

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A/1555

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.T:	
	Appeal Decision: ---	✓
	Appeal Date: ---	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....54
 CONDITIONS:.....53

BYE LAW APPLICATION FEES

REF. NO.: 91A/555 CERTIFICATE NO.: 16468B

PROPOSAL: Ren. House

LOCATION: Site 116 Longwood Park, Grange road

APPLICANT: MH N O'Grady (Developments) Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats) 1	@ £55	£30 £55	27.50	2.50 27.50		
B	Domestic Ext. (Improvement/Alts.)	@ £30	See SRA/399			Mr Looney to forward cheque to cover outstanding	
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70				fee of £2.50 today (18/10/11) MOU	
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: MOU Grade: UO Date: 4/10

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

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN 1.

James V. N. Looney,

17 Prussia Street,

Dublin 7.

9/10/91

REG. REF.: 91A/1555

RE: Revised house at Site 116 Longwood Park, Grange Road, for M & N O'Grady
(Developments) Ltd.


Dear Sir/Madam,

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of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 55.00.
Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £27.50
AMOUNT DUE = £27.50

Yours faithfully,



for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 9.101555

Cert. No. 20768

PROPOSAL Rev. House

LOCATION Site 116 Longwood Park, George road

APPLICANT Mr. N. O. Grady (Developments) Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£16	£16	←	
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: *M. O. Grady* Grade: *df* Date: *4/10*

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

INT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER

AREA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

ASSESSOR'S CROSSING NO: F/ /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADER

P/2238/92

FINANCIAL CONTRIBUTION :-
AMOUNT & N ^o
<i>Not</i>
<i>Condition</i>

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Proposed revised house type at Site no. 116 Longwood Park, Grange Road for M. & N. O'Grady (Developments) Ltd. By order P/5192/91 dated 13.11.91 the Council made a decision to refuse permission for this proposal. On Appeal, An Bord Pleanála made the following order on 4th May, 1992:-

PL6/5/87565

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1555

APPEAL by M. and N. O'Grady (Developments) Limited care of James V.N. Looney of 17 Prussia Street, Dublin against the decision made on the 13th day of November, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a revised house type at 116 Longwood Park, Grange Road, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

It is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

The house to be constructed on foot of this grant of permission shall accord in all respects with the revised plans and particulars (drawings numbers 22, 23 and 24) received by An Bord Pleanála from the applicant's agent on the 7th day of February, 1992.

Reason: In the interest of clarity and orderly development.

John Dwyer

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this *4th* day of *May* 1992.

P/2238/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders


PL6/5/87565

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1555

Order Noted: L.D.	
Dated: 18 th MAY 92	ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated: 10 th	day of FEBRUARY 19 92

M. O'Shea

COMHAIRLE CHONTAE ATHA CLIATH

TO: ~~Mr. Doyle~~
Executive Planner

REG. REF. 91A/1555

RE: Proposed revised house type at site no. 116 Longwood Park, Grange Road for M. & N. O'Grady (Developments) Ltd.

I attach for your observations memo/letter dated 12th February, 1992 from An Bord Pleanala.

Please reply before: 4th March, 1992

S
for Principal Officer

DATED: 18 February 1992

OBSERVATIONS:

no further comments to add to
DDP report dated 7/11/91

Signature of person making observations: M. O'Shea

Countersigned: P. Cernius
(S.E.D.C.)

DATE: 21/2/92

DATE: 24/2/92

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.:

ONT. REG.:

SERVICES INCLUDED: WATER, SEWER, SOLID WASTE, STORM

AREA OF SITE:

DATE AREA OF PRESENT PROPOSAL:

PREPARED BY:

REVIEWED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S OFFICE NO:

DATE:

91A/1555

No change to Site No 116 when compared with
89A/2076

J. J.
8/10/91.

NEW APPEALS

file with B. Sampson 2

APPEALS CHECK LIST

REG. REF. NO. 91 A - 15515

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTERED IN PLANAPS: I.E.:	
	Appeal Notified:	✓
	Appeal Type/Appellant Type:	✓
	Bord Pleanal Ref:	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
6	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
7	OBJECTORS NOTIFIED	—
8	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1555

Date Received : 25th September 1991

Correspondence : James V.N. Looney,
Name and : 17 Prussia Street,
Address : Dublin 7

Development : Revised house type

Location : site No. 116 Longwood Park, Grange Road

Applicant : M. & N. O'Grady (Developments)Ltd

App. Type : Permission

Zoning :

Floor Area : 170 Sq.metres

CHZ
(CNIE/DK)

Report of the Dublin Planning Officer dated 7th November, 1991.

This is an application for PERMISSION for a revised detached house on approved site No. 116, Longwood Park, Grange Road.

HISTORY

Reg. Ref. 89A-2076 - permission was granted by decision dated 9th July, 1990, for extension of road, four semi detached and one detached house at sites 106-116 incl., Longwood Park.

The house type is similar to that as approved for 89A-2076 but is "handed". *According to the elevations it* has no bedroom above garage (which is set back) but has a larger kitchen/utility room to rear. *There is a discrepancy between the elevational drawings and the house plans as the latter show a bedroom above the garage.* The site area as shown on block plan submitted with current application is similar to that approved for 89A-2076. However, a site inspection (on 6th November) revealed the following:-

site 116 as ~~shown~~ ^{shown} on the block plan submitted is significantly ~~smaller~~ ^{larger} than the existing site which is demarcated by existing boundary walls.

The proposed house has been constructed to floor slab level, excluding the kitchen and utility to rear, and does not appear to have been constructed in the position as shown on the lodged block plan.

ENFORCEMENT

An Enforcement Notice (which will expire on 19th November, 1991) was served regarding conditions 1, 10 and 13 of 89A-2076 (Enf. 6609 refers).

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1555

Page No: 0002

Location: site No. 116 Longwood Park, Grange Road

I consider that a refusal is more appropriate than additional information in this case.

I recommend that a decision to ^{Refuse} ~~GRANT~~ PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the the *for the* following (*S*) conditions: *known*

REASONS FOR REFUSAL

01 Site 116, Longwood Park, as shown on the block plan submitted does not correspond with the site area which is demarcated by existing boundary walls.

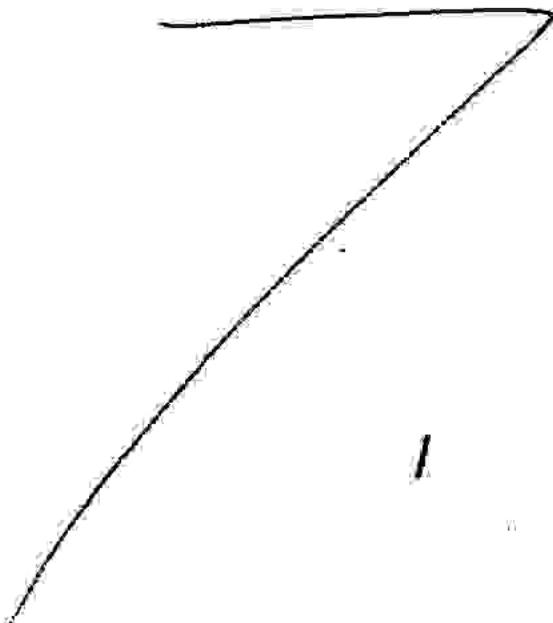
02 The proposed house has been constructed to floor slab level (excluding kitchen/utility room to rear) but it seems not to have been constructed in the position shown on lodged block plan.

03 *there is a discrepancy between the house plans and elevational drawings. The plans propose a bedroom above the garage whereas the elevational drawings do not show bedroom above garage*

04 The proposed two storey house and garage on the existing site would not meet the Development Plan requirements with regard to space about dwellings and would thereby be contrary to the proper planning and development of the area.

05 *The public notice does not adequately describe the proposal. The notice should state that permission is being sought for completion of partially constructed house.*

NOTE: Applicant is advised to consult with the Planning Department before submitting another application for a house on site 116.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1555

Page No: 0003

Location: site No. 116 Longwood Park, Grange Road

Richard Crommins
for Dublin Planning Officer
8/11/91

Endorsed: *[Signature]*
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (5) reasons set out above is hereby made

Dated : 13th NOVEMBER 1991

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

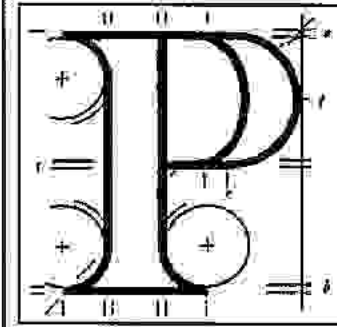
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6th November 1991.

Our Ref: PL 6/5/87565
P.A. Ref: 91A/1555

EDH

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



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

Date: 04 MAY 1992

Appeal re: Erection of a revised house type at 116
Longwood Park, Grange Road, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,


Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1555

APPEAL by M. and N. O'Grady (Developments) Limited care of James V.N. Looney of 17 Prussia Street, Dublin against the decision made on the 13th day of November, 1991 by the Council of the County of Dublin to refuse permission for development comprising the erection of a revised house type at 116 Longwood Park, Grange Road, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

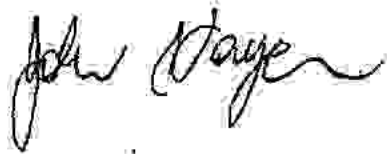
FIRST SCHEDULE

It is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the proposed development would accord with the proper planning and development of the area.

SECOND SCHEDULE

The house to be constructed on foot of this grant of permission shall accord in all respects with the revised plans and particulars (drawings numbers 22, 23 and 24) received by An Bord Pleanála from the applicant's agent on the 7th day of February, 1992.

Reason: In the interest of clarity and orderly development.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 4th day of May 1992.

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/15555

Your Ref.: PL6/5/87565

17 November 1992

Re: Revised house type at site no. 116 Longwood Park, Grange
Road for M. & N. O'Grady, (Developments).

Dear Sir/Madam,

I refer to your order dated 4th May, 1992, and wish to request
copy of drawing no.s 22, 23 and 24 as referred to in this order.

Yours faithfully,

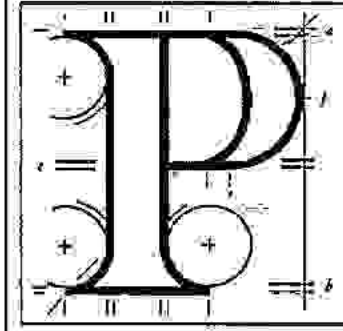

for Principal Officer.

Our Ref: PL 6/5/87565
P.A. Reg. Ref: 91A/1555

The Secretary,
Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre.



An Bord Pleanála



Date: 30th November 1992

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

Appeal re: Revised house type at site no. 116 Longwood
Park, Grange Road, for M & N O'Grady.

Dear Sir/Madam,

I have been directed by An Bord Pleanála to refer to
your letter dated 17th November 1992 in connection with
the above-mentioned appeal, which was decided by the
Board on 4th May 1992.

Enclosed, as requested, are copies of drawings numbers
8919/22/23 and 24 as referred to in the Second Schedule
of the Board's decision.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Marie Kennedy".

Marie Kennedy

Encl.

JAMES V. N. LOONEY,
D.E.C.E.M. M.I.E.I.
17 PRUSSIA STREET,
DUBLIN 7 TEL.

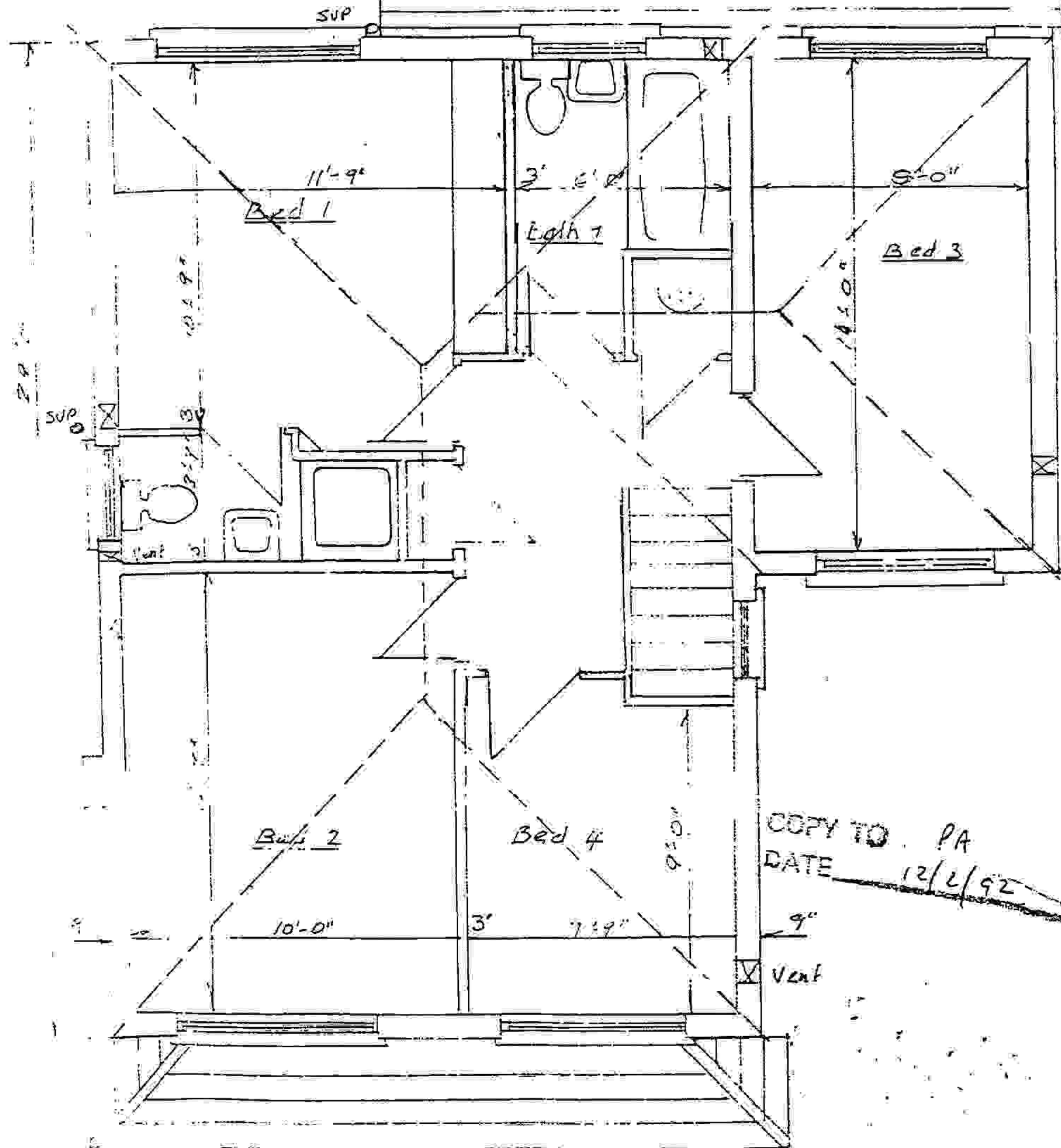
Detached House Type 4BR
4 Bed with Garage

Floor Plans Scale 1/4" = 1'-0"

Dwg 8719/22

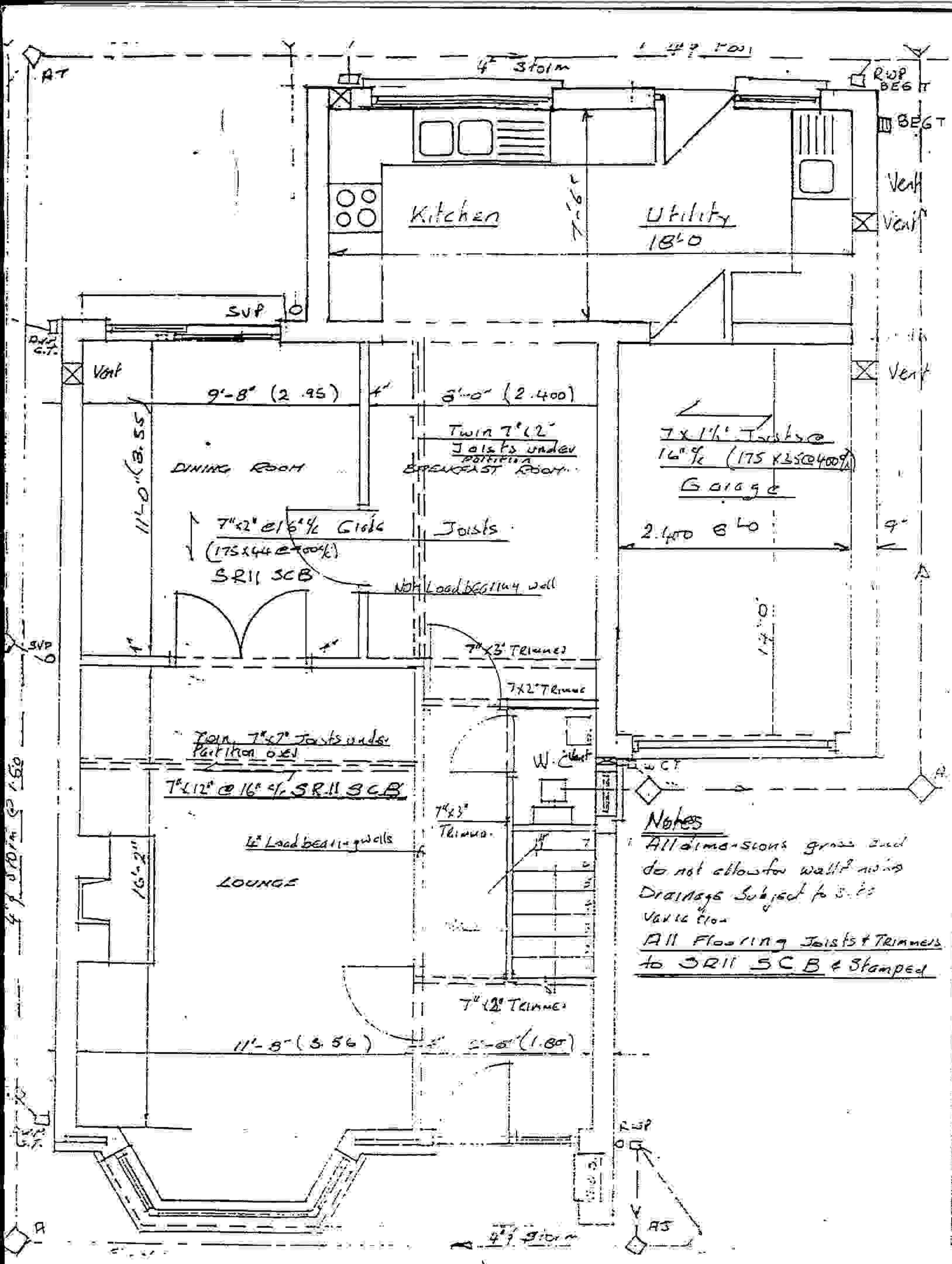
1.5.78 7.00.20 YPS 4.0 L 3.1 M 1.3 2.0 11.0 M 2.4

45



COPY TO PA
DATE 12/2/92

FIRST FLOOR



GROUND FLOOR



Selected concrete tiles
Coloured Ridge & Hip tiles

D.P.C.

Windows
to Detail

Painted
Napped Finish

9x
RWP

Selected
Facing Brick

FRONT ELEVATION



REAR ELEVATION

COPY TO
DATE

PA
12/2/92

House Type 4BR House Type 4BL Similar but framed

JAMES V. N. LOONEY, B.E. C. Eng. M.I.E.I.,
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

File No. 8919 Drg. No. 23 Date: Aug 89

Insulation Specification

- Roof: 4" Crown JS Fibreglass Insulation between joists on
Foil back plaster board
- Walls: 2"x2" Traced battens fixed to wall @ 240%
2" Fibre glass between battens
1/2" Foil backed plaster board or Equivalent Approved Spec
- Floor: Edge insulation 1" Polystyrene 240 wide on all
External walls under slab

Selected interlocking concrete roof tiles on
2"x1" S.W Battens on roofing felt
Roof space ventilated

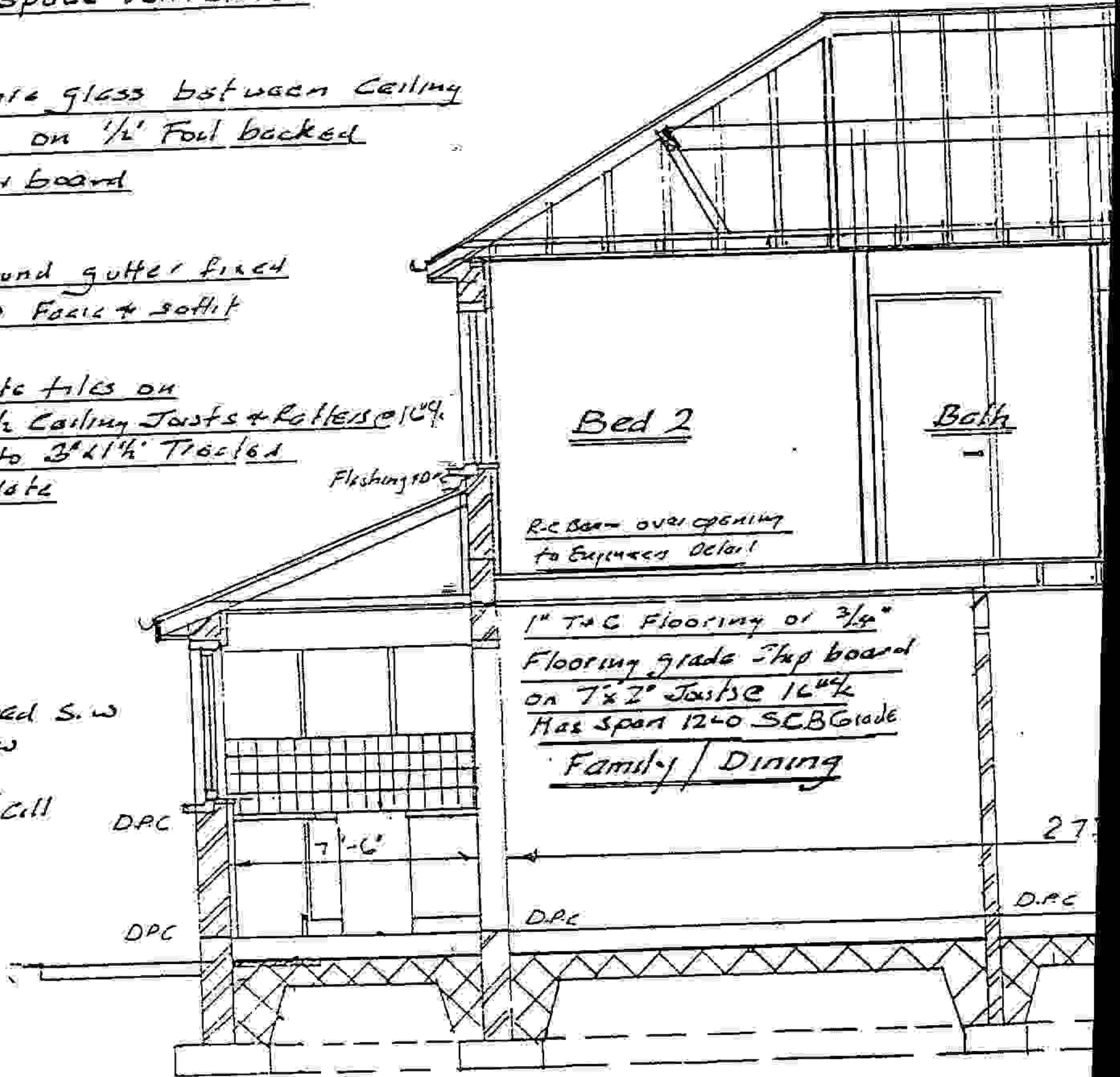
1/2" Fibre glass between ceiling
Joists on 1/2" Foil backed
Plaster board

Half round gutter fixed
to S.W Fascia & soffit

Concrete tiles on
4"x1 1/2" Ceiling Joists & Rafter @ 160%
fixed to 3"x1 1/2" Traced
Wall plate

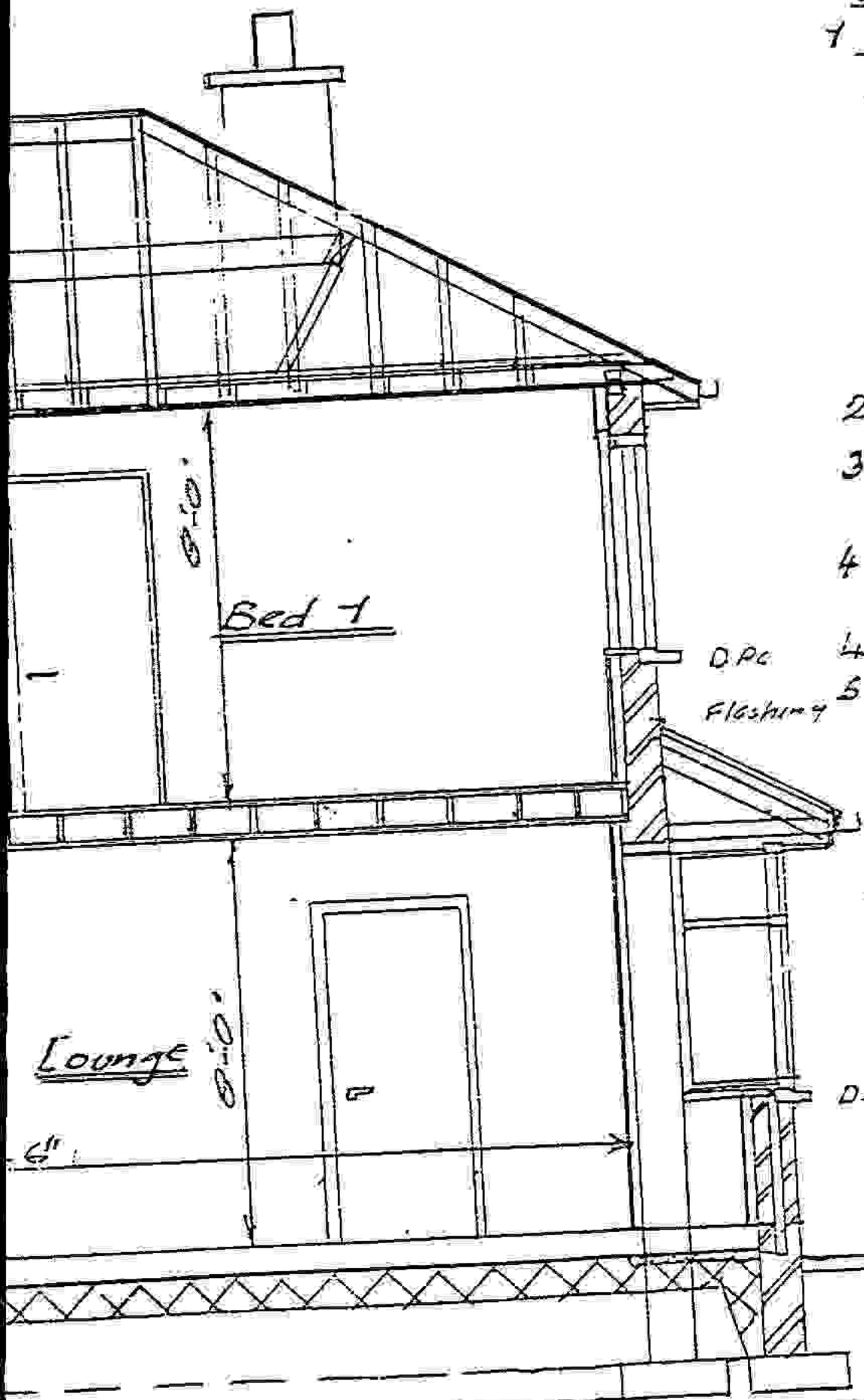
Selected S.W
Window

Precast sill



Section Through House

Ground Floor
6" Self finish
on Min 6" fully
Min 9" De
9"x11" walls
to internal L



All Timber to SR11 1988 Grade SE B
Traditional Roof Specification

- 1 7 1/2" Ridge & Hips
4" x 1 1/2" Rafters & Ceiling ties @ 16"
4" x 1 1/2" Collars @ 48"
7 x 3" Purlins max span 6'-6" Struts
@ 6'-6" c/c on to 4" x 2" Runners
3" x 1 1/2" Ceiling Hangers @ 6'-6"
3" x 1 1/2" Ceiling runner Ceiling Joist
Span 6'-6" on twin 4" x 1 1/2" Wall plates
- 2 Half round gutter fixed to S.W Face of Soffit
- 3 Piccast head over S.W window to
Detail on Piccast Cill on DPC
- 4 9" Hollow Concrete blockwork
Block with cement rendering
- 4A All Selected Facing Brick
- 5 Concrete tiles on SW Frames
12 4" x 1 1/2" @ 16" as Roof Spec
- 6 Half round gutter on S.W Face + Soffit
- 7 Selected Window to Detail

of Foundations
bed slab on DRY on sand blinding
compacted filling
sp x 24c web strip footing to all
9" deep x 210 wide strips to
out bearing wall

James V. N. Looney, B.E.C. Eng. M.I.E.I.
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 39/9' Drg. No. 24 Date: Feb/90

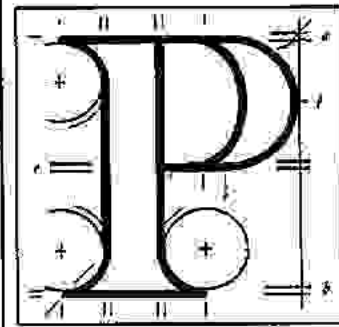
Our Ref: PL 6/5/87565
P.A. Reg. Ref: 91A/1555

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

h
14/2

13 FEB 92

An Bord Pleanála



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

Date: 12th February 1992.

Appeal re: Revised house type at site 116 Longwood
Park, Grange Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey



065

Encl.

BP 553

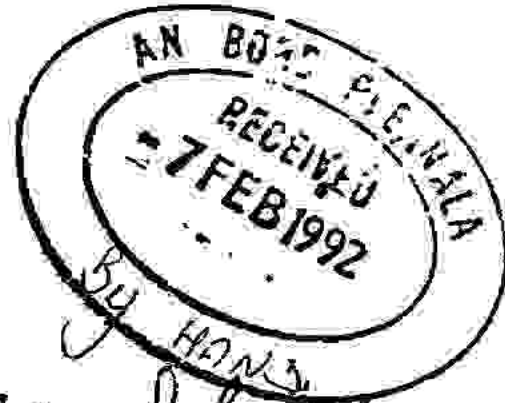
James V. N. Looney B.E. C.Eng. M.I.E.I.
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,
Dublin 7.

Telephone: 387287

An Bord Pleanála
Block 6 + 7
1 Risk Life Centre
Dublin 1

6/2/92



Re Revised Home Type Site 116
Longwood PK George Rd Co Dublin
R/ PL 27/5/87565 914/1555
6

I refer to my appeal on behalf of the
applicant dated 11th Dec. and I now
submit the following

1 Copy of drawings 8919/22, 24 + 23
which show the home type intended
for the site. These drawings clarify
the error in one of the drawings lodged
with the application. This home type 4BR
is the basic home type constructed on the
adjoining site, the house is built with variations
of the garage position left and right front or rear

I enclose a block plan of the site with the
house located on same, the over all depth of the site

is. 89'0 with a house depth of 29'4 allowing
for a rear garden of 35 ft. The separation of
the rear of the house will be in excess of the 70'0
required under the 1947 century Public Health Act

A similar house was approved but with
the opposite heading by Dublin County Council
but the builder in error set the house out to
right hand.

The approval of this modification to the approved
house type will allow for the completion of
Longwood Park and the furnishing of the Public
Open Space.

Yours faithfully
James W. Loney



JAMES V. N. LOONEY,
D.E.C. 272, M.I.E.I.
17 PRUSSIA STREET,
DUBLIN 7 TEL.

NOTE HOUSE TYPE 4 DL SIMILAR BUT MODIFIED

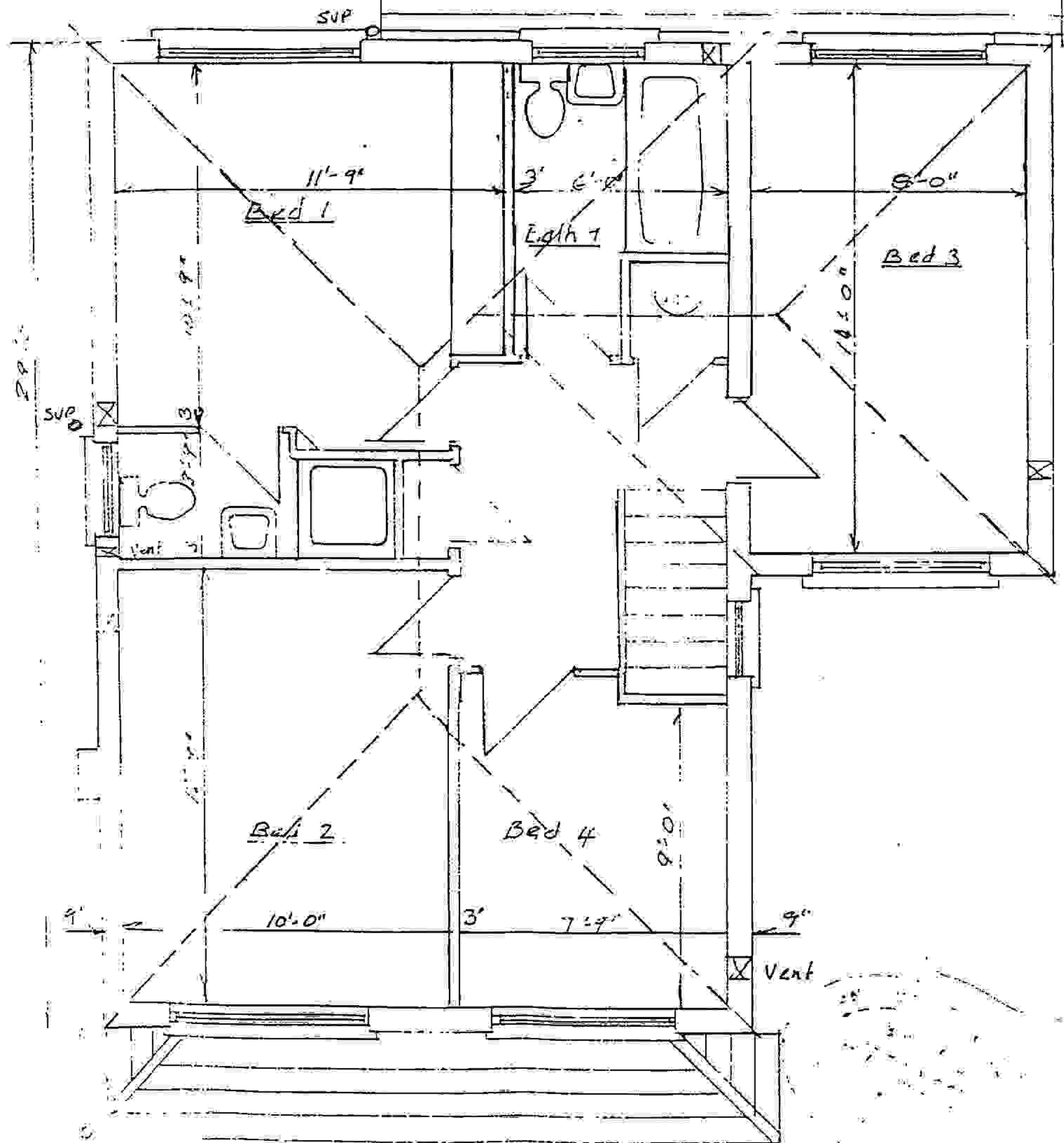
A2

Detached House Type 4 BR

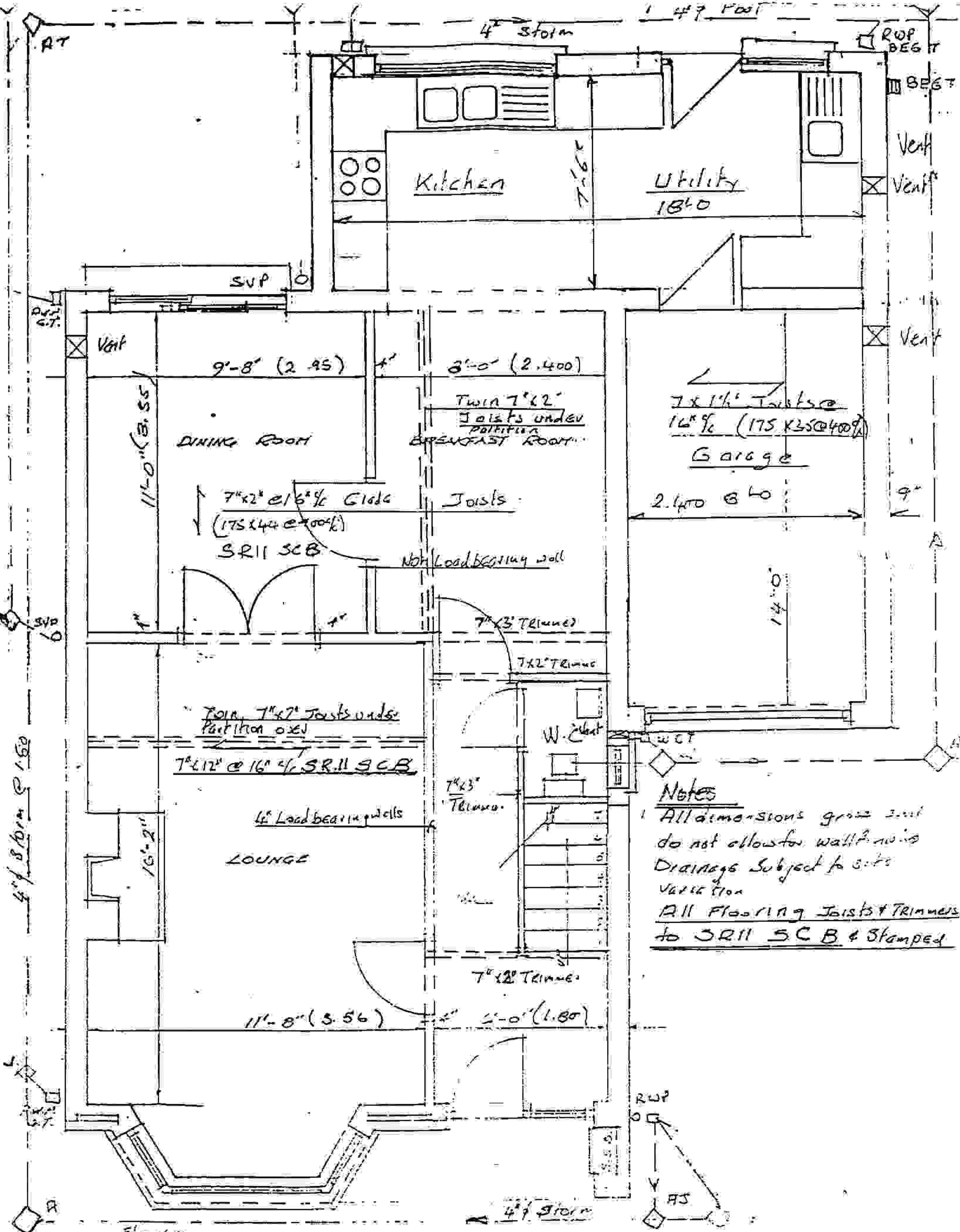
4 Bed with Garage

Floor Plans Scale 1/4" = 1'-0"

Diry 8919/22



FIRST FLOOR



Notes

- All dimensions gross and do not allow for wall finish
- Drainage Subject to site variation
- All Flooring Joists & Trimmers to SRII SCB & Stamped

GROUND FLOOR



Selected Concrete for Coloured Ridge & Hip

D.P.C.

Windows to Detail

Painted Napped Finish

selected Face-Brick

9'
RWP

FRONT ELEVATION

ES
files



Window to Detail

Selected Concrete Tiles

Painted Napped
Plaster Finish
on 9" HCB

RWP

REAR ELEVATION

House Type 4BR House Type 4BL Similar but rounded

James V. N. Looney, B.E. C. Eng. M.I.E.I.,
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Job No. 8919 Dwg. No. 23 Date: Aug 89

Insulation Specification

- Roof. 4" Crown JS Fibreglass Insulation between joists on
Foil back plaster board
- Walls. 2"x2" treated battens fixed to wall @ 240°
2" Fibre glass between battens
1/2" Foil backed plasterboard or Equivalent Approved spec
- Floor Edge insulation 1" Polystyrene 3 to outside on all
External walls under slab

Selected interlocking concrete roof tiles on
2"x1" s.w Battens on roofing felt
Roof space ventilated

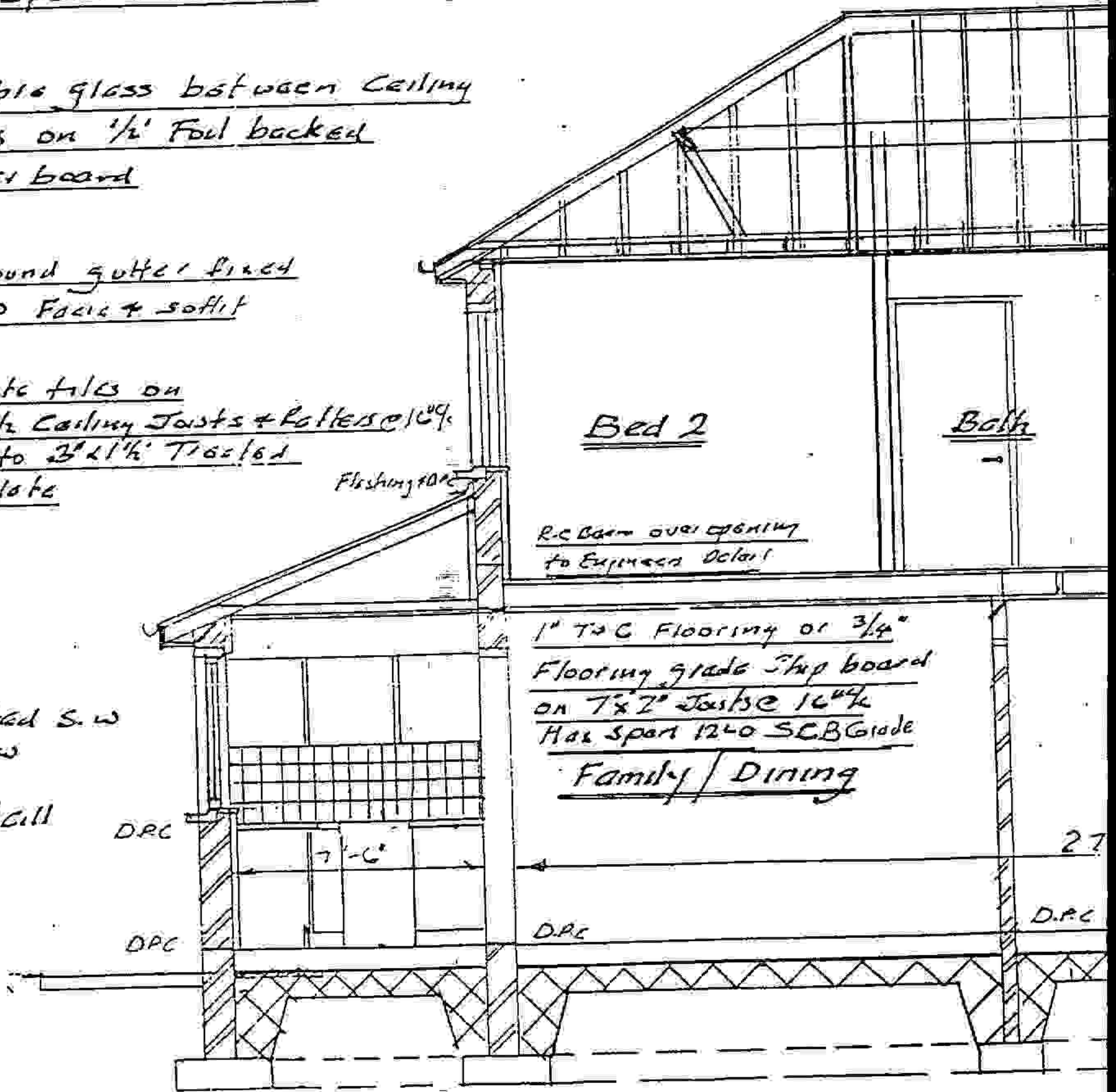
1/2" Fibre glass between ceiling
Joists on 1/2" Foil backed
Plaster board

Half round gutter fixed
to s.w Face & soffit

Concrete tiles on
4"x1 1/2" Ceiling Joists & Rafter @ 160°
Fixed to 3"x1 1/2" Treated
Wall plate

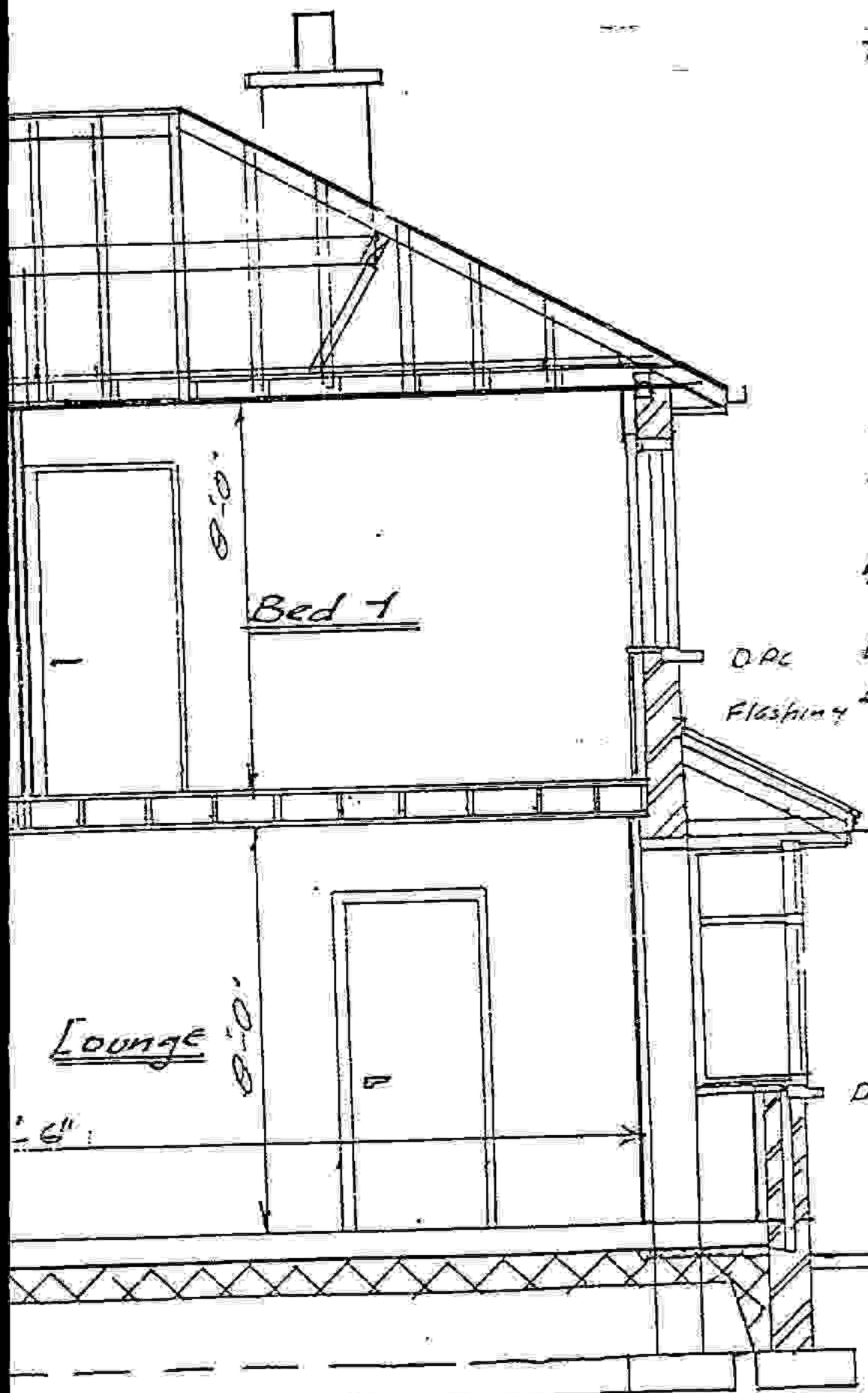
Selected s.w
Window

Piccastill



Section Through House

Ground Floor
6" Self finish
on Min 6" fully
Min 9" De
9" x 11" walls
to internal L



All Timber to SR 11 1988 Grade ~~SR A~~
Traditional Roof Specification

- 1 7x1 1/2" Ridge + Hips
4 1/2 x 1 1/2" Rafters + Ceiling ties @ 16"
4 1/2 x 1 1/2" Collars @ 48"
7x3" Purlins max span 6'-6" Struts
@ 6'-6" o/c on to 4x2" Runners
3x1 1/2" Ceiling Hangers @ 6'-6"
3x1 1/2" Ceiling runner + Ceiling Joist
Span 6'-6" on to 4x1 1/2" Wall plates
- 2 Half round gutter fixed to S.W Face + Soffit
- 3 Precast head over S.W window to
Detail on Precast Cill on D.P.C.
- 4 9" Hollow Concrete blockwork
Block with cement rendering
- 4A All Selected Facing Brick
- 5 Concrete tiles on S.W Frames
in 4'x1 1/2" @ 16" as Roof Spec
- 6 Half round gutter on S.W Face + Soffit
- 7 Selected window to Detail

D.P.C. Precast Cill on D.P.C.

of Foundations
bed slab on D.P.M on sand blinding
compacted filling
up x 2x6 web strip footing to all
9" deep x 2'-0" wide strips to
out bearing walls

James V. N. Looney, B.E. C. Eng. M.I.E.I.
 CIVIL AND STRUCTURAL ENGINEERS
 17 PRUSSIA ST., DUBLIN 7. Tel. 387287

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/27-65

Our Ref.: 10/1353

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: 20/10/81
20/10/81

Applicant: Mr. M. D. Sperry, D.C.

Dear Sir,

With reference to your letter dated 2/12/91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. 10/12/91
- (4) The plan(s) received from the applicant on 20/1/11
- (6) & (7) A certified copy of Manager's Order P/2012/11
DATED, 2/1/91 together with technical reports in connection with the application.
- (8) Map of 1.0.5.

Yours faithfully,

R. Farrell.
for Principal Officer.
Encls.

Our Ref: PL 6/5/87565
Your Ref: 91A/1555

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 12th December 1991.

16 DEC 91

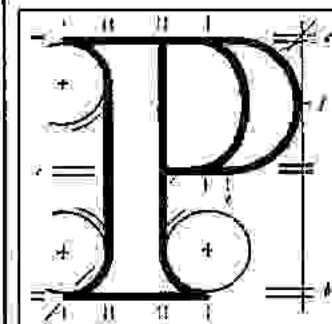
Planning authority decision re: Revised house type
at site 116 Longwood Park, Grange Road, County
Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, in relation to the above-mentioned decision.
So that consideration of the appeal may proceed, you
are requested to forward to the Board within two
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the
land or structure, as supplied to the planning
authority.
- (3) A copy of the public notice, whether published
in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information,
evidence or written study received or obtained
from the applicant, including the ordnance
survey number.
- (5) Copies of requests (if any) to the applicant for
further information relating to the application
under appeal and copies of reply and documents
(if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's
Order.
- (7) Copies of any technical or other reports
relevant to the decision on the application.
- (8) Particulars and relevant documents relating to
previous decisions affecting the same site or
relating to applications for similar development
close by.

pd
An Bord Pleanála



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

DEVELOP
19 DEC 91
CONT

Please note that the other party to the appeal is being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

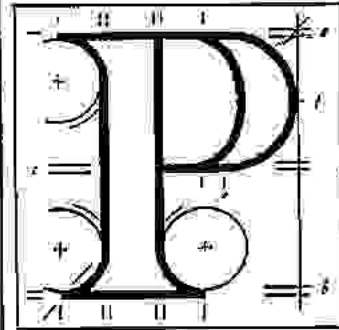
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

James V. N. Looney B.E. C.Eng. M.I.E.I.
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,
Dublin 7.

Telephone: 387287

An Bord Pleanála

11/12/91

Block 647

AN BORD PLEANALA
Received 11.12.91
Fee: £100.00 CHEQ
Receipt No. B26083

By hand
SL

Market Hyge Centre

Lower Abbey St

Dublin 1

Dear Sir

Re Detailed Home Site No 116

Longwood Park Group Rd

M150 Grady Bui Ltd

Ref 91A/1555

On behalf of the applicant I

am lodging an appeal against the above
refusal on the grounds that the
refusal is based on laws that would more
properly be covered by a request for
additional information

I will report on the grounds when
I have the opportunity to inspect the relevant
documents in the Planning Authority file
I enclose a cheque for £100.00

Yours faithfully
James V. N. Looney



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

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

Decision Order Number : P/ 5192 /91 Date of Decision : 13th November 1991
Register Reference : 91A/1555 Date Received : 25th September 1991
Applicant : M. & N. O'Grady (Developments)Ltd.
Development : Revised house type
Location : site No. 116 Longwood Park, Grange Road
Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...⁵.....ATTACHED.

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

Joe Fleming
for Principal Officer

Date: ...^{15/11/91}.....

James V.N. Looney,
17 Prussia Street,
Dublin 7

NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/1555
Decision Order No. P/ 5192 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 Site 116, Longwood Park, as shown on the block plan submitted does not correspond with the site area which is demarcated by existing boundary walls.

- 02 The proposed house has been constructed to floor slab level (excluding kitchen/utility room to rear) but it seems not to have been constructed in the position shown on lodged block plan.

- 03 There is a discrepancy between the house plans and elevational drawings. The plans propose a bedroom above the garage whereas the elevational drawings do not show bedroom above garage.

- 04 The proposed two storey house and garage on the existing site would not meet the Development Plan requirements with regard to space about dwellings and would thereby be contrary to the proper planning and development of the area.

- 05 The public notice does not adequately describe the proposal. The notice should state that permission is being sought for completion of partially constructed house.

NOTE: Applicant is advised to consult with the Planning Department before submitting another application for a house on site 116.

NOTES

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Blocks 6 and 7
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Lower Abbey Street,
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5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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/1555

Date : 26th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revised house type
LOCATION : site No. 116 Longwood Park, Grange Road
APPLICANT : M. & N. O'Grady (Developments)Ltd.
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

James V.N. Looney,
17 Prussia Street,
Dublin 7



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

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

2. Postal address of site or building Site No 116 Longwood Park
(If none, give description sufficient to identify) Grange Rd, Dublin

3. Name of applicant (Principal not Agent) M & N O Grady (Developments) Ltd
Address c/o N LOONEY 17 PRUSSIA ST 07 Tel. No. 387287

4. Name and address of person or firm responsible for preparation of drawings JAMES V. N. LOONEY,
B.E.C. Eng., M.I.E.I. 17 PRUSSIA STREET,
DUBLIN 7/TEL. 387287 JAMES V. N. LOONEY,
B.E.C. Eng., M.I.E.I. 17 PRUSSIA STREET,
DUBLIN 7/TEL. 387287

5. Name and address to which notifications should be sent DUBLIN 7/TEL. 387287

6. Brief description of proposed development Revised Detached House on Approved Site No 116

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

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used N/A
(b) Proposed use of each floor Residential

RECEIVED LIB 25/9
REC'D NO NS0734

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 310 Sq. m.
(b) Floor area of proposed development 120 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. SEE ALSO APPLICATION NO 2750 NS0214

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

15.List of documents enclosed with application: 4 Copies of Drg No 8417/10RS, 8919/1, 22 8922/12 specification

CO DUBLIN Revised house type site No 116, Longwood PK, Grange Rd. M+N O Grady (D) Ltd.

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

No of dwellings proposed (if any) 1 Class(es) of Development
Fee Payable £ Basis of Calculation 32 x 50% - 55 x 50% 143.50

If a reduced fee is tendered details of previous relevant payment should be given This is a re application for a change in the house type on approved site

Signature of Applicant (or his Agent) James V N Looney Date 24/9/91

Application Type P/B REGISTER REFERENCE 91A/1555

Amount Received £ 22-11 FOR OFFICE USE ONLY 2,16.4

Receipt No Date

RECEIVED
25SEP1991
REG. SEC.

Irish Press 11/9/91

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, Lt. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each.
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET,

CHEQUE

DUBLIN 1.

BYE LAW APPLICATION.

M.O.

REC. No. N 50214

B.L.

I.T.

£ 27.50

Received this

7th

day of

September

19 91

from

J.V. Looney

17 Prussia St.

07

the sum of

twenty seven

Pounds

fifty

Pence, being

bye-law application at 116 Longwood Park

Maureen

Deane

Cashier

S. CAREY

Principal Officer

Class A x1

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

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

N 50734

£16.00

Received this

25th

day of

September

1991

from

J.V. LOONEY

17 Prussia St.

D7

the sum of

sixteen

Pound

Pence, being

116

all tax LONGLEA

Planning application at
Park
No. 100 Deane

Cashier

S. CAREY
Principal Officer

Class X1

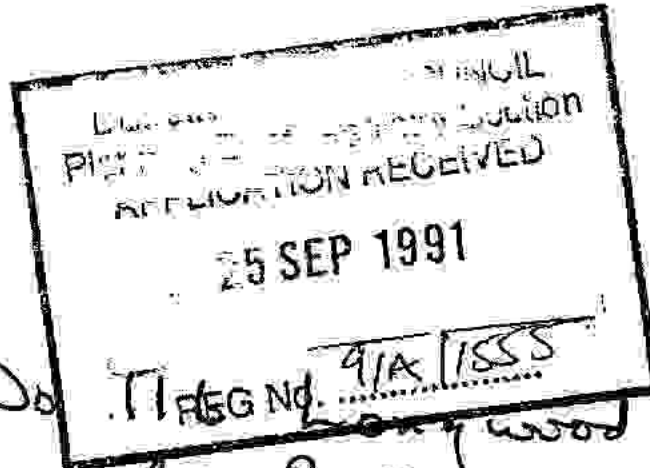
James V. N. Looney B.E. C.Eng. M.I.E.I.
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,
Dublin 7.

Telephone: 387287

24/9/91

The Principal Office
Planning Dept
Dublin Co Council
Irish Life Centre
Dublin 1
Dear Sir



Re Site No. 116 REG NO. 91A/1555
Grange Rd. Rathfarnham
Longwood Park

Senders complete application form together with all relevant documents. Please note the following:

- 1 This application is for a revised house type in the approved site No 116, the house type is as originally approved but headed
- 2 This house is the best house on Longwood Park and its approval will allow for the completion of the development

Please contact me if you require any additional information

Yours faithfully
James V. N. Looney

- 11.4 All woodwork shall be knotted, stopped, primed and painted two undercoats with minimum one high gloss enamel finish coat to Client's choice of colour.
- 11.5 Ironwork shall be cleaned, anti-rust primer applied with two undercoats and one final high gloss coat.
- 11.6 External woodwork shall be knotted, stopped, primed and painted two undercoats with one high gloss finish coat to Client's choice of colour.
- 11.7 Glazed ceramic tile type and colour of Client's choice shall be laid to the extent indicated on the Drawing. This item is to be priced separately if requested by the Employer or covered in a P.C. Sum.

12. RAINWATER GOODS

- 12.1 Main gutters to be 4" PVC and rainwater pipes to be 3" diameter, Assemble as per manufacturer's instructions to give correct fall.
- 12.2 All goods to be screwed not nailed to fascia and blockwork, using standard attachments to give 1" wall clearance.

13. PLASTERING

- 13.1 Only skilled professional plasterers shall be employed for this work.
- 13.2 External walls shall be squidded in cement and sand 1:3 mix and rendered in one part hydrated lime, one part cement and three parts sand, finished 12 mm smooth and even and generally new work to be plastered to match existing work unless otherwise stated.
- 13.3 Roughcast to consist of 5/16 parts washed sand and pebbles, 1 part lime, 1 part cement.
- 13.4 Reveals shall be fine nap finish 1" thick and projecting 1/2" over wall finish, where applicable.
- 13.5 Plaster plinths to be finished smooth and neatly cut off and weathered at top edge. Plaster finish to extend below finished ground level.
- 13.6 All internal plaster wall linings to be "Gyptex" insulated plaster board fixed strictly in accordance with manufacturer's instructions, to D.O.E. Standards.
- 13.7 Plaster board joints and wall junction to be setirmed before applying 1" minimum plaster thickness.

14. GLAZING

- 14.1 Glass shall conform to B.S. 952 and putty to B.S. 544.
- 14.2 Glass thickness shall be as follows:-
 - 3 mm up to 0.56 m² (6 sq.ft.)
 - 4 mm up to 1.12 m² (12 sq.ft.)
 - 6 mm above 1.12 m².

- 6.10 Internal Doors - Install 2" flush panel plywood doors to I.S. 48 or 52. Doors shall be installed with all fittings and keys.
- 6.11 Windows - All frames to be made from standard machine prepared scantlings of red deal. Window boards 1.1/4" thick with rounded edges and corners to be properly installed on bearers.

- 6.12 NOTE - Glazed areas to be minimum 10% of room.
- 6.13 Opening sashes to total a minimum of 5% of the room. Refer to the Drawing for details of windows.

7. ROOF CONSTRUCTION

- 7.1 Construction and sizes of members to be strictly in accordance with the design Drawing and generally to match the standards of the existing building.
- 7.2 Flashings Generally - Where extension abuts existing structure, chase blockwork to receive lead flashing No. 5 to B.S. 1179. Alternatively approved materials may be used with prior permission of Architect.
- 7.3 Sarking felt to I.S. 36.
- 7.4 Minimum pitch for concrete tiles 17 1/2° to 1.8/2°.
- 7.5 Flat roof construction minimum fall to 1 in 40.
- 7.6 Asbestos cement slates to I.S. 7.

8. STRUCTURAL STEELWORK

- 8.1 All structural steelwork, sizes of R.S.'s and reinforcement for concrete beams, etc., strictly to later Engineer's detail.

9. SANITARY FITTINGS

- 9.1 Sanitary fittings will be "Weyford" or equal to I.S. 70. Extend existing services to new work.
- 9.2 Provide additional water storage tanks if specified.

10. IRONMONGERY

- 10.1 All door and window ironmongery to be to relevant I.S.

11. DECORATION

- 11.1 The Contractor shall state at the time of quotation the extent of decoration included in the price. Priming of all new external timbers must be carried out by the Contractor in this Contract.
- 11.2 All painting shall be carried out by an experienced Painter who shall follow all approved preparation procedures before painting commences. Emulsion paint shall not be used as an undercoat for non-emulsion paints.
- 11.3 All new ceilings and walls shall receive two coats of emulsion paint after priming.

15. PLUMBING

- 15.3 All pipes less than 2"Ø over floor level to be 6 mm glass.
- 15.4 Glass in glazed doors shall be bedded in putty and secured using glazing slips and finally bedded in mastic putty.
- 15.5 Bathroom W.C. or closet windows to be glazed in obscure glass.
- 15.6 Refer to Waterworks Regulations and note only kitchen sinks to be supplied direct from mains supply.
- 15.7 Generally extend existing services to new work.
- 15.8 Waste pipe from sink traps shall be 1½" diam. PVC and shall be properly bracketed and secured to exterior wall to discharge directly over and into open gully trap.
- 15.9 Sell vent pipe, when installed, shall be PVC 4" diam. and shall be connected to drain with W.C. units as per manufacturer's instructions. Where indicated, a "single stack" system is to be installed in accordance with B.S. 5572 (1978).
- 15.10 Install coal and cleaning eyes in proper locations in accordance with Building Bye-Laws.
- 15.11 Extend existing cold water supply in ½" copper pipe and connect to cold tap. Alternatively PVC may be installed with prior permission.
- 15.12 Extend existing hot water supply in ½" copper pipe and connect to hot taps. PVC pipe not permitted.
- 15.13 All pipework to be properly clipped with brackets to underfloor joists.
- 15.14 Extend existing heating system to new work.

16. ELECTRICAL

- 16.1 The electrical installation shall be carried out by competent, experienced electricians. All electrical work shall comply with the latest regulations of the Institute of Electrical Engineers, and the recommendations of "National Rules for Electrical Installation."
- 16.2 All wiring to be on ring main system using 13A plugs fusable type.
- 16.3 Provide proper identification system for each fuse unit.
- 16.4 Every light outlet shall be fitted with approved ceiling rose, flex and lampholder.
- 16.5 Switches shall be flush type make and break.
- 16.6 Socket outlets shall be flush type 13 amp, 3 pin shutter type and fusable with earth wire.

17. THERMAL INSULATION

18. SITE CLEARANCE

- 17.1 Wiring shall be concealed and carried in walls in plastic conduit, and through holes bored in timber joists (no notching of joists).
- 17.2 Wiring shall be 1.5 mm² for lighting circuits and 2.5 mm² for power circuits.
- 17.3 All joints shall be in proper joint boxes.
- 17.4 Insulation is to be in accordance with the maximum U-values laid down by the Dept. of the Environment, a whole building standard not exceeding .25 wats per metre squared degrees Celsius.
- 17.5 U-values will be required to be calculated in accordance with the 1975 Guide Book A of the Institute of Heating and Ventilating Engineers.
- 18.1 All rubble, etc. to be removed from site.
- 18.2 Where applicable, replace clean top soil on gardens and level.
- 18.3 Extension area to be left clean and tidy.
- 18.4 All builders materials to be removed from the site.

S P E C I F I C A T I O N

1. GENERAL

1.1 The Contractor shall be responsible for defects arising from incorrect procedures which deviate from this Specification or good standard building practice. All materials described in Specification refer to Drawings Nos.

1.2 The Contractor shall be responsible for ensuring that all statutory requirements and safety regulations are met during the construction period.

1.3 The Contractor shall supply all materials and equipment required to execute the works.

1.4 The materials shall be to the latest D.O.E. "Outline Specification" where applicable.

1.5 The Contractor shall notify the Local Authority, E.S.B. and P. & T. to arrange for all inspections at the appropriate stages of the works. All fees in respect of the previous will be paid directly by the Employer. The Contractor will advise the Employer, well in advance, of fees due.

1.6 Any specific items not covered in this Specification are described in the Working Drawing (refer to same).

2. SITE

PREPARATION

2.1 All top soil and vegetable matter shall be removed from the building area to a minimum level of 6".

2.2 Top soil shall be retained for use if required.

2.3 Trenches shall be excavated down to solid strata and finished level minimum 3'0" below ground level.

2.4 Hardcore shall be free from foreign matter and shall be well compacted to a minimum depth of 6" or as indicated on Drawing.

2.5 Footings shall be 2'3" x 12" for 9" concrete blockwork and 2'9" x 12" for 11" concrete cavity construction. See Drawing for details.

2.6 Concrete shall be no leaner than 6:1 cement/gravel.

2.7 Sand and coarse aggregates to be in accordance with I.S. 5.

3. DRAINAGE

3.1 Refer to Drawing for positions of new and existing pipe runs, A.J.'s, manholes and gully traps, and interception of existing sewers etc.

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3.2 PVC pipework laid to correct falls on minimum 6" surface concrete beds for full runs with concrete haunched up on both sides on the pipe for half the diameter.

3.3 All underground pipework shall be PVC and laid straight between intersections with a constant fall throughout the overall length in accordance with the manufacturers instructions.

3.4 All gully traps, junctions and manholes, including covers shall be standard PVC approved unit - "Kavin" or similar.

3.5 Where existing or proposed sewers traverse under new work they shall be encased in 6" of concrete all around and bridged by approval at foundation strips. Normally the Local Authority Inspector should be consulted.

3.6 All new and existing sewerage to be discharged directly to existing sewer and surface water to soakways min. 15' from main structure - or as indicated on Drawings.

4.1 External pedestrian areas shall be 4" concrete on 6" ramed hardcore with falls away from structure and finished smooth. Where necessary install expansion joints at 8' centres.

4.2 Alternatively selected washed gravel hardstanding with concrete precast kerbs.

4.3 Sub floors shall be 6" concrete and 6" well ramed hardcore. Insert damp-proof membrane as indicated on Drawing, minimum 500 g and laid directly on sand blinding.

5.1 All external blockwork walls shall be 9" thick concrete blockwork to I.S. 20 which shall be toothed in all intersections. This will be plastered externally and dri-lined and insulated internally.

5.2 Brickwork clay walls in accordance with I.S. 19.

5.3 Alternatively 12" concrete blockwork cavity construction consisting of:-

4" concrete blockwork or brickwork outer leaf.

4" cavity (with 38mm styrofoam cavity insulation) or equal.

4" concrete blockwork inner leaf.

5.4 Use galvanised iron cavity ties 3' horizontally and 1'6" vertically.

5.5 Above D.P.C. blocks shall be hollow type.

4. PAVING &
SUB FLOOR

5. BLOCKWORK

- 5.6 Below D.P.C. blocks shall be solid type.
- 5.7 Internal block partitions shall be touched to all external walls.
- 5.8 Stud partitions where applicable are to be as indicated on Drawing 10" thick.
- 5.9 Sleeper walls shall be brickwork or blockwork honeycomb construction, with 4" x 2" wall plate on D.P.C. bolted at minimum 1" c.c.
- 5.10 Portland cement will be in accordance with I.S. 14.
- 5.11 Gaged mortar shall be used as per manufacturer's instructions above D.P.C.
- 5.12 Cement mortar 1:3 mix shall be used below D.P.C.
- 5.13 PVC damp-proof courses shall be to I.S. 51 of I.S. 72) and bedded on a layer of cement mortar and tamped 6" where necessary.
- 5.14 D.P.C. shall be installed as:-
 - a) All existing and new D.P.C. shall be level and up existing D.P.C. at wall intersections.
 - b) Ensure continuity of all new and existing D.P.C.'s where applicable.
 - c) Under and turned up at back end sides of window cills.
 - d) At door and window lintels.
 - e) Under all wall plates.
 - f) At ground floor detail (See Drawing).
 - g) Vertical D.P.C.'s at all windows and doors (in cavity construction).
 - h) Free air louvers 9" x 9" to be installed in external walls to:-
 - a) Provide cross ventilation under all timber floors.
 - b) At high level in any room without a natural draught fireplace.
 - c) To enclosed loobies.

6. TIMBERWORK

- 6.16 Precast concrete cills from a reputable supplier shall be installed. The cills shall be 8" wider than the window open to allow 4" hold each side and also have a 1/2" projection at face of exterior wall. All cills shall be finished extra smooth sealed, chrowned, rebated and vented to I.S. 89.
- 6.17 Use 75mm steel angle lrons over spurs not exceeding 4.6" for external cavity walls minimum bearing 4" each side.
- 6.18 Alternatively use "L.C." composite steel lintels.
- 6.19 Precast prestressed concrete lintels "Span/ler" or similar to B.S. 1239 shall be installed as per manufacturer's instructions.
- 6.20 Ensure manufacturer's recommended number of solid blockwork courses over compression zones of all windows. No run vents are to be located in this zone.
- 6.21 All timbers used must be well seasoned dry and free from defects with a moisture content at the time of erection not exceeding that specified in I.S. 96 (latest issue.)
- 6.22 Joists of all timbers in roof and eaves shall be of treated softwood, and shall be treated with an approved wood preservative as per manufacturer's instructions.
- 6.23 All wall plates, ends of joists etc. shall be created as in Clause 6.2.
- 6.24 All carpentry timber to be white deal.
- 6.25 Joinery timbers to be red deal, prepared, knotted, stoped and primed.
- 6.26 Raised timber floors as per Drawing provide under-floor ventilation.
- 6.27 Roof trusses to I.S. 193 (P) at 24" c.c. where applicable.
- 6.28 Rafters will not exceed 16" c.c. in traditional roof construction.
- 6.29 External Doors - Shall be 2" deal glazed as per Drawing with hinged flap type weatherboard and supplied with all fittings and keys. Doors shall be hung on 1/2" pairs 4" butt hinges to frame. Frame shall be machine prepared 4" x 1 1/2" red deal frame rebated in the solid.

In accordance with I.S. 23.

