



Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach lacht,  
Lower Abbey Street,  
Baile Atha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Celia Taylor,  
An Taisce, The National Trust for Ireland,  
2 Main Road,  
Tallaght,  
Dublin 24.

Our Ref. SN/LD

Your Ref.

Date 21st February 1992

REG.REF. 91A/2014

RE: Development at Riversdale, Palmerstown

Dear Sir,

I refer to your letter received in this Department on 17th February 1992 regarding the above and wish to inform you that a Decision to Refuse Permission was made on this application on 17th February 1992.

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

Yours faithfully

for PRINCIPAL OFFICER

An Taisce

The National Trust for Ireland

2 Main Road,  
Tallaght,  
Dublin 24  
15th February 1992

19 Feb 92

Re: Planning application number 91/2014 - Demolition of  
stables and construction of four houses at Riversdale,  
Palmerstown, Dublin 22

Dear Sirs,

P.R - 17/2/92

The South-West County Dublin Branch of An Taisce wishes to express its opposition to the granting of permission for the above development. We note that one of the conditions in the original grant of permission by Dublin County Council of 23rd December 1988 required that

"the existing stables at the south-eastern side of the site be maintained in structurally sound manner."

We hope that the Planning Department will remember this when they make their decision. We also wish to draw your attention to the fact that permission for the use of the stables as a restaurant was granted during 1990. In order to be constructive, we would suggest that the building concerned could be restored and used as two small "townhouses" or studio flats, with a vertical or horizontal internal division. This is a very desirable option in view of the fact that the planning permissions relating to listed buildings do not require the preservation of internal features; accommodation could be made by the planning authorities in relation to window/door openings. In this respect we would like to remind Dublin County Council that the stables concerned is a listed building and, as both the planning permissions from yourselves and An Bord Pleanála have acknowledged, form with Riversdale House itself, the estate walls and trees, a cohesive residential unit. We would also like to bring to your attention the fact that the area concerned is zoned "to protect and improve residential amenity" - we suggest that the residential amenity would be greatly improved by the conservation of heritage buildings which contain interesting architectural features. A building of this kind could become the focus of attention for potential house-buyers, thus enhancing the financial value of neighbouring properties. We are also aware that the site is adjacent to a "special amenity area" where a stricter planning code is in force. We emphasize that the estate of Riversdale (including its agricultural buildings) is an integral part of the Liffey Valley: it also comes to our attention that the house itself is in this "special amenity area". Great sensitivity should therefore be shown in the granting of permissions for developments in this area which holds the architectural reminders of how previous generations exploited the natural beauty and fertility of the Liffey Valley.



Bloc 2, Ionad Bheathnacha 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/2014

Date : 17th February 1992

Dear Sir/Madam,

Development : 4 houses on site of stables

LOCATION : Road 1, Riversdale, Old Lucan Road, Palmerstown

Applicant : Caslan Developments Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 17.02.92 it was decided to REFUSE 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 Pleanala 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 Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala 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 Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala 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 £30.

Derek Roberts,  
Westgate Lodge,  
Old Lucan Road,  
Dublin 20.

Yours faithfully,

.....  
L. J.

for PRINCIPAL OFFICER



Bloc 2, Ionad Bheathnaha hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
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Derek Roberts,  
Westgate Lodge,  
Old Lucan Road,  
Dublin 20.

Yours faithfully,

.....  
for PRINCIPAL OFFICER.

Reg - 91A/2014.

WESTGATE LODGE  
OLD LUCAN RD  
DUBLIN 20.  
Tel: 088 561894

30th Jan 1992

DUBLIN COUNTY COUNCIL  
Planning Dept Registry Section  
APPLICATION RECEIVED  
03 FEB 1992  
REG No. ....

1417

PLANNING OFFICE

RE: Planning application for four houses on the stables site, RIVERSDALE, PALMERSTOWN.

Dear Sir/ Madam,

I refer to a recent planning application for permission to build 4 houses on site of old stables, Riversdale estate, by CASLAN Ltd.

At a meeting last week here in Palmerstown I became aware for the first time, that a planning application had been lodged to build 4 houses on this site, which is immediately in front of my detached bungalow. According to the plans there will be two story, which would over-look my property to the extent that privacy would be non existant, as my only garden as such serves as both front & back garden.

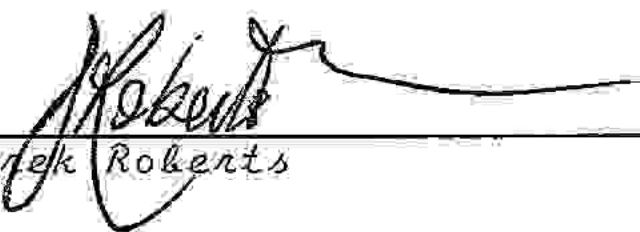
I wish to place the strongest protest to the positioning of these houses as they would make our lives unbearable from a privacy point of view.

P.T.O

I spoke to Mr Bailey the builder at that meeting, outlining my situation and he said he had a few alternatives he could look at.

I sincerely hope you give this letter serious consideration, as I fear our lives will be drastically affected if these houses are allowed to tower over our bungalow.

KIND REGARDS

  
Derek Roberts

FILE REF: 91A 2014

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 28/1/92</p> <hr/> <hr/>	<p>Noted by Mrs Hanrahan O'Connell O'Halloran</p> <p>Whats to happen to area between old Boundary wall + new estate wall</p> <p>Mrs O'Connell would support appln. if the area between walls was sorted out.</p>	<p>This could give rise to anti social behaviour etc etc</p>	

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ /  
DATED

ENTERED IN CONTRIBUTION REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



**BYE LAW APPLICATION FEES**

REF. NO.: 91A/2014 CERTIFICATE NO.: 17084<sup>B</sup>  
 PROPOSAL: 4 houses + demolition of stables  
 LOCATION: Site of stables Riversdale Old Road, Lucan  
 APPLICANT: Casten Developments Ltd

10/19/12/91

	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	2/220	2/220	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 21/1/92  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING APPLICATION FEES

Reg. Ref. 91A/2014 Cert. No. 23479  
 PROPOSAL Houses + demolition of stables  
 LOCATION Site of Stables, Riverdale, Old Road, Lucan  
 APPLICANT Costan Developments Ltd.

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£128	£128	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m <sup>2</sup> in excess of 300m <sup>2</sup> . Min. £40				
4	Metres	@£1.75 per m <sup>2</sup> or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m <sup>2</sup> or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40	£40	£40	—	

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

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

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 2/1/92

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

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2014.  
DEVELOPMENT: 4 houses.  
LOCATION: Riversdale, Old Lucan Road.  
APPLICANT: Caston Dev. Ltd.  
DATE LODGED: 19.12.91.

No Roads objection subject to:-

1. A road levy of £800 per house towards road improvements and traffic management improvements which will facilitate the development.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	21.01.92
Time .....	4.00

TR/BMCC  
14.1.92.

SIGNED: J. Lacey  
DATE: 14/1/91

ENDORSED: C.F. Bink  
DATE: 14/1/92



Bosca 174,  
P. O. Box 174,  
5 Rae Gardnar,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone: (01) 727777  
Fax: (01) 725782

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref. P.P.191/13  
Your Ref.  
Date 28.01.1992

RE: Housing at Riversdale, Old Lucan Road. Reg. Ref. 91A/2014.

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

- 1) The previous grant of permission by An Bord Pleanala did not include this area of land within the overall planning permission for the site, and the Parks Department understood that the existing stableyard and buildings were to be renovated and converted into a restaurant.
- 2) As no previous permission for residential development was granted at this location, it is unclear to the Parks Department as to how public open space was already provided for in the adjoining residential development. It is considered that the existing linear public open space alongside the Old Lucan Road should be extended by the elimination of sites 1 and 2 and designation of the area as public open space.

It is recommended that Additional Information is sought.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.  
DEVELOPMENT CONTROL

Date ..... 31.01.92

Time ..... 10.10

SS only,



Register Reference : 91A/2014

Date : 9th January 1992

Development : 4 houses on site of stables

LOCATION : Road 1, Riversdale, Old Lucan Road, Palmerstown

Applicant : Caslan Developments Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 19th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 25.02.92 .....  
Time ..... 4.00. ....

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

Yours faithfully,

DUBLIN Co. COUNCIL

13 JAN 1992

.....  
for PRINCIPAL OFFICER

Date received in Sanitary Services **SAN SERVICES**

FOUL SEWER

*Available to approved system.*

Note:

*This original site carried a special Levy of £30,000 which has never implemented. This levy should be apportioned to this site.*

SURFACE WATER

*Available to approved system.*

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

*T. O'Sullivan 12/2/92.*

*(Handwritten signature)*

Amf 5  
25 FEB 1992  
Returned *(Handwritten signature)*

*57*

Register Reference : 91A/2014

Date : 9th January 1992

PLANNING DEPT.  
 DEVELOPMENT CONTROL SEC.  
 Date ..... 28.02.92  
 Time ..... 4.00.

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY. Water available. 24hr storage required. All connections etc to be by DCE personnel at applicants peak expense.

John O'Leary  
 29.1.92.

P. J. O'Leary 30.1.92

ENDORSED \_\_\_\_\_

DATE 20/2/92

VCIL  
 VICES  
 25 FEB 1992  
 Ref: [Signature]

P/656/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2014

Date Received : 19th December 1991

Correspondence : A.S. Tomkins, M.I.A.S.,  
Name and : 308 Clontarf Road,  
Address : Dublin 3

Development : 4 houses on site of stables

Location : Road 1, Riversdale, Old Lucan Road, Palmerstown

Applicant : Caslan Developments Ltd.

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 10th February, 1992.

This is an application for PERMISSION for 4 houses on site of stables at Road 1, Riversdale, Palmerstown for Caslan Developments Ltd.

The proposed site is located to the north of the Old Lucan Road in Palmerstown Village. It is zoned 'G' - "to protect and improve high amenity areas" in the Dublin County Development Plan, 1983.

The proposed site adjoins Road 1 of the Riversdale Housing development to the north. This housing development has been constructed on foot of a grant of planning permission under Reg. Ref. No. 88A-0666. Existing buildings on site comprise stables formely associated with Riversdale Estate. These stables which adjoin the Lucan Road boundary are listed on list 2 of Dublin County Development Plan, 1983 and the 1991 Draft Plan.

As such it is the Council's objective to consider the preservation of these stables in the event of permission being sought for their demolition and to refuse permission where the Council decides such structures should be preserved (Paragraph 4.2.4).

This site was inspected on 31st January, 1992. It is bounded to the north by a new c. 2 metre high boundary wall with the estate road.

The boundary to the Old Lucan Road comprises old stone walls and the stable

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2014

Page No: 0002

Location: Road 1, Riversdale, Old Lucan Road, Palmerstown

buildings. The roof to the main stable block has almost fully collapsed. An architectural report prepared during the Development Plan review classified the stables as 'B' in terms of artistic architectural and historical merit, i.e. "retain if possible as original allowing minimum alterations to and for additions ..."

Forward Planning reports that the building forms an important element in the streetscape and should be retained. It complements the ~~tilled~~ <sup>Listed</sup> barn at the east of the village (Ref. 2/357.1991 *Duff*). Reg. Ref. No. 90A-1164 refers to a grant of planning permission for refurbishment of stables and change of use to restaurant and provision of single storey store with new vehicular access to Old Lucan Road.

The current application provides for the erection of 4 no. semi-detached houses at this site. This involves the complete demolition of the existing stables, although this is not clearly indicated in the newspaper advertisement submitted.

The proposed layout is determined by the restricted nature of the site and comprises 2 no. pairs of semi detached houses facing each other with gable ends to Road 1, Riversdale and Old Lucan Road. Access is proposed from both Old Lucan Road and Road 1. A detached block comprising 4 no. garages is proposed in the front garden area to serve each of the houses. The design of this garage block is very poor and it would constitute an unattractive feature to the front of the proposed dwellings.

The proposed layout is considered undesirable from a number of respects. It would result in the unattractive view of the rear of 2 no. semi's at the entrance to Road 1. Furthermore, the westernmost pair of semi-detached houses will overlook and dominate an existing single storey cottage to the west. The main area of open space around this cottage is the front garden which is surrounded by high walls to the Old Lucan Road. The owner of this cottage has lodged an objection on the basis of privacy.

As stated the proposed development involves the demolition of a listed building.

It is considered that these stables should be retained and renovated either as restaurant (as previously approved) or as court yard housing/apartments.

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



# COMHAIRLE CHONTAE ÁTHA CLIATH


## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2014

Page No: 0003

Location: Road 1, Riversdale, Old Lucan Road, Palmerstown

### REASONS FOR REFUSAL

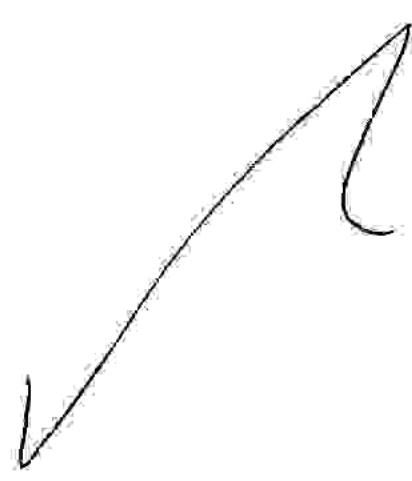
- 01 The proposed development involves the demolition of a barn formerly associated with the Old Riversdale Estate. This barn is listed on List 2 of the Dublin County Development Plan, 1983 (Ref. 2/184) and the Draft County Development Plan, 1991 (Ref. 2/21). The building at the west end of the village of Palmerstown is of artistic, historical and architectural importance and forms an important part of the streetscape of the village of Palmerstown and complements another listed barn of historical and architectural importance at the entrance to Mill Lane at the east of the village (1983 List 2 Map Ref. 186 and List 2 Ref. 2/35 1991 Draft). It is the opinion of the Planning Authority that the building the subject of this application should be preserved. The demolition of the structure would, therefore, not be in accordance with the proper planning and development of the area.
- 02 The proposed development would be ~~in conflict with~~ <sup>materially contravened</sup> Condition No. 1 of Reg. Ref. 90A/1164 (Order No. P/3922/90, dated 27.08.90) which provides for the refurbishment and change of use of the building to restaurant.
- 03 The proposed development by reason of its design, height and general layout, would be visually obtrusive and would give rise to overlooking of the neighbouring single storey cottage and garden to the west. The proposed development would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
- 

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

Reg.Ref: 91A/2014

Page No: 0004

Location: Road 1, Riversdale, Old Lucan Road, Palmerstown



*[Signature]*  
.....  
for Dublin Planning Officer

*[Signature]*  
Endorsed: - .....  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (3) reasons set out above is hereby made.

Dated: 17<sup>th</sup> FEBRUARY 1992

.....  
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> February 1991. 1992.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2014.  
 DEVELOPMENT: 4 houses.  
 LOCATION: Riversdale, Old Lucan Road.  
 APPLICANT: Caston Dev. Ltd.  
 DATE LODGED: 19.12.91.

No Roads objection subject to:-

1. A road levy of £800 per house towards road improvements and traffic management improvements which will facilitate the development.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 15.01.92  
 Time ..... 4.15

TR/BMCC  
14.1.92.

SIGNED: J. Fogarty  
 DATE: 14/1/92

ENDORSED: C.F.B. / k  
 DATE: 14/1/92



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

NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0656 /92 Date of Decision : 17th February 1992

Register Reference : 91A/2014 Date Received : 19th December 1991

Applicant : Caslan Developments Ltd.

Development : 4 houses on site of stables

Location : Road 1, Riversdale, Old Lucan Road, Palmerstown

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 3 ATTACHED.

Signed on behalf of the Dublin County Council.....

*[Signature]*  
for Principal Officer

Date: 17/2/92

A.S. Tomkins, M.I.A.S.,  
308 Clontarf Road,  
Dublin 3

## NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg.Ref. 91A/2014  
Decision Order No. P/ 0656 /91  
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
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Fax (01) 724896

REASONS FOR REFUSAL

- 01 The proposed development involves the demolition of a barn formerly associated with the Old Riversdale Estate. This barn is listed on list 2 of the Dublin County Development Plan, 1983 (Ref. 2/184) and the Draft County Development Plan, 1991 (Ref. 2/21). This building at the west end of the village of Palmerstown is of artistic, historical and architectural importance and forms an important part of the streetscape of the village of Palmerstown and complements another listed barn of historical and architectural importance at the entrance to Mill Lane at the east of the village (1983 List 2 Map Ref. 186 and List 2 Ref. 2/35 1991 Draft). It is the opinion of the Planning Authority that the building the subject of this application should be preserved. The demolition of the structure would, therefore, not be in accordance with the proper planning and development of the area.
- 02 The proposed development would materially contravene Condition No. 1 of Reg. Ref. 90A/1164 (Order No. P/3922/90, dated 27.08.90) which provides for the refurbishment and change of use of the building to restaurant.
- 03 The proposed development by reason of its design, height and general layout, would be visually obtrusive and would give rise to overlooking of the neighbouring single storey cottage and garden to the west. The proposed development would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.

## NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,  
Blocks 6 and 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

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



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

Register Reference : 91A/2014

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : 4 houses on site of stables

LOCATION : Road 1, Riversdale, Old Lucan Road, Palmerstown

APPLICANT : Caslan Developments Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....  
for PRINCIPAL OFFICER

A.S. Tomkins, M.I.A.S.,  
308 Clontarf Road,  
Dublin 3



Cheque under separate cover.

no fee end

Dublin County Council  
Comhairle Chontae Átha Cliath



Planning Application Form/  
Bye - Law Application Form

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

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

2. Postal address of site or building ..... Site of Stables Riversdale  
(If none, give description sufficient to identify) ..... Old Lucan Road Palmerstown

3. Name of applicant (Principal not Agent) ..... Castan Developments Ltd

Address ..... Riversdale Site Office Old Lucan Road Tel. No. 2624466  
Palmerstown

4. Name and address of person or firm responsible for preparation of drawings ..... A.S. Tomkins M.I.A.S. Tel. No. 33 24 36

5. Name and address to which notifications should be sent ..... 318 Clonsary Road  
Dublin 3

6. Brief description of proposed development ..... Demolition of derelict stables and erection of 4 houses on Road one.

7. Method of drainage ..... Main Sewer B. Source of Water Supply ..... Main Supply

8. 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 ..... N/A  
(b) Proposed use of each floor .....

CO. DUBLIN - Planning permission sought for 4 houses on site of stables Road, 1 Riversdale, Old Lucan Road, Palmerstown for Castan Developments Ltd.

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

11. (a) Area of Site ..... Part of overall development 9.786 acres Sq. m.  
(b) Floor area of proposed development ..... 1154 sq ft Sq. m.  
(c) Floor area of buildings proposed to be retained within site ..... 220 NS4465 Sq. m.

En  
Herald  
19/12/91

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) ..... Freehold 4/168 23/12

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box. NS4245

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
All relevant aspects of same have been fully considered

15. List of documents enclosed with application. 4 copies Specification for construction Plan  
household Plan House Type Garage Plan  
Newspaper Advertisement

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

No of dwellings proposed (if any) ..... 4 Class(es) of Development ..... One

Fee Payable £. 388-00 Basis of Calculation ..... 4 x £87 + £40 demolition

If a reduced fee is tendered details of previous relevant payment should be given  
Public Open Space has already been provided for

Signature of Applicant (or his Agent) ..... N.A. Tomkins Date ..... 19 December 1991

Application Type ..... plp

Register Reference ..... 91A 2014

Amount Received £. ....

Receipt No ..... 178

Date .....

FOR OFFICE USE ONLY

1. 16.4

RECEIVED  
19 DEC 1991  
REG. SEC.

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

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

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

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

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a 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 <sup>2</sup> (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 <sup>2</sup> 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 <sup>2</sup> (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.

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N 54245

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

€ 168.00

Received this 23rd day of December 1981

from Caslar Devs. Ltd,  
26 The Lawn,  
Melrose Park Swords

the sum of one hundred and sixty eight Pounds  
Pence, being fee for

planning application at Rd. 1, Riverdale

Noelle Deane Cashier

S. CAREY  
Principal Officer

Class 1x4  
811

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

**BYE LAW APPLICATION**

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

REC. NO. N 54465

£ 220.00

Received this 23rd day of December 1991

from Cadogan Devis Ltd,  
26 The Lawn,

Melrose Park, Swords

the sum of two hundred and twenty Pounds

00 Pence, being £20 for

bye-law application at Rd. 1, Rivesdale

Shodan Deane Cashier

**S. CAREY** Class A x 4  
Principal Officer

# COMHARLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

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 a  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N 54245

€ 168.00

Received this 23<sup>rd</sup> day of December 1991

from *Costa Devs. Ltd.,*  
*26 The Lawn,*  
*Melrose Park Swords*

the sum of *one hundred and sixty eight* Pounds

*planning application at Rd. 1, Riversdale*

*Noelle O'Keefe* Cashier

S. CAREY  
Principal Officer

*Class 1x4*  
*8 11*

COMHUIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

[RECEIPT CODE BOX]

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

BYE LAW APPLICATION

REC. No. N 54465

£ 220.00

Received this 23rd day of December 1991

from *Colin Davis Ltd,*  
*26 The Lawn,*  
*Melrose Park Swords*

the sum of *two hundred and twenty* Pounds

Pence, being *70 for*

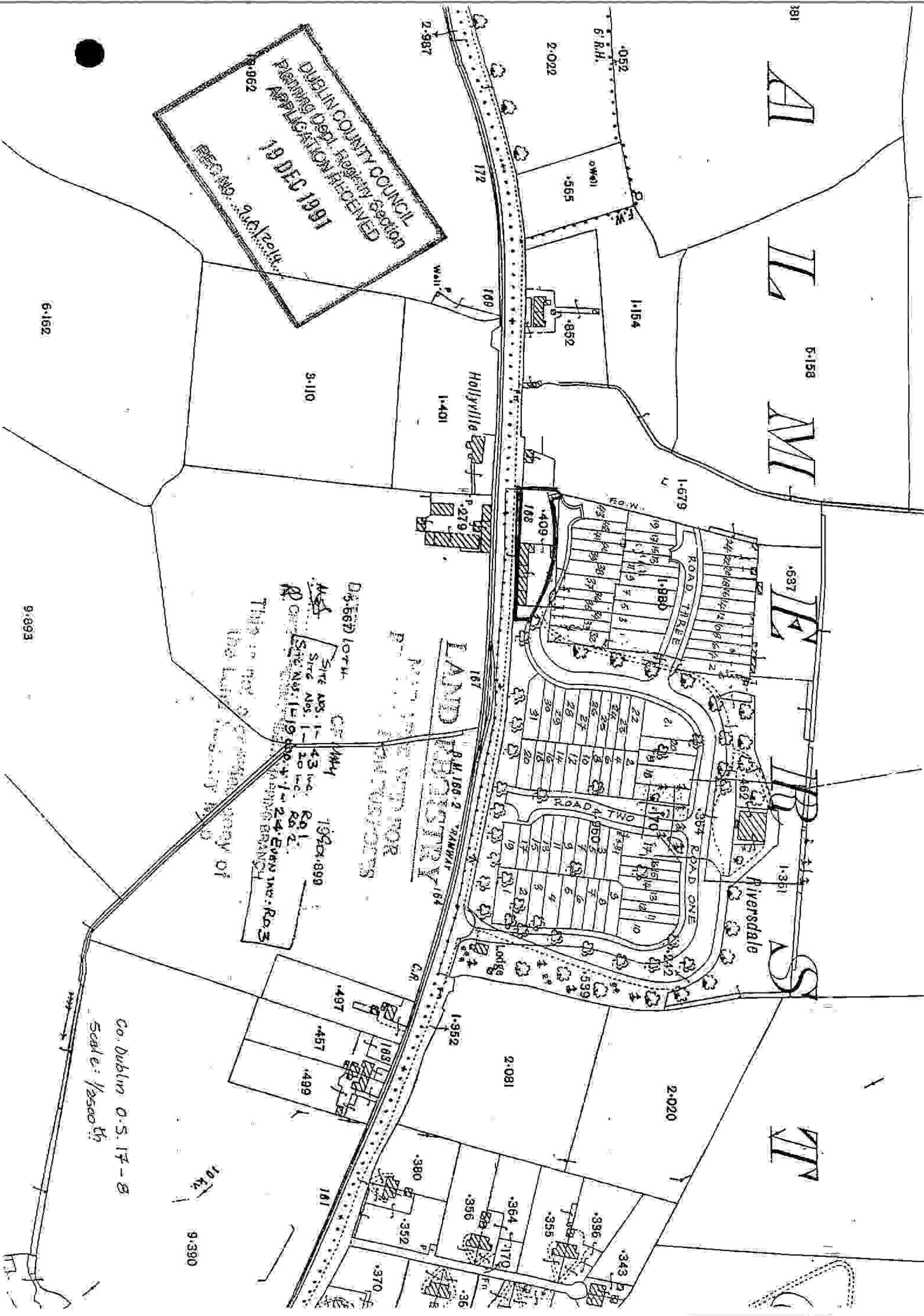
*bye-law application at Rd. 1, Rivesdale*

*Robert O'Connell* Cashier

S. CAREY *Class A. etc*  
Principal Officer

DUBLIN COUNTY COUNCIL  
 Planning Dept. Regional Section  
 APPLICATION RECEIVED  
 18 DEC 1991  
 REF. NO. 206/2011

AL  
 IL  
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LAND INDUSTRY  
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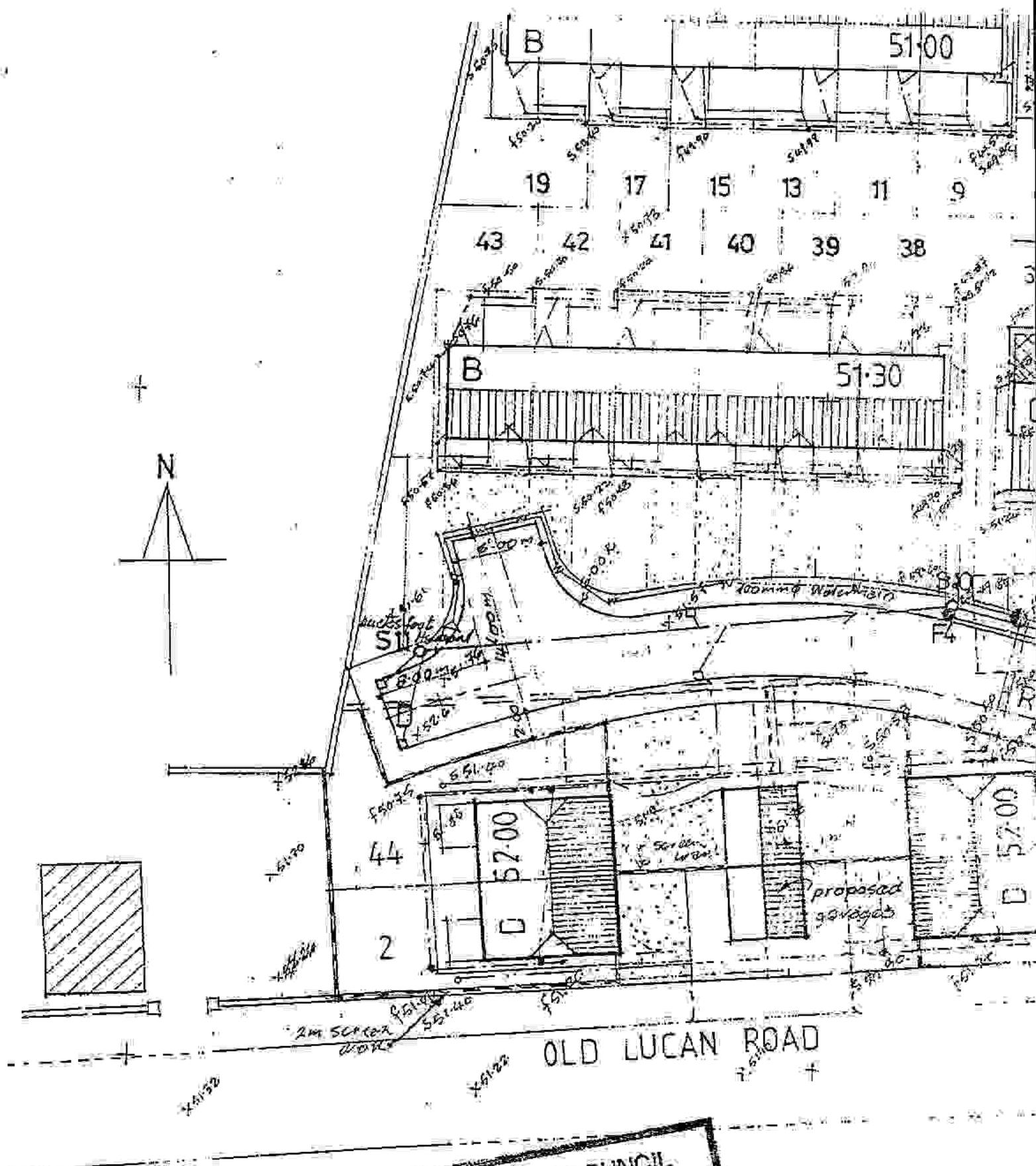
Co. Dublin O.S. 17-B  
 Scale: 1:5000

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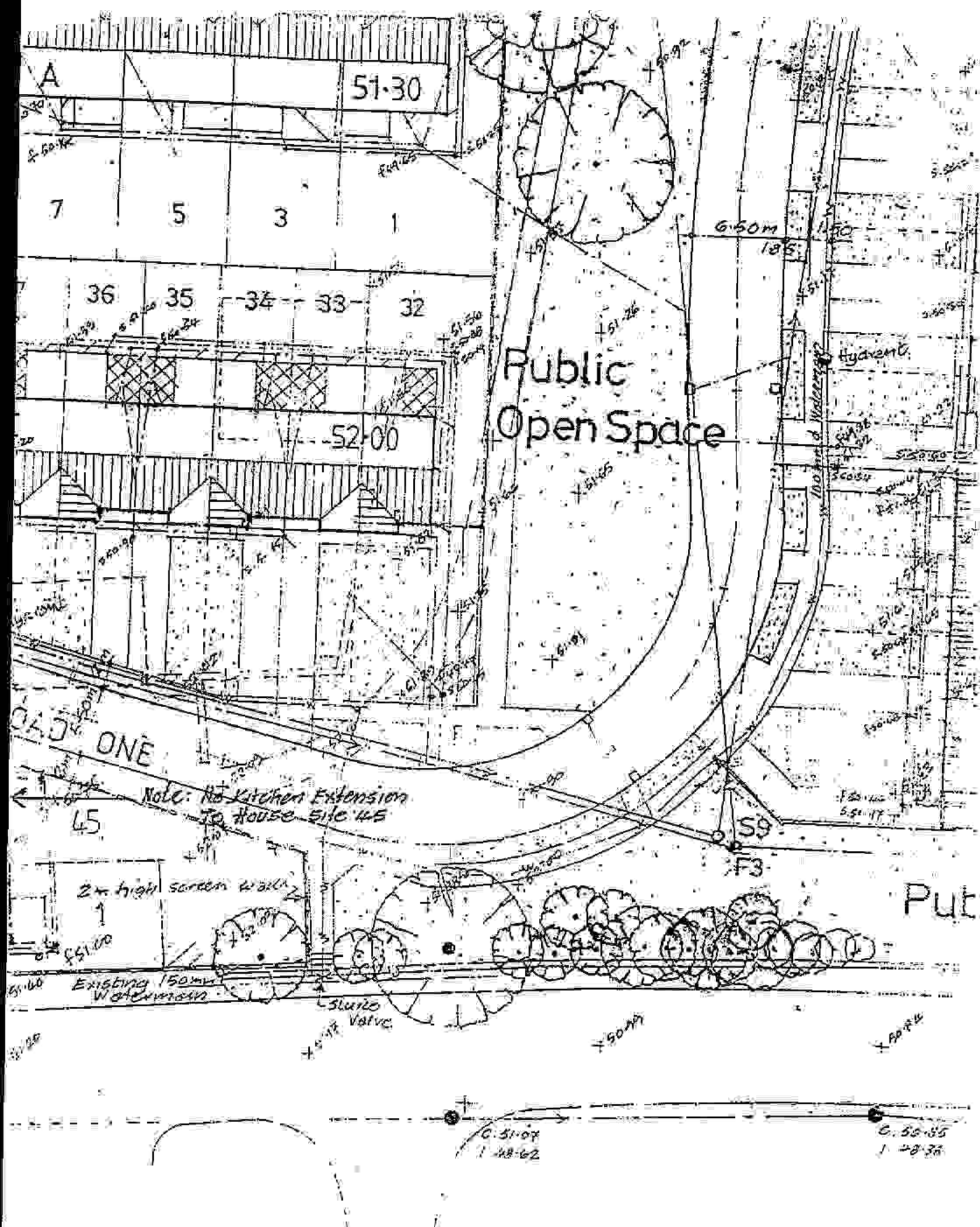


DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED  
 19 DEC 1991  
 REG No. .... 11A/2014.

**allan s tomkins**  
 Corporate Building Surveyor M.I.A.S  
 Architectural & Planning Consultant  
 38 Rothesay Rd. Luton LU1 1QZ. tel 22741  
 308 Clontarf Road Dublin 3. tel 332435

P  
R





# Proposed Four Houses At Road One Oversdale Old Lucan Road Palmerstown

scale 1/500 th	job no	ding no	revision
date December 1991	1518	8	
drawn ellan s. tomkins			

DEFINITE SPECIFICATION.

PRELIMINARIES.

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED

18 DEC 1991

REG No. 9/A/2014

- 1.1 Conditions of Contract- This specification is only an outline specification and is to be adapted to local conditions for each item.
- 1.2 Approved Materials- For the purpose of this specification the term "approved" materials shall mean as suitable by the Department of Local Government.
- 1.3 Notification- The contractor shall notify the Local Authority at the appropriate stages of work and arrange for all inspections.
- 1.4 All materials to be the best of their respective kind and as specified, and all things being equal, to be of Irish manufacture.
- 1.5 All sand to be clean sharp washed sand.
- 1.6 All cement to be first grade Irish standard, properly cooled and used as specified.
- 1.7 All broken stone or gravel to be clean and free from loam and other dirt.
- 1.8 All concrete not otherwise specified to be 7 parts broken stone or gravel, 19mm ( $\frac{3}{4}$ " ) to 38mm ( $1\frac{1}{2}$ " ) diameter all ways and clean sharp sand to 1 part of cement and to be thoroughly mixed and incorporated and to be wetted with only sufficient water, laid in trenches or casings and to be well tamped. Manufactures of Ready Mixed to recommended strength may also be used.
- 1.9 All cement mortar to be mixed 4 parts washed sand to 1 part of cement.
- 1.10 All facing bricks or blocks where shown to be first grade approved type.
- 1.11 All lime mortar to be first mixed 4 parts sand to 1 part of lime putty and 1 part Portland cement, or manufacturers ready mixed.
- 1.12 All lime to be freshly burned roached lime, slaked and run to putty at least three weeks before use, or hydrated lime to Irish Standard Specification. Mortar, manufactured with chemical to Makers' instructions, may also be used.
- 1.13 All putty to be best oil putty.
- 1.14 All glass to be first grade standard glass.
- 1.15 All cast iron to be first grade casting without flaw or bluish.

EXCAVATOR.

- 2.1 Generally- 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. Foundations shall be taken down to a good natural bottom, minimum of 700mm below finished ground level.

- 2.2 All existing ditches, field drains and other waterways, wherever encountered during the progress of the work shall be suitably diverted around the works.
- 2.3 All water that may accumulate on the site during the works, or in the trenches and excavations, from springs, rain, drains or other causes is to be drained away at the contractors expense.
- 2.4 The Contractor shall provide any planking and strutting required for the safe support of all excavations.
- 2.5 Hardcore shall be properly compacted and shall form a freely drained bed, and shall consist of hard broken brick, hard stone or slag.
- 2.6 Backfilling to foundations, trenches etc., shall be spread in layers 150mm (6") thick and each layer compacted. Filling around pipes not concreted and for a depth of 300mm (12") over the pipes shall be fine material, free from stones.

#### DRAINLAYER.

- 3.1 Lay in trenches under drainpipes, gullys, etc., a layer of mix C concrete, as described later. The concrete under pipes to be a minimum thickness of 100mm (4") laid to falls and a width equal to twice the external diameter of the pipe being supported.
- 3.2 Drain pipes to be used to be generally P.V.C., salt glazed stoneware or concrete to Irish Standard 6 (1949). All pipes under buildings to be cased in concrete, minimum 150mm (6") thick all round. Concrete or stoneware pipes to have all joints packed tar gaskin and filled with cement mortar. Alternatively concrete or salt glazed stoneware pipes may be jointed in flexible joints and laid on a 50mm (2") minimum bed of granular sand gravel backfilled with similar material to haunching height. Consolidated P.V.C. pipes jointed with rubber ringed plastic couplers may be used on granular bed as a base 50mm (2") thick and backfilled to top of the pipe and finally covered to a depth of 150mm (6") over barrel of pipes with similar material.
- 3.3 Lay all drains to appropriate falls and make connections to appropriate units, in proper straight lines and falls from point to point.
- 3.4 Armstrong junctions to be 225mm (9") by 225mm (9") glazed stoneware with heavy cast iron cover and frame and set on and surrounded with 150mm (6") by 150mm (6") thick concrete Mix A as described later.
- 3.5 Gullies to be 150mm (6") by 150mm (6") salt glazed stoneware back inlet type gullies with outlet jointed to drain and fitted with heavy galvanised gratings and set on and surrounded with concrete Mix A.
- 3.6 Manholes to be 750mm (2'9") by 600mm (2'0") inside concrete measurements with 200mm (8") solid concrete block walls bedded in cement mortar and finished in 25mm (1") cement plaster, well haunched down to half round white glazed channels. Top of manholes to be Mix A, reinforced concrete 150mm (6") thick. Where manholes exceed 1.5m deep they are to be 900mm (3'0") by 600mm (2'0") inside fitted with galvanised cast iron footings built into walls. The base to be benched in fine concrete finished in pure cement, 100mm (4") thick.

- 3.7 Over each manhole set in roof slab an approved deep seal pattern galvanised cast iron airtight cover and frame, bedded in mastic and seal 25mm x 25mm to be filled with tallow and grease.

#### CONCRETOR.

- 4.1. 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 Only clean fresh water free from impurities to be used.

- 4.3 Course 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  $14\text{N/mm}^2$  after 7 days or  $21\text{N/mm}^2$  after 28 days. The nominal proportions of this mix are  $0.07\text{m}^3$  of suitably graded coarse dry fine aggregate and  $0.14\text{m}^3$  of suitably graded coarse aggregate per 50kg cement. The maximum size of the coarse aggregate should not exceed 20mm. The water/cement ratio should not exceed 30 litres per 50kg of cement.

MIX B This mix should have a minimum of works cube strength of  $10\text{N/mm}^2$  after 7 days or  $14\text{N/mm}^2$  after 28 days. The nominal proportions of this mix are  $0.1\text{m}^3$  of suitably graded dry fine aggregate and  $0.21\text{m}^3$  of suitably graded coarse aggregate per 50kg cement. The maximum size of coarse aggregate should not exceed 40mm. The water/cement ratio should be kept to a minimum to ensure a reasonable workability, but should not exceed 35 litres per 50kg of cement.

MIX C This mix should be in the proportion of 7 parts of suitably graded all in aggregate to 1 part cement with the minimum addition of water to ensure reasonable workability.

- 4.5 Properly transport and place the concrete, avoiding separation, and lay in areas free of all surplus water, and within 30 minutes of leaving mixer. Finish all concrete properly for the appropriate finishes and protect same from the weather elements. Concrete laid when frost is likely shall be protected immediately after laying, with tarpaulins, sacks, straw or other suitable materials.

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

- 4.7 Lay 150mm thickness concrete slab on 150mm thickness of hardcore and cover with 1,000 gauge approved polythene membrane dressed under d.p.c. in walls to a minimum of 150mm (6").

- 4.8 Paving around the house, as shown, shall be 100mm (4") thickness concrete paving laid to falls on a 150mm (4") of hardcore and finished smooth from a wood float. Provide expansion joints at 2.5m centres. Provide steps as necessary in pavings and to front and rear doors and outbuildings. Finish smooth and neat on all exposed surfaces. Provide concrete spud stones to feet of frames of external doors.

4.9 The concrete lintols to window and door openings are to be reinforced for every 100mm of thickness with two 10mm diameter mild steel bars. Lintols are to be constructed as shown on the drawings and to have a minimum bearing of 200mm at each end. The concrete lintols to the inner leaves of the external cavity walls are to be splayed as shown. The splay to occur on the cavity side. Alternatively, precast, prestressed concrete lintols conforming to B.S. 1239 (1956) and produced by an approved manufacturer may be used.

4.10 Provide cast in situ chimney caps, throated on underside weathered on the top in cement and sand 1:3 and flush up around flue liners.

4.11 Precast concrete cills are to be finished extra smooth and to be rebated, weathered and throated. Cills are to have 150mm minimum wall hold at each end, to project 100mm beyond the outer face of the blockwork and to be rounded at edge. All cills are to be reinforced with two 10mm dia. mild steel bars and set on d.p.c. turned up full height at back and edge.

#### BRICK AND BLOCK LAYER.

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

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

5.3 All walls shall be carried up regularly not leaving any part more than 1m lower than another. Walls left at different levels to be properly raked back. Walls and partitions are to be bonded one to another at right angles 'L' shaped blocks 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

5.4 The damp proof courses are to be three ply bitumen on jute canvas base to I.S. 57 (1953) or polythene to B.S. 743 (1970). Damp proof course to be lapped 150mm (6") at joints or angles and bedded on layer of cement mortar. Damp proof course to be 150mm (6") above finished ground level. Provide horizontal d.p.c.'s to each leaf of external walls, whether solid or cavity, under blockwork partitions, etc.

Provide and fix d.p.c.s over all lintols to external openings of cavity walls stepped from top inner to under outer leaf to all vertical joints abutting to inner and outer leaves of cavity walls, at reveals to underside of window cills etc..

5.5 Build cavity walls as shown on the drawings, inner and outer leaves to be tied together with galvanised mild steel wall ties or plastic ties approved by the Department of Local Government at 1m intervals horizontally and 0.5m vertically.

Closure of cavity at foot to be a minimum of 150mm (6") below d.p.c. level. Provide temporary openings at base of cavity for cleaning out after each days work and brick up on completion. 50mm laths to be placed on ties to catch mortar droppings 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 openings at bottom of cavities in walls.

5.6 Build block partitions on ground floor in blocks bonded to external walls as the work proceeds.

## ROOFER AND EXTERNAL PLUMBER.

- 6.1 Roof tiles to be concrete interlocking or pantiles. Interlocking tiles to comply with I.S. 4 (1950). For pitches below 30 degrees, low pitch tiles to be used in accordance with manufacturers instructions.
- 6.2 Hang tiles to 44x35mm or 44x22mm sawn softwood battens as indicated on drawings and nail in accordance with manufacturers instructions.
- 6.3 Cover rafters with untearable bituminous roofing felt to comply with I.S. 36 (1951). Felt to be lapped 150mm (6") at joints and at ridges. Felt to be carried over the tilting fillet and fascia sufficiently to give a drip into the gutter.
- 6.4 Ridge tiles to be approved concrete tiles "A" or half round to match colour of tiling bedded in sand and cement to match tiles.
- 6.5 Lead flashings to be No.5 best milled lead to comply with B.S. 1178 (1969). At sides and front of chimney neatly dress No.5 lead for a width of 150mm over tiles and 160mm 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 19mm boarding carried up under tiles to a height of 150mm vertically back over sole board and dressed 150mm 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.
- 6.6 Flat roofs to be covered with 3 layers of roofing felt on 18mm flooring grade chipboard or other approved decking. Decking to be stored in a dry shed and covered with a layer of felt immediately after fixing to avoid trapped moisture. All felting to be laid by approved specialists.
- 6.7 Chipboard to be laid on 25mm glass fibre quilting on 1,000 gauge polythene vapour barrier on furring pieces to give a fall of 1:80.
- 6.8 Rainwater gutters to be 125mm half round p.v.c., galvanised heavy gauge steel pipes to comply with I.S. 59 (1953) or other approved gutters secured on brackets to falls. Rainwater pipes to be 75mm diameter p.v.c., or galvanised heavy gauge steel pipes or other approved pipes secured with holderbats or fitted lugs so as to stand 25mm clear of the finished wall and having all necessary toes etc..

## CARPENTER AND JOINER.

- 7.1 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 7.4 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.

7 Architraves to be 50 x 25mm moulded red deal neatly mitred at corners and nailed to door frames. All nails to be well punched home.

7.15 Provide 12x 12mm red deal cover slips to doors and windows as required.

#### PLUMBER.

8.1 Soil and vent pipes to be 100mm diameter p.v.c. or cast iron jointed in accordance with the manufacturers instructions with all the necessary bands, etc., and connected to drain and w.c.'s. Provide all vent pipes with cowls.

8.2 Traps to sinks, baths and wash hand basins to be solid copper deep seal with cleaning eyes 38mm diameter for bath and sink and 32mm diameter for wash hand basin, where wastes do not discharge directly to gully traps, otherwise traps to be standard pattern. Waste pipes to be manufactured from unplasticised P.V.C. conforming to B.S. 3506 (1962).

8.3 Provide and connect 16mm heavy gauge p.v.c. pipe 600mm deep in ground from water supply source to storage tank complete with ball valve and 32mm overflow. Fit stop cock over floor level where supply enters house and provide connection to Kitchen sink. Storage tanks to be approved type p.v.c. or galvanised steel to B.S. 417 (1964). Minimum total capacity to be 360 litres.

8.4 Run 22mm cold water copper supply from storage tank to cylinder. Run 22mm separate copper supply to bath with 15mm branches to w.c. and w.h.b. fit 22mm full way screw down stop cocks in accessible positions to 22mm cold feeds to cylinder and bath etc..

8.5 Where boiler is provided run 22mm copper flow and return to cylinder (with high and low connections). Fit draw off cock in suitable position to empty system.

8.6 Provide 150 litre copper cylinder to comply with I.S. 161 (1968); run 22mm copper expansion pipe, carry up and turn down over storage tank. Take off 22mm copper supply to feed bath with 15mm branches to wash hand basin and sink.

#### ELECTRICIAN.

9.1 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.

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

9.3 All wiring to be on a ring main system using 13amp 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. Switches outside bathrooms. Socket outlet shall be flush type bakelite 13amp, 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/.036) for lighting circuits and 7/0.85 (7/.029) for all power circuits. All joints shall be in proper bakelite joint boxes.

## PLASTERER.

- 10.1 The portland cement shall be as described in clause 4.1.
- 10.2 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.
- 10.3 Cement lime mortar to be composed of 6 parts of sands, one part of lime putty and one part of Portland cement well mixed for wall above damp proof course.
- 10.4 The water used for mixing shall be clean and free from set-plaster and other impurities.
- 10.5 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 manufacturers instructions. Alternatively, other approved plastering specifications may be used. Ceiling plaster board where fixed to joists at 600mm centres to be 12mm thick; where fixed to joists of 450mm centres or less to be 9mm thick.
- 10.6 Lay 50mm thick cement and sand 1:3 floor 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.
- 10.7 External plaster to be 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. Finished coat to be 12mm 1:2:6 lime, cement, sand to a fine nap finish. Alternatively, 12mm 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 25mm thick and 20mm proud of plaster work.

## GLAZIER.

- 11.1 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 is to be linseed oil putty to B.S. 544 (1969).
- 11.2 Clear glass to be sheet glass 3mm for areas up to  $0.56m^2$  4mm glass for all areas up to  $1.12m^2$  and 6mm 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.
- 11.3 Obscured glass to be small white artie glass.
- 11.4 Glass in panels to doors to be bedded in putty and held in position with glazing slips and bedded in mastic putty.

## PAINTER.

- 12.1 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 manufacturers instructions.



- 12.2 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. The surfaces of all new priming coats and undercoats 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.
- 12.3 All painting materials to be the best of their respective kinds, Approved proprietary brands to be applied in accordance with manufacturers instructions.
- 12.4 All ceilings and walls to be painted a minimum of 2 coats proprietary wall finish. All woodwork to be prepared, knotted stopped, primed, and painted 2 undercoats and one finish coat of high gloss enamel.
- 12.5 All external woodwork to be prepared, knotted, stopped, primed, and painted 2 undercoats and one finish coat of high gloss enamel. Where external ironwork is used it is to be cleaned and painted 2 undercoats and one coat of high gloss enamel.