



Bloc 2, Ionad Bheatha na hEirea  
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/1042

Date : 19th September 1991

Dear Sir/Madam,

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of 15.

Yours faithfully,

.....  
L.S.

for PRINCIPAL OFFICER

Mr. G. Tucker,  
Athgoe North,  
Newcastle,  
Co. Dublin.



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

Ms. Ann Murphy,  
Newcastle & District Residents Association,  
140 Aylmer Road,  
Newcastle,  
Co. Dublin.

REG. REF. 91A/1042

RE: Development at Athgoe North, Newcastle

Dear Sir,

I refer to your letter received in this Department on 23rd August, 1991 regarding the above and wish to inform you that a Decision to Refuse Permission was made on this application on 19th August, 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

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

PK

OBJECT

R.P. 17/8

NEWCASTLE AND DISTRICT RESIDENTS ASSOCIATION

C/o 140 Aylmer Road,  
Newcastle,  
Co. Dublin.

21st August, 1991

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
23 AUG 1991

Dublin County Council  
Planning Department,  
Irish Life Block,  
Lr. Abbey Street,  
Dublin 1.

27/8

RE: Planning Application Reg. Ref: (B) 91A/1042 dated  
24.6.91 by J. Glynn, Athgoe North, Newcastle

Dear Sir,

The above Residents Association wish to register their objection to this planning application on the following grounds:

1. That the development proposed requires Material Contravention of the Development Plan in that change of use from residential to commercial is required.
2. The roads are totally unsuitable, quite apart from being very narrow also.
3. It's an inconvenience and hazardous to adjacent residents.

Yours faithfully,  
for Newcastle & District Residents Association

*Don Murphy*  
SECRETARY

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91 A/1042

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	All R C Molykath		ABTED



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/1042

Date : 21st August 1991

Dear Sir/Madam,

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by order dated 19.08.91 it was decided to REFUSE PERMISSION for the above proposal.

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

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

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

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

Mr. G. Tucker,  
Athgoe North,  
Newcastle,  
Co. Dublin.



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/1042

Date : 21st August 1991

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

PK 19de

91A/1042  
601

Athgore North,  
Newcastle,  
Co. Dublin

17. JUL 91

16-7-91

your Ref: 91A/1042

**OBJEC**

Dear Sir,

I wish to object to the planning application made by John Glynn for a vehicle/storage shed and hard standing for vehicles on his lands.

The objection is based on the following:-

1. The road servicing this area is not suitable for such traffic:-

Flat Rovers & Containers (chemical)

There is insufficient room for two cars to pass, never mind trucks. The road is in a constant state of disrepair since these trucks ~~start~~ started to use it.

2. Noise Level & Nuisance value.

Arrival & Departure of lorries can be at any time of day or night. We have experienced excessive revving in the early hours of the morning and headlights lighting up our children's bedrooms late at night which results in upsetting the entire household.

3 The entrance to Glynis's property is not suitable for some of his long trailers. This results in some of his drivers using my driveway to reverse their trucks into his property.

4 Industrial Gases & Chemicals are a regular consignment and are parked on his lands overnight. This I believe is a dangerous practice in a residential area.

5 Property Devaluation:

Nobody is interested in property with an unrightly view of a transport yard from their front door. During the summer months there are clouds of dust when trucks arrive & depart from these lands. Dust settles on curtains, wallpaper etc.

Trusting all the above will be taken into consideration when the final decision is to be made.

Yours sincerely,  
Geoff Tucker





918/1042

VEHICLE Storage Sled + Hard Standing FOR Vehicles

LOCATION: Athy, NORM, Co. DUBLIN

APPLICANT: J. Ryan

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO
Dwellings	2132					
	52.80m		92.75	92.75		
	0.12HA		450	44	6	

66 8/7/91  
N44113

Certified Signed: *[Signature]* Date: 27/6/91  
 Enclosed Signed: *[Signature]* Date: 27/6/91  
 Items 2, 3, 4, 5, 6 & 7 Certified Signed: *[Signature]* Date: *[Date]*  
 Items 2, 3, 4, 5, 6 & 7 Enclosed Signed: *[Signature]* Date: *[Date]*



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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/1042

Date : 28th June 1991

Dear Sir/Madam,

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 24th June 1991

Your application in relation to the above was submitted with a fee of £136.75 .

On examination of the plans submitted it would appear that the appropriate amount should be £142.75 .

I should be obliged if you would submit the balance of £6.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Mr T. Colbert,  
Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: *QA/1042*

DATE REC.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER

AREA OF SITE:

*0.3 Acres (Held Standing)*

TOTAL AREA OF PRESENT PROPOSAL:

*569sq. y.*

INSURED BY:

*27/6/91.*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

LANDLORD'S OFFERED NO: *2/*

ENTERED IN CONTRIBUTIONS REGISTER:

ENVIRONMENT CONTROL ASSISTANT GRACE

Returning

1648

Register Reference : 91A/1042

Date : 1st July 1991

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

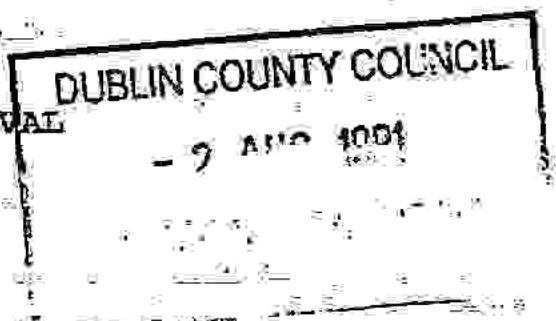
LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. GALVIN

Date Recd. : 24th June 1991



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

Yours faithfully,

*Paul Tobin*

FOR PRINCIPAL OFFICER

*This proposal is acceptable provided it is not located on an existing preservation / reserve preservation area for a septic tank.*

*Jarline Kelly  
8/8/91*



*John Healy  
9/8/91*

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

DEVELOPMENT  
14 AUG 1991  
CONTROL

*Returning*

*1648*

Register Reference : 91A/1042

Date : 1st July 1991

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 24th June 1991

DUBLIN COUNTY COUNCIL  
- 2 AUG 1991

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

Yours faithfully,

*Paul Tobin*

for PRINCIPAL OFFICER

*This proposal is acceptable provided it is not located on an existing permeation / reserve permeation area for a septic tank.*  
*Jacqui Kelly*  
*8/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date *20.08.91*  
Time *9.00*

*John Healy*  
*9/8/91*

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*copy given to me*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North for J. Glynn.

T. Colbert, Dip. Arch. Tech.,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Reg. Ref. 91A/1042  
App. Recd: 24.06.1991  
Floor Area: 52.8 sq. m.  
Site Area: 3336 sq. m.  
Zoning:

Report of the Dublin Planning Officer, dated 15 August 1991

This is an application for PERMISSION for a vehicle/storage shed and hard standing for vehicles at rear of house for J. Glynn. Reg. Ref. WA 598 refers to grant of permission for revised house plan for G. Ryan. This permission has an occupancy condition attached to it.

Reg. Ref. 85A/123 refers to a further change of house type for G. Ryan again with occupancy condition.

Reg. Ref. 91A/693 refers to a current application for retention of parking and servicing of own plant equipment on the adjoining lands. This application is on a time extension up to 30th August, 1991.

The present application involves a building of approximately 52.8 sq. metres and a large hard standing area of 1100 sq. metres approximately and is located at the rear of the existing house.

Letter of objection is noted.

Roads Engineer recommend that permission be refused on the grounds of traffic hazard.

The proposed development is inconsistent with the ~~permissions~~ included in the Development Plan.

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

- The site of the proposed development is located in an area with the zoning objective "To protect and provide for the development of agriculture". The proposed development would materially contravene that objective and would militate against the preservation of the rural environment and as such would be contrary to the proper planning and development of the area.

Continued.. /

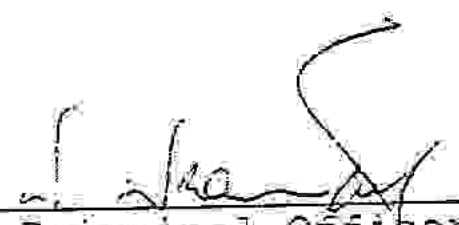
## COMHAIRLE CHONTAE ÁTHA CLIATH

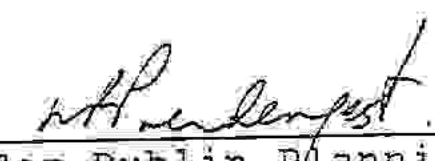
### Record of Executive Business and Manager's Orders

Permission for vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North for J. Glynn.

2. The proposed development is serviced by a narrow and substandard country road. The movement of vehicles along this road and into and out of this site would endanger public safety by reason of a traffic hazard.
3. The proposed development is served by a narrow and substandard road on which there are extensive areas of pot holing and pavement break up. The continual movement of heavy vehicles into and out of the site would serve to exacerbate this situation and would be contrary to the proper planning and development of the area.
4. The area of the site of the proposed hard standing is considered to be excessive.
5. Insufficient drainage details have been submitted.

Endorsed:-


  
For Principal Officer

  
For Dublin Planning Officer

Order:-

Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the (5) reasons set out above and PERMISSION is REFUSED accordingly.

Dated:

  
July, 1991.

~~ASSISTANT CITY & COUNTY MANAGER~~  


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





DUBLIN COUNTY COUNCIL

REG. REF: 91A/1042.  
 DEVELOPMENT: Vehicle/storage shed and hard standing for vehicles at rear of house site.  
 LOCATION: Athgoe North.  
 APPLICANT: J. Glynn.  
 DATE LODGED: 24.5.91.

---

- 1) Previous Roads Reports in respect of Reg. Ref: ZA/1575 and 88A/7 refer.
- 2) This current application does not change the situation as set out in Road Report of 24.5.91, Reg. Ref: 91A/693, for a similar development (copy attached).
- 3) Refusal recommended on the basis of a traffic hazard.

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

TB/BMcC  
 15.7.91.

SIGNED:                     *TB*                      
 DATE:                     15/7/91                    

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

FINANCIAL CONTRIBUTION :-
AMOUNT NIL
F/REFUSAL

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1042

APPEAL by John Glynn care of Brian Meehan of 13 Upper Lad Lane, Dublin against the decision made on the 19th day of August, 1991, by the Council of the County of Dublin to refuse permission for development comprising the provision of a vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is situated in an area with the zoning objective 'B' or "to protect and provide for the development of agriculture". This objective is considered to be reasonable. The proposed development would contravene materially the development objective indicated in the current Dublin County Development Plan for the use primarily of this area for agricultural purposes, and would militate against the preservation of the rural environment. It would thereby be contrary to the proper planning and development of the area.
2. The proposed development is served by a narrow and substandard county road. The movement of heavy vehicles along this road and into and out of the site would endanger public safety by reason of traffic hazard.



Ann Con. Quinn

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

Dated this 20<sup>th</sup> day of December, 1991.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1042

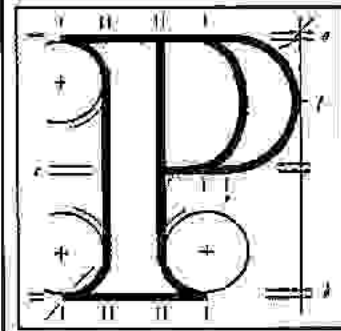
Order Noted:	<u>L.D.</u>
Dated:	<u>20<sup>th</sup> JAN. '92</u>
<u>ASST. COUNTY MANAGER</u>	
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	<u>10<sup>th</sup></u> day of <u>DECEMBER</u> 19 <u>91</u>

Our Ref: PL 6/5/86740  
P.A. Reg. Ref: 91A/1042

*PK*  
*6/11*

The Principal Officer,  
Dublin County Council,  
Planning Section,  
Irish Life Centre.

An Bord Pleanála



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

DATE: 20 DEC 1991

Appeal re: Vehicle/storage shed and hard standing  
for vehicles at rear of house site at  
Athgoe North, County Dublin.

Dear Sir/Madam,

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,

*Kathleen Connole*

Kathleen Connole.

Encl.

BP 352

DEVELOPMENT  
- 6 JAN 1992  
CONTROL

24 DEC 91

AN BORD PLEANÁLA

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

County Dublin

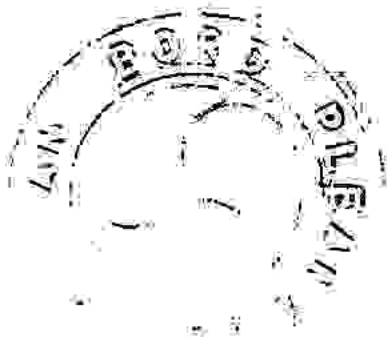
Planning Register Reference Number: 91A/1042

**APPEAL** by John Glynn care of Brian Meehan of 13 Upper Lad Lane, Dublin against the decision made on the 19th day of August, 1991, by the Council of the County of Dublin to refuse permission for development comprising the provision of a vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North, County Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is situated in an area with the zoning objective 'B' or "to protect and provide for the development of agriculture". This objective is considered to be reasonable. The proposed development would contravene materially the development objective indicated in the current Dublin County Development Plan for the use primarily of this area for agricultural purposes, and would militate against the preservation of the rural environment. It would thereby be contrary to the proper planning and development of the area.
2. The proposed development is served by a narrow and substandard county road. The movement of heavy vehicles along this road and into and out of the site would endanger public safety by reason of traffic hazard.



*Ann Cor. Quinn*

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

Dated this 20<sup>th</sup> day of December, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

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

Your Ref.: PL6/5/86740

23.08.91

Our Ref.: 91A-1042

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: vehicle storage shed and hard standing for  
vehicles at rear of house site at  
Athgoe North, Co. Dublin.

Applicant: J. Glynn.

Dear Sir,

With reference to your letter dated 10-09-91 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.  
IRISH PRESS 21.06.91.
- (4) The plan(s) received from the applicant on 24.06.91.
- (6) & (7) A certified copy of Manager's Order P/3861/91,  
DATED, 19.08.91 together with technical reports in  
connection with the application.

(8)

Yours faithfully,

M. Murtogh.  
for Principal Officer.  
Encls.

Our Ref: PL 6/5/86740  
Your Ref: 91A/1042

219

*Handwritten signature*

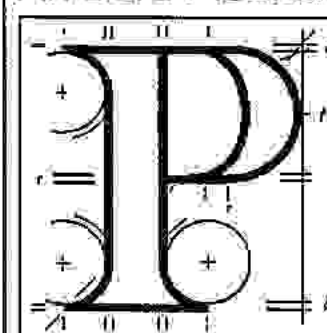
*Handwritten initials*  
18/9

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

3. SEPT 91

Date: 10th September 1991.

An Bord Pleanála



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

**Planning authority decision re:** Vehicle storage shed  
and hard standing for vehicles at rear of house site  
at Athgoe North, 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.



Please note that the other party/parties to the appeal are 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.

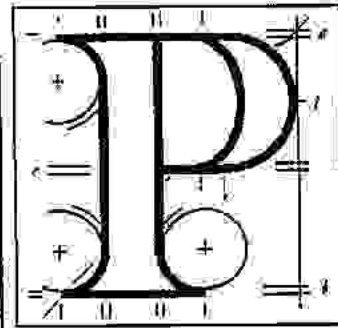
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

BRIAN MEEHAN  
B. Soc.Sc., Dip.T.P., M.Sc., M.I.P.I., Ph.D.  
PLANNING CONSULTANT

13 Upper Lad Lane,  
Dublin 2.  
TEL: (01) 613711  
FAX: (01) 618314

An Bord Pleanala,  
Irish Life Centre,  
Abbey Street Lower,  
DUBLIN 1.

AN BORD PLEANALA
Received <u>5/09/91</u>
Fee: <u>£100.00</u>
Receipt No. <u>B24923</u>

30 August 1991

Dear Sir/Madam,

On behalf of Mr. John Glynn, applicant, I wish to appeal the enclosed decision by Dublin County Council to refuse permission for a vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe Hill (Reg. Ref. 91A/1042). I enclose £100.00 appeal fee.

In outline, the grounds of appeal are as follows with reference to the stated reasons for refusal.

1. ZONING -

The agricultural (B) zoning objectives of the 1983 Dublin County Development Plan provide for a variety of permitted uses such as a "Private garage" while uses such as "Heavy Vehicles Park" are open for consideration. The development now proposed is of a relatively small scale involving parking space for 2 trucks used by Mr. Glynn in his business together with the erection of a vehicle/storage shed. For security and convenience reasons Mr. Glynn needs to accommodate these trucks within his property and the site has adequate capacity to accommodate the small scale of development proposed. The present application is a response to existing unauthorised development in the site which attempts to improve the situation.



**2 & 3 ROADS/TRAFFIC -**

The traffic generated by the development would be relatively small - two trucks travelling in and out on one occasion per day. The breakup of the road in this area is not due to the traffic movements associated with

Mr. Glynn's business.

**4. HARD STANDING AREA -**

This can be reduced, if required.

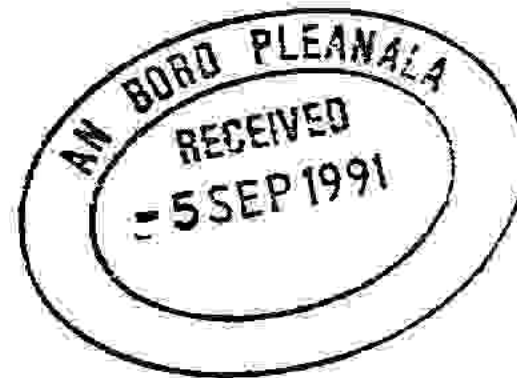
**5. INSUFFICIENT DRAINAGE DETAILS -**

Additional details can be provided.

Detailed grounds of appeal will be submitted following an examination of the Dublin County Council's reports on the application.

Yours faithfully,

  
**BRIAN MEEHAN.**



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

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

To T. Colbert, Dip. Arch. Tech.,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

Register Reference No. 91A/1042  
Planning Control No. ....  
Application Received 24.06.1991  
Additional Information Received .....

Applicant J. Glynn.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 3861/91 dated 19.08.1991 decided to refuse:

~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North.

for the following reasons:

1. The site of the proposed development is located in an area with the zoning objective "To protect and provide for the development of agriculture". The proposed development would materially contravene a development objective indicated in the County Development Plan 1983 from the use primarily of this area for agricultural purposes and would militate against the preservation of the rural environment and as such would be contrary to the proper planning and development of the area.
2. The proposed development is serviced by a narrow and substandard country road. The movement of vehicles along this road and into and out of this site would endanger public safety by reason of a traffic hazard.
3. The proposed development is served by a narrow and substandard road on which there are extensive areas of pot holing and pavement break up. The continual movement of heavy vehicles into and out of the site would serve to exacerbate this situation and would be contrary to the proper planning and development of the area.

See Over....

Signed on behalf of the Dublin County Council

*[Signature]*  
for PRINCIPAL OFFICER

Date 19th. August 1991.



### IMPORTANT:

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

4. The area of the site of the proposed hard standing is considered to be excessive.

5. Insufficient drainage details have been submitted.

*Mr Fleming*



# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~SUBJECT PERMISSION~~: PERMISSION: ~~APPROVAL~~

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

To..... T. Colbert, Dip. Arch. Tech.,  
..... 169 Forest Hills,  
..... Rathcoole,  
..... Co. Dublin.  
Applicant..... J. Glynn.  
Register Reference No. .... 91A/1042  
Planning Control No. ....  
Application Received ..... 24.06.1991  
Additional Information 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, P/ .....3861/91..... dated.....19.08.1991 decided to refuse:

~~SUBJECT PERMISSION~~ PERMISSION ~~APPROVAL~~

For..... vehicle/storage shed and hard standing for vehicles at rear of house  
..... site at Athgoe North.  
.....  
for the following reasons:

1. The site of the proposed development is located in an area with the zoning objective "To protect and provide for the development of agriculture". The proposed development would materially contravene a development objective indicated in the County Development Plan 1983 from the use primarily of this area for agricultural purposes and would militate against the preservation of the rural environment and as such would be contrary to the proper planning and development of the area.
2. The proposed development is serviced by a narrow and substandard country road. The movement of vehicles along this road and into and out of this site would endanger public safety by reason of a traffic hazard.
3. The proposed development is served by a narrow and substandard road on which there are extensive areas of pot holing and pavement break up. The continual movement of heavy vehicles into and out of the site would serve to exacerbate this situation and would be contrary to the proper planning and development of the area.

See Over....

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER  
Date ..... 19th August, 1991.

### IMPORTANT:

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

4. The area of the site of the proposed hard standing is considered to be excessive.
5. Insufficient drainage details have been submitted.

A handwritten signature in black ink, appearing to read "John Henry", is written over the list items. The signature is stylized and cursive.



COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

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

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

of this receipt is not an  
 tendered is too small  
 fee. *44113*

*Balance*

£ 6.00

Received this *8th* day of *July* 19 *91*

from *J. Glynn*  
*Athgoe North*

the sum of *6* Pounds

Pence, being *Balance*

*A planning fee on 91A/1042*

*Madeline Deane* Cashier

S. CAREY  
Principal Officer

*bal.*  
*Class 4*



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/1042

Date : 28th June 1991

Dear Sir/Madam,

Development : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

Applicant : J. Glynn

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 24th June 1991

Your application in relation to the above was submitted with a fee of £136.75 .

On examination of the plans submitted it would appear that the appropriate amount should be £142.75 .

I should be obliged if you would submit the balance of £6.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

08 JUL 91

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'Peter W. ...', written over a dotted line.

FOR PRINCIPAL OFFICER

Mr T. Colbert,  
Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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/1042

Date : 25th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Vehicle/storage shed and hard standing for vehicles at rear of house site

LOCATION : Athgoe North

APPLICANT : J. Glynn

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 24th June 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr T. Colbert,  
Architect,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.



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 ATHGOE NORTH  
(If none, give description sufficient to identify) Co. DUBLIN

3. Name of applicant (Principal not Agent) JOHN GLYNN  
Address ATHGOE NORTH Co. DUBLIN Tel. No. 185 50  
N41702

4. Name and address of person or firm responsible for preparation of drawings T. COLBERT DIP. ARCH. TECH.  
169 FOREST HILLS RATHCOOLE Tel. No. 589682

5. Name and address to which notifications should be sent T. COLBERT DIP. ARCH. TECH.  
169 FOREST HILLS RATHCOOLE Co. DUBLIN

6. Brief description of proposed development VEHICLE STORAGE SHED AND HARD STANDING  
FOR VEHICLES AT REAR OF SITE

7. Method of drainage --- 8. Source of Water Supply ---

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 DOMESTIC  
(b) Proposed use of each floor DOMESTIC

136.25 24/6  
N41326

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

*John Glynn*  
*24/6/91*

11. (a) Area of Site 3336 Sq. m.  
(b) Floor area of proposed development STORAGE SHED 52.8m<sup>2</sup> H/STANDING 1113m<sup>2</sup> Sq. m.  
(c) Floor area of buildings proposed to be retained within site 128 Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws?  
Yes  No  Place  in appropriate box. 24 JUN 91

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

15. List of documents enclosed with application. 4 COPIES LOCATION MAP, SITE PLAN AND  
DETAIL DRAWINGS AND SPECIFICATION.  
COPY OF NEWSPAPER ADVERT

*Dublin Permission for vehicle/storage shed and hard standing for vehicles at rear of house site at Athgoe North, J. Glynn*

16. Gross floor space of proposed development (See back) 52.8 Sq. m.

No of dwellings proposed (if any) 4 PG Class(es) of Development 4 PG

Fee Payable € 322.25 Basis of Calculation PLAN 2119 / SHED 53 @ £5.25m<sup>2</sup> = £278.25 HARD STANDING 0.11 @ 40 = 44

Signature of Applicant (or his Agent) P. Colbert Date 17<sup>th</sup> June 1991

Application Type P. BBL FOR OFFICE USE ONLY

Register Reference 91A/1042

Amount Received € 20-B. 1-8-4

Receipt No ---

Date ---

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

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

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

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

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

DUBLIN COUNTY COUNCIL

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

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

[Empty box for Receipt Code]

Dr. [unclear]

REC. N. 41702

£185.50

Received this 24th day of June 1991

from John Aine Glynn  
Albion North

the sum of one hundred and eighty five Pounds  
five Pence, being the

application at date

Michael O'M Cashier

S. CAREY  
Principal Officer  
(1455)  
C

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

CASH

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

CHEQUE

tendered is the prescribed application

M.O.

fee.

N 41326

B.L.

I.T.

€136.75

Received this

24th

day of

June

1997

from

John Anne Elyan  
Athgoe North

the sum of

one hundred and thirty six

Pounds

seventy five

Pence, being

60/- planning

application of above

Classes

Micheal O'Keefe

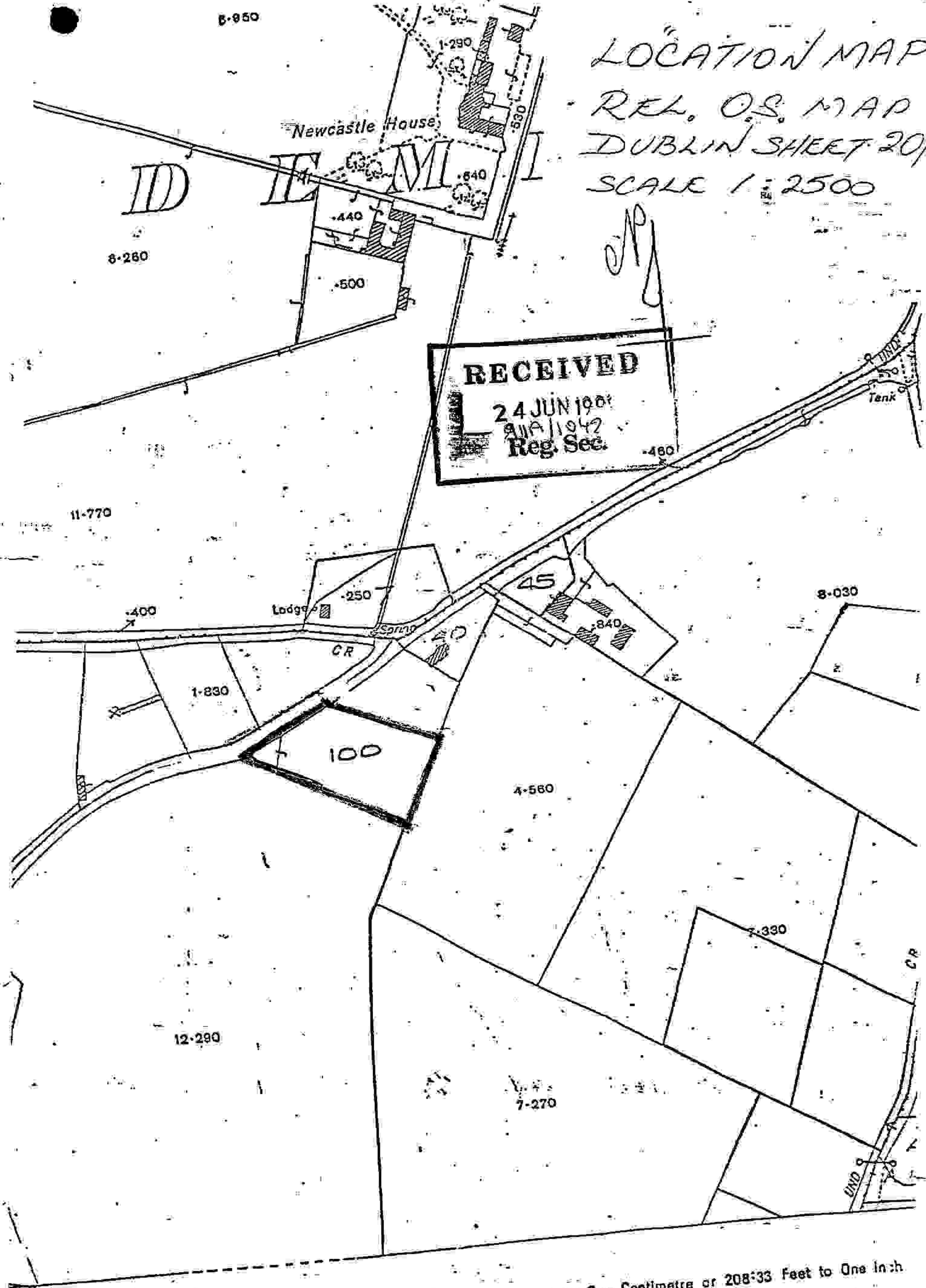
Cashier

if

S. CAREY  
Principal Officer

4/16

LOCATION MAP  
 REL. O.S. MAP  
 DUBLIN SHEET 20/8  
 SCALE 1:2500



**RECEIVED**  
 24 JUN 1961  
 911A/1042  
 Reg. Sec.  
 460

1:2500 being 25 Metres to One Centimetre or 208.33 Feet to One Inch



SPECIFICATION

FOR

WORK TO BE DONE AND MATERIALS TO BE USED

IN

VEHICLE/STORAGE SHED

AT

ATHGOE NORTH,  
CO. DUBLIN,

FOR  
JOHN GLYNN,



T. Colbert Dip. Arch. Tech.,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

#### GENERALLY

- \* All materials to be the best of their respective kinds and as specified and, all things being equal, be of Irish manufacture.
- \* All sand to be clean washed sharp sand.
- \* All cement to be first grade Irish Standard, properly stored and used as specified.
- \* All broken stone or gravel to be clean and free from loam and other vegetable matter.
- \* All concrete blocks to be to Irish Standard Specification from an approved manufacturer and be true to size and have sharp arrises.
- \* All cement mortar to be mixed 5 parts washed sand to 1 part cement.
- \* All lime mortar to be 6 parts washed sand to 1 part lime to 1 part Portland cement.
- \* All lime to be freshly burned roach lime, slaked and run to putty at least 3 weeks before use, or hydrated lime to Irish Standard Specification.
- \* All putty to be best oil putty.
- \* All glass to be 4mm glass unless otherwise stated.
- \* All workmanship to be of first quality and carried out by fully qualified tradesmen, each to his own trade.
- \* The Contractor shall attend upon, cut away for and make good after all trades.
- \* The Contractor shall be responsible for the true and proper setting out of the works and any errors will be made good at the Contractor's own expense.
- \* The Contractor shall be solely responsible for and indemnify the Employer in respect of, and insure against, any liability due to injury to persons, workmen or damage to property.
- \* All floors to be scrubbed, all glass to be cleaned, all pipes gutters ,gullies etc., to be cleaned out and the entire works to be left in a clean and tidy condition on completion.

## EXCAVATOR

- \* The site for the works to be cleared of soil and vegetable earth to the required depths, and the excavated material removed from site unless otherwise directed.
- \* Excavations for all footings are to be carried down to the same depth as the footings of the existing house or to such lower depths as may be required to reach firm bearing ground, but in no case shall the depth be less than that shown on the drawings.
- \* Bottoms of trenches may be stepped as necessary and shall be perfectly horizontal in all places. Widths of footings shall be not less than those shown on the drawings.
- \* The Contractor shall not pour any foundations until the excavations have been inspected and approved.
- \* The Contractor shall be responsible for upholding the sides of trenches and shall supply all planks and strutting as may be required to ensure this.
- \* Fill in to make up levels under concrete bed with a layer of broken stone to pass a 100 ring and not less than 100 deep. Where the depth of hardcore exceeds this, it must be laid in layers 100 deep, fully consolidated before concrete is poured.
- \* Excavate for lines of drains as and where shown. Cuttings to be at least 600 wider than the pipes and to the depths as necessary to provide the correct falls, but in no case shall the trench be less than 600 deep.

## DRAINLAYER

- \* All drainage details are to comply with Local Authority regulations.
- \* Armstrong junctions to be used where shown and have galvanised lids.
- \* All pipework to be 100mm diam. u.p.v.c. soil pipes laid to a fall of 1:40.
- \* All rainwater pipes to discharge over gulley traps and surface water carried in 100 diam.pipes to discharge into soakaway where shown.
- \* Soakaway to be 1500 x 1500 x 1500 deep and be filled with graded stone to within 350 of surface, then lay inverted sods and a minimum of 250 good quality topsoil.

## CONCRETOR

\* The cement shall be from an approved source and comply in all respects to the relevant Irish Standard Specification. It shall be delivered in the original sealed bags and be stored in a proper manner to avoid deterioration.

\* The fine aggregate shall consist of well graded coarse sand mainly passing a 5mm sieve test.

\* The all-in aggregate shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit, or referred to as 5mm aggregate.

\* Coarse aggregate shall consist of natural gravel, crushed gravel or crushed stone well graded from the nominal maximum sizes referred to hereafter.

\* All concrete mixed on site shall be done so mechanically. Materials shall be mixed dry for at least one minute and for at least one and a half minutes after the water has been added. Mixing must continue until there is a uniform distribution of materials and be all of the same colour and consistency. The consistency should be such that when a handful is taken from the heap and pressed it will retain the shape when the pressure is removed. Facilities for cube taking and testing to be provided for in the tender.

\* Concrete mixes shall be as follows:-

Mix A. Footings: 1 part cement to 3 parts sand, (Passing 5mm sieve) to 6 parts coarse aggregate (Passing 38mm sieve).

or

1 part cement to 8 parts all-in aggregate (passing 38mm sieve)

Mix B. Floors: 1 part cement to 2.5 parts sand to 5 parts aggregate (38mm sieve)

or

1 part cement to 6 parts all-in aggregate.

Mix C. Reinforced

Work: Cills, cappings, spud blocks, heads etc.,  
1 part cement to 2 parts sand to 4 parts coarse aggregate (20mm sieve)

or

1 part cement to 5 parts all-in aggregate (20mm sieve)

\* The formwork and the time which shall elapse before striking shall be to the approval of the Architect.

\* Reinforcement to lintols shall be in accordance with the drawings and have a minimum of 25mm cover. Where not shown allow 1 No. 12mm diam. bar per 300mm width of ope, one quarter of the reinforcement in the top and three quarters at the bottom. All bars to have standard hooks. Where necessary, to lap bars, laps to be min. 45 times bar diameter. Ratio of span to depth of lintol shall not exceed 20:1. Allow 225mm bearing to each end of lintol.

\* All concrete to be cured to the satisfaction of the Architect.

\* All concrete shall be transported and placed in its location as rapidly as possible after mixing, and in all cases within 30 minutes, by approved means to prevent segregation and loss of ingredients.

\* No partially set concrete shall be used or reworked.

\* Provide 1000 guage 'Visqueen' damp proof membrane on 50mm bed of sand under 150mm concrete floor slab. Provide 150 laps where joints occur. 'Visqueen' to be carried up walls and tucked in to joint and overlap d.p.c. in all walls.

## BRICKLAYER AND BLOCKLAYER

\*. Cement mortar shall consist of one part cement to three parts of sand by volume. Where required for increased workability an addition of non-hydraulic or semi-hydraulic lime, not exceeding 25% by volume of the dry cement, may be added to the mix.

\*. Cement lime mortar shall consist of one part Portland cement to one part of non-hydraulic lime or semi-hydraulic lime to six parts sand by volume.

\*. Lay solid block rising walls on foundation strips up to d.p.c. level as shown on the drawings. D.p.c. to be a minimum of 150mm over external ground level.

\* All block walls are to be built in level courses and be plumb, neatly and properly bonded.

\* All vertical joints are to be perpendicular above one another in alternate courses.

All vertical joints are to be thoroughly filled with mortar.

\*. Window cills are to be precast concrete cills, weathered and throated and be from an approved manufacturer.

Provide d.p.c. under, behind and turned up at both ends of all cills.

All cills are to have 150 bearing at both ends.

\*. Walls to be constructed in 225mm hollow block rendered externally and plastered internally.

### ROOFER AND TILER

- \* The roof covering shall be Secform or other approved plastic coated steel roof decking, laid on universal purlins @ 1200c/c. Purlins carried on mild steel roof trusses @ 3000c/c designed to B.S.5950 supplied and erected by a specialist firm.
- \* Provide translucent sheeting where shown on drawings. Sheets to be full span and vbe compatible with the type of roof decking used.
- \* Rainwater pipes to be 75mm diam. p.v.c. of approved manufacture. Provide and fit all necessary holder bats, swan necks, toe pieces etc..
- \* Eaves gutters to be 125mm half round p.v.c. of approved manufacture. Provide and fit all necessary drops, fittings, stop ends etc.. Gutters to be close up to the roof edge, and in no instance more than 50mm below, and have a fall of 1:350.



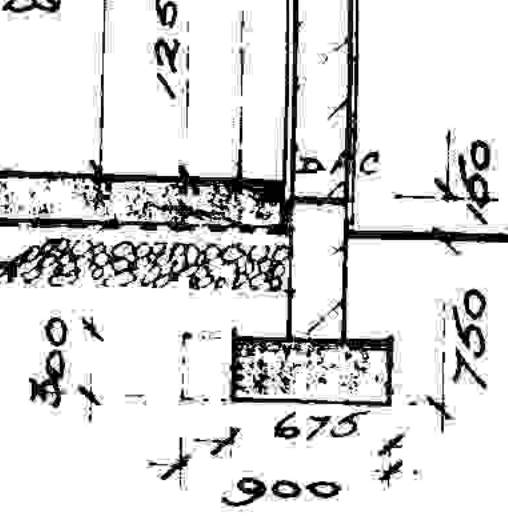
### PLASTERER

- \* Lime cement and sand as before specified.
- \* The internal face of the walls are to be scudded, scratch coated 12mm thick with cement/lime mortar, floated and finished with sand and cement to a smooth finish to a total thickness of 20mm.
- \* The external face of the walls is to be scudded and scratch coated 12mm thick. Finishing coat to be nap finish sand and cement to a total thickness of 20mm.
- \* The plinth is to be scudded, rendered and finished with a wooden float in sand and cement rendering.
- \* Patent reveals (25x25) to be formed at all external window and door opes with 1:3 cement/sand mortar.

200 CONCRETE FLOOR SLAB  
1000 GAUGE VISQUEEN D.P.M.  
50 SAND BLINDING

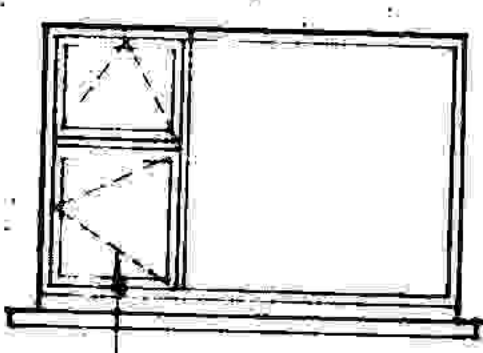
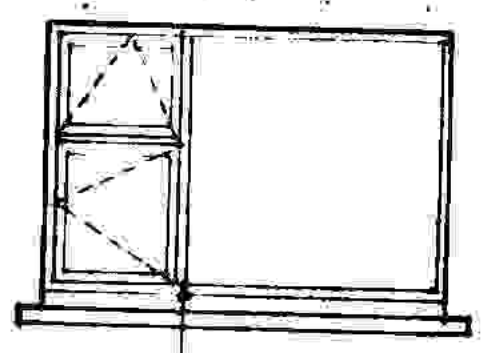
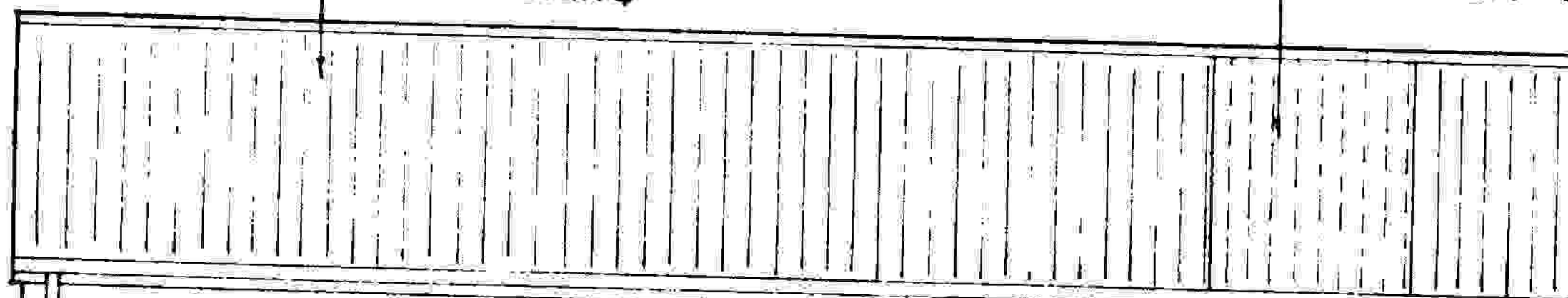
SOLID BLOCK RISING WALLS  
ON CONCRETE FOUNDATIONS

SECTION A-A  
SCALE 1:50



PLASTIC COATED STEEL  
ROOF DECKING

TRANSLUCENT



HARDWOOD WINDOWS

SAND & CEMENT RENDER  
HAR FINISH

R.W.P

WEST ELEVATION  
SCALE 1:50