

BYE LAW APPLICATION FEES

REF. NO.: 91A/609 CERTIFICATE NO.: 15724<sup>B</sup>  
 PROPOSAL: Change of use to bar & lounge  
 LOCATION: County Bar Premises, Lucan  
 APPLICANT: Frank Colgan Inv. Co.

	1	2	3	4	5	6
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	REQ. FEE APPL. AMT. OF FEE
A	Dwelling (Houses/Flats)	@ £55				
B	Domestic Ext. (Improvement/Alts.)	@ £30				
C	Building for office or other comm. purpose <i>See 24788 315 m<sup>2</sup></i>	@ £3.50 per M <sup>2</sup> or £70	<i>£1102.50</i>	<i>£1102</i>		<i>50% not sought</i>
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70				
E	Petrol Filling Station	@ £200				
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. whichever is the greater				

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: N. De Grade: III Date: 16/7/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

9/10/09

PROPOSAL: Change use from snooker hall to bar + lounge facilities

LOCATION: Carly Bar, Liscannore

APPLICANT: Frank Galgan Investment Co Ltd

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	DATE/RECEIPT NO.
Dwellings	8832					
	8816					
	0000 0000 0000 100 0000000 000 0000000 000 0000000					
315.0	0000 0000 0000 000 0000000	551.25	551.25	✓		
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0000 0000 0000 000 0000000						

Issue 1 Certified Signed: J. Young Grade: D/TE Date: 23/4/91

Issue 1 Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Issues 2,3,4,5,6 & 7 Certified Signed: MO Han Grade: U/O Date: 23/4

Issues 2,3,4,5,6 & 7 Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/609

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 3391 FT<sup>2</sup>

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

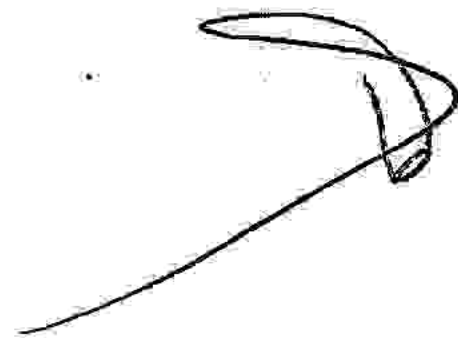
MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.  
23/4/91.

Standard  
rate  
Change of  
use from  
Commercial  
to Commercial

DEVELOPMENT CONTROL ASSISTANT GRADE

 20/6/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0609                      Date Received : 17th April 1991

Correspondence : Oliver Ganley, Architect,  
Name and           : St. Anthony's,  
Address            : Ballydowd,  
                      : Lucan,  
                      : Co. Dublin.

Development : Change of use from snooker hall to bar and lounge facilities at first floor level

Location : County Bar premises, Lucan

Applicant : Frank Colgan Investment Co. Ltd

App. Type : Permission

Zoning : A

*Permit already*

*Control*

<b>CONTRIBUTION:</b>	
Standard:	<i>Nil</i>
Roads:	<i>Change of use from</i>
S. Servs:	<i>Commercial</i>
Open Space:	<i>6</i>
Other:	<i>Commercial</i>
<b>SECURITY:</b>	
Bond / C.I.F.:	
Cash:	

(MG/AC)

Report of the Dublin Planning officer dated 4 June, 1991.

This is an application for PERMISSION for the change of use from snooker hall to bar and lounge facilities at first-floor level at the County Bar premises, Lucan, Co. Dublin for Frank Colgan Investments Co. Ltd.

The proposed site which has an area of 11,550 sq.m. (stated) is located to the west of Lucan Village and to the south of the Lucan By-pass. Existing buildings on site include a large two-storey over basement structure which has a total floor area of 987 sq.m. (stated). The ground floor portion of this building is used as a public house "The County Bar". The first-floor appears disused but displays signs relating to Snooker Hall.

The proposed site is located in an area zoned 'A' "to protect and/or improve residential amenity".

### RELEVANT PLANNING HISTORY

Reg. Ref. No. ZA.1157 refers to a grant of planning permission for the retention of snooker hall on the 2 upper floors.

Reg. Ref. No. 88A/109 refers to a grant of planning permission for a single-storey toilet block for the County Bar.

The subject site is accessed from the Lucan By-pass. A car parking area adjoins the existing building which is located to the front of the site. This site slopes upwards from the public road and the southern portion is heavily



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0609

Page No: 0002

Location: County Bar premises, Lucan

vegetated with attractive and mature trees.

The Spa Hotel and car park is located to the south-east. Access to this premises is available through the subject site. There are existing housing areas to the east.

Lodged plans indicate substantial additional lands in the applicant's control, including the site of the abovementioned Spa Hotel.

Lodged plans provide for the conversion of the first-floor area i.e. an area of 315 sq.m., for use as a public house, lunge and bar.

Roads Department report states no objection in principle but requests that the applicant be required by additional information to state the exact floor area the change of use pertains to and show how car parking can be provided to Development Plan standards (2 per sq.m. of public space).

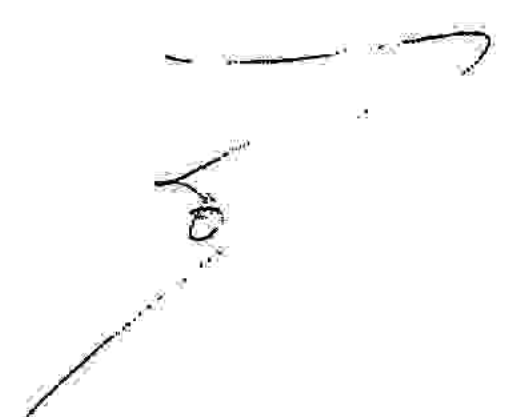
Forward Planning report states no objection in principle but notes that the site is located in an area zoned 'A' in the 1983 County Development Plan.

~~Sanitary services Department reports services available.~~  
Internal floor areas have been calculated. Public areas in the existing bar/lounge areas comprise 215.72 sq.m. The proposed first-floor bar and lounge consist of 964 sq.m. and 123.5 sq.m. of public space respectively. Accordingly a total of 109 no. car parking spaces are required to meet Development Plan standards for the proposed development. Lodged plans indicate existing and proposed new car parking spaces to serve the proposed development i.e. 145 no. spaces in all. One hundred and nine spaces are located on the lower portion of the site surrounding the existing premises. Many of these spaces have already been provided and are marked out on site.

The additional spaces are proposed to be located on the heavily vegetated southern portion of the site. From a visual inspection it appears that <sup>many of</sup> these spaces ~~could~~ be accommodated without necessitating the removal of trees. However the laying of a gravel surface may damage root systems etc. In any event these spaces may not be required given that adequate car spaces are being provided elsewhere on site.

The proposed development is considered 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 (1) conditions:-



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0609

Page No: 0003

Location: County Bar premises, Lucan

### 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.
- 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 requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 06 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.  
REASON: In the interest of safety and amenity.
- 07 That details of landscaping, <sup>(including landscaping of the car parking areas)</sup> and boundary treatment be submitted to and approved in writing by Planning Authority and work thereon completed ~~prior to occupation of units.~~ <sup>prior to the commencement of development on site.</sup>  
REASON: In the interest of amenity.
- 08 That no further sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.  
REASON: In the interest of the proper planning and development of the

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0609

Page No: 0004

Location: County Bar premises, Lucan

area.

*paid*  
*paid*  
*N*

~~09~~ That a financial contribution in the sum of ~~f~~ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

9 10 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

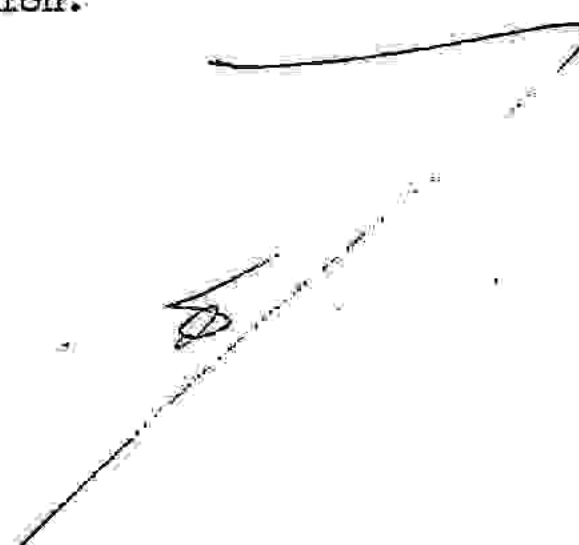
10 11 That off-street car parking facilities be provided on site in accordance with Development Plan standards.

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

11 12 That prior to the area to the south of the site being laid out for car parking purposes as shown on lodged plans, the applicant is to submit a detailed tree survey for this portion of the site. This should detail all existing trees and vegetation and specify those trees which it is intended to remove and retain and outline details of protection measures required. The extent of the area to be covered by the tree survey to be agreed beforehand with the Planning Authority.

11 12 REASON: In the interest of the proper planning and development of the area.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0609

Page No: 0005

Location: County Bar premises, Lucan

*[Handwritten signature]*  
Endorsed: .....  
for Principal Officer

*[Handwritten signature]*  
.....  
for Dublin Planning Officer

28

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 (1) conditions set out above is hereby made.

Dated : ..... *12 June 1991* .....

*[Handwritten signature]*  
.....  
~~ASSISTANT CITY AND COUNTY MANAGER~~ *(Approved)* OFFICER

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

*[Handwritten signature]*



SS only.

Ⓜ

*Mary G.*

Register Reference : 91A/0609

Date : 29th April 1991

Development : Change of use from snooker hall to bar and lounge facilities at first floor level

LOCATION : County Bar premises, Lucan

Applicant : Frank Colgan Investment Co. Ltd

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 17th April 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*

PRINCIPAL OFFICER

DUBLIN Co. COUNCIL

Date received in sanitary services .....

- 2 MAY 1991

SAN SERVICES

FOUL SEWER

*Available - existing system.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT

Date ..... 5.06.91 .....

Time ..... 12.20 .....

SURFACE WATER

*Available - existing system.*

*L. P. O'Brien 28/5/91.*

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

DUBLIN Co. COUNCIL  
SANITARY SERVICES

- 5 JUN 1991

Received *[Signature]*

*J.P.  
30/5/91*

Register Reference : 91A/0609

Date : 29th April 1991

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

DATE \_\_\_\_\_

WATER SUPPLY.....

*Existing supply  
for comment*

*Refer to CFO*

*N. Lofthos 2/5/91*

*DMK 8/5/91*

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

DATE \_\_\_\_\_

*79 05/7  
A B V*

*30/5/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 5.06.91 .....  
Time ..... 12.20 .....

DUBLIN COUNTY COUNCIL

REG. REF: 91A/609.  
LOCATION: County Bar premises, Lucan.  
APPLICANT: Frank Colgan Investments Co. Ltd.  
PROPOSAL: Conv. to bar and lounge.  
DATE LODGED: 17.4.91.

---

No Roads objection in principle .

The applicant should be asked to clarify by Additional Information the exact floor area the change of use the pertains to, and show how he can provide parking at the rate of 2 for 8m<sup>2</sup> of public space.

TB/BMcC  
10.5.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	23.05.91
Time .....	3.50

SIGNED: Terence Pigeon  
DATE: 10/5/91

ENDORSED: 4. P. L.  
DATE: 13/5/91

(M.G.)

DUBLIN COUNTY COUNCIL

REG. REF: 91A/609.

LOCATION: County Bar premises, Lucan.

APPLICANT: Frank Colgan Investments Co. Ltd.

PROPOSAL: Conv. to bar and lounge.

DATE LODGED: 17.4.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 14.5.91

No Roads objection in principle .

The applicant should be asked to clarify by Additional Information the exact floor area the change of use the pertains to, and show how he can provide parking at the rate of 2 for 8m<sup>2</sup> of public space.

TS/EMC  
10.5.91.

SIGNED: Terence Pigeon

DATE: 10/5/91

ENDORSED: 4.P. O'K

DATE: 13/5/91



DUBLIN COUNTY COUNCIL

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.

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

Telephone: 773066

Telephone: 724755  
Extension: 231/234

~~17th July, 1991~~

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

LOCATION: County Bar Premises, Lucan

PROPOSED DEVELOPMENT: Change of use from snooker hall to bar and lounge at first floor level

APPLICANT: Frank Colgan Investment Co. Ltd.

PLANNING REG. REF.: 91A/0609

DATE OF RECEIPT OF SUBMISSION: 10th July, 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

**Building Bye-Law Approval**

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Oliver J. Ganly, Architect,

St. Anthony's,

Ballydowd,

Lucan,

Co. Dublin

# COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

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

CASH  
CHEQUE  
P.O.

BYE-LAW APPLICATION  
REG. NO. **N 45186**  
*balance*

£1102.00

Received this 10<sup>th</sup> day of July 1977

from Lucan Spa Hotel Ltd,  
Lucan

the sum of one thousand one hundred and two Pounds

of see on 91A/609

Michael [Signature] Cashier

S. CAREY [Signature] Principal Officer

OLIVER J. GANLY • ARCHITECT

ST. ANTHONYS • BALLYDOWD • LUCAN • CO. DUBLIN • TEL. 6241922

Building Control,  
Liffey House,  
Tara Street,  
Dublin 2.

8. 7. '91

Re: Bye-Law application for change of use from  
snooker hall to bar and lounge facilities at first  
floor level, County Bar Premises, Lucan, Co. Dublin.

Planning ref. No. 91A / 0609. (granted)

Dear Sirs,

Please find enclosed cheque in the sum of £1,102.00 being the  
Bye-Law charge for the above development.

I look forward to hearing from you as soon as possible.

Yours faithfully,

OLIVER GANLY Dip. Arch.

91A/0609

1.0.0

BBL

RECEIVED  
10 JUL 1991  
91A/0609  
Reg. Sec.

BYE LAW APPLICATION.

REC. No. N 45186

10/7 £1102.00

Oliver Ganly Dip. Arch.



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/ 2571 /91     Date of Decision : 12th June 1991

Register Reference : 91A/0609                             Date Received : 17th April 1991

Applicant : Frank Colgan Investment Co. Ltd

Development : Change of use from snooker hall to bar and lounge  
facilities at first floor level

Location : County Bar premises, Lucan

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:- 11.....ATTACHED.

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

Date: 13/6/91.....

Oliver Ganley, Architect,  
St. Anthony's,  
Ballydowd,  
Lucan,  
Co. Dublin.



Reg.Ref. 91A/0609  
Decision Order No. P/ 2571 /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.
- 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 requirements of the Chief Fire officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON: In the interest of health.
- 05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON: In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 06 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.  
REASON: In the interest of safety and amenity.
- 07 That details of landscaping (including landscaping of the car parking area) and boundary treatment be submitted to and agreed to in writing by Planning Authority prior to the commencement of development on site.
- 08 That no further sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.  
REASON: In the interest of the proper planning and development of the area.
- 09 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON: To protect the amenities of the area.
- 10 That off-street car parking facilities be provided on site in accordance



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

Reg.Ref. 91A/0609  
Decision Order No. P/ 2571 /91

Page No: 0003

with Development Plan standards.

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

11 That prior to the area to the south of the site being laid out for car parking purposes as shown on lodged plans, the applicant is to submit a detailed tree survey for this portion of the site. This should detail all existing trees and vegetation and specify those trees which it is intended to remove and retain and outline details of protection measures required. The extent of the area to be covered by the tree survey to be agreed beforehand with the Planning Authority.

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

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

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/0609

Date : 18th April 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Change of use from snooker hall to bar and lounge  
facilities at first floor level

LOCATION : County Bar premises, Lucan

APPLICANT : Frank Colgan Investment Co. Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 17th April 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Oliver Ganley, Architect,  
St. Anthony's,  
Ballydowd,  
Lucan,  
Co. Dublin.



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 continuances of uses.
- Postal address of site or building County Bar, Lucan, Co. Dublin.  
(If none, give description sufficient to identify).....
- Name of applicant (Principal not Agent) Frank Colgan Investment Co. Ltd.  
Address 536 South Circular Road, Rialto, Dublin 8. Tel. No. 541531
- Name and address of Oliver Ganly Dip. Arch.  
person or firm responsible St. Anthonys, Ballydowd, Lucan, Co. Dublin Tel. No. 6241922  
for preparation of drawings.....
- Name and address to which As No. 4 above.  
notifications should be sent.....
- Brief description of Change of use from snooker hall to bar and lounge facilities.  
proposed development.....

7. Method of drainage Public sewers 8. Source of Water Supply Public watermain.

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor Gr. floor : Bar & lounge.  
or use when last used. 1st. floor : Vacant (was snooker hall)  
2nd. floor : Vacant.  
(b) Proposed use of each floor 1st. floor : Proposed Bar & Lounge Facilities

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 11,550.00 Sq. m.  
(b) Floor area of proposed development 315.00 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 987.00 Sq. m.

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

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

FEE PAID 551.25 17/4  
RECEIPT No. N25256

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
Not applicable. (exist. structure)

15.List of documents enclosed with 4 copies of drawings No.s 1,2,3,4 & 5  
4 copies Location map and specification  
Letter, cheque. £551.25.  
app. CO. DUBLIN Planning permission is being sought for change of use from snooker hall to bar and lounge facilities at first floor level of County Bar premises, Lucan, for Frank Colgan Investment Co. Ltd.

16.Gross floor space of proposed development (See back) 315.00 Sq. m.

No of dwellings proposed (if any) --- Class(es) of Development 4  
Fee Payable £551.00 Basis of Calculation £1.75 per M<sup>2</sup> (315 x £1.75)  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Oliver Ganly Date 15/4/91

Application Type P FOR OFFICE USE ONLY  
Register Reference 91A/0609  
Amount Received £ 3,24.4  
Receipt No 17/6  
Date .....

RECEIVED  
17 APR 1991  
SEC

Irish  
Per  
12/4/91



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

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

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

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

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

# COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

16/49 UPPER O'CONNELL STREET, DUBLIN 1.

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

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

£551.25

Received this 14th day of April 1901

from County Dub Lucas  
No 536 S.C.R.

the sum of two hundred and fifty Pounds

and five Pence, being 100 tax

planning application at Lucan

Moden Deane Cashier

S. CAREY Principal Officer

# JOHN J. McSHANE & ASSOC.

LEITIR,  
KILCOR,  
Co. DUBLIN

CONSULTING ENGINEERS

124 FOXFIELD PARK,  
RAHENY,  
DUBLIN 5.  
TEL: 323610

Ref: JMcS/AC

11 April 1991

Oliver J. Ganly  
Architect  
St Anthony's  
Ballydowd  
Lucan  
Co Dublin

Dear Mr. Ganly,

As instructed by you, I have examined the existing steel beams and timber floor joists supporting the first floor at the above.

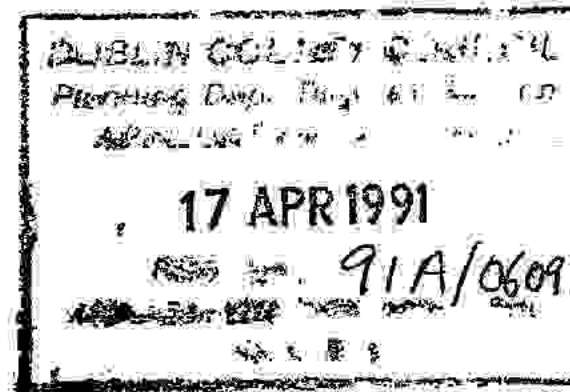
I have calculated the stresses in these structural members and confirm that the floor is capable of carrying a live uniformly distributed load of 100 lbs. per square foot. (5 KN/M<sup>2</sup>)

This loading capacity is adequate for use as a hotel public room, with or without fixed seating and assuming that no block walls or other heavy equipment point loading is applied to the floor.

If you require any further information do not hesitate to contact me.

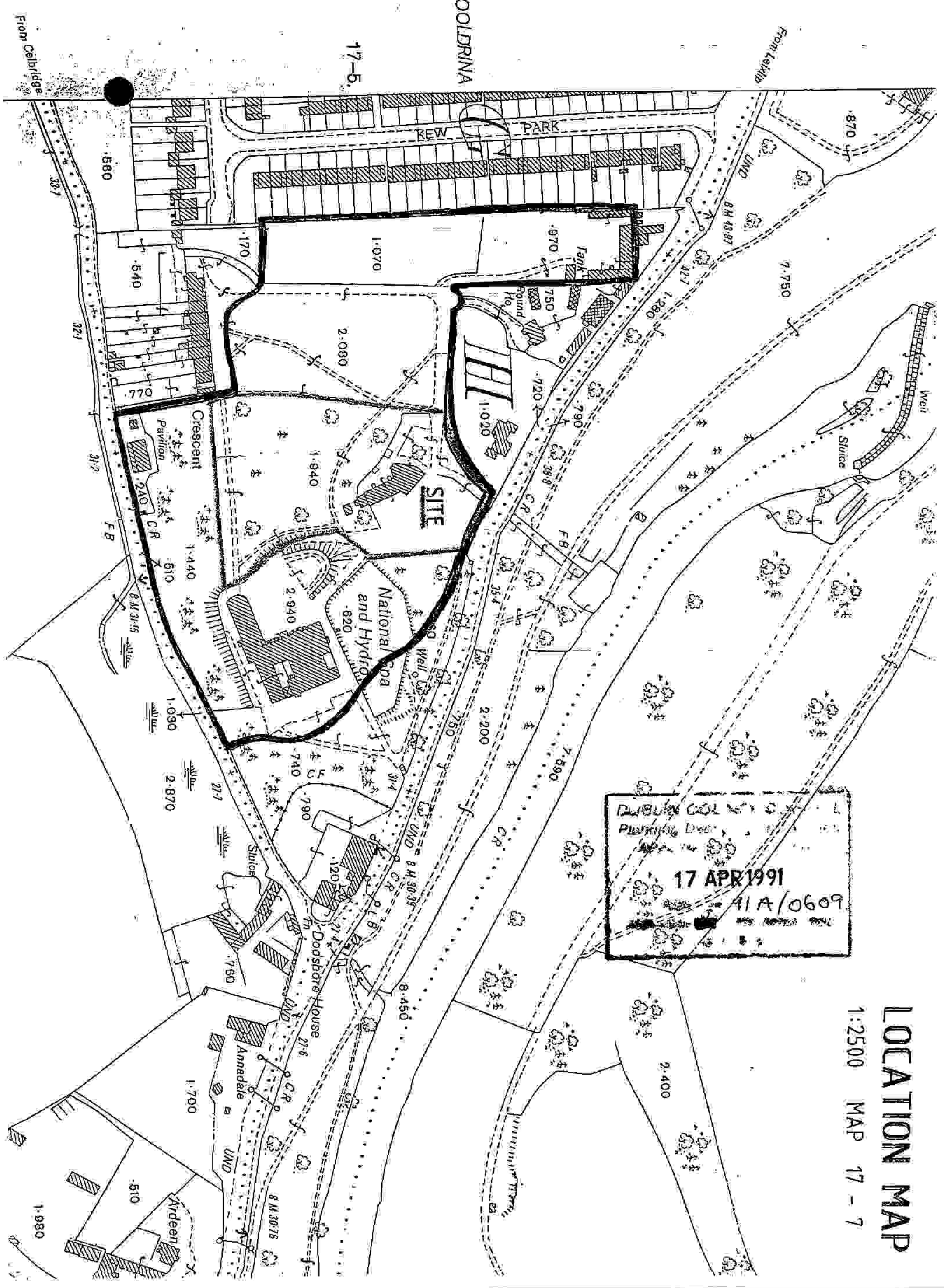
Yours sincerely,

*John J. McShane*  
JOHN J. McSHANE



Encs.





# LOCATION MAP

1:2500 MAP 17 - 7

DUBLIN COUNTY COUNCIL  
Planning Dept  
17 APR 1991  
91A/0609

COOLDRINA

17-5.

REW PARK

SITE

National Spa  
and Hydro

Doddspore House

Annadale

Ardeen

From Leixlip

From Celbridge

.580

.170

.540

.770

.240

.510

1.440

1.030

2.870

1.030

2.870

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1.700

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1.980

1.070

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OLIVER J. GANLY • ARCHITECT

ST. ANTHONYS • BALLYDOWD • LUCAN • CO. DUBLIN • TEL. 6241922

The Chief Planning Officer,  
Planning Dept.,  
Dublin Co. Co.,  
Irish Life Centre,  
1r. Abbey Street,  
Dublin 1.

15. 4. '91

Re: Planning application for proposed change  
of use from snooker hall to bar and lounge facilities  
at first floor level of Co. Bar premises, Lucan,  
Co. Dublin.

Dear Sirs,

I enclose relevant documentation in connection with the above planning application. Please note, that I am not making a Bye-Law application, as no works will be carried out in the future to which Bye-Laws will apply.

I enclose report from Structural Engineer which confirms that, the existing floor is adequate for the proposed use.

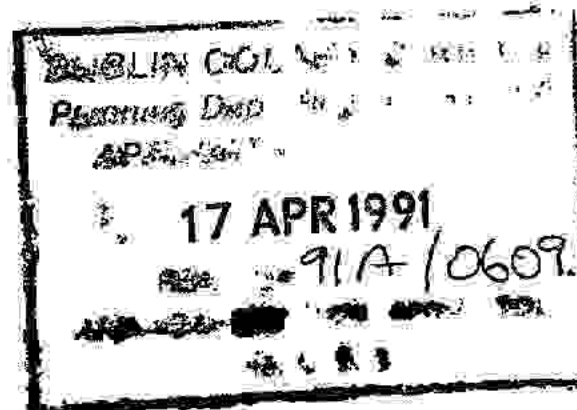
All excavation required in connection with the proposed extra car parking, shall be carefully carried out so as to avoid damage to existing trees and their roots. This work shall be carried out by hand if necessary.

I look forward to hearing from you.

Yours faithfully,



OLIVER GANLY Dip. Arch.

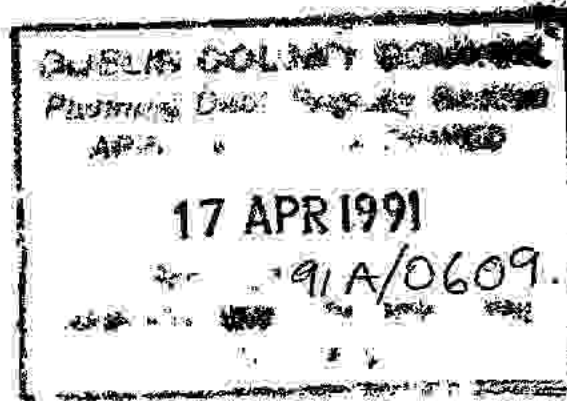


S P E C I F I C A T I O N

Proposed change of use from snooker hall to  
bar & lounge facilities at  
first floor level, County Bar premises, Lucan,  
Co. Dublin.

for

Frank Colgan Investment Co. Ltd.



Oliver Ganly Dip. Arch.

April '91

Section 1 - EXCAVATIONS AND SUB-STRUCTURES

1. Site

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

2. Preparing Site

The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 200 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

3. Excavation

The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

4. Foundations

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

5. Floor Level

The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of concrete floors.

6. Rising Walls

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

7. Cement

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

8. Lime

Hydrated lime to be to I.S. 8.

9. Water

Water shall be clean and free from harmful impurities,

10. Sand and Aggregates

Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5  
Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.

11. Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) per mm <sup>2</sup>
		Cement	Fine Aggregate	Graded Coarse Aggregate	
Mix	Maximum Size				
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.

12. Cement Mortar

Shall be 1 part cement to 3 parts sand.

13. Lime Mortar

Shall be 1 part hydrated lime to 6 parts sand.

14. Gauged Mortar

Shall be 10 parts lime mortar mixed with 1 part cement just before use.

15. Strong Gauged Mortar

Shall be 5 parts lime 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

### 17. Mixes

See Section 1 for concrete and mortar.

### 18. Blockwork

Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar. All walls shall be carried up regularly not leaving any part 1 m lower than another.

### 19. Cavity Walls

Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 75 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is clean out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

### 20. Hollow Block Walls

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

### 21. Solid Block Walls

225 mm solid concrete blocks shall be plastered internally.

### 22. Ope in External Walls

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

### 23. Pointing

All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.



24. Solid Partition

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

25. D.P.C.

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

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

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

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

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

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

26. Concrete Copings

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

27. Lintels & Beams.

Concrete lintels mix B case in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturer's instructions.

New universal steel beam to engineers design and details.

28. Window Cills

Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face, or r.c. cills in-situ to detail. Alternatively brick cills on d.p.c (to detail).

29. Chimney Breasts and Stacks

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

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

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

32. Fireplaces, Heating Units, Cookers.

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

33. Hearths

Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.  
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

34. Paved Court.

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

35. Concrete Floors

All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 gauge.

36. Screen and Garden Walls

Screen or garden walls shall not abut main walls of house.

Section 3 - CARPENTRY AND JOINERY

37. Timber

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

38. Preservative

Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

39.

Roof Timbers (to SR 11)

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

Rafters 50 mm x 100 mm minimum and 50 mm x 125 mm at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

Trimming rafters 44 mm thick around chimney shafts and 50 mm clear of shaft.

Hip and valley rafters 50 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.

Ridge board 35 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

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

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

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

Collar ties 35 mm x 115 mm fix collars to every fourth rafter. All collars to be twice spiked to rafters.

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

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

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

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

ALTERNATIVELY.

Prefab. roof trusses to manuf's design and to I.S 193, 1986 Timber Trussed Rafters for Roofs / SR 11.

Flat roof joists 125x50 at 400mm crs., firrings & 20 waterproof ply decking. 20 thick asphalt finish on seperating membrane & dressed over hw batten. Fascia: 20mm treated sw fascia.



40. Windows

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.

Wood casement windows shall be I.S. 63.

Galvanised steel casement windows shall be to I.S. 60.

Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

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

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

41. External Door Frames

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

Note: Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

42. Internal Door Frames

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

43. External Door

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

44. Internal Door

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

45. Trap Door

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



49. cont/..

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1 m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50 mm above gully grid.

50. Door Fittings

Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use.

51. Ventilation Grids

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

Section 5 - ROOFING

52. Sarking Felt

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

53. Laths or Battens

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

54. Asbestos Cement Slates

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

Asbestos cement slates may be laid at a pitch lower than  $30^{\circ}$  in special circumstances.

55. Concrete Roofing Tiles (normal pitch -  $30^{\circ}$  and over)

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

56. Concrete Tiles (low pitch) - under  $30^{\circ}$

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

57. General

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

Drip overhang to be provided at eave and valley gutters.

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

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

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

58. Flashings

Valley gutters, cover flashings and flashings to chimneys shall be

No. 5 lead to B.S. 1178 or  
accepted proprietary systems.

58. cont/..

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

#### Section 6 - PLASTERING

##### 59. External Plastering

225 mm hollow block, 225 mm solid block and chimney stacks:- scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20 mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

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

##### 60. Rough Cast

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

##### 61. Reveals

Plaster reveals to opes shall be 20 mm thick and finished smooth with scored drip groove to soffit of head. All arrises shall be neatly finished.

##### 62. Plinths

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

Plaster finish to extend below finished ground level.

##### 63. Internal Plastering

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

64. Ceilings and stud partitions.

Ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12 mm patent plaster sheets, all erected, jointed and finished to manufacturer's instructions.

All wall plastering should be carried behind skirtings and architraves.

All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

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

Section 7 - PLUMBING

65. Service Pipe

Incoming service pipe to be 15 mm laid in trench 600 mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

66. Cold Water Supply

From stopcock take 15 mm cold supply to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22 mm overflow from tank to discharge externally. Connect to service tank 50 mm over bottom of tank and take 22 mm feed to 150 litre hot water cylinder to I.S. 161 with 22 mm branch over top of cylinder to bath and 15 mm connections off wash hand basin and W.C.

Supply taken from group scheme on public road.

67. Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturer's instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22 mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22 mm do.



67. cont/..

branch to bath and 15 mm connection off for wash hand basin, sink etc.

68. General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.

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

69. Plastic pipes to I.S. 123, 134, or 135 where used shall be fixed at least 75 mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

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

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

70. Sink

Provide and fit in kitchen, stainless steel sink and drainer to I.S. 132 suitably supported. Sink to be provided with adequate overflow. Top of sink to be not less than 850 mm over floor level.

71. Bath and Wash Hand Basin

Fit where indicated a bath in vitreous enamelled cast iron or other accepted material, minimum length 1700 mm nominal and panelled as necessary and vitreous china wash hand basin 550 mm x 400 mm suitably supported and secured with not less than 150 mm clearance to sides. Both to be provided with adequate overflow.

72. Plugs, Traps, Wastes and Taps

15 mm hot and cold chrome plated brass taps to be fitted to sink and wash hand basin, and 22 mm do. to bath. Provide 42 mm waste fitting to bath and sink and 35 mm to wash hand basin. All complete with plug and chain. Fit S or P trap, complete with cleaning eye and copper, lead or acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 50 mm over gully trap.



73. W.C. Suites

Provide and fit where indicated W.C. suite, with cistern, to I.S. 70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate overflow.

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

Section 8 - DRAINAGE

74. Trenches

Trenches shall be excavated to the necessary depths, widths and falls to allow the drains to be properly laid. The water service shall be in a separate trench from the drain. See also 1.3.2.

75. Drain

The drains shall be 100 mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C. laid, jointed and back filled to manufacturer's instructions.

76. Back Filling

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

77. Drains under Roads and Buildings

Where drains pass under roadways or are likely to be subjected to heavy traffic, they should be fully encased in 150 mm concrete mix B. Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable pipes shall be cast iron, or encased in 150 mm of concrete mix B or otherwise to local authority requirements and laid in straight lines. Form ducts through rising walls or foundations as necessary to avoid damage to drains.

78. Gullies and A.J.s

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

## Section 9 - ELECTRICAL INSTALLATION

### Installation

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

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

## Section 10 - PROTECTIVE PAINTING

### Preparation

All surfaces to be painted or otherwise protectively coated shall be cleaned down and prepared by wire brushing, sanding, planing or as necessary to obtain the best possible finish. Timber preservatives should be applied where already specified in 3.2 et seq.

### Paints

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture for the surface and material to be covered and shall be applied strictly in accordance with the manufacturer's instructions.

### Woodwork

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively, may be stained or dyed and knotted, primed and finished with two coats varnish.

Decorative hardwoods may be treated traditionally internally and shall be oiled or treated with suitable preservatives externally, or may be painted or varnished, as previously specified.

### Metal Work

All metalwork, ironmongery, rainwater goods, shall be cleaned down, suitably primed, twice, undercoated and one coat finished.

Section 13 - VENTILATION

Toilets

All toilet lobbies shall be provided with permanent ventilation.

All toilets shall be provided with ventilation or mechanical extract system.

Bar & lounge areas shall have permanent ventilation and opening window sashes.

Stairs enclosure shall have smoke vent provided at top of stairs.