

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0237.  
 DEVELOPMENT: Revised Design of Extension.  
 LOCATION: The Deadman's Inn, Lucan Road.  
 APPLICANT: Corbett Bros. Ltd.  
 DATE LODGED: 25.2.91 and 27.6.91 (Additional Information).

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT.  
 Date... 16.07.91  
 Time... 12.30

- 1) Previous Roads Report of 17.4.91 refers (copy attached).
- 2) Roads have no objection to the revised car parking layout of 27.6.91 but cannot allow the six kerb side spaces fronting the development to be marked off for the exclusive use of same. This is still a public road, to which, free access must be retained.
- 3) Roads Department have no objection to the applicant's proposal to provide 5 car parking spaces between the edge of the old road and the car park boundary. This area to be paved and marked out to the satisfaction of the Area Engineer (Road Maintenance) at the applicant's sole expense.
- 4) A financial contribution, in the sum of money equivalent to the value of £3000.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

TB/BMcC  
 15.7.91.

SIGNED: *G. P. [Signature]*  
 DATE: 15/7/91

ENDORSED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0273.  
 DEVELOPMENT: Central Letters Sorting Office.  
 LOCATION: Western Business Park, Dublin 12.  
 APPLICANT: Princes Street Property Company.  
 DATE LODGED: 16.8.91.

This submission is in respect of compliance with Conditions of Planning Decision Order No. P/1872/91 of 30.4.91. Conditions 7, 8 and 9 have relevance to Roads.

Condition 7. Negotiations re phasing are noted.

Condition 8. Revised front boundary layouts, as shown on Dwg. No. 557-02 (B), submitted on 16.8.91, are acceptable to Roads Department. The reduction of car parking spaces from 198 to 196 is not significant. Protective bollards for the relocated security kiosk would be advisable.

Condition 9. The level of illumination to signs should be made subject to it's being reviewed at any time by Dublin County Council, Roads Department, should it be considered to present a distraction to road users and thus give rise to a traffic hazard.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	08.10.91.....
Time .....	3.15.....

TB/BMcC  
 3.10.91.  
 SIGNED: 4. B. Smith  
 DATE: 4/10/91

ENDORSED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

P/3923/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0237

Date Received : 27th June 1991

Correspondence : P.M. Ging, Architect,  
Name and : "Laureston",  
Address : Monastery Road,  
Clondalkin,  
Dublin 22.

Development : revised design of extension

Location : The Deadmans Inn, Lucan Road, Palmerstown

Applicant : Corbett Bros. Limited

App. Type : Permission

Zoning :

S10 8480

CONTRIBUTION:	
Standard:	2228
Roads:	<del>3000</del>
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

NP/BB (NO FEE ORDER TYPED 16.04.91)

Report of Dublin Planning Officer dated 14th August, 1991.

This is an application for permission for a revised design to extension at the Deadman's Inn, Lucan Road, Palmerstown.

The proposed site is located at the junction of the <sup>old</sup> Lucan Road and the Lucan dual carriageway. The old Lucan Road has been cul-de-saced further to the east. There are existing houses to the north.

Reg. Ref. No. 89A/1328 refers to a 1989 grant of permission for an extension and improvements to rear of Deadman's Inn, Lucan Road, Palmerstown. The Planning Officer's report on this application noted that a 128 sq. m. increase resulting in a net public area of 186 sq. m. (2,000 sq. ft.). This report stated c.50 car parking spaces would be required to serve the proposed development. Lodged plans provided for a car park of stated capacity for 55 no. cars. The Planning Officer's report on Reg. Ref. No. 89A/1328 concluded that this car park can actually cater for only c. 50 cars.

The current application provides for a revised design. A store/yard area are to be relocated to the east of the site (this area was shown on the previously approved plans as part of the car park. The existing stores are to be removed and replaced by a (72 sq. metre) patio. Storage areas are also included to the first floor level.

Lodged plans provide for an increase in floor area at this public house of the order of 276 sq. metres (stated). Existing buildings comprise 234 sq. metres (stated).

The proposed development would result in a public area of c. 260 sq. metres i.e. an additional c. 74 metres (882 sq. ft.) on that previously approved

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0237

Page No: 0002

Location: The Deadmans Inn, Lucan Road, Palmerstown

under Reg. Ref. No. 89A/1328. A development of this nature and extent would require 65 car parking spaces to meet County Development Plan Standards. The current application does not include any mention of car parking provision. I refer to the previously mentioned Planning Officer's report on Reg. Ref. 89A/1328 which stated that only 50 car spaces were available.

Lodged plans provide for alterations to elevations/roof profile etc. which are more 'decorative' than that previously approved under Reg. Ref. No. 89A/1328. Elevations are to include a number of mock tudor gables. The elevation to the main Lucan Road is to have a tower feature.

Roads Department Report noted.

This site was inspected on 10th April, 1991. A tarmacadamed car park has been provided to the west of the existing building. 48 no. car spaces are set out thereon. (It is noted that a least 2 no. of these do not comply with Development Plan standards) c. 3 no. extra spaces are available at the entrance to the carpark (adjoining the existing stores). The area between the public house and the southern boundary of the site and the area to the east of the site are also used for parking. There is some conflict between customer parking at this location and loading.

The proposed development may represent overdevelopment of the site. There is a shortfall in car parking provision of c.15 no. car spaces. This is a restricted site and there appears to be no further land available to the applicants. The proposed development as it stands would contribute to on street car parking along old Lucan Road (it is noted that parking restrictions apply along the northern side of old Lucan Road) which would be harmful to the amenities of residents therein.

As stated, lodged plans provide for a patio. The applicants do not state that this is to be used as a 'beer garden'. However, this is a likely use. This too would be harmful to amenities at surrounding residents. This matter could be conditioned.

The proposed development might be considered excessive having regard to the size of the site and the car parking requirements.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The proposed development involves an increase in floor area of 276 sq. metres of 'usable bar space'. According to the County Development Plan a total of 65 no. car parking spaces are required to facilitate such a development. Lodged plans do not identify any proposed car parking to serve the development. (A site inspection has shown that there are only c. 50 no.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0237

Page No: 0003

Location: The Deadmans Inn, Lucan Road, Palmerstown

usable car spaces on site).

2. The applicant is requested to submit any proposals that might have to render the development compatible with the requirements of the Development Plan.

In additional information the applicant shows off-street car parking for 56 cars and shows on ~~off~~-street parking for 11 more cars cars.

Roads Engineer report is noted.

The proposed development is consistent with the provisions included in the Development Plan.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

05 That a financial contribution in the sum of £-1324. 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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

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Page No: 0004

Location: The Deadmans Inn, Lucan Road, Palmerstown

facilitate this development; this contribution to be paid before the commencement of development on the site.

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

- 06 That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard the applicant must agree the following matters with Sanitary Services Engineer prior to commencement of development:- a. submit a plan and long section of proposed foul sewer together with a satisfactory overflow arrangement; b. submit details of satisfactory disposal of surface water drainage; c. submit details of accommodation for 24 hours storage supply.

- 07 That the area shown between the edge of road and the car park boundary be paved and marked to the satisfaction of the Council's Area Engineer and entirely at the applicant's expense.

NOTE: The car parking spaces shown opposite the public house cannot be reserved for the <sup>exclusive</sup> use of the licensed premises.

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

- 08 That a financial contribution in the sum of £ ~~1000~~ be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on site.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0237

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Location: The Deadmans Inn, Lucan Road, Palmerstown

9

Endorsed: .....  
for Principal Officer

.....  
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : ..... 6 August 1991 .....

APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6 August, 1991.

*Mary*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0237.

DEVELOPMENT: Revised Design of Extension.

LOCATION: The Deadman's Inn, Lucan Road.

APPLICANT: Corbett Bros. Ltd.

DATE LODGED: 25.2.91 and 27.6.91 (Additional Information).

- 1) Previous Roads Report of 17.4.91 refers (copy attached).
- 2) Roads have no objection to the revised car parking layout of 27.6.91 but cannot allow the six kerb side spaces fronting the development to be marked off for the exclusive use of same. This is still a public road, to which, free access must be retained.
- 3) Roads Department have no objection to the applicant's proposal to provide 5 car parking spaces between the edge of the old road and the car park boundary. This area to be paved and marked out to the satisfaction of the Area Engineer (Road Maintenance) at the applicant's sole expense.
- 4) A financial contribution, in the sum of money equivalent to the value of £3000.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 24.07.91 .....  
 Time ..... 9.50 .....

TB/BMCC  
 15.7.91.

SIGNED: 4. P. Wick ENDORSED: \_\_\_\_\_  
 DATE: 15/7/91 DATE: \_\_\_\_\_



*Mary*

DUBLIN COUNTY COUNCIL

REG. REF:

91A/237.

LOCATION:

The Deadmans Inn, Lucan Road.

APPLICANT:

Corbett Bros. Ltd.

PROPOSAL:

Revised design of ext.

DATE LODGED:

25.2.91.

This application is for full permission for revised design of extension at The Deadmans Inn.

The current proposal is for an extension of approximately 276m<sup>2</sup> area - about 110m<sup>2</sup> increase over an approved extension proposal Reg. Ref: 89A/1328.

In the Roads Report relating to the original extension proposal dated 18.9.89 it was stated that the additional public area which was approximately 100m<sup>2</sup> had no additional parking provided for it. The current proposal has an additional 55m<sup>2</sup> requiring parking, in excess of the previous plan. In all this totals a shortfall of 36 car spaces (22 spaces under the original extension plan Reg. Ref: 89A/1328 and 14 spaces required by the additional public space created in the current proposal).

The location of the Inn at the end of a cul-de-sac serving the King's Hospital School, the County Council Roads depot and a number of private dwellings gives rise to large demand for parking in the area. No land is available to enlarge the car park within the confines of the existing site.

As before Roads require Additional Information to show how it is proposed to provide the additional 36 car spaces required to meet development plan standards.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 24.07.91 .....  
 Time ..... 9.50 .....

MA/BMcC  
17.4.91.

SIGNED: *Michael Arthur*

ENDORSED: *C. P. Smith*

DATE: \_\_\_\_\_

DATE: 17 4 91

DUBLIN COUNTY COUNCIL

REG. REF:

91A/237.

LOCATION:

The Deadmans Inn, Lucan Road.

APPLICANT:

Corbett Bros. Ltd.

PROPOSAL:

Revised design of ext.

DATE LONCED:

25.2.91.

This application is for full permission for revised design of extension at The Deadmans Inn.

The current proposal is for an extension of approximately 276m<sup>2</sup> area - about 110m<sup>2</sup> increase over an approved extension proposal Reg. Ref: 89A/1328.

In the Roads Report relating to the original extension proposal dated 18.9.89<sup>39</sup> it was stated that the additional public area which was approximately 100m<sup>2</sup> had no additional parking provided for it. The current proposal has an additional 55m<sup>2</sup> requiring parking, in excess of the previous plan. In all this totals a shortfall of 36 car spaces (22 spaces under the original extension plan Reg. Ref: 89A/1328 and 14 spaces required by the additional public space created in the current proposal).

The location of the Inn at the end of a cul-de-sac serving the King's Hospital School, the County Council Roads depot and a number of private dwellings gives rise to large demand for parking in the area. No land is available to enlarge the car park within the confines of the existing site.

As before Roads require Additional Information to show how it is proposed to provide the additional 36 car spaces required to meet development plan standards.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	16.04.91.....
Time .....	12.30.....

17.4.91.

SIGNED: Mick de Burca

ENDORSED: C.P. Smith

DATE: \_\_\_\_\_

DATE: 17 4 91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0237.  
 DEVELOPMENT: Revised Design of Extension.  
 LOCATION: The Deadman's Inn, Lucan Road.  
 APPLICANT: Corbett Bros. Ltd.  
 DATE LODGED: 25.2.91 and 27.6.91 (Additional Information).

- 1) Previous Roads Report of 17.4.91 refers (copy attached).
- 2) Roads have no objection to the revised car parking layout of 27.6.91 but cannot allow the six kerb side spaces fronting the development to be marked off for the exclusive use of same. This is still a public road, to which, free access must be retained.
- 3) Roads Department have no objection to the applicant's proposal to provide 5 car parking spaces between the edge of the old road and the car park boundary. This area to be paved and marked out to the satisfaction of the Area Engineer (Road Maintenance) at the applicant's sole expense.
- 4) A financial contribution, in the sum of money equivalent to the value of £3000.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 17.06.91 .....  
 Time ..... 12.30 .....

TE/BMcC  
 15.7.91.

SIGNED:                     *A. P. Smith*                    

ENDORSED: \_\_\_\_\_

DATE:           15/7/91          

DATE: \_\_\_\_\_

DUBLIN COUNTY COUNCIL

REG. REF: 91A/231.

LOCATION: The Deadmans Inn, Lucan Road.

APPLICANT: Corbett Bros. Ltd.

PROPOSAL: Revised design of ext.

DATE LODGED: 25.2.91.

This application is for full permission for revised design of extension at The Deadmans Inn.

The current proposal is for an extension of approximately 276m<sup>2</sup> area - about 110m<sup>2</sup> increase over an approved extension proposal Reg. Ref: 89A/1328.

In the Roads Report relating to the original extension proposal dated 18.9.89 it was stated that the additional public area which was approximately 100m<sup>2</sup> had no additional parking provided for it. The current proposal has an additional 55m<sup>2</sup> requiring parking, in excess of the previous plan. In all this totals a shortfall of 36 car spaces (22 spaces under the original extension plan Reg. Ref: 89A/1328 and 14 spaces required by the additional public space created in the current proposal).

The location of the Inn at the end of a cul-de-sac serving the King's Hospital School, the County Council Roads depot and a number of private dwellings gives rise to large demand for parking in the area. No land is available to enlarge the car park within the confines of the existing site.

As before Roads require Additional Information to show how it is proposed to provide the additional 36 car spaces required to meet development plan standards.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 16.07.91 .....  
 Time ..... 12:30 .....

MR/EMcC  
17.4.91.

SIGNED: Michael P. Hesse

ENDORSED: C.P. Smith

DATE:

DATE: 17 4 91

2858 / 91  
P/4586794

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0237      Date Received : 25th February 1991

Correspondence : P.M. Ging, Architect,  
Name and           : "Laureston",  
Address            : Monastery Road,  
                      Clondalkin,  
                      Dublin 22.

*Bel-Office paid: 26/4/91*

Development : revised design of extension  
Location : The Deadmans Inn, Lucan Road, Palmerstown  
Applicant : Corbett Bros. Limited  
App. Type : Permission  
Zoning :

MG/BB

Report of Dublin Planning Officer dated 12th April, 1991.

This is an application for permission for a revised design to extension at the Deadman's Inn, Lucan Road, Palmerstown.

The proposed site is located at the junction of the Lucan Road and the Lucan dual carriageway. The old Lucan Road has been cul-de-saced further to the east. There are existing houses to the north.

Reg. Ref. No. 89A/1328 refers to a 1989 grant of permission for an extension and improvements to rear of Deadman's Inn, Lucan Road, Palmerstown. The Planning Officer's report on this application noted that a 128 sq. m. increase resulting in a net public area of 186 sq. m. (2,000 sq. ft.). This report stated c.50 car parking spaces would be required to serve the proposed development. Lodged plans provided for a car park of stated capacity for 55 no. cars. The Planning Officer's report on Reg. Ref. No. 89A/1328 concluded that this car park can actually cater for only c. 50 cars.

The current application provides for a revised design. A store/yard area are to be relocated to the east of the site (this area was shown on the previously approved plans as part of the car park. The existing stores are to be removed and replaced by a (72 sq. metre) patio. Storage areas are also included to the first floor level.

Lodged plans provide for an increase in floor area at this public house of the order of 276 sq. metres (stated). Existing buildings comprise 234 sq. metres (stated).

The proposed development would result in a public area of c. 260 sq. metres i.e. an additional c. 74 metres (882 sq. ft.) on that previously approved

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

under Reg. Ref. No. 89A/1328. A development of this nature and extent would require 65 car parking spaces to meet County Development Plan Standards. The current application does not include any mention of car parking provision. I refer to the previously mentioned Planning Officer's report on Reg. Ref. 89A/1328 which stated that only 50 car spaces were available.

Lodged plans provide for alterations to elevations/roof profile etc. which are more 'decorative' than that previously approved under Reg. Ref. No. 89A/1328. Elevations are to include a number of mock tudor gables. The elevation to the main Lucan Road is to have a tower feature.

Roads Department Report *noted*

This site was inspected on 10th April, 1991. A tarmac car park has been provided to the west of the existing building. 48 no. car spaces are set out thereon. (It is noted that a least 2 no. of these do not comply with Development Plan Standards) c. 3 no. extra spaces are available at the entrance to the carpark (adjoining the existing stores). The area between the public house and the southern boundary of the site and the area to the east of the site are also used for parking. There is some conflict between customer parking at this location and loading.

The proposed development <sup>may represent</sup> represents overdevelopment of the site. There is a shortfall in car parking provision of c.15 no. car spaces. This is a restricted site and there appears to be no further land available to the applicants. The proposed development as it stands would contribute to on street car parking along old Lucan Road (it is noted that parking restrictions apply along the northern side of Old Lucan Road) which would be harmful to the amenities of residents therein.

As stated lodged plans provide for a patio. The applicants do not state that this is to be used as a 'beer garden'. However, this is a likely use. This too would be harmful to amenities at surrounding residents. This matter could be conditioned.

The proposed development <sup>might be</sup> is considered excessive having regard to the size of the site and the car parking requirements.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The proposed development involves an increase in floor area of 276 sq. metres of 'usable bar space'. According to the County Development Plan a total of 65 no. car parking spaces are required to facilitate such a development. Lodged plans do not identify any proposed car parking to serve the development. (A site inspection has shown that there are only c. 50 no. usable car spaces on site).

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

~~62~~ The applicant is requested to submit any proposals he might have to render the development compatible with the requirements of the Development Plan as <sup>in relation to</sup> they relate to parking.

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

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

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *21 June 1991* ..... *[Signature]*  
ASSISTANT CITY AND COUNTY MANAGER *Approved Official*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~8th April, 1991.~~

*19th June*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/237.

LOCATION: The Deadmans Inn, Lucan Road.

APPLICANT: Corbett Bros. Ltd.

PROPOSAL: Revised design of ext.

DATE LODGED: 25.2.91.

MG

This application is for full permission for revised design of extension at The Deadmans Inn.

The current proposal is for an extension of approximately 276m<sup>2</sup> area - about 110m<sup>2</sup> increase over an approved extension proposal Reg. Ref: 89A/1328.

In the Roads Report relating to the original extension proposal dated 18.9.89<sup>89</sup> it was stated that the additional public area which was approximately 100m<sup>2</sup> had no additional parking provided for it. The current proposal has an additional 55m<sup>2</sup> requiring parking, in excess of the previous plan. In all this totals a shortfall of 36 car spaces (22 spaces under the original extension plan Reg. Ref: 89A/1328 and 14 spaces required by the additional public space created in the current proposal).

The location of the Inn at the end of a cul-de-sac serving the King's Hospital School, the County Council Roads depot and a number of private dwellings gives rise to large demand for parking in the area. No land is available to enlarge the car park within the confines of the existing site.

As before Roads require Additional Information to show how it is proposed to provide the additional 36 car spaces required to meet development plan standards.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... 18/4/91 .....  
 Time ..... 10:00 .....

MA/BMcC  
17.4.91.

SIGNED: Michael Pittman

ENDORSED: G.P. Smith

DATE: \_\_\_\_\_

DATE: 17 4 91



MG

DUBLIN COUNTY COUNCIL

REG. REF: 91A/237.

LOCATION: The Deadmans Inn, Lucan Road.

APPLICANT: Corbett Bros. Ltd.

PROPOSAL: Revised design of ext.

DATE LODGED: 25.2.91.

This application is for full permission for revised design of extension at The Deadmans Inn.

The current proposal is for an extension of approximately 276m<sup>2</sup> area - about 110m<sup>2</sup> increase over an approved extension proposal Reg. Ref: 89A/1328.

In the Roads Report relating to the original extension proposal dated 18.9.89 it was stated that the additional public area which was approximately 100m<sup>2</sup> had no additional parking provided for it. The current proposal has an additional 55m<sup>2</sup> requiring parking, in excess of the previous plan. In all this totals a shortfall of 36 car spaces (22 spaces under the original extension plan Reg. Ref: 89A/1328 and 14 spaces required by the additional public space created in the current proposal).

The location of the Inn at the end of a cul-de-sac serving the King's Hospital School, the County Council Roads depot and a number of private dwellings gives rise to large demand for parking in the area. No land is available to enlarge the car park within the confines of the existing site.

As before Roads require Additional Information to show how it is proposed to provide the additional 36 car spaces required to meet development plan standards.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SEC:  
 Date ..... 24/4/91 .....  
 Time ..... 2:30 .....

MA/BMcC  
17.4.91.

SIGNED: Michael Andrew

ENDORSED: G. B. Smith

DATE: \_\_\_\_\_

DATE: 17. 4. 91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed revised design of extension to The Deadmans Inn, Lucan Road, Palmerstown for Corbett Bros. Limited.

P.M. Ging Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

Reg. Ref. 91A/0237  
Appl. Rec'd: 25.02.91  
Floor Area: 276 sq.m.  
Site Area: 3,250 sq.m.  
Zoning:

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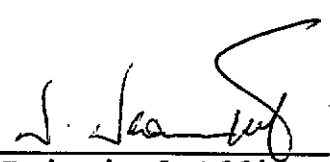
Report of the Dublin Planning Officer, dated 16 April 1991

This is an application for PERMISSION for revised design of extension to The Deadmans Inn, Lucan Road, Palmerstown.

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

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

Applicant to be informed accordingly.

Endorsed:-   
for Principal Officer

Order:- NOTED.

Dated: 18 April, 1990.   
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8 April, 1991.

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

  
STAFF OFFICER

BYE LAW APPLICATION FEES

REF. NO.: 91A/237 CERTIFICATE NO.: 15539 B  
 PROPOSAL: Revised design of extension  
 LOCATION: Lucan Rd., Palmerstown  
 APPLICANT: Corbett Bros. Ltd.

	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 276 m <sup>2</sup>	@ £3.50 per M <sup>2</sup> or £70	966.00	NIL	966.00		
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 foregoing classes	£70 or £9 per .1 hect. whichever is the greater					

£966 1/8/91  
 N45433

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: M. De Grade: III Date: 2/7/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

P. H. King, Architect,

Lucanston,

Monastery Road,

Clonsilla,

Dublin 22.

REG. REF.: 91A/237

2/7/91

RE: Revised design of extension, at Lucan Road, Palmerstown, for Corbett Bros. Ltd.

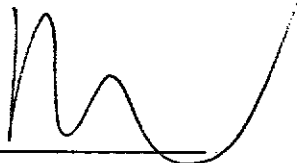
Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is E 966.00 .

Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,



for PRINCIPAL OFFICER

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0237

Date Received : 25th February 1991

Applicant : Corbett Bros. Limited

Appl.Type : PERMISSION

Development : revised design of extension

LOCATION : The Deadmans Inn, Lucan Road, Palmerstown

O.S.REFS.

17	7			
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AREA REFERENCE

L	C	2	3	0	2
---	---	---	---	---	---

HISTORY

87A/328				

FEES CERTIFICATE NO.

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED .....

DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED

GRADE

DATE

\_\_\_\_\_

Mr. P. M. Ging. Arch.,  
"Laureston,  
Monastery Road,  
Clonsilla,  
Dublin 22.

RW/MG

7/3/91

RE: Revised design of extension at The Deadmans Inn,  
Lucan Road, Palmerstown,  
Reg. Ref.: 91A/0237

Dear Sir,

I refer to the above planning application received in this department on 25/2 /91 . The correct fee in respect of this application cannot be assessed as the area of the proposed development has not been outlined on the drawings lodged.

As the statutory 2 month period within which the planning authority must make a decision will not begin to run until the correct fee has been received, it is important that you submit this information immediately.

Yours faithfully,

  
\_\_\_\_\_  
for PRINCIPAL OFFICER

91A/D 237

PROPOSAL: Revised design of extension  
 LOCATION: The Deadmans Inn, Lucon Road, Palmerston  
 APPLICANT: Corbett Brothers Ltd

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO
Dwellings	E252					
	E216					
	E250 per m <sup>2</sup> in excess of 300m <sup>2</sup> Min. E250					
* metres <sup>2</sup> 2760m <sup>2</sup>	E21.75 per m <sup>2</sup> or E250	483	440	443		
x .1 hect.	E225 per hect. or E250					
x .1 hect.	E210 per hect. or E250					
x .1 hect.	E215 per hect. or E250					
x metres <sup>2</sup>	E210 per m <sup>2</sup> or E250					
x 1,000m <sup>2</sup>	E215 per 1,000m <sup>2</sup> or E250					
x .1 hect.	E225 per hect. or E250					

↑ They should read 443  
 16/4

E4300 26/4/91  
 N39011

See still outdoors, but in kitchen  
 16/4

Diok, could we have the area referred to attached please?  
 D/TZ 19/3/91

Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Endorsed: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*[Signature]*

S.O. 1/3/91

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technician

---


RE: The Deadmans Aram, Lucom Road Palmerston

---

REG. REF.: 91A/0237

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)  
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e.  $\frac{1}{2}$ ) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 89A/1328 on which a full fee was paid is attached.

  
Richard Whelan,  
Staff Officer,  
Registry Section.

---

Mr. R. Whelan,  
Registry Section.

---

---

A. Hinchy,  
Senior Executive Draughtsman/Technician



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/237

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 2971ft<sup>2</sup>

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.  
19/3/91.  
2971  
1000 @ 70

= 2228.25

~~£2228~~



DEVELOPMENT CONTROL ASSISTANT GRADE

loads

\$

£ 3000

17/1/91

Index  
linked



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

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

Decision Order Number : P/ 3923 /91      Date of Decision : 19th August 1991

Register Reference : 91A/0237                      Date Received : 27th June 1991

Applicant : Corbett Bros. Limited

Development : revised design of extension

Location : The Deadmans Inn, Lucan Road, Palmerstown

Time Extension(s) up to and including :

Additional Information Requested/Received :210691//270691

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 in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..7....ATTACHED.

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

Date: 20/8/91.....

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

Reg.Ref. 91A/0237  
Decision Order No. P/ 3923 /91  
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
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C O N D I T I O N S / R E A S O N S

- 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 the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.
- 05 That a financial contribution in the sum of £2228 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.  
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 06 That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard the applicant must agree the following matters with Sanitary Services Engineer prior to commencement of development:- a. submit a plan and long section of proposed foul sewer together with a satisfactory overflow arrangement; b. submit details of satisfactory disposal of surface water drainage; c. submit details of accommodation for 24 hours storage supply.
- 07 That the area shown between the edge of road and the car park boundary be paved and marked to the satisfaction of the Council's Area Engineer and entirely at the applicant's expense.  
  
NOTE: The car parking spaces shown opposite the public house cannot be reserved for the exclusive use of the licensed premises.
- 07 REASON: In the interest of the proper planning and development of the area.



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Decision Order Number : P/ 3923 /91      Date of Decision : 19th August 1991

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Development : revised design of extension

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P.M. Ging, Architect,  
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Monastery Road,  
Clondalkin,  
Dublin 22.

## 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 Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala 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.

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5. Approval of the Council under the 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.

Reg. Ref. 91A/0237  
Decision Order No. P/ 3923 /91  
Page No: 0002



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COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

P. M. Ging, Architect,

Laureston,

Monastery Road,

Clondalkin,

Dublin 22.

REG. REF.: 91A/237

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

2/7/91

01 AUG 91

RE: Revised design of extension, at Lucan Road, Palmerstown, for Corbett Bros. Ltd.

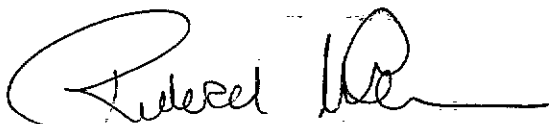
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The correct fee for the above mentioned application is £ 966.00.

Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,



for PRINCIPAL OFFICER

*will reply*



HAIRLE CHONTAE ATHA CLIATH

*Balance*

DUBLIN COUNTY COUNCIL

46/48 UPPER O'CONNELL STREET

DUBLIN 1.

BYE LAW APPLICATION

RBC No. N 45433

£966 00

Received this

day of

*August*

19 *77*

from

*Corbett Bros.*

*Lucan Rd.*

*Palmerstown*

the sum of

*nine hundred*

*sixty*

*six*

Pounds

Pence, being

*to Tenner*

*for on 9/12/74*

CAREY

Principal Officer

Cashier

on log for A.I.  
2/6

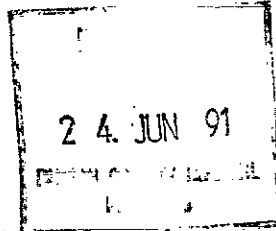
Dublin County Council  
Building Control Section  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

**P M GING** Architect

Laureston  
Monastery Road  
Clondalkin  
Dublin 22  
Telephone 01 592149

P M GING Dip Arch MRIBA

21 June 1991



Proposed extension to the Deadman's Inn, Palmerstown  
Reg.Ref. Nos. 89A/1328 Original - 91A/0237 Revised

Dear Sirs

Further to my meeting with Mr Gerry Kidney on 14 May, I wish to apply for Building Bye Law approval for the revised design, for which Planning Permission has also been applied, Reg.Ref. No. 91A/0237. (The original design was approved on 15 December 1989 Reg.Ref. No. 89A/1328.)

The revised design is similar to the original except for the areas coloured red and as the Bye Law Charge was paid for the original, I would be grateful if the revised application be assessed on the basis of the extra area only which amounts to 148 sq.M (276 sq.M now minus 128 sq.M original).

I enclose three copies of my Drawings Nos. 1700/7A and 8, Drainage Plan, Specification, Engineer's Drawings Nos. 9431 and 9432, and Certificate.

Trusting that this is satisfactory.

Yours faithfully

  
Peter Ging

Encls: as above

BBL

Approved  
on 15/12/88  
**BYE LAW APPLICATION.**  
REC. No. **NIL**

91A/0237  
2-15-31

Terence Sweeney, C. Eng., M.I.E.I.

Consulting Engineer

7 Innefield Road, Rathmines, Dublin 6.

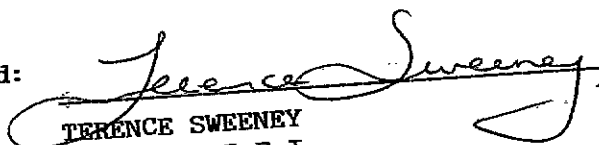
Telephone: 963176 / 960187. Facsimile: 960196/964457

Re: Extension and Alterations to The Deadman's Inn, Palmerstown,  
Dublin 20.

C E R T I F I C A T E

This is to state that the design of the structural elements of the above has been carried out in accordance with the relevant British Standards and Codes of Practice.

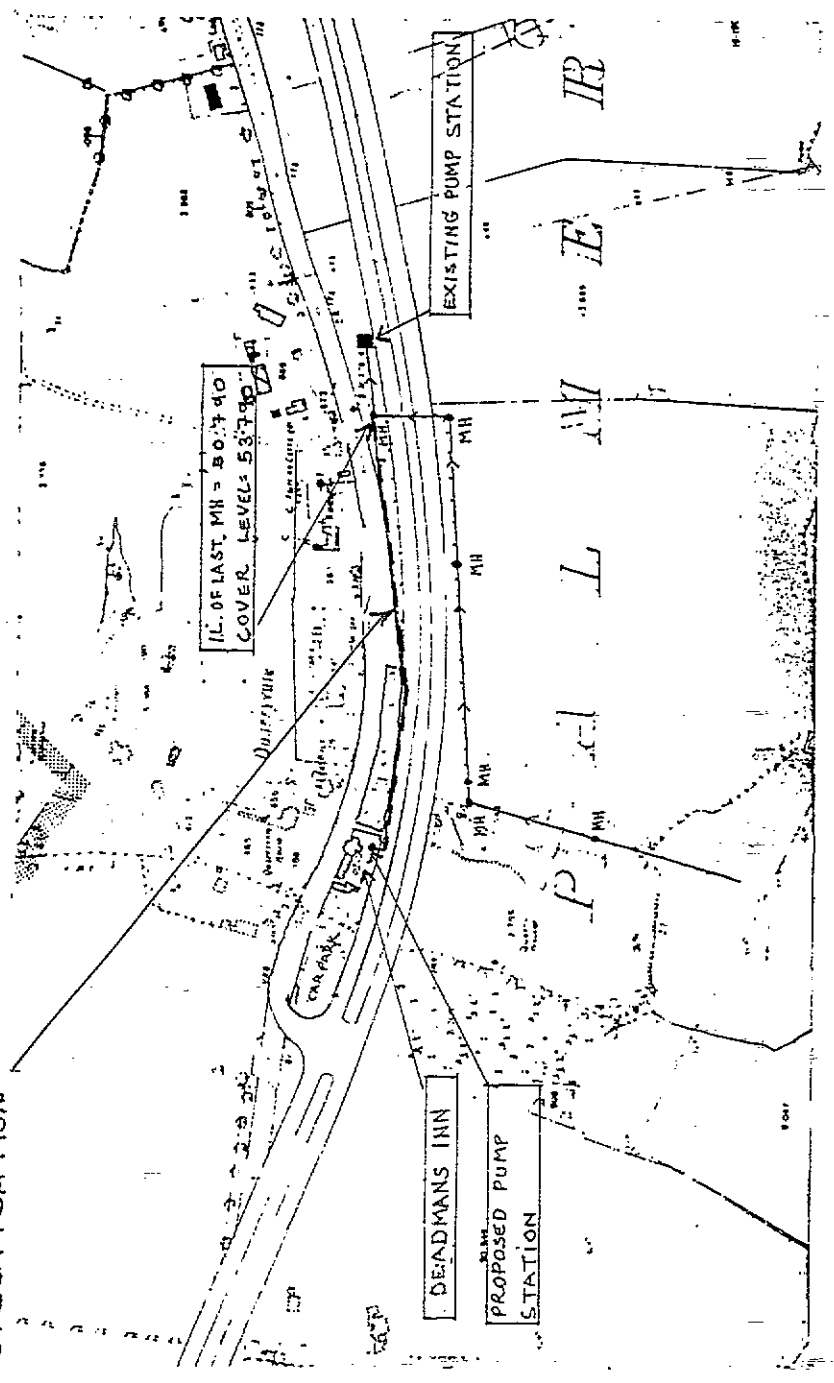
Signed:

  
TERENCE SWEENEY  
C. Eng. M.I.E.I.

Date: 19th June 1991

NOTE: TO BE READ IN CONJUNCTION WITH DRAWING No 02 AND SHEET: D.01

PROPOSED ROUTE OF 80mm  $\phi$  MAIN P.M.C. CLASS "C" TO BE LOCATED IN EXISTING GRASS VERGE. LAID IN TRENCH WITH MIN' 900mm COVER TO MANUFACTURER'S SPECIFICATION



1:5000 PLAN - NEW CARRIAGE WAY SHOWING EXISTING FOUL SEWER & PUMP STATION

DUBLIN COUNTY COUNCIL Planning Dept. Registry Section APPLICATION RECEIVED

24 JUN 1991

REG. No. 91A/0237 APPLICATION TYPE NO L D S

DEADMANS INN PALMERSTOWN CO. DUBLIN  
 TITLE: PLAN PROPOSED FOUL SEWER  
 DRAWN: D.M. WALSH: Dip. Arch. B. Arch. Sc.  
 DATE: 02:10:89.: SHEET: D.02

DUBLIN COUNTY COUNCIL  
Historic Dept. Registry Section  
24 JUN 1991  
REG No. 91A/0237  
APPLICATION TYPE O/P/A  
No. L D S

OUTLINE SPECIFICATION OF WORKMANSHIP  
AND MATERIALS TO BE USED IN THE  
ERECTION OF PROPOSED EXTENSION TO  
DEAD MAN'S INN  
LICENSED PREMISES  
PALMERSTOWN, CO. DUBLIN

**WORKMANSHIP AND MATERIALS:**

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

The works shall comply with:-

- (a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specification as above.
- (b) National Building Regulations (if any).
- (c) Local Authority Bye Laws, regulations or requirements.
- (d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).
- (e) Accepted Codes of Practice.
- (f) Requirements of the Department of the Environment.

## EXCAVATIONS AND SUB-STRUCTURES

### Excavation

The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 750mm below the finished ground level and kept clear of water before concreting.

Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

### Foundations

Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

### Floor Level

The height of the finished floor over the highest point of the finished level shall be a min. of 150mm in the case of concrete floors.

### Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, Mix A to widths and heights indicated.

### Cement and cement-based products

Normal Portland cement used in concrete and other cement based products shall be certified by the Institute of Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.I.:1963 "Portland cement", and shall bear the Irish Standard Mark.

### Lime

Hydrated lime to be to I.S.8.

### Water

Water shall be clean and free from harmful impurities.

### Sand and Aggregates

Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S.5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S.5 and to sizes set out on following page.

## Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm <sup>2</sup>
		Cement	Fine Aggregate	Graded Coarse Aggregate	
Mix	Maximum Size				
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

### Cement Mortar

Shall be 1 part cement to 3 parts sand.

### Lime Mortar

Shall be 1 part hydrated lime to 6 parts sand.

### Gauged Mortar

Shall be 10 parts lime mortar mixed with 1 part cement just before use.

### Strong Gauged Mortar

Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

### Additives

Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.



## BLOCKLAYING AND CONCRETING

### Thermal insulation

As stated on drawings.

### Blockwork

Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 1 m lower than another.

### Cavity Walls (As shown on drawings)

100mm solid concrete block outer leaf, ditto inner leaf, tied with approved stainless steel wall ties at 900 intervals horizontally and 450 vertically. Provide temporary openings at base of cavity for cleaning out during progress of the works. All cavities to be kept totally clean and clear of debris and falling mortar during and on completion of the works.

### Hollow Block Walls

225mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

### Openings in External Walls

Where any duct, pipe, etc., is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

### Pointing

All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20mm deep and pointed in cement mortar.

### Party Walls

All party walls shall be 225mm solid blockwork of density not less than 1,500 kg/cu.m., plastered both sides and carried up in the solid to the plane of the upper surface of the rafters.

### Solid Partition

Solid partitions shall be 112mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112mm at junctions.

### D.P.C.

The damp-proof courses shall be polythene in accordance with B.S.743 or bitumen sheeting on hessian or canvas in accordance with I.S.57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor and breasts to full width and stepped as necessary. In cavity walls in both outer and inner leafs separately, and shall be laid not less than 150mm over finished ground level or paved area or highest ground within one metre of house.

At sides of opes in cavity walls and over all opes 250mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under and turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.

### Lintels

Concrete lintels mix B cast in situ shall be 225mm deep with 225mm bearing at each side of the ope, and shall be reinforced for full length with one 10mm mild steel for every foot of span. Bars are to be placed 25mm from bottom of lintel. Lintels of opes greater than 2.5m. shall be specially designed. Precast lintels to be as above and in addition to have 2 No. 10mm mild steel bars at the top with 25mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

### Window Cills

Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120mm thick at back, and 225mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to taken that the throating is clear of the finished wall face.

### Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

Joint between existing and new concrete floor. Provide 12mm x 150mm impregnated softboard (Tentest) continuous strip to allow for expansion and contraction. Carefully expose existing D.P.M. and provide a min. of 150 overlap joint between existing and new D.P.M.

## CARPENTRY AND JOINERY

### Timber

Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S.96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

### Preservative

Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

### Roof Timbers

Wall plates 75mm x 100mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1m intervals.

Joists/rafters 225mm x 50mm minimum at 400mm centres, treated at ends with preservative, checked and twice spiked to wall plates and properly aligned also.

Previous<sup>d</sup> 50 x 35 S.W. herring bone bridging as shown on drawings.

### Stud Partitions

Studs, head and sole pieces, and bridging 35mm x 75mm. Studs at 350mm to 400mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required.

### Windows

Wood casement windows shall be to I.S.63. Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

Window boards shall be 25 x 150 H.W. moulded on edges and corners and secured to grounds.

### External Door Frames

External door frames shall be machine prepared 75mm x 115mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

**NOTE:** Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

CARPENTRY AND JOINERY (Contd.)

Internal Door Frames

Internal door frames shall be 35mm thick wrot deal with 16mm planted stops or 44mm thick wrot deal rebated in the solid, secured to grounds.

External Door

External doors shall be to I.S. 48 or I.S. 52, hung on 1.5 pair 100mm brass butt hinges.

Internal Door

Internal doors shall be to I.S.48 or I.S. 52 hung on 1 pair 100mm brass butt hinges. Sliding doors to be not less than 44mm thick and hung on acceptable proprietary track.

Fitments

All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

Trimmings

Skirtings 25mm x 150mm H.W. to all floors well fixed to grounds. Plastic skirting may be used where appropriate.

Architraves may be 25mm x 75mm H.W. or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Other works as specified on drawings.

## ROOFING

Flat Roof (See drawings for details).

Roof work to be carried out by specialists using similar materials as existing with all works carried out in every respect in accordance with manufacturer's recommendations.

### Pitched Roofs (Existing)

Repair/replace existing roofs where directed by Architect on site. All works to be carried out to match existing and in accordance with Architects' instructions.

### Pitched Roofs (New)

Provide asbestos slates to match existing on 50 x 25 treated S.W. battens on roofing felt on 112 x 44 treated S.W. rafters at 400 ~~dia~~  $\phi$  (centres). Provide 175 x 75 S.W. treated purlins, 100 x 75 S.W. treated struts. 112 x 44 S.W. collars and hangers.

**NOTE:** Adequate unobstructed ventilation of roof space to be maintained in all roofs. Special care to be taken to ensure that edge insulation is adequately held down with chicken wire and battens where necessary to maintain through unobstructed passage of air space.

### Lead Flashing

Lead to be No. 5 best sheet <sup>MILLED</sup> milled lead to comply with BS 1178 (1969).

### Insulation

Provide 100mm glass fibre insulation to all roofs.

## IRONMONGERY AND GENERAL

### Eave Gutters and Rain Water Pipes

Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125mm	42	75mm Cast Iron
125mm	59	75mm 14 SWG galvanised pressed steel
125mm	71	75mm Asbestos cement
125mm		75mm Aluminium
115mm		65mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, jointed with mastic compound (and gaskin washers in the case of asbestos-cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

### Sash Fittings

All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

### Door Fittings

Internal doors shall be hung on one pair 100mm brass butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1.5 pair of 100mm brass butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use.

### Ventilation Grids

External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids.

## PLASTERING

### External Plastering

225mm hollow block, 225mm solid block and chimney stacks:-  
scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

250mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and/or finished as above.

### Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

### Reveals

Plaster reveals to opes shall be 20mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

### Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

### Internal Plastering of External Walls

Provide Gyphane Polyurethane Laminate 38mm thick boarding consisting of 12.5mm Gypsum wallboard manufactured to I.S. 41 (1975) bonded to 25mm thick paper faced rigid polyurethane foam with combined vapour check: Fixed in accordance with Gypsum Industries p.l.c. recommendations.

### Internal Plastering to Internal Block Walls

Scud walls and plaster one coat 12mm thick, 1 cement: 1 lime: 6 sand. Finish with neat gypsum plaster skin, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

### Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 12.5 foil backed plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturer's instructions:

## PLASTERING (Contd.)

Plastering surround to structural steelwork shall consist of 25mm plasterboard (in two layers) fixed to S.W. framework and finished as above.

All wall plastering should be carried behind skirtings and architraves. All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

### General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturer's instructions.



## PLUMBING

All Works to be designed and installed by Specialists

### Service Pipe

Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

### Cold Water Supply

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank suitably designed and of adequate capacity or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 15mm branch over top of cylinder to wash hand basin and W.C.

### Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 15mm connection for wash hand basin, sink etc.

### General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

Copper tubes shall be certified as complying with Irish Standard Specification I.S. 238 - 1980 in accordance with the Irish Standard Mark Licensing Scheme of the Institute for Industrial Research and Standards and shall bear the Irish Standard Mark.

Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

Storage tanks and pipes to be insulated against frost where necessary.

### Compression tube fittings of copper alloy

Compression tube fittings of copper and copper alloy shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S. 239:1980 "Compression tube fittings of copper and copper alloy", and shall bear the Irish Standard Mark.

## PLUMBING (Contd.)

### Sink

Provide and fit in kitchen stainless steel sink and drainer to I.S. 132 suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

### Wash Hand Basin

Fit where indicated vitreous china wash hand basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

### Plugs, Traps, Wastes and Taps

15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin. Provide 42mm waste fitting to sink and 35mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50mm over gully trap.

### W.C. Suite

Provide and fit where indicated W.C. suite, with cistern, to I.S. 70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

Pipes shall not be jointed within the thickness of a wall.

## DRAINAGE

### Trenches

Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain.

### Drain

The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and backfilled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

### Backfilling

Immediately over pipes backfill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

### Drains under Roads and Buildings

Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150mm concrete, mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

### A.J.s, Manholes, Drop-Manholes

Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

## DRAINAGE (Contd.)

### Gullies and A.J.s

Gullies and Armstrong junctions to be set level, supported on 150mm concrete bed, mix B, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

### Gully Traps

Gully traps shall be set in dished concrete surround, to take wastes from sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

### Installation of Pumping Station

Designed and installed by Specialists. - See drawings and details attached.

## ELECTRICAL INSTALLATION

### Installation

Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall be designed and installed by Specialists.

## Section 10 PROTECTIVE PAINTING

### Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where specified.

### Paints

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

### Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

### Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

## Section 11 GLAZING

### Glass

All window panes up to 0.5 sq.m. shall be glazed in 3mm glass.  
All window panes up to 1.5 sq.m. shall be glazed in 4mm glass.  
All window panes over 1.5 sq.m. shall be glazed in 5mm or 6mm glass.

All panes less than 600mm over floors shall be 6mm glass.

### Fixing

W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied and linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic.

## HEATING INSTALLATION

Disconnect existing fuel tank and boiler and re-install in new locations as indicated on drawings.

Modify and extend existing central heating system to provide adequate and even distribution of heat throughout extended building.

All works to be designed and installed by specialists, in consultation with Architect.

Only approved materials to be used.

## MECHANICAL VENTILATION

All works shall be designed and installed by specialists in consultation with the Architect and shall be in strict compliance with Dept. of Local Government Bye-Laws; Dept. of Environment Requirements and in accordance with good practice.

Recommended minimum rates of fresh air supply shall be as follows:-

Male and Female Toilets	10 air changes per hour
Kitchen	25 air changes per hour
Lounge/Bar	12 air changes per hour

Above requirements shall be achieved by use of locally installed intake and extract, Roof and wall fans designed and installed by specialists in consultation with the Architect



## THERMAL INSULATION

Insulation must be in accordance with the maximum U-Value laid down by the Department viz., a general whole building standard not exceeding 0.85 W/sq.m. C and elemental values as follows:

External Walls	0.60 watts per sq.m. per degree celsius
Roofs	0.40 watts per sq.m. per degree celsius
Ground Floors	0.60 watts per sq.m. per degree celsius
External parts of intermediate floors	0.60 watts per sq.m. per degree celsius

U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A3 of the C.I.B.S. Guide Book A 1980 published by the Chartered Institute of Building Services.

### Mineral fibre mats for thermal insulation of buildings

Mineral fibre mats for thermal insulation of buildings shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.260: 1984 "Mineral fibre mats for thermal insulation of buildings", and shall bear the Irish Standard Mark.

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/0237

Date : 28th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990  
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Dear Sir/Madam,

DEVELOPMENT : revised design of extension  
LOCATION : The Deadmans Inn, Lucan Road, Palmerstown  
APPLICANT : Corbett Bros. Limited  
APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 27th June 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

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

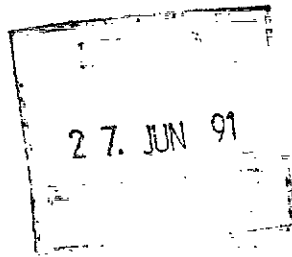
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A.I.

**P M GING Architect**

Laureston  
Monastery Road  
Clondelkin  
Dublin 22  
Telephone 01 592149

P M Ging Dip Arch MR/IAI

26 June 1991



ADDITIONAL INFORMATION -

Ref. 91A / 0237

Revised design of extension to the Deadman's Inn, Palmerstown

Dear Sirs

Further to your letter of 24 June, I now enclose four copies of a drawing showing the proposed car parking.

The main park has been replanned and will provide 56 no. car spaces 8' x 16' with a 25' aisle.

In addition, five off-street spaces 8' x 20' could be provided on the margin between the old road and the wall. I think this land is owned by the County Council but is disused and we would be willing to pay for the paving. Also, there are six kerbside spaces available directly in front of the premises. These are on the old road after the entrance to the car park and since it is a short Cul de Sac serving only about twelve houses, these cars should not be a problem.

Thus there is scope for the following :

56 in Car Park

5 off-street

6 kerbside

—  
Total 67 no.  
=

There is a separate loading bay yard.

Trusting that this is satisfactory.

Yours faithfully



Peter Ging

Encl: as above

V.A.T. No. 1736767/D



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

Decision Order Number : P/ 2858 /91      Date of Decision : 21st June 1991  
Register Reference : 91A/0237                      Date Received : 25th February 1991  
Applicant : Corbett Bros. Limited  
Development : revised design of extension  
Location : The Deadmans Inn, Lucan Road, Palmerstown

Dear Sir/Madam,

With reference to your planning application, received here on 25.02.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

01 The proposed development involves an increase in floor area of 276 sq. metres of 'usable bar space'. According to the County Development Plan a total of 65 no. car parking spaces are required to facilitate such a development. Lodged plans do not identify any proposed car parking to serve the development. (A site inspection has shown that there are only c. 50 no. usable car spaces on site).

The applicant is requested to submit any proposals he might have to render the development compatible with the requirements of the Development Plan in relation to carparking.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

*[Signature]*  
PRINCIPAL OFFICER

Date : 24/6/91

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

**COMLAIRLE CHONTAE ÁTHA CEATH**

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

this receipt is not an  
acknowledgement that

CASH

CHEQUE

M.O.

B.L.

I.T.

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

N 39011

£443.00

Received this

20th day of April

1971

from Corbett Brothers

the sum of

four hundred and forty three

Pounds

Pence, being

three of the

no. 012/0237

Michael O'Hara

Cashier

S. CAREY  
Principal Officer

Class 4  
13/4/71

COPY



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/0237

Date : 20th March 1991

Dear Sir/Madam,

Development : revised design of extension

LOCATION : The Deadmans Inn, Lucan Road, Palmerstown

Applicant : Corbett Bros. Limited

App. Type : PERMISSION

Date Recd : 25th February 1991

Your application in relation to the above was submitted with a fee of £40.00 .

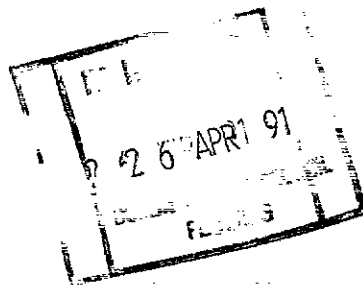
On examination of the plans submitted it would appear that the appropriate amount should be £483.00 .

I should be obliged if you would submit the balance of £443.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Richard M. O'Connell'.

PRINCIPAL OFFICER



P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

P. M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

Reg. Ref. 91A-0237

18 April 1991

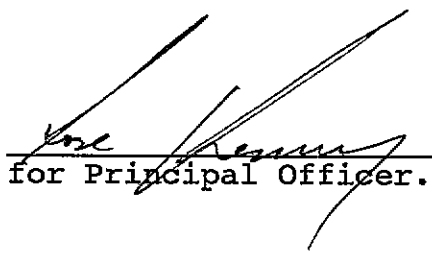
Re: Proposed revised design of extension to The Deadmans  
Inn, Lucan Road, Palmerstown for Corbett Bros.  
Limited.

Dear Sir/Madam,

With reference to your planning application received here on  
25th February, 1991, in connection with the above, I wish to  
inform you that:-

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

Yours faithfully,

  
for Principal Officer.



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

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Date Recd : 25th February 1991

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Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. W.', written over a horizontal dotted line.

PRINCIPAL OFFICER

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.



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

**P M GING** Architect

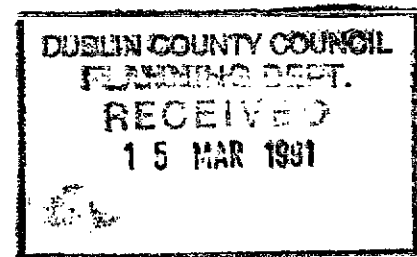
Lauriston  
Monastery Road  
Clondalkin  
Dublin 22  
Telephone 01 592149

P M Ging Dip Arch MRIAI

13 March 1991

ADDITIONAL INFORMATION -  
Extension to the Deadman's Inn, Palmerstown  
Ref. 91A / 0237

---



Dear Sirs

Further to your letter of 7 March regarding calculation of the Planning Charge, I now enclose a marked drawing outlining in Red the extent of the extension.

Yours faithfully

Peter Ging

Encl

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/0237

Date : 26th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : revised design of extension  
LOCATION : The Deadmans Inn, Lucan Road, Palmerstown  
APPLICANT : Corbett Bros. Limited  
APP. TYPE : PERMISSION

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

Yours faithfully,

.....

PRINCIPAL OFFICER

P.M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.



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 THE DEADMAN'S INN, LUCAN ROAD,  
 (If none, give description sufficient to identify) PALMERSTOWN, DUBLIN 20

3. Name of applicant (Principal not Agent) CORBETT BROTHERS LTD.  
 Address AS 2 ABOVE Tel. No. 626 7772

4. Name and address of P. M. GING, ARCHITECT  
 person or firm responsible "LAURESTON" MONASTERY RD.  
 for preparation of drawings CHENDALKIN, DUBLIN 22 BYE-LAW 92149

5. Name and address to which P. M. GING ABOVE REC. NO. NIL  
 notifications should be sent

6. Brief description of proposed development REVISIONS TO APPROVED DESIGN FOR EXTENSION (REF. 89A/1328, GRANTED 2 NOV. 89)

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC 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. PUBLIC HOUSE IN GROUND FLOOR, KITCHEN FIRST FL.  
 (b) Proposed use of each floor PUBLIC HOUSE IN GROUND FLOOR, STORAGE FIRST FL.

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

Irish  
 Press  
 13/2/91

11. (a) Area of Site 40 26 1/2 3250 Sq. m.  
 (b) Floor area of proposed development 276 Sq. m.  
 (c) Floor area of buildings proposed to be retained within site N 34001 234 Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws?  
 Yes  No  Place  in appropriate box. 25 FEB 91

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15. List of documents enclosed with application.

DUBLIN permission sought for revised design of extension to The Deadmans Inn, Lucan Road, Palmerstown for Corbett Bros. Limited.

COVERING LETTER, NEWSPAPER NOTICE, 4 COPIES OF SITE MAP and DRAWINGS.

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

No of dwellings proposed (if any) ..... Class(es) of Development 11  
 Fee Payable £ 40 Basis of Calculation (£287 FEE ALREADY PAID RE ORIGINAL APPLICATION 89A/1328)  
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) N.M. / M Date 19.2.91

Application Type P FOR OFFICE USE ONLY  
 Register Reference 91A/0237  
 Amount Received £ 212.0  
 Receipt No .....  
 Date .....

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

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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

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

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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

RECEIPT CODE

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N 34001

£ 40.00

Received this

from *Carroll Bros.*

*26th*

day of

*January*

19 *91*

*The Deadman's Inn  
Lincan Rd. Palmerstown*

the sum of

*40*

Pence, being

Pounds

*no pence*

*planning applications at*

*above*

*address*

*Harleen O'Connell*

Cashier

S. CAREY  
Principal Officer

*Carroll*

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

**P M GING** Architect

Laureston  
Monastery Road  
Clondalkin  
Dublin 22  
Telephone 01 592149

21 February 1991

P M Ging Dip Arch MRIAI

The Deadman's Inn, Lucan Road, Palmerstown (Reg.Ref. No. 89A/1328)

Dear Sirs

Further to my recent discussion with the Planning Officer,  
Mr Peter Byrne, I now enclose a planning application for the  
revised design of the extension.

The extension was granted Planning Permission on 2 November 1989  
(Reg.Ref. No. 89A/1328) but we have decided on the following  
revisions :-

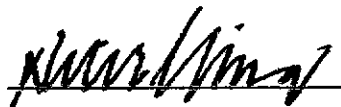
- (1) Stores etc. relocated.
- (2) Roof and elevation design change

Bye Law Approval was also issued for the original design  
and we intend to keep to the same construction and  
specification.

I have discussed the layout with the Fire Prevention Officer,  
Mr Tony Kelly, and will incorporate his requirements.

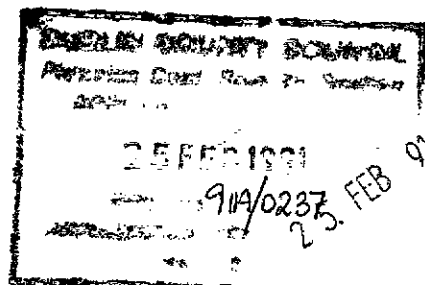
Trusting this is satisfactory.

Yours sincerely



Peter Ging

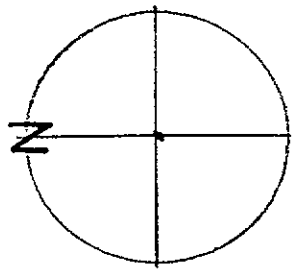
Encl



ILL. OF LAST MH = B0790  
COVER LEVEL = 53.790

DUBLIN COUNTY COUNCIL  
Planning Dept. Prop. by Section  
APPLICATION NO. CL/1000  
25 FEB 1991  
91A/0234

SITE LOCATION MAP  
SCALE 1:2,500



CAR PARK

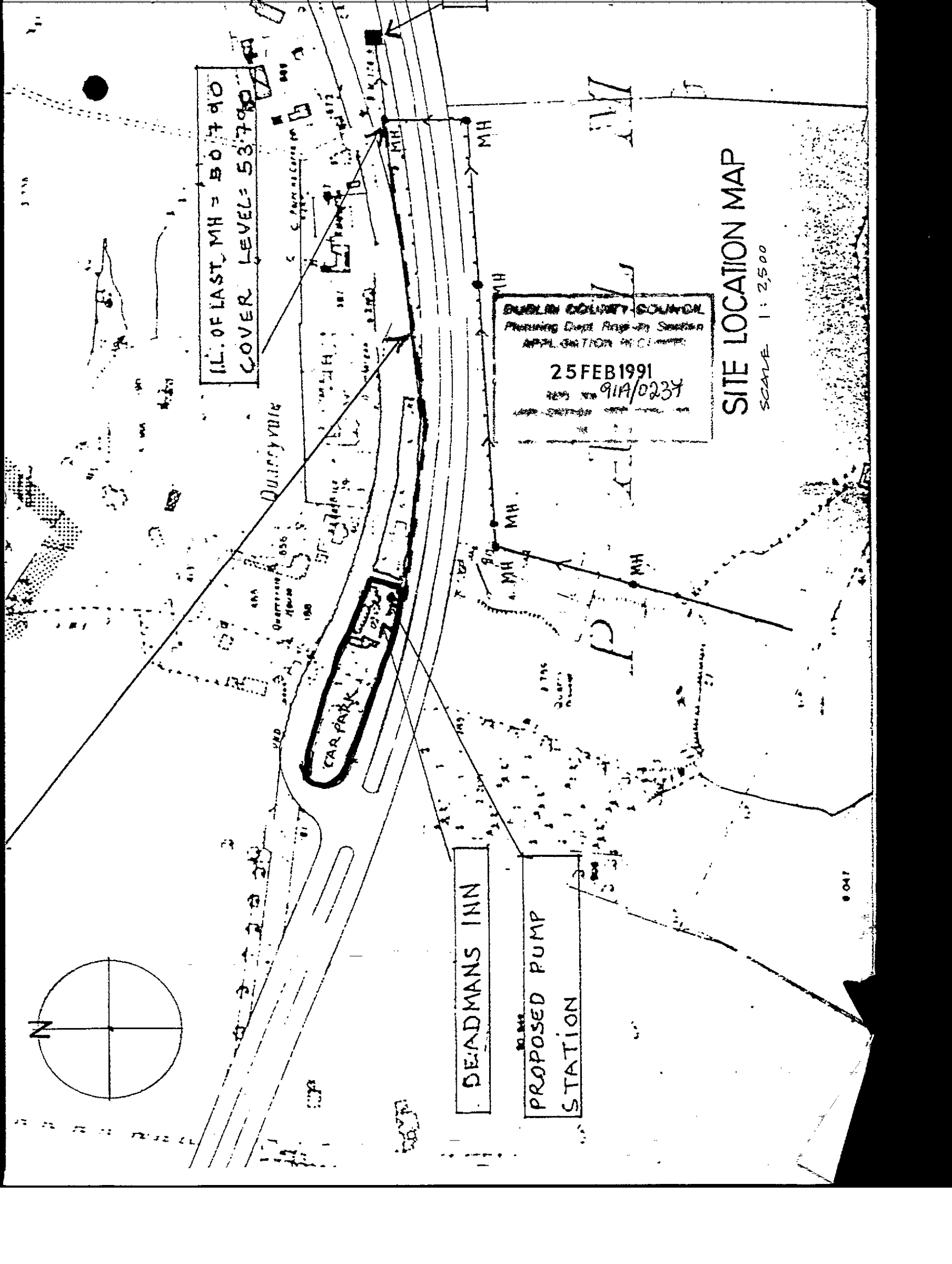
DEADMANS INN

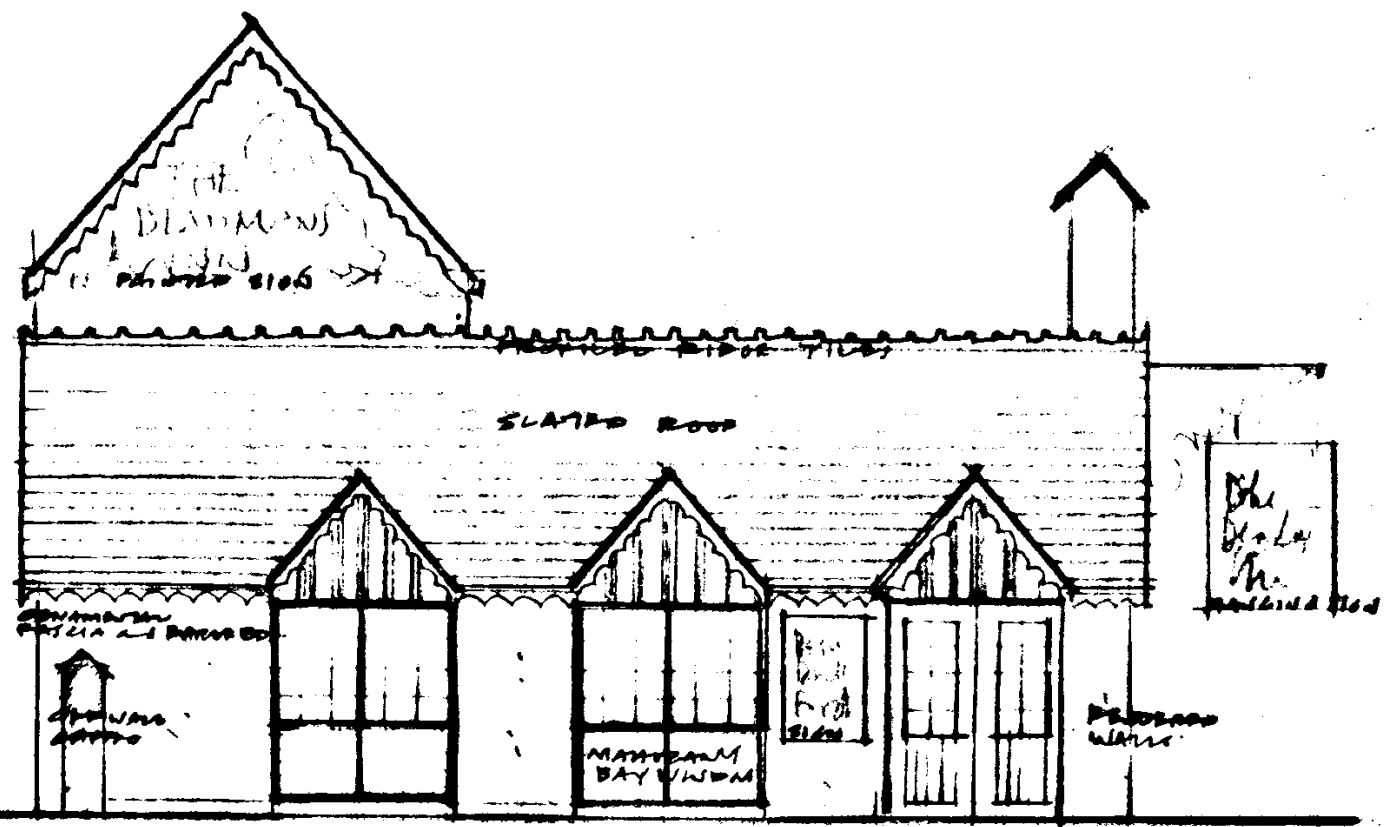
PROPOSED PUMP  
STATION

QUARRYVILLE

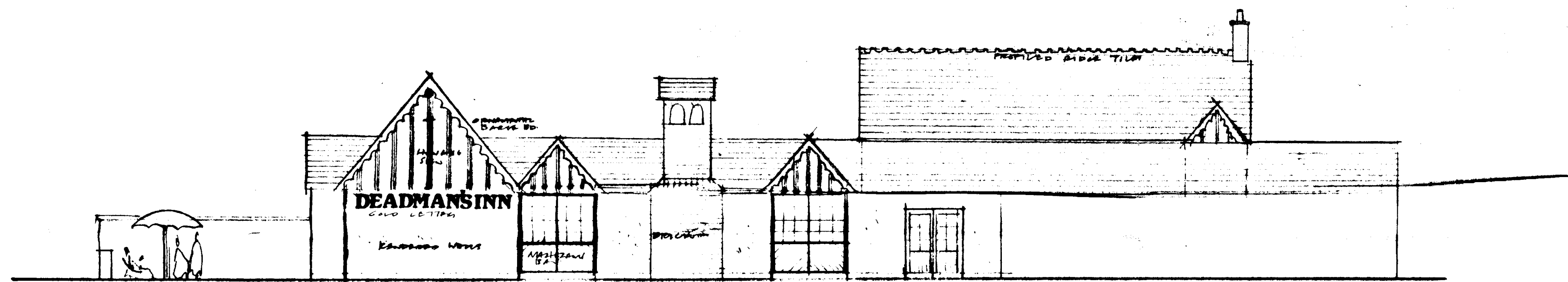
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8047

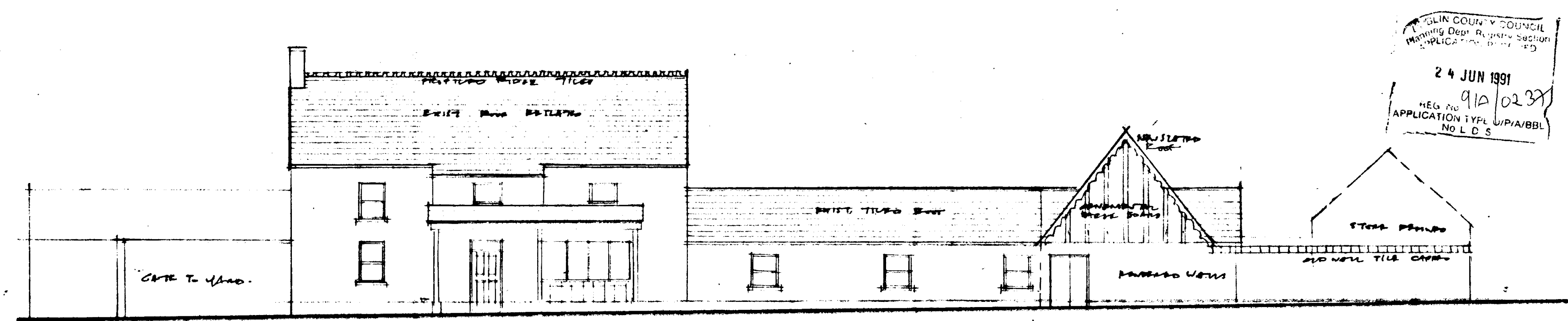




Elevation from Car Park (West)



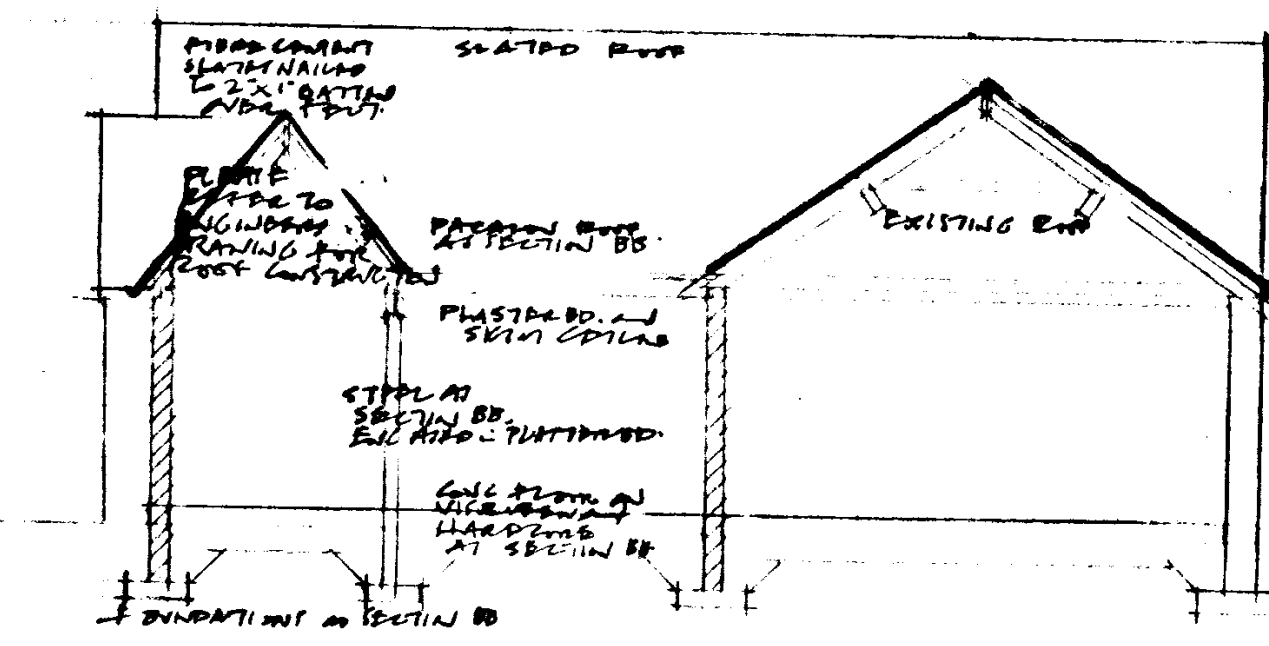
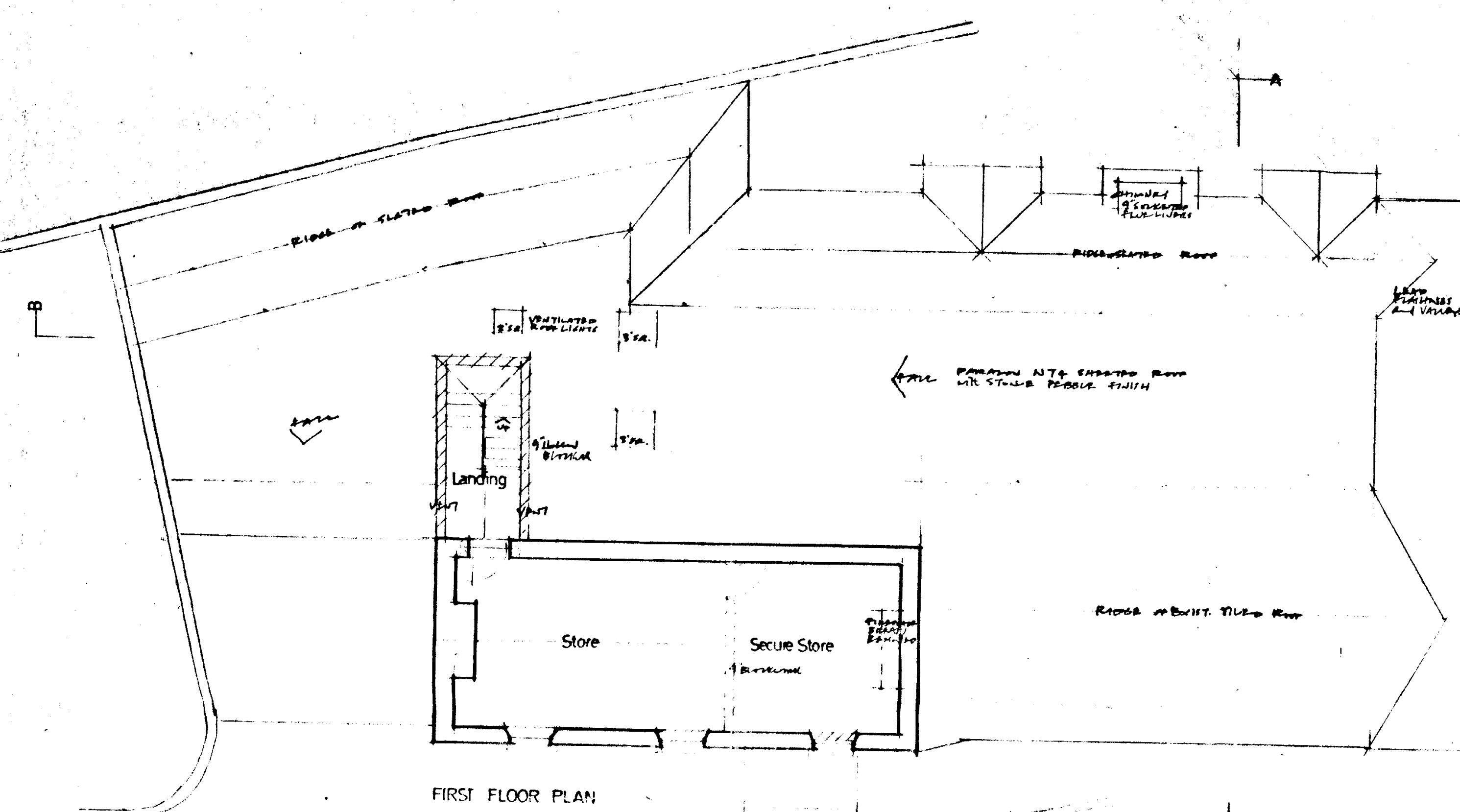
Elevation from Main Road (North)



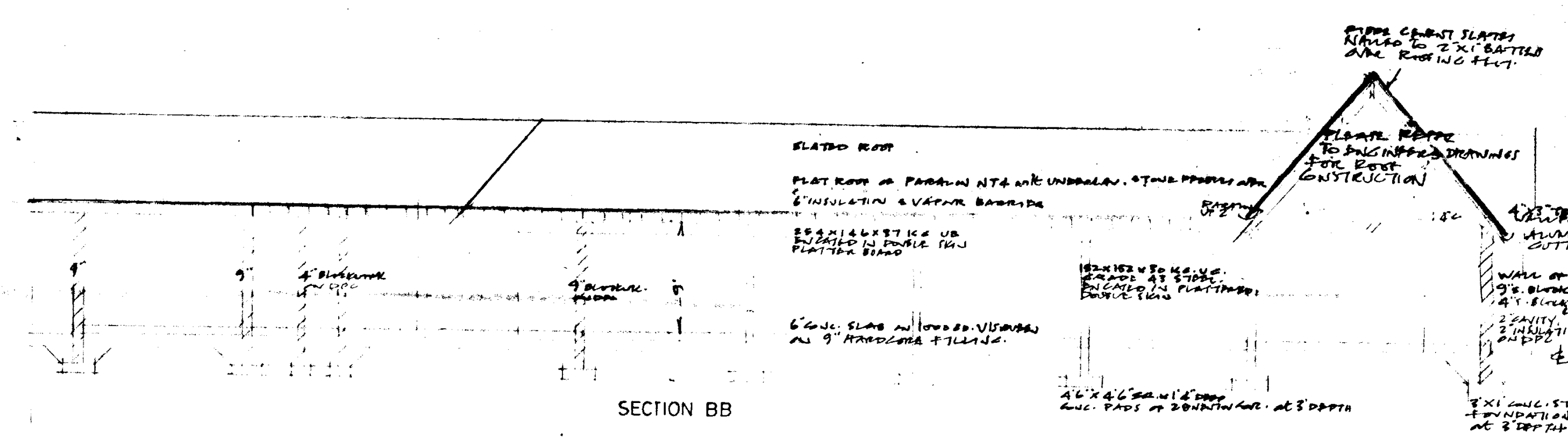
Elevation to Old Lucan Road (South)

ELEVATIONS *Scale 1/8"=1'*  
 The Deadmans Inn Drng. 1700/B

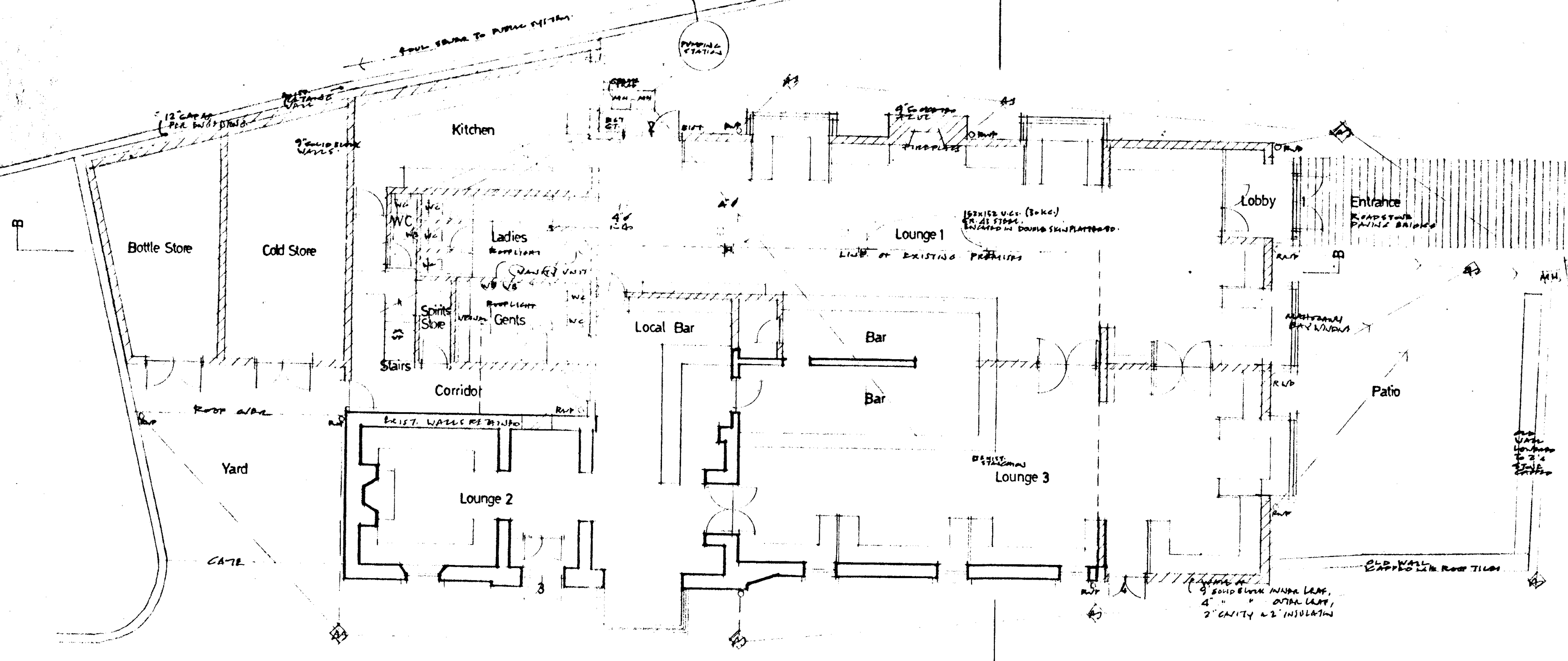




SECTION AA



SECTION BB



GROUND FLOOR PLAN SCALE 1/8"=1'-0"

OLD BUILDING RETAINED

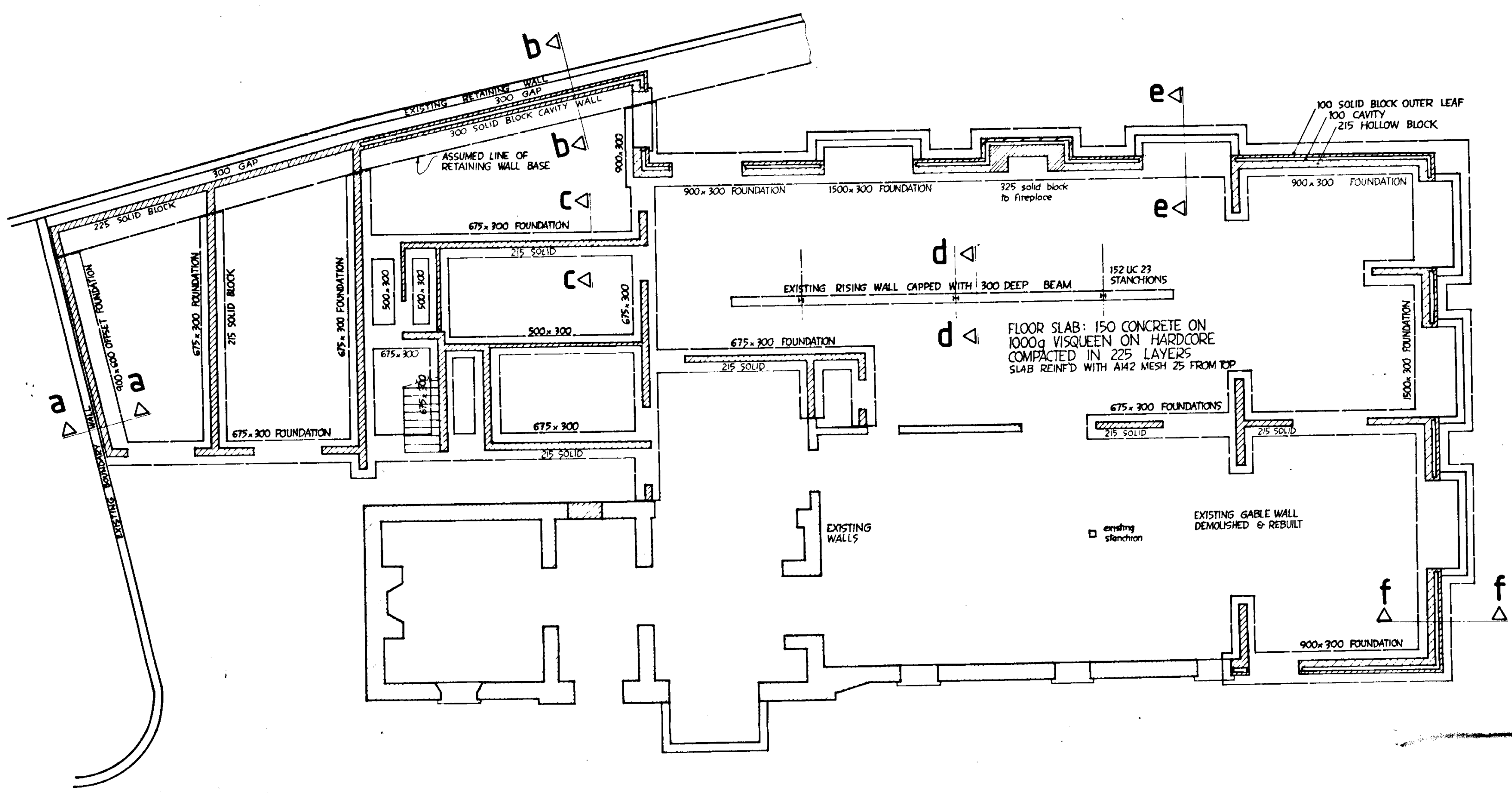
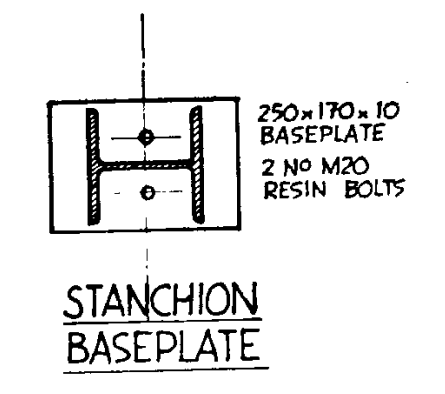
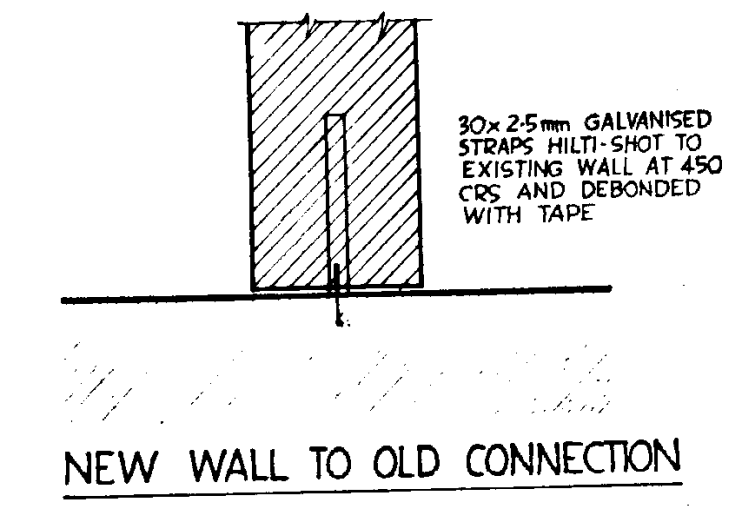
PLANNING COUNCIL  
24 JUN 1991  
REG NO 91A 0237  
APPLICATION TYPE O/P/A/BBL  
NO 4 D 3

This drawing is to be read in conjunction with Engineers Drawings Nos. 943/1 & 2  
PLANS and SECTIONS

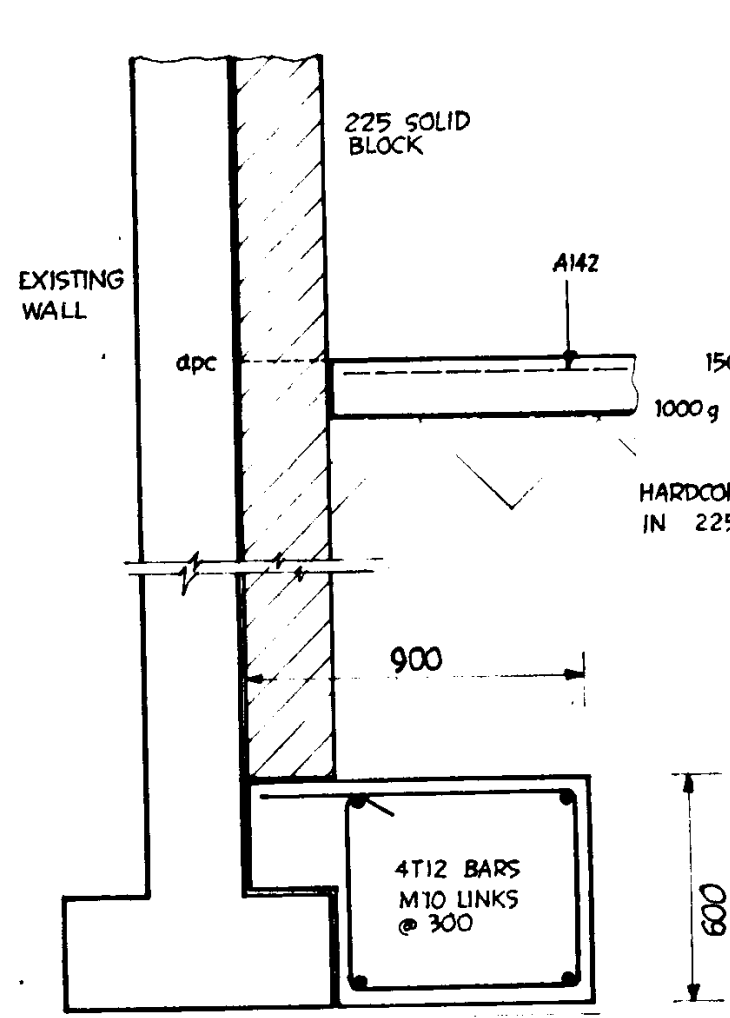
PROPOSED EXTENSION to The DEADMANS INN, PALMERSTOWN for  
CORBETT Bros. Ltd.  
P M Ging Architect  
Drng. 1700/ 7 A

NOTES

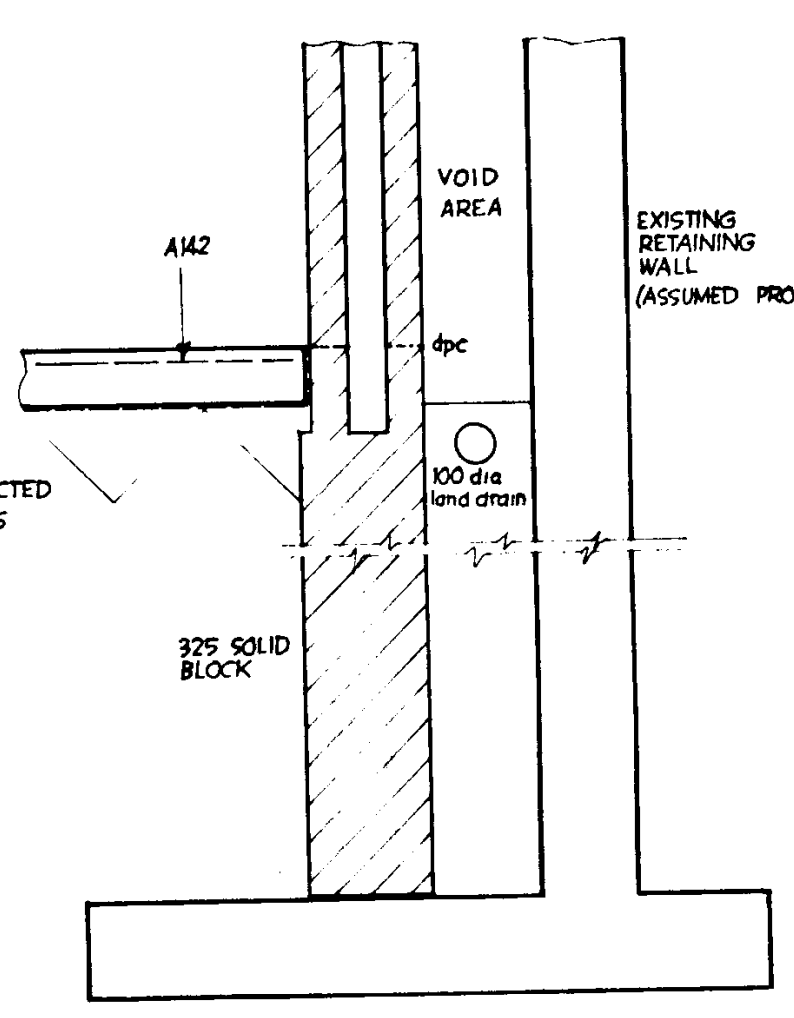
ALL FOUNDATIONS TO BE FORMED AT LEVEL OF EXISTING FOUNDATIONS TO ADJOINING STRUCTURES.  
 STEPS IN FOUNDATIONS TO BE 225mm MAXIMUM WITH OVERLAP OF 675mm  
 CONCRETE TO BE GRADE C25 AS PER BS 8110:1987  
 SOLID BLOCKWORK TO HAVE CHARACTERISTIC STRENGTH OF NOT LESS THAN 5N/mm<sup>2</sup>  
 HOLLOW BLOCKWORK TO HAVE CHARACTERISTIC STRENGTH OF NOT LESS THAN 3N/mm<sup>2</sup>  
 WALL TIES TO BE SQUARE TWISTED TYPE TO BS 1243 AT 750 G-450 HORIZONTAL & VERTICAL CRS AND AT 225 VERTICAL CRS AT ALL REVEALS



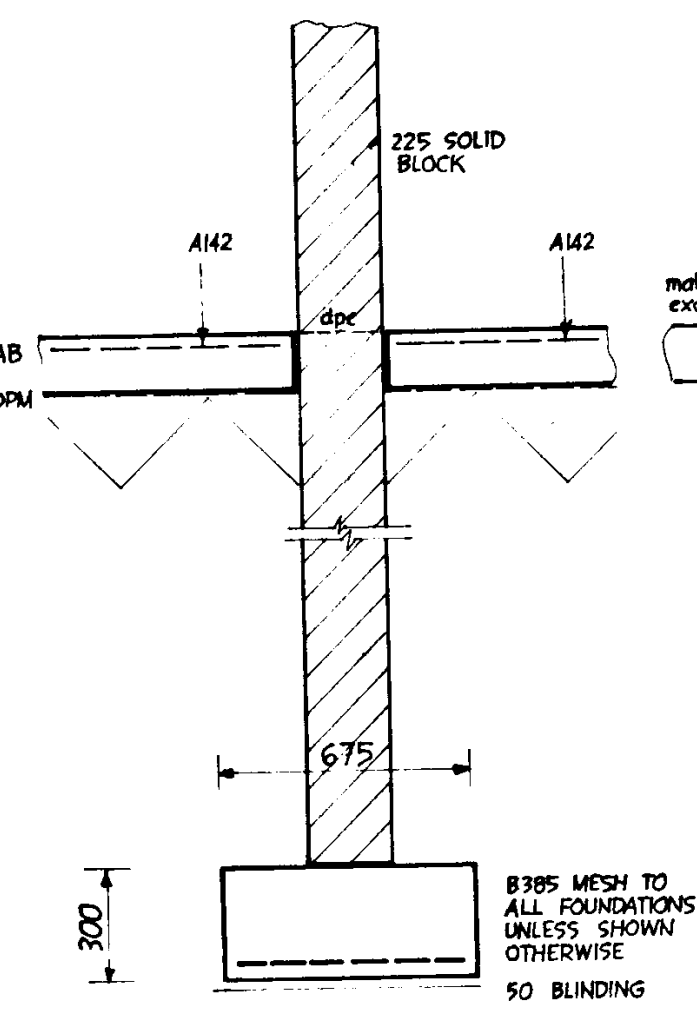
GROUND FLOOR / FOUNDATION PLAN



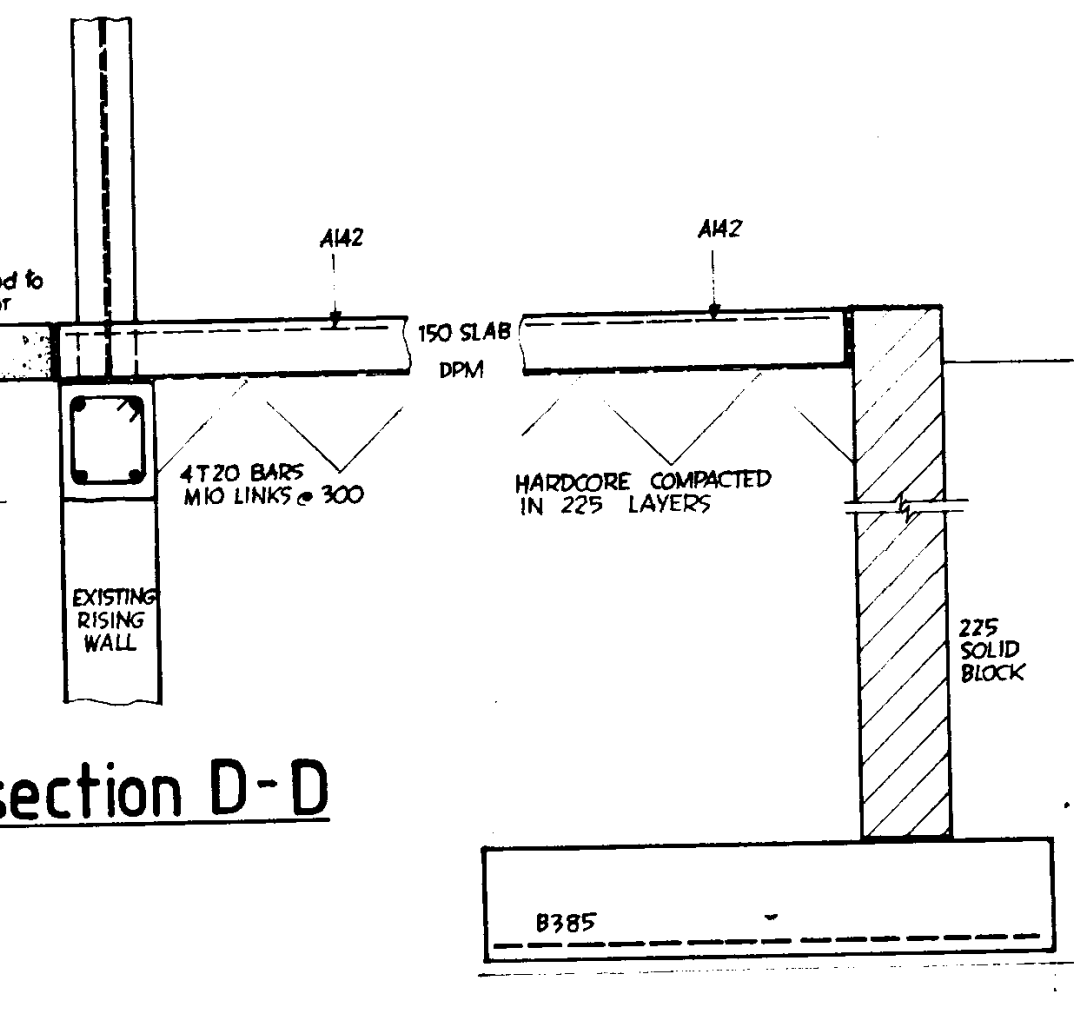
section A-A



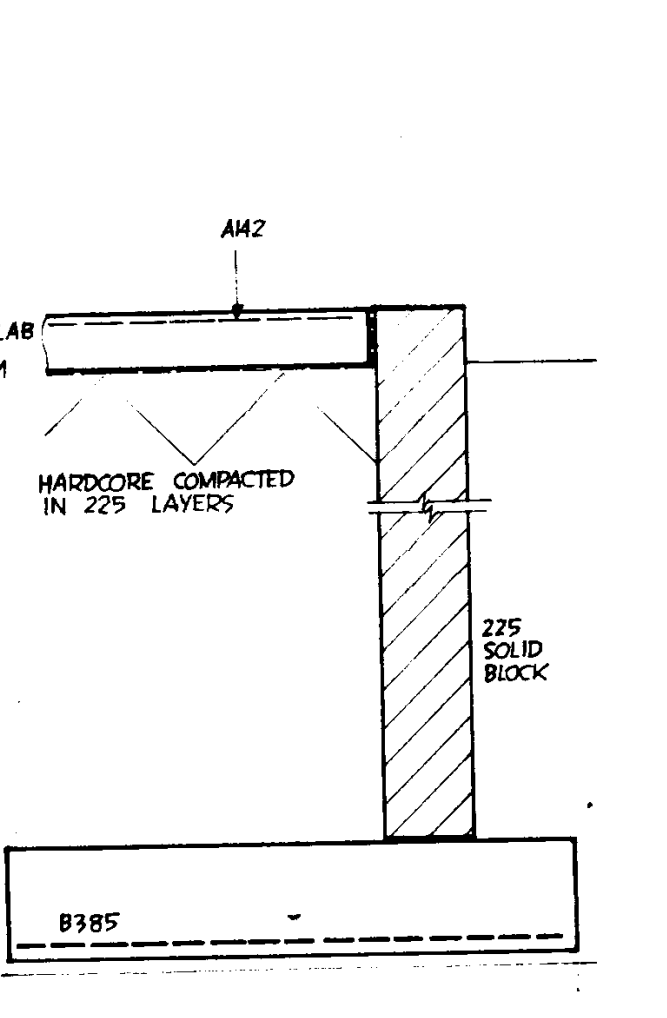
section B-B



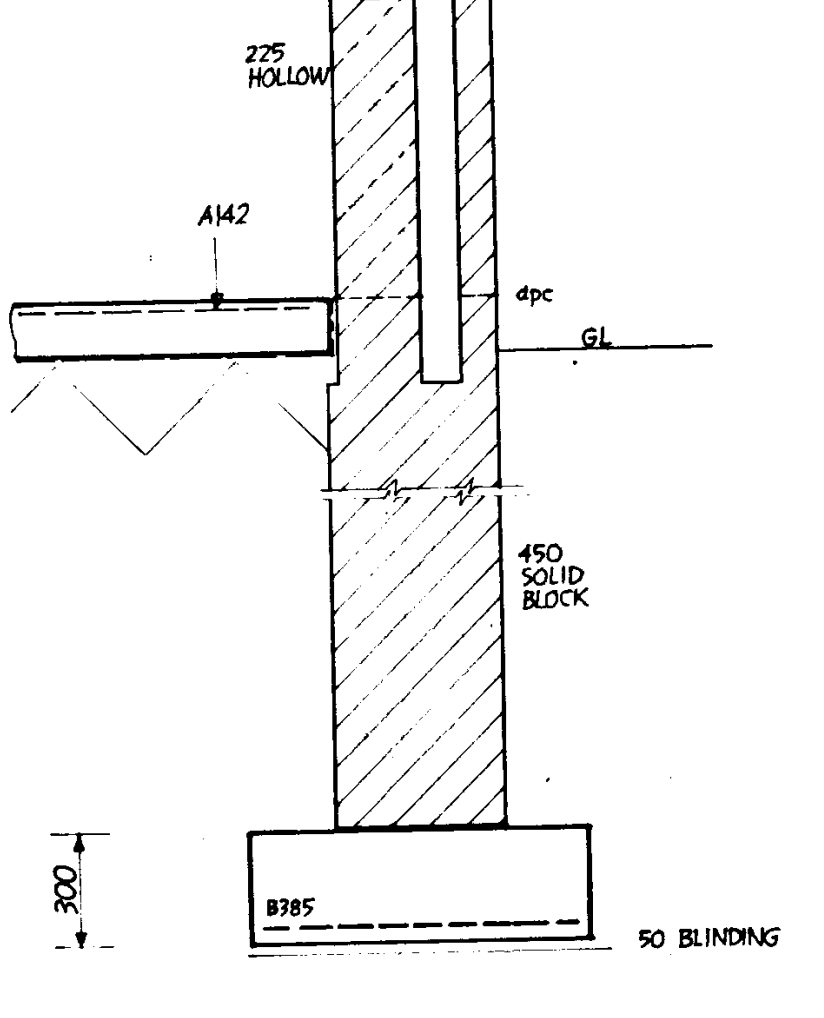
section C-C



section D-D



section E-E



section F-F

24 JUN 1991  
 REG. NO. 91A/0237  
 APPLICATION TYPE: CP/PA/GB  
 NO. L.S.

rev	date	description

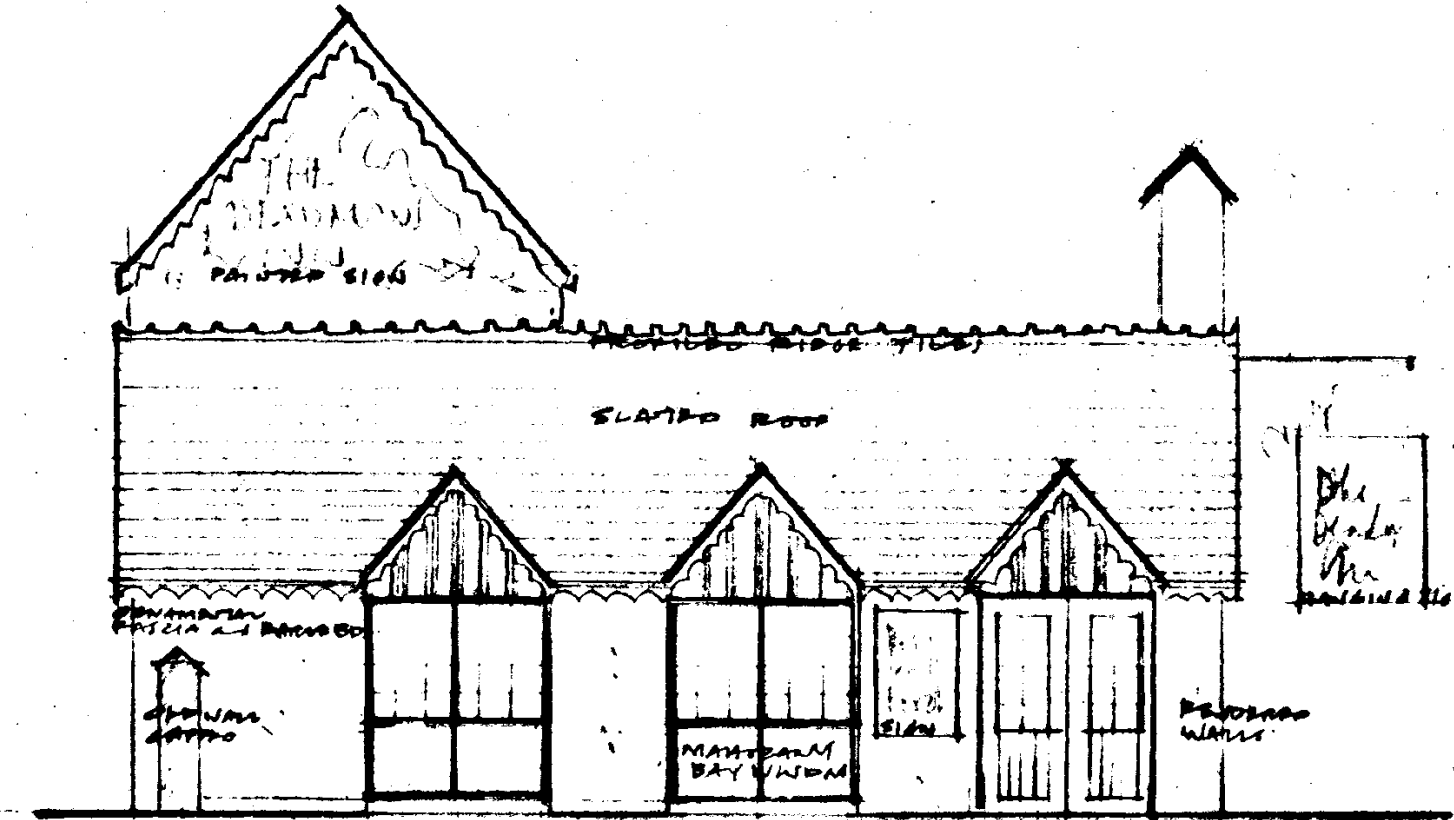
project  
 ALTERATIONS & EXTENSION TO THE DEADMAN'S INN PALMERSTOWN

title  
 GROUND FLOOR & FOUNDATION GENERAL ARRANGEMENT

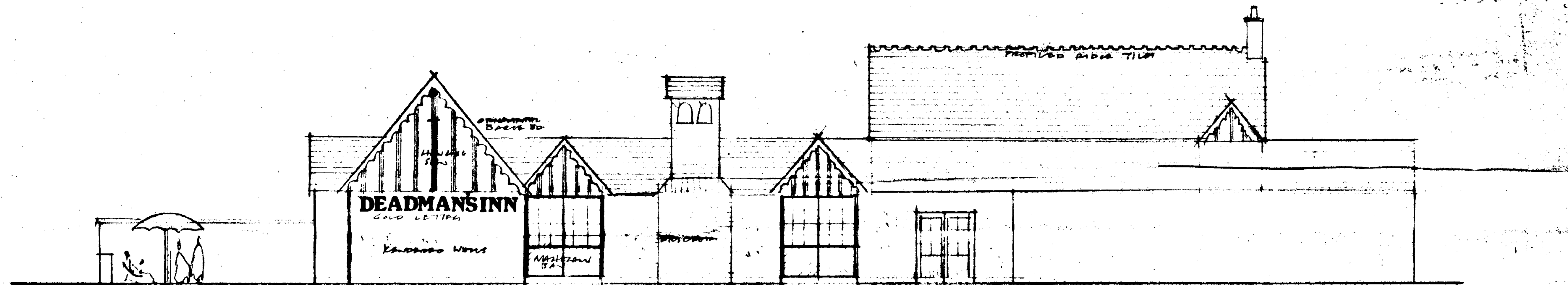
Architect  
 P M GING

TERENCE SWEENEY C. Eng., M.E.I.  
 CONSULTING ENGINEER  
 7 WYNNFIELD ROAD  
 RATHMINES  
 DUBLIN 6 960167/963176

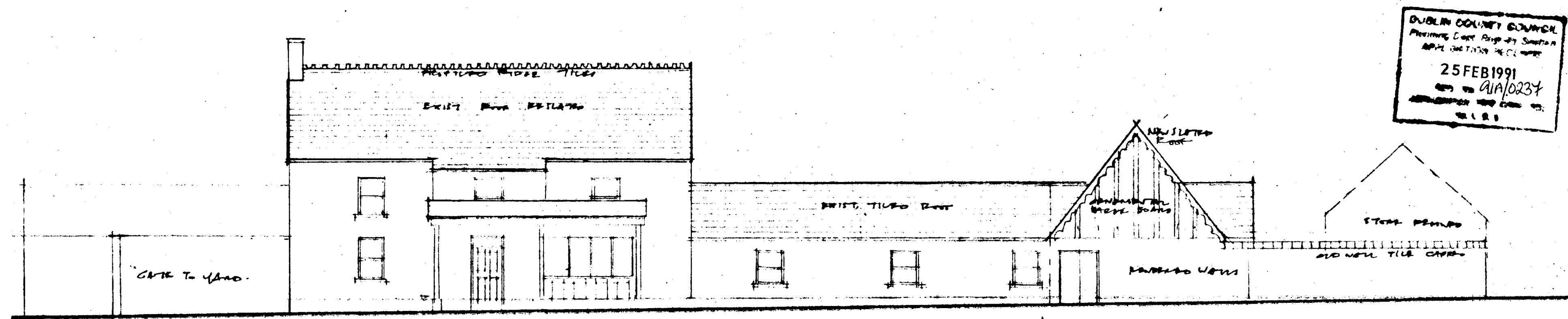
scales 1:100 1:20 1:10 DRG No.  
 date JUNE 91 943-1  
 drawn



Elevation from Car Park (West)



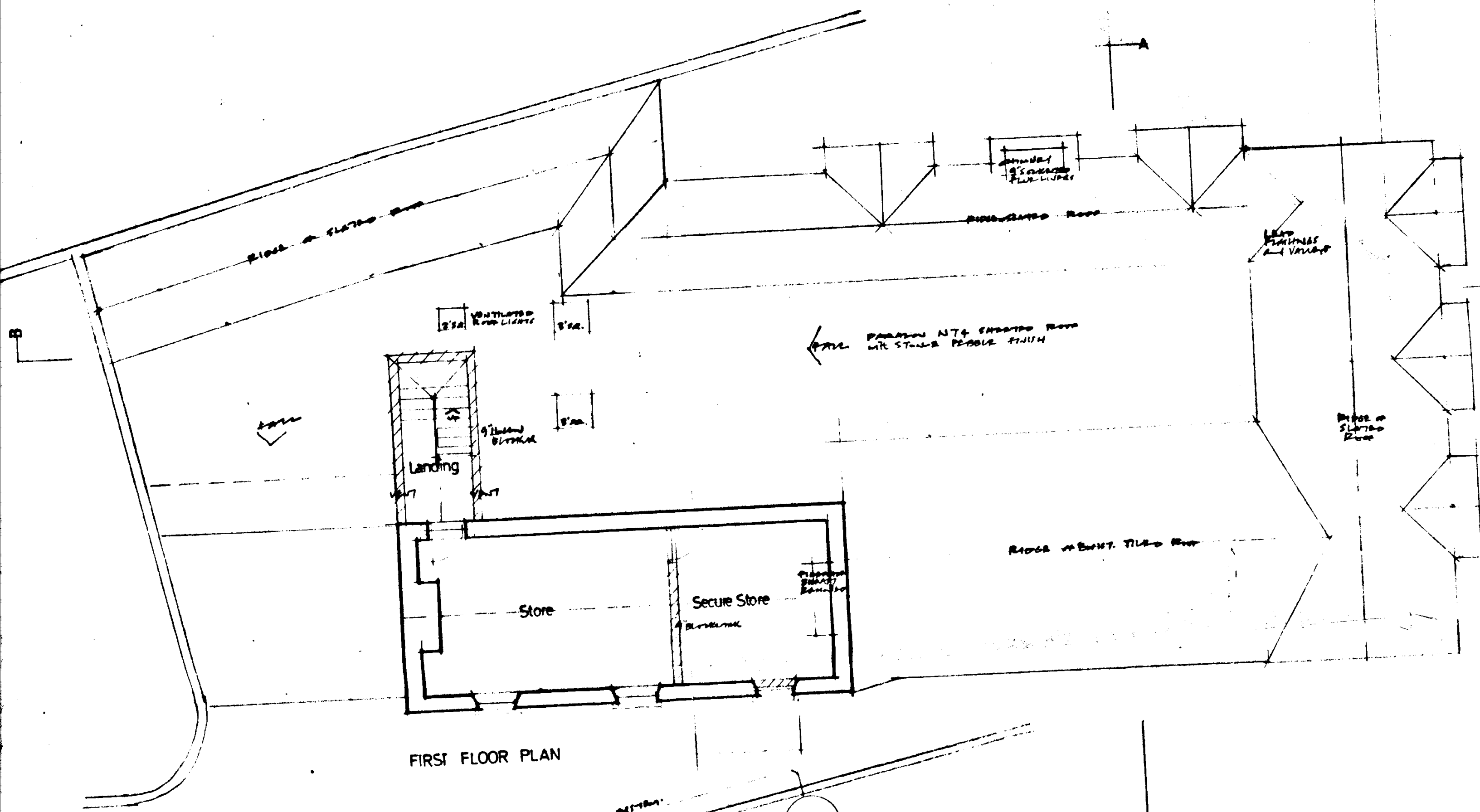
Elevation from Main Road (North)



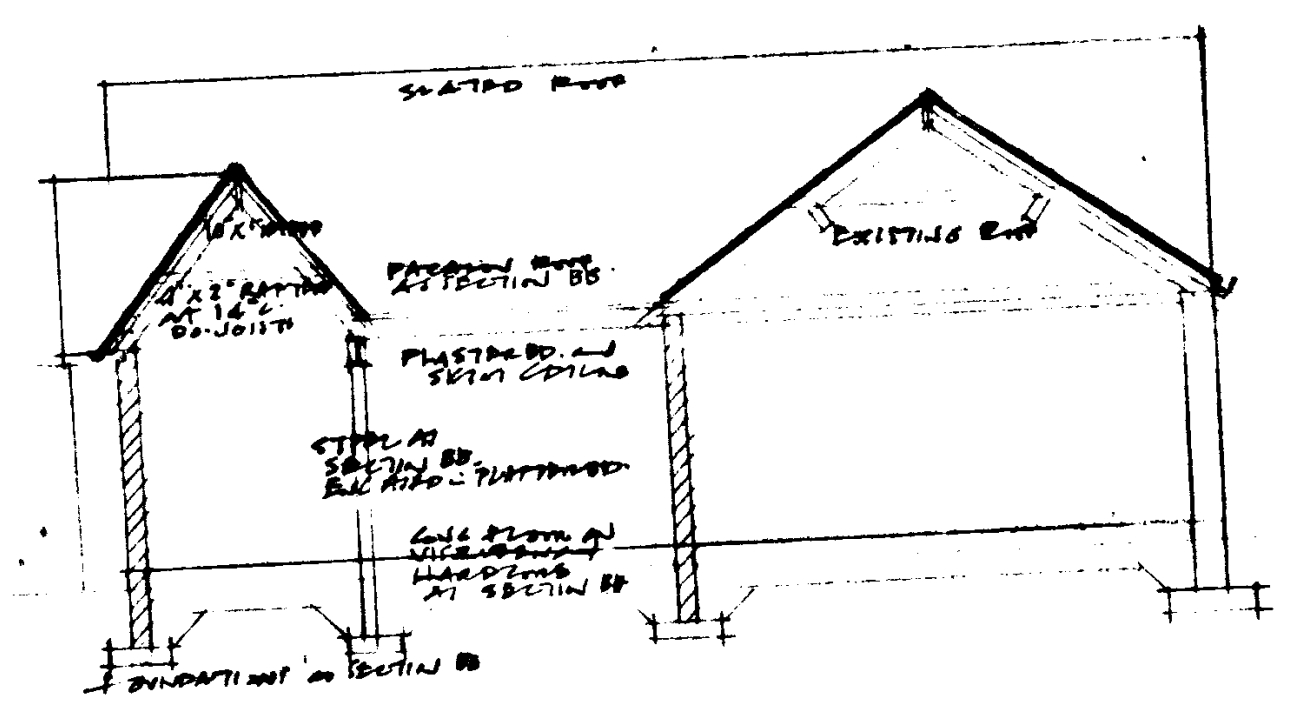
EXISTING  
Elevation to Old Lucan Road (South)

DUBLIN COUNTY COUNCIL  
Planning Dept. Ring 47 South  
APPL. NO. 1700/8  
25 FEB 1991  
APP. NO. AIA/0234  
C. L. B.

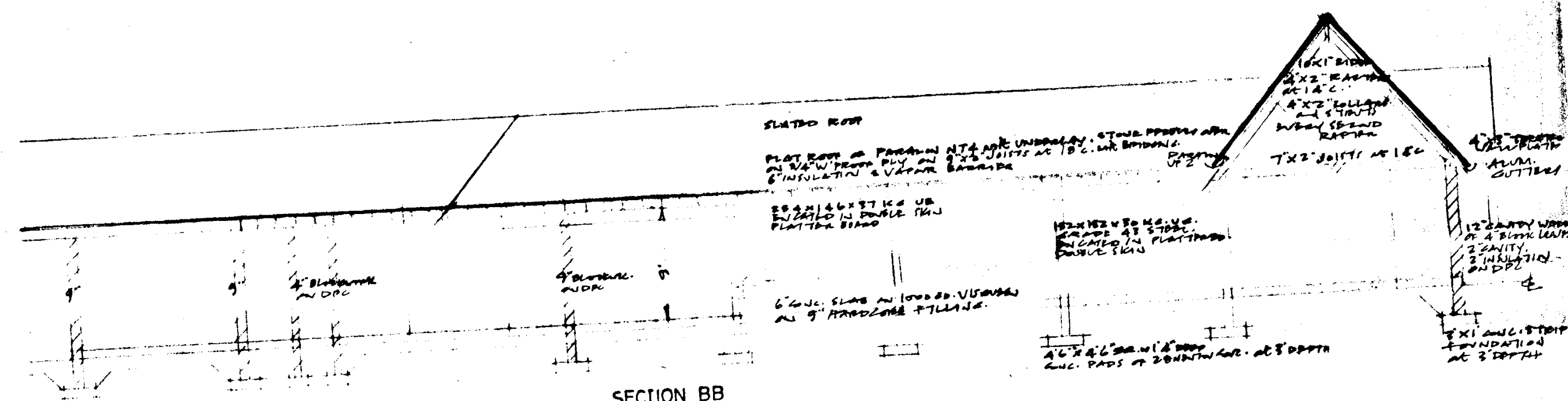
ELEVATIONS scale 1/8"=1'  
The Deadmans Inn Drng. 1700/8



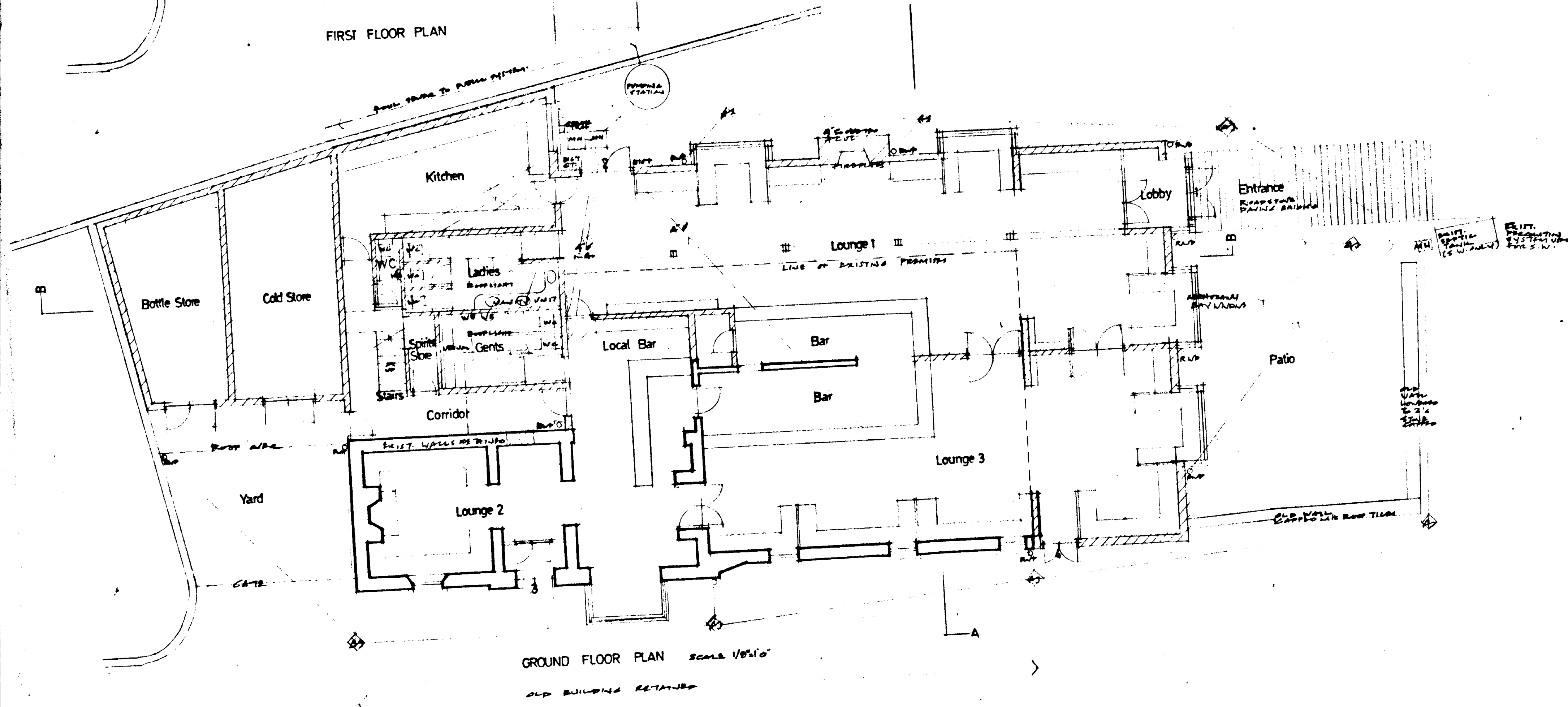
FIRST FLOOR PLAN



SECTION AA



SECTION BB

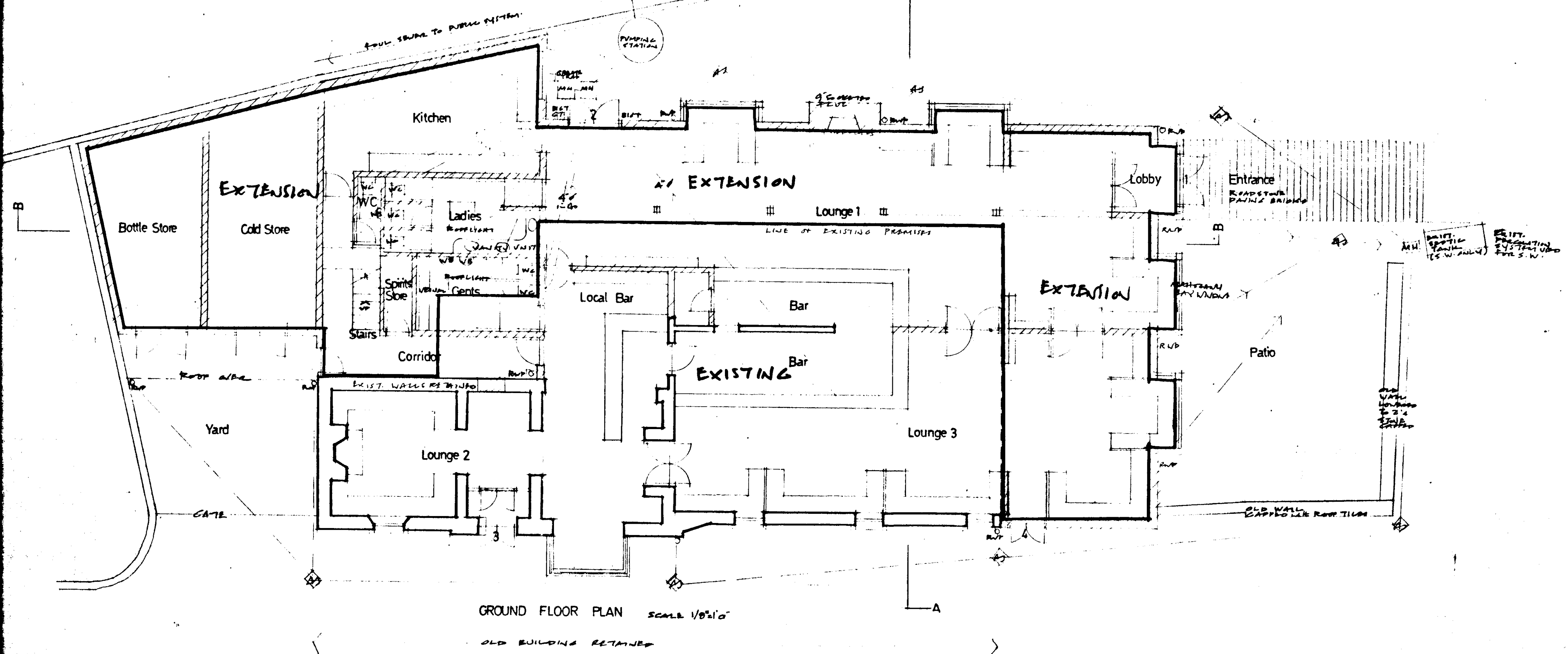
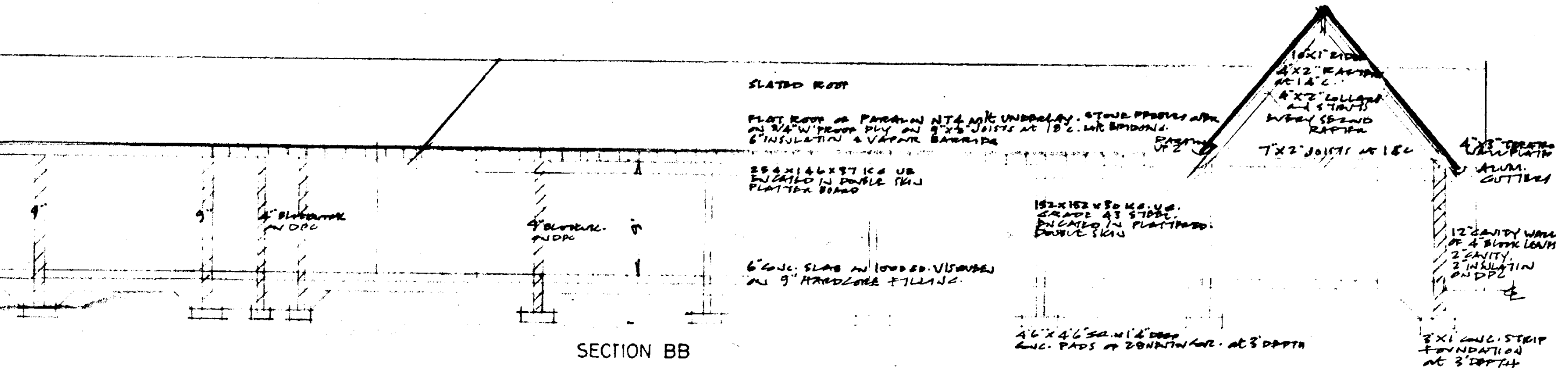
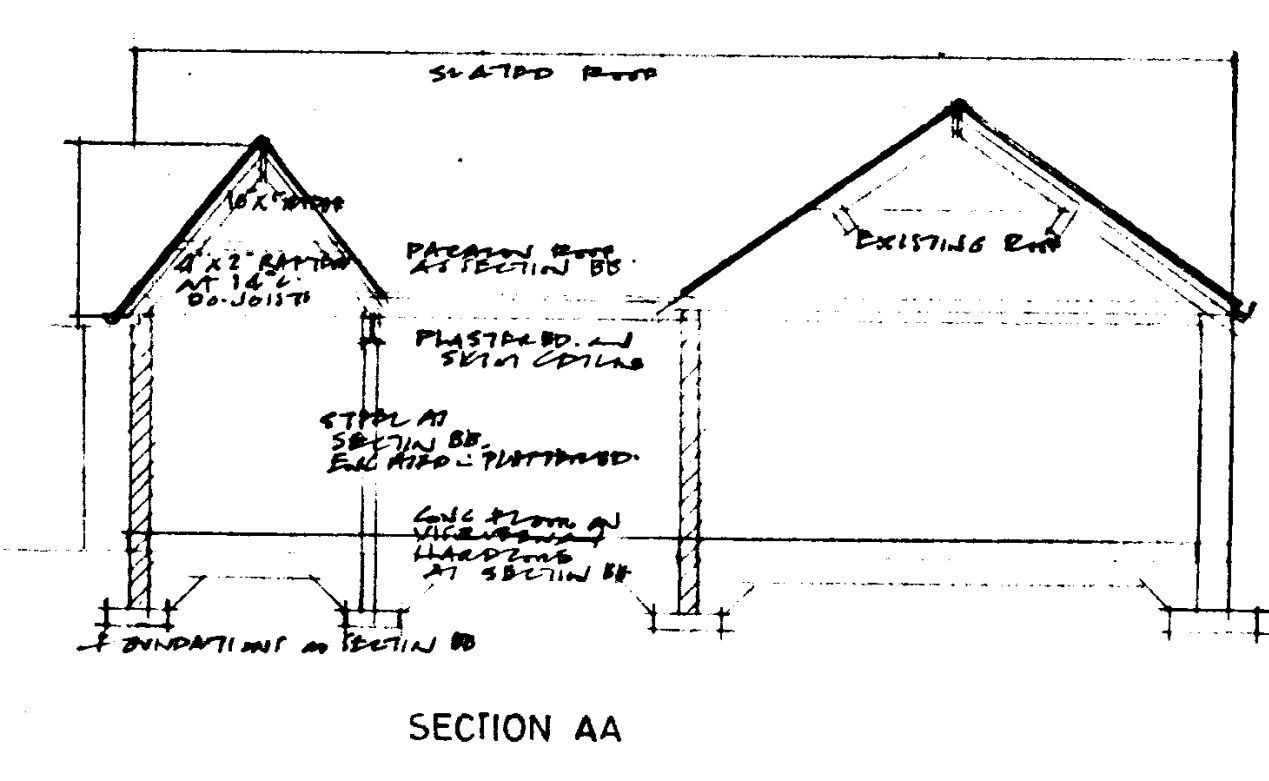
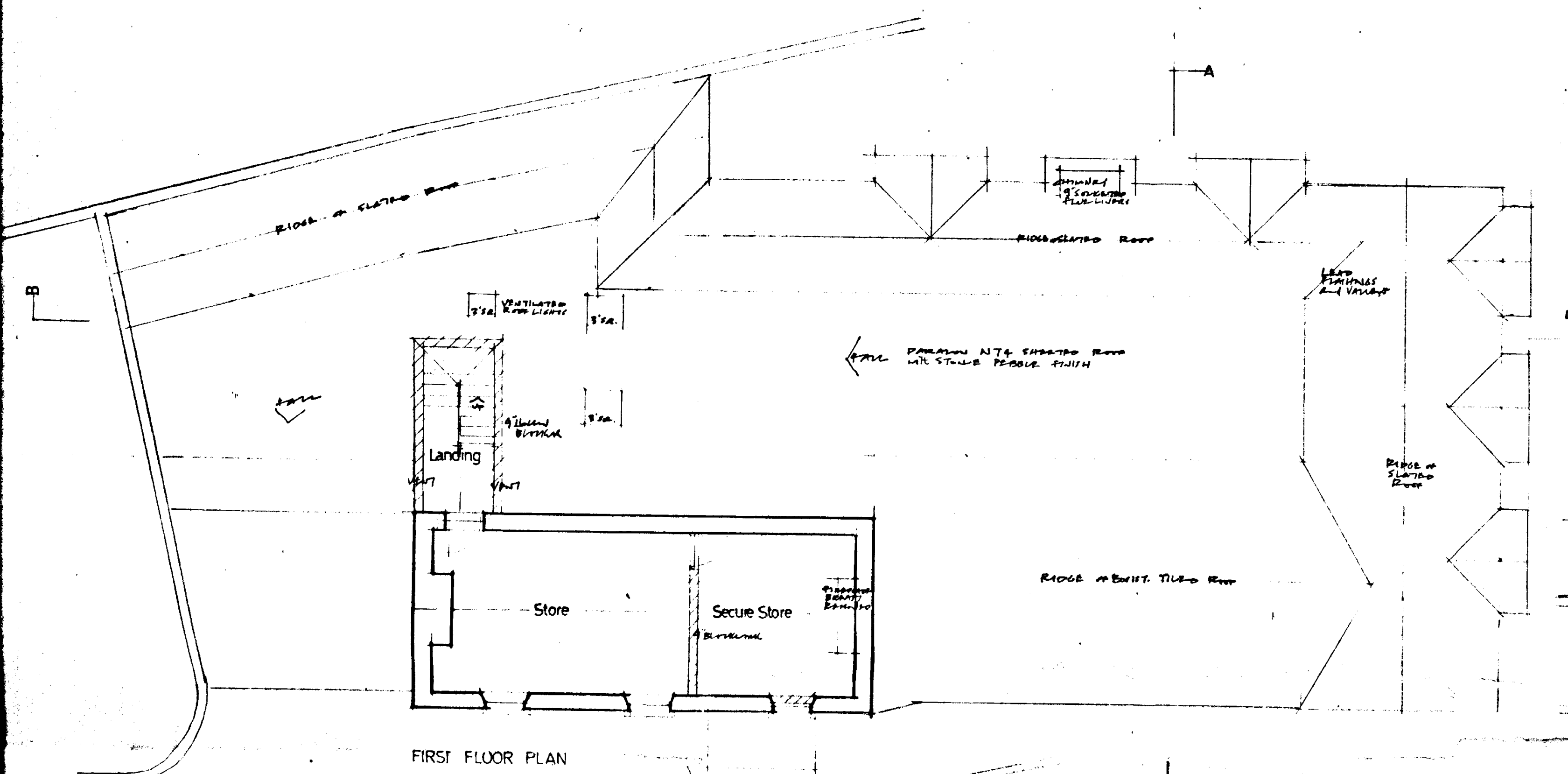


GROUND FLOOR PLAN SCALE 1/8"=1'-0"  
OLD BUILDING RETAINED

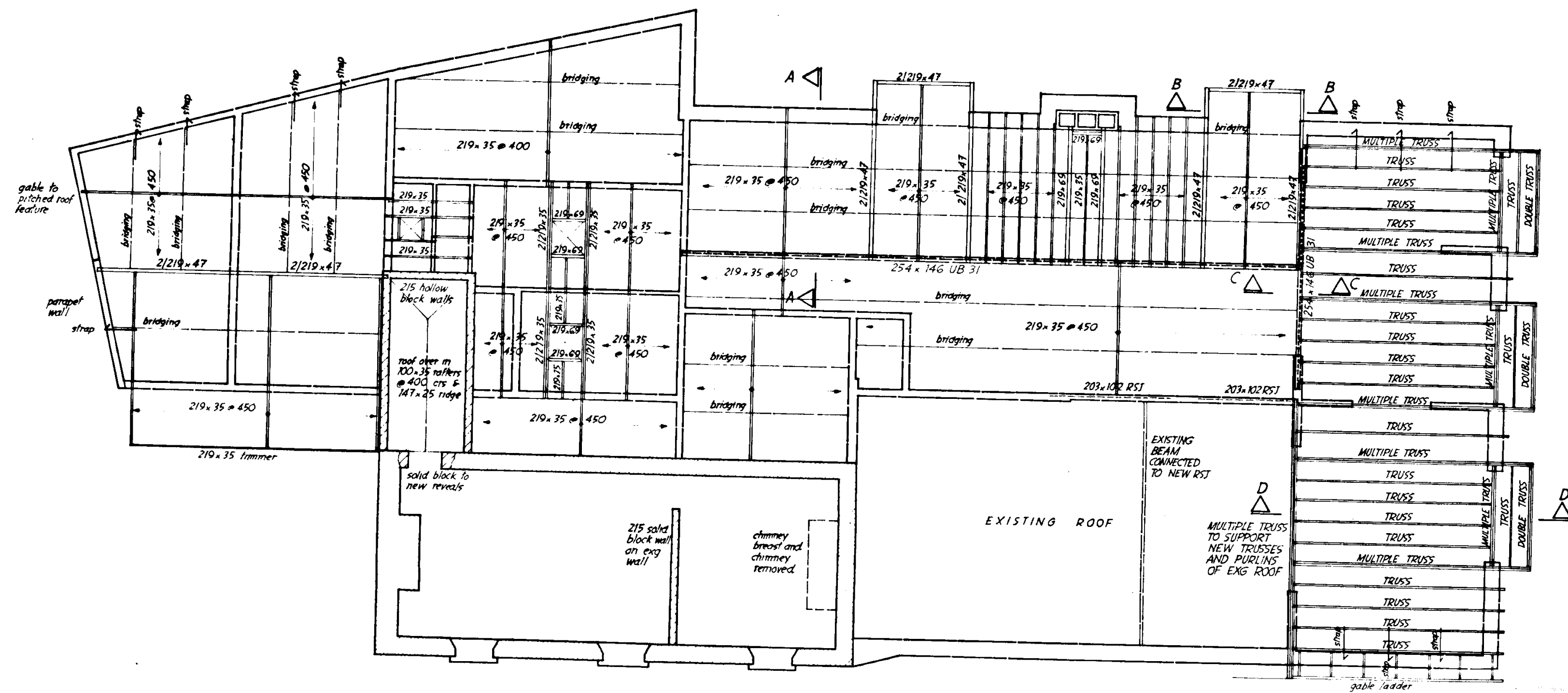
25 FEB 1991  
01/0234

PLANS and SECTIONS  
PROPOSED EXTENSION to THE DEADMANS INN PALMERSTOWN for  
CORBETT Bros. Ltd.  
P M GING Architect  
Dwg. 1700/7

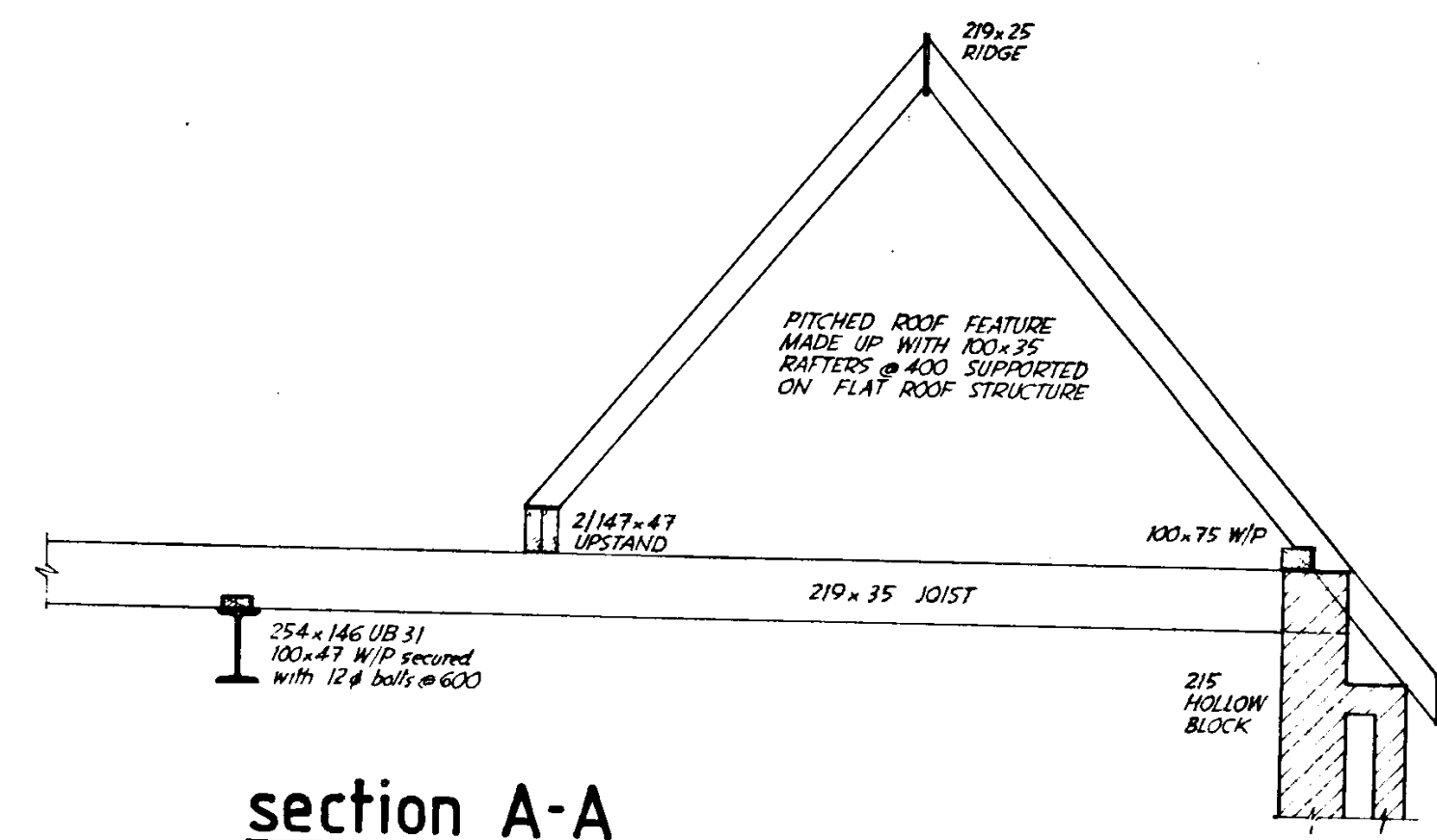




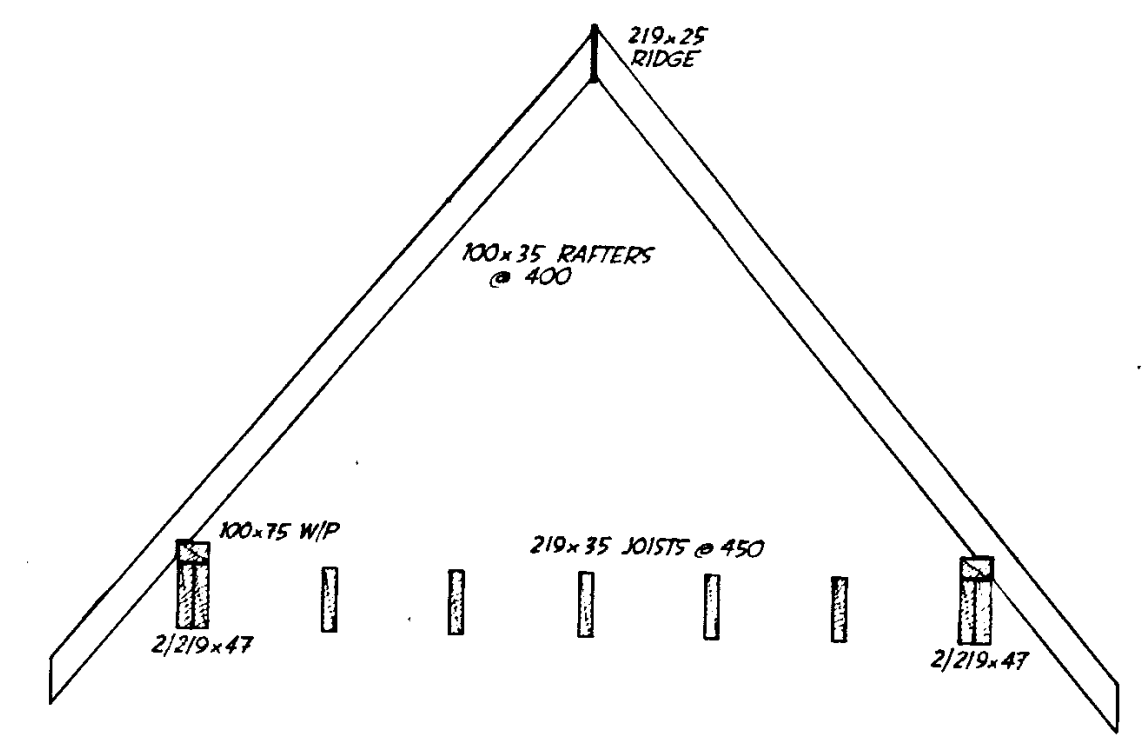
PLANS and SECTIONS MARKED TO SHOW EXTENSION  
 PROPOSED EXTENSION to The DEADMANS INN, PALMERSTOWN for  
 CORBET Bros. Ltd.  
 P M Ging Architect  
 Dwg. 1700/ 7



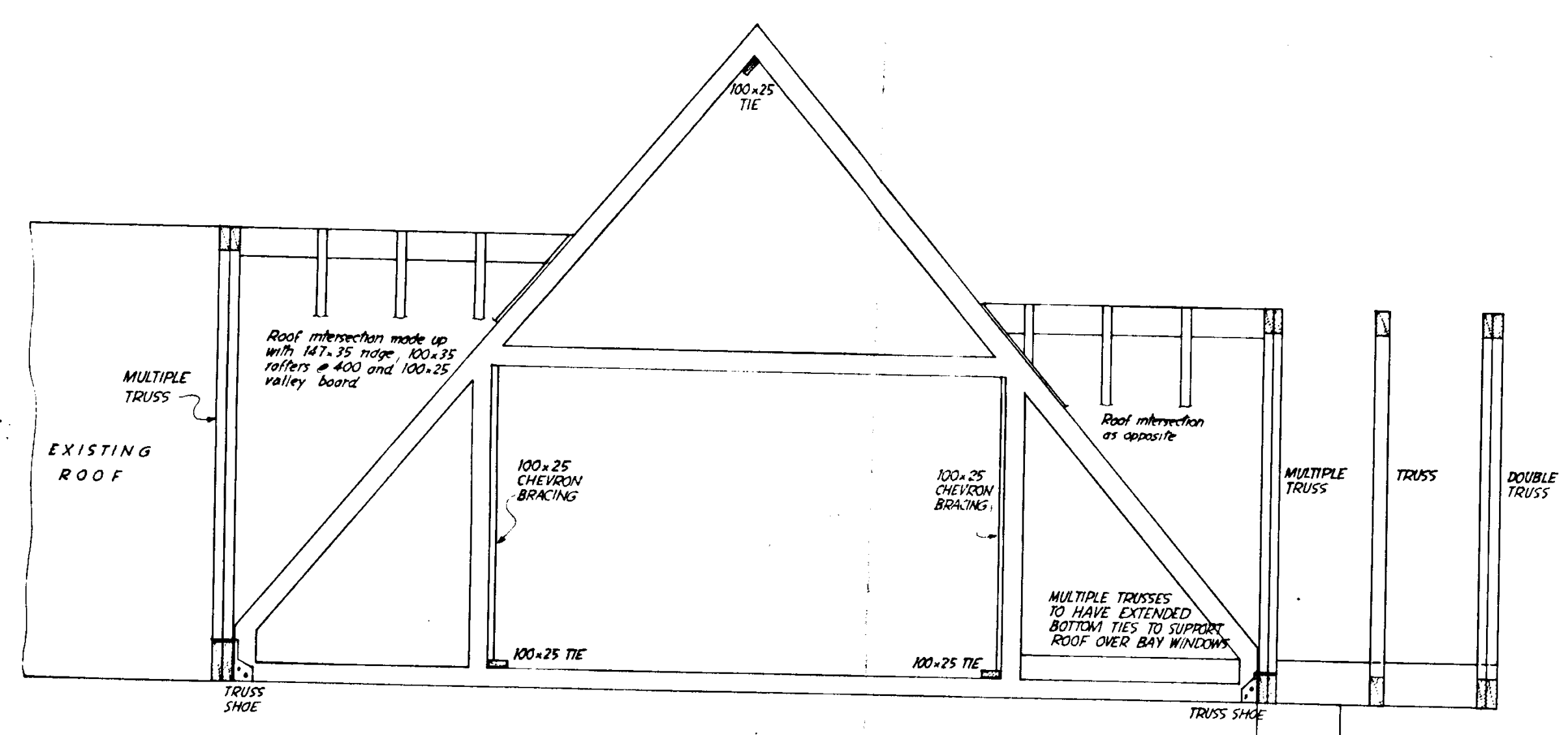
**ROOF PLAN** NOTE: PITCHED ROOF FEATURE NOT SHOWN ON PLAN - SEE SECTION A-A



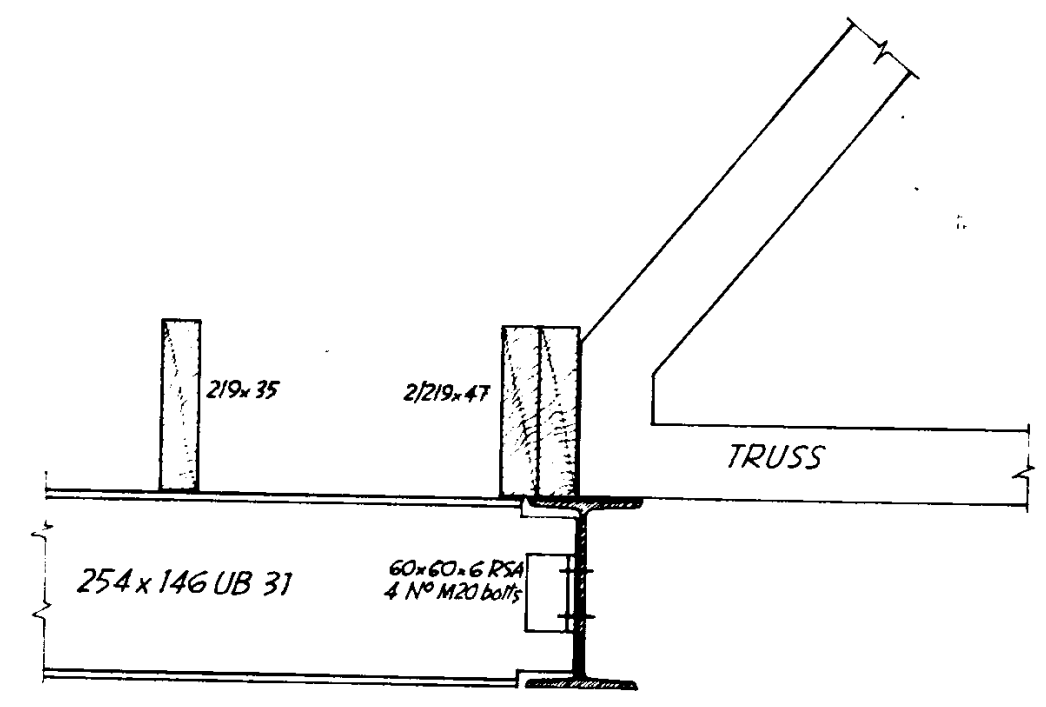
**section A-A**



**section B-B**



**section D-D**



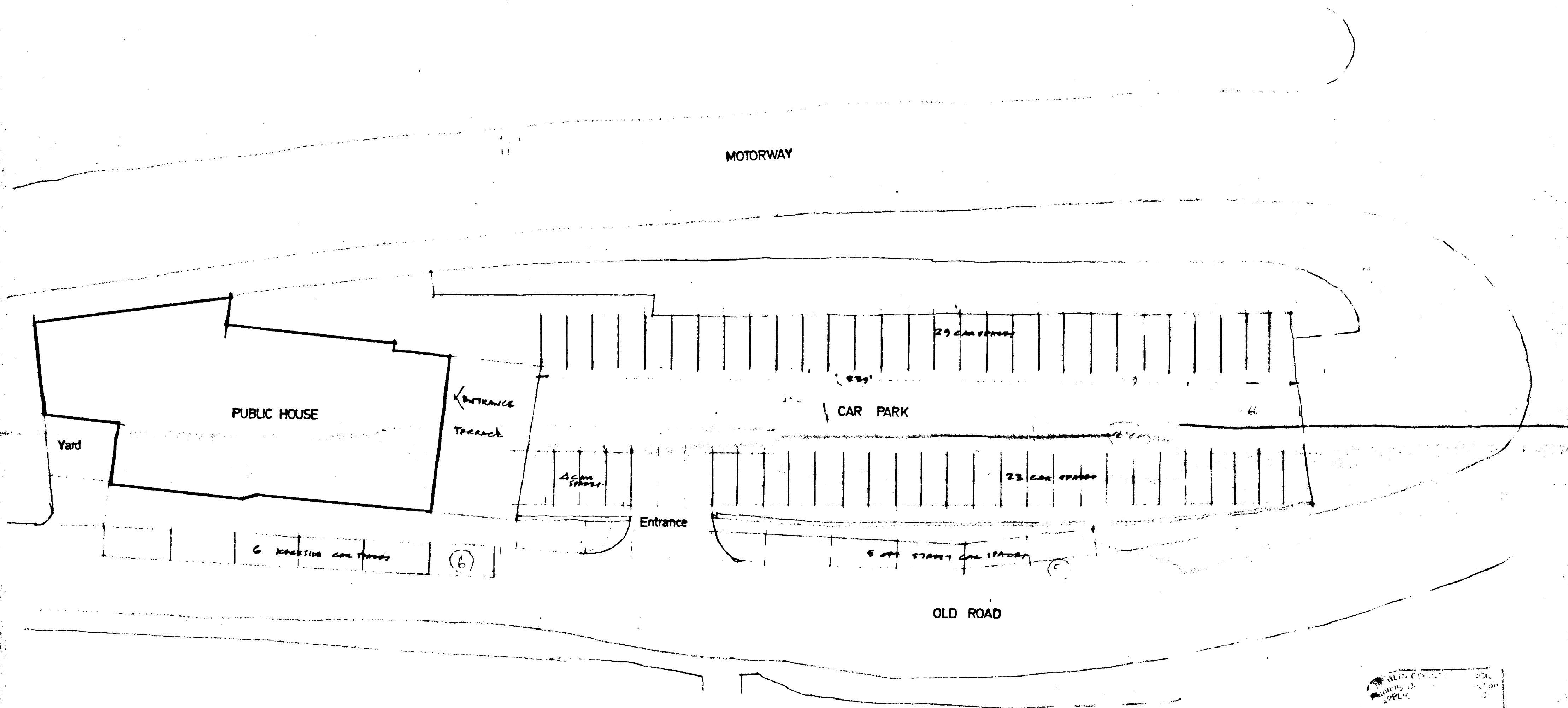
**section C-C**

**NOTES**

- STEEL BEAMS SUPPORTED ON MASONRY TO BE SECURED WITH 2 NO M16 BOLTS INTO 600 x 225 x 225 THK CONCRETE
- STANCHION/BEAM CONNECTIONS TO HAVE 150 x 150 x 10 CAPPING PLATE AND 4 NO M20 BOLTS
- ALL TIMBER TO BE GRADE SC3 IMPORTED OR SC4 NATIVE
- PREFABRICATED TRUSSES TO BE AS PER IS 193:1978 & ITPMA RECOMMENDATIONS
- ALL BRACING & TIE MEMBERS TO BE NAILED TO EACH TRUSS WITH 2 NO 3-35mm DIA x 75mm LONG GALVANISED WIRE NAILS. LAPS IN MEMBERS TO BE TAKEN OVER THREE NO TRUSSES
- STRAPS TO BE 30x25mm GALVANISED MILD STEEL ELL-SHAPED ON 100x35 PACKING
- WALLPLATES TO BE SECURED WITH STRAPS HILTI-SHOT TO WALL AT 1.5m CRS

PALMERSTOWN COUNTY COUNCIL  
 24 JUN 1991  
 REG. NO. 91A/023  
 APPLICATION TYPE O/P/A/B/L  
 NO L.D.S.

rev	date	description
project <b>ALTERATIONS &amp; EXTENSION TO THE DEADMANS INN PALMERSTOWN</b>		
title <b>ROOF DETAILS</b>		
Architect <b>P M GING</b>		
TERENCE SWEENEY C. Eng., MIEI CONSULTING ENGINEER 7 WYNNFIELD ROAD RATHMINES DUBLIN 6 980187/963178		
scales 1:100 1:25 1:10 date JUNE '91 drawn	DRG No. <b>943-2</b>	



SITE PLAN 1:250

27 JUN 1991  
 REG. NO. 91A/0237  
 APPLICATION FOR PLANNING PERMISSION  
 No. L.B.S.

PROPOSED CAR PARKING at  
 The DEADMANS INN, PALMERSTOWN  
 P.M. Ging A.S.