

BYE LAW APPLICATION FEES

REF. NO.: 91A/0667 CERTIFICATE NO.: 14770B
 PROPOSAL: Bengalows + Septic tank
 LOCATION: Redgar Rathcoble
 APPLICANT: S.P. Ryan

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<u>£55</u>	<u>£55</u>	<u>—</u>		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing 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: [Signature] Grade: SO Date: 30/4/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0687

CERTIFICATE NO: 25089

PROPOSED: Bungalow + Septic Tank
LOCATION: Ridge, Rathcoole
APPLICANT: S + P Ryan

1	2	3	4	5	6	7
DESCRIPTORS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOANED	AMOUNT DUE	AMOUNT PAID	DATE RECEIVED
Dwellings	2132	232	232	—		
	2216					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					
	2301					

Conn 1 Certified: Signed: _____ Date: _____
 Conn 1 Endorsed: Signed: _____ Date: _____
 Units 2,3,4,5,6 & 7 Certified Signed: R. Ryan Grade: S.O. Date: 30/4/91
 Units 2,3,4,5,6 & 7 Endorsed: Signed: _____ Date: _____

Order No. P/4458/91
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Approval for bungalow and septic tank at Redgap,
Rathcoole for S. and P. Ryan.

P. J. Staunton,
22, Carriglea,
Firhouse,
Dublin 24.

Reg. Ref. 91A-0667
Appl. Rec'd: 25.04.1991
Floor Area: 166 m²
Site Area: 2,840 sq. m.
Zoning:

A. I. Be...

07529
CON...
Standard NI
Form. Well +
S. & Septic
Open... tank
Other.
SECURE
Bond/C.I.F.

Cash:

Report of the Dublin Planning Officer, dated 18 September 1991

This is an application for APPROVAL for bungalow and septic tank at Redgap, Rathcoole.

The site is stated to be 2,840 sq. m.

The house type proposed is a single storey dwelling, stated to be 166 sq. m. The frontage is shown in brick, but colour is not stated. Colour of roof tiles is not stated. A septic tank is proposed for drainage. A separate domestic garage would be provided, finished to match the dwelling house.

HISTORY

TA 1850 An Bord Pleanála granted outline permission on 5th May, 1981 for two houses on two adjoining sites. That outline permission has expired. (This file is not available for perusal at the date of writing). There were 5 conditions. Condition no. 5 concerned restriction of occupancy to members of the applicants immediate family and this was successfully appealed by the applicant to An Bord Pleanála.

XA 2105 Permission was granted for a bungalow on one of the sites, the most easterly. The applicant was Mr. H. Hammond. This house has been built.

87A-473 Outline permission was granted on the subject site. The original outline was due to expire on 31st October, 1987. This outline permission did not contain a restricting condition regarding occupancy. 87A/473 does not expire until 2/1/92.

The current application was submitted in April, 1991. In June additional information was requested with regard to soil suitability for septic tank drainage, and evidence of potable water supply. No information was sought with regard to need for a house in this area.

In July the applicant's agent submitted a letter stating that evidence of potable water test would be forwarded; this has been done. They also enclosed copies of revised site layout plan, and stated that a trial hole was opened and tests carried out by the Environmental Health Officer.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Approval for bungalow and septic tank at Redgap, Rathcoole for S. and P. Ryan.

(Continued)

dated 26/8/91
A report has since been received from the Environmental Health Officer indicating that the proposal is now acceptable.

In view of the previous history to this site it would seem that the Planning Authority has no option but to grant permission.

I recommend that a decision to **GRANT APPROVAL** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

GB/DK

(Conditions attached)

Endorsed:- *[Signature]*
for Principal Officer

[Signature]
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to **GRANT APPROVAL** for the above proposal subject to the (7) conditions set out above is hereby made.

Dated: 23 September, 1991.

K.O. Sullivan
Assistant City and County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Approval for bungalow and septic tank at Redgap, Rathcoole for S. and P. Ryan.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

3. That the proposed house be used as a single dwelling unit.

4. That roof tiles shall be blue/black in colour, and walls shall be finished primarily in plaster.

Correct
5. That a financial contribution in the sum of £ 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.

6. That the design and location of septic tank, percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems" as set out in SR5, 1975. *available from C&L*

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

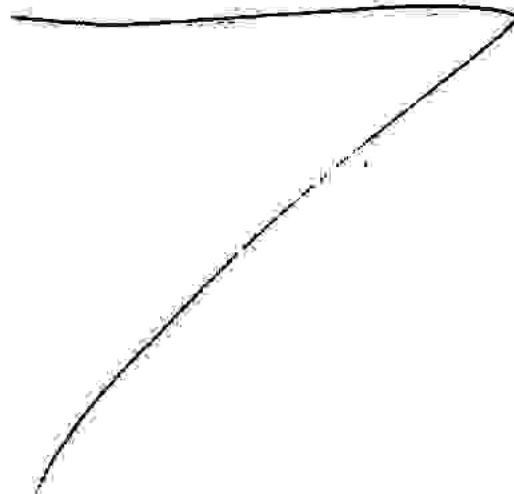
2. In order to comply with the Sanitary Services Acts, 1878-1964.

3. To prevent unauthorised development.

4. In the interest of visual amenity.

5. ~~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.~~

6. In the interest of public health.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Approval for bungalow and septic tank at Redgap, Rathcoole for S. and P. Ryan.

CONDITIONS

REASONS FOR CONDITIONS

7. That the front boundary fence should be set back 3 metres, with an area 3 metres x 10 metres, gravelled as a pull-in area for delivery vans, etc. The remaining area between the carriageway and new fence to be top soiled and grassed. The gates should be set back 4.5 m. from the edge of the carriageway with wing walls no higher than 1 metres. The road drain should be piped to the satisfaction of the Area Engineer, Roads Maintenance. A drawing indicating the above requirements, to a scale of 1:250 shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

7. In the interest of traffic safety.

8. Details of proposed site boundary treatment shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

8. In the interest of visual amenity.

4. B.

C

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/0667

Date : 29th April 1991

Development : Bungalow and septic tank

LOCATION : Redgap, Rathcoole

Applicant : S. & P. Ryan

App. Type : APPROVAL/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 25th April 1991

DUBLIN COUNTY COUNCIL
13 MAY 1991
ENVIRONMENTAL HEALTH
OFFICER

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 25th April 1991.

Yours faithfully,

DUBLIN COUNTY COUNCIL
14 AUG 1991 PRINCIPAL OFFICER
ENVIRONMENTAL HEALTH

The above proposal is now acceptable
subject to

1 Evidence of adequate and private water supply
to be submitted

NOTE
TRIAL HOLE INSPECTED
AND PERCOLATION TESTS
CARRIED OUT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.08.91
Time 10.30

Peter O'Connell

EHO.

M.O.

SS + E.H.C

Register Reference : 91A/0667

Date : 29th July 1991

Development : Bungalow and septic tank

LOCATION : Redgap, Rathcoole

Applicant : S. & P. Ryan

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 25th July 1991

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

Yours faithfully,

DUBLIN CO. SANITARY SERVICES
 for PRINCIPAL OFFICER
 27 AUG 1991
 Returned *[Signature]*

Date received in sanitary services ... 27/8/91

FOUL SEWER

INSUFFICIENT INFORMATION

Septic proposed - refer to E.H.C.

NOTE: A site location map does not accompany the file - accordingly it is not possible for engineering services to comment fully on the file

SURFACE WATER

INSUFFICIENT INFORMATION

Septic pits proposed - refer to E.H.C. Lett.

See NOTE above.

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

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 27.08.91
 Time 4.30

[Handwritten signature]
20/8/91

DEVELOPMENT CONTROL SECT
Date 27-08-91
Time 4.30

Register Reference : 91A/0667

Date : 29th July 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

20/8/91

[Handwritten signature]
20/8/91

.....
ENDORSED *[Signature]* DATE 22/8/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0667

Date Received : 25th April 1991

Correspondence : P.J. Staunton, Architect,
Name and : 22 Carriglea,
Address : Firhouse,
Dublin 24.

Development : Bungalow and septic tank

Location : Redgap, Rathcoole

Applicant : S. & P. Ryan

App. Type : Approval

Zoning : B

NIO

(MD/DK)

Report of the Dublin Planning Officer dated 7th June, 1991.

This application is for APPROVAL for a bungalow and septic tank at Redgap, Rathcoole for S. and P. Ryan. The site area is stated to be 2,840 sq. m. The floor area of the proposed development is 166 sq. m.

By decision order P/1989/87, Reg. Ref. 87A-0473, outline permission was granted for a bungalow subject to four conditions for K. Boland at Redgap, Rathcoole. This decision did not contain any condition relating to family occupancy of the house. *This outline refers to 21/7/1991.*

By Ref. PL 6/5/53011, An Bord Pleanála granted *outline* planning permission subject to one condition for two bungalows on this site and on an adjoining site at Redgap, Reg. Ref. TA 1850 refers. *This outline permission has expired on 5/5/91*

By order no. PA/712/93, Reg. Ref. XA 2105, planning permission was granted for a bungalow on the adjoining site. This bungalow has now been completed.

In order to assess this application,

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

01 Applicant is requested to submit evidence of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer.

02. Applicant to submit details of proposed drainage arrangements, including front street area and reverse precipitation area & comply with requirements of SR 6 1975 publication available from Eolas, together with evidence of availability of a possible water supply to service the site -
(see over)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

5 02. Applicant to submit evidence of availability of mobile codes & supply to ground the site.

Richard Cremmins SEP
for Dublin Planning Officer 13-6-91

[Signature]
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Approval as set out in the above report and that notice thereof be served on the applicant.

Dated : 17 June 1991 K.O. Sullivan
ASSISTANT CITY AND COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.
16th June

Seo an fhreagra chun
(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo:-
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

2/50719

Teileafón 01/309208 771881 Ext. 2485

15 May, 1991.

Dear Sir,

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dub.

17 MAY 1991

I am directed by the Minister for Defence to refer to applications:

- 91A/528 - Patrick McDermott, Slade, Saggart.
- 91A/561 - Rathcoole Boys F.C., Forrest Hills, Rathcoole.
- 91A/583 - S. Farrell, Main Street, Rathcoole.
- 91A/584 - Dr. L. Lynch, Coolmine, Saggart.
- 91A/652 - Thomas Grimes, Lyons Road, Newcastle.
- 91A/662 - B. Mansfield, Redgap, Rathcoole.
- 91A/665 - Vera Harty, Blessington Road, Saggart.
- 91A/667 - S. & P. Ryan, Redgap, Rathcoole.

No objection is seen to these proposed developments provided they do not exceed 11M in height above ground level.

Yours sincerely,

JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 20.05.91
Time 10:40

Register Reference : 91A/0667

Date : 30th April 1991

Development : Bungalow and septic tank

LOCATION : Redgap, Rathcoole

Applicant : S. & P. Ryan

App. Type : APPROVAL/BUILDING BYE-LAW APPROVAL

Planning Officer : M. DARLEY

Date Recd. : 25th April 1991

DUBLIN COUNTY COUNCIL
13 MAY 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.05.91
Time 3.20

Yours faithfully,

PRINCIPAL OFFICER

This plan is unacceptable for the following

reasons:

1. Evidence of soil suitability for septic tank drainage not submitted.
2. Percolation area too close to proposed dwelling.
3. Location of bored well or other water source not ideal & evidence of water stability and adequacy of supply.
4. Plan of septic tank not included.
5. Percolation pipe indicated as going against the contours ~~to the well~~.

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

6. Location of existing wells and percolation areas for adjoining dwellings H. Waller.

ETA Devino for Feak 3' Reilly SBHO 28/5/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Build 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

16 October 1991

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

LOCATION: Redgap, Rathcoole

PROPOSED DEVELOPMENT: Bungalow and septic tank

APPLICANT: S & P Ryan

PLANNING REG. REF.: 91A/667

DATE OF RECEIPT
OF SUBMISSION: 10 October 1991

A Chara,

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

Compliance with Conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

P.J. Staunton,

22 Carriglea Walk,

Firhouse,

Co. Dublin.

P. J. STAUNTON, ARCHITECTURAL & SURVEYING CONSULTANT

Telephone 517710 | 088-573553

22 Carriglea Walk,
Firhouse,
Co. Dublin.

DUBLIN Co. COUNCIL
PLANNING DEPT.
IRISH LIFE CENTRE
DUBLIN 1.

7th OCT. '91



91A/667
1.2.0
Comv

Dear Sirs Re House AND SEPTIC TANK AT REDGAP, RATHCOOLE, Co. DUBLIN.

FOR S & P RYAN Planning Ref N° 91A/0667.

We enclose details as requested in Planning Permission
items 6 & 7

If you require any further information please contact us.

Yours faithfully

P. Staunton

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to [redacted] / Approval

Local Government (Planning and Development) Acts, 1963-1983

To P. J. Staunton, Decision Order P/4458/91 - 23.09.1991
 22, Carriglea Walk, Number and Date 91A-0667
 Firhouse, Register Reference No.
 Dublin 24. Planning Control No. 25.04.1991
 Application Received on
 Applicant S. and P. Ryan. Floor Area: 166 sq. m.
 Add. Info Recd 25.07.91

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 [redacted] / Approval for:-
 bungalow and septic tank at Redgap, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That roof tiles shall be blue/black in colour, and walls shall be finished primarily in plaster.	4. In the interest of visual amenity.
5. That the design and location of septic tank, percolation and reserve percolation areas be in accordance with the "Recommendations for Septic Tank Drainage Systems" as set out in SR5, 1975 available from Eolas.	5. In the interest of public health.

Signed on behalf of the Dublin County Council

J. de Bantua
 For Principal Officer

23rd September, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That the front boundary fence should be set back 3 metres, with an area 3 metres x 10 metres, gravelled as a pull in area for delivery vans, etc. The remaining area between the carriageway and new fence to be top soiled and grassed. The gates should be set back 4.5 m. from the edge of the carriageway with wing walls no higher than 1 metres. The road drain should be piped to the satisfaction of the Area Engineer, Roads Maintenance. A drawing indicating the above requirements, to a scale of 1:250 shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

6. In the interest of traffic safety.

7. Details of proposed site boundary treatment shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

7. In the interest of visual amenity.

JdeB

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

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

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

P. J. STAUNTON, ARCHITECTURAL & SURVEYING CONSULTANT

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Dublin Co Council
Planning Dept
New Life Centre.

30/7/91

Re Home at Redamp Rathcoombe Co. Dublin

for S & P. Ryan. Reg. Ref. No 91A/0667.

I enclose details of work done.

MD

For Authority
P. J. Staunton

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	8/8/91
Time	4.15

F. Hill,
Public Analyst
Telephone: 776450

EASTERN HEALTH BOARD,
City Laboratory,
10 Cornmarket,
Dublin 8.
24 July 1991.

REPORT ON BACTERIOLOGICAL EXAMINATION OF SAMPLE OF WATER

MARKED ...Redgap, Rathcoole

Received on 22/07/91

Date of Sampling 22/07/91

Submitted by S Ryan

Lab. Ref. No. 1526|91|266P

Received from:

Mr. John Ryan,
Blackberry Lane,
Newbridge,
Co. Kildare.

Order No...

This report is to be read in conjunction with Chemical Analysis Report with above Laboratory Reference Number.

Coliform organisms per 100 millilitres(MPN)
E. coli per 100 millilitres(MPN)



Judged by the above results :-

The sample is fit for human consumption (hygienically acceptable).
CHEMICAL ANALYSIS REPORT TO FOLLOW

PLANNING DE.
DEVELOPMENT CONTROL
Date 8/8/91
Time 4.15

Kevin ...

F. Hill, Dublin Region Public Analyst

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/0667

Date : 25th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Redgap, Rathcoole

APPLICANT : S. & P. Ryan

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of your application received on 25th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER.

P.J. Staunton, Architect,
22 Carriglea,
Firhouse,
Dublin 24.

25/7/91

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Planning Dept.

Block 2
Irish Life Centre.
Lower Abbey St.
Dublin 1.

EXTRA INFORMATION.
Reg Ref. 91A/0667.

23/7/91

91A/0667
1.4.0
A.1.

Dear Sirs: Re Bungalow & Septic Tank, at Red GAP, Rathcoole.
for S & P Ryan

Further to your letter of 20th June we enclose extra information.

- 1) Trial Hole has been opened & Percolation Test carried out & inspected by Environmental Health officers. We enclose 4 copies of Revised site Layout Plan.
- 2) Evidence of Potable water Test will be forwarded in the next week.

Yours faithfully
P. J. Staunton.

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

Dublin Co. Council

25/7/91

22/7/91

Building Control - Section

Block 2

North Life Centre

Le. Abbey St

Dublin 3.

RTM INFORMATION Reg No 91A/667

91A/667

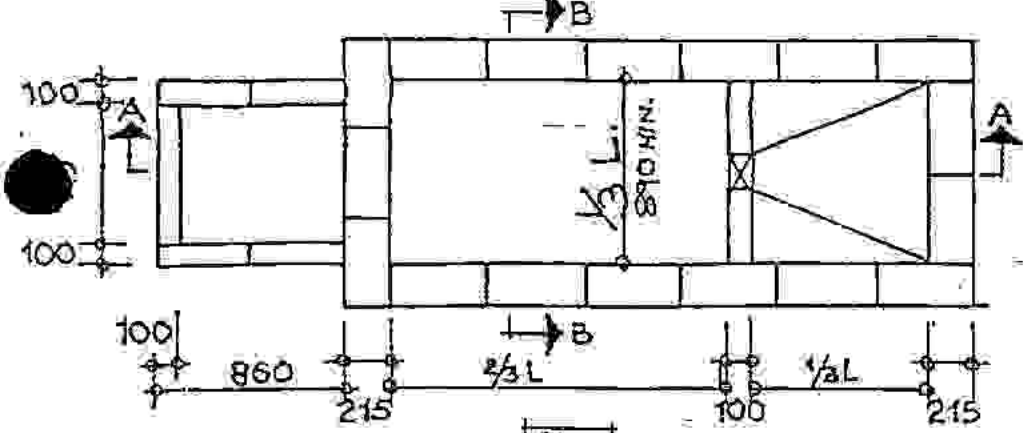
1.7.2

A.I. for BBL

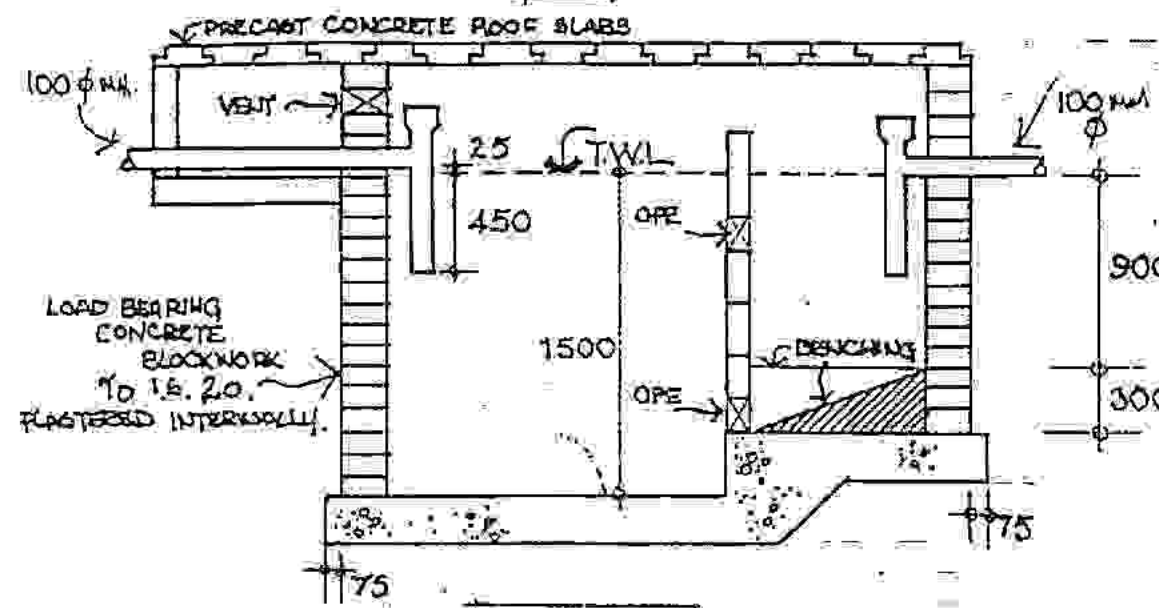
Dear Sir Re House of Septic Tank at Red Camp. Permit work.

We enclose Revised Drawgs. as requested by your
letter 13th June '91

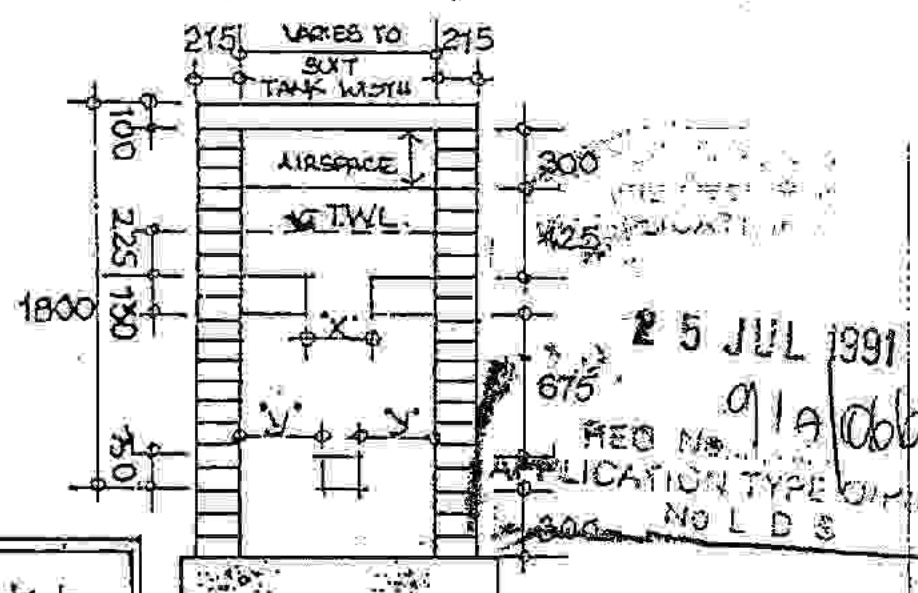
Yours faithfully
P. J. Staunton



Plan



Section A-A

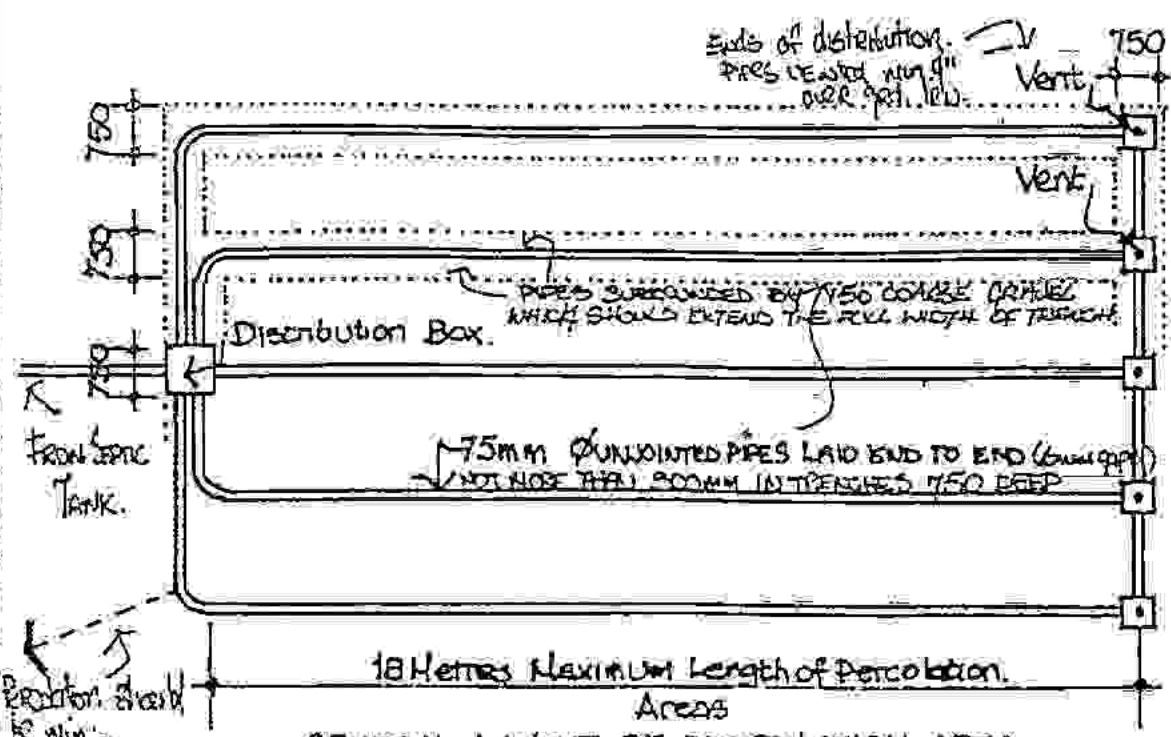


Section B-B

Note: 'x' & 'y' vary to suit tank width.

Capacity (C) of septic tank
 $C = (40P + 440) \text{ gals}$
 OR
 $C = (180P + 2000) \text{ L}$

DETAILS OF CONCRETE BLOCK SEPTIC TANK.



GENERAL LAYOUT OF PERCOLATION AREA

WHERE T = 60.
 30ft from road to stream or ditch.
 10ft from boundary of site.
 6ft from nearest dwelling & 200ft between septic tanks.

OPEN TWO NO. TRIM HOLE:
 MIN. 30ft apart in the percolation & reserve
 percolation areas. Holes should measure
 14" x 14" x 24" DEEP.
 Both holes should be covered & left for
 48 hrs. & the Eastern Heath Board inspected.
 depth of water: - 14 (MAX.) Jan, Feb, March.
 - 0.6 (MAX.) remainder of year.

PERCOLATION TEST: a test hole to be dug
 300mm dia x 1500mm deep below the invert
 level of the first percolation pipe.
 lay 50mm sand bottom.
 holes filled with water for 300mm over sand
 & left for 24 hrs.
 next day refill with water to a depth
 of 25mm. And the time, in minutes for this
 water to seep completely away observed.
 divide this time by 9 to get the average
 time required for the water to drop 25mm.
 two test holes each for the percolation
 & reserve percolation areas and the
 average time for 25mm water drops
 for each of the four tests shall in turn
 be averaged giving the value 'T'.
 The relationship between 'T' & the length
 of distribution pipes is indicated below.

Value T"	LENGTH OF DISTRIBUTION PIPE IN FT
1	17
2	21
3	26
4	30
5	35
10	47
15	56
30	78
60	105

WHERE 'T' IS MORE THAN 60 THE TEST IS A FAILURE.

CONSTRUCTION OF TREATMENT WORKS.

septic tanks generally should be 3 times
 the width. This length should be divided
 in two by a partition & the inlet compartment
 should have a length of approx. 2/3 the total
 length of the tank.

TYPICAL SIZE OF CONX. BLOCKS.

Population Served	VOL. (L)	L (mm).
4	2860	2370
6	3120	2600
8	3290	2820
10	3780	3150

septic tank design
 in accordance with I.R.S. SR.6
 1975

RYDEL HOMES LTD.
RYDEL HOMES LTD.



KILDARE COUNTY COUNCIL
Planning Dept - Registry Section
APPLICATION RECEIVED
25 JUL 1991
REG No. 91A/0667
APPLICATION TYPE O/P/A/B/L
NO L D S

BUILDING SPECIFICATION



BLACKBERRY LANE,
NEWBRIDGE,
CO. KILDARE

045-33037

THIS SPECIFICATION shall be read strictly in conjunction with the detailed drawings and all addenda to each section shall be read as part of the Specification.

CONTRACT. The latest edition of the BUILDING AGREEMENT as issued by the Incorporated Law Society, or the Institute of Architects and Surveyors, shall be used.

ALTHOUGH extreme care has been taken in the preparation of our drawings and Specifications, it should be noted that where we provide a design and draw service only, the successful implementation of our plans and specifications depend entirely on the particular site conditions pertaining, the materials used the skill of the persons erecting the structure and the supervision by qualified personnel of that construction. These matters are entirely outside our control.

THEREFORE, we cannot accept any responsibility or liability for any defect or loss arising from the use of our plans and specifications and such documents are supplied strictly on that basis.

CONTRACTOR. shall visit the site and be familiar with all details and features that affect the proposal. All documents shall be examined by the Contractor, plans, maps and approvals. Provision shall be made for all works.

DIMENSIONS AND LEVELS. The Contractor shall be responsible for the true and accurate setting out of the works. The Architects will accept no responsibility for errors in dimensions, whether same occur on the drawings or not.

CLEANING. The completed works shall be left clean and tidy and all Builder's material and plant shall be removed.

QUALITY OF WORK. The highest standard of material and workmanship shall be insisted upon throughout the works. Materials shall be of first quality and of approved EC manufacture.

SECTION 1. EXCAVATIONS AND SUBSTRUCTURES.

1-1. The site shall be adequately drained and have no features likely to render the structure unstable.

1-2. Clear and grade the area for the new buildings and remove and divert any existing drains. Clear all vegetable soil to min. depth 150mm. Where bearing quality is suspect, foundations shall be designed by a Structural Engineer.

1-3. Excavate trenches to depths and widths required to accommodate footings necessary to ensure stability of the structures and in no case less than the min. dimensions set out on the drawings. Trench bottoms and foundations to be levelled off in horizontal benches, the bottoms not less than 450mm below finished ground level. Keep all trenches clear of water prior to pouring concrete.

1-4. Foundations of concrete mix A. Reinforce as required.

1-5. Finished floor level over finished ground level 350mm in the case of joisted floors and 175mm in the case of concrete floors, minimum dimensions.

1-6. Rising walls shall be as indicated on the drawings. Cement to IS 1, normal portland and hydrated lime to IS 8. Store under dry conditions. All water used to be clean and free from impurities.

1-7. Fine aggregate shall be clean sharp pit or river sand to IS 5. and coarse aggregate shall be suitably graded clean pit gravel or crushed stone to IS 5.

1-8. Concrete mixes as follows:

"A". 40mm Agg., 1 cement, 3 fine Agg., 6 coarse Agg., graded, 28 day st. per sq.mm., 14.

"B". 20mm Agg., 1 cement, 2 fine Agg., 4 coarse Agg., graded, 28 day st. per sq.mm., 21.

"C". 14mm Agg., 1 cement, 3 fine Agg., 6 coarse Agg., graded, 28 day st. per sq.mm., -.

Water - cement ratio to a min. required to ensure workability and not to exceed 35 litres per 50 Kg of cement.

1-9. Cement mortar shall be one part cement to three parts sand; lime mortar shall be one part hydrated lime to six parts sand; gauged mortar shall be ten parts lime mixed with one part cement just before use and strong gauged mortar shall be five parts lime mortar mixed with one part cement immediately before use. All plasticisers, waterprooferers and bonding agents in accordance with manufacturer's instructions.

SECTION 2. BLOCKLAYING AND CONCRETING.

2-1. Insulation standards shall be as described on the drawings and not less than the minimum standards set out by the DOE.

2-2. Concrete blocks to IS 20. Clay bricks to IS 91., all properly coursed, bonded and bedded in gauged mortar. Carry up all walls regularly, not leaving any part 1M lower than another.

2-3. Form all walls as described on the drawings. Cavity to take approved insulation on stainless steel ties, not less than 4 per sq. Metre, with extra at all opes. Keep cavities clean. Head of cavities to be closed in the solid. All opes in cavities to be sealed and arranged so as to prevent passage of moisture.

Cavities to extend 150mm below DPC and drained to exterior at base. Where any duct is to penetrate an external wall, it shall be so arranged as to prevent the passage of moisture inwards.

2-4. Where party walls occur they shall be 225mm solid blockwork, density not less than 1500 Kg/M², plastered both sides and carried to roof plane.

2-5. Solid partition walls as set out on the drawings.

2-6. Damp proof course shall be to BS 743 for polythene and laid to prevent the passage of moisture and lapped properly at joints. In all ground floor walls and breasts to full widths and stepped as necessary; in cavity walls in both leaves separately; not less than 150mm over finished path level, or highest ground within 1.5M of buildings. At sides of cavity walls, at opes and over all opes 250mm longer than same, stepped down and outwards. Under and turned up fully at back of all sills and external room vent grids. In all chimneys immediately above the level of the flashing and under all cappings and copings. Under lowest ground floor timbers and not lower than wall DPC. Turn up all underfloor DPM and bond to wall DPC.

2-7. Precast lintels where used to have 225mm bearing at each side of ope. In situ lintels to Engineer's detail. Patent lintels to BS 1239. Precast sills to IS 89, properly seated, rebated, weathered and throated. Set in gauged mortar on DPC.

2-8. Chimney stacks shall be constructed of materials as set out on the drawings. Provide splayed flue gathering at fire opes. Fireplace recess of 225mm solid blockwork excluding any fireback, carried to full height of recess. Each fireplace shall have an independent flue separated by not less than 100mm solid blockwork from any other flue. Line each flue with socketed linings to IS 51. Back linings with lean mortar and fit terminal pots. Provide concrete throated cappings on full width DPC Min. height over ridge line as described on the drawings and Contractor shall accept all responsibility for flues drawing properly.

2-9. Fireplaces shall have a fireclay back and an incombustible surround. Cookers etc., shall be fitted in accordance with standard practice. Hearths 125mm finished fine on hardcore, 150mm wider than fire opes on each side and 500mm from face of breast.

2-10. All concrete floors shall be as set out on the drawings.

SECTION 3. CARPENTRY AND JOINERY.

3-1. All timber shall be free from disease, large loose knots or waney edges, and having a moisture content within the limits set out in IS 96. Soft wood used externally shall be pressure impregnated with preservative as shall all softwood in contact with concrete. All frames etc., shall be primed before fixing.

3-2. Roof trusses shall be strictly in accordance with IS 193 P (amended) and fixed in accordance with the manufacturer's instructions. Include for all bracing, water tank supports etc.

3-3. Floor joists, flooring, underfloor ventilation, stud partitions, and stairs as described on the drawings.

3-4. External door frames machine prepared 75x115mm rebated in the solid secured to grounds and dowelled at foot to heel blocks. External door frames shall not rest on or be set into concrete. Internal door frames to be 44mm thick, rebated in the solid. All doors and windows as set out on the drawings.

3-5. Include for all trimmings, skirting to be 100x16mm moulded, architrave 75x16mm moulded, mitred at angles and firmly fixed to grounds. Splayed saddles, hardwood, 150x22mm.

SECTION 4. IRONMONGER AND GENERAL.

4-1. All rainwater fittings in accordance with the manufacturer's instructions. All opening sashes in windows to be fitted with strong metal fasteners and approved draught sealers. Centre pivot, side, top or bottom hung sashes shall have proper stay gear. Where up and down sashes are described, they shall be hung on brass bushed and faced steel sash pulleys. Use approved hanging gear.

4-2. Provide selected type mortice lock with lever or knob and all relevant furniture to internal doors. Front and rere doors shall be fitted with a cylinder night latch and the front entrance door shall be fitted with an approved letter plate and external pull handle in brass.

4-3. Ventilator grids to room vents and roof vents of galvanised cast iron or aluminium.

SECTION 5. ROOFING

5-1. untearable felt to IS 36 shall be laid under all slates or tiles and lapped horizontally not less than 75mm for pitches over 25 degrees and 150mm for lesser pitches, carried down into eaves gutters. Side lap not less than 150mm for pitches over 25 degrees and 500mm for lesser pitches. Carry up fully over ridge board.

5-2. laths shall be 44mm for rafter spacings not greater than 400mm. Spacings up to 600mm shall have laths of 50x44mm. Provide for tilting fillets at eaves where necessary and allow for a bellcast if described on the drawings.

5-3. Asbestos cement slates to IS 7 and laid to the manufacturer's instructions. Each slate shall be fixed with 2no. 10 guage 35mm galvanised nails and copper crampion at bottom and/or as directed by the manufacturer. Provide double course at ridge and treble course at eaves.

5-4. Concrete tiles normal pitch, to IS 3. Every tile in alternative course to be fixed with 150mm 10 guage galvanised nail, lap 75mm clear of nail hole. Close at eaves with a course of slate under. Patent eaves closer and filler clips may be used.

5-5. Slates and tiles shall be neatly trimmed where required and part tiles or slates shall be properly secured. Provide drip overhang at eaves and valley gutters. At verge, slates or tiles shall oversail wall or barge by 25mm in the case of slates and 50mm in the case of tiles. Ridge and hip tiles shall be bedded in guaged mortar and pointed with cement mortar suitably coloured. Provide suitable hip hooks secured to ends of rafters. Industrial atmospheres may require special nails. Over party walls, the space between the laths shall be filled with mortar to complete the fire-stop.

5-6. FLASHING. Valley gutters, cover flashings to chimneys shall be No.5. lead to B.S.1178 or 22/24 guage medium hard copper. Chimney flashing to consist of apron, 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 ridge and roof intersections. Valley gutters shall be laid on felt on 20 x 225mm wrot boarding treated with an approved preservative, and turned up at edges under roof felt tiles or slates.

5-7. FELTED FLAT ROOFS. as described fully on the drawings.

SECTION 6. PLASTERING

6-1. EXTERNAL PLASTERING. 225mm solid block and chimney stacks:- Scud walls with 3:1 sharp sand and cement. Apply 2 coats of plaster 1 cement 1 lime, 6 sand. Total thickness of plaster shall be 20mm minimum. Flashing coat shall be napped, combed for rough cast or dash or prepared for patent finish. (see drawing) 300mm cavity walling may be scud and one coat 1:1:6 plaster 13mm thick and finished as above.

6-2. ROUGHCAST, shall consist of 5-6 parts washed sand and pebbels, 1 part lime, 1 part cement.

6-3. REVEALS, plaster reveals to opes shall be 20mm thick and

arrises shall be neatly finished.

6-4. PLINTHS, plaster plinths to be finished smooth neatly cut off or weathered at top edge.

PLASTER FINISH TO EXTEND BELOW FINISHED GROUND LEVEL.

6-5. INTERNAL PLASTERING. Stud walls and plaster one coat 12mm thick 1 cement, 1 lime, 6 sand. Finish with Gypsum plaster skim. All reveals etc., shall be finished square in best workmanlike manner.

6-6. STUD PARTITIONS AND CELINGS, shall be covered with 12.5mm plaster boards or slabs with skimmed plaster finish. 12mm plaster sheets patent type may be used, all erected, jointed and finished strictly in accordance with the manufacturer's instructions. All wall plastering to be carried behind all skirtings and architraves. All internal wall and ceiling finishes shall comply with the relevant local fire requirements and D.O.E. requirements.

6-7. GENERAL, proper precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc. Plasticisers, waterproofer, sealers and bonding agents shall be used strictly in accordance with manufacturer's instructions.

SECTION 7 PLUMBER:

7-1. SERVICE PIPE. Incoming service pipe shall be 15mm diameter laid in trench 600mm deep suitably protected against frost and connected to internal stopcock.

7-2. COLD WATER SUPPLY, from stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, min. capacity 225 litres for 3 bedroom house or 360 litres for 4 or more bedroomed house and/or as required by the Local Authority. Tank shall be covered and properly supported over a partition if possible and at such height to ensure proper working. Provide a 22mm overflow to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to I.S.161 with 22mm branch over top of cylinder to bath and 15mm connections off for hand basin, sink etc.,

7-3. HOT WATER SUPPLY. An adequate hot water heating apparatus must be provided and fitted in accordance with the manufacturer's details. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper expansion pipe to be taken from the top of cylinder to discharge over service tank with a 22mm copper branch to bath and 15 mm connections off for hand basin, sink etc.,

7-4 Provide for any central heating system described on the drawing or agreed with the Employer. All works shall be left complete and in working order. All materials required including storage tanks, valves, thermostats, pipework, etc., shall be supplied. Type of radiators etc., shall be agreed prior to work being commenced. All underfloor pipework shall be insulated with Armaflex material. Provide for all expansion tanks etc., to leave the heating system in accordance with all D.O.E. regulations and proper practice.

7-5. 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 stopcock be fitted on an expansion pipe.
7-6. COPPER PIPING, shall be not less than 18 guage hard drawn.
7-7. PLASTIC PIPES, to I.S.123,134 or 135 where used shall be fixed min. 75mm clear of hot pipe runs. Pipes shall be fixed in straight lines where possible, properly jointed with patent fittings and properly supported by patent clips. Storage tanks and pipes shall be insulated properly against frost where necessary. Do not insulate under storage tank in roof space, insulate sides and top only.
7-8. FITTINGS, all fittings described on the plan, bath, sinks, basins, showers, WC's, bidets etc., shall be supplied in selected colours. Include all attachments, plugs, chains, traps, seats, covers etc., Where a shower is described, the fitting shall thermostatically controlled.
7-9. PIPES, shall not be jointed within the thickness of a wall.

SECTION 8. DRAINAGE.

8-1. TRENCHES, shall be excavated to the required depths, widths and falls to allow the drains to be properly laid. The water service shall be laid in a separate trench.
8-2. DRAINS, main and branch drains to be 100mm diameter or as described on the drawings. Falls, min. 1:60; max 1:30, with bends and junctions splayed in the direction of flow. Lay drains in straight lines between manholes. The drain shall be of PVC and conform to all Local Authority and Government standards.
8-3. BACK FILL immediately over pipes with fine material and fill remainder of trench in excavated material; ram well and remove surplus soil etc.,
8-4. DRAINS UNDER ROADS AND BUILDINGS. Where drains pass under roads they should be fully encased in 150mm concrete, mix B. Drains passing under buildings shall be treated in similar fashion.
8-5. ARMSTRONG JUNCTIONS, MANHOLES ETC., Armstrong junctions, manholes etc., shall be provided as required at each change in direction or gradient of drain and also at Septic Tank. Dimensions shall be such as to provide for easy cleaning of the system. Manholes to be built with 225mm concrete walls on 150mm thick concrete floor, mix B with channels, bends and branches, suitably benched. Finish benching and internal walls with smooth cement mortar. Fit cast iron frame and cover of approved type. From all outfall manholes with interceptor trap, cleaning eye and air inlet, if required by local Authority.
8-6. GULLY TRAPS, SOAKPIT. Gully traps to be set in dished concrete surround to take waste from bath, sink and wash basin, and discharge from rainwater pipes. Same shall be fitted with a proper grid of approved material. Where sewage disposal is to be a Septic Tank, rainwater shall be piped to separate soakaways, not less than 6m from the house; or to a suitable approved watercourse. All connections to public services shall have the approval of the Local Authority.
8-7. SEPTIC TANK, where provided, must be located so as not to endanger any well or other source of water supply and shall be in accordance with SR6 1975. Approved precast septic tanks may also be used.

8-8. VENT SHAFT, carry up 75mm diameter vent pipe at head of drain, carry over eaves level and secure with brackets. Fit with cowl.

8-9. SINGLE STACK DRAINAGE, where provided must be in accordance with British Standard Code of Practice 304 (1968).

8-10. TESTING. plumbing and drainage must be properly tested on completion and as required by the Local Authority.

SECTION 9. ELECTRICAL WORKS.

9-1. INSTALLATION, shall be strictly in accordance with the National Rules for Electrical Installations available from the Electro Technical Council of Ireland, latest regulations of the ESB and Institute of Electrical Engineers. Provide all points in proper locations. Proper conduit shall be used where cable is buried in plaster. Joists shall not be notched, where necessary the cables shall be taken through centre holes bored in joists.

SECTION 10. PAINTER AND DECORATER.

10-1. PREPARATION. All surfaces to be painted or otherwise given a protective coat shall be prepared by wire brushing, sanding, planing etc., to obtain the best possible finish. Timber preservative shall be applied as previously specified.

10-2. CONTRACTOR shall be responsible for decorating the exterior of the buildings including windows, doors, reveals, facia, barge, chimneys, plinth etc., Walls and ceilings shall be decorated at the expense of the Employer if required.

10-3. PAINTS, thinners, sealers, primers, paints varnishes and other brush, spray or roller finishes shall be of suitable manufacture for the surface being covered and applied in accordance with the relevant manufacturer's instructions.

10-4. WOODWORK. All woodwork to be painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Alternatively finish with varnish as directed. Decorative hardwood may be treated traditionally internally and shall be oiled or treated with suitable preservative externally.

10-5. METALWORK. All metal work, ironmongery, etc., shall be cleaned down properly, primed, given two undercoats and one finishing coat.

SECTION 11. GLAZIER.

11-1. GLASS, all window panes up to 0.5m/2 glazed in 3mm glass,
all window panes up to 1.5m/2 glazed in 4mm glass,
all window panes less than 600m over floor, 6mm.

11-2. FIXING, bathroom and wc windows may be glazed with selected obscure glass. Rere door may be fitted with georgian wired glass. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linessed oil putty to I.S.. 28 and neatly struck off. 5mm glass and over shall be fixed with glazing slips, pinned and bedded in mastic. All glass to be left cleaned on completion.

SECTION. 12. FIRE PRECUATION:

12-1. GARAGE, under first floor rooms, garage ceiling shall be

12.5mm plaster slab with skim coat finish or to Local Authority requirement. Garage directly under roof of house; separating wall to be taken to plane of roof and treated as for a party wall to complete fire stop. Any door between garage and dwelling shall be self-closing and door and frame shall afford min. half hour fire rating. Garage floor shall finish 100mm under general finished floor level of house. Central heating units shall not be located within a garage.

SECTION 13. VENTILATION.

13-1. ROOMS; each habitable room shall have an opening window area not less than one twentieth of the room area, ventilated to open air.

BATHROOMS and WC apartments shall be ventilated as above subject to a minimum of 0.1m².

LOBBY, ventilated lobby shall be provided between any wc compartment and a living room, kitchen or scullery.

PRESSES, all built in cupboards, closets and wardrobes shall be properly through ventilated.

UNDERFLOOR, provide all through underfloor ventilation as previously specified.

GARAGE, shall have permanent ventilation.

SECTION 14. THERMAL INSULATION.

14.1. INSULATION, shall be in accordance with the maximum U-values laid down by the D.O.E.

WHOLE BUILDING U value	> 0.85 W/M ² °C
ROOF	value > 0.40 W/M ² °C
WALLS	value > 0.60 W/M ² °C
FLOOR	value > 0.60 W/M ² °C

U-values shall be calculated in accordance with the 1975 guide book A of the Institute of Heating and Ventilating Engineers. The above standards set out for the whole building etc., shall be taken as recommendations only pending National Building Regulations. Details of insulation specification can be seen on the drawings.

GENERAL NOTES:

The Contractor shall include for all works required to leave the building and it's services complete. The Architects reserve the right to alter this specification and the several works shall in all cases comply with the latest D.O.E. outline specification for the erection of a grant type house.

GROUND WORKS, the amount of ground works to be carried out on site including fences, gates etc., shall be as fully described on the site lay out drawings and/or within the Building Agreement.



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

Decision Order Number : P/ 2709 /91 Date of Decision : 17th June 1991

Register Reference : 91A/0667 Date Received : 25th April 1991

Applicant : S. & P. Ryan

Development : Bungalow and septic tank

Location : Redgap, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 25.04.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 Applicant is requested to submit evidence of soil suitability for septic tank drainage to meet the requirements of the Supervising Environmental Health Officer.
- 02 Applicant to submit evidence of availability of potable water supply to serve the site.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


PRINCIPAL OFFICER

Date : 20/6/91

P.J. Staunton, Architect,
22 Carriglea,
Firhouse,
Dublin 24.

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/0667

Date : 29th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank
LOCATION : Redgap, Rathcoole
APPLICANT : S. & P. Ryan
APP. TYPE : APPROVAL/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 25th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

P.J. Staunton, Architect,
22 Carriglea,
Firhouse,
Dublin 24.



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

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building RED GAP, RATH COOLE,
(if none, give description sufficient to identify) Co DUBLIN.

3. Name of applicant (Principal not Agent) SEAN & PATRICIA RYAN
Address RED GAP, RATH COOLE, Co. DUBLIN Tel. No. _____

4. Name and address of P. J. STAUNTON ARCH
person or firm responsible for preparation of drawings 22 CARRIGLEA, FURHOUSE, Co. DUBLIN Tel. No. 517710.

5. Name and address to which notifications should be sent P. J. STAUNTON ARCH
AS ABOVE SS N35648

6. Brief description of proposed development PROPOSED BUNGALOW & SEPTIC TANK.

7. Method of drainage SEPTIC TANK 8. Source of Water Supply BORED WELL

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. 432 25/4

(b) Proposed use of each floor N 35373

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

Irish Press
23/4/91

11.(a) Area of Site 2840 Sq. m.
(b) Floor area of proposed development 16600 Sq. m.
(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) THE APPLICANT'S LEGAL INTEREST IS OWNER & FREEHOLD.

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 POSSIBLE.

15.List of documents enclosed with application. 4 COPIES OF DRGS.
4 COPIES OF LOCATION PLAN & 4 COPIES OF SPEC.

DUBLIN Approval sought for bungalow and septic tank at Red Gap, Rathcoole for S and P Ryan.

ADD IRISH PRESS 23/4/91 cheque for £87-00

16.Gross floor space of proposed development (See back) 16600 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1
Fee Payable £ 87-00 Basis of Calculation PLANNING & BYE LAW FOR 1 HOUSE.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) P. Ryan Date 23/4/91

Application Type APP/BBL
Register Reference 91A/0667
Amount Received £ _____
Receipt No 21-13
Date _____

FOR OFFICE USE ONLY 2.16.4
RECEIVED
25 APR 1991
REG SEC

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 Service 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

Issue of this receipt is not an

CASH

46/49 UPPER O'CONNELL STREET

acknowledgement that the fee

CHEQUE

DUBLIN 1.

tendered is the prescribed application

M.O.

fee N-35373

B.L.

I.T.

€32.00

Received this

25th

day of

April

1991

from

Patricia Gannon

22 Carriglea

Richmond

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Pounds

Pence, being

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planning application

at

Redgap

Maibee Deane

Cashier

S. CAREY

Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 35648

CASH

CHEQUE

M.O.

B.L.

I.T.

£ 53.00

Received this

20th

day of

April

19 91

from

Philip Fawcett

22 Carriglea

Kirkwood

the sum of

£ 53 five

Pounds

Pence being

100

bye-law application at Redgap

Maureen Deane

Cashier

S. CAREY

Principal Officer

10/4/91 7/1/91

P. J. STAUNTON, ARCHITECTURAL & SURVEYING CONSULTANT

Telephone 517710

22 Carriglea Walk,
Firhouse,
Co. Dublin.

23/4/91

Dublin County Council,
Planning Department,
Irish Life Centre,
Lr. Abbey St.,
Dublin 1.

Dear Sirs,

Re: House & Septic Tank at Redcap, Rathcoole
for Sean & Patricia Ryan

Planning Ref. for Outline Permission 87A/473

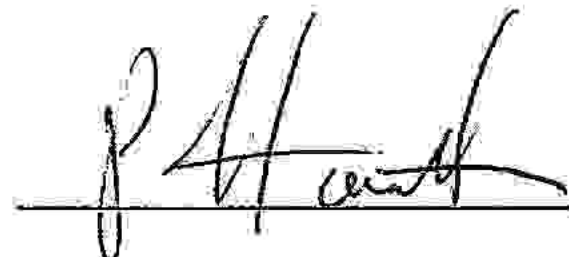
On behalf of my clients, Rydel Homes Ltd., I wish to apply for approval for the above.

I enclose - 4 copies of drawings
4 copies of location plan
4 copies of building specification
Ad Irish Press 23/4/91
Cheque for Planning & Bye Law Approval for the sum of £87.00

Note: All brickwork to be omitted from the proposed house & garage.

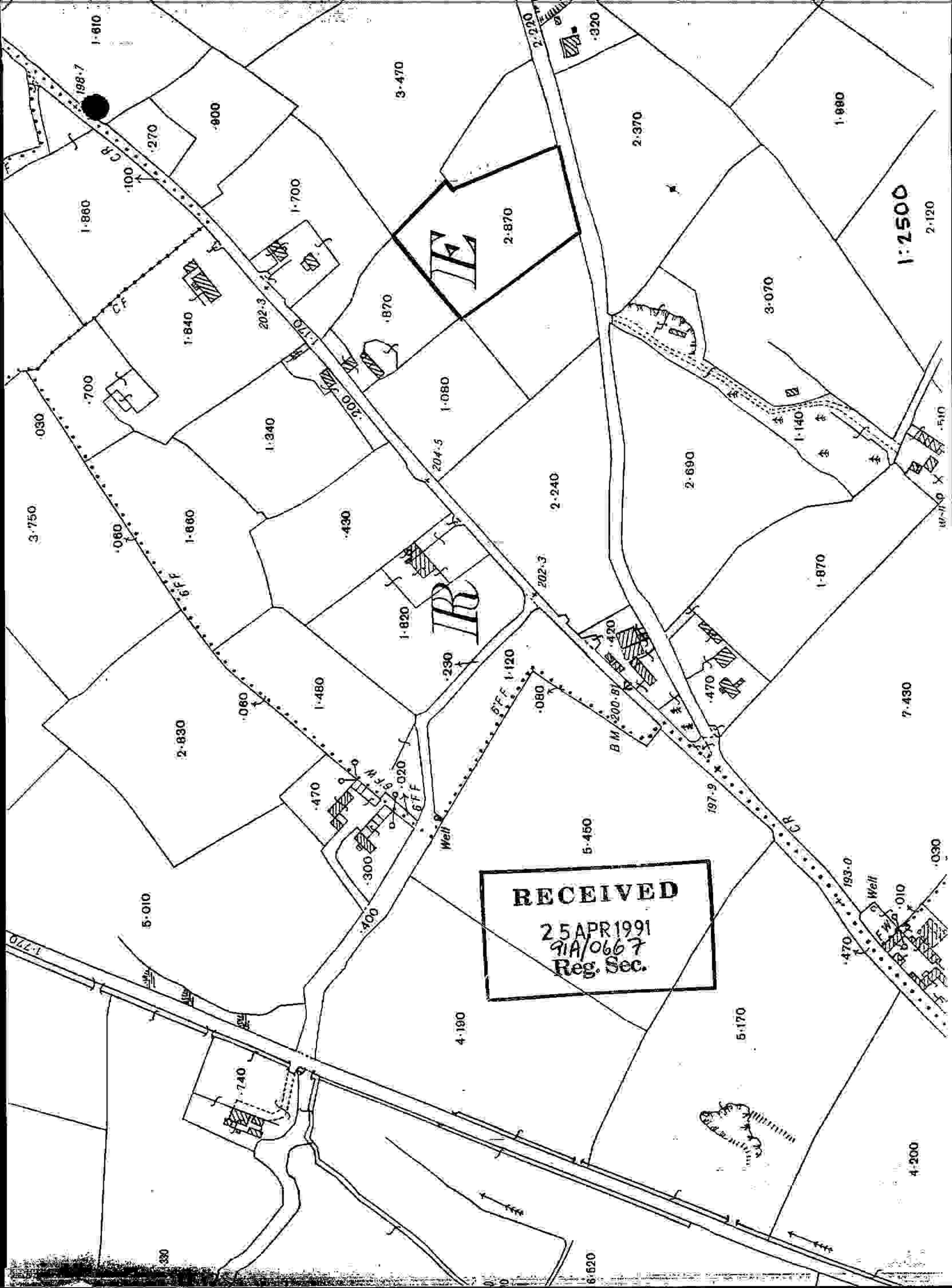
Should you require any further information please contact me.

Yours faithfully,



P.J. Staunton





RECEIVED
25 APR 1991
91A/0667
Reg. Sec.

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3-070
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Well

6-450
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B.M. 200.8
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7-430
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1-470
Well
1-010
1-030

5-010

4-190

5-170

7-140

4-200

6-520

RYDEL HOMES LTD.
RYDEL HOMES LTD.



BUILDING SPECIFICATION

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91A/0667
Reg. Sec.



BLACKBERRY LANE,
NEWBRIDGE,
CO. KILDARE

045-33037

OUTLINE HOUSE BUILDING SPECIFICATION.

All works shall be completed in all respects in accordance with the drawings and any prior agreement made with the Contractors.

FOUNDATIONS:

Shall be excavated to the depths and widths required to accommodate foundations. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 900 mm below the finished ground level and kept clear of water before concreting. Foundations shall be concrete mix 6:1 and reinforced where necessary. Where foundations are stepped they shall overlap at least 600 mm.

FLOOR LEVEL:

The height of the finished floor over the highest point of finished ground level shall be not less than 300 mm. Floor finishes as described on the drawings.

CAVITY WALLS:

Walls shall be formed of two solid 112mm leaves of blocks or bricks with 100 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 cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All windows, doors 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.

D.P.C.

All approved D.P.C. shall be laid on each leaf of all external walls and partitions and dividing walls for their full length and width. 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 and turned up at ends and back of all cills, and in all chimney stacks immediately above the level of the flashing and under all cappings and copings.

CHIMNEY BREASTS AND STACKS:

Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, 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.

GUTTERS AND DOWN PIPES: Pre-formed full length run seamless gutters and down pipes provided and fitted by specialists, or use approved P.V.C. gutters.

PLASTERING: Scud walls in 3 : 1 sharp sand and cement. Apply two coats of plaster total thickness of plaster 20 mm minimum. Second coat to be finished nap or smooth.

PLUMBING:

All plumbing to be carried out by a qualified plumbing contractor. Heating installation as agreed with customer.

DRAINAGE:

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.

PAINTING:

All woodwork usually painted shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Decorative hardwoods shall be oiled and treated with suitable preservatives externally. All walls left ready for decoration.

THERMAL INSULATION:

All insulation to Department of Environment regulations, and as described on the drawings.

ELECTRICAL WIRING:

All wiring to be carried out by a qualified electrical contractor and works completed in accordance with E.S.B. and E.T.C.I. regulation.

In all cases the buildings shall be constructed to the standard required by and set down in the Department of the Environment outline specification for houses.