



91A/1008

Retention of Dwelling  
Main Street, Rawlwood  
T Owen

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PRT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2352	1/2	132	—		
	2316					
	2300					
	2284					
	2268					
	2252					
	2236					
	2220					
	2204					
	2188					
	2172					
	2156					
	2140					
	2124					
	2108					
	2092					
	2076					
	2060					
	2044					
	2028					
	2012					
	1996					
	1980					
	1964					
	1948					
	1932					
	1916					
	1900					
	1884					
	1868					
	1852					
	1836					
	1820					
	1804					
	1788					
	1772					
	1756					
	1740					
	1724					
	1708					
	1692					
	1676					
	1660					
	1644					
	1628					
	1612					
	1596					
	1580					
	1564					
	1548					
	1532					
	1516					
	1500					
	1484					
	1468					
	1452					
	1436					
	1420					
	1404					
	1388					
	1372					
	1356					
	1340					
	1324					
	1308					
	1292					
	1276					
	1260					
	1244					
	1228					
	1212					
	1196					
	1180					
	1164					
	1148					
	1132					
	1116					
	1100					
	1084					
	1068					
	1052					
	1036					
	1020					
	1004					
	988					
	972					
	956					
	940					
	924					
	908					
	892					
	876					
	860					
	844					
	828					
	812					
	796					
	780					
	764					
	748					
	732					
	716					
	700					
	684					
	668					
	652					
	636					
	620					
	604					
	588					
	572					
	556					
	540					
	524					
	508					
	492					
	476					
	460					
	444					
	428					
	412					
	396					
	380					
	364					
	348					
	332					
	316					
	300					
	284					
	268					
	252					
	236					
	220					
	204					
	188					
	172					
	156					
	140					
	124					
	108					
	92					
	76					
	60					
	44					
	28					
	12					

Certified Correct: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

Witness Enclosed: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

Witness 2, 3, 4, 5, 6 & 7 Certified Correct: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

Witness 2, 3, 4, 5, 6 & 7 Enclosed: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

100  
 8 2 5 6 9 1

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /  
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

*Standard  
ml*

*release of  
Bouldy out  
7 years old.*

*also contribute  
not previously  
considered in  
£ 32 + £ 67*

*J. 14/8/91*

DEVELOPMENT CONTROL ASSISTANT GRADE



SS

Ⓜ

Register Reference : 91A/1008

Date : 1st July 1991

Development : Retention of existing bungalow as built

LOCATION : Main Street, Rathcoole

Applicant : Tommy Quinn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer : G. BOOTHMAN

Date Recd. : 19th June 1991

PLANNING DEPT  
DEVELOPMENT CONTROL SE  
Date ..... 22.08.91  
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,

DUBLIN Co. COUNCIL  
- 3 JUL 1991  
SAN SERVICES.

*Paul G. ...*  
for PRINCIPAL OFFICER

Date received in Sanitary Services

FOUL SEWER

*Available on account of this application having a previous planning permission.*

*Note: The receiving stream using Rathcoole treatment plant has not got the necessary dilution to cater for any further development.*

SURFACE WATER

*Available.*

DUB  
SANITARY SE  
22 AUG 1991  
Returned. *R*

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

*T. Quinn 2/8/91.*

*J.R.  
19/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 22.08.91  
Time 2.30

Register Reference : 91A/1008

Date : 1st July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Available per procedure 2 hours  
Storage to be provided. Applicant to consult  
with Water Dept re connection to to  
w/main.

*[Signature]*  
3/7/91

ENDORSED *[Signature]* DATE 19/8/91

DUBLIN CO. OF  
SANITARY SERVICES  
22 AUG 1991  
Returned. *[Signature]*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Retention of existing bungalow as built and Bye-Law approval for new kitchen extension at Main Street, Rathcoole for Tommy Quinn.

James A. Carty,  
30 The Close,  
Kingswood Heights,  
Dublin 24.

Reg. Ref. 91A/1008  
App. Recd: 19.06.91  
Floor Area: 89.35 sq.m.  
Site Area: 3182 sq.m.  
Zoning:

Standard	111
.. 35	Retention
.. 36	of Building
Open Space:	200 sq. ft. 7 years
Other:	Caravan
SECURITY:	Not provided
Bond / C.I.F.	632 or
Cash:	967

Report of the Dublin Planning Officer, dated 14 August 1991

This is an application for PERMISSION for retention of existing bungalow as built and Bye-Law approval for new kitchen extension at Main Street, Rathcoole for Tommy Quinn.

Previous history files are not available for perusal.

I recommend that a decision to grant permission be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (4) conditions:-

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval for works to be carried out under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the entire premises be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That all external finishes harmonise in colour and texture with the existing premises.	4. In the interest of visual amenity.

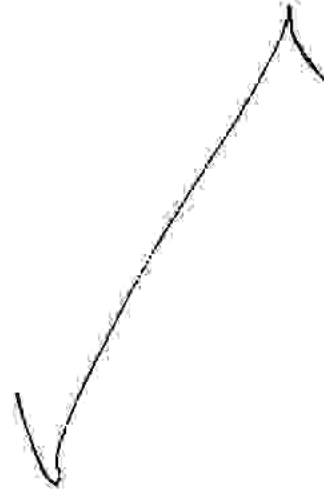
NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out.

Over ....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Retention of existing bungalow as built and Bye-Law approval for new kitchen extension at Main Street, Rathcoole for Tommy Quinn.



CSB

(GB/AC)

Richard Cremins STP  
For Dublin Planning Officer

Endorsed:-

for Principal Officer

15.8.91

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 ( 4 ) conditions set out above is hereby made.

Dated:

15 August, 1991.

APPROVED OFFICER

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

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval  
Local Government (Planning and Development) Acts, 1963-1983

To **James A. Carty,** Decision Order **P/3857/91 15.08.91**  
**30 The Close,** Number and Date  
**Kingswood Heights,** Register Reference No. **91A/1008**  
**Dublin 24.** Planning Control No.  
Applicant **Tommy Quinn.** Application Received on **19.06.91**  
**Floor Area: 89.35 sq.m.**

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/Approval for:-

**retention of existing bungalow as built and Bye-Law approval for new kitchen extension at Main Street, Rathcoole.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. 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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval for works to be carried out under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the entire premises be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That all external finishes harmonise in colour and texture with the existing premises.	4. In the interest of visual amenity.

**NOTE:** This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out.

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

15 August 1991  
Date

**IMPORTANT: Turn overleaf for further information**



CONDITIONS	REASONS FOR CONDITIONS

**NOTE:**

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(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 when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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/1008

Date : 20th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of existing bungalow as built

LOCATION : Main Street, Rathcoole

APPLICANT : Tommy Quinn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

James A. Carty,  
30 The Close,  
Kingswood Heights,  
Dublin 24.



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.

BYE LAW APPLICATION  
RBC No 30 N 41660

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

3. Name of applicant (Principal not Agent) MR & MRS TOMMY QUINN  
Address MAIN ST RAILCOOLE Tel. No. 580157

4. Name and address of person or firm responsible for preparation of drawings JAMES A CARTY  
30 THE CLOSE KINGSWOODS H/5 DUBLIN 24 Tel. No. 522957

5. Name and address to which notifications should be sent JAMES A CARTY  
30 THE CLOSE KINGSWOODS H/5 DUBLIN 24

6. Brief description of proposed development PROPOSED KITCHEN EXTENSION  
RETENTION OF EXISTING BUNGALOW AS BUILT

7. Method of drainage EXIST. COMPLETED 8. Source of Water Supply EXIST. 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. Dwelling 32 19/6  
(b) Proposed use of each floor Dwelling N 41287

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 3182 m<sup>2</sup> Sq. m.  
(b) Floor area of proposed development 89.35 m<sup>2</sup> Sq. m.  
(c) Floor area of buildings proposed to be retained within site 89.35 m<sup>2</sup> Sq. m.

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19 JUN 1991  
SEA SEC.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS MUCH AS POSSIBLE IN THE KITCHEN EXTENSION

15. List of documents enclosed with 4 sets of drawings & specification, 4 site maps  
Ad w Irish Press, Application Form

16. Gross floor space of proposed development (See back) 89.35 m<sup>2</sup> Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1  
Fee Payable £ 62.00 Basis of Calculation 132.00 - 15/30  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James A. Carty Date 18/6/91

Application Type P/B Register Reference 91A/1009 FOR OFFICE USE ONLY 19/6

Amount Received £ 21/9 4.8.0

Receipt No 21/9 Date

Irish Press  
14/6/91



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

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

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

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

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

**INDUSTRIAL DEVELOPMENT:**

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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

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

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



COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

Issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
fee. N 41287

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

£32.00

Received this 19th day of June 1991

from James A. Carty,  
30 The Close  
Kingswood Hts.

the sum of thirty two Pounds

Pence being fee for

planning application at Main St.,  
Rathcoole  
Noelan Deane Cashier

S. CAREY (CASH) x1  
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,  
DUBLIN 1



PAID BY

CASH

CHEQUE

M.O.

B.I.

I.T.

BYE LAW APPLICATION

REC NO N 41660

£30.00

19th

day of

June

19

Received this

from J. Cartay

30 The Close,  
Kingswood Hts

the sum of thirty

Pounds

Pence being

bye-law application at Main St,  
Rathcoole

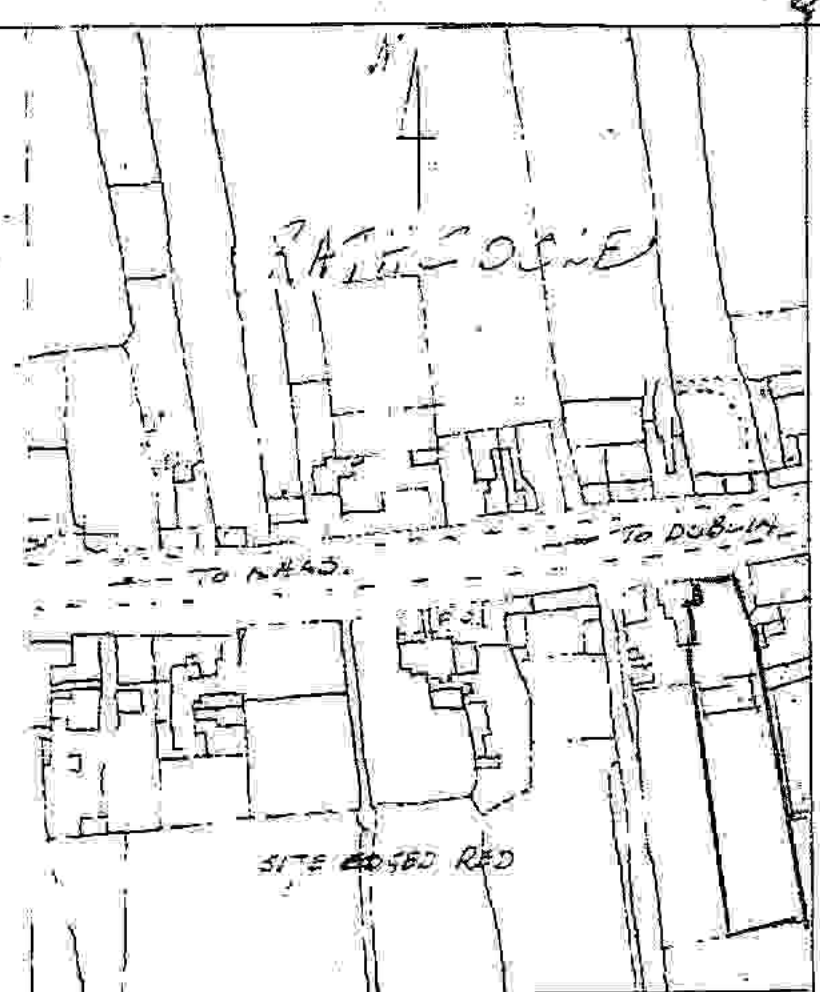
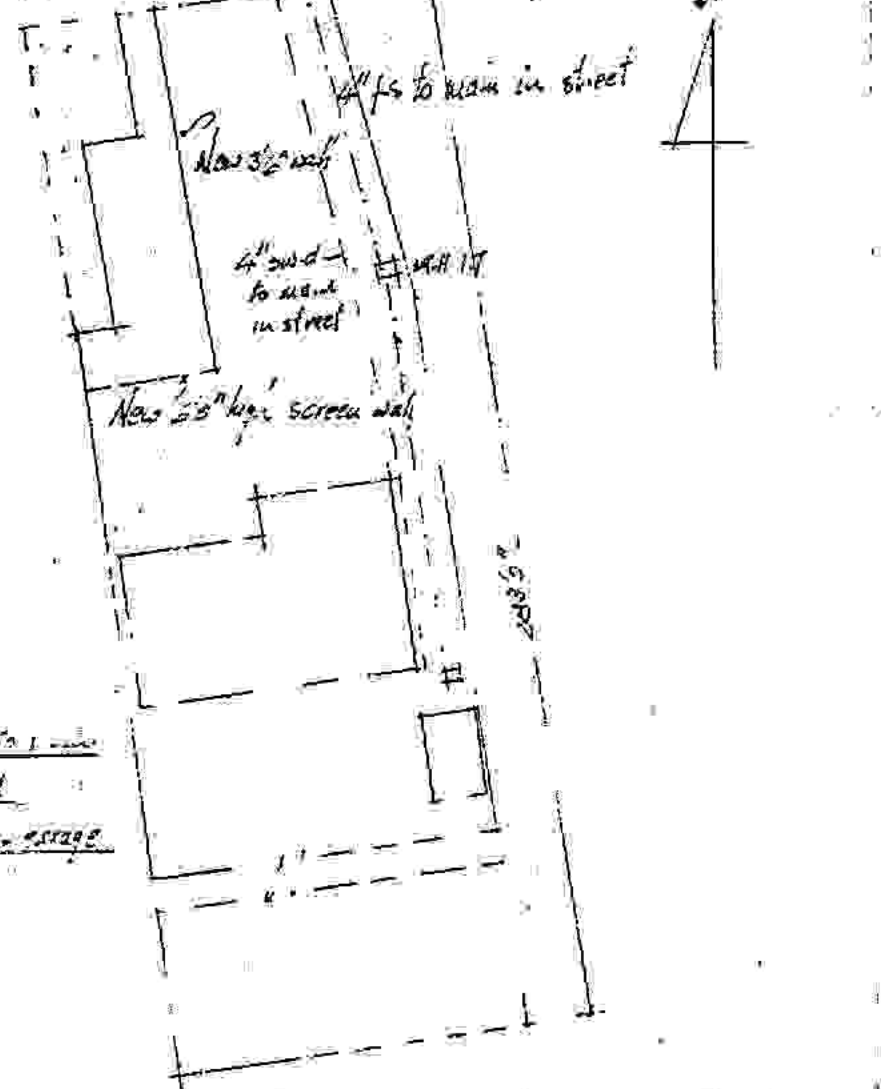
Nadine Deane

Cashier

S. CAREY  
Principal Officer

Class B

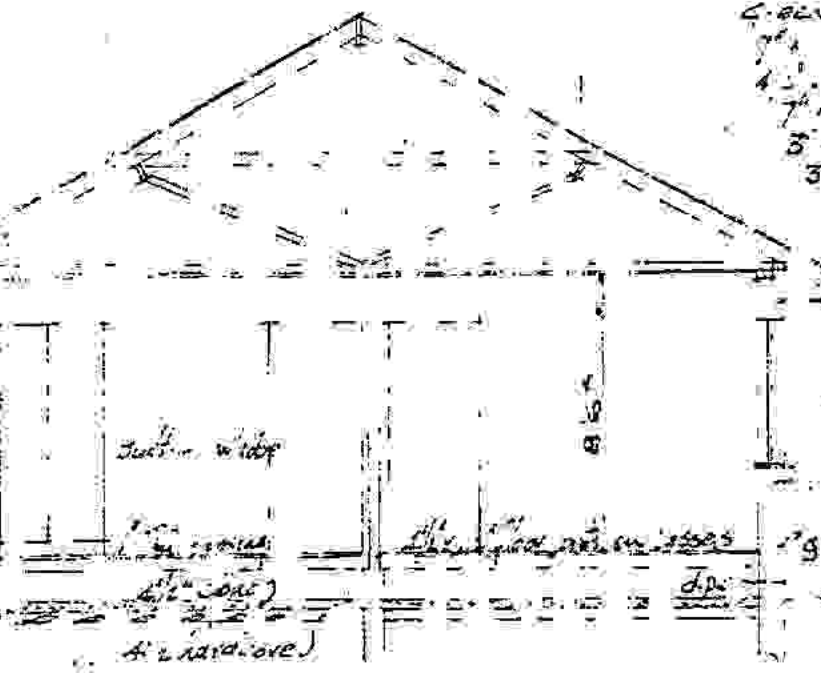
RATHDOOLE STREET



SITE LOCATION ON MAP  
 Scale 1:5000, Easting 100000, Northing 211000

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 19 JUN 1991  
 REG SEC. 91A/100P

- 4. see concrete base on working plan
- 4.1. 2' x 4' x 8' concrete
- 4.2. 2' x 4' x 8' concrete
- 4.3. 2' x 4' x 8' concrete
- 5. 1.2' x 2' x 4' concrete and render at every 5' x 4' x 2'
- 5.2. 1.2' x 2' x 4' concrete
- 5.3. 1.2' x 2' x 4' concrete



1/2' x 2' x 4' concrete  
 1/2' x 2' x 4' concrete  
 1/2' x 2' x 4' concrete

# SEAMUS CARTY

SURVEYOR & ESTIMATOR

30 The Close,  
Kingswood Hts,  
Dublin 24.  
Tel: 522957

18/6/91

Planning Dept  
Insta Life Centre  
Ln Abbey St  
Dublin 1.



Dear Sir/Madam

The enclosed planning application refers to  
an existing bungalow which has planning permission  
ref C 617 + C 32 copy enclosed. The  
difference is that the bungalow was built handed  
ie built opposite to the original application  
My client would now like to have the planning  
put in order

Thanking you  
Yours faithfully  
James A Douchy



# DUBLIN COUNTY COUNCIL

Tel. 42951 (Ext. 131)

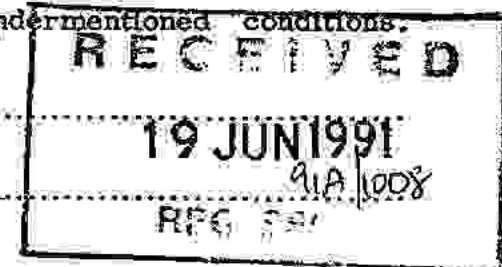
PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

Notification of Grant of Outline Permission  
Local Government (Planning and Development) Act, 1963

To :	Decision Order
..... Thomas Quinn, Esq.,	Number and Date..... P/375/70, 6th March, 1970.
..... Main Street,	Register Reference No..... C. 32.
..... Rathcoole, County Dublin.	Planning Control No..... 11535.
Applicant : .....	Application Received on..... 14th January, 1970.
..... Thomas Quinn, Esq.,	

Outline Permission for the development described below has been granted subject to the undermentioned conditions.

..... Proposed dwellinghouse at Main Street, Rathcoole.



Conditions	Reasons for Conditions
<p>1. That no constructional work be put in hands until detailed drawings have been submitted to and approved under the Local Government (Planning and Development) Act, 1963.</p> <p>2. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.</p>	<p>1. In order to comply with the provisions of the Local Government (Planning and Development) Act, 1963.</p> <p>2. In order to comply with Sanitary Services Acts, 1878 - 1964.</p>

Signed on behalf of the Dublin County Council: *Whit*

*Whelan*



# DUBLIN COUNTY COUNCIL

Tel. 42951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

## Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Act 1963

To: Patrick Hanley, B.A. Decision Order Number and Date: F/800/70, 6th May, 1970.  
10 Newlands Drive, Register Reference No: C.617  
Clonsilla, County Dublin Planning Control No: 11535  
 Applicant: Thomas Quinn Application Received on: 23rd April, 1970

In pursuance of its functions under the above mentioned Act 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/Approval for  
Proposed bungalow at Main Street, Rathcoole.

17 JUN 1970  
 108

**SUBJECT TO THE FOLLOWING CONDITIONS**

Conditions	Reasons for Conditions
<ol style="list-style-type: none"> <li>1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.</li> <li>2. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.</li> <li>3. That the requirements of the Council's Fire prevention Officer, if any, be adhered to in the development.</li> <li>4. That Building Bye-Laws approval shall be obtained and any conditions of such approval shall be observed in the development.</li> <li>5. That the external finishes harmonise in colour and texture with the adjoining development.</li> </ol>	<ol style="list-style-type: none"> <li>1. To ensure that the development shall be in accordance with the permission and effective control maintained.</li> <li>2. In order to comply with Sanitary Services Acts, 1878 - 1964.</li> <li>3. In the interests of public safety and avoidance of fire hazard.</li> <li>4. In order to comply with Sanitary Services Acts, 1878 - 1964.</li> <li>5. In the interests of visual amenity.</li> </ol>

*As Witness*



SPECIFICATION

for

PROPOSED

KITCHEN EXTENSION

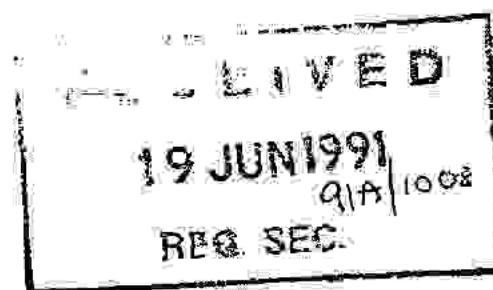
at

MAIN STREET  
RATHCOOLE  
CO.DUBLIN

for

MR & MRS T QUINN

JUNE 1991



## SPECIFICATION.

### Materials and Workmanship.

All materials to be of good quality and suitably applied or used so as the material and method used in application conforms with an Irish Standard or Code of Practice or in the absence of such a standard or Code of Practice, with a British Standard or Code of Practice.

### Excavation.

Foundation trenches shall be dug to a depth of 1.00m under existing ground level. Excavate entire site of extension to a depth of 225mm so as to remove all vegetable soil.

### Foundations.

Lay concrete strip footings under all walls.

Internal Walls. 750mm wide and 300mm thick.

External walls 900mm wide and 300mm thick.

Concrete as specified later.

### Rising Walls.

Rising walls should be of solid blockwork bedded in sand and cement.

### Walls Ext.

225mm Hollow blockwork dry lined and insulated with styrofoam.

### Cavity Walls.

Walls shall be formed of two solid 112mm leaves of blocks conforming to I.S. 20 with 50mm 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. Head of cavities to closed in the solid. All opes to be sealed and



so arranged as to prevent the passage of moisture. The cavity is to extend at least 150mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside at the base.

#### Internal Walls.

100mm solid block walls plastered both sides.

#### Damp Proof Course.

The damp-proof courses shall be in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 and lapped adequately at joints. The D.P.C. shall be in all ground floor walls to full width and stepped as necessary, in cavity walls in both inner and outer leaves seperately, and be laid not less than 150 mm over finished ground level. At sides of opes in cavity walls and over all opes the D.P.C. should be 250 mm longer than the opes and stepped down and outward to prevent passage of moisture from outer to inner leaf.

#### Hardcore.

Over entire area of proposed house lay 225mm minimum layer of hardcore.

#### Concrete Aggregate.

Shall consist of 1 part sand and 2 parts fine gravel or crushed stone to pass through a screed of 12mm mesh, 4 parts of broken stones, the largest of which shall pass through a ring of 35mm diam.

#### Concrete Mix.

Foundation	21 N/40mm.
Floor Slab	21N/20mm.
Structural beams etc.	30 N/20mm.

### Lintels and Bandcourse.

Precast concrete lintels to all ground floor opes. Bandcourse to be reinforced with 4 No. 12mm diam. bars.

### Cills.

75mm projection and 50mm vertical.

Four 10mm diam. m.s. bars,

and set on d.p.c.

### Timber.

Timber shall conform with 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. Timber used externally or in contact with concrete to be impregnated with preservative.

### Roof Timber.

Roof Timber fixed as per following size:-

Wall plaster;	100 x 75 mm
Ridge board	175 x 25 mm
Wall plate	100 x 75 mm bolted to gable wall.
Ceiling joists.	175 x 35 mm fixed at 400mm centres.
Rafters.	125 x 35mm fixed at 400mm centres.
Collars.	100 x 35mm fixed every third rafter.
Runners.	100 x 35mm two number required.

### Roof Covering's.

Slates to be supplied by Irish Cement Ltd. Blue Black Truetone size 300 x 600 mm fixed with galvanised nails and copper crampions. Ridge to match.

Roof to be vented at eaves and by means of vent slates minimum 3%.  
Untearable sarking felt to I.S. 36 shall be laid under all slates, lapped horizontally not less than 150 mm, carried down into eave gutters. Side lap shall not be less than 500mm. Felt to be carried fully over ridge. Battens shall be 44mm x 25mm. Tilting fillet to be provided at eaves.

#### Flashings.

5 lbs. lead flashing to be used around chimney, valley gutters and at all abutments as shown on drawing.

#### Roof Lights.

Roof lights to be velux G.G.L. 5 size 700 x 1180mm opening size .65 sq. m.

#### External Plastering.

All external Blockwork and concrete work shall be scudded and rendered as previously specified. Walls shall then be floated with gauged lime mortar comprising cement, lime and sand in the proportions of 1:1:6 respectively and trowelled to nap finish.

#### Insulation.

Ceiling shall have 100mm thick fibreglass.

#### Joinery.

Windows: Windows to be timber casement similar in style to existing and conforming to I.S. 60.

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

Internal Doors: Doors shall be I.S. 48 or I.S. 52 hung on one pair 100mm steel butt hinges. Door frames shall be 35mm thick wrot deal with 16mm planted stops or 44mm thick wrot deal rebated in the solid, secured to grounds.

## Joinery:

### Trimings:

Skirtings to be 16mm x 100mm wrot deal.

Architrives to be 16mm x 75mm wrot deal.

Saddles to be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor.

### Rainwater Gutter.

Rainwater gutter to be 115 mm halfround P.V.C. with 65mm P.V.C. downpipe. Gutters to be supported on brackets at not more than 1 metre centres, jointed in accordance with manufacturer's instructions and set to falls.

### Electrical:

Electrical work to be carried out by a registered Electrical Contractor and in accordance with the regulations of the I.E.E.I. and E.S.B.

### Plumbing.

Water Supply: From Local Authority watermain in roadway. To be Hydrocaire piping with brass fittings.

Cold Water: 60 gall. cold water storage tank located in the roof space and supported on timber bearers of suitable strength. All fittings are to be supplied from the tank except the kitchen sink, which is supplied direct from the rising main. All c.w. pipework is to be in copper to comply with appropriate B.S. and I.S.S. standards, with Instantor or other approved connections.

Hot Water: To be heated by the Back Boiler, through an indirect copper cylinder, with 3Kw. electric immersion heater, vented over the c.w. storage tank.

Soils and Wastes: To be in P.V.C. all fixed in accordance with Local Authority requirements, and manufacturers recommendations, for layout, sizing, falls, venting and fixing.



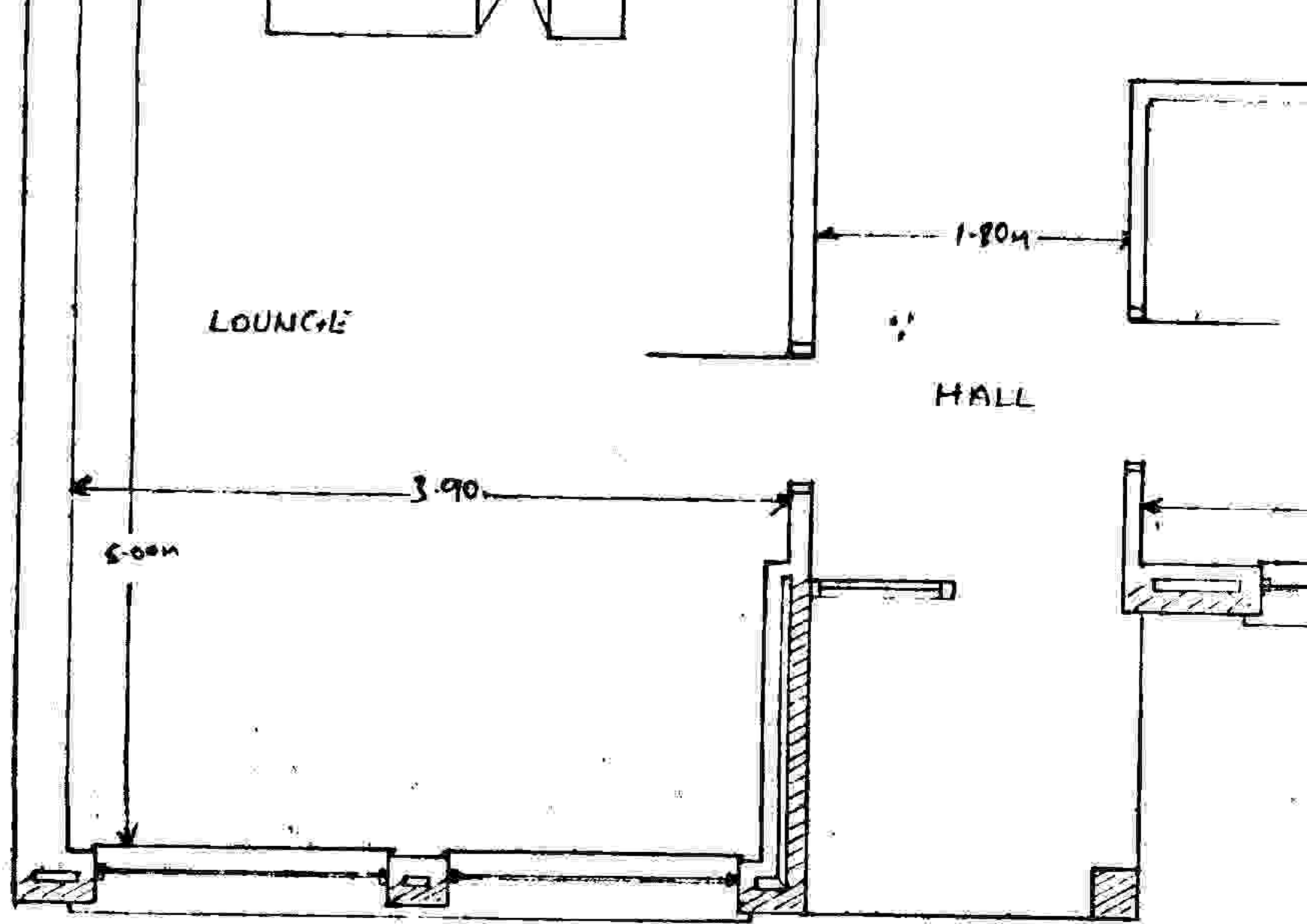
Drainage:

Pipes to be P.V.C. laid to falls on and surrounded in concrete to Local Authority requirements.

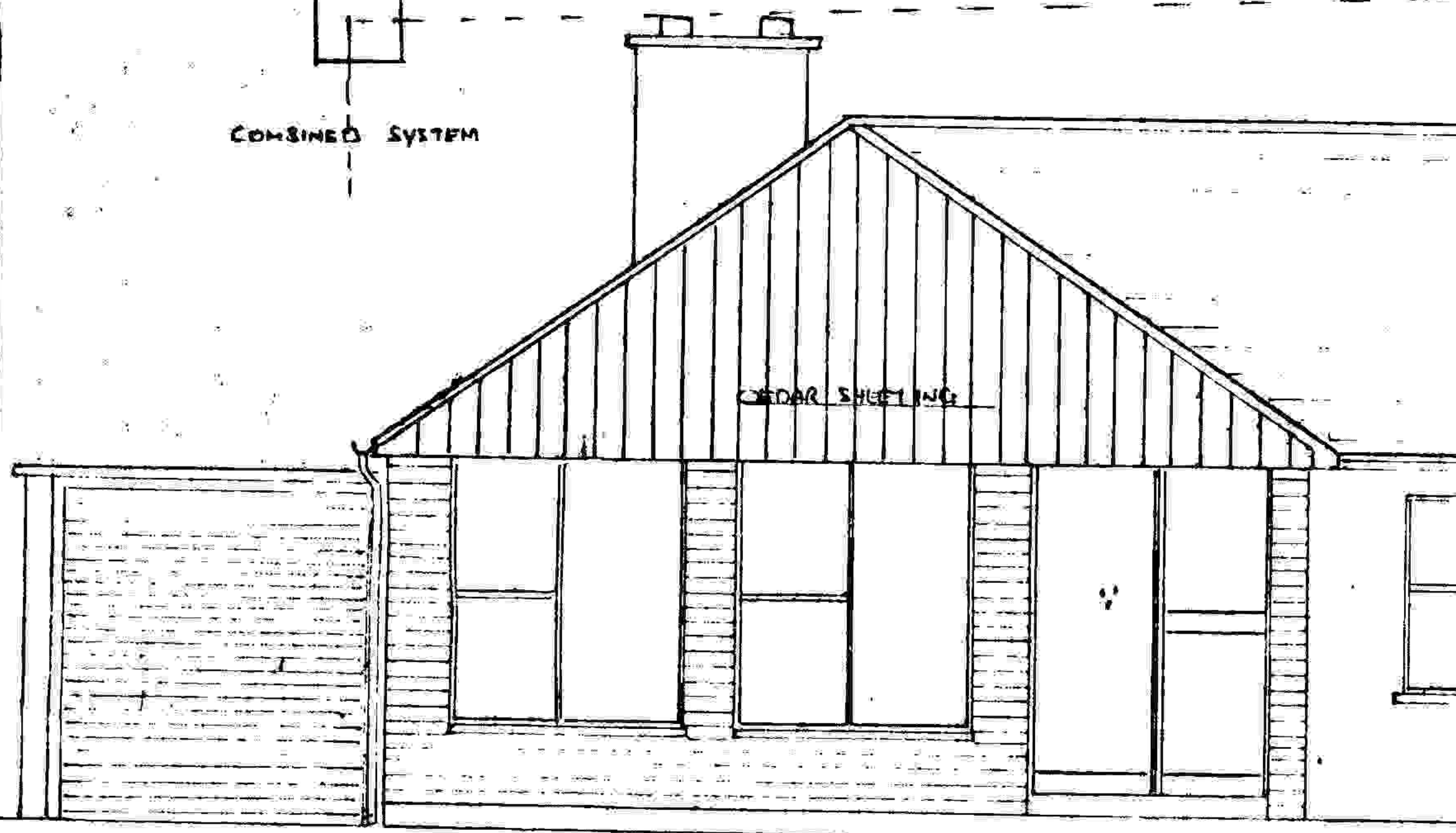
Drain to be connected to main Local Authority combined drain.

Decoration:

All timberwork to be properly primed before fixing.



COMBINED SYSTEM



FRONT ELEVATION EXISTING