



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

Register Reference : 91A/1851

Date : 25th January 1992

Dear Sir/Madam,

Development : Change of use from domestic to office use, alterations
and extension

LOCATION : 510 Main Street, Tallaght

Applicant : Mr & Mrs J. King

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 23.01.92 it was decided
to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto,
is recorded in the Planning Register kept at this office in accordance
with Section 8 of the Local Government (Planning and Development) Act 1963.
This register may be inspected during office hours [9.00a.m. - 12.30p.m.
2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of
an entry therein on payment of a fee of 5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanála
against the decision or any conditions attached to the Council's decision
within one month beginning on the day of receipt by him of the Council's
decision. Any other person may appeal to An Bord Pleanála within three
weeks beginning on the date of decision. Interested parties are advised to
consult the Planning Authority or An Bord Pleanála to ascertain if an
appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all
correspondence in relation to new and existing appeals should be addressed
to The Secretary, An Bord Pleanála, Blocks 6 & 7 Irish Life Centre, Lower
Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála
will be invalid unless the correct fee is received by An Bord Pleanála
within the statutory appeal period. The fee in respect of an appeal by an
applicant for permission relating to commercial development is 100; any
other appeal is 50.

Submissions or observations made to An Bord Pleanála by or on behalf of
a person (other than the applicant) as regards an appeal made by another
person must be accompanied by a fee of 15.

J. & J. Hendrick,
511 Main St.
Tallaght,
Dublin 24.



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

Register Reference : 91A/1851

Date : 25th January 1992

Yours faithfully,

.....

for PRINCIPAL OFFICER

Les

As discussed - no decision yet
made on this one so I'll pass the
letter on to you.

With Compliments

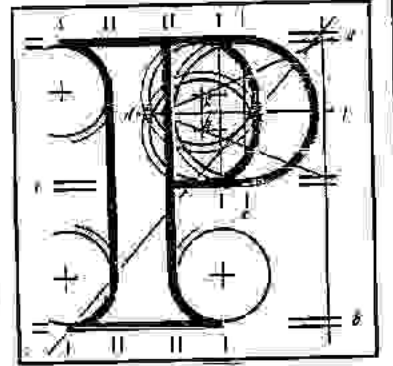
Regards,

Kevin

14 JAN 92

pu

An Bord Pleanála

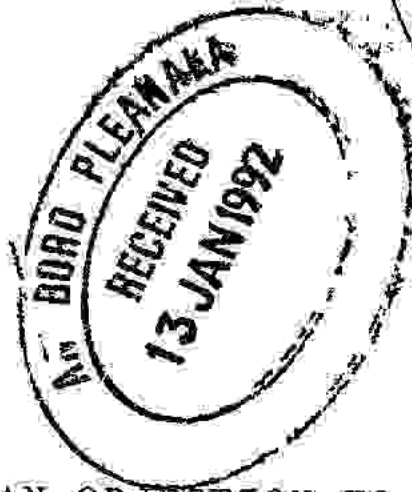


Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

91A/1851.

16/11

511 MAIN STREET,
TALLAGHT,
DUBLIN 24.



1331

DEAR SIR,

I WISH TO MAKE AN OBJECTION TO PLANNING PERMISSION FOR AN
EXTENSION ON 510 MAIN STREET, TALLAGHT.

THIS HOUSE IS AJOINING MINE AND ANY BUILDING WORK WOULD INTERFERE
WITH MY HOME. ALSO MORE AND MORE OF THE HOUSE ARE BEING BOUGHT
BY BUSINESS PEOPLE THEREFORE LEAVING THE VILLAGE EMPTY AND DIRTY.
IF YOU WANT TO TALK TO ME REGARDING THIS OBJECTION PLEASE CONTACT
ME AT THE ABOVE ADDRESS.

YOURS FAITHFULLY,

OBJ

Jacqueline Hendrick
JACQUELINE AND JOHN HENDRICK.

14 JAN 92

BYE LAW APPLICATION FEES

REF. NO.: 91A/1851 CERTIFICATE NO.: 16883B
 PROPOSAL: Change of use to office + extension
 LOCATION: 510 Main Street, Tallaght
 APPLICANT: J. King

log 25/11/91

	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 <u>61.0m</u>	@ £3.50 per M ² or £70	<u>213.50</u>	<u>402.50</u>	<u>189 overpymt</u>		
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	<u>70</u>				

Column 1 Certified: Signed: J. King Grade: DHI Date: 28/10/91
 Column 1 Endorsed: Signed: [Signature] Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 27/11/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1851 Cert. No. 22228

PROPOSAL change of use to office + extension

LOCATION 510 Main St, Tallaght

APPLICANT J. King

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>115.0m</u>	@£1.75 per m2 or £40	<u>201.25</u>	<u>201.25</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				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: J. King Grade: D/E Date: 28/11/91

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

Columns 2,3,4,5,6 & 7 Certified: Signed: R. O. Grade: S.O Date: 27/11/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1851

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1238 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

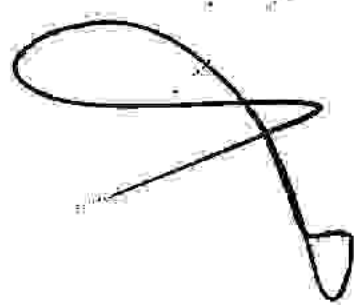
ENTERED IN CONTRIBUTIONS REGISTER:

J. Y.
28/11/91

1238
1000 @ 7m
= £929

DEVELOPMENT CONTROL ASSISTANT GRADE

3091
P 28/12



Company
£1000
See repair
28/12/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECTDate 18.01.92
Time 3.30Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref. P.P. 708

Your Ref.

Date 15.01.1992

RE/ 510 Main Street, Tallaght. Reg. Ref. 91A/1851.

With reference to this application, the Parks Department's comments are as follows:-

In recent years, Dublin County Council has invested heavily and undertaken major environmental improvement works in Tallaght Village. The present application relates to a dwelling which is considered to contribute greatly to the local visual and environmental amenities. In addition, the Parks Department has paved, kerbed, planted street trees, erected cast iron litter bins and lighting columns to further enhance the area.

The present application provides for carparking facilities in the front garden where currently pedestrian access only exists. Such a development will destroy the visual and other amenities in the area and takes no account of the busy pedestrian movements along the footpath at this location. In addition, no reference in the application is made to the loss of parking bays on the street, or the unsuitability of the pavement contours for vehicular traffic.

The Parks Department is strongly opposed to the proposed development. However, in the event of it being decided to grant permission, it is recommended that the following provisions be made:-

1. Pedestrian access only to be permitted to front of property.
2. Boundary railings to be retained and maintained.
3. Existing vegetation in garden to be retained.
4. Landscape plan and specification to be submitted and agreed prior to commencement of development.

SENIOR PARKS SUPERINTENDENT

2/165/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1851

Date Received : 25th November 1991

Correspondence : Victor Levingstone,
Name and : 11A Claremont Road,
Address Sandymount,
Dublin 4.

Development : Change of use from domestic to office use, alterations
and extension

Location : 510 Main Street, Tallaght

Applicant : Mr & Mrs J. King

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 51 Sq.metres

(GB/AC)

Report of the Dublin Planning Officer dated 14 January 1992.

This is an application for PERMISSION for a change of use, alterations and extensions at 510 Main Street, Tallaght, one of a block of two-storey cottages.

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

The existing cottages are a pleasant element in the old village of Tallaght, finished in granite at lower level and roughcast plaster above. The curtilages have remained undisturbed, and the County Council has provided paving in front of the boundaries as part of a general improvement scheme.

The floor area of the extension is stated to be 51 sq.m. The existing floor area is approx. 64 sq.m. giving a total of 115 sq.m. This would require 4 parking spaces. Five car parking spaces are shown - 3 in the space at the rear of the house, and 2 at the front/side garden.

During earlier consultations with the agent it was stipulated that the Planning Authority would not accept the breaking of the front boundary for parking, while parking at the rear is satisfactory. In fact it would seem possible to park 4 cars at the rear.

CONTRIBUTION:

Standard 929

~~Standard 1000~~

Open Space

Other

SECURITY

Bond / G.I.F.

Cash

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1851

Page No: 0002

Location: 510 Main Street, Tallaght

With regard to the extension, during the consultation it was explained that a pitched roof was almost impossible to achieve, given the complicated nature of the structure. The flat roof was reluctantly agreed to, only because of the setback from the boundary (13 metres).

An objection to this proposal was received on 14.01.92 from the adjoining occupants of No. 511 Main Street. The objection refers to the extension, and also to the fact that these houses are changing from residential use to business use, leaving the village empty and dirty.

The Planning Authority did attempt to retain the dwellings in residential use, but was not supported at appeal stage. It should also be noted that the Draft 1991 County Development Plan proposes to alter the zoning objective for this area from 'A': Residential use, to 'C2': "to protect and enhance the special physical and social character of town and village centres".

In the circumstances I consider the proposal is acceptable and permission is recommended.

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1851

Page No: 0003

Location: 510 Main Street, Tallaght

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

05 That the front boundary fencing shall remain intact and no car parking spaces shall be permitted to front of the site.

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

06 That a financial contribution in the sum of £929. be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of development on site.

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

07 That a financial contribution in the sum of £1,000. be paid by the proposer to Dublin County Council towards the cost of traffic management and road maintenance proposed in the area; this contribution to be paid prior to the commencement of development on site.

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

Endorsed:
for Principal Officer

Richard Cernus
for Dublin Planning Officer

SEP
17.1.92

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 : 23rd JANUARY 1992

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/1851.
DEVELOPMENT: Change of use, alteration and extension of domestic building.
LOCATION: 510 Main Street, Tallaght.
APPLICANT: Mr & Mrs J. King.
DATE LODGED: 25.11.91.

Roads Department have no objection to this proposal.

As mentioned in the accompanying letter parking requirements have been discussed and agreed prior to the application being submitted.

Applicant should be conditioned to make a contribution of £1000. (£200 per parking space x 5 No.) towards the cost of traffic management and road maintenance proposals in the area.



AMCS/BMcC
18.12.91.

SIGNED: A. McStay

DATE: 19/12/91

ENDORSED: C. Park

DATE: 19/12/91

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To: Victor Levingstone,
11A Claremount Road,
Sandymount,
Dublin 4.

Decision Order P/165/92 - 23.01.1992.
Number and Date
Register Reference No. 91A/1851
Planning Control No.
Application Received on 25.11.1991

Applicant: Mr. & Mrs. J. King.

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 from domestic to office use, alterations and extension at 510 Main Street, 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 no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	4. In the interest of the proper planning and development of the area.


Signed on behalf of the Dublin County Council


For Principal Officer

23rd January, 1992.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>5. That the front boundary fencing shall remain intact and no car parking spaces shall be permitted ^{for} for front of the site.</p> <p>4. That a financial contribution in the sum of £929. 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.</p>	<p>5. In the interest of the proper planning and development of the area.</p> <p>4. In the interest of the proper planning and development of the area.</p> 

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.

Victor Levingstone B.Sc. (Surv.) FASI

Incorporated Quantity Surveyor

11A Claremont Road, Sandymount,
Dublin 4.

Telephone 01 - 68 10 87

28th November, 1991.

Dublin County Council

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

91H/1851

02 DEC 91

Change from Domestic to Office Use.
Alterations & Extension to
510 Main Street, Tallaght.

Dear Sir,

Further to your 'phone call I now enclose page of Evening Herald dated 28th November 1991 with revised advertisement showing change from Domestic to Office use.

Many thanks for your assistance.

Yours faithfully,

Victor Levingstone

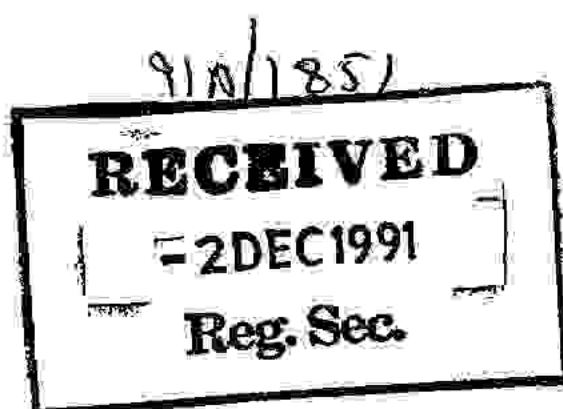
91H/1851

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*Even
Herald
28/11/91*

CO. DUBLIN — planning permis-
sion sought for change of use
from domestic to office use, alter-
ations and extension to 510 Main
St. Tallaght for Mr. & Mrs. J.
King.



Victor Levingstone B.Sc. (Surv.) FASI

Incorporated Quantity Surveyor

11A Claremont Road, Sandymount,
Dublin 4.

Telephone 01 - 68 10 87

25th November, 1991.

FAX 68 99 64.

Alterations & Extension 510 Main Street Tallaght.

Roof Extension:

Following a meeting with Planning Officer, G. Boothman, it was agreed that a flat roof was the best solution for the extension as there were many problems of design with a pitched roof. It was noted that the front elevation of the extension is only about 2.50 metres wide and is about 16.00 metres back from the road.

Parking:

Following meetings with Planning Officer, G. Boothman and O. Madden, Roads Department, it was agreed that two car parking spaces should be provided to the front of the site and three to the rear all as Site Plan herewith.

Victor Levingstone

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



Block 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/1851

Date : 26th November 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use, alterations and extension

LOCATION : 510 Main Street, Tallaght

APPLICANT : Mr & Mrs J. King

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 25th November 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Victor Levingstone,
11A Claremont Road,
Sandymount,
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 510 MAIN ST. TALLAGHT
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR & MRS J KING 9 WOODLANDS
Address NANS CO. DUBLIN Tel. No. 045 79998

4. Name and address of person or firm responsible for preparation of drawings VICTOR LEVINGSTONE BSc (Sur) FAST
11A CLAREMONT RD SANDYMOUNT DUBLIN 4 Tel. No. 68 10 87

5. Name and address to which notifications should be sent VICTOR LEVINGSTONE BSc (Sur) FAST
11A CLAREMONT RD SANDYMOUNT DUBLIN 4

6. Brief description of proposed development CHANGE OF USE, ALTERATION & EXTENSION OF DOMESTIC BUILDING

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:

- (a) Present use of each floor or use when last used. DOMESTIC
(b) Proposed use of each floor OFFICE

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ALTERATIONS & CHANGE OF USE

11. (a) Area of Site 219 Sq. m.
(b) Floor area of proposed development 201.25 Sq. m.
(c) Floor area of buildings proposed to be retained within site 51 Sq. m.
64 Sq. m.

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:

SUBSTANTIALLY

15. List of documents enclosed with 4 SETS OF 3 DRAWINGS
4 SITE PLANS
4 LOCATION MAPS
4 SPECIFICATIONS
DAILY EVENING HERALD 23 NOVEMBER 1991

16. Gross floor space of proposed development (See back) 115 Sq. m.

No of dwellings proposed (if any) PP Class 4 BL Plans 2

Fee Payable £103.75 Basis of Calculation 115m² @ 1.75 + 13.50

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

Signature of Applicant (or his Agent) Victor Levingstone Date 22 November 1991

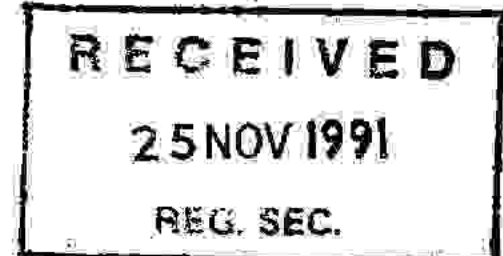
Application Type P.B.C. FOR OFFICE USE ONLY

Register Reference 91H/1851

Amount Received £

Receipt No 21/12

Date 21/12



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 Office, Sun Alliance House, Molesworth Street, Dublin 2.

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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 51290

£ 201.25

Received this 25th day of November 1991

from A. J. King & Co.,
9 Woodlands,
Naas

the sum of two hundred and one Pounds

twenty five Pence, being fee for
planning application at 510 Main St.

Shelley Deane Cashier

S. CAREY
Principal Officer

Class 4

OMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

ED BY

DUBLIN COUNTY COUNCIL

SH

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

BYE LAW APPLICATION

REC. No. N 51798

£ 402.50

Received this

25th

day of

November

1991

from

A. J. King

Co.

9 Woodlands

Naas

the sum of

four hundred and two

Pounds

fifty

Pence, being

£402.50

bye-law application at

510 Main St.

Tallaght

Michael Deane

Cashier

S. CAREY

Principal Officer

Mass C

Victor Levingstone B.Sc. (Surv.) FASI

Incorporated Quantity Surveyor

11A Claremont Road, Sandymount,
Dublin 4.

Telephone 01 - 68 10 87

FAX 68 99 64



Alterations & Extension Main Street Tallaght.

Roof of Extension:

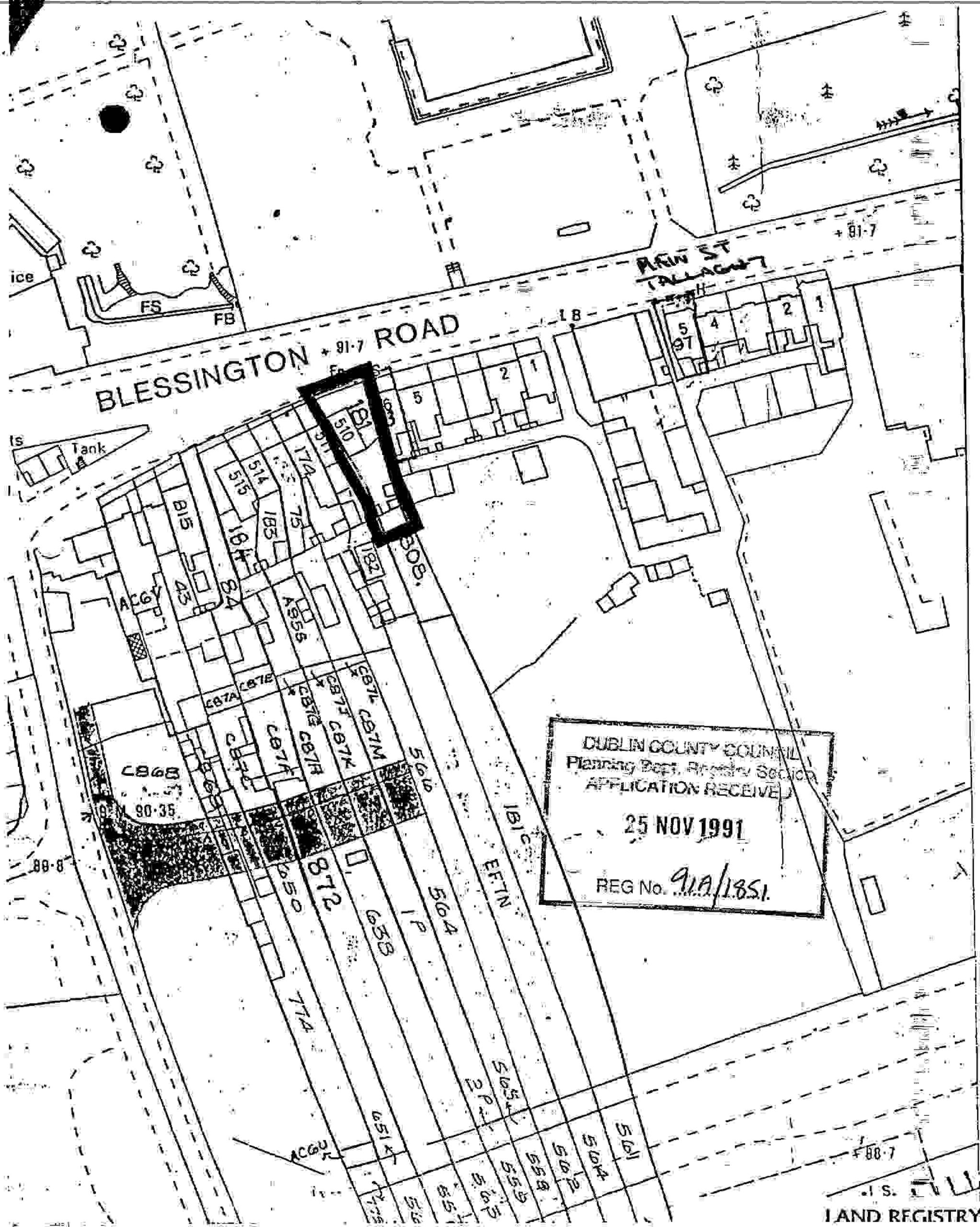
Following a meeting with Planning Officer, G. Boothman, it was agreed that a flat roof was the best solution for the extension as there were many problems of design with a pitched roof. It was noted that the front elevation of the extension is only about 2.50 metres wide and is about 16.00 metres back from the road.

Parking:

Following meetings with Planning Officer, G. Boothman and O. Madden, Roads Department, it was agreed that two car parking spaces should be provided to the front of the site and three to the rear all as Site Plan herewith.

Victor Levingstone

25/11/91



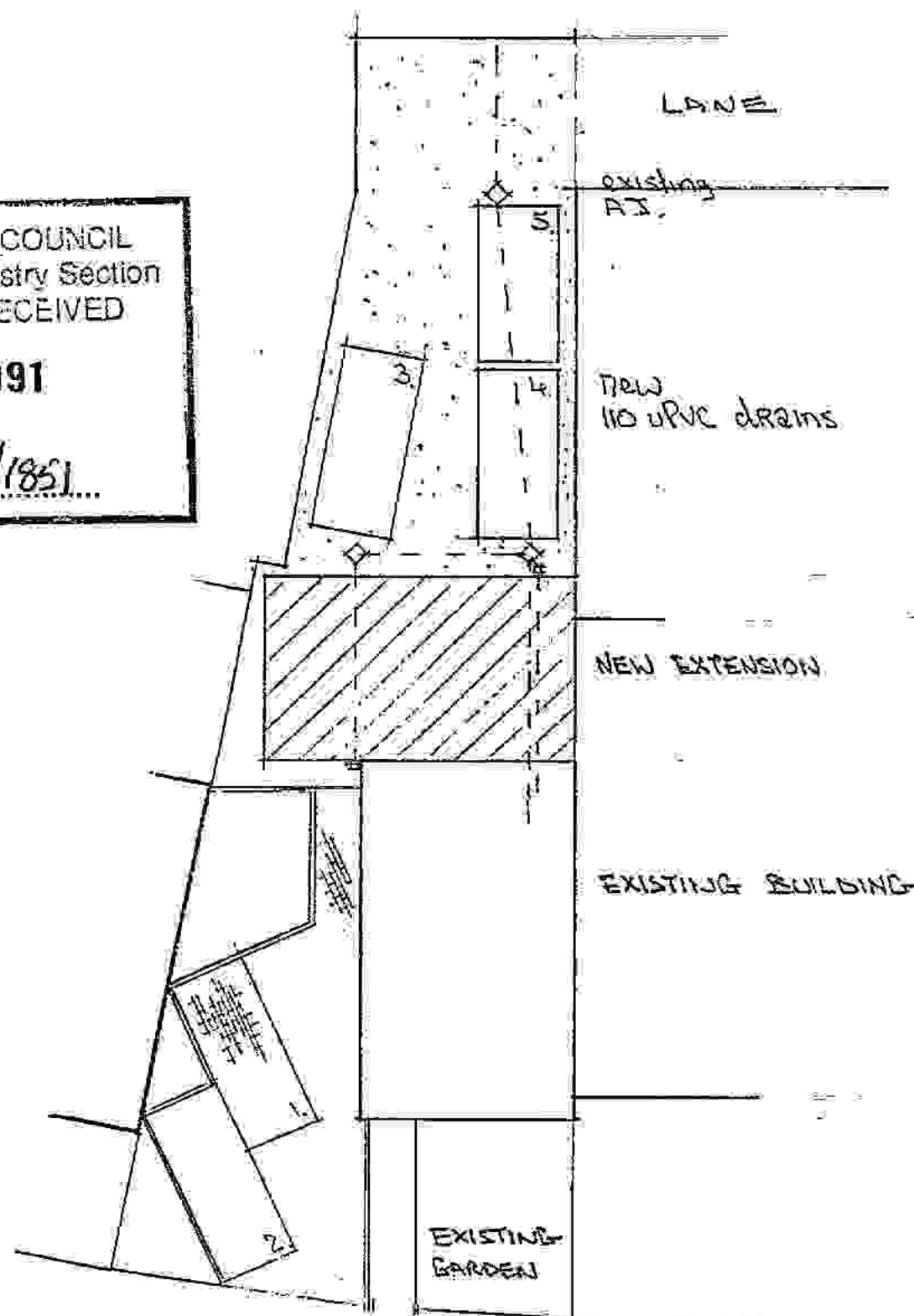
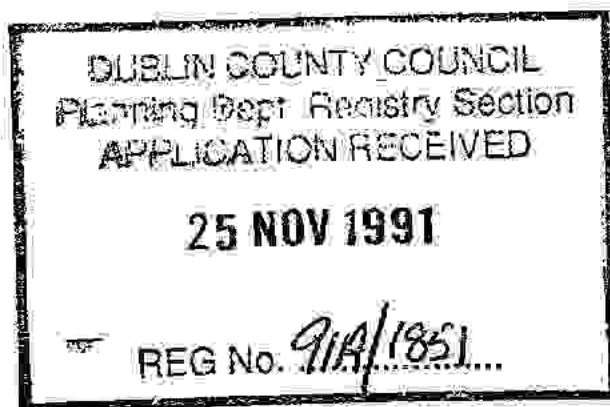
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 25 NOV 1991
 REG No. 91A/1851

LAND REGISTRY

LOCATION MAP scale 1:1000
 PROPOSED ALTERATIONS & EXTENSION
 510 MAIN STREET TALLAGHT
 for MR. & MRS. J. KING

VICTOR LEVINGSTONE
 B.Sc. (Surv.) FASI
 Incorporated Quantity Surveyor
 11A CLAREMONT ROAD
 SANDYMOUNT, DUBLIN 4
 Tel. 681087 - Fax. 689964

Dct



SITE PLAN scale 1:200

PROPOSED ALTERATIONS & EXTENSION
to
510 MAIN STREET, TALLAGHT, DUBLIN 24
for
MR. & MRS J KING

VICTOR LEVINGSTONE
B.Sc. (Surv.) FASI
Incorporated Quantity Surveyor
11A CLAREMONT ROAD
SANDYMOUNT, DUBLIN 4
Tel. 681087 - Fax 689964

Oct '91

SPECIFICATION

for

ALTERATIONS & EXTENSION

to

510 MAIN STREET
TALLAGHT

for

MR. & MRS. J. KING.

October 1991.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

25 NOV 1991

REG No. 91A/1851

PRELIMINARIES

Conditions of Contract:

The conditions of contract shall be those prescribed by the Royal Institute of Architects of Ireland and as agreed with the Construction Industry Federation. The Contractor, whose tender is accepted will be required to enter into a formal contract with the Employer. A copy of the conditions of contract will be made available for inspection by the Contractors at the offices of the Architect on request.

Schedule of Rates:

The Contractor on or before the signing of the Contract shall furnish the Architect with a Schedule of Rates which shall be a copy of the fully priced and detailed estimate upon which the Contractors tender is based, priced in ink.

Lowest Tender:

The Employer does not bind himself to accept the lowest or any tender, no Contractor will be remunerated for any trouble or expenses incurred in making up his tender.

Materials and Workmanship:

All materials and workmanship to be the best of their respective kinds; materials to be of Irish origin wherever possible.

Site:

The Contractors tendering shall be deemed to have made a thorough examination of the drawings, specification, the site and all features thereof, with all mains, drains, adjoining premises, or other things affecting the proposed works, to ascertain precisely the nature and extent of same and the conditions under which they will have to be executed, and the Contractors shall generally obtain their own information on all matters and things which can in any way influence their tenders.

Responsibility:

The Contractor is to take entire charge of the Building Works from commencement of the work to completion of same, and he shall be held responsible for and make good injuries, damages and repairs occasioned or rendered necessary to same by causes over which the Contractor shall have control. He shall take the proper precautions to prevent such happenings and take all risks and hold the Employer harmless from any claims for injuries to persons, animals or things, or for structural damage to property happening from any neglect, default, want of proper care or misconduct on the part of the Contractor or anyone in his employ during the execution of the works.

Variations:

No variations shall vitiate the Contract, and any authorised alterations (additions or deductions) which it may be found expedient to make, shall be measured by the Architect or Quantity Surveyor and valued by him at the rates set forth in the Schedule of Rates, or in case these do not apply, at proportionate rates.

Extra Work:

If any extra be ordered by the Architect, the Contractor shall furnish a separate estimate in writing which is to be signed by the Architect before executing. No extra work shall otherwise be charged against the Employer.

Time and Materials:

Work shall be carried out on a Time and Materials basis only on the Architect's written instructions. The Contractor shall be paid a percentage gross profit, to be agreed, on nett labour costs and on actual materials costs. Percentages on labour and materials shall include payment for contractor's time, office expenses and plant; percentage on labour shall, in addition include contractor's costs and payments for Third Party Insurances and under the National Health and Unemployment Insurance Acts, the Widow's and Orphans' Pensions Act, the Workmen's Compensation Acts, Conditions of Employment and holidays (Employees) Acts, and other legislation affecting labour costs.

Safety Regulations:

The Construction (Safety, Health and Welfare) Regulations 1975 shall apply.

Insurances:

The Contractor shall insure for all liability which may be incurred under the Employers' Liability, Workmen's Compensation Acts, and the National Health Insurance Acts, and under Third Party or other risks.

Regulations and Bye-Laws:

The Contractor is to conform to the provisions of all Acts passed or adopted or which may in any way affect the works, and observe all order, rules or regulations made under such Acts, and of all regulations and bye-laws of the Local Authorities and of any Sanitary, Water or Lighting Authorities or Companies with whose system the structures are connected, and shall indemnify the Employer against all claims or liabilities.

Notices:

Provide for giving all notices required whether to Authorities or any other person, make all necessary applications to such and pay all fees legally demanded by them.

Foreman:

Keep a competent foreman constantly on the works to receive instructions.

Prime Cost:

Sums or rates included in the Specification marked Prime Cost or P.C. shall be the nett amounts to be paid by the Contractor to Nominated Suppliers or Nominated Sub-Contractors after deducting any amounts for Value Added Tax, commission, trade or other discount except a discount for prompt payment of 5%.

The Contractor shall add for carriage, fixing and profit on P.C. Sums for items supplied by Nominated Suppliers.

The Contractor shall add for profit on P.C. Sums for services by Nominated Sub-Contractors and shall include for all necessary attendance cutting holes, chases, trenches and like labours as may be reasonably anticipated from the nature of the work to be done.

Provisional Amounts:

All provisional amounts herein, whether in money or quantity, shall be at the entire disposal of the Architect, who may add to or deduct from same or make any alterations they think fit. Any difference shall be adjusted at the settlement of accounts.

Payment:

The Contractor shall, from time to time, on application receive instalments of the contract sum at the rate of 90% of the value of the work executed. One half of the retention money shall be payable on the certified virtual completion of the Contract, the balance six months afterwards, when the maintenance clause has been carried out to the Architect's satisfaction.

Maintenance:

The Contractor shall be held responsible for the entire work for a period of six months immediately following the handing over of the works, during which time any defects arising as a result of poor or defective materials or workmanship shall be made good by the Contractor to the satisfaction of the Architect.

Leave Tidy:

Leave the site clean and tidy at completion and make good all damage occasioned to same. Wash off floors, fittings and windows before leaving.

Contingency Sum:

Provide the Provisional Sum of £ for contingencies to cover additional work if required and ordered by the Architect. The whole or part not so expended shall be deducted when closing the accounts.

GENERAL ITEMS

NOTE: This general specification to be read in conjunction with drawings and/or addendum.

1. DEMOLITION

- 1.1 General.
Demolish or form opes in a responsible manner. Provide all underpinning shoring and needles to support structure. Resultant filling may be used for hardcore.
- 1.2 Extent.
See drawings and/or addendum.

2. EXCAVATOR

- 2.1 General.
Excavate the site of all buildings, roads, footpaths, yards, etc., removing all vegetable soil and spread and level. Excavate trenches for foundations, and services, spread and level.
- 2.2 Keeping Excavations Free from Water.
All water that may accumulate on the site during the progress of the works, or in trenches and excavations, from springs, rain, drains or other causes is to be baled or otherwise removed at the Contractor's expense.
- 2.3 Planking and Strutting.
The Contractor shall provide any planking and strutting required for the safe support of all excavations.
- 2.4 Hardcore.
Hardcore shall be properly compacted and shall form a freely draining bed. It shall consist of hard broken brick, coarse gravel, hard stone or slag and shall be free from dust and any deleterious materials.
- 2.5 Backfill.
Backfilling to foundations, walls, trenches etc., shall be spread in layers not exceeding 150mm thick and each layer shall be well compacted and consolidated. Filling around pipes not concreted and for covering same to a depth of 300mm over, shall be fine material free from sharp stones placed and consolidated by hand.

3. DRAINLAYER

- 3.1 Concrete Beds.
Lay in trenches under drain pipes, gulleys, junctions etc., layer of Mix C concrete. The concrete under pipes to be of a minimum thickness of 100mm laid to falls, and of a width equal to twice the external diameter of the pipe resting thereon and benched half-way up pipe.
- 3.2 Drain Pipes - New.
Drain pipes to be used generally may be either of p.v.c. or salt glazed stoneware to Irish Standard 6 (1949). Stoneware pipes to have joints packed with tar gaskin and filled with cement mortar, executed neatly. Alternatively, pipes may be jointed with flexible joints and laid on a 50mm minimum bed of a granular round gravel and backfilled with a similar material to haunching height. Consolidated p.v.c. pipes jointed with rubber ringed plastic couplers may be used laid on a granular bed as a base, 50mm thick and backfilled to top of pipes, and finally covered to a depth of 150mm over barrel of pipes with similar material.
- 3.3 Drain Pipes - Existing.
Encase existing drain in concrete Mix C, minimum 150mm thick where drain passes under extension.
- 3.4 Laying Drains.
Lay all drains to the necessary falls and connect them to the gulleys, junctions, soil pipes and manholes, in such a manner that every line of drain is straight and true from point to point with a regular gradient throughout its length.
- 3.5 Armstrong Junctions.
To be 225 x 225mm salt glazed stoneward or p.v.c. type with galvanized heavy cast iron cover and frame set on and surrounded with 150 x 150mm thick concrete Mix A.
- 3.6 Gully Traps.
To be 150 x 150mm salt glazed stoneware or p.v.c. type gulleys with outlet jointed to drain and fitted with heavy galvanized gratings and set on and surrounded with concrete Mix A well dishd down to grating.
- 3.7 Manholes.
Form manholes where indicated size 750 x 600mm inside concrete measurements, with 25mm cement plaster, well haunched down to half round glazed channels. Tops of manholes to be mix A, reinforced concrete 150mm thick.

The bottoms to be benched in fine concrete finished in pure cement, average 200mm thick.

3.8

Manhole Covers.

To be 600 x 600mm standard pattern galvanized steel of suitable weight to suit location.

4. CONCRETOR

4.1

Cement.

Cement to be Portland Cement in accordance with I.S. 1 (1971) delivered to site in properly sealed bags clearly marked with the brand name and stored, clear of the floor, in a dry waterproof store and protected from damp.

4.2

Water.

Only clean fresh water free from impurities to be used.

4.3

Aggregate.

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

4.4

Concrete Mixes.

Mix A: This mix should have a minimum works cube strength of 14 N/mm² after 7 days or 21 N/mm² after 28 days. The nominal proportions of this mix are 0.07 m³ of suitably graded dry fine aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 20mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 30 litres per 50 kg cement.

Mix B: This mix should have a minimum of works cube strength of 10 N/mm² after 7 days or 14 N/mm² after 28 days. The nominal proportions of this mix are 0.1 m³ of suitably graded dry fine aggregate and 0.21 m³ of suitably graded coarse aggregate per 50 kg cement. The maximum size of coarse aggregate should not exceed 40mm. The water/cement ratio should be kept to a minimum to ensure reasonable workability but should not exceed 35 litres per 50 kg of cement.

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

4.5

Transporting and Placing.

Transport concrete to avoid adulteration, segregation or loss of ingredients. Clean out and remove all

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

4.6 Curing.
During initial setting and curing concrete to be protected from excessive heat, frost, shock or vibration and no traffic must be allowed on it until properly hardened.

4.7 Solid Floors (Mix A)
Lay 150mm thick concrete slab finished fine on 150mm minimum thickness of hardcore and cover with 1,000 gauge approved polythene membrane dressed under d.p.c. in walls to a minimum of 150mm.

4.8 Sub Floors (mix B)
Lay 100mm thick concrete slab on 150mm thickness of hardcore.

4.9 Concrete Lintels & Cills.
To be pre-stressed concrete of standard pattern, laid on d.p.c. and turned up at ends and back; form in-situ concrete backing as necessary.

4.10 Concrete Copings.
To be precast concrete of standard feather edge pattern laid on d.p.c.

5. BRICK AND BLOCKLAYER

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

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

5.3

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.

5.4

Blockwork and Brickwork Generally.

All walls shall be carried up regularly not leaving any part more than 1.000 metre 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.

5.5

Damp Proof Courses.

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 150mm at joints and angles and bedded on a layer of cement mortar. Damp proof course to be a minimum of 150mm above finished ground level. Provide horizontal damp proof course to each leaf of cavity walls, under blockwork partitions, to chimney breasts and to chimney stacks over roof level. 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. to outer leaf of cavity wall under blockwork closing cavity at head. Provide d.p.c. under window cills, turned up at ends and back.

5.6

Cavity Walls.

Build cavity walls where shown on the drawings. Inner and outer leaves to be tied together with galvanized mild steel or plastic wall ties at 1.000 metre intervals horizontally and 0.500 metre intervals vertically. Closure of cavity at foot to be a minimum of 150mm below d.p.c. level. Provide temporary openings at base of cavity for cleaning out after each day's work and brick up on completion. 50mm laths to be placed on ties to catch mortar dropping and lifted out and cleaned off before inserting new row of ties. Every possible care to be taken to keep cavities free from mortar droppings. Provide drainage opes at bottom of cavity in cavity walls.

5.7

Beam Fillings and Closing Cavity.
Perform all beam filling in concrete blockwork or mass concrete between timbers built into or resting on walls. All cavities to be sealed with concrete tiles or slates.

6. CARPENTER AND JOINER

6.1

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). Softwood for carpentry to be white deal. Timber for joinery to be red deal or hardwood if shown on drawings or specified in addendum, free from all defects. Joinery units to be delivered on job prepared, knotted, stopped and primed.

6.2

Preservative.

All structural timbers to be pressure impregnated in accordance with B.S.C.P. 98 (1964). Back of fascia, framed supports for fascias and soffit, barge board supports and back of barge boards to be treated with an approved preservative applied in an approved manner.

6.3

Glue.

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

6.4

Roofs.

To be constructed as drawings or as specified in addendum.

6.5

Timber Floors.

To be constructed as drawings or as specified in addendum.

6.6

Stud Partitions.

Form stud partitions in white deal of sizes shown. Provide one row of noggings up to 2.400 metres high and two rows thereafter.

6.7

Internal Doors.

Generally to be 50mm thick standard flush panel plywood doors to I.S. 48 (1965) hung on 1 pair steel butt hinges to 44mm frames.

6.8 External Doors.
Generally to be standard type hung on 1½ pairs nylon bushed aluminium hinges to 115 x 75mm red deal frames.

6.9 Windows.
Generally to be standard pattern, timber with 32mm red deal window board.

6.10 Ironmongery.
Doors.
Where no P.C. Sum given include for 3 lever mortice lock and satin chrome lever handles.

Windows.
Where not standard joinery and no P.C. Sum given, include for satin chrome furniture.

6.11 Skirtings.
Generally to be 100 x 19mm moulded red deal neatly mitred at all corners.

6.12 Architraves.
To be 75 x 19mm moulded red deal neatly mitred at corners and nailed to door frames.

6.13 Curtain Rails.
To be 75 x 22mm white deal.

6.14 Wardrobes and Presses.
Form wardrobes as shown on drawings or as specified in addendum.

7. ROOFER AND EXTERNAL PLUMBER

7.1 Roof Coverings.
To be as per drawings or as specified in addendum.

7.2 Flashings.
To be No. 5 best sheet milled lead to comply with B.S. 1178 (1969).

7.3 Rainwater Goods.
Gutters to be 125mm half round "Marley" PVC secured on brackets to slight fall. Rainwater pipes to be 75mm "Marley" PVC complete with clips, bends and toes.

8. PLUMBER

- 8.1 Generally.
The plumbing work shall be carried out in a first class manner and shall comply with the regulations of the Local Authorities.
- 8.2 Pipes.
All piping for hot and cold supplies shall be 18 Swg copper jointed with compression couplings. All piping for wastes shall be PVC jointed with PVC couplings and solvent cement. Pipes shall be properly secured at centres not greater than 900mm and shall be concealed as far as is practically possible.
- 8.3 Lagging.
All exposed pipes and tanks shall be lagged with 100mm fibreglass insulation and sheeted in 1000 gauge polythene.
- 8.4 Extent.
See drawings and Addendum.

9. PLASTERER

- 9.1 Cement.
The Portland cement shall be as described in Clause 4.1.
- 9.2 Sand.
The sand shall be natural or crushed stone and to comply with B.S. 1198 (1952) for plastering, and graded to Class "A" requirements for both undercoats and finishing coats of "Gypsum" plasters only.
- 9.3 Cement Lime Mortar.
Cement lime mortar to be composed of 6 parts of sand, one part of lime putty and one part of Portland cement well mixed for wall above damp proof course.
- 9.4 Water.
The water used for mixing shall be clean and free from set plaster and other impurities.
- 9.5 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 hardwall plaster.

Alternatively walls may be plastered with "Gyplite" undercoat and finishing plasters to specification of manufacturers.

Fix 12mm or 9mm plasterboards to ceilings or stud partitions and skim in hardwall plaster.

9.6

External Plastering.

Scud in cement and coarse sand (1:3) and render in 1 part hydrated lime, 1 part cement and 3 parts sand finished 12mm thick smooth and even. Apply "Tyrolean" finish.

Reveals to be "patent" projecting type, 25mm thick. For alternative finishes see drawings or as specified in Addendum.

9.6

Insulation.

Provide insulation as shown on drawings or as specified in Addendum.

10. GLAZIER

10.1

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).

10.2

Clear Glass.

Clear glass to be sheet glass 3mm for areas up to 0.560 m², 4mm glass for all areas up to 1.120 m², and 6mm 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.

10.3

Double Glazing.

Where shown or specified to be sealed units as manufactured by Moy Glass Ltd.

11. PAINTER & DECORATOR

11.1

Generally.

All materials used shall be the best of their respective kinds and manufactured by an approved firm. Paint to be Uno, Valspar or Crown and shall be delivered to site in sealed containers; thin only as recommended by the

Manufacturers. No painting shall be done in wet or foggy weather or on damp surfaces. All coats shall be thoroughly dry before the next is applied and well rubbed down with sand paper.

- 11.2 Woodwork - New.
Knot, prime, stop grain fill and apply three coats oil paint.
- 11.3 Woodwork - Existing.
Prepare and apply two coats oil paint.
- 11.4 Steelwork.
Prepare and paint three coats oil paint.
- 11.5 Ceilings, and Walls - Generally.
Prepare, prime and paint two coats emulsion paint.
- 11.6 Extent.
See drawings and Addendum.

12. TILER

- 12.1 General.
Provide floor and/or wall tiling as shown on drawings or as specified in Addendum.

13. ELECTRICAL INSTALLATION

- 13.1 General.
The electrical installation shall be carried out by competent experienced electricians. All work shall comply with the latest regulations of the Institute of Electrical Engineers.
The general Contractor shall include for all attendances, cutting holes, chases, making good etc.
- 13.2 Extent.
See drawings and Addendum.

14. HEATING INSTALLATION

14.1

General.

The heating installation shall be carried out by competent and experienced plumbers. All work shall comply with the latest regulations of the Association of Master Plumbers, Heating and Ventilating Engineers.

The General Contractor shall include for all attendances, cutting holes, chases and making good etc.

15. SITE WORKS

15.1

General.

Provide site works as shown on drawings or as specified in Addendum.