PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18-09-91
Time 4.40.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/282

Proposed: Dormer bungalow + Septic Tank

At: Glassamucky Tallaght

For: S. Anderson.

Plans lodged: _____

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Further to a telephone conversation from Mr Harvey Lawlor, Planning Dept, I wish to advise as the following.

Mr M. Muller EHO inspected a trial hole on this site on Thurs 4th July '91. He met Mr Philip Staunton/Architect on the site at this inspection. On average 6 ins depth of water was noted at the bottom of the trial hole. Mr Muller is satisfied that the site is suitable for septic tank drainage subject to the tank & percolation area complying with IIRS SR6 1975.

Colm Smyth EHO 16/9/91

P.S. Please forward copy decision to Mr Harvey Lawlor as well as planning Dept.

Endorsed Dermot Devine 16/9/91
for John O'Reilly SEHO

Dublin Corporation
Bardas Atha Cliath

ENGINEERING SERVICES

J. Fenwick,
B.E., C. Eng., F.I.E.I.,
M.I.W.E.M.
Dublin Chief Engineer.

BALLYBODEN WATERWORKS,

Tel.: (01) 932263
Fax: (01) 932458

Rec 23/9/91

DATE: 23/9/91 PAGE 1 OF 1

TO: FAX NUMBER: 724896
NAME/ADDRESS: Dub. Co. Co
Planning Dept.

ATTENTION OF: MR. PAT KENNY

SENDER: Eng. Bradley

RE: Planning Application 91A/0282.

Further to our telephone conversation this morning I would like to confirm that Dublin Corporation Waterworks object to planning application 91A/0282 on the grounds of preventing possible contamination of the public water supply.

Yours Bradley.
Acting Ex. Engineer

Order No. P/4408/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

S. Anderson,
Glassamucky,
Tallaght,
Co. Dublin.

Reg. Ref. 91A-0282
Appl. Rec'd: 04.03.1991
Floor Area:
Site Area:
Zoning:

Report of the Dublin Planning Officer, dated 16 September 1991

This is an application for **PERMISSION.** The proposed development consists of a bungalow and septic tank at Glassamucky, Tallaght. The applicant is Seamus Anderson of Glassamucky, who is stated to have a freehold interest in the site.

ZONING AND PLANNING HISTORY

There is no record of any recent planning applications on this site. Earlier Reg. Refs. F. 2631 and G 1666 - outline planning permission refused on two occasions for a house on this site. A request for additional information was requested on 12th June, 1991. The applicant responded on 19th July, 1991.

The site is zoned 'G' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and improve hight amenity areas." It is located in the Glenasmole Valley which is of ecological, botanical and zoological interest and indicated in the Development Plan as an area of scientific interest, the preservation of which it is a specific objective to protect.

PLANNING COMMENT

The area of the site is stated to be 5,140 sq. m. (1.2 acres). In a covering letter submitted as part of this application it is stated that the applicant has lived in Glassamucky all his life and wishes to remain here when he gets married next June. It is stated that he helps out on the family farm. A map has been submitted showing the extent of the family land holding in the area.

The site is in grass. A hedgerow forms the roadside boundary of the site, while trees/hedgerows form the northern boundary. The western and southern boundaries of the site are defined by trees and trees on an earthen bank respectively. There is an existing single-storey dwelling and farm buildings on the adjoining site to the north.

The house proposed in this application is a bungalow, the floor area of which is stated to be 135.45 sq. m.

(Continued)

Order No. P/4408/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

(Continued)

The house design is considered appropriate in this amenity area. Houses in the vicinity of the site are mainly single storey.

The applicant has submitted a map of his land holdings and is willing to enter a Section 38, Local Government (Planning and Development) Acts, 1963 Agreement, sterilizing the remainder of this land holding from further development.

An Taisce has objected to the proposed development on the grounds that it is within a high amenity area, will generate hazardous traffic and could contaminate ground water through septic tank seepage.

The Environmental Health Officer reports that the soil conditions are suitable for a septic system, subject to the standards contained in "Recommendations for Septic Tank Drainage Systems, SR6, 1975."

The proposed entrance is located along the north site boundary, providing inadequate sight lines for approaching traffic. The entrance would have to be relocated to the centre of the east boundary or along the southern site boundary, in the event of approval.

Dublin Corporation Waterworks has indicated that the site is within the catchment area for the Bohernabreena Reservoir and is opposed to the application.

I recommend that a decision to **REFUSE PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (1) Reasons:-

1. The site of the proposed development, is located within the catchment area of the Bohernabreena Reservoir. The proposed development would be prejudicial to public health and contrary to the proper planning and development of the area.

(HFL/DK)

For Dublin Planning Officer

Endorsed:- _____
for Principal Officer

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

Dated: 17 September, 1991.

K.C. Dublin
Assistant City and County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991.

M.O'S.

SS

Register Reference : 91A/0282 Date : 24th July 1991

Development : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

Applicant : S.Anderson

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 19th July 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.09.91
Time 2.30

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

Yours faithfully,

for PRINCIPAL OFFICER

DUBLIN Co. COUNCIL
SANITARY SERVICES
11 SEP 1991

DUBLIN Co. COUNCIL
31 JUL 1991
SAN SERVICES

Date received in Sanitary Services ...

Returned

FOUL SEWER

Septic Tank proposed – refer to E.H.O.

SURFACE WATER

Soakpits proposed – refer to B.B.L. Dept.

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

P. Rice
3/9/'91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.09.91
Time 2.30

Register Reference : 91A/0282 Date : 24th July 1991

.....

ENDORSED _____ DATE _____

WATER ~~SUPPLY~~ Refer to Dublin Corporation Waterworks for comment on possible threat to Boherneabeama Reservoir.
Water available for domestic use
[illegible]
2/8/91

.....

ENDORSED [signature] DATE 5/9/91

P/2687/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0282

Date Received : 4th March 1991

Time Exp : up to 7 mel 2/7/91

Correspondence Name and Address : S.Anderson, Glassamucky, Tallaght, Co.Dublin

Development : Dormer bungalow and septic tank

Location : Glassamucky,Tallaght

Applicant : S.Anderson

App. Type : Permission

Zoning :

(MOS/CM)

Report of the Dublin Planning Officer, dated 10th June, 1991.

This is an application for permission. The proposed development consists of a dormer bungalow and septic tank at Glassamuckey, Tallaght. The applicant is SeamusAnderson of Glassamuckey, who is stated to have a freehold interest in the site.

There is no record of any recent ~~previous~~ planning applications on this site. Earlier Reg. Refs. F.2631 and G.1666 - outline planning permission refused on two occasions for a house on this site.

The site is zoned 'G' in the 1983 County Development Plan where it is the objective of the Planning Authority "to protect and improve high amenity areas". It is located in the Glenasmole Valley which is of ecological, botanical and zoological interest and indicated in the Development Plan as an area of scientific interest, the preservation of which it is a specific objective to protect.

The area of the site is stated to be 5,140sq. m. (1.2 acres). In a covering letter submitted as part of this application it is stated that the applicant has lived in Glassamuckey all his life and wishes to remain here when he gets married next June. It is stated that he helps out on the family farm, although no map has been submitted showing the extent of the family landholding in the area.

The site is in grass. A hedgerow forms the roadside boundary of the site, while trees/hedgerows form the northern boundary. The western and southern boundaries of the site are defined by trees and trees on an earthen bank respectively. There is an existing single-storey dwelling and farm buildings on the adjoining

site to the north.

The house proposed in this application is a dormer bungalow, the floor area of which is stated to be 95.25sq. m.

The house design is considered inappropriate in this high amenity area. Houses in the vicinity of the site are mainly single storey and should the Planning Authority consider granting permission for a house on this site, it should be for a single storey house with a low pitch roof.

REPORTS:

There is no report available from the Supervising Environmental Health Officer. The Health Inspector for the area has confirmed (phone 26th April, 1991) that no trial hole has been inspected on the site to date.

The Sanitary Services report dated 29th April, 1991, states that water is available, but that insufficient information has been submitted with regard to proposed foul drainage arrangements. It notes that the applicant does not indicate that any consultation has taken place with the Corporation in respect of the reservoir catchment and that it would appear that a 'canal system' associated with the reservoir passes close to the site.

Paragraph 2.26.4 of the County Development Plan states the Planning Authority policy for housing in high amenity areas. It states: "the plan designates areas of high amenity and it is the policy of the County that any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such character that in the opinion of the Planning
Authority it does not obtrude on the amenity of the area."

While the applicants need for a house in this area may be considered genuine, the house design is considered to be unacceptable and as such would be obtrusive on the amenity of the area.

Before a decision is made on the application,

I recommend that Additional Information be requested from the applicant with regard to the following:-

1. The proposed dormer bungalow is not considered an appropriate design in this high amenity area, where the houses are predominantly single storey. The applicant is requested to indicate if he would be prepared to modify the design of the proposed house to provide for a single storey house with a low pitch roof.
If the applicant is so prepared, he is requested to submit revised plans showing this, (i.e. floor plans, elevations, sections and block plan of site showing proposed location of house, septic tank and percolation areas).

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

2. The applicant is requested to submit a map showing the extent of the applicants' family landholding and to indicate if in the event of a decision to grant permission being considered, the applicant and/or his family would be willing to enter into an agreement under Section 38 of the Local Government (Planning and Development) Act 1963, sterilising the remainder of this landholding from any future development. The family dwelling should also be shown on a location map.

3. The applicant is requested to submit evidence showing that Dublin Corporation Waterworks Section has no objection to the proposed development. The applicant should note that the site ~~would appear to~~ may be within the catchment area of the Bohernabreena Reservoir and that a 'canal system' associated with the reservoir
passes close to the site. The applicant is advised to consult with Dublin Corporation Waterworks Section, (Tel. 543444, 68/70 Marrowbone Lane, Dublin 8), prior to submitting this information.

4. The applicant is requested to submit evidence demonstrating the suitability of the soil for septic tank drainage. In this regard, he should contact the Supervising Environmental Health Officer, at Tel. 727777, 33 Gardiner Place, Dublin 1, to arrange for the opening and testing of a trial hole.

5. The applicant is requested to show on the block plan of the site, ground levels at 5 metre intervals across the site.

6. The applicant is requested to state the proposed finished floor levels of the house.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cremins SEP
for Dublin Planning Officer 11.6.91 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 : ....12th June 1991.....

~~ASSISTANT CITY AND COUNTY MANAGER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~26th April~~, 1991.

12 June

MES

Register Reference : 91A/282

Date : 15/3/91

Development : Dormer bungalow + septic tank.

LOCATION : Cabrasarneky, Tallaght

Applicant : S. Anderson

App. Type :

Planning officer :

Date Recd. : 4/3/91

DUBLIN COUNTY COUNCIL
31 APR 1991
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

.....

PRINCIPAL OFFICER

The Proposal is unacceptable for the following Reason:

There is no evidence of soil suitability for the disposal and treatment of septic tank effluent.

Anton Mullen 10/6/91

p/a Devine
for John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

10/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ..... 11.06.91 .....
Time ..... 3.20 .....

COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. P/2542/91

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

Mr. Seamus Anderson,
Glassamucky,
Tallaght,
Dublin 24.

Reg. Ref. 91A/0282
Appl. Rec'd: 04.03.1991
Time Ext. let. rec'd: 31.05.1991
Time Ext. up to: 02.07.1991

Report of the Dublin Planning Officer, dated 31 May 1991

This is an application for dormer bungalow and septic tank at Glassamucky, Tallaght.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 2nd July, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 21 ~~June~~ may, 1991.

K. O'Sullivan
Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

Rose Kenny
SENIOR STAFF OFFICER.

Order No. P/1909/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

Mr. Seamus Anderson,
Glassamucky,
Tallaght,
Dublin 24.

Reg. Ref. 91A/0282
Appl. Rec'd: 04.03.91
Time Ext. let. rec'd: 02.05.91
Time Ext. up to: 02.06.91

Report of the Dublin Planning Officer, dated 2 May 1991

This is an application for a dormer bungalow and septic tank at Glassamucky, Tallaght

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 2 June, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 2 May, 1991.

K. O'Sullivan
Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26 April, 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

Rose Kenny
SENIOR STAFF OFFICER.

JJ + CMO.

Register Reference : 91A/282

Date : 15/3/91

Development : Dormer bungalow + septic tank.

LOCATION : Glassamucky, Tallaght

Applicant : S. Anderson

App. Type :

Planning officer :

Date Recd. : 4/3/91 MOS

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

Yours faithfully,

DUBLIN Co. COUNCIL
21 MAR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
26 APR 1991
Returned

Date received in Sanitary Services

FOUL SEWER Refer to Dublin Corporation.

Insufficient Information.

① The applicants have not indicated that any consultation has taken place with the Corporation in respect of the reservoir catchment. It would appear that a 'canal' system associate with the Reservoir passes close to the site.

② The applicant has not given any indication of proposed levels of the topography of the site to finished floor levels and the location of the percolation area.

SURFACE WATER

Sumps proposed : open to B.S.L.S Department.

B Cluskey
23.4.91

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.4.91.
Time 10.50

Register Reference : 91A/282 Date : 16/3/91

ENDORSED _____ DATE _____

WATER SUPPLY Available for general use 24 hour storage to be provided.

25/3/91

ENDORSED _____ DATE 27/3/91

24/4/91

SS + CMO.

(1)

mos.

(8)

Register Reference : 91A/282

Date : 15/3/91

Development : Dormer bungalow + septic tank.

LOCATION : Glassamucky, Tallaght

Applicant : S. Anderson

App. Type :

Planning Officer :

Date Recd. : 4/3/91

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

Yours faithfully,

DUBLIN Co. COUNCIL
21 MAR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
26 APR 1991
Returned.

Date received in Sanitary Services

Refer to Dublin Corporation.

FOUL SEWER

Insufficient Information.

(1) The applicants have not indicated that any consultation has taken place with the Corporation in respect of the reservoir catchment. It would appear that a 'canal' system associate with the Reservoir passes close to the site.

(2) The applicant has not given any indicate of proposed levels of the topography of the site to finished floor levels and the location of the percolation area.

SURFACE WATER

Sumps proposed : refer to B.S.L.S Department.

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

23.4.91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26-4-91
2 pm

Register Reference : 91A/282 Date : 15/3/91

ENDORSED _____ DATE _____

WATER SUPPLY Available for general use 24 hour storage to be provided.

25/3/91

ENDORSED _____ DATE 27/3/91

24/4/91

JJ + CMO.

Register Reference : 91A/282 Date : 15/3/91

Development : Dormer bungalow + septic tank.

LOCATION : Glassamucky, Tallaght

Applicant : S Anderson

App. Type :

Planning Officer :

Date Recd. : 4/3/91

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

Yours faithfully,

DUBLIN Co. Co... 21 MAR 1991 SAN SERVICES

DUBLIN CO. COUNCIL SANITARY SERVICES PRINCIPAL OFFICER 26 APR 1991 Returned GG

Date received in Sanitary Services

Refer to Dublin Corporation:

FOUL SEWER

Insufficient Information:

(1) The applicants have not indicated that any consultation has taken place with the Corporation in respect of the reservoir catchment. It would appear that a 'canal' system associate with the Reservoir passes close to the site.

(2) The applicant has not given any indication of proposed levels in the site in relation to finished floor levels and the location of the

SURFACE WATER

Refer to S.E.L.S Department.

F Thornton
23.4.91

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

Register Reference : 91A/282

Date : 15/3/91

ENDORSED _____ DATE _____

WATER SUPPLY. Is available for general use 24 hour storage to be provided.

25/3/91

ENDORSED _____ DATE 27/3/91

24/4/91

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A/282

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Clr M Muldoon NOTED	the applicatio	

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

Bloc 2, Ionad Bheatha r[redacted]reann,
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/0282 Date : 18th September 1991

Dear Sir/Madam,

Development : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

Applicant : S.Anderson

App. Type : Additional Information

I wish to inform you that by Order dated 17.09.91 it was decided to REFUSE PERMISSION for the above proposal.

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

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

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

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

David Herman,
An Taisce,
41 Meadow Grove,
Dublin 16.

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/0282 Date : 12th June 1991

Dear Sir/Madam,

Development : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

Applicant : S.Anderson

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, additional information was requested in relation to this application on 12.06.91 and particulars of this request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Dublin 1,during office hours(9 a.m.-12.30 p.m. and 2.15 p.m.-4.30 p.m.)

A certified copy of an entry in the Register may be purchased on request at the public counter at a cost of £5 per entry.

Yours faithfully,

.....

PRINCIPAL OFFICER

David Herman,
An Taisce,
41 Meadow Grove,
Dublin 16.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91/282

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 23/4/91	CW Barry Re Permission to be granted		

91A/0282
(167)

PK

An Taisce
The National Trust for [redacted]nd
41 Meadow Grove
Dublin 16
5 April 1

Yr ref: Planning Application 91A/0282
at Glassamucky, Tallaght

Dear Sir/Madam,

On behalf of An Taisce I would like to object to the [illegible] on the following grounds:

1. The area is zoned G, high amenity, and the applicant, who merely helps out on the family farm has given no good reason why he has to live in the area.
2. A development here would generate further hazardous traffic on a narrow country road.
3. It is not clear that the septic tank could be safeguarded to prevent seepage into neighbouring water courses and ultimately the nearby reservoir.

Yours sincerely

David Norman

For South County Association

09 APR 91

91A/0282
(167)

An Taisce
The National Trust for [redacted]and
41 Meadow Grove
Dublin 16
5 April 1991

Yr ref: Planning Application 91A/0282
at Glassamucky, Tallaght

Dear Sir/Madam,

On behalf of An Taisce I would like to object to the above application on the following grounds:

1. The area is zoned G, High amenity, and the applicant, who merely helps out on the family farm has given no good reason why he has to live in the area.
2. A development here would generate further hazardous traffic on a narrow country road.
3. It is not clear that the septic tank could be safeguarded to prevent seepage into neighbouring water courses and ultimately the nearby reservoir.

Yours sincerely

David Norman
For South County Association

09 APR 91

REF. NO.: 91A/0282 CERTIFICATE NO.: 141893

PROPOSAL: Bungalow + Seftic Tank

LOCATION: Glassamuck Tallaght

APPLICANT: Seamus Anderson

	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	£55	£55	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M^2 or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M^2 in excess of 300 M^2 Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

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

Columns 2,3,4,5,6 & 7 Certified: Signed: _____ Grade: S.O Date: 8/3/91

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

REF.: 91A/0282 CERTIFICATE NO: 24452

PROPOSAL: Bungalow + Septic Tank

LOCATION : Glassamucky Tallaght

APPLICANT : Séamus Anderson

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	£632	£32	£32	—		
	£616					
	£50p per M² in excess of 300M² Min.£40					
metres²	£1.75 per M² or £40					
x .1 hect.	£825 per .1 hect. or £250					
x .1 hect.	£408 per .1 hect or £40					
x .1 hect	£825 per .1 hect. or £100					
	£6100					
x metres²	£210 per m² or £40					
x1,000m²	£825 per 1,000m² or £40					
x .1 hect.	£85 per .1 hect. or £40					

Comm 1 Certified: Signed: _____ Grade: _____ Date: _____

Comm 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Comms 2,3,4,5,6 & 7 Certified Signed: [signature] Grade: SEO Date: 8/3/91

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

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0282 Date Received : 4th March 1991

Applicant : S.Anderson Appl.Type : PERMISSION/BUILDING BYE-L

Development : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

O.S.REFS. 24/8

AREA REFERENCE WR0419

HISTORY

FEES CERTIFICATE NO. _____

FEE CLASS

MEASUREMENT FOR FEES

SIGNED ..... DATE .....

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

Municipal Officer
Planning Department,
Dublin County Council,

Glassamuckey,
Tallaght,
Dublin 24.

Dear Sir

I wish to apply for permission to build a bungalow in Glassamuckey. I have lived in the area all my life and I am getting married in June and would like to remain here. I help out quite a lot on the family farm so my Father gave us the land hoping that I would be able to continue to do so. My Father is Seventy Five years of age now and is finding it hard to get as much work done as he used to. My Girlfriend is from the area and works in Tallaght so she is hoping to remain here also.

Yours Sincerly.
Seamus Anderson

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

[redacted] PERMISSION: [redacted]

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

To S. Anderson,
Glassamucky,
Tallaght,
Co. Dublin.

Register Reference No. 91A-0282

Planning Control No.

Application Received 04.03.1991

Additional Information Received

Applicant S. Anderson.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4408/91 dated 17.09.1991 decided to refuse:

[redacted] PERMISSION [redacted]

For dormer bungalow and septic tank at Glassamucky, Tallaght.

for the following reasons:

1. The site of the proposed development which incorporates a septic tank is located within the catchment area of the Bohernabreena Reservoir. The proposed development would be prejudicial to public health and contrary to the proper planning and development of the area.

Signed on behalf of the Dublin County Council [signature]
for PRINCIPAL OFFICER

Date 17.09.1991

IMPORTANT:

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

FORM G — FUTURE PRINT LTD.

P. J. STAUNTON, ARCHITECTURAL & SURVEYING CONSULTANT

Telephone 517710 | 088-573553.

22 Carriglea Walk,
Firhouse,
Co. Dublin.

91A/0282
1.1.0
Mark A.1,

29th Aug. 91

DUBLIN C. COUNCIL
PLANNING DEPT.
IRISH Life Centre.
Dublin 1.

EXTRA INFORMATION Reg. Ref 91A/0282

Circulate 4/9

Dear Sirs Re BUNGALOW & SEPTIC TANK at GLASSAMUCKY Tallaght.
for MR. S. ANDERSON

Further to your letter of the 13th May '91 Re the above we now enclose the information Requested in item 2. of you letter.

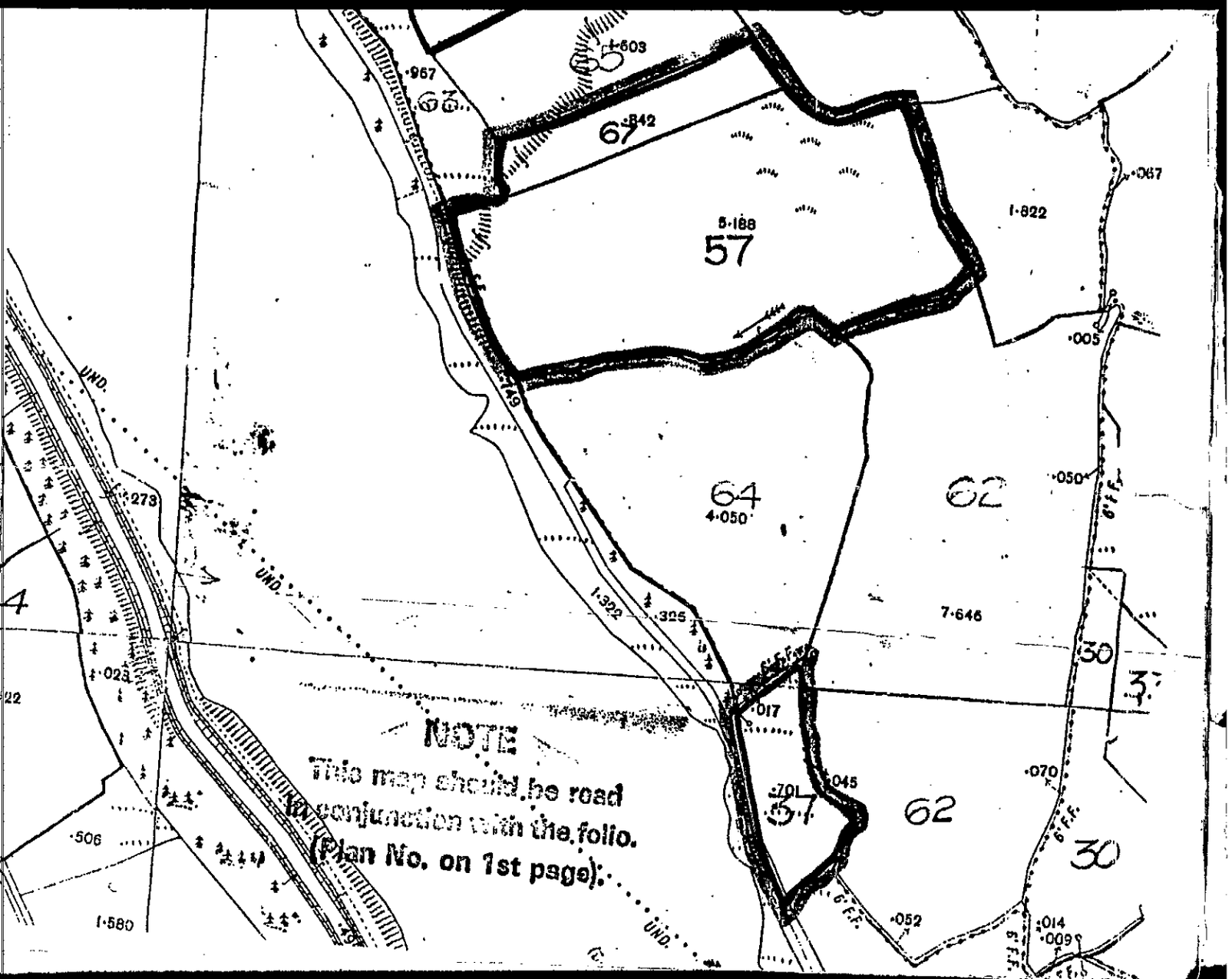
1) Enclosed is a map showing the applicants family land holding outlined in Red. and also location of the family dwelling House marked on the Map.

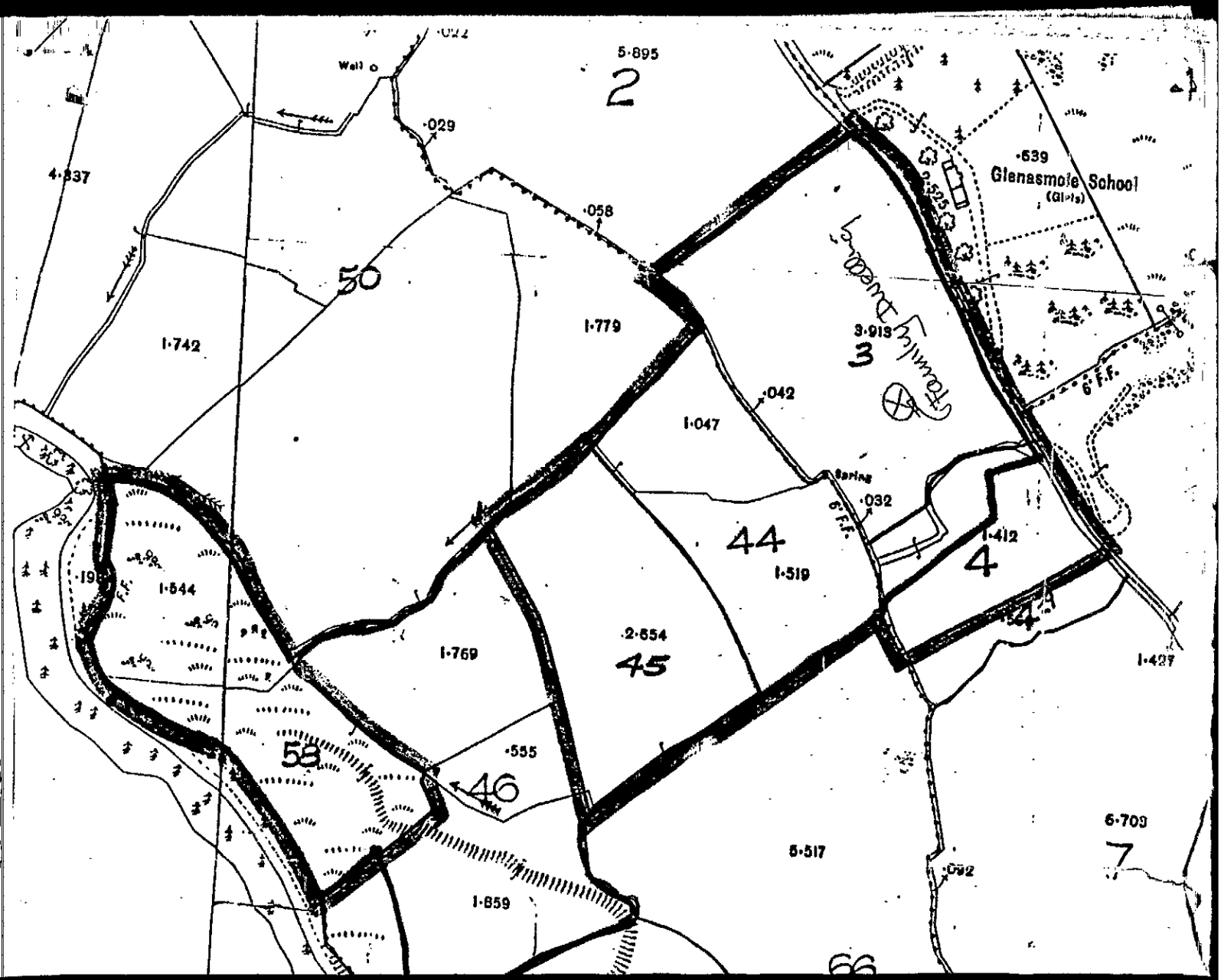
2) I have be instructed by my client that his family are willing to enter into an agreement under Section 38 of the Local Government (Planning and Development) Acts, 1963, sterilising the Remainder of the landholding from any future development.

Yours faithfully
P. J. Staunton.

RECEIVED
30 AUG 1991
REG. SEC.

(V.A.T. Registration No. F/0899645Q)


NOTE
This map should be read
in conjunction with the folio.
(Plan No. on 1st page).


5·895
2
·029
4·837
·058
50
1·742
1·779
·639
Glenasmole School
(Girls)
3·919
3
Family Dwelling
6" F.F.
·042
1·047
Spring
·032
44
1·519
4
1·412
·19
1·544
1·769
·2·654
45
1·427
58
·555
46
5·517
·092
6·709
7
1·859
66

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/0282

Date : 19th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

APPLICANT : S.Anderson

APP. TYPE : Additional Information

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

S.Anderson
Glassamucky,
Tallaght,
Co.Dublin

P. J. STAUNTON, ARCHITECTURAL & SURVEYING CONSULTANT

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

18/7/91

Planning Dept.
Block 2 Irish Life Centre

EXTRA INFORMATION

91A/282
1.8.0
A.1

RECEIVED
19 JUL 1991
REG. SEC.

RE HOUSE AND SEPTIC TANK AT GLASSAHUCKY, TALLAGHT,
for MR. SEAMUS ANDERSON Planning Ref. 91A/0282.

Further to your letter of 13th June 91 for the Request of extra information we now enclose Revised DRGS.

1) Revised House Design single storey with Low Pitch Roof.

2) a map is been Required for Land Reg. Dept. to show all the land in the family Landholding.

3) We have been in contact with Dublin Corporation Waterworks Section & the Proposed House is not within the catchment area of the Bohernabreena Reservoir.

4) A Trial Hole has been opened & inspected by officer from the Environmental Health Section.

5) item 5 & 6 are shown on Revised site Plan.

If you Require any further information Please Contact us.

Yours faithfully
P. J. Staunton Mrs

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/ 2687 /91 Date of Decision : 12th June 1991

Register Reference : 91A/0282 Date Received : 4th March 1991

Applicant : S.Anderson

Development : Dormer bungalow and septic tank

Location : Glassamucky,Tallaght

Dear Sir/Madam,

With reference to your planning application, received here on 04.03.91 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 dormer bungalow is not considered an appropriate design in this high amentiy area, where the houses are predominantly single storey. The applicant is requested to indicate if he would be prepared to modify the design of the proposed house to provide for a single storey house with a low pitch roof. If the applicant is so prepared, he is requested to submit revised plans showing this, (i.e. floor plans, elevations, sections and block plan of site showing proposed location of house, septic tank and percolation areas).

02 The applicant is requested to submit a map showing the extent of the applicants family landholding and to indicate if in the event of a decision to grant permission being considered, the applicant and/or his family would be willing to enter into an agreement under Section 38 of the Local Government (Planning and Development) Acts, 1963, sterilising the remainder of this landholding from any future development. The family dwelling should also be shown on a location map.

03 The applicant is requested to submit evidence showing that Dublin Corporation Waterworks Section has no objection to the proposed development. The applicant should note that the site may be within the catchment area of the Bohernabreena Reservoir and that a 'canal system' associated with the reservoir passes close to the site. The applicant is

S.Anderson
Glassamucky,
Tallaght,
Co.Dublin

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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

advised to consult with Dublin Corporation Waterworks Section (Tel. 543444, 68/70 Marrowbone Lane, Dublin 8), prior to submitting this information.

04 The applicant is requested to submit evidence demonstrating the suitability of the soil for septic tank drainage. In this regard, he should contact the Supervising Environmental Health Officer at Tel. 727777, 33, Gardiner Place, Dublin 1, to arrange for the opening and testing of a trial hole.

05 The applicant is requested to show on the block plan of the site, ground levels at 5 metre intervals across the site.

06 The applicant is requested to state the proposed finished floor level of the house.

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

Yours faithfully,

PRINCIPAL OFFICER

Date : 13/6/91

Mr. Seamus Anderson,
Glassamucky,
Tallaght,
Dublin 24.

Reg. Ref. 91A-0282

4 June 1991

Re: Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

Dear Sir,

With reference to your planning application received here on 4th March, 1991, (letter for extension period received 31st May, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 2nd July, 1991.

Yours faithfully,

for Principal Officer.

Principal Officer
Planning Department
Dublin County Council
Irish Life Centre
Lower Abby Street
Dublin 1

Glasnamuic
Tallaght
Dublin 24

Re : Development of Dormer Bungalow and septic tank

Dear Sir

With reference to the above application I wish to apply for an extension to the planning decision on same from the 2nd of June up to and including the 2nd of August to enable further investigation to be carried out with regard to the site

Yours Faithfully
Seamus Anderson

25th.

77 Bawnville Road,
Tallaght,
Co. Dublin.

Your Ref: 91A/282

31st May 1991

Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

RE: BUNGALOW AND SEPTIC TANK AT GLASSAMUCKEY TALLAGHT

FOR SEAMUS ANDERSON

With reference to the above application I wish to apply on behalf of Mr. Seamus Anderson for an extension to the planning decision from the 2nd June 1991 up to and including the 2nd July 1991.

Mary Walsh.

Mary Walsh.

Mr. Seamus Anderson,
Glassamucky,
Tallaght,
Dublin 24.

Reg. Ref. 91A-0282

2 May 1991

Re: Proposed dormer bungalow and septic tank at Glassamucky, Tallaght for S. Anderson.

Dear Sir,

With reference to your planning application received here on 4th March, 1991, (letter for extension period received 2nd May, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 2nd June, 1991.

Yours faithfully,

for Principal Officer.

Principal Officer
Planning Department
Dublin County Council
Irish Life Centre
Lower Abby Street
Dublin 1

Glassamucky
Tallaght
Dublin 24

02 MAY 91

1st May, 91.

Register Reference : 91A/0282

Re : Dormer Bungalow and Septic Tank

Dear Sir

With reference to the above application I wish to apply for an extension to the planning decision on same from the 2nd of May up to and including the 2nd of June to enable further investegation to be carried out with regard to the Site

Yours Faithfully
Seamus Ander

Rec'd 3/5/91

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/0282

Date : 5th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Dormer bungalow and septic tank

LOCATION : Glassamucky,Tallaght

APPLICANT : S.Anderson

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 4th March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

S.Anderson
Glassamucky,
Tallaght,
Co.Dublin

Dublin County Council
Comhairle Chontae Átha Cliath

24/8

Planning Application Form/
Bye - Law Application Form

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

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

2. Postal address of site or building ..... GLASSAMUCKEY,
(If none, give description sufficient to identify) ..... TALLAGHT, CO. DUBLIN.

3. Name of applicant (Principal not Agent) ..... SEAMUS ANDERSON.

Address ..... AS ABOVE. Tel. No .....

4. Name and address of person or firm responsible for preparation of drawings ..... MARY WALSH 77 BAWNVILLE RD. CO. TALLAGHT, DUBLIN. Tel. No .....

5. Name and address to which notifications should be sent ..... GLASSAMUCKEY, TALLAGHT, CO. DUBLIN.

6. Brief description of proposed development ..... DORMER BUNGALOW & SEPTIC TANK.

7. Method of drainage ..... SEPTIC TANK 8. Source of Water Supply ..... PUBLIC.

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. ..... NONE.
(b) Proposed use of each floor .....

CO. DUBLIN Permission requested for dormer bungalow and septic tank at Glassamuckey, Tallaght. Signed S. Anderson.

04 MAR 91

Irish Cheq 18/2/91

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

11.(a) Area of Site ..... 5,140 m². Sq. m.

(b) Floor area of proposed development ..... 95.25 m² (RECEIPT No. N34074) Sq. m.

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

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
..... INSOFAR AS THEY APPLY TO THE BYE-LAWS IN THIS CASE.

15. List of documents enclosed with application. 4 COPIES OF PLANS, SECTIONS, ELEVATIONS, ROOF DESIGN DETAILS BLOCK PLAN, LOCATION MAP, SEPTIC TANK, SPECIFICATIONS, COVERING LETTER PAGE OF PAPER WITH AD & REG FEE OF £87.

16. Gross floor space of proposed development (See back) ..... 95.25 m² Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development ..... NO. 1. & A.

Fee Payable £ 87 Basis of Calculation ..... DWELLING HOUSE.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Seamus Anderson Date 26TH FEB - 91

Application Type P/BBL

FOR OFFICE USE ONLY

Register Reference 91A/0282

Amount Received £ 1.12.4.4

Receipt No .....

Date .....

LAW APPLICATION REC No. 55 N34122

132 5/3

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

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

1. Name and Address of applicant.

2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

   (a) The address of the structure or the location of the land.
   (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
   (c) The name of the applicant.

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

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

5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
   (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.

   (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.

   (ii) A layout and a survey plan of each floor of any structure to which the application relates.

   (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

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. 34074

PAID BY

CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£32.00

Received this 5th day of March 19 91

from Seamus Anderson
Glasnamucky
Tallaght

the sum of thirty two Pounds

Pence, being fee for

pl. application at above address

Noleen Keane Cashier

S. CAREY
Principal Officer

Class 1x1

COMHAIRLE CHONTAE ÁTHA CLIATH

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

RECEIPT CODE

PAID BY —

CASH
CHEQUE
M.O. ✓
B.L.
I.T.

BYE LAW APPLICATION

REC. No. 84422

£55.00

Received this 5th day of March 1991

from Seamus Anderson,
6 Glasamucky,
Tallaght

the sum of fifty five Pounds

Pence, being fee for bye-law application at above address

Noleen Deane Cashier

S. CAREY
Principal Officer

Class A x 1

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

PAID BY: CASH / CHEQUE / POSTAL ORDER / B.L.

No. N 134014

£32.00

Received this 5th day of March 19 91

from Joanne Anderson
Glasnamuckly
Tallaght

the sum of thirty two Pounds

Pence, being fee for planning application at above address

Cashier

S. CAREY
Principal Officer

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

BYE LAW APPLICATION

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

REC No N 34422

£ 55.00
SH

Received this 1st day of March 1991

from Seamus Anderson
6 Cassamore Lg
Tallaght

the sum of Fifty five Pounds

Pence, being Nil for

type-law application at above address

Aileen Deane Cashier

S. CAREY
Principal Officer

Class 1 x 1

SPECIFICATION

of

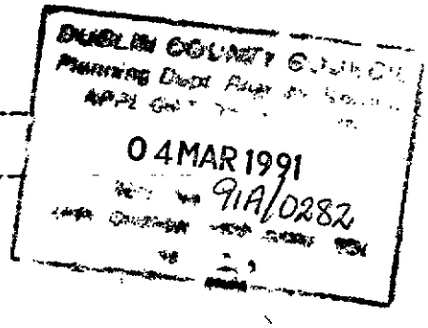
Materials and Workmanship

for

Dwelling House at

GLASSAMUCKEY,

TALLAGHT, CO. DUBLIN.



for

SEAMUS ANDERSON

CONTENTS

INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

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.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

(a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications 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.

Section 1 EXCAVATIONS AND SUB-STRUCTURES

1.1 Site

The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.

1.2 Preparing Site

Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

1.3 Excavation

1.3.1 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 450 mm below the finished ground level and kept clear of water before concreting.

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

1.4 Foundations

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

1.5 Floor Level

The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 Rising Walls

Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 Cement

Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.

1.8 Lime

Hydrated lime to be to I.S. 8.

1.9 Water

Water shall be clean and free from harmful impurities.

1.10 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 below.

1.11 Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm²
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
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.

1.12 **Cement Mortar**
Shall be 1 part cement to 3 parts sand.

1.13 **Lime Mortar**
Shall be 1 part hydrated lime to 6 parts sand.

1.14 **Gauged Mortar**
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 **Strong Gauged Mortar**
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

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

Section 2 BLOCKLAYING AND CONCRETING

2.1 **Thermal Insulation**
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 **Mixes**
See Section 1 for concrete and mortar.

2.3 **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.

2.4 **Cavity Walls**
Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

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

2.6 **Solid Block Walls**
225 mm solid concrete blocks shall be plastered externally.

2.7 **Solid Brick Walls**
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 **Masonry Walls**
Masonry walling, where used, must not be less than 500 mm thick.

2.9.1 **Facings**
Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

2.9.2 **Opes 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.

2.10 **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 20 mm deep and pointed in cement mortar.

2.11 **Party Walls**
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

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

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

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

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

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

2.13.4 In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

2.13.5 Under lowest ground floor timbers and not lower than wall D.P.C.

2.13.6 Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

2.14 **Concrete Under Barges**
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

2.15 **Concrete Copings**
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.

2.16 **Lintels**
Concrete lintels mix B cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm 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.

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

2.18 **Reinforced Concrete Annexe Roofs**
2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.
Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

2.19 Chimney Breasts and Stacks

2.19.1 Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

2.19.2 Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flaunched up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

2.19.3 Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

2.20 Fireplaces, Heating Units, Cookers

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

Provide 10 m^2 of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

2.23 Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm 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.

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

2.25 **Dwarf Walls**
Dwarf walls 112 mm thick concrete block or brick, honeyco
be built on sub-floors, at centres not greater than 2 metres.

2.26 **Suspended Concrete Floors**
Where concrete suspended floors or stair landings or balconies are use
and capable of carrying a superimposed load of 1.44 KN/m². Expos
where necessary.

2.27 **Screen and Garden Walls**
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

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

3.2 **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.

3.3 **Roof Timbers**

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

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres treated at feet with preservative, and cut to
angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and
purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and
50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm wrot, to take gutter, treated with preservative and secured
rafters above.

3.3.5 Valley and gutter boards 225 mm wide treated at feet with preservative and fixed as for
to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where
necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more
than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably
trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute
load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth
rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

ROOF DESIGN
SEE ADDITIONAL STRUCTURAL DETAILS

2.25 **Dwarf Walls**
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 **Suspended Concrete Floors**
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m^2. Exposed soffits shall be insulated where necessary.

2.27 **Screen and Garden Walls**
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 **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.

3.2 **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.

3.3 **Roof Timbers**

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

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

3.3.5 Valley and gutter boards 20 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.

3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.

3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

SEE ADDITIONAL ROOF DESIGN & STRUCTURAL DETAILS

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.

3.3.14 Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.

3.3.15 Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.4 **Roof Trusses**
Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

3.5 **Floor Joists**

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 **Ventilation**
Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 **Flooring**

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m^3 on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 **Grounds**
Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 **Stud Partitions**
Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm 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. For finish see 6.6.

3.10 **Proprietary Partitions**
Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 **Stairs**

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 **Lighting to Stairs and Landings**

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line. Closed string stairs shall be to I.S. 158.

3.13 **Windows**

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE. Glazed area to be not less than 10% of floor area of room.
Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

3.14 **External Door Frames**

External door frames shall be machine prepared 75 mm x 115 mm 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.

3.15 **Internal Door Frames**

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

3.16 **External Door**

External doors shall be to I.S. 48 or I.S. 52, hung on 1½ pair 100 mm steel butt hinges.

3.17 **Internal Door**

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

3.18 **Trap Door**

Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

3.19 **Hot Press**

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

NOTE. Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

3.20 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.

3.21 Trimmings

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 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.

Section 4 IRONMONGERY AND GENERAL

4.1 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
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted 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.

4.2 Windows

See 3.13.

4.3 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.

4.4 Door Fittings

Internal doors shall be hung on one pair 100mm steel 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 1½ pair of 100mm steel 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. See 12.1.3.

4.5 Ventilation Grids

External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

Section 5 ROOFING

5.1 Sarking Felt

Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

5.2 Laths or Battens

Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

5.3 Quarry Slates

Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

5.4 Asbestos Cement Slates

Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

5.5 Concrete Roofing Tiles (normal pitch — 30° and over)

Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

5.6 Concrete Tiles (low pitch — under 30°)

Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.

5.7 General

Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

5.8 Flashings

Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

5.9 **Felted Flat Roofs**

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m^3 of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over champhered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20^o and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

Section 6 PLASTERING

6.1 **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.

275mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13mm thick and finished as above.

6.2 **Rough Cast**

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

6.3 **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.

6.4 **Plinths**

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

Plaster finish to extend below finished ground level.

6.5 **Internal Plastering**

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

6.6 **Stud Partitions and Ceilings**

6.6.1 Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

6.6.2 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.

6.7 **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 manufacturers instructions.

Section 7 PLUMBING

7.1 **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.

7.2 **Cold Water Supply**

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms 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 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

7.3 **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 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.

7.4 General

7.4.1 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.

7.4.2 Copper piping to be not less than 18 gauge hard drawn.

7.4.3 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.

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

7.4.5 Where other domestic water heating systems are used they shall be competently designed and installed.

7.5 **Sink**

Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. 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.

7.6 **Bath and Wash Hand Basin**

Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and 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.

7.7 **Plugs, Traps, Wastes and Taps**

15mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22mm do. to bath. Provide 42mm waste fitting to bath and 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.

7.8 **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.

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

Section 8 DRAINAGE

8.1 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. See also 1.3.2.

8.2 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 back filled 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.

8.3 **Back Filling**
Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

8.4 **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.

8.5 **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.

8.6 **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.

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

8.8 **Soak Pits**
Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

8.9 **Septic Tank**
Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.
Septic tanks to accepted prefabricated systems may also be used.

8.10 **Vent Shaft**
At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

8.11 **Single Stack Drainage**
Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

8.12 **Testing**
Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

Section 9 ELECTRICAL INSTALLATION

9.1 **Installation**
Electrical installation shall be in accordance with the "National Rules for Electrical Installations" obtainable from the Electro-Technical Council of Ireland and shall have, in suitable locations, at least:-

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

Conduit shall be used where cable is buried in plaster. Joists shall not be notched: where necessary the cable shall be taken through holes bored in centres of joists.

Section 10 PROTECTIVE PAINTING

10.1 **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 already specified in 3.2 et seq.

10.2 **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.

10.3 **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.

10.4 **Metal Work**
All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, under-coated and one coat finished.

Section 11 GLAZING

11.1 **Glass**

All window panes up to $0.5m^2$ shall be glazed in 3mm glass
All window panes up to $1.5m^2$ shall be glazed in 4mm glass
All window panes over $1.5m^2$ shall be glazed in 5mm or 6mm glass

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

11.2 **Fixing**

Bathroom 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 with 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. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 **General**

House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 **Garage**

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house:— separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 **Central Heating**

A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 **Rooms**

Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 **Bathrooms**

Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of $0.1m^2$.

13.3 **Lobby**

A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 **Presses**

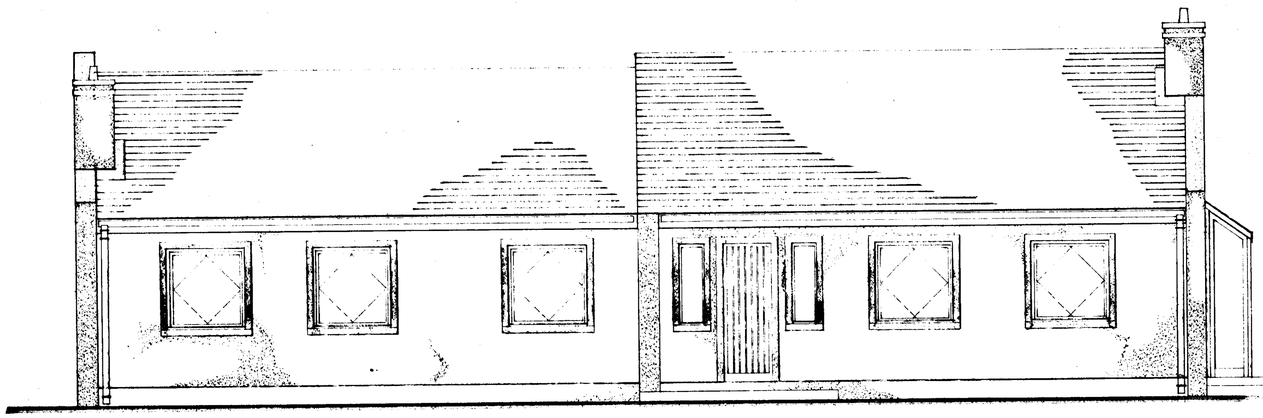
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 **Under Floor**

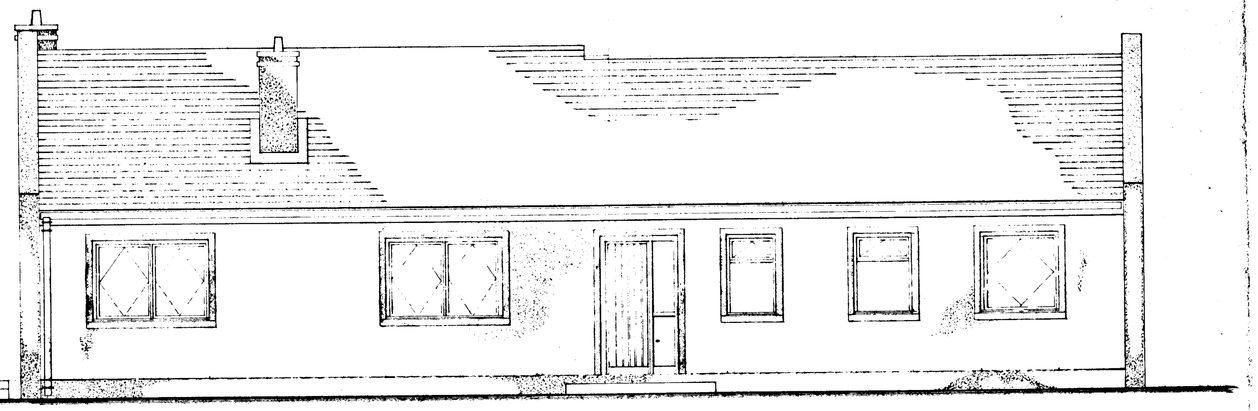
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 **Garage**

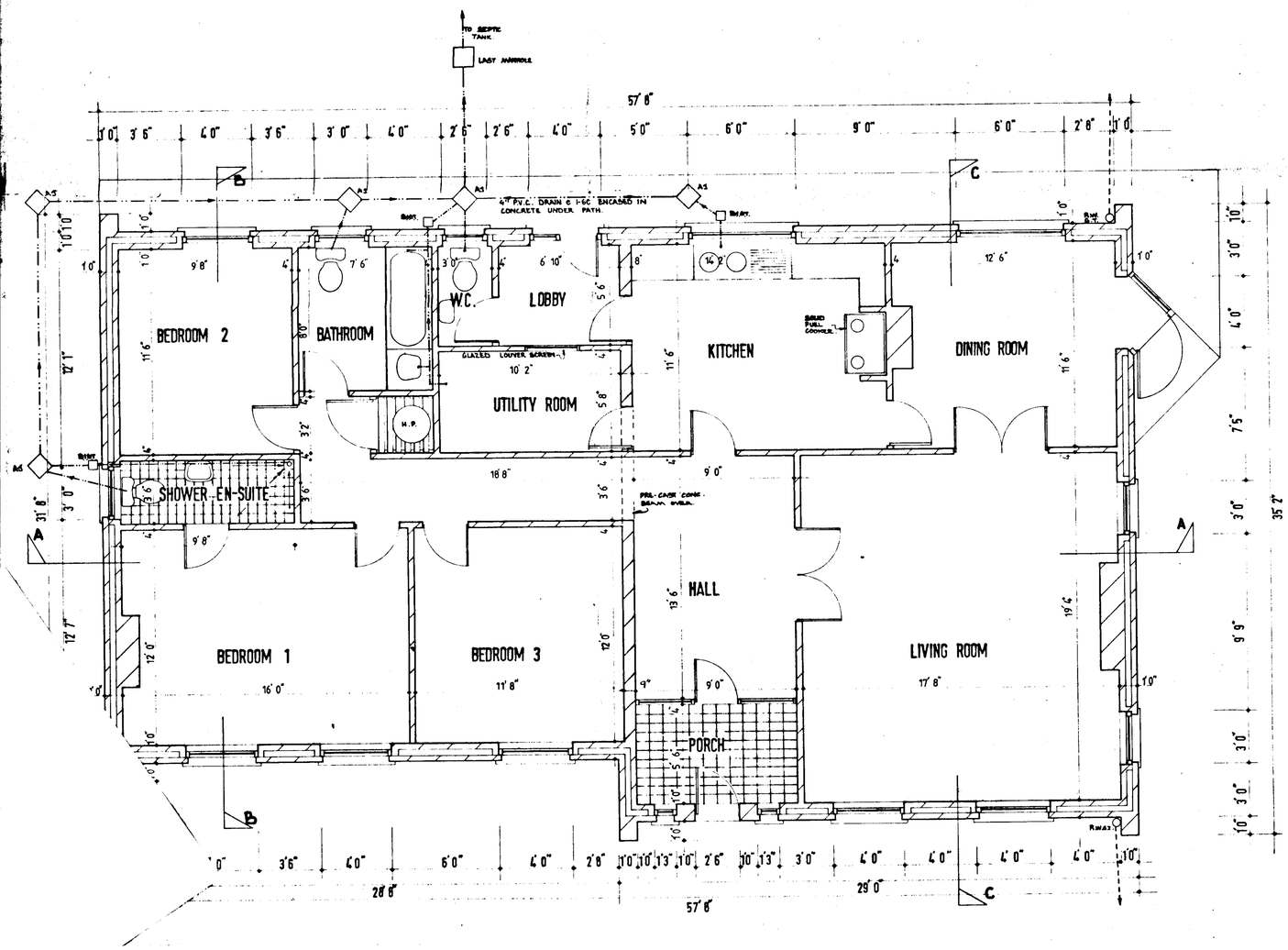
Garage must have permanent ventilation.

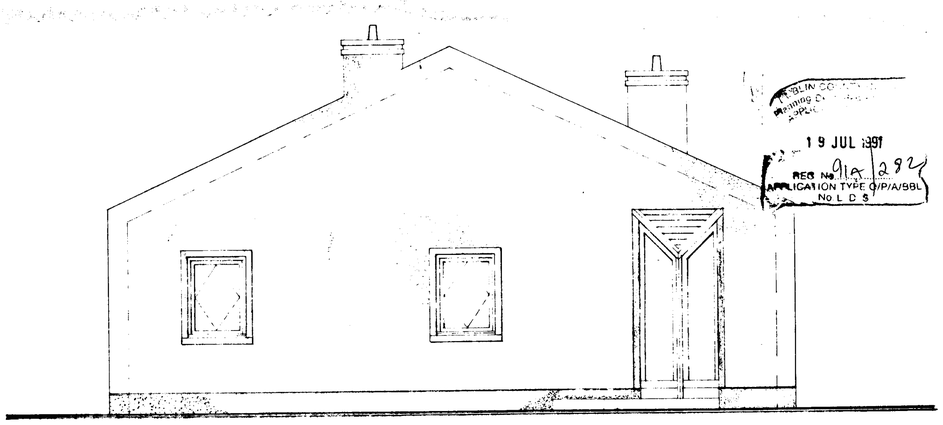


FRONT ELEVATION



REAR ELEVATION



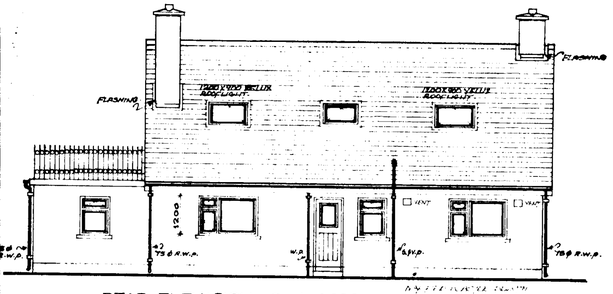


END ELEVATION.

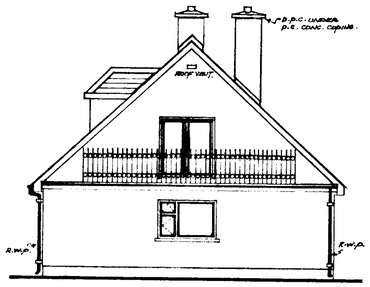
PROPOSED HOUSE AT GLASSAMUCKEY TALLAGH
Co. DUBLIN. FOR MR SEAMUS ANDERSON

SCALE 1/4" = 1'-0" DATE: JULY 1991

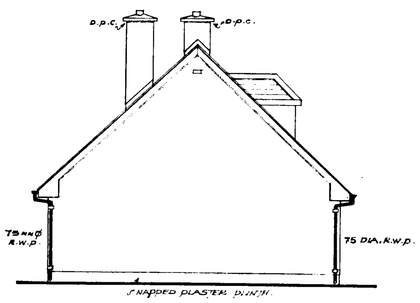
P.J. STAUNTON ARCH. SURVEYING CONSULTANT
22 CARRIGLEA WALK FIRHOUSE Co. DUBLIN



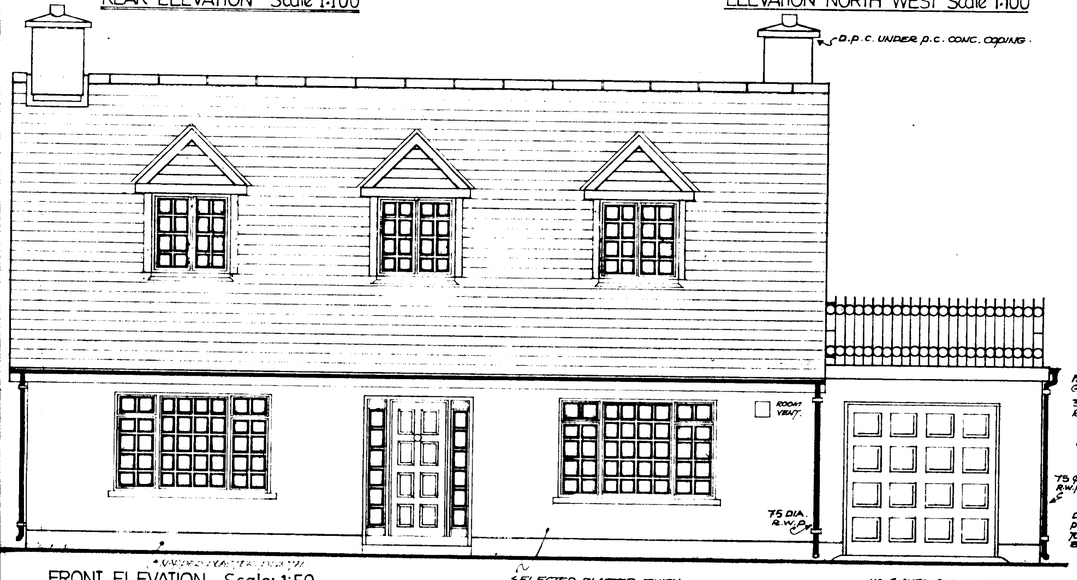
REAR ELEVATION Scale 1:100



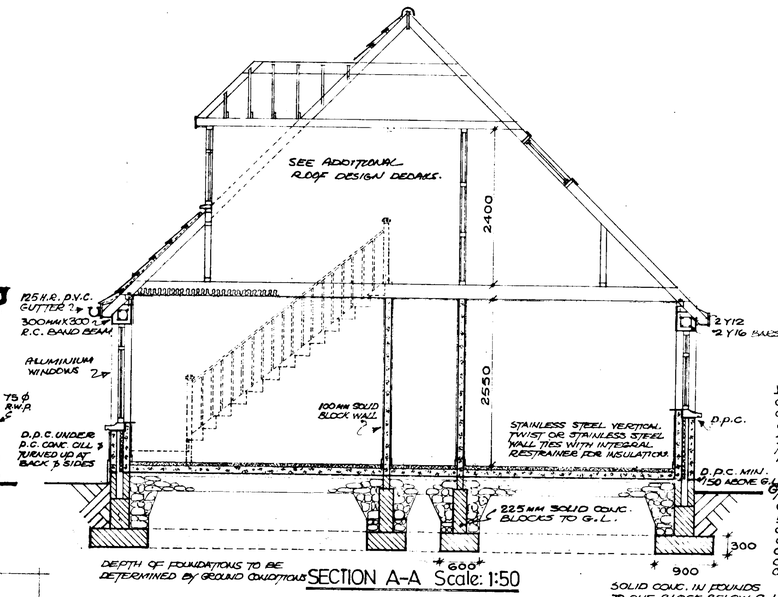
ELEVATION NORTH WEST Scale 1:100



ELEVATION SOUTH EAST Scale: 1:100



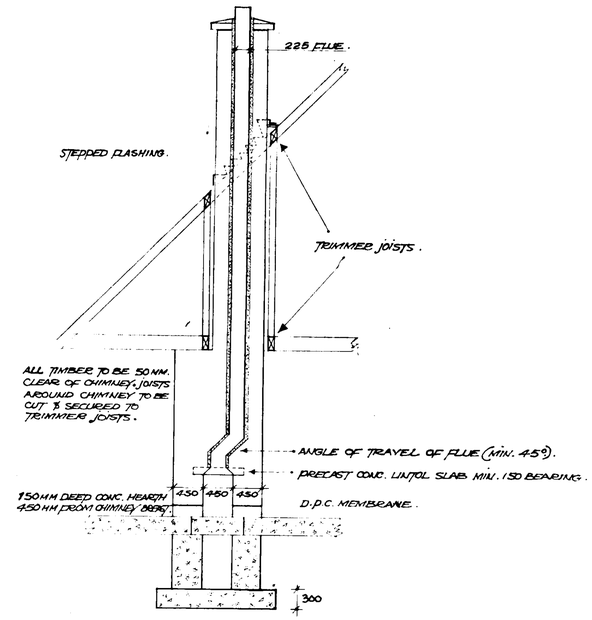
FRONT ELEVATION Scale: 1:50



DEPTH OF FOUNDATIONS TO BE DETERMINED BY GROUND CONDITIONS

SECTION A-A Scale: 1:50

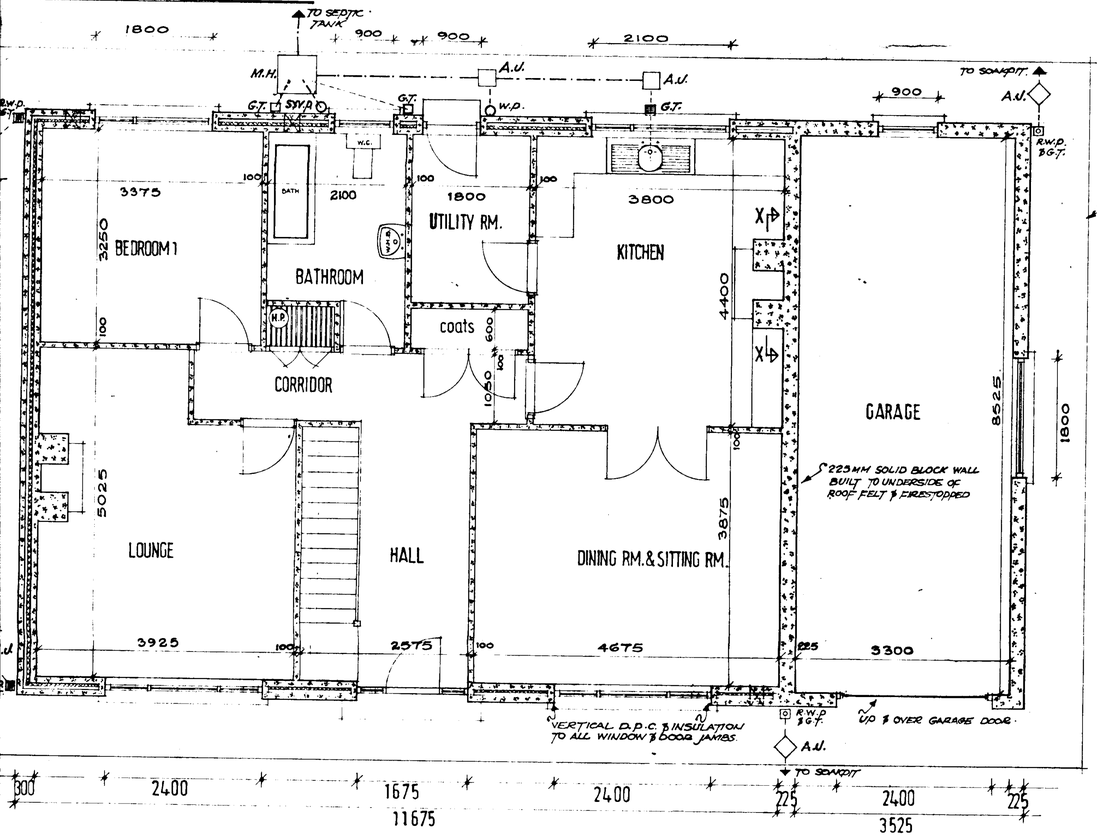
SOLID CONC. IN FOUNDS TO ONE BLOCK BELOW G.L.

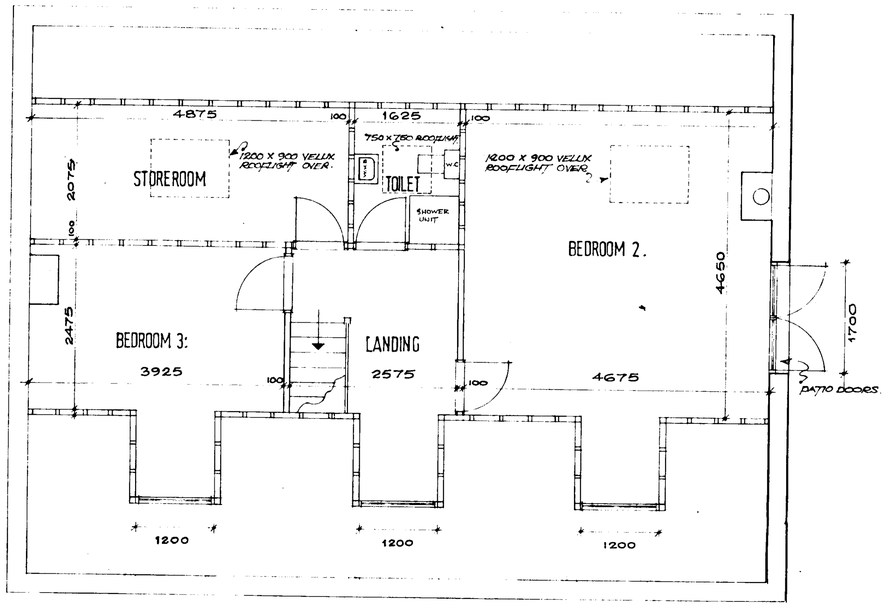


SECTION X-X Scale 1:50.

WALL CONSTRUCTION:-
OUTER LEAF TO BE 100 MM SOLID CONC. BLOCK
50 M.M. CAVITY
40 MM T.B.G. TYPE CAVITY WALL INSULATION TO INNER LEAF.
INNER LEAF TO BE 100 MM SOLID CONC. BLOCK.

CONCRETE FLOORS:
50 M.M. SAND/CEMENT SCREED
ON 150 CONCRETE
ON 50 M.M. 100 KG/M³ RIGID INSULATION
ON 1,000 GUAGE D.P.C.
ON 50 M.M. SAND BLINDING
ON 200 M.M. HARDCORE.





FIRST FLOOR PLAN Scale 1:50

applicant:
MR. SEAMUS ANDERSON,
GLASSAMUCKEY,
TALLAGHT,
CO. DUBLIN.

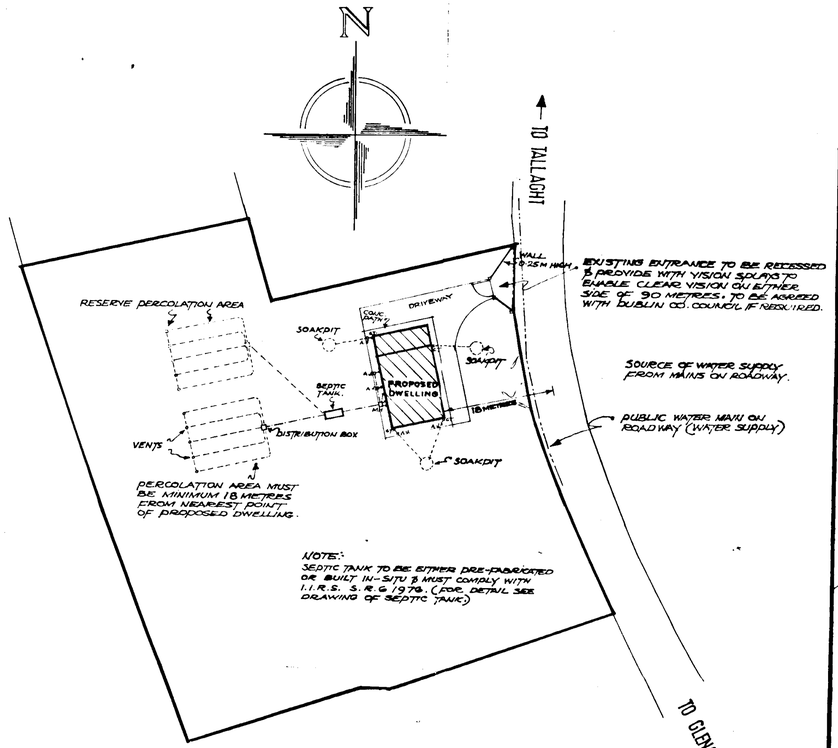
job:
DORMER BUNGALOW.

drg description:
PLANS, SECTIONS, & ELEVATIONS

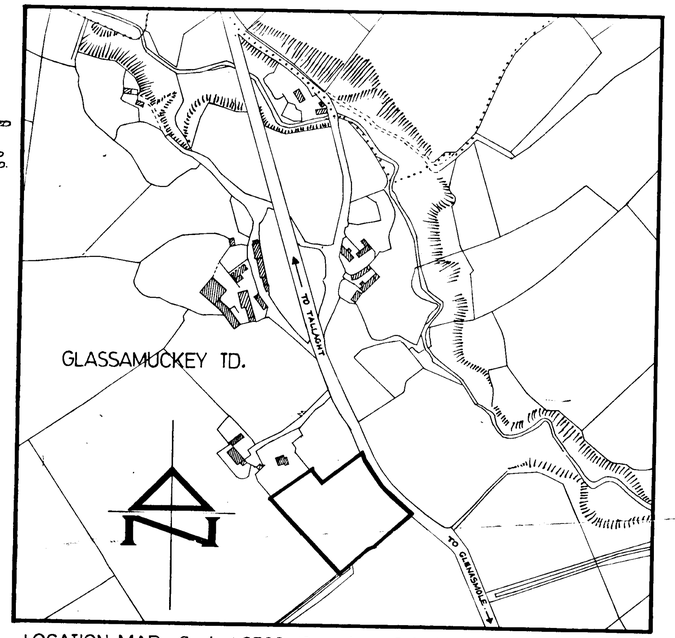
scale: 1:50 & 1:100.

date: DECEMBER 90.

drawn:- MARY WALSH 77 BAWNVILLE RD. TALLAGHT, D.24.



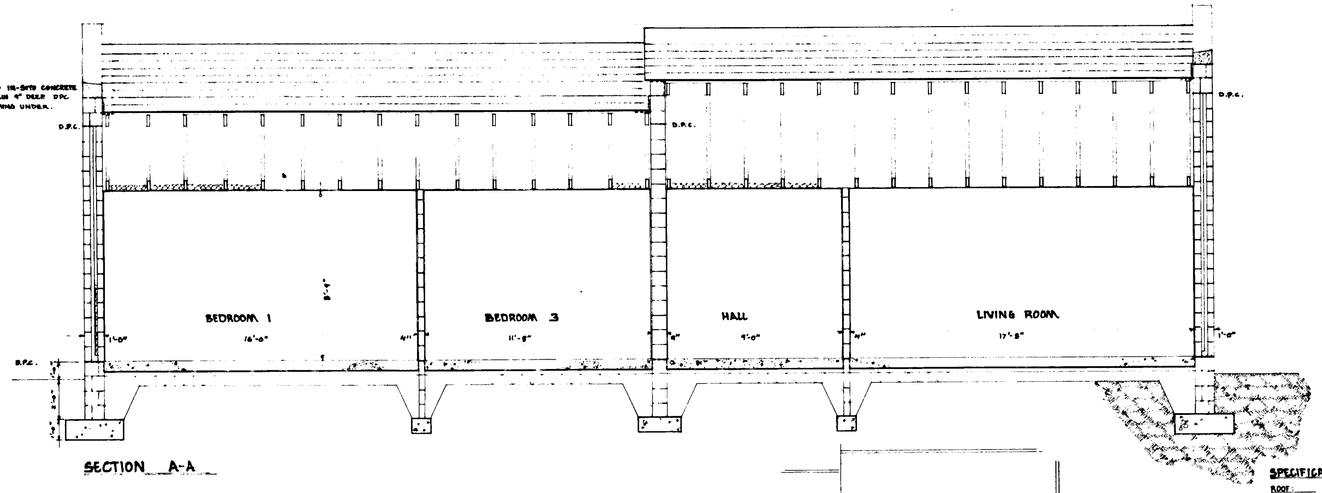
BLOCK PLAN Scale: 1:500



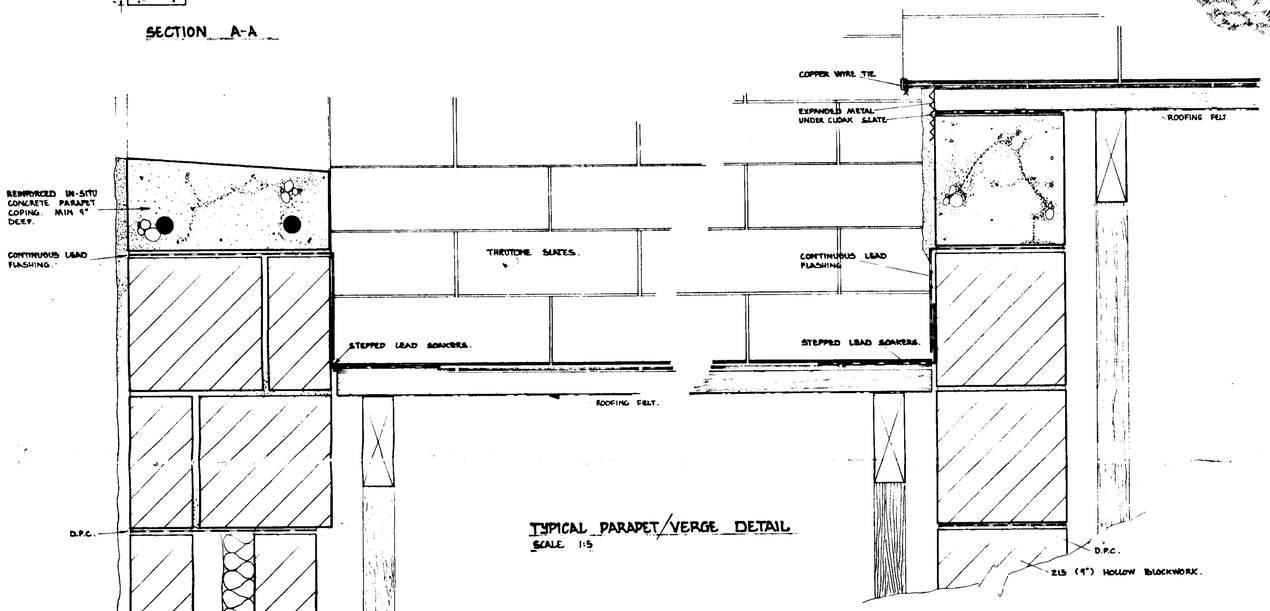
LOCATION MAP Scale: 1 2500. Based on O.S. Sheet 24-8

DUBLIN COUNTY COUNCIL
Planning Dept. Rec'd. for Decision
04 MAR 1991
Reg. No. 91A/0282

applicant: MR. SEAMUS ANDERSON, GLASSAMUCKEY, TALLAGHT, CO.DUBLIN.	drg.no.
job: description: BLOCK PLAN	scale: 1:500 & 1:2500
date: FEB. 1991.	drawn: MARY WALSH 77 BAWNVILLE RD. TALLAGHT, D.24.



SECTION A-A



TYPICAL PARAPET/VERGE DETAIL
SCALE 1:5

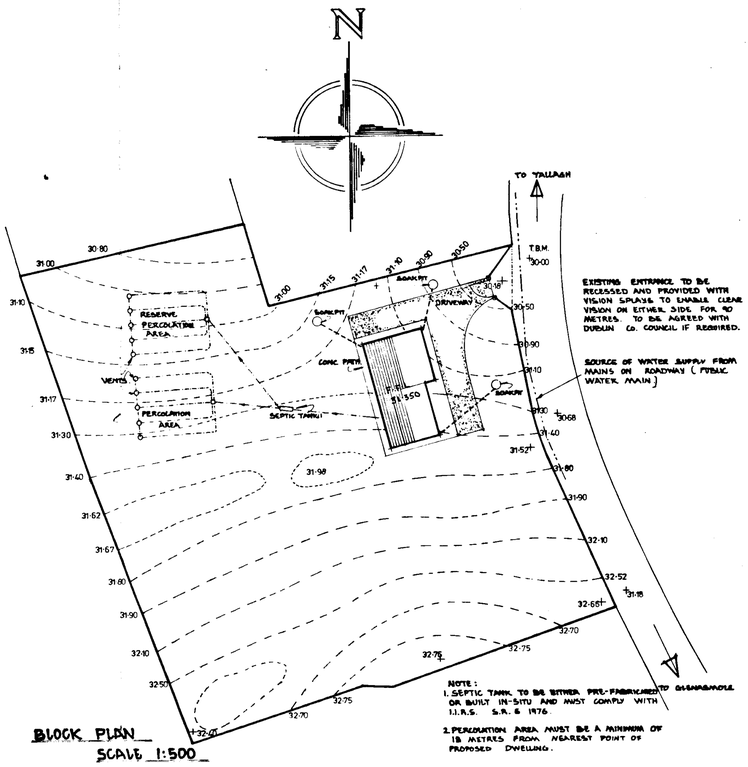
SPECIFICATIONS

ROOF
400 x 300 TEGRAL THRUTONE BLUE-BLACK SLATES WITH MIN 100 mm LAPS TO BE FIXED AND FLASHED TO ALLOWABLE ROOF PITCH OF 25° IN STRICT ACCORDANCE WITH TEGRAL SPECIFICATIONS AND DETAILS.
TEGRAL SLATES ON 44 x 34 NON-STRESS SOFTWOOD BATTENS. ON: REINFORCED BITUMEN FELT UNDERLAY ON PRE-FABRICATED TIMBER ROOF TRUSS, TIED & BRACED TO I.S.S.
100 bk QUILT INSULATION LAID BETWEEN JOISTS.
100 x 50 TREATED S.W. WALL PLATE FIXED AT 600 c/c
175 x 38 TREATED FASCIA AND SOFFIT TO ALLOW MIN 300 mm² VENTILATION FOR EVERY 300 mm RUN OF EAVES.

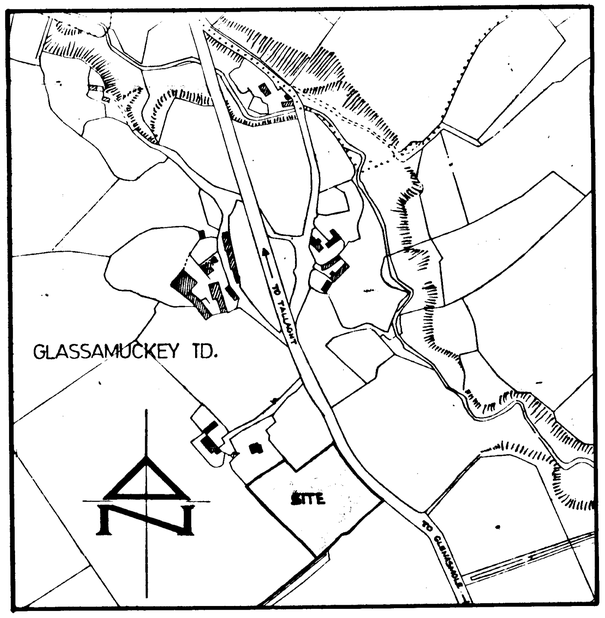
WALLS:
300 bk (1'-0") EXTERNAL CAVITY COMPRISED OF 100 bk SOLID BLOCKWORK TO BOTH LEAVES 50 bk SLAB INSULATION AND 50 WIDE CAVITY BETWEEN LEAVES. WALLTIES AT 450 c/c VERTICALLY AND 900 c/c HORIZONTALLY - STAGGERED.
1000 GAUGE VISQUEEN DPC AT MIN 150 mm ABOVE EXTERNAL GROUND LEVEL.
ALL INTERNAL WALLS EITHER 100 bk SOLID BLKWK OR 215 bk HOLLOW BLKWK.
3 COAT PLASTER TO ALL INTERNAL WALLS.
FINE DASH TO EXTERNAL WALLS WITH NAP FINISH TO BANDS AND PLINTH.
3/8" bk PLASTERBOARD AND SKIM TO INTERNAL CEILINGS.
5 dp LEAD FLASHING TO CHIMNEYS.
DPC TO ALL JAMBS CILLS AND HEADS OF OPES IN EXTERNAL CAVITY WALLS.

FLOOR AND SUB-STRUCTURE:
MIN 150 bk 20N10 POWER FLOATED CONCRETE FLOOR ON 1000 GAUGE VISQUEEN DPM ON 50 bk SAND BLINDING ON 150 bk WELL GRADED COMPACTED HARDCORE.
DPM TO HAVE MIN 600 LAPS.
STRIP FOUNDATIONS IN 30 n/mm² MESH REINFORCED (A142) CONCRETE; SIZES:
300 WIDE EXTERNAL CAVITY = 750 x 300 STRIP.
215 WIDE INTERNAL WALL = 750 x 225 STRIP.
100 WIDE INTERNAL WALL = 300 x 150 STRIP.

ALL ROOM TO HAVE WALL AIR VENTS.

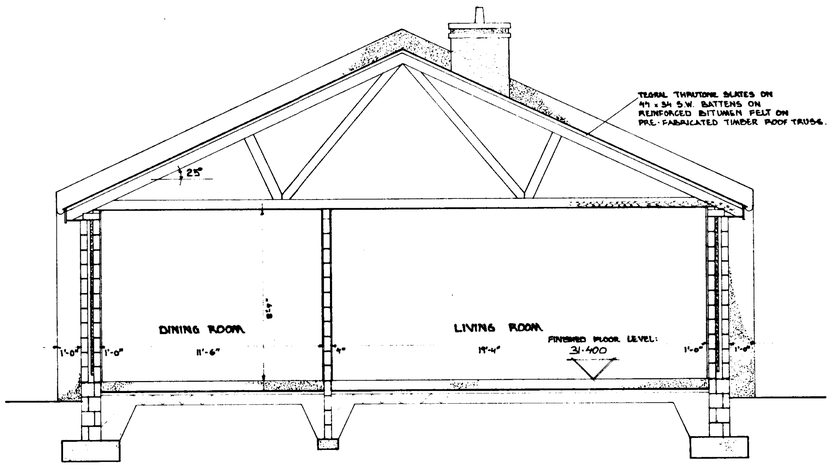


BLOCK PLAN
SCALE 1:500



LOCATION PLAN, SCALE 1:2500, BASED ON O.S. SHEET 24-8 DUBLIN

SECTION B-B



SECTION C-C

PROPOSED HOUSE AT GLASSAMUCKEY, TALLAGH
Co. DUBLIN FOR MR. SEAMUS ANDERSON

SCALE 3/16" = 1'-0" | DATE: JULY 1991

P.J. STAUNTON ARCH. & SURVEYING CONSULTANT
22 CARRIGLEA WALK, FIRHOUSE Co. DUBLIN