DEVELOPMENT : change of use to part ground floor from domestic to
commercial

LOCATION : Court Cottage, Greenhills Road, Tallaght

APPLICANT : D. Poynton

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 20th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Ms. D. Poynton,
C/o 72 Wedgewood,
Dundrum,
Dublin 16.



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 COURT COTTAGE
(If none, give description sufficient to identify) GREENHILLS RD TALLAGHT D.24

3. Name of applicant (Principal not Agent) Ms D. POYNTON

Address COURT COTTAGE GREENHILLS RD Tel. No.

4. Name and address of J. FORTUNE
person or firm responsible 72 WEDGEWOOD DUNDRUM D16
for preparation of drawings Tel. No.

5. Name and address to which Ms D. POYNTON
notifications should be sent % 72 WEDGEWOOD DUNDRUM D16

6. Brief description of proposed development CHANGE OF USE PART GROUND FL. FROM DOMESTIC TO COMMERCIAL

7. Method of drainage on site 8. Source of Water Supply on site

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. PRIVATE DOMESTIC
(b) Proposed use of each floor PRIVATE / COMMERCIAL

Irish Press 8/11/91

440 NS1244

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 Sq. m.

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

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

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

470 NS1761

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:

As Required

15.List of documents enclosed with application. 4 sets of drawings 4 copies

CO DUBLIN permission for change of use to part ground floor from domestic to commercial at Court Cottage, Greenhills Rd, Tallaght, D. Poynton.

1400 1 cheque

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

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

Fee Payable € 110.00 Basis of Calculation class 4

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

Signature of Applicant (or his Agent) [Signature] Date 20/11/91

Application Type P/B

FOR OFFICE USE ONLY

Register Reference 918/1835

Amount Received €

1.24.4

Receipt No

Date 22/9

RECEIVED
20 NOV 1991
REG

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

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

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

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

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 51761

PAID BY

CASH

CHEQUE

M.O.

B.I.

I.T.

£70.00

21st

Received this day of November 1991

from F. & A. Lane

the sum of seventy Pounds

Pence being no for

bye-law application at Greenhills Rd.

Maureen Deane Cashier

S. CAREY Principal Officer Ullin C

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 51244

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

€110.00

Received this 21st day of November 1991

from F. A. Lane

the sum of 110 Pounds

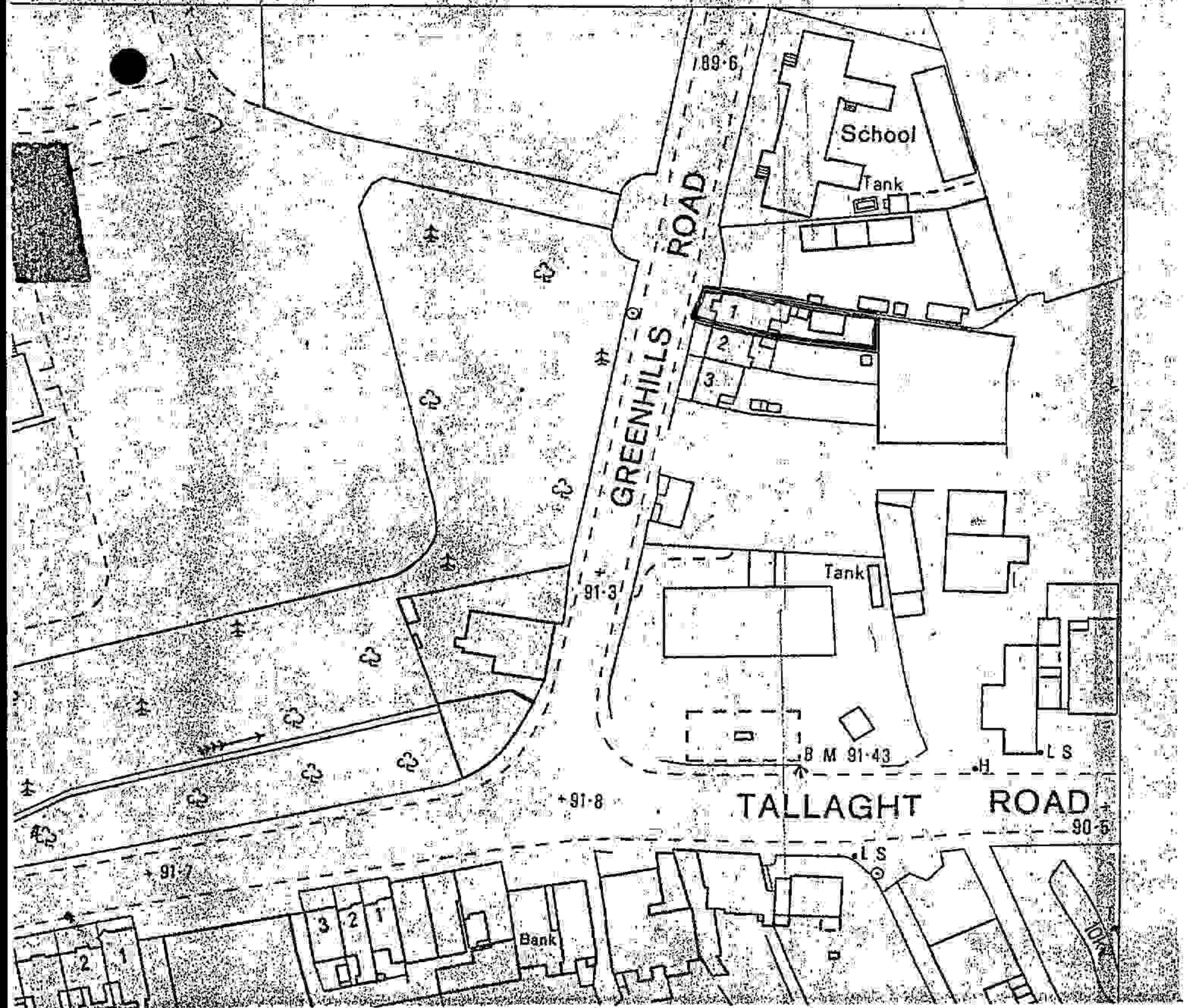
Pence, being 00

planning application at Greenhills Rd.

Noeleen Deane Cashier

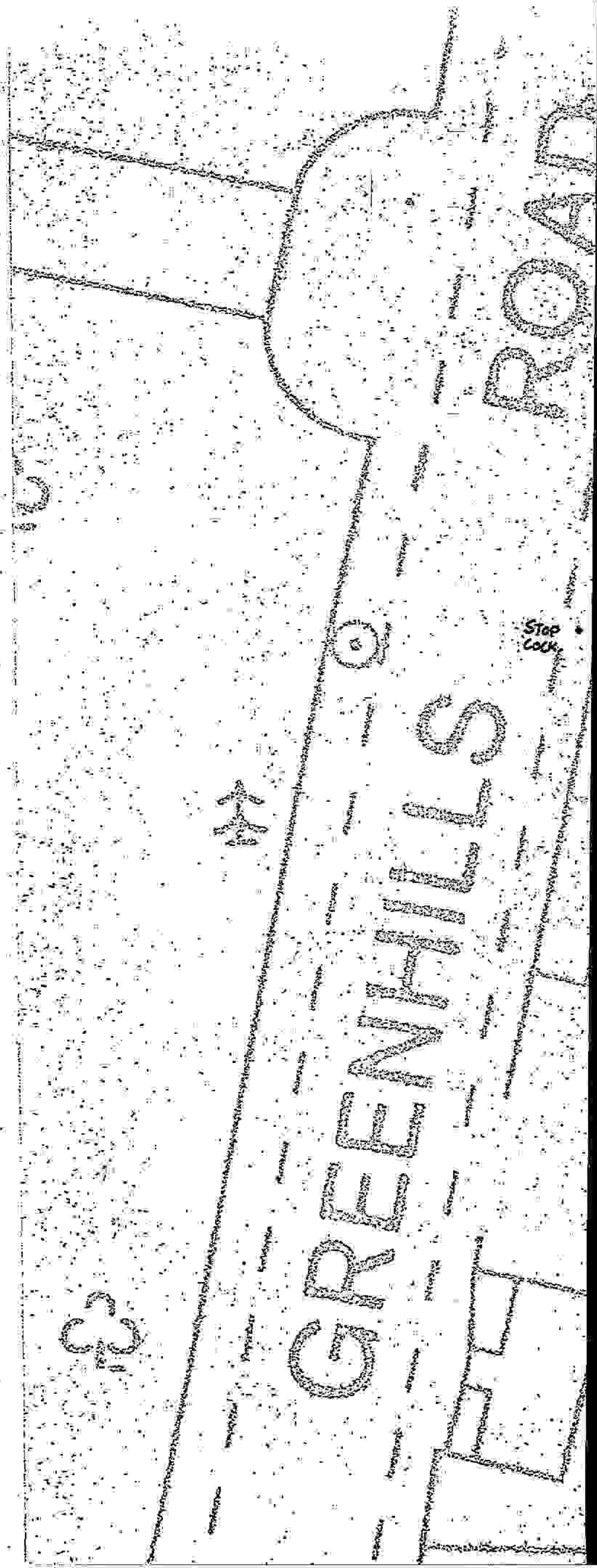
S. CAREY
Principal Officer

Class 4



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED.
 20 NOV 1991
 REG No. 91A/1835

C



10



STOP LOCK

3

GREENHILLS
STINKENS

ROAD

Tank

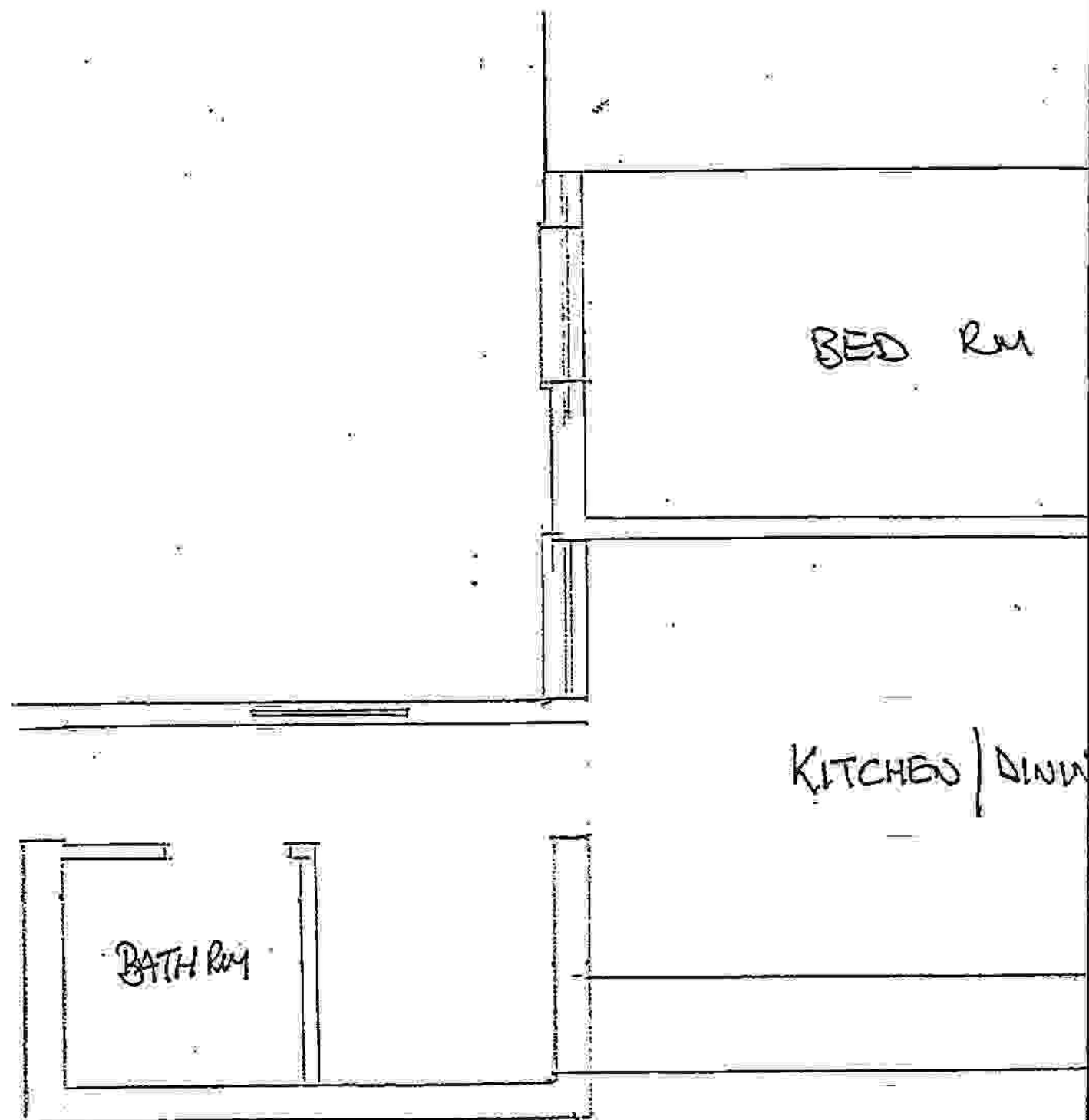
PROPOSED ALTERATION



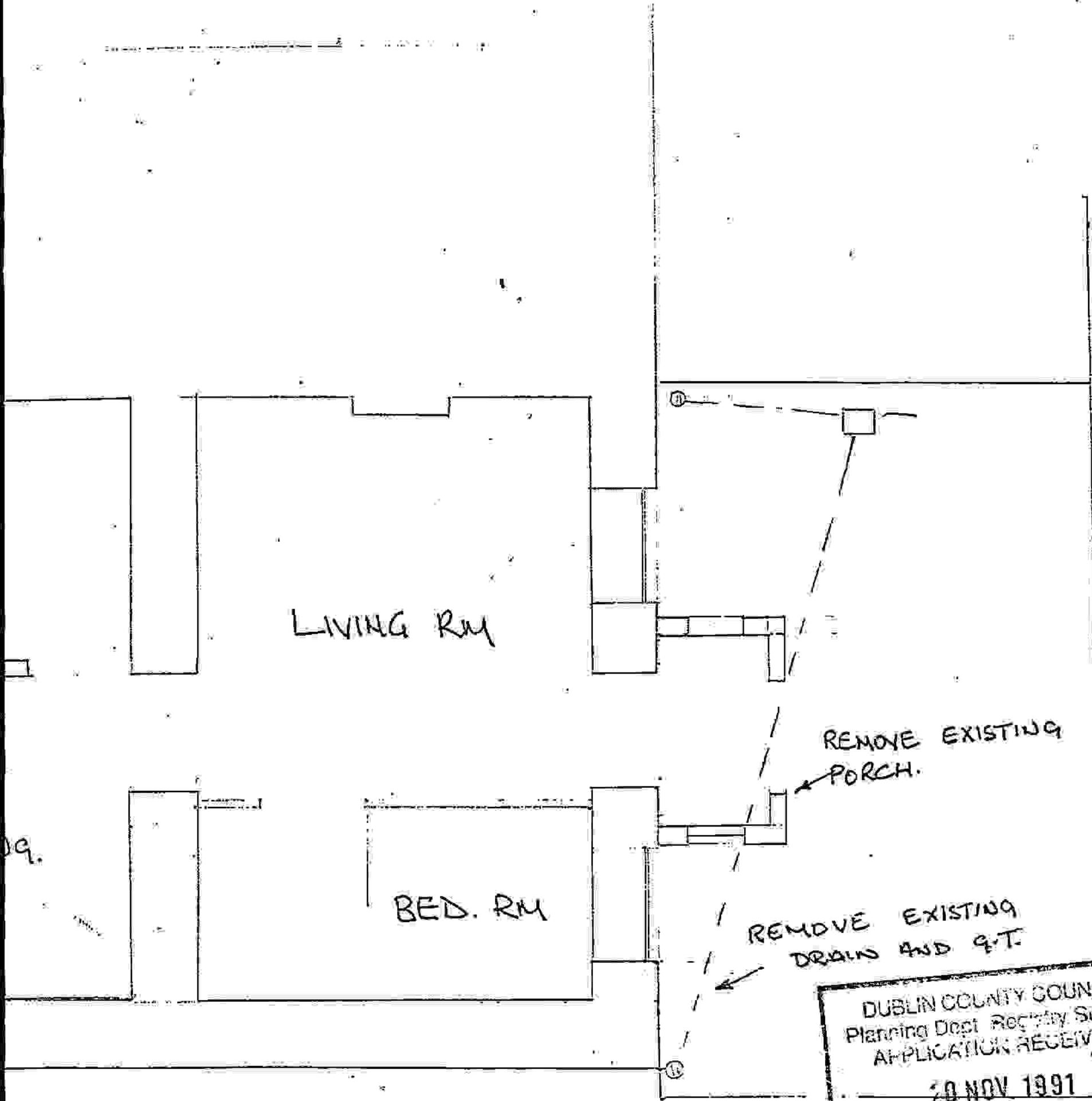
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
20 NOV 1991
REG No. 91A/1835.....

BLOCK PLAN

SCALE 1:250



EXISTING PL



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
20 NOV 1991
REG NO. 91A/1835...

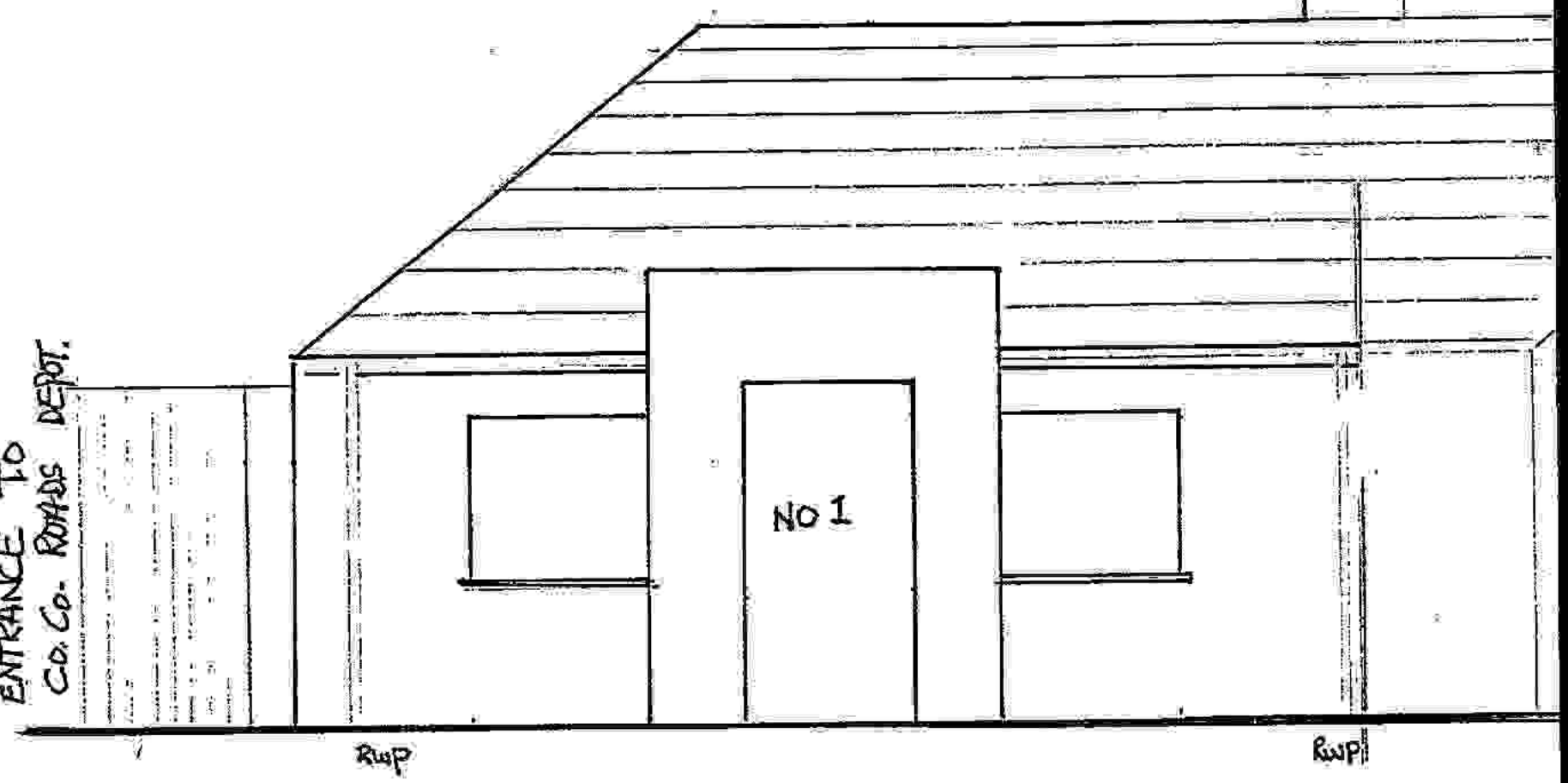
ALTERATIONS TO 1 COURT COTTAGE
GREENHILLS RD
FOR CHANGE OF USE TO PART OF GROUND
FLOOR
SCALE 1:50 DATE OCT 91 DRA BY # JRG N01.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

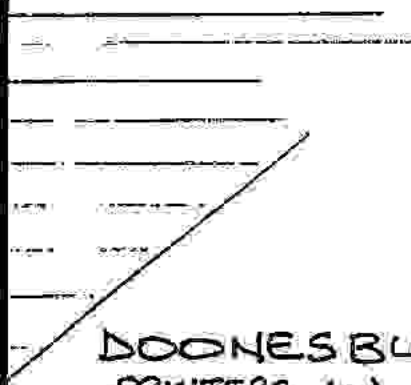
20 NOV 1991

REG No. ...91A/1835...

ENTRANCE TO
Co. Co. ROADS DEPT.



EXISTING FRONT ELEVATION



DOONESBURY'S
PRINTERS AND STATIONERS

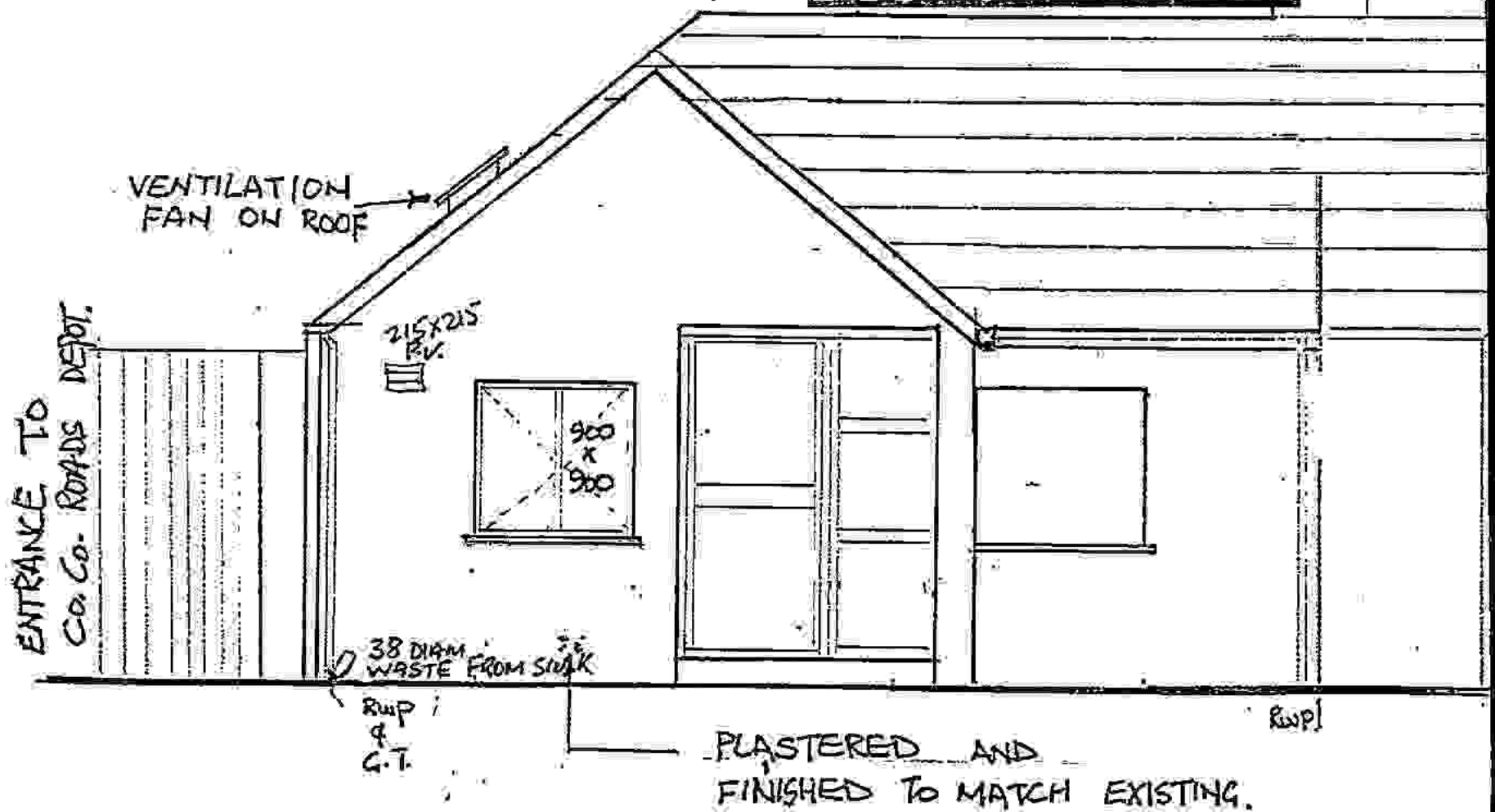
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ALTERATIONS TO 1 COURT COTTAGE
GREENHILLS RD.
FOR CHANGE OF USE OF PART GROUND FLOOR
SCALE 1:50 DATE OCT 91 DRG. BY TF BRND 2

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

20 NOV 1991

REG No. 91A/1835.....



ENTRANCE TO
Co. Co. ROADS DEPOT.

VENTILATION
FAN ON ROOF

215x215
R.V.

900
x
900

38 DIAM
WASTE FROM SINK

RWP
&
G.T.

PLASTERED AND
FINISHED TO MATCH EXISTING.

RWP

PROPOSED FRONT ELEVATION

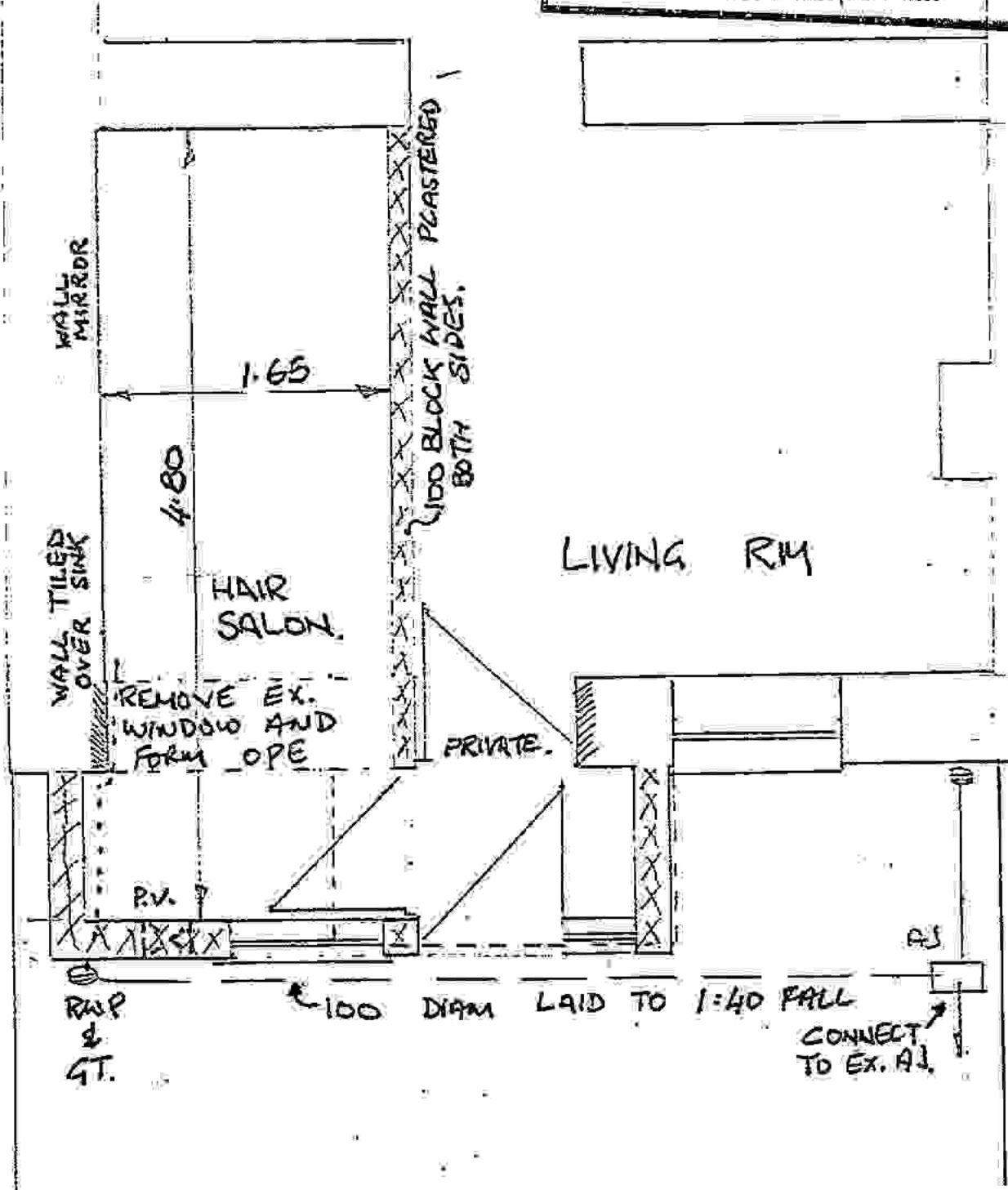


DOONESBURYS
PRINTERS AND STATIONERS

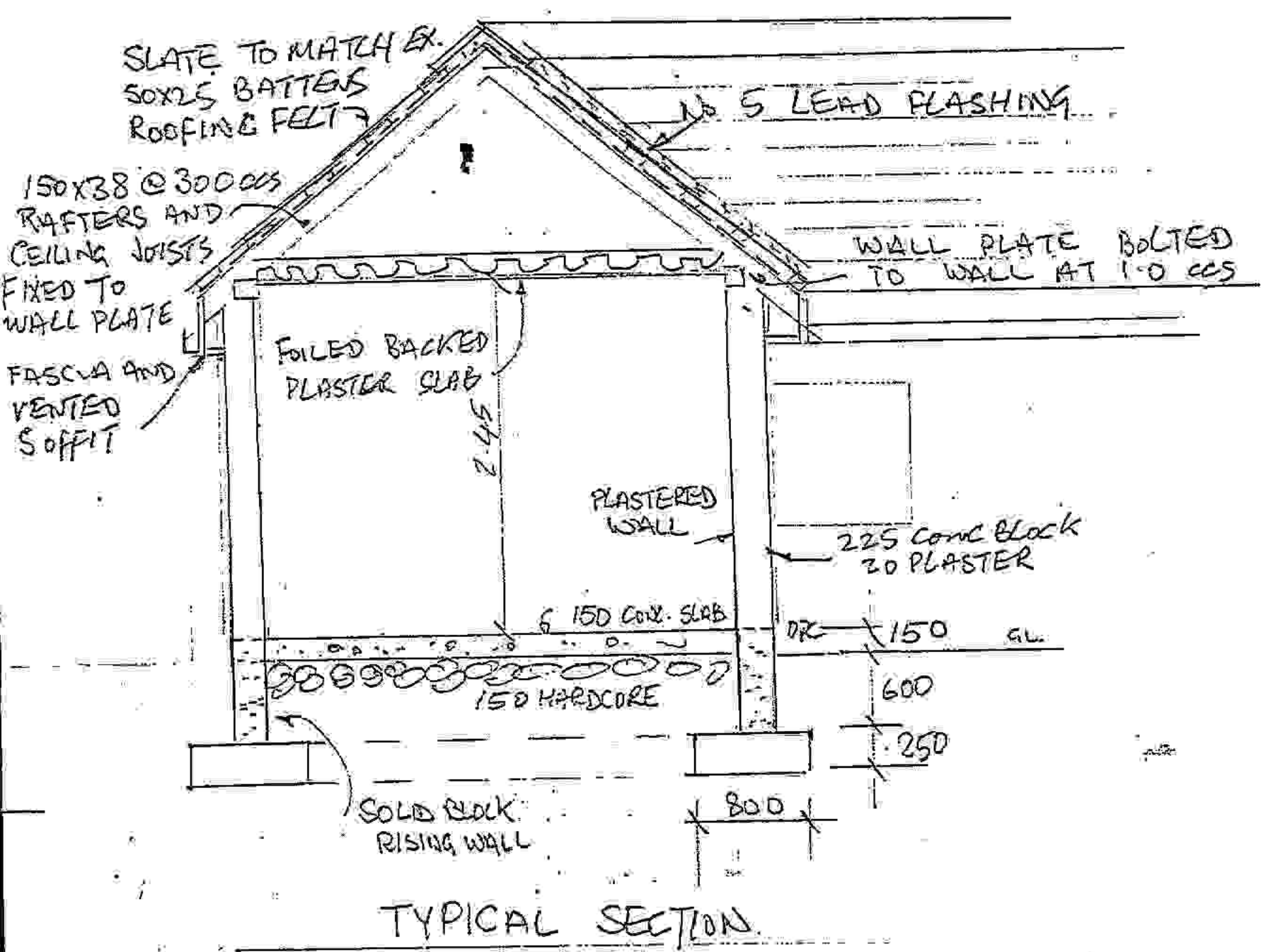
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ALTERATIONS TO 1 COURT COTTAGE
GREENHILLS RD
FOR CHANGE OF USE OF PART GROUND FLOOR
SCALE 1:50 DATE OCT 91 DRG BY TF DRND 4

DUBLIN COUNTY COUNCIL
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REG No. ...91A/1835...



PROPOSED PLAN



ALTERATIONS TO 1 COURT COTTAGE
 GREENHILLS RD
 FOR CHANGE OF USE OF PART GROUND FLO
 SCALE 1:50 DATE OCT 91 DRABY A DRG-NO

OUTLINE SPECIFICATION

WORKS TO BE DONE

AND MATERIALS TO BE USED

DUBLIN COUNTY COUNCIL
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REG No. 91A/1835.....

SECTION - EXCAVATOR

Site Clearance:

The site shall be cleared of garden mould to a depth of at least 225 mm below existing surface of ground and the excavated earth to be removed from the site or deposited where directed by the Adviser.

Trenches:

Excavation for all footings and rising walls shall be carried down to such depths as will provide firm bearing, and in no case shall these depths be less than 900 mm below existing ground level.

Bottoms of trenches may be stepped as necessary and shall be perfectly horizontal in all places.

Where trenches are stepped the concrete footing must be poured starting with the lowest trench and where a step occurs the higher footing must overlap the lower by at least 600 mm.

Trenches for footings shall be continuous under ope and shall be slightly undercut. On completion part return, fill and ram around rising walls and cart surplus soil as directed.

Inspection:

The Contractor must not, under any circumstances, pour any concrete into the trenches until same have been inspected, tested and approved by the Adviser.

Blasting Disallowed:

Should rock be met with in the course of excavation, it must be removed with wedges and levers.

Blasting will not be allowed without permission from the Adviser, who must be fully informed by the Contractor as to steps taken to safeguard the surrounding property, and the Contractor must take all responsibility for any damage or annoyance caused by reason of blasting.

Planking and Strutting:

The Contractor will be held responsible for upholding the sides of all excavations and will be required to plank and strut as may be necessary and no claim for expenses incurred in this connection will be considered.

Dimensions:

Figured dimensions on drawings indicate the measurements to the rough concrete surface without plaster finish.

Water:

The Contractor shall be responsible for the provision of a proper supply of clean water for the works.

Notification:

The Contractor shall notify the local authority at the appropriate stages of the work and arrange for all inspections.

Time for Completion:

Possession of the site will be given to the Contractor immediately the contract is signed. The works must be carried out with due diligence and expedition, and the whole works, including all extra and additional works ordered by the Adviser, must be completed to the satisfaction of the Adviser within the period given in the Agreement under damages stated in the Agreement. The Adviser shall be at liberty, however, to extend the time for completion of the works if in his opinion completion shall be delayed by circumstances outside the control of the Contractor. The works shall be considered to be completed only from the date of issue by the Adviser of the Certificate of Practical Completion.

Suspension of Works:

The Contractor shall suspend the execution of the works whenever called upon in writing by the Adviser to do so, and he shall be allowed a reasonable extension of time for any such suspension.

Frost:

No concrete of any kind may be laid during a falling temperature of 36° Fahrenheit or below, or until the temperature shall have risen above 34°. No brick or block-laying to be carried out during frosty weather without the written approval of the Adviser being first obtained. This approval, if obtained, shall not exonerate the Contractor from having to reinstate in an efficient manner, and to the satisfaction of the Adviser, any work which may be damaged by frost, inclement weather, etc.

Removal of Water:

The Contractor to be responsible for all pumping that may be required to keep the several works dry down to the level of the bottom of the excavations from whatever source water may come as no accumulation of water will be permitted during the execution of the contract.

Cleaning on Completion

All floors, pavings, etc. to be scrubbed; all glass to be cleaned on both sides to windows, screens and doors; all gullies, gutters, pipe heads, etc. to be cleaned out, and the premises left clean, perfect and water-tight upon completion.

Contractor to Visit Site:

The Contractor shall be deemed to have made a thorough examination of the Drawings, Specification, the site and all the features thereof and all things affecting the proposed works and to have satisfied himself of the nature and extent of same and the conditions under which they have to be executed, and in general the Contractor shall be deemed to have informed himself on all matters and things which could in any way influence his tender.

Setting Out:

The Contractor shall be responsible for the true and proper setting out of the works and for the corrections of the position, levels, dimensions and alignment of all parts of the works. Errors in setting out shall be rectified at the Contractor's expense.

Care of Works:

The Contractor shall take entire charge of the works from their commencement to completion and he shall be responsible for and make good all injuries, damage and repairs occasioned or rendered necessary to same by any cause whatsoever and shall take all precautions to prevent such happenings.

Deductions for Omissions:

Where any work is carried out not in accordance with the Specification, Drawings or Conditions of Contract, and where the Adviser at his discretion allows such work to remain for whatever reason, a deduction may be made from the contract figure and the amount of such deduction, if any, shall be determined solely by the Adviser.

SECTION - CONCRETOR

Cement

The cement shall be Portland cement of approved manufacture and should meet the requirements of the I.S.S. 1 (1971).

Lime

The lime shall be well burned, well slacked, fresh lime or hydrated lime to I.S.S. 8.

Bedding Mortar

Bedding mortar shall be 1 Portland cement, 1 well slacked lime, 4 : 6 parts clean sharp sand.

Mixing Concrete

All concrete shall be mixed mechanically. The materials shall be mixed dry for one minute minimum and for at least one-and-a-half minutes after the water has been added. In all cases only sufficient water is to be added to give a plastic consistency to the concrete, and a good workable mix but, in no case, shall the slump exceed 50 mm. Mixing must continue until there is a uniform distribution of materials and the mass is uniform in colour and consistency. Slump and luke tests may be required at the direction of the Adviser.

Placing Concrete

All concrete shall be transported and placed as soon as possible after mixing and in all cases within thirty minutes, by approved means to prevent segregation and loss of ingredients. Concrete to be trimmed in horizontal layers of not more than 225 mm in depth and thoroughly rammed or vibrated.

Footings

Footings shall be of the width and depth as shown on the drawings or such further depths as site conditions may require. They shall be reinforced with 12 mm mild steel lapped and hooked and laid longitudinally at 100 mm centres 50 mm from underside of footing. Concrete mix shall consist of 1 part cement 7 parts aggregate.

Sand

Sand shall be clean, sharp and free from loam and washed if necessary. (I.S.S. 5).

Gravel

Gravel shall come from an approved pit, washed if necessary. The largest shall pass through a 38 mm ring.

Hardcore

Hardcore shall pass through a 100 mm ring and consist of clean broken stones or brickbats etc.

Concrete Floor

Concrete sub-floor shall be 150 mm thick, on a base of hardcore, levelled off for bedding of dwarf and sleeper walls or, if concrete finish, it shall be 150 concrete, 6 to 1, laid on 1000 mm gauge polythene membrane finished smooth with 25 mm screed sand and cement 2 : 1 while concrete is still green. Screed shall contain an approved water repellent. Insulation to be 25 mm expanded polystyrene and to be as on drawings.

Perimeter Paving

Paving around the house, as shown, shall be 100 mm thick concrete paving laid to falls on a 150 mm thickness of hardcore finished smooth from a wood float with expansion joints at 2.5 m centres. Path to extend from wall to a width of 1.22 m.

Concrete Lintels

The concrete lintels to windows and door openings are to be reinforced with 3 No. 12 mm diameter mild steel bars on top and to extend over end support by 225 mm (i.e. 450 mm longer than ope) and to be a minimum depth of 225 mm or precast prestressed as approved by B.S. 1239 (1956) and produced by an approved manufacturer may be used.

Window Sills

Precast window sills shall be to I.S.S. 65 mm face, thickness at back 115 mm, depth 235 mm and 225 mm longer than ope widths, seated rebated, weathered and throated and reinforced set on D.P.C. turned up full height at back and ends. Sills to be finished extra smooth or shall be precast as approved by I.S.S.

SECTION - BRICK AND BLOCKLAYER

Blocks

Solid concrete blocks are to comply with I.S. 20 (1971).

Bricks

Bricks are to be sound, hard and well burnt and shall comply with I.S. 91 (1958).

Mortar

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

Blockwork and Brickwork Generally

All walls shall be carried up regularly not leaving any part more than 1 m lower than another. Walls left at different levels to be properly raked back. Walls and partitions are to be bonded one to the other at right angles. "L" shaped blocks are to be used in the external leaf at jambs of openings.

All perpends, quoins etc. in walling are to be kept strictly true and square and the whole properly bonded together. No half bricks or bats are to be used except where necessary for bonding. The joints are to be raked out for flashings, aprons etc. and afterwards pointed in cement mortar 1:3.

Damp Proof Course

The damp proof course shall be three ply bitumen on jute or canvas base to I.S. 57 (1953) or polythene to B.S. 743 (1970). Damp proof course to be lapped 150 mm at joints and angles and bedded on a layer of cement mortar. Damp proof course to be a minimum of 150 mm above finished ground level.

Provide horizontal damp proof course to each leaf of cavity walls, under blockwork partitions.

Provide D.P.C. over all lintels to external opes of cavity wall construction stepped from top inner lintel to under outer lintel. Provide D.P.C. to all vertical joints at abutting of inner and outer leaves of cavity walls at reveals.

Provide D.P.C. under window sills, turned up at ends and back.

Provide D.P.C. to outer leaf of cavity wall under blockwork closing cavity at head.

SECTION - CARPENTER AND JOINER

Timber

Timber used throughout the work to be well seasoned, dry and free from sap, shakes, large or loose knots and waney edges and with a moisture content not exceeding the permitted maxima set out in I.S. 96 (1958). Structural timber for trusses to be of a quality as specified at 6.4. below.

Softwood for carpentry to be white deal.

Timber for joinery to be red deal free from all defects. Joinery units to be delivered on job prepared, knotted, stopped and primed.

Preservative

Wall plates, end of joists and feet of rafters or feet of trusses, back of fascia, framed supports for fascia and soffit, barge board supports and back of barge boards to be treated with an approved preservative applied in an approved manner. The preservation of timber shall be carried out in accordance with B.S.C.P. 98 (1964).

Glue

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

Roof Construction

Roof construction to consist of the following:

Rafters to be X mm at mm centres on X mm purlins. Ridge board to be X mm; ceiling joists to be X mm supported from X mm hangers at centres. Rafters shall be spiked to 100 X 75 mm wall plates.

SECTION - ROOFER AND EXTERNAL PLUMBER

Pitched Roof with Asbestos Cement Slates / Interlocking Concrete Tiles

Asbestos cement slates to be true colour type in accordance with I.S. 7 (1950).

Interlocking concrete tiles to be in accordance with B.S. 473 and 550.

Fixing

All asbestos cement slates to be fixed with bronze nails in strict accordance with manufacturer's instructions. For pitches of 30° asbestos cement slates to be on battens and felt as specified above.

Felt

Cover rafters with untearable bituminous sarking felt to comply with I.S. 36 (1051). Felt to be lapped 150 mm at joints and at ridges. Felt to be carried over the tilting fillet and fascia sufficiently to give a drip into the gutter.

Fixing

Hang tiles to 44 X 35 mm or 44 X 22 mm sawn softwood battens as indicated on drawings and nail in accordance with manufacturer's instructions.

Lead Flashings

Lead to be No. 5 best sheet milled lead to comply with B.S. 1178 (1969). At sides and front of chimney neatly dress No. 5 lead for a width of 150 mm over tiles and 160 mm up against stack. Cover flash in No. 5 lead. Form chase in chimney and return lead cover flashing into same, secure with lead wedges and point with cement mortar. When plastering, form bell cast over chase. Where chimney stack is not astride ridge, provide lead gutter at back in No. 5 lead laid on 19 mm boarding carried up under tiles to a height of 150 mm vertically back over sole board and dressed 150 mm up against back of stack and cover flashed in No. 5 lead.

Provide No. 5 lead collar to vent pipe where passing through roof, neatly dressed into tile form and into joint in vent shaft.

Ridges

Ridge tiles to be approved concrete tiles "A" or half round to match colour of slating bedded in sand and cement 3:1. Rake out and point all exposed fair edged and vertical joints with the coloured sand and cement to match slates.

Rainwater Goods

Gutters to be 125 mm half round P.V.C. galvanised heavy gauge steel to comply with I.S. 59 (1953) or other approved gutters secured on brackets to falls.

Rainwater pipes to be 75 mm diameter P.V.C. or galvanised heavy gauge steel pipes or other approved pipes secured with holderbats or fitted lugs so as to stand 25 mm clear of the finished wall and having all necessary toes, etc.

SECTION - - PLASTERER

Internal Plastering

All internal walls are to be scudded 3 to 1 sand and cement, scratch coat to be 1 lime to 3 sand gauged with 10% cement and finished in hard wall plaster.

Alternatively, internal walls to be lined with approved proprietary dry lining executed in strict accordance with manufacturer's instructions. Alternatively, other approved plastering specifications may be used.

Ceiling plaster board where fixed to joists at 600 mm centres to be 12 mm thick - where fixed to joists of 450 mm centres or less, to be 9 mm thick.

Floor Screeds

Lay 50 mm thick cement and sand (1 : 3) screed to all rooms and hall. Finish screed perfectly smooth with a steel float to receive thermoplastic tiling, or other floor covering. Floor screed must be laid at least two months before laying vinyl floor tiles and must be carefully protected until then.

External Plaster

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

SECTION - DRAINAGE

General

All drainage to conform to the satisfaction of the Local Authority. Drains shall not be filled in until after a satisfactory test has been made in the presence of the Local Authority Surveyor.

Beds for Drains

Lay under all soil and waste drains 100 mm X 600 mm course concrete bed, laid on approved gradient and provide concrete (1 : 7) haunching on both sides of pipes after laying, or consolidated U P.V.C. pipes jointed with rubber ringed plastic couplers on a granular bed as base 50 mm thick back-filled to top of pipes and finally covered to a depth of 150 mm over barrel of pipe with similar material.

Jointing

All joints to be made in cement and sand (2 : 1) with tarred gaskin, well rammed into sockets and finished with neat struck joints on outside free from all surplus cement inside. Alternatively, rubber ring jointed pipes may be used.

Pipes

All drain pipes connected to main line to be first quality salt and glazed stone ware, concrete or U P.V.C. of 100 mm diameter. Provide all bends, junctions, etc. as required.

Gullies

Provide and fix where shown on drawings on concrete beds salt glazed earthenware gullies with 150 mm X 150 mm galvanised C.I. grating.

Manholes

Form where necessary, manholes 600 mm X 600 mm with 150 mm thick floor, 150 mm thick walls and 100 mm thick reinforced concrete roof rebated to take manhole cover and frame. Manhole to be fitted with glazed channel and necessary bends. Provide all necessary benching.

A.J.'s

Provide and fix on concrete beds 300 mm X 300 mm A.J.'s with all necessary branches and complete galvanised metal lid and frame. Provide as necessary any rising pieces to bring up to ground level.

SECTION - PAINTER

General

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

Workmanship

All surfaces to be thoroughly dry before knotting, stopping, or painting.

No paint shall be applied externally in foggy or inclement weather and all necessary precautions are to be taken to prevent damage to paint by frost etc.

The surfaces of all new priming coats and under-coats are to be properly filled and sanded down and dusted off between coats as required.

Painting shall not be proceeded with in any room unless it is free from dust and washed out.

Walls to be rubbed down, filled and free of all blisters and blemishes before decoration.

On no account is emulsion paint to be used as a primer to woodwork.

Materials

All painting materials to be the best of their respective kinds. Approved proprietary brands to be applied in accordance with the manufacturer's instructions.

Internal Painting

All ceilings and walls to be painted a minimum of two coats proprietary wall finish. All woodwork to be prepared, knotted, stopped and painted two under-coats and one finish coat of high gloss enamel.

External Painting

All external woodwork to be prepared, knotted, stopped, primed and painted two under-coats and one finish coat of high gloss enamel. Where external ironwork is used it is to be cleaned and painted two under-coats and one finish coat of high gloss enamel.

SECTION - GLAZIER

General

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

Clear Glass

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

Obscured Glass

Obscured glass to be small white arctic glass.

Glazing to Doors

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

SECTION . - ELECTRICIAN

General

The electrical installation shall be carried out by competent experienced electricians. All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers.

Notice to E.S.B.

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

Wiring

All wiring to be on ring main system using 13A plugs fusible type. Provide proper identification system for each fuse unit. Every light outlet shall be fitted with approved ceiling rose, flex and lampholder.

Switches shall be flush type make and break.

Socket outlet shall be flush type bakelite 13 amp. all 3-pin shutter type and fusible with earth wire.

Wiring shall be concealed and carried in walls in plastic conduit. Wiring shall be C.T.S. 1/1.78 (3/.0 or lighting circuits and 7/0.85 (7/.029) for power circuits.

All joints shall be in proper bakelite joint boxes.