

~~Richard~~ - D. Deumsole,

re. premises at
NOVA Park

Attached are planning &
enforcement files with regard to
the above premises, as well
as my draft report on the
current application (91A 0628)
which has been withdrawn.

could we get a legal opinion
on whether or not the
former use of the premises
can be considered abandoned.

This will be useful in
the event of future application
being made on the site.

Margaret O'Shea. This site is likely to be
active for some time.

11/8/91
whether or not a
would be most helpful.
13.6.91
Richard Collins.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 628

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P <u>28/5/91</u></p>	<p>Noted by Alas Riney/Cars</p> <p>Walkway would go under motorway</p> <p>What about EIS What happens to Reg applics along motorway line.</p>		



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/0628

Date : 30th April 1991

Dear Sir/Madam,

Development : Elevational changes incorporating an external walkway
along facade of existing licenced premises

LOCATION : Nova Park, Stocking Lane, Woodtown, Rathfarnham,
Dublin 16.

Applicant : Birchway Inns Ltd.,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 19th April 1991

Your application in relation to the above was submitted with a fee of
£40.00 .

On examination of the plans submitted it would appear that the
appropriate amount should be £271.00 .

I should be obliged if you would submit the balance of £231.00
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,

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

PRINCIPAL OFFICER

Dermot Nolan Architect,
3 Fitzwilliam Place,
Dublin 2.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET,

DUBLIN 1.

Dermot Nolan Architect,

3 Fitzwilliam Place,

Dublin 2.

30/4/91

REG. REF.: 91a/0628

RE: change to elevation of licensed premises incorporating walkway at Stocking Lane, Woodtown, Rathfarnham for Birchway Inns Ltd.

Dear Sir/Madam,

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

The correct fee for the above mentioned application is £ 532.00.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £ 70.00

AMOUNT DUE = £462.00

Yours faithfully,


for PRINCIPAL OFFICER

REF. NO.: 91A/0628

CERTIFICATE NO.: 14725^B

PROPOSAL: Change to elevation of licensed premises incorporating Walkway

LOCATION: Stacking Lane, Woodtass, Rathfriland

APPLICANT: Birdway Inns Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	PED. FEE APPL.	AMT. OF PED. FEE
A	Dwelling (Houses/Flats)	€ 255					
B	Domestic Exa. (Improvement/Alts.)	€ 250					
C	Building for office or other comm. purpose <u>132.0m²</u>	€ 35.50 per m ² or 270	<u>462</u>	<u>NIL</u>	<u>462</u>		
D	Building or other structure for purposes of agriculture	€ 11.11 per m ² or 270					
E	Petrol Filling Station	€ 270					
F	Dev. of prop. not coming within any of the foregoing classes	€ 70 or 20 per .1 ha. whichever is the greater	<u>470</u>	<u>470</u>	<u>-</u>		

255208
 462.00
 16/5/91

Column 1 Certified: Signed: J. Yimang Grade: D/15 Date: 26/4/91

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: R. P. O'Connell Grade: SO Date: 26/4/91

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

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/628*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *1421 ft²*

MEASURED BY:

*J.Y.
26/4/91*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0628.
DEVELOPMENT: Elevational changes to licenced premises.
LOCATION: Nova Park, Stocking Lane, Rathfarnham.
APPLICANT: Birchway Inns Ltd.
DATE LODGED: 19.4.91.

No Roads objection.

TR/BMCC
6.6.91.

SIGNED: James Boyes
DATE: 6/6/91

ENDORSED: E. Madden
DATE: 6th June '91

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	12.06.91.....
Time	12.25.....

May 05-

SS only,

Ⓟ

Register Reference : 91A/0628

Date : 3rd May 1991

Development : Elevational changes incorporating an external walkway along facade of existing licenced premises

LOCATION : Nova Park, Stocking Lane, Woodtown, Rathfarnham, Dublin 16.

Applicant : Birchway Inns Ltd.,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 19th 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

DUBLIN Co. COUNCIL
Date received in sanitary Services : 9 MAY 1991...
SAN SERVICES

PRINCIPAL OFFICER

FOUL SEWER

No objection.

SURFACE WATER

No objection

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

T. O'Shea 30/5/91
PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *11.06.91*
Time *3.20*

*J.R.
30/5/91*

AD.

Register Reference : 91A/0628

Date : 3rd May 1991

ENDORSED _____ DATE _____

WATER SUPPLY.....

Refer to CFO

Water is available from the existing public main on Steeking Lane (subject to the approval by the Area Engineer @ Sandyford of the proposed daily & peak consumptions) It is the applicant's responsibility to bring & maintain this supply from the mains.

V. S. Sullivan
10/5/91

ENDORSED

[Signature]
[Signature]

DATE

10/5/91
31/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11.06.91
Time 3.20

12:08
Marjorie O'Shea

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0628.
 DEVELOPMENT: Elevational changes to licenced premises.
 LOCATION: Nova Park, Stocking Lane, Rathfarnham.
 APPLICANT: Birchway Inns Ltd.
 DATE LODGED: 19.4.91.

No Roads objection.

TR/BMCC
6.6.91.

SIGNED: *Barrie Boyes*
 DATE: 6/6/91

ENDORSED: *E. J. O'Shea*
 DATE: 6th June '91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 10.06.91
 Time 12.15

SS + CMS.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0629

Date : 22nd April 1991

Development : Modifications to approved scheme of offices including omission of extensions to Block 10 and 12, new 2 storey Block 13, retention of existing house (Block 14) for use as offices

LOCATION : Richview, Clonskeagh Road, Clonskeagh.

Applicant : Flynn & O'Flaherty Properties Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer :

Date Recd. : 19th April 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 20 days.

Date received in sanitary services

DUBLIN Co. COUNCIL
5 MAY 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
17 JUN 1991
Returned *[Signature]*

FOUL SEWER

No objection

SURFACE WATER

No objection

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *18.06.91*
Time *12.55*

[Signature]
5.6.91

J.R.
6/6/1991

Register Reference : 91A/0629

Date : 22nd April 1991

ENDORSED _____ DATE _____

WATER SUPPLY.....

E. M. A. DISTRICT - REFER TO
DUBLIN CORPORATION
IN EVENT OF PLANNING APPEAL
INFORM DUBLIN CORPORATION

ENDORSED

29/3/91

DATE

11/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *18.06.91*
Time *12.55*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/629.
LOCATION: Richview, Clonskeagh Road, Clonskeagh.
APPLICANT: Flynn & O'Flaherty Properties Ltd.
PROPOSAL: Offices.
DATE LODGED: 19.4.91.

This application is for full permission for offices at Clonskeagh Road.

The applicant was granted permission for the development in question on 21.2.90 under 89A/2308 despite reservation by Roads concerning parking and upgrading of proposed access road. Roads concerns about the development are documented in the original report dated 20.2.90.

In the intervening period discussions were held with McCrossan O'Rourke Architects and a proposal for a 12m diameter roundabout at the junction of the development access road was previously agreed. The proposal's intention was to create a greater storage in volume of traffic exiting to Clonskeagh Road. Roads would require at least the inclusion of the roundabout.

A letter from McCrossan O'Rourke Architects accompanying the application stated that the 348 spaces provided were in accordance with the 3 per 100m² standard of Dublin County Council. This is incorrect and indeed an additional 116 spaces is required for a floor area of 11,615m² in accordance with the Dublin County Council Standard of 4 car parking spaces per 100m². Roads also require the omission of spaces numbered 368-373 located within 35m of the access junction. Therefore, in total Roads require 122 additional spaces for the development as stands or alternatively a reduction in floor area. Finally Roads as stated in the original report consider the proposed 6m wide access road inadequate for a development of this size and would lead to serious traffic congestion should probable on-street parking occur. In short an access road of at least 7.5m width is required (it should be noted that while a 6.0m width exists, a 2 sided development of not more than 24 houses requires 6.5m)

In summary Roads require Additional Information on the following:-

1. Inclusion of proposed roundabout. *& improvement of the proposed access.*
2. Increase of parking spaces by 122 or else a reduction in floor area.
3. Upgrading of proposed access road to a 7.5m carriageway.

Applicant should be advised to consult with the Roads Department prior to lodgement.

Should these points fail to be clarified, Roads would consider the development a traffic hazard and would recommend that permission be refused as:-

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.06.91
Time 12:25

40'S

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT.
 Date 23.05.91
 Time 11.40



P.O. Box 174
 Bosca 174.
 4 Cearnog Parnell,
 4 Parnell Square,
 Baile Atha Cliath 1.
 Dublin 1.
 Telephone. (01)727777
 Fax. (01)727247

COM. NO. 04/0317551/001
 DEVELOPMENT CONTROL SECT.

Mr. P. Kenny,
 Administrative Officer,
 Planning Department.

Our Ref.
 Your Ref.
 Date 15th May, 1991.

PIA/628.

RE: Rate No. 04/0317551/001
 Birchway Inns Ltd.
 Greenacres, Woodtown Road, Rathfarnham, Dublin 16.

COM. NO. 04/0317551/001
 DEVELOPMENT CONTROL SECT.

This property has been valued as follows:

Townland: Woodtown

<u>Name</u>	<u>Description</u>	<u>Buildings Valuation</u>	<u>Year Of Revision</u>
Viking Supplies Ltd.	Licd. clubhouse & land	£275	1983
Nova Media Supplies Ltd.	Licd. clubhouse		
" " " "	Radio Station & land	£350	1984
" " " "	" " " "	£350	1985
" " " "	" " " "	£350	1986
UNIMINSTER	" " " "	£350	1988

For your information Nova Media Supplies Ltd. went into receivership on 19th March, 1986 when Mr. Pearse Farrell, Farrell Grant Sparks & Co., 6 Camden Place, Dublin 2, was appointed Receiver and Manager over the assets. The company occupied the land at Nova Park, Stocking Lane, but did not own the land. UNIMINSTER Ltd. of Innovation House, Albany Park, Frimley Road, Camberley GU15 2DA, Surrey, England. The rates were paid by Oliver J. Conlon & Co., Solicitors (Ref. W LAW W/12/N) on 29th November, 1990 on behalf of UNIMINSTER Ltd.

M/s Maher, McAlinden, Gallagher, Solicitors, Mulhuddart, Dublin 15 (Ref. 197/CMcA/AN) act for Birchway Inns Ltd. who purchased it from Suluk Ltd. of 33 Fitzwilliam Place, Dublin 2. It was sold in October, 1990 by UNIMINSTER Ltd. to Suluk Ltd.

Padraig O Mordha

Padraig O Mordha,
 Administrative Officer.

AN CHUIRT CHUARDA
 The Circuit Court
 Dublin Circuit
 County and City of Dublin
 In the Matter of
THE LICENSING ACTS, 1833 to 1988
THE COURTS (SUPPLEMENTAL PROVISIONS) ACT, 1961
SECTIONS 15 and 16 OF THE INTOXICATING LIQUOR ACT, 1980
SECTION 2(1) OF THE LICENSING (IRELAND) ACT, 1902 AS AMENDED BY SECTION 23 OF THE INTOXICATING LIQUOR ACT, 1960
SECTION 12 OF THE INTOXICATING LIQUOR ACT, 1927
 And in the Matter of
AN APPLICATION BY BIRCHWAY INNS LIMITED
 (Applicant)

TAKE NOTICE that BIRCHWAY INNS LIMITED having its registered office at the Ramble Inn, Ashbourne, in the County of Meath, will apply to the Circuit Court sitting at Circuit Court No. 18, Chancery Street in the City of Dublin at 10.30 a.m. on Thursday, 18th day of October, 1990 or at the first opportunity thereafter, for a DECLARATION that certain premises which the Applicant proposes to acquire and alter and comprising of the formerly licensed premises known as "Greenacres" situate at Greenacres, Nova Park, Woodtown Road, Ruthsarnham, in the County of Dublin would be fit and convenient to be licensed with a full Ordinary Seven-Day On Publican's Licence if acquired and altered in substantial accordance with the Plans accompanying this Application whereon the said premises are surrounded with a red verge line.

AND FURTHER TAKE NOTICE that on the occasion of the above Application the Applicant will apply to the Court for a Declaration that the said premises would be structurally adapted for use as a Restaurant within the meaning of Section 12 of the said Act of 1927.

Dated this 24th day of September, 1990.

PRESENT when the Common Seal of Birchway Inns Limited was affixed hereto.

Signed C. MOHAN
 (Director).
 T. MOHAN
 (Secretary).

Signed MAHER McALINDEN
 GALLAGHER,
 Solicitors for Applicant,

Mullhuddart,
 Dublin 15.
 To all whom it may concern.

Alton District
 27 MFR 1990
 O'FIC NA FIATAI

Nota
 refer
 relecto

THE DISTRICT COURT
District Court Area of
Dublin Metropolitan
In the Matter of
THE PUBLIC DANCE HALLS
ACT, 1935
UNIMINSTER LIMITED
(Applicant)

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TAKE NOTICE that application will be made on behalf of Francis Kinsella of 12 Fortfield Park, Terenure, Dublin 6, nominee of Uniminster Limited, to the District Justice sitting at Court No. 1, Morgan Place, within the District Court Area aforesaid at 10.30 a.m. on the 26th day of September, 1956, for renewal of a Public Dance Licence in respect of the premises known as Noye Park, Greenacres, Rathfarnham, County Dublin.

Dated this 20th day of August, 1956.

OLIVER J. CONLON & COMPANY,
Solicitors.

TO: The Superintendent, Garda Siochana, Rathfarnham, Co. Dublin; and The Chief Clerk, Dublin Metropolitan District, Morgan Place, Dublin 7; and The Fire Prevention Section, Dublin Corporation, Liffey House, Tara Street, Dublin 2; and The Secretary, Dublin County Council, Sanitary Services, 46 Upper O'Connell Street, Dublin 1.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Elevational changes incorporating an external walkway along facade of existing licenced premises known as Nova Park, Stocking Lane, Woodtown, Rathfarnham for Birchway Inns Ltd.

Dermot Nolan, Architect,
3 Fitzwilliam Place,
Dublin 2.


Reg. Ref. 91A/0628
Appl. Rec'd: 19.04.1991

Report dated 10 June 1991.

On 19th April, 1991, Dermot Nolan, Architect submitted an application for elevational changes incorporating an external walkway along facade of existing licenced premises on behalf of Birchway Inns Ltd.

By letter dated 6th June, 1991 the applicant withdrew the application.

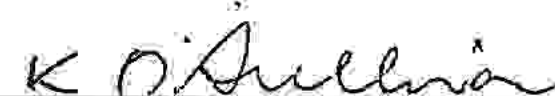
I recommend that no further consideration be given to this application in view of the withdrawal.

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

Order:- NOTED.

Dated: 11 June, 1991.


Assistant City & County Manager

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

MO'S

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT.
 Date 23.05.91
 Time 11.40



P.O. Box 174
 Bosca 174.
 4 Cearnog Parnell,
 4 Parnell Square,
 Baile Atha Cliath 1.
 Dublin 1.
 Telephone. (01)727777
 Fax. (01)727247

DEVELOPMENT CONTROL
 21 MAY 1991

Mr. P. Kenny,
 Administrative Officer,
 Planning Department.

Our Ref.
 Your Ref.
 Date 15th May, 1991.

91A/628

DEVELOPMENT CONTROL
 1991

RE: Rate No. 04/0317551/001
 Birchway Inns Ltd.
 Greenacres, Woodtown Road, Rathfarnham, Dublin 16.

This property has been valued as follows:

Townland: Woodtown

Name	Description	Buildings Valuation	Year Of Revision
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" " " "	Radio Station & land	£350	1984
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" " " "	" " " "	£350	1986
UNIMINSTER	" " " "	£350	1988

For your information Nova Media Supplies Ltd. went into receivership on 19th March, 1986 when Mr. Pearse Farrell, Farrell Grant Sparks & Co., 6 Camden Place, Dublin 2, was appointed Receiver and Manager over the assets. The company occupied the land at Nova Park, Stocking Lane, but did not own the land. UNIMINSTER Ltd. of Innovation House, Albany Park, Frimley Road, Camberley GU15 2DA, Surrey, England. The rates were paid by Oliver J. Conlon & Co., Solicitors (Ref. W LAW W/12/N) on 29th November, 1990 on behalf of UNIMINSTER Ltd.

M/s Maher, McAlinden, Gallagher, Solicitors, Mulhuddart, Dublin 15 (Ref. 197/GMcA/AN) act for Birchway Inns Ltd. who purchased it from Suluk Ltd. of 33 Fitzwilliam Place, Dublin 2. It was sold in October, 1990 by UNIMINSTER Ltd. to Suluk Ltd.

Padraig O Mordha

Padraig O Mordha,
 Administrative Officer.

AN CHUIRT CHUARDA
The Circuit Court
Dublin Circuit
County and City of Dublin
In the Matter of
**THE LICENSING ACTS, 1833 to
1988**
**THE COURTS (SUPPLEMENTAL
PROVISIONS) ACT, 1961**
**SECTIONS 15 and 16 OF THE
INTOXICATING LIQUOR ACT,
1980**
**SECTION 2(1) OF THE
LICENSING (IRELAND) ACT,
1902 AS AMENDED BY SECTION
23 OF THE INTOXICATING
LIQUOR ACT, 1960**
**SECTION 12 OF THE
INTOXICATING LIQUOR ACT,
1927**

And in the Matter of
**AN APPLICATION BY
BIRCHWAY INNS LIMITED**
(Applicant)

TAKE NOTICE that BIRCHWAY INNS LIMITED having its registered office at the Ramble Inn, Ashbourne, in the County of Meath, will apply to the Circuit Court sitting at Circuit Court No. 16, Chancery Street in the City of Dublin at 10.30 a.m. on Thursday, 18th day of October, 1990 or at the first opportunity thereafter, for a DECLARATION that certain premises which the Applicant proposes to acquire and alter and comprising of the formerly licensed premises known as "Greenacres" situate at Greenacres, Nova Park, Woodtown Road, Rathfarnham, in the County of Dublin would be fit and convenient to be licensed with a full Ordinary Seven-Day On Publican's Licence if acquired and altered in substantial accordance with the Plans accompanying this Application whereon the said premises are surrounded with a red verge line. AND FURTHER TAKE NOTICE that on the occasion of the above Application the Applicant will apply to the Court for a Declaration that the said premises would be structurally adapted for use as a Restaurant within the meaning of Section 12 of the said Act of 1927.

Dated this 24th day of September, 1990.
PRESENT when the Common Seal of Birchway Inns Limited was affixed hereto.

Signed C MOHAN
(Director).
T. MOHAN
(Secretary).

Signed MAHER McALINDEN
GALLAGHER,
Solicitors for Applicant.

Mullhuddart,
Dublin 15.
To all whom it may concern.

COPIES
AIDA
27 MFR 1990
OIFIG NA RATAI

1 refer
from the
relate

THE DISTRICT COURT
District Court Area of
Dublin Metropolitan
In the Matter of
THE PUBLIC DANCE BALLS
ACT, 1935
UNIMINSTER LIMITED
(Applicant)

TAKE NOTICE that application will be made on behalf of Francis Kinsella of 12 Fortfield Park, Terenure, Dublin 6, nominee of Uniminster Limited, to the District Justice sitting at Court No. 1, Morgan Place, within the District Court Area aforesaid at 10.30 a.m. on the 26th day of September, 1936, for renewal of a Public Dance Licence in respect of the premises known as Nova Park, Greenacres, Rathfarnham, County Dublin.

Dated this 20th day of August, 1936.

OLIVER J. CONLON & COMPANY,
Solicitors.

TO: The Superintendent, Garda Siochana, Rathfarnham, Co. Dublin; and The Chief Clerk, Dublin Metropolitan District, Morgan Place, Dublin 7; and The Fire Prevention Section, Dublin Corporation, Liffey House, Tara Street, Dublin 2; and The Secretary, Dublin County Council, Sanitary Services, 48 Upper O'Connell Street, Dublin 1.

Dublin County Council Comhairle Chontae Atha Cliath

Development Department



Bosca 174
P.O. Box 174
2/3 Cearnog Parnell,
2/3 Parnell Square,
Baile Atha Cliath 1,
Dublin 1
Telephone: (01) 727777
Fax: (01) 727247

F A X T R A N S M I S S I O N

DATE 6-6-91 TIME 10.15 a.m.

FROM CARMEK DONKON (DANGEROUS BUILDINGS)

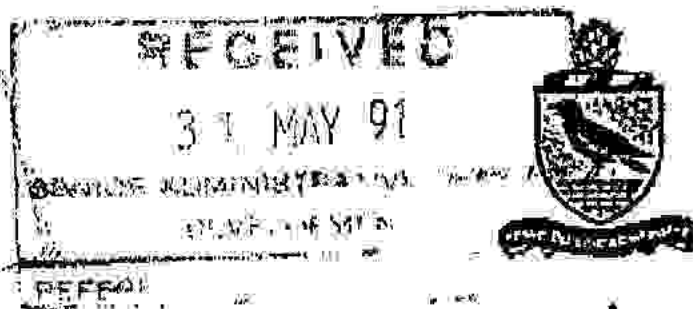
TO Ms MARGORIE O'SHEA

NUMBER OF PAGES TO FOLLOW 4

COMMENTS _____

Dublin County Council Comhairle Chontae Atha Cliath

Architects' Department



P.O. Box 174.
Bosca 174.
8 Cavendish Row,
8 Raedh Caibhendis,
Dublin 1.
Baile Atha Cliath 1.
Telephone: (01)727777
Fax: (01)727136

Mr. T. Doherty,
Principal Officer,
Development.

PRINCIPAL OFFICER
30 MAY 1991
DEVELOPMENT

Our Ref. D.P. 3500.
Your Ref.
Date 29. 5. 91

Re: 70ms Radio Noise. Premises at Stodding Lane
Kathgarham.

Further to your memorandum of 21. 5. 91.

I visited the above site on 28. 5. 91.

Remedial works have/~~have not~~ been carried out at this location.

The danger ~~no longer~~ still exists.

Work has been carried out but sheet have
been removed since off window to door.

Michael Doherty
Building Inspector.

DANGEROUS ... SIGS /
DEHILICIT SIGES
05 JUN 1991
DUBLIN COUNTY COUNCIL

Maurice O'Brien,
Senior Executive Architect.
(Endorsed).

Dublin County Council Comhairle Chontae Atha Cliath

Architects' Department

DANGEROUS BUILDINGS / DERELICT SITES

23 MAY 1991

DUBLIN COUNTY COUNCIL

P. J. H.



P.O. Box 174.
Bosca 174.
8 Cavendish Row,
8 Raedh Caibhendis,
Dublin 1.
Baile Atha Cliath 1.
Telephone: (01)727777
Fax: (01)727136

Mr. T. Doherty,
Principal Officer,
Development.

RECEIVED
23 MAY 1991

Our Ref. *P. 3580.*
Your Ref.
Date *22. 5. 91*

Re: *Ladco Nora Premises at Bocking Lane.*
Rathfarnham.

Further to your memorandum of *21. 5. 91*

I visited the above site on *21. 5. 91*

~~Some~~ Remedial works have ~~been~~ been carried out at this location.

The danger ~~no longer~~/still exists.

Some sheets have been removed after fixing

[Signature]
Building Inspector.

M.O' Connor is to ring solicitor for Bocking Lane Ltd.

CO.
24/5/91

Maurice O'Brien,
Senior Executive Architect.
(Endorsed).

COUNTY COUNCIL OF THE COUNTY OF DUBLINLOCAL GOVERNMENT (SANITARY SERVICES) ACT, 1964NOTICE UNDER SECTION 3

The Secretary,
Birchway Inns Ltd.,
c/o Maher McAlinden & Gallagher,
Solicitors,
Milhuddart,
Dublin 15.

DP. 3500

WHEREAS the structure consisting of the former Radio Nova premises at Stocking Lane, Rathfarnham, Dublin 16 as indicated in red on the attached location map.

in the functional area of the County Council of the County of Dublin as Sanitary Authority (hereinafter called "the Council") is in the opinion of the Council dangerous to persons


in the vicinity by reason of structural instability and due to the fact that the dwelling is open to unauthorised access.

NOW THE COUNCIL HEREBY REQUIRE you the owner of the said structure pursuant to Section 3 of the Local Government (Sanitary Services) Act, 1964 within 7 days from the date of service of this Notice upon you to carry out on the said structure the following works:- adequately secure the premises against unauthorised access by

blocking up all door and window openings in 9" solid concrete blockwork all to the satisfaction of the Dangerous Buildings Section of the Council.

which works will, in the opinion of the Council, prevent the said structure from being a dangerous structure AND if you fail to comply with the terms of this Notice you commit an offence and are liable on summary conviction to a fine not exceeding £100. IN ADDITION the Council will apply to the District Court, pursuant to Section 3(3) of the Local Government (Sanitary Services) Act, 1964, for an Order directing you to carry out the necessary works to prevent the structure from being a dangerous structure and authorising the Council to do so if you fail to comply with the provisions of the Order.

Dated this 20th day of May 1991



SENIOR ADMINISTRATIVE OFFICER,
Dublin County Council,
2/3 Parnell Square,
Dublin 1.

A copy of news

registered for in the G.P.O.

CP
20/5/91



Mr. Dermot Nolan,
Architect,
3, Fitzwilliam Place,
Dublin 2.

Reg. Ref. 91a-0628

11 June 1991

Re: Elevational changes incorporating an external walkway along
facade of existing licenced premises known as Nova Park, Stocking
Lane, Woodtown, Rathfarnham for Birchway Inns Ltd.

Dear Sir,

I refer to your letter of 6th June, 1991, and note that you have
withdrawn the above planning application, which was lodged in this
Department on 19th April, 1991.

Yours faithfully,



for Principal Officer.



DERMOT NOLAN ARCHITECT
3 Fitzwilliam Place, Dublin 2.
Telephone 606420

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

6th. June 1991.

RE: PROPOSED ALTERATIONS TO FACADES AND ELEVATIONAL TREATMENT
TO EXISTING LICENCED PREMISES ("NOVA PARK/GREEN ACRES"),
STOCKING LANE, WOODTOWN, DUBLIN 16 FOR BIRCHWAY INNS LTD.
(Reg. Ref. No. 91A/0628).

Dear Sirs,

I refer to the application for planning permission for the
above proposed development.

As my clients have decided not to proceed with the proposal at
this time, I now wish, on their behalf, to withdraw the
application.

Kindly acknowledge receipt of this letter and confirm the
application as having been withdrawn.

Yours faithfully,

Dermot Nolan.

Dermot J. Nolan.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

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

N 39620
Balance

£231.00

Received this

16th

day of

May

19 91

from

Demot Nolan

3 Fitzwilliam Place

D.2

the sum of

two hundred and thirty one

Pounds

Pence, being

Balance

of fee on 91A/628

Noeleen Deane

Cashier

S. CAREY
Principal Officer

16/5/91
S.C.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

BYE-LAW APPLICATION.

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

REC. NO. N 39298

Balance

£ 462.00

Received this 16th day of May 19 91

from Dermot Nolan
3 Fitzwilliam Place

D. 2

the sum of four hundred and sixty two Pounds

Pence, being balance

of bye-law application for out 91A/628

Maureen Donohoe Cashier

S. CAREY
Principal Officer

[Signature]



DERMOT NOLAN ARCHITECT
3 Fitzwilliam Place, Dublin 2.
Telephone 606420

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

13th. May 1991.

**RE: PROPOSED ALTERATIONS TO FACADES AND ELEVATIONAL TREATMENT
TO EXISTING LICENCED PREMISES ("NOVA PARK/GREEN ACRES"),
STOCKING LANE, WOODTOWN, DUBLIN 16 FOR BIRCHWAY INNS LTD.
(Reg. Ref. No. 91A/0628).**

Dear Sirs,

I refer to your two letters, dated 30/4/91, in relation to fees
for Planning and Building Bye-Law applications for the above
proposed development.

A cheque for the balance of £693 is enclosed.

Yours faithfully,

Dermot J. Nolan

Dermot J. Nolan.

Encls.



*no shoe
23/5*

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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

Register Reference : 91A/0628

Date : 22nd April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Elevational changes incorporating an external walkway
along facade of existing licenced premises

LOCATION : Nova Park, Stocking Lane, Woodtown, Rathfarnham,
Dublin 16.

APPLICANT : Birchway Inns Ltd.,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

PRINCIPAL OFFICER

Dermot Nolan Architect,
3 Fitzwilliam Place,
Dublin 2.



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 Stocking Lane, Woodtown, Rathfarnham,
(If none, give description sufficient to identify) Dublin 16.

3. Name of applicant (Principal not Agent) Birchway Inns Ltd. **OVERLINE APPLICATION**
Address 33 Upper Fitzwilliam Street, Dublin 2. Tel. No. 763751

4. Name and address of person or firm responsible for preparation of drawings Dermot Nolan Architect
3 Fitzwilliam Place, Dublin 2 Tel. No. 606420

5. Name and address to which notifications should be sent Dermot Nolan Architect
3 Fitzwilliam Place, Dublin 2.

6. Brief description of proposed development changes to elevational treatment of existing licensed premises, incorporating external walkway.

7. Method of drainage n/a 8. Source of Water Supply public 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 existing licensed premises 1971-1988

(b) Proposed use of each floor licensed premises as above #40 22/4

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? no **N 35310**

*Irish
Laws
19/4/91*

11.(a) Area of Site 3.5 acres approx. Sq. m.

(b) Floor area of proposed development zero Sq. m.

(c) Floor area of buildings proposed to be retained within site zero Sq. m.

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

DUBLIN COUNTY COUNCIL
permission sought for elevational changes incorporating an external walkway along facade of existing licensed premises known as Nova Park, Stocking Lane, Woodtown, Rathfarnham, Dublin 16 for Birchway Inns Ltd.

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
as far as practicable

15. List of documents enclosed with application.
as per enclosed letter

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

No of dwellings proposed (if any) — Class(es) of Development 11

Fee Payable £ 110 Basis of Calculation class 11, also E70 BBL fee.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Dermot Nolan Date 19 April 1991

Application Type P/BBL FOR OFFICE USE ONLY

Register Reference 91A/0628

Amount Received £ 22-14 2.12.4

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

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 ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

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 ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² 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 ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 35310

£40.00

Received this 22nd day of April 1991

from Patrick Nolan

Stacking Lane 3 Fitzwilliam Place
Woodtown D.2

the sum of forty Pounds

Pence, being 00

plaid application at Stacking Lane

Nolan Cashier

S. CAREY
Principal Officer Class 11

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION

REC. No. N 35590

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

£ 70.00

Received this 22nd day of April 1991

from Desmond Nolan Archer,
3 Fitzwilliam Place

D.2

the sum of 70 Pounds

Pence, being for

bye-law application at Skelting Lane

Margaret Deane Cashier

S. CAREY Principal Officer



DERMOT NOLAN ARCHITECT
3 Fitzwilliam Place, Dublin 2.
Telephone 606420



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

19th. April 1991.

**RE: PROPOSED ALTERATIONS TO FACADES AND ELEVATIONAL TREATMENT
TO EXISTING LICENCED PREMISES ("NOVA PARK/GREEN ACRES"),
STOCKING LANE, WOODTOWN, DUBLIN 16 FOR BIRCHWAY INNS LTD.**

Dear Sirs,

We wish to apply, on behalf of Birchway Inns Ltd, for planning permission and Building Bye-Law approval for alterations to the facade and elevational treatment, including external walkway, of the existing Licenced Premises known as Nova Park/Green Acres.

The following are enclosed in support of the application:

- o Drawings no. 9104.301, 9104.302 and 9104.303 (site plan),
- o Site Location Map,
- o Outline specification,
- o Completed application form,
- o Page of newspaper, containing planning notice,
- o Cheque for £110.

The development consists of changes to the external treatment of the premises only and will not extend or affect any part of the existing authorized premises on the site. That part of the building which was used as an unauthorized radio station will be removed as part of the internal fitting out of the building. The unauthorized use has been discontinued and that part of the building vacated since 1986.

We have had a meeting with the Fire Officer for the area who is familiar with the premises and his requirements in relation to the proposed means of escape have been considered in designing the revised facade and walkway.

The building has been accepted as a licenced premises by Dublin County Council since its construction in 1971 and the County

Council has allowed for a new 7.2 metre wide access road to the premises in their design proposals for a revised entrance which will have to be relocated as part of the development of the Southern Cross route.

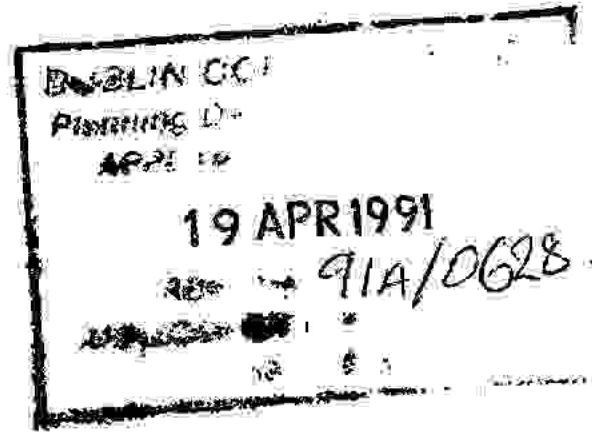
As is evident from the drawings, the proposed alterations will greatly enhance the appearance of the structure and will be entirely consistent with the proper planning and development of the area.

Yours faithfully,



Dermot J. Nolan.

Encls.



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

**PROPOSED ALTERATIONS TO ELEVATIONS AND NEW
EXTERNAL WALKWAY**

to

**EXISTING LICENCED PREMISES ("NOVA PARK / GREEN ACRES"),
STOCKING LANE, WOODTOWN, RATHFARNHAM, CO. DUBLIN**

for

BIRCHWAY INNS LTD.

**Dermot Nolan Architect,
3, Fitzwilliam Place,
Dublin 2.**

Telephone 606420

April 1991.

1. DEMOLITION/REMOVAL.

- 1.1 The existing concrete steps and low walls to front of building to be removed.
- 1.2 Walls removed and new ones to be formed in existing walls as shown on drawing: remove existing masonry, provide lintols as necessary to Engineer's detail.
- 1.3 Where demolition or removal of elements or materials is indicated on drawings, all necessary propping, shoring or other temporary support to be provided for as long as required.

2. EXCAVATIONS & SUB-STRUCTURES.

2.1 Excavation:

- 2.1.1 Trenches and pockets shall be excavated to the depths and widths required to accommodate strip and pad foundations as described in the Engineer's drawings. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of excavations shall be not less than 600mm below the finished ground level and kept clear of water before concreting.

2.2 Foundations:

Shall be concrete to mix B, to widths and depths indicated, and reinforced as shown on Engineer's drawing.

2.3 Concrete mixes:

CONCRETE	AGGREGATES	NOMINAL MIX			28 day
Mix	Max. size	Cement	Sand	Aggr.	N/mm
A	40mm	1	3	6	14
B	20mm	1	2	4	21
C	14mm	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 50kg of cement.

2.4 Readymix concrete:

2.4.1 Readymix concrete, if used, shall comply generally with the current relevant requirements of BS 1926 "Ready Mixed Concrete" and shall comply in other respects with the requirements of this specification.

2.5 All concrete shall be transported and placed as rapidly as possible after mixing and in all cases within 30 minutes to prevent segregation and loss of ingredients.

3. BLOCKLAYING AND CONCRETING.

3.1 Mixes:

3.1.1 Cement mortar shall be 1 part cement to 3 parts sand.

3.1.2 Lime mortar shall be 1 part hydrated lime to 6 parts sand.

3.1.3 Gauged mortar shall be 10 parts lime mortar mixed with 1 part cement immediately before use.

3.1.4 Strong gauged mortar shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

3.1.5 Additives:

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

3.2 Blockwork:

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

3.3 Hollow blockwork:

Hollow blocks to I.S. 20. Bedding mortar shall be confined to abutting surfaces and shall not enter into the cavity of the block.

3.4 D.P.C.:

Damp proof courses shall be polythene in accordance with B.S. 743, laid to prevent the passage of moisture, and lapped adequately at joints, all as described below.

- 3.4.1 In all new walls - full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, laid min. 150mm over finished ground or paved level, level with and lapped over existing d.p.c.
- 3.4.2 At sides of opes in cavity walls and over all opes, 225mm longer than opes, stepped down and outward, all to prevent the passage of moisture from outer to inner leaf.
- 3.4.3 Under and turned up at ends and backs of new sills.
- 3.4.4 Under all cappings and copings.

3.5 Lintols:

- 3.5.1 Proprietary galvanized steel lintols, "Steelite", or other approved, to B.S. 5977: Part 2, to be used, in strict accordance with Manufacturer's instructions, to new and widened external opes.

3.6 Window sills:

Concrete window sills shall be to I.S.89, 65mm thick on front face, 120 thick at back, and 225mm 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 throating is clear of finished wall face.

4. STEELWORK.

- 4.1 Provide structural steelwork shown on the Engineer's drawings from steel of British manufacture complying in all respects with BS 4. Pt. 1 1972. Hot rolled sections (BS 4. Pt. 2: 1969, Hot rolled hollow sections) and BS 4360: 1972 Weldable structural steels Pt. 2: 1969 Metric units, fabricated in accordance with BS 449, Pt. 2: 1969 Metric units.
- 4.2 Fabricate and fit, as shown, mild steel railings and gates, fixed into concrete pads in low block wall and concrete pads. Note: solid baluster ends to be split and fanged, tubular ditto bellmouthed.
- 4.3 All steelwork to be hot-dipped galvanized before delivery to site, painted (selected colour) one undercoat and two coats gloss finish.

5. CARPENTRY & JOINERY.

5.1 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 pergola and joinery to be hardwood, and shall comply with BS 1186, free from all defects.

5.2 Preservative:

Timber used externally (in pergola) to be be pressure impregnated with coloured preservative.

5.3 Make good decayed sections of fascia and soffit to existing roof with matching painted plywood.

5.4 External doors:

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

5.5 Windows:

Hardwood windows to be to I.S. 63, with hung sashes, all made from machine-prepared sections pressure impregnated with preservative.

6. ROOFING, RAINWATER GOODS.

6.1.1 Roof over main entrance portico and external walkway to be of single-skin trapezoidal profile decking of hot-dipped galvanized steel to BS 2989 with 200 micron P.V.C. weathering finish, secured to purlins by suitable galv. steel bolts and finished at eaves and ridge by suitable accessories.

6.1.2 Purlins to be cold-rolled galvanized steel "multibeam" purlins, with special purlins at eaves, all in accordance with BS 449 1975.

6.1.3 All roofing to discharge into existing gutters and thence via existing rainwater pipes to gully traps.

6.2 Flashings, valleys:

6.2.1 Provide flashing where new roof meets existing felted roof all in no. 4 code lead.

7. PLASTERING.

7.1 Plastering to external walls:

Scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement:1 lime:6 sand). Total thickness of plaster to be min 20mm. Second coat finished nap.

Plaster to parapet wall and pediment: build up additional coats as required to form features, using steel-trowelled finish.

7.2 Reveals:

Plaster reveals to opes shall be 20mm thick and finished smooth, arrises neatly finished.

7.3 Plinths:

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge. Plaster finish to extend below finished ground level.

7.4 Workmanship:

All plaster surfaces shall be trowelled to a smooth, even finish and left free of blemishes and ready for painting or other finish.

7.5 Materials:

All sand, cement, lime, plasterboard and other materials shall comply with the current relevant requirements of British or Irish Standards.

All materials where applicable shall be delivered to site in the original packages and shall be stored off the ground in a dry weatherproof store until needed for use.

8. GLAZING.

8.1 Glass:

All window panes up to 1 metre² shall be in 4mm glass. All window panes over 1 metre² shall be glazed in 6mm laminated glass.

8.2 Rooflights:

Rooflights to external walkway to be Coxdome 2000 system single-skin pyramid units on proprietary upstand.

9. **PAINTING & DECORATING.**

9.1 **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.

9.2 **Woodwork:**

9.2.1 All softwoods shall be knotted, stopped, primed and painted with 2 undercoats and 1 finishing coat.

9.2.2 Decorative hardwoods may be treated traditionally internally. Pine to porch/lobby to be oiled or treated with suitable preservative/stain externally.

9.3 **Steelwork:**

9.3.1 Steel to columns and railings to be primed, then to receive 1 undercoat and 2 coats of gloss paint.

9.4 **External plaster:**

9.4.1 External walls to receive 2 coats proprietary exterior paint (Crown "Stronghold", or similar approved).