

PLANNING APPLICATION FEES

Reg. Ref... 91A/1676

Cert. No... 26928

PROPOSAL... case study + widening of front entrance gates

LOCATION... 69 Whitehall Road D12

APPLICANT... Tom O'Leary

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£16	NIL	£16	£16 paid 24/10 N.51262
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: *[Signature]* Grade Date *24/10/97*

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

COMHAIRLE CHONTAE AITHA CLIATH
DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755
EXTENSION: 231/234
FAX.: 724896

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

Hervyn Miley,

43 Maywood Avenue,

Raheny,

Dublin 5.

26/10/91

REG. REF.: 91A/1676

RE: Conservatory and widening of front entrance gates at 69 Whitehall Road, Dublin 12,
for Tom Oley.

Dear Sir/Madam,

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of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 30.00.
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,



for PRINCIPAL OFFICER



Mervyn Miley,
43 Maywood Avenue,
Raheny,
Dublin 5.

Our Ref; RW/GC

Date; 23/10/91

Re; Conservatory to rear and widening of front entrance gates at 69 Whitehall Road,
Dublin 12, for Mr. Tom Oley.

Dear Sir,

I refer to the above named planning and bye-law application as received in this department on 21/10/91.

I return herewith your cheque in the sum of £48.00 as it has not been made payable to "Dublin County Council".

As the 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you forward the amended cheque as soon as possible.

Yours faithfully,



for PRINCIPAL OFFICER

Mervyn Miley,
43 Maywood Avenue,
Raheny,
Dublin 5.

Our Ref; RW/GC

Date; 23/10/91

Re; Conservatory to rear and widening of front entrance gates at 69 Whitehall Road,
Dublin 12, for Mr. Tom Oley.

Dear Sir,

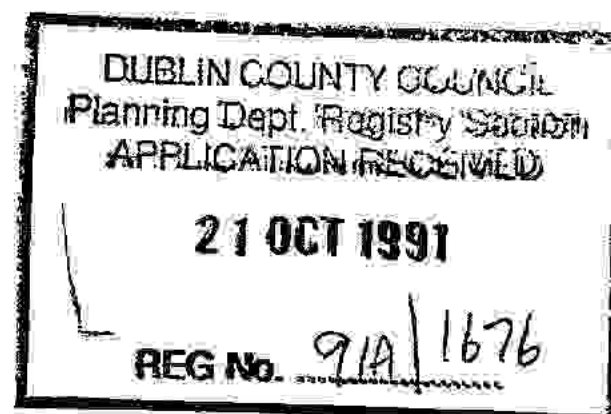
I refer to the above named planning and bye-law application as received in this department on 21/10/91.

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Yours faithfully,


for PRINCIPAL OFFICER



DUBLIN COUNTY COUNCIL

REG. REF: 91A/1676.
DEVELOPMENT: Conservatory.
LOCATION: 69 Whitehall Road.
APPLICANT: Tom Oley.
DATE LODGED: 21.10.91.

The proposal includes the widening of the entrance gates.

If permission is being granted it should be subject to:-

1. Dishing of kerb and footpath to be modified at the applicants expense to the requirements of the Area Engineer Roads Maintenance.



GC/BMcC
22.11.91.

SIGNED: Garrett Carr
DATE: 22/11/91

ENDORSED: E. Madde
DATE: 22nd Nov '91

P/5489/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1676

Date Received : 21st October 1991

Correspondence : Mr. Mervyn Miley,
Name and : 43 Maywood Avenue,
Address Raheny,
Dublin 5.

Development : Widening of front entrance and conservatory to rear

Location : 69 Whitehall Road, Dublin 12.

Applicant : Mr. Tom Oley

App. Type : Permission

Zoning :

Floor Area : 24 Sq. metres

^{NOB}
(NOB/AC)

CONTRIBUTION:
Standard: NI
Roads: Entrance
S. Sers: Domestic +
Open Space:
Other: Conservatory
SECURITY:
Bond / C.I.F.:
Cash:

Report of the Dublin Planning Officer dated 27 November 1991.

This is an application for PERMISSION to widen a front entrance and for a conservatory to the rear.

The proposed widened front entrance would be 3.3m., an increased width of 0.7m.

The footpath to the front is dished for the existing entrance only and appears to have been recently repaired. New gate piers are also proposed with gates indicated to open inwards. There is a bus stop halfway between the entrance to Nos. 69 and 67.

The proposed entrance would be acceptable. The conservatory to the rear is also acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (b) conditions:-

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1676

Page No: 0002

Location: 69 Whitehall Road, Dublin 12.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the entire premises be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

05 The existing kerb and footpath shall be dished in accordance with the requirements of the Council's Area Roads Engineer at the applicant's expense.

REASON: To comply with the requirements of the Roads Department.

R 06 The gates shall be constructed so that they only open ~~outwards~~ *inwards*.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1676

Page No: 0003

Location: 69 Whitehall Road, Dublin 12.

Endorsed:
for Principal Officer

.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (6) conditions set out above is hereby made.

Dated : ..10.....
NOVEMBER 1991

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

DEVT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

PERMITS BY:

STATE OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO. BY
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT OFFICE



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

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

Decision Order Number : P/ 5489 /91 Date of Decision : 10th December 1991

Register Reference : 91A/1676 Date Received : 21st October 1991

Applicant : Mr. Tom Oley

Development : Widening of front entrance and conservatory to rear

Location : 69 Whitehall Road, Dublin 12.

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 GRANT PERMISSION in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...*6*...ATTACHED.

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

Date: ...*10/12/91*.....

Mr. Mervyn Miley,
43 Maywood Avenue,
Raheny,
Dublin 5.

NOTES

1. An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála,
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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanála 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/1676
Decision Order No. P/ 5489 /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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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- 06 The gates shall be constructed so that they only open inwards.
- 06 REASON: In the interest of the proper planning and development of the area.

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RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Balance

Issue of this receipt is not an

acknowledgement that the fee

tendered is the prescribed application

fee. *N-51262*

PAID BY
CASH
CHEQUE
M.O.

£ 16.00

Received this

21st

day of

November

19*71*

From

Mervyn Miley

11A Bagginbarr Place

D.2

The sum of

sixteen

Pounds

Pence, being

planning

application

NA/1676

SECRETARY

Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL

RECEIPT CODE

Balance

46/49 UPPER O'CONNELL STREET,
DUBLIN 1

BYE LAW APPLICATION

REC No N 5177A

£20.00

Received this *21st* day of *November* 19*77*
from *Maryn Miley*
14A *Bray Road* *D.2*

the sum of *thirty* Pounds

bye-law application at Pence being *100* for
Matter Deane

Cashier *S. CAREY* *Class B*
Principal Officer

m.h.m. DESIGN

14a Baggotrath Place, Dublin 2. Telephone: (01) 316403

RE: conservatory to rear & widening
of front gates to 69 Whitehall Road

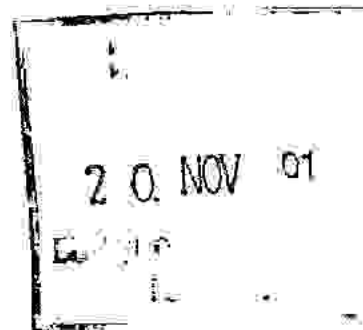
REF NO 91A/1676.

Dear Sir

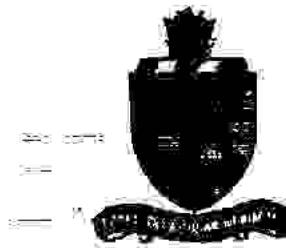
please find enclosed ammended
cheque to the value of £46 as
requested. Hoping all is to your satisfaction

Yours faithfully

M. Miley



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/1676

Date : 22nd October 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Widening of front entrance and conservatory to rear
LOCATION : 69 Whitehall Road, Dublin 12.
APPLICANT : Mr. Tom Oley
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 21st October 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Mr. Mervyn Miley,
43 Maywood Avenue,
Raheny,
Dublin 5.



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/1676

Date : 24th October 1991

Our Ref.

Your Ref.

Date

Dear Sir/Madam,

Development : Widening of front entrance and conservatory to rear

LOCATION : 69 Whitehall Road, Dublin 12.

Applicant : Mr. Tom Oley

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 21st October 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development)Act,1982 the Planning Authority is precluded from deciding this application until the correct fee has been received.The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

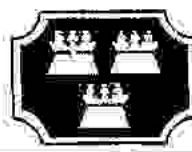
The correct fee for the above mentioned application is 16.00 .
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

for PRINCIPAL OFFICER

Mr. Mervyn Miley,
43 Maywood Avenue,
Raheny,
Dublin 5.

DUBLIN CORPORATION



PLANNING APPLICATION FORM

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

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 continuance of use.

Handwritten: cheque 48-00

2. Postal address of Site or Building..... 69 WHITEHALL RD DUBLIN 12
(if none, give description sufficient to identify)

3. Name of applicant (Principal not Agent)..... MR TOM OLEY
Address..... AS ABOVE Tel. No.....

4. Name and address of..... MERVYN MILEY 43 MAYWOOD AVE
person or firm responsible for preparation of drawings..... RAHENT. D.S. Tel. No. 316403

5. Name and address to which notifications should be sent..... AS ABOVE NO 4

6. Brief description of..... CONSERVATORY TO REAR & WIDENING OF FRONT ENTRANCE GATES
proposed development

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



Handwritten: Herald 16/10/91

8. Does the proposal involve demolition/partial demolition of any habitable house or part thereof? NO

9. (a) Area of Site..... 800 m² approx Sq. m.
(b) Floor area of proposed development..... 24 m² approx Sq. m.
(c) Floor area of buildings proposed to be retained within site..... 170 m² approx Sq. m.

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

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

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

13. List of documents enclosed with application..... 4 copies Spec dwngs
cheque for 48
advert dated oct 16 1991

DUBLIN 12 - Planning permission sought for widening of front entrance gates and conservatory to rear of no. 69, Whitehall Rd. for Mr. Tom Oley.

14. Gross floor space of proposed development (See Back)..... 24 m² Sq. m.
No. of dwellings proposed (if any)..... 1 Class(es) of Development..... 2
Fee Payable £..... 48 Basis of Calculation..... 1 x 16 planning 1 x 32 due law
If a reduced fee is tendered details of previous relevant payment should be given

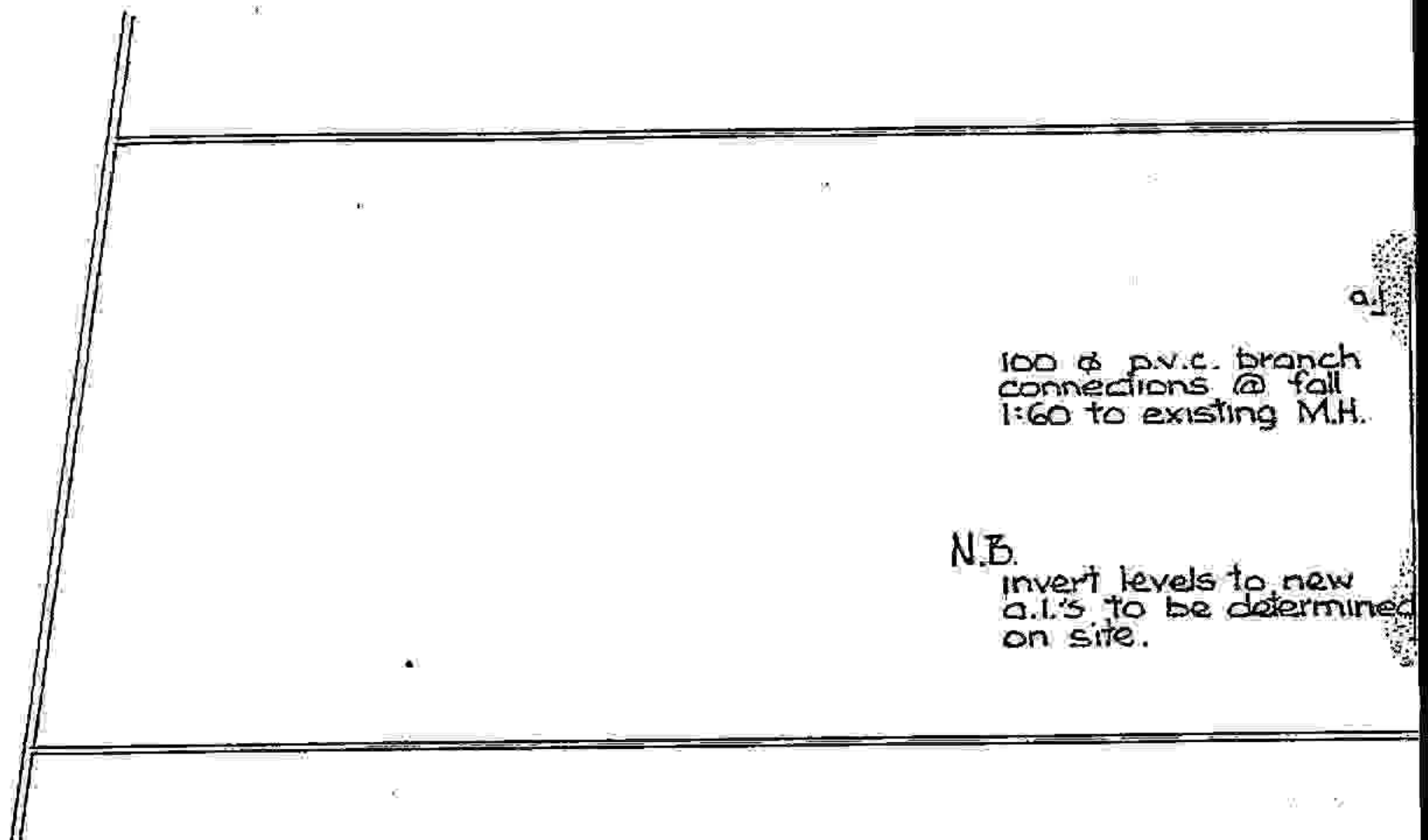
Signature of Applicant (or his Agent)..... Tom Oley Date..... 23-9-91

Plan No..... P/B
History..... 91A/1676
Amount Received £.....
Receipt No..... 22/2
Checked.....

FOR OFFICE USE ONLY

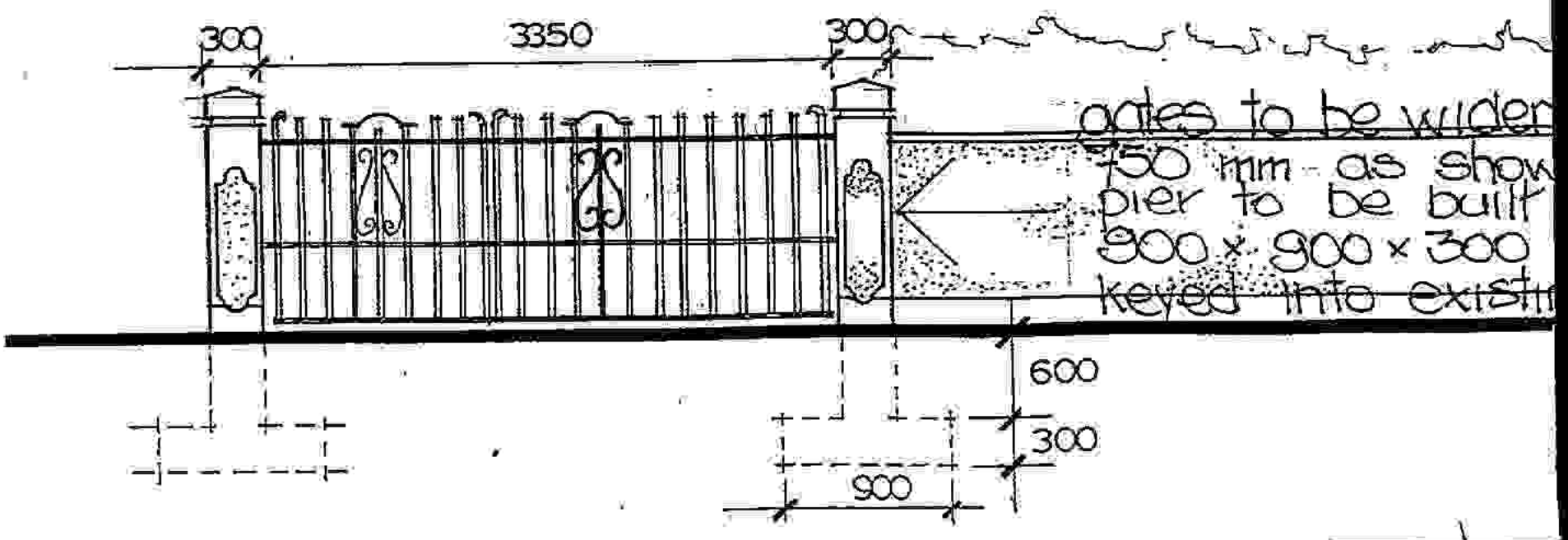
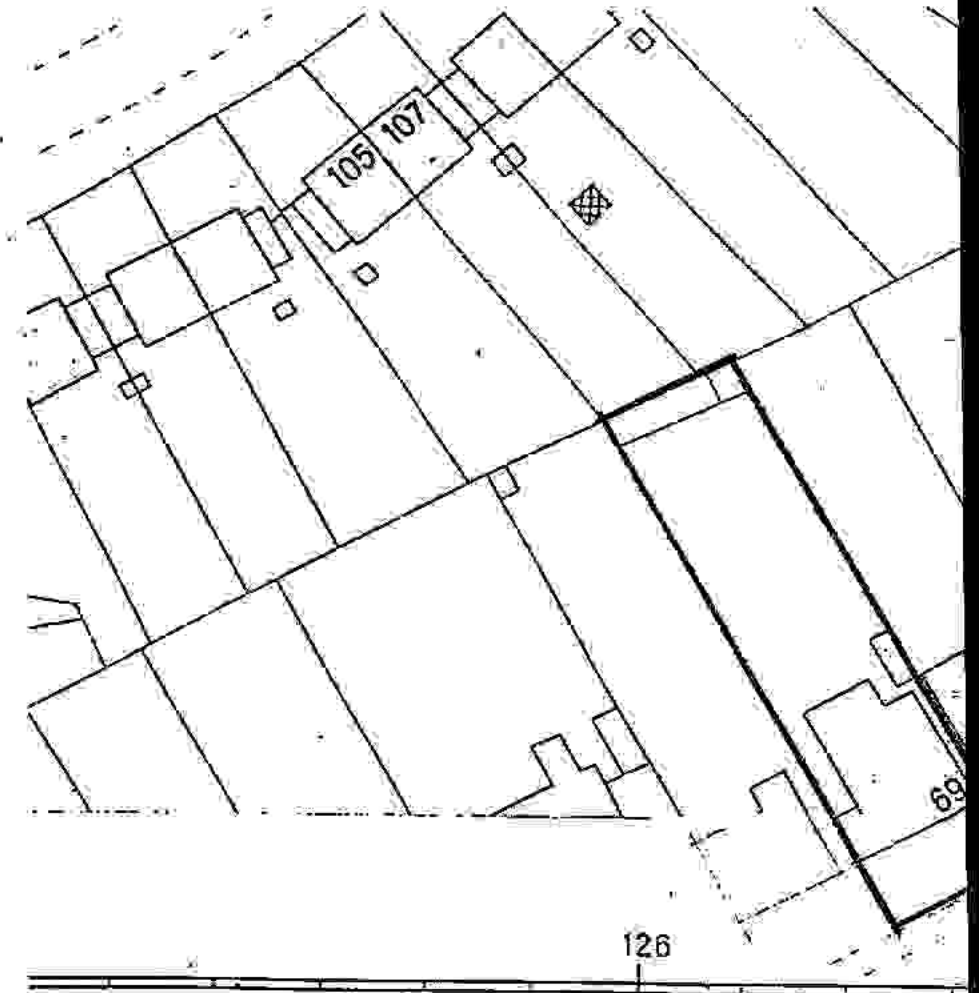
1.8.4

cheque returned
Not made out to DCC



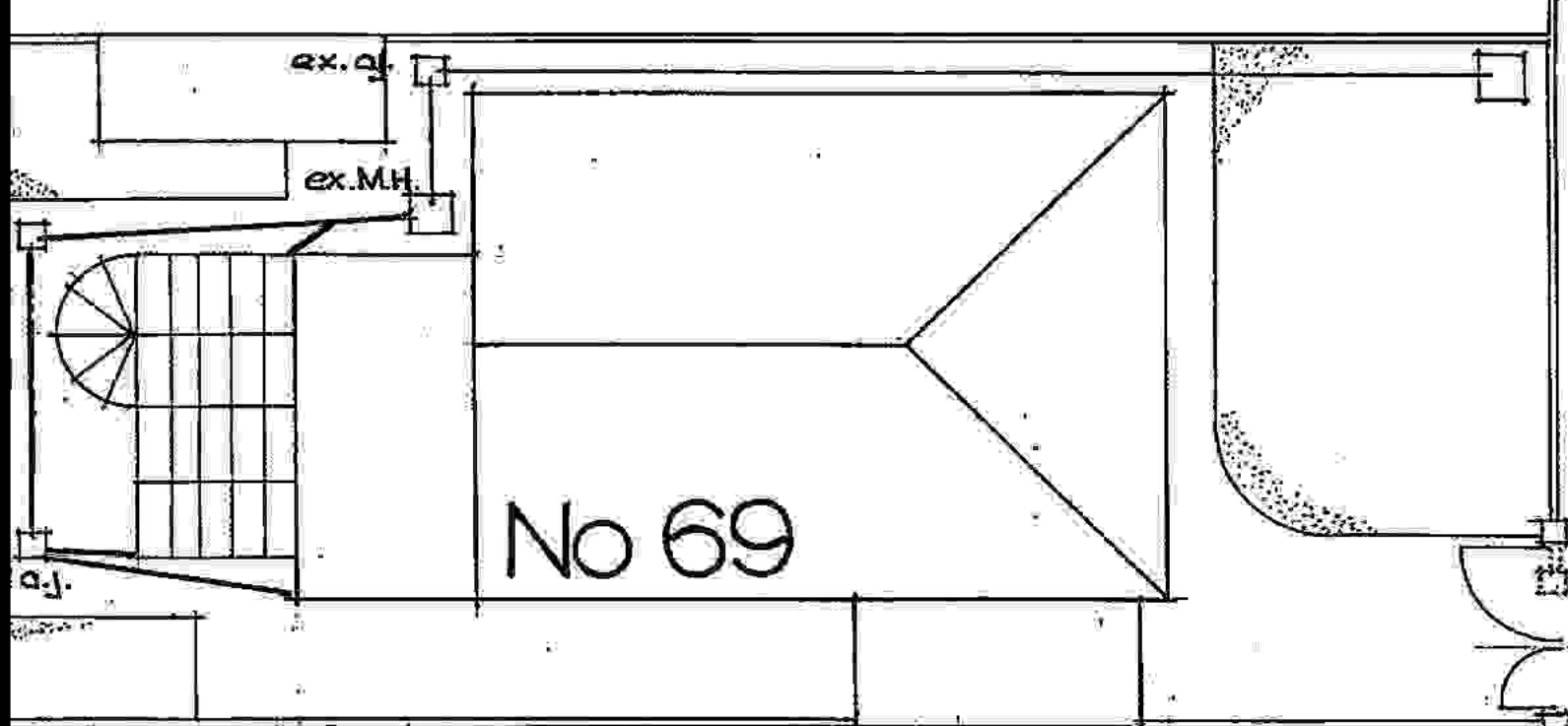
100 Ø p.v.c. branch connections @ fall 1:60 to existing M.H.

N.B. invert levels to new a.l.'s to be determined on site.



gates to be widened 750 mm - as shown
 pier to be built 900 x 300 x 300
 keyed into existing

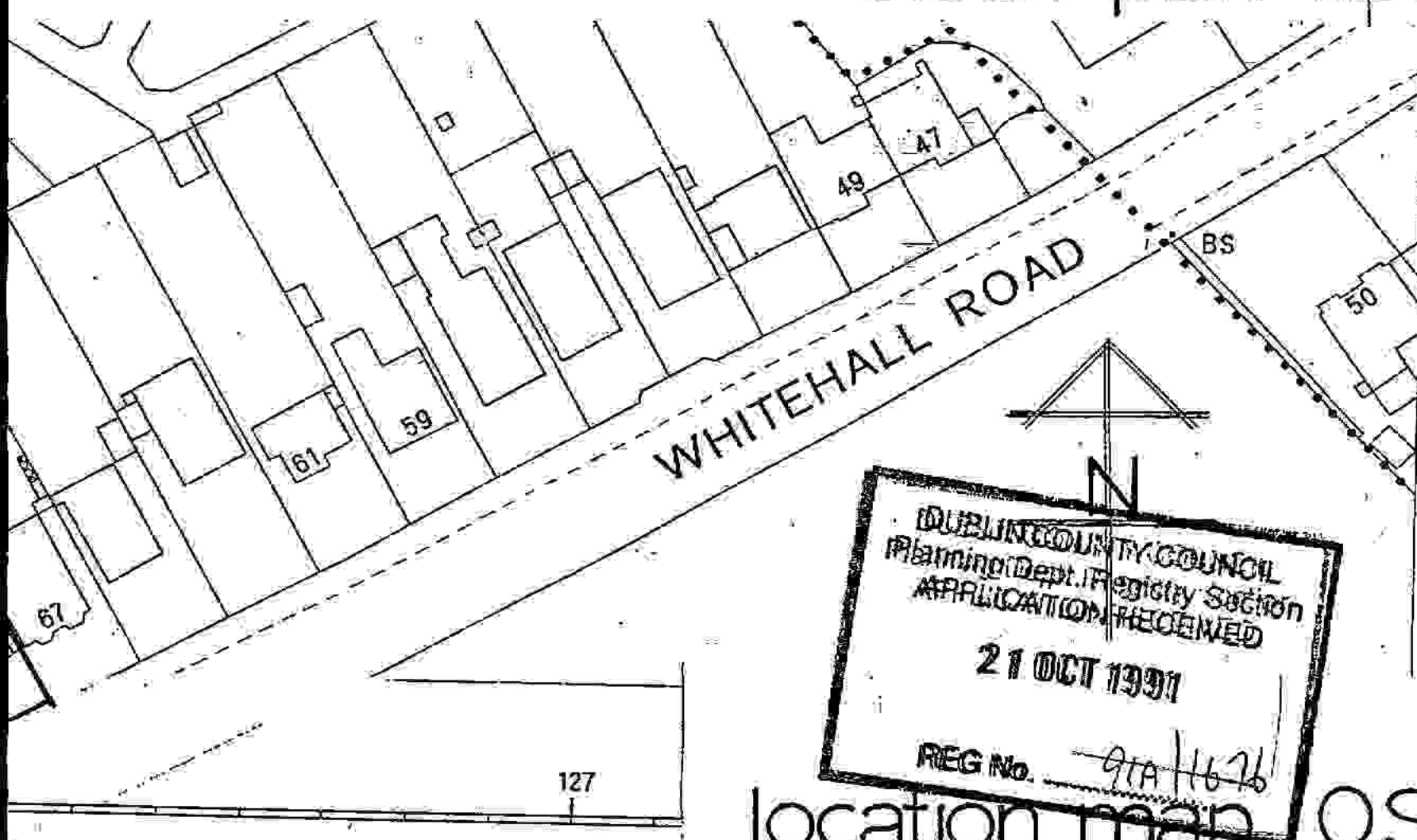
WHITEHALL ROAD



GATE TO MAIN ROAD TO BE INCREASED IN WIDTH BY 2'6"

WIDTH OF DRIVEWAY TO BE INCREASED BY 2'6" IN CONCRETE TO MATCH EXISTING.

block plan 1:200



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
21 OCT 1991
REG No. 91A/1676

location map O.S. 3028.
14.

ed by
n, new
up of
pad &
ig wall.

wall elevation.

m.h.m. DESIGN

14a Bagginath Place, Dublin 2.
Telephone: (01) 316403

Project: conservatory
to rear & widening
of entrance gates to
69 Whitehall Rd. D.12.

SPECIFICATION

FOR

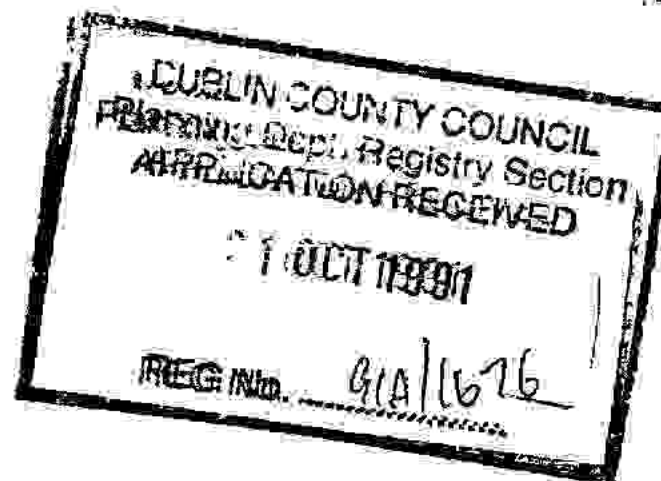
CONSERVATORY

TO REAR

69 WHITEHALL RD.
KIMAGE

FOR

MR. & MRS. OLEY.



SECTION 1, DEMOLITIONS, EXCAVATIONS AND SUB - SUBSTRUCTURES

1. PREPARING SITE

Clear and grade site for proposed extension 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 150mm.

2. EXCAVATION

The trenches shall be excavated to the depths and widths indicated to accommodate foundations. Trench bottoms and foundations shall be levelled off in horizontal benches. the bottom of trenches shall be not less than 450mm below the finished ground level and kept clear of water before concreting.

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

3. FOUNDATIONS

Shall be concrete mix A, to widths and depths indicated and reinforced.

4. FLOOR LEVEL

The height of the finished floor over the highest point of the finished ground level shall be not less than 150mm.

5. RISING WALLS

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

6. CEMENT

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

7. LIME

Hydrated lime to be I.S.8.

8. WATER

Water shall be clean and free from harmful impurities.

11. 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.

12. Concrete Mixes.

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm ²
		Cement	Fine Aggregates	Graded Coarse Aggregates	
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.

13. Cement Mortar.

Shall be 1 part cement to 3 parts sand.

14. Lime Mortar.

Shall be 1 part hydrated lime to 6 parts sand.

15. Gauged Mortar.

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

16. Additives.

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

SECTION 2, BLOCKLAYING AND CONCRETING.

1. Blockwork.

Concrete blocks shall be in accordance with I.S. 20 and clay bricks, 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.

Condt/.....

2. SOLID BLOCK WALLS

225mm solid concrete blocks shall be used where indicated in drawing.

3. OPES IN EXTERNAL WALLS

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

4. 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 at joints:-

- (a) In all ground floor walls and breasts to full width and stepped as necessary, cavity walls both outer and inner leaves seperately and shall be laid not less than 150mm over finished ground level or paved areas within 1 meter of house.
- (b) Size if opes in cavity wall and over all opes 250mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.
- (c) Under the turned up at ends and backs of all sills, an external room ventilation grids.
- (d) Where the water proof membrane for concrete floors is not level with the wall D.P.C. care should be taken to ensure continuity of damp proofing by stepping turning up and lapping as necessary.

5. WINDOW CILLS

To be precast concrete throughout, adequately seated, rebated weathered and throated and set in guaged mortar on D.P.C. or S. S. tray.

6. PAVING

50mm concrete paviers to necessary falls, bedded in 50mm sand and 150mm blinded and well compacted hardcore.

7. INTERNAL PLASTERING

Scud internal solid walls and plaster one coat 12mm thick in 1 cement, 1 lime, 6 sand. Finish with neat gypsum plaster skim or a grey coat of guaged mortar applied with wood float.

8. WALL CONSTRUCTION

Wall construction to be of 12" cavity, finished externally in 4" solid block plastered with 19mm render to match existing on house, with 4" insulated cavity and 4" solid block inner leaf finished internally with 12mm smooth plaster with necessary skirtings etc.

9. UNDERPINNING

Where necessary under-pinning to be carried out to the satisfaction of the local byelaw officer in min. 1m sections D.P.M. To be carried up between existing boundary wall and new 9" solid block wall turned at top of existing wall and dressed over with No. 5 lead flashing with min. 6" upstand.

10. CONSERVATORY FRAME

To be constructed using 100 x 45 aluminium sections and finished with white polyester powder paint finish to manufacturers instruction (Q. Windows, Fairview, Dublin 3. Phone: 336272). Windows to be double glazed sealed units using 6mm and 4mm clear float glass with 12 mm gap between.

SECTION 3 - DRAINAGE

1. TRENCHES

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

2. DRAINAGE

The main and branch drain shall be 100mm diameter and 150mm laid to continuous falls of not less than 1:60 or not more than 1:30 in the case of 100mm diameter and not less than 1:100 in the case of 150mm diameter with bends and junctions, splayed in direction of flow and laid in straight lines from manholes to manhole. The drainage shall be P.V.C. all laid, jointed and back filled to manufacturers instructions on continuous concrete bed, mix B, 100mm thick x 300mm wide to full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar.

3. BACK FILLING

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

4. DRAINS UNDER DRIVEWAY AND BUILDINGS

Where drains pass under driveway or buildings they shall be fully encased in 150mm concrete mix B. Form ducts through rising walls or foundations as necessary to avoid damage from drains.

5. Access Junctions and Manholes.

Access junctions or manholes as suitable should be provided at each change and direction or gradient of drain. Manholes shall be built in 225 mm concrete walls on 150 mm 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 or hot dipped galvanised steel frame and cover. Covers to have provision for lifting.

6. Gullies and Access Junctions.

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

7. Gully Traps.

Gully traps shall be set in dished concrete surround to take waste from bath, sinks, etc., and discharge from rainwater pipes and shall be fitted with cast iron or other suitable grid.

8. Vent Shaft.

At head of drain, carry up 100 mm minimum diameter vent pipe over eaves level or to 1 meter overhead of highest window within 4 meters of vent, secured with proper bracket and fitted with cowl or cage.

9. Soil Vent Pipes and Waste Pipes.

Soil vent pipes shall be 100 mm diameter cast iron and connected to upstairs W.C.'s waste from wash-hand basins and baths on the first floor to be connected to 100 mm cast iron external waste pipe. Waste pipes to discharge over gully traps. Soil pipes and waste pipes to be vented above eaves level with vented cowls.

10. Testing.

Test plumbing and drainage on completion to ensure water tightness and efficient working of the system and as may be required by the Local Authority.

SECTION 4

TREATMENT TO FRONT ENTRANCE

DEMOLITION

Demolish front right hand pier to entrance and remove from site. Remove all vegetable matter to a depth of 150mm and prepare for new driveway.

DRIVEWAY

To be constructed of 150mm. Concrete on 50mm sand blinding on 150mm well compacted hardcore. New driveway to be 2'6" wider and run flush with existing.

NEW PIER

New pier to be built in min. 300mm solid concrete blockwork and to match existing in finish and texture. Built up off 900 x 900 x 300 foundation pad to be keyed in with existing foundations.

GATES

Right hand gate to be removed, extended and replaced.

bedroom.

ex. r.w.p.
g.t.

ex. s.v.p.

ex. g.t.

ex aj

ex m

break out existing window ope
and provide new door ope to
utilitv room.

form new window ope in
existing door ope with lintel
over.

new r.w.p.
g.t.

new branch connection to be
100 ϕ p.v.c. laid to fall min
1:60, invert levels to be
determined on site.

600 x 600 x 50 mm conc paviors
bedded in 50 mm sand to
surround new conservatory

a