

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0583

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Letter No.: 423

Joan Curran,
General Secretary,
Saggart & Rathcoole Community Council,
65 Coolamber Drive,
Rathcoole,
Co. Dublin.

Tel.: (01) 724755
Fax.: (01) 724896

1 July 1991

RE: Proposal to demolish existing bungalow and erect replacement bungalow located opposite church at Main Street, Rathcoole for S. Farrell.

Date of decision to grant permission 26th June, 1991 subject to 4 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

L. D.
for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
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 £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

Saggart and Rathcoole Community Council

PK.

He
14/6

65 Coolamber Drive,
Rathcoole,
Co. Dublin

Phone: 589958

91A/0583

11th June 1991

423

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

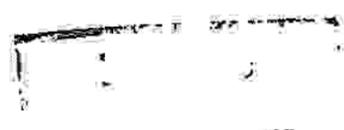
Dear Sir,

With reference to Planning Application No. 91A/583 by Mr Sam Farrell of Main Street, Rathcoole, Co. Dublin, for re-building a dwellinghouse at the same address (Main Street, Rathcoole) I wish to state that we are aware of this application and have no objection to same.

Yours faithfully,

Joan Curran

Joan Curran
General Secretary
S.R.C.C.



12 JUN 91

REF. NO.: 91A/0583

CERTIFICATE NO.: 14652 B

PROPOSAL: Demolition of Bungalow + New Bungalow,

LOCATION: Main Street Rathcoole

APPLICANT: S. Falwell

	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 FED. FEE
A	Dwelling (Houses/Flats)	€ 555	55	55	—		
B	Domestic Em. (Improvements/Alts.)	€ 510					
C	Building for office or other comm. purpose	€ 21.52 per sq. ft. or 50%					
D	Building or other structure for purposes of agriculture	€ 10 per sq. ft. or 50% of 100 sq. ft. or 10%					
E	Petrol Filling Station	€ 2000					
F	Dev. of prop. not coming within any of the foregoing classes	€ 70 or 10 per sq. ft. 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: S. Falwell Grade: S.O Date: 18/4/91

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.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: B/ 7
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing bungalow and erect replacement bungalow located opposite church at Main Street, Rathcoole for S. Farrell.

Samuel Farrell,
c/o John J. Cross,
Killinagh,
Carbury,
Co. Kildare.

Reg. Ref.	91A/0583
App. Recd:	25.04.91
Floor Area:	89.3 sq.m.
Site Area:	510 sq.m.
A.I. Recd.	11.06.91

Standard:	111
Roads:	Replacement
S. Sers:	Decolling
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Report of the Dublin Planning Officer, dated 24 June 1991

This is an application for PERMISSION for a replacement bungalow at Main Street, Rathcoole, Co. Dublin.

The proposal is to demolish the existing bungalow and erect a new bungalow. The site area is stated to be 510 sq.m. The floor area of the proposed development is 89.3 sq.m.

I note that the advertisement has not indicated that it is proposed to demolish the existing bungalow.

The proposed house is slightly larger in area than the existing house. It is a three-bedroomed bungalow, with a clay brick finish, aluminium windows and asbestos slates. The proposed bathroom window on the site elevation should be of obscure glass.

Sanitary Services Department have reported that foul sewer and surface water are available. Applicant is to submit an acceptable proposal for the disposal of surface water.

By Decision Order P/2654/84, Reg. Ref. ZA.363, planning permission was granted on 31.08.85 to S. Farrell for a proposed fuel storage and sale shed at this location. This is located to the rear of the proposed development.

Additional information was requested from the applicant with regard to the following:-

1. The applicant is requested to submit a revised advertisement which indicates the exact location of the site on Main Street, Rathcoole and which also states that the demolition of existing house is proposed. Permission is required for the demolition of a habitable house under the Local Government (Planning and Development) Regulations, 1977 to 1984, SI No.348 1984.

A revised advertisement has been submitted on 11 June 1991 and is acceptable.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing bungalow and erect replacement bungalow located opposite church at Main Street, Rathcoole for S. Farrell.

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

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information submitted on 11.06.91, 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 the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.	4. To comply with the requirements of the Sanitary Services Department.

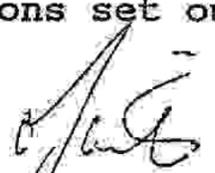
MD
(MD/AC)

Endorsed:- 
for Principal Officer

Richard Cremmins SEP.
For Dublin Planning Officer 24-6-91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (4) conditions set out above is hereby made.

Dated: 26 June, 1991.


APPROVED OFFICER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 19 June 1991.

Seol aon 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

Teléfono 01/202722 771881 Ext. 2485

15 May, 1991.

Dear Sir,

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnell, 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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement bungalow at Main Street,
Rathcoole for S. Farrell.

Samuel Farrell,
c/o John J. Cross,
Killinagh,
Carbury,
Co. Kildare.

Reg. Ref.	91A/0583
App. Recd:	15.04.91.
Floor Area:	89.3 sq.m.
Site Area:	510 sq.m.
Zoning:	

Report of the Dublin Planning Officer, dated 6 June 1991

This is an application for PERMISSION for a replacement bungalow at Main Street, Rathcoole, Co. Dublin.

The proposal is to demolish the existing bungalow and erect a new bungalow. The site area is stated to be 510 sq.m. The floor area of the proposed development is 89.3 sq.m.

I note that the advertisement has not indicated that it is proposed to demolish the existing bungalow.

The proposed house is slightly larger in area than the existing house. It is a three-bedroomed bungalow, with a clay brick finish, aluminium windows and asbestos slates. The proposed bathroom window on the site elevation should be of obscure glass.

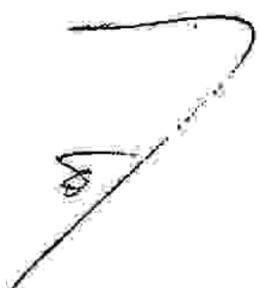
Sanitary Services Department have reported that foul sewer and surface water are available. Applicant is to submit an acceptable proposal for the disposal of surface water.

By Decision Order P/2654/84, Reg. Ref. ZA.363, planning permission was granted to 31.08.85 to S. Farrell for a proposed fuel storage and sale shed at this location. This is located to the rear of the proposed development.

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

1. The applicant is requested to submit a revised advertisement which indicates the exact location of the site on Main Street, Rathcoole and which also states that the demolition of existing house is proposed. Permission is required for the demolition of a habitable house under the Local Government (Planning and Development) Regulations, 1977 to 1984, SI NO.348 1984.

Over



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed replacement bungalow at Main Street, Rathcoole for S. Farrell.

49

ND
(MD/AC)

Endorsed:- [Signature]
for Principal Officer

Richard Cronin SEP
For Dublin Planning Officer
7.6.91

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

Dated: 7 June, 1991.

K. O'Connell
ASSISTANT CITY & COUNTY MANAGER

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

M. Darley

SS only.

(B)

Register Reference : 91A/0583

Date : 19th April 1991

Development : Replacement bungalow

LOCATION : Main Street, Rathcoole

Applicant : S. Farrell

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.DARLEY

Date Recd. : 15th 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,

P. O. Golan

DUBLIN Co. COUNCIL
26 APR 1991
SAN SERVICES

Date received in Sanitary Services

DUBLIN Co. COUNCIL
SANITARY SERVICES
28 MAY 1991
Returned *Golan*

FOUL SEWER

Available to existing system on condition that no surface water is allowed to enter the system.

SURFACE WATER

Applicant proposes discharging surface water to the foul sewer system - this is not acceptable. Applicant is requested to submit an acceptable proposal for the disposal of surface water to a separate system.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *29.05.91*
Time *10.45*

J. Luce
21/5/91

M. Donley

Register Reference : 91A/0583

Date : 19th April 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY Available for zoned use 24 hour storage
to be provided.
[Signature]
30/4/91

.....
ENDORSED *[Signature]* DATE 1/5/91
Endorsed : J. Rice
for S.E. 22/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 29.05.91
Time 10.45

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval

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

To Mr. Samuel Farrell, Decision Order P/2951/91 - 26.06.1991
Number and Date
c/o John J. Cross, Register Reference No. 91A-0583
Killinagh, Planning Control No.
Carbury, Co. Kildare. Application Received on 25.04.1991
Applicant S. Farrell. Floor Area: 89.3 sq. m.
Add. Info. Rec'd: 11.06.1991

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

to demolish existing bungalow and erect replacement bungalow
located opposite church at Main Street, Rathcoole.

SUBJECT TO THE FOLLOWING CONDITIONS.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information submitted on 11.06.91, 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 the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.	4. To comply with the requirements of the Sanitary Services Department.

Signed on behalf of the Dublin County Council

Rose Fennelly
For Principal Officer

27th June, 1991.
Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

NOTE:

If there is no appeal to An Bord Pleanála 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 Pleanála. 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 Pleanála, 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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála 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 v be permitted is commenced.

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



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

Register Reference : 91A/0583

Date : 12th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Replacement bungalow
LOCATION : Main Street, Rathcoole
APPLICANT : S. Farrell
APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 11th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Samuel Farrell,
c/o John J. Cross,
Killinagh,
Carbury,
Co. Kildare.

11-6-1991

11/6/91

Samuel James

FUEL MERCHANT

MAIN STREET RATHCOOLE
Co DUBLIN.

91A/0583

1.0.0 etc

A.I.

REF No 91A/0583

THERE ARE NO NUMBERS ON MAIN STREET

I AM A FUEL MERCHANT FOR SEVEN YEARS

VERY WELL KNOWN IN THE AREA

I ALSO HAVE PLANNING PERMISSION FOR

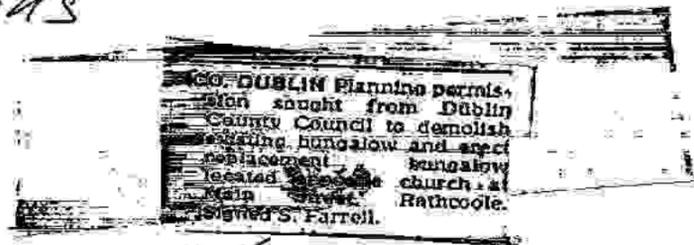
SALES AND STORAGE OF COAL AND A BUILDING

60 FT X 24 FT. MY OLD APPLICATION WAS SAME

AS ABOVE. THIS NEW APPLICATION HAS BEEN

DISCUSSED LOCALLY WITH THE COMMUNITY COUNCIL

THERE WERE NO OBJECTIONS



Samuel James

Incl heres 11/6/91

Samuel Farrell,
c/o John J. Cross,
Killinagh,
Carbury,
Co. Kildare.

Reg. Ref. No. 91A/0583

7 June 1991

Re: Proposed replacement bungalow at Main Street, Rathcoole for
S. Farrell.

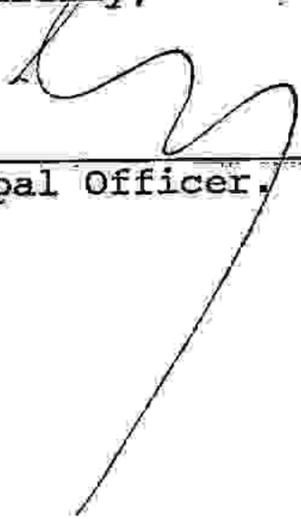
Dear Sir,

With reference to your planning application, received here on
15 April 1991, 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, 1963-1983, the
following additional information must be submitted in
quadruplicate:-

1. The applicant is requested to submit a revised
advertisement which indicates the exact location of the
site on Main Street, Rathcoole and which also states that
the demolition of existing house is proposed. Permission
is required for the demolition of a habitable house under
the Local Government (Planning and Development)
Regulations, 1977 to 1984, SI NO.348 1984.

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

Yours faithfully,



for Principal Officer.

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/0583

Date : 16th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Replacement bungalow

LOCATION : Main Street, Rathcoole

APPLICANT : S. Farrell

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 15th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Samuel Farrell,
C/o John J. Cross,
Killinagh,
Carbury,
Co. Kildare.



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

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

2. Postal address of site or building Main Street, Rathcoole,
(If none, give description sufficient to identify) Co. Dublin

3. Name of applicant (Principal not Agent) Samuel Farrell

Address Main Street, Rathcoole, Co. Dublin Tel. No. 01-580322

4. Name and address of person or firm responsible for preparation of drawings John J. Cross
..... Killinagh, Carbury, Co. Wicklow Tel. No. 045-60284

5. Name and address to which notifications should be sent Samuel Farrell
..... 40 John J. Cross, Killinagh, Carbury, Co. Wicklow

6. Brief description of proposed development demolition of exist bungalow, erection of new bungalow

7. Method of drainage exist main 8. Source of Water Supply exist main

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used domestic

(b) Proposed use of each floor

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? demolition of exist house

11.(a) Area of Site 510 Sq. m.

(b) Floor area of proposed development 89.3 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.) owner

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:
fully

15.List of documents enclosed with application 4 copies, site location map, home drawing, specifications, Notice

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

No of dwellings proposed (if any) one Class(es) of Development 1

Fee Payable £. 127.000 Basis of Calculation £32 for planning, £55 for Bye Law, £40 for demolition

Signature of Applicant (or his Agent) John J. Cross Date 11/4/91

Application Type P B04 FOR OFFICE USE ONLY

Register Reference 91A/0583

Amount Received £.

Receipt No 21-10

Date

11/4/91 Herald

£72 15/4
N 35224

1.8.4

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 35224

£ 72.00

Received this 15th day of April 1991

from *Thm J Cross*
Killinagh
Carbury

the sum of *seventy two* Pounds

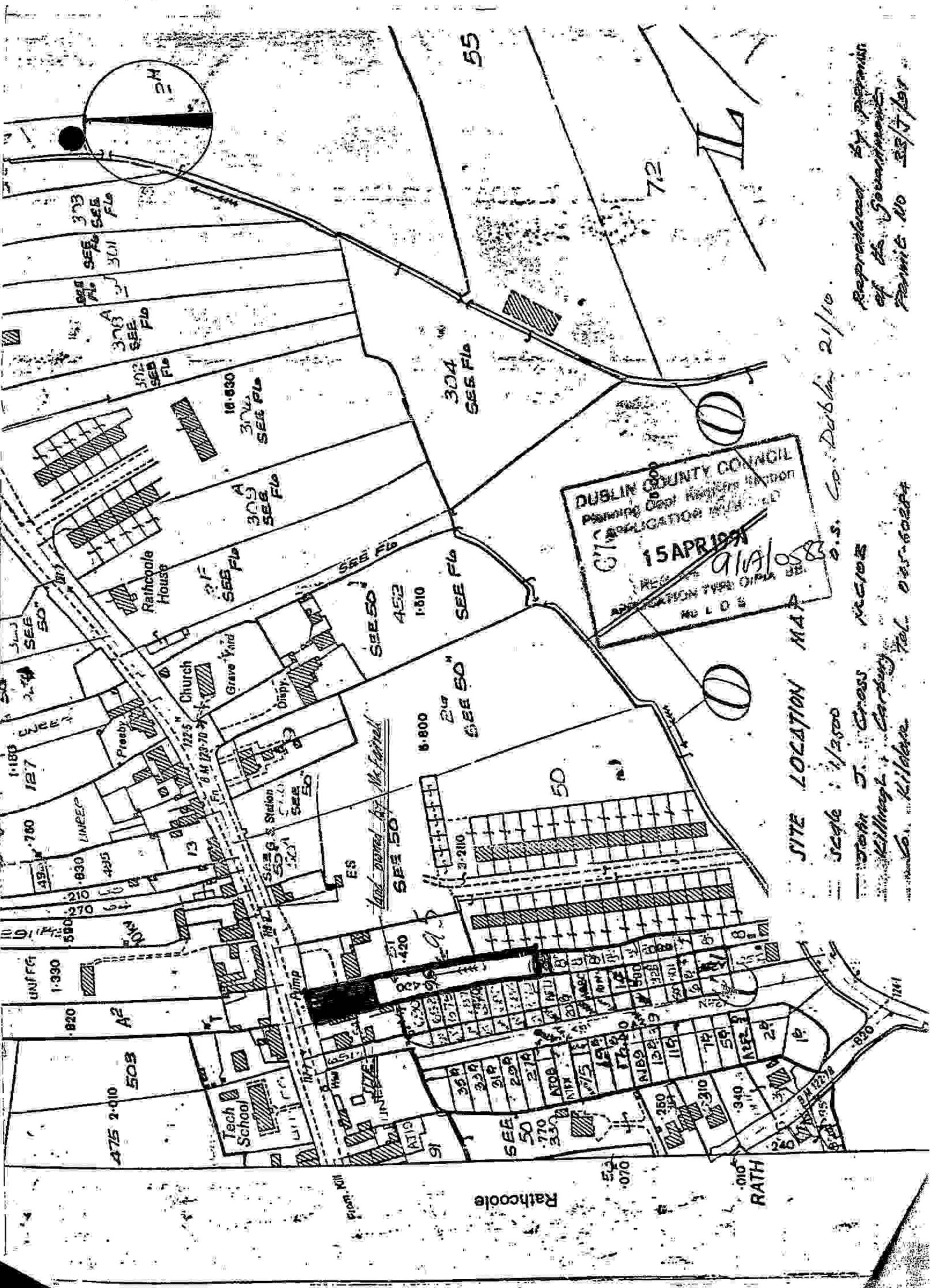
Pence being *100*

planning application at Main St., Rathcode

Maureen Deane Cashier

S. CAREY
Principal Officer

Class 1x



DUBLIN COUNTY COUNCIL
 Planning Dept. Rathcoole Section
 APPLICATION NO. 15 APR 1991
 9/19/0583
 APPLICATION TYPE: OTHER
 NO. 108

SITE LOCATION MAP

Scale: 1/2500

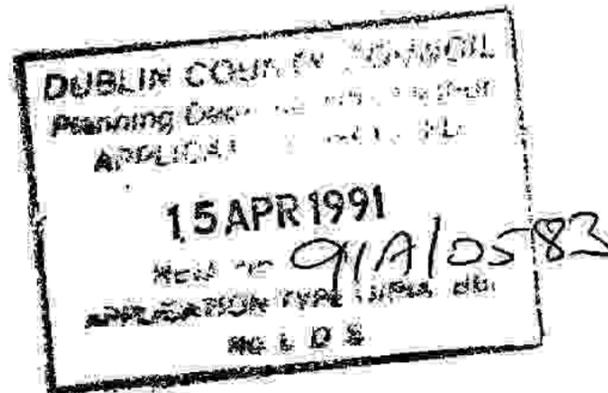
John J. Cross, M.C.O.B.
 Killinbeg, Carbury, Tel. 045-60284
 Co. Kildare

D.S. Co. Dublin 21/10

Reproduced by permission
 of the Government
 Permit No. 33/7/91

GENERAL SPECIFICATION

Proposed Replacement Bungalow
at
Main Street, Rathcoole, Co. Dublin
for
Mr. & Mrs S. Farrell.



CONDITIONS OF CONTRACT:

The Conditions of Contract applicable to this scheme is 'The Conditions of Contract for Building Works for use where quantities do not form part of The Contract', published on the 1st. January, 1977.

GENERAL:

The work described in this Specification consists in the supplying of all labour, materials, etc. necessary for the carrying out of the works as shown on drawings and shall include all items reasonable and obviously to be inferred as necessary though not described in the drawings or Specification as the Contract is for completely finished works, fully adapted for their purpose.

The timber throughout shall be of the approved quality of its respective and various kinds. The entire works shall comply and be completed to the satisfaction of the Engineer.

INSPECTION OF SITE:

The Contractor shall be deemed to have inspected and examined the site and its surroundings and to have satisfied himself/herself before submitting his/her tender as to the nature of the ground and sub-soil, the form and nature of the site, the extent and nature of the work and materials necessary for the completion of the works, the means of communication with and access to the site, the accommodation he may require in general to have obtained for himself all necessary information as to risks contingencies and all other circumstances influencing or effecting his tender.

SAFETY & SECURITY:

The Contractor shall throughout the progress of the works have full regard for the safety of all persons entitled to be upon the site and shall keep the site and the works in an orderly state appropriate to the avoidance of danger to such persons.

INDEMNITY & INSURANCES:

The Contractor shall be liable for and shall indemnify and keep indemnified the client and Engineer against all losses and claims for injuries or damage to any worker(s), person(s) or property whatsoever which may arise either directly or indirectly during the course of construction and maintenance of the works.

The Contractor and Sub-Contractors are to insure fully their men under the National Health, Workman's Compensation, Employer's Liability and other Insurance Acts.

DUBLIN COUNTY COUNCIL
Planning Dept. Planning Section
APPLICATION RECEIVED
15 APR 1991
011A/0583
APPLICATION TYPE TO BE DETERMINED
NO. 05

SPECIFICATION

EXCAVATION

FOUNDATION:

Excavate for strip and pad foundations to depths and widths as shown on drawings or as may be directed by the Engineer to ensure a good solid foundation. Trench bottoms to be properly levelled off in horizontal benches to suit gradient of ground. The depth of foundation below existing ground level to be a minimum of 500mm to avoid frost heave.

CEMENT:

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

WATER:

Water shall be clean and free from harmful impurities.

SAND & AGGREGATES:

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

CEMENT MORTAR:

Shall be 1 part cement to 3 parts sand.

GAUGED MORTAR:

Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

HARDCORE:

Hardcore shall be properly compacted and shall form a free draining bed. It shall consist of hard brick, coarse gravel hard stone or other suitable material and shall be laid under concrete floors, paths, yard space etc.

FOUNDATION & FLOORS:

To be mixed on site or from an approved supplier.

Foundation 14 N/mm²

Ground Floor 21 N/mm²

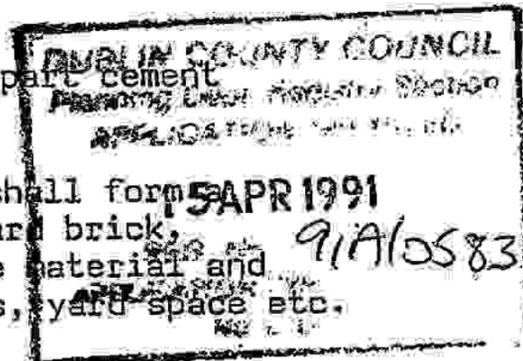
GROUND FLOOR:

The ground floor slab to be 150mm solid grade 21N concrete with fine finish on 35 high density polystyrene insulation on 1000 gauge polythene damp proof membrane on fine sand blinding on a minimum of 150mm of compacted filling.

BLOCK-LAYING

BLOCKWORK:

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



CAVITY WALLS:

Walls shall be formed of 112mm leaves of blocks and bricks with 50mm cavity and 40mm insulation. Outer and inner leaves to be tied together by accepted wall ties uniformly spaced at the rate of 3 per square metre and at 450mm centres horizontally, 225mm below the tops of walls. Near the sides of all openings additional ties shall be used, one for each fourth course of bricks.

Care must be taken to keep the ties within the cavity free from mortar or mortar droppings and any mortar or debris collecting at the bottom of the cavity shall be cleaned out through temporary openings left for this purpose in the bottom course.

The cavity to extend at least 150mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

OPES IN EXTERNAL WALLS:

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

D.P.C.:

Damp proof course to I.S. 57 or other equal and approved standard. D.P.C. to full thickness of walls, etc. Allow for 150mm laps throughout. D.P.C. laid under all window cills turned up at the back and ends, over lintels and in chimney.

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

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

Under the turned up at ends and back of cills and external room ventilated grids.

In all chimney stack immediately above the level of the flashing and under all capping.

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

RING BEAM:

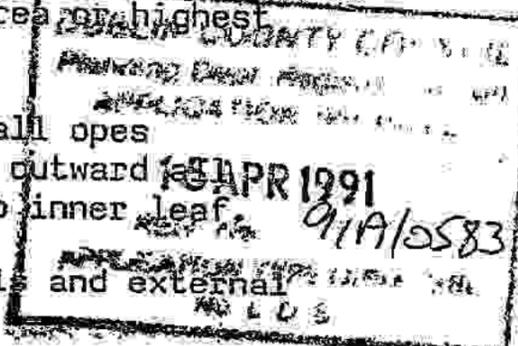
Required as per the drawings.

LINTELS:

Precast prestressed concrete composite lintels to I.S. 240 1980 and steel lintels to B.S. 1239. The bearing area for all lintels to be in accordance with manufactures instructions.

WINDOW CILLS:

Concrete window cills shall be to I.S. 89, 65mm thick on front face, 120mm thick at back and 225mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauge mortar on D.P.C. as previously specified.



Care to be taken that the throating is clear of the finished wall face.

CHIMNEY BREASTS & STACKS:

Chimney breasts shall be built of solid concrete blocks or bricks, all to a thickness of not less than 112mm bedded in gauged mortar with sprayed R.C. lintels over fire ope.

Each fireplace recess shall have 200mm solid incombustible material to sides and back, excluding any fireback, carried up to full height of recess. Each fireplace shall have an independant flue separated by not less than 100mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fire-clay liners to I.S. 51, not less than 200mm internal diameter, backed with weak mortar and carried 150mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roofs shall be built of 112mm solid block bedded in gauged mortar. Special care in construction and in the design and placing of the D.P.C. is necessary.

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

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

FIREPLACE:

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue.

HEARTH:

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

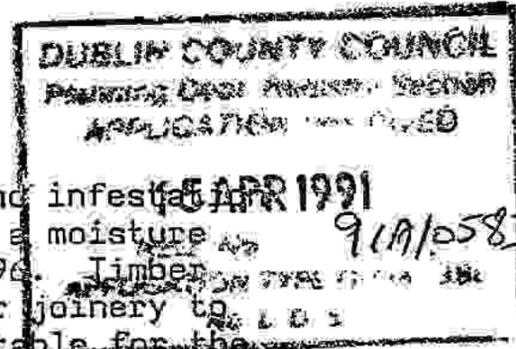
VENT OPES:

225 x 225mm vents to be fixed in all rooms without fireplaces.

CARPENTRY AND JOINERY.

TIMBER:

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



PRESERVATIVE:

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

ROOF TIMBERS:

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

Rafters 35mm x 115mm minimum at 350mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

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

Valley rafters 44mm x 225mm treated at feet with preservative and fixed as for rafters above. Valley and gutter boards 22mm x 225mm wrot, to take gutter, treated with preservative and secured to rafters.

Ridge board 32mm x 175mm set level. Purlins 75mm x 175mm adequately supported at intervals of approximately 2m. Joints, where necessary, shall be ahlf lapped over a support. Struts 75mm x 100mm properly supported purlins from solid bearing, or from spreaders not more than 500mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability. Spreaders and thrust pieces 44mm x 115mm under struts, spiked to ceiling joists to distribute load. Collar ties 35mm x 115mm fixed to every third rafters. All collars to be twice spiked to rafters. Hangers and runners 35mm x 75mm where necessary to support ceiling joists.

Soffit bearers 35mm x 75mm to every rafter, treated with preservative. Soffit at least 200mm wide 16mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers. Fascia 32mm x 175mm wrot deal, well secured to roof timbers and pressure treated. Ceiling joists 35mm x 175mm at 350 centres, cut to angles and twice spiked to rafters. Where not in one length, for 500mm securely spiked lap over partition wall.

WINDOWS:

Double glazed P.V.C. windows of accepted make are to be used, in accordance with manufacturer's instructions.

EXTERNAL DOORS:

Provide and fix teak front door and frame, including hinges.

Aluminium sliding patio door size 1829mm x 2030mm high to be provided in accordance with manufacturer's instructions.

INTERNAL DOORS:

All internal doors to principal rooms to be 50mm nominal specially prepared frames. All doors to be hung on one pair of 100mm butt hinges. Double door with centre pane to be erected at lounge as in accordance with T.D. 1.

STUD PARTITIONS:

Studs, head and sole pieces and bridging 50mm x 125mm. Studs at 350mm centres. Provide 2 No. rows of nogging.

HOT-PRESS:

Hot-press to have 22mm x 44mm wrot at 75mm centres supported on 22mm x 44mm battens. The cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch holes for pipes etc. to be neatly made good.

WATERLOO COUNCIL
15 APR 1991 91A/0583

FITMENTS:

All fitments and built-in units shall be of such design, material and workmanship to meet the wishes of the client. For purpose of pricing refer to T.D. 2 and T.D. 3. Final approval will be given during construction period.

TRIMMINGS:

Skirting 16mm x 100mm wrot deal to all floors well fixed to grounds. Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to ground. Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary threshold may be used.

Include for a decorative cornice around the perimeter of the wall in the lounge and dining room area.

ROOFING

SARKING FELT:

Untearable sarking felt to I.S. 36 shall be laid under all tiles, lapped horizontally not less than 75mm carried down into eave gutters. Side lap shall not be less than 150mm. Felt to be carried fully over ridge board.

LATHS OR BATTENS:

Laths or battens shall be 44mm. Tilting fillet to be provided at eaves where necessary.

CONCRETE TILES:

Concrete roofing tiles (normal pitch) shall be to I.S. 3 laid to a pitch as shown on drawings. Every tile in every alternative course to be fixed with 1 No. 50mm 10 gauge galvanised nail. Lap 75mm clear of nail hole.

FLASHINGS:

Cover flashings and flashings to chimneys shall be No. 5 lead to B.S. 1178. To chimney flashing shall consist of aprons, soakers and cover flashings. The latter shall be stepped, wedged and pointed into block joints.

ROOF INSULATION:

To be insulated with minimum 150mm of fiberglass or equal. Great care must be taken that insulation over wall plate is not greater than 30mm.

PLASTERING

WALLS:

The walls internally to be carefully rendered with two number coats of approved plaster. All partitions to be covered with approved plaster slabs and rendered with Gypsum plaster in accordance with manufacturer's instructions. All wall plastering shall be carried behind skirting, architraves and cornice. Precautions should be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
APPLICATION NO. 91/0583
15 APR 1991

PLUMBING

COLD WATER SUPPLY:

Take a branch from supply to ball valve in service tank, capacity a minimum of 600 litres. Tank to be covered and at such a height as to ensure proper working of the system. Provide 22mm over-flow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 200 litre hot water cylinder with 22mm branch over top of cylinder to bath and 15mm connections off wash-hand basins, showers and W.C.'s. Fit suitable stop-cocks on distributing pipes in a convenient and accessible position. Provide all necessary copper piping and valves.

HOT WATER SUPPLY:

Provide hot water system to bath, wash-hand basins and showers. 15mm supplies except in bath which is to have 22mm hot supply.

GENERAL:

Fit full way stop-cock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe. Copper piping to be not less than 18 gauge hard drawn. Storage tanks and pipes to be insulated against frost where necessary.

BATH, WASH-HAND BASINS AND SHOWERS:

Fit where indicated a bath in vitreous enamelled cast-iron or other accepted material, minimum length 1700mm nominal and panelled as necessary and vitreous china wash-hand basins 550mm 400mm suitably supported and secured with not less than 150mm clearance to sides. Provide 700mm x 700mm shower tray with all fittings.

Shower room area to be tiled to 1500mm height with ceramic tiles to be selected. Bath, basins and showers to be provided with adequate over-flow.

PLUGS, TRAPS, WASTES AND TAPS:

15mm hot and cold chrome plate brass taps to be fitted to wash-hand basins and 22mm ditto to bath. Provide 42mm waste fitting to bath and 35mm to wash-hand basins. All complete with plugs and chains. Fit S or P traps complete with cleaning eye and acceptable plastic waste pipe adequately secured and fitted with cleaning eyes as necessary and discharging approximately 150mm over gully trap.

W.C.:

Provide and fit where indicated W.C. with cistern, to I.S. 70, all fully supported and secured. Connect to soil pipe with proprietary flexible coupling or other acceptable joint. Cistern to be provided with adequate over-flow. Pipes shall not be jointed with the thickness of a wall.

KITCHEN SINK:

Provide kitchen sink and fix in position as shown on drawing.

APPLICABLE
APR 1991
91A/0583

DRAINAGE

DRAIN:

The main and branch drains shall be 100mm diameter UPVC pipe laid to continuous fall of 1 in 40 with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. Clean pipe internally as necessary after each joint is made.

GULLY TRAP AND A.J.s:

To be provided as shown on drawing number 035/1.

MANHOLES:

Manholes have a medium duty single seal ductile iron manhole cover and frame for a clear ope size 450mm x 450mm.

SOAKPITS:

Rain-water shall be piped to a soakpit, located not less than 6m from the house. It shall be constructed to a depth which will provide suitable percolation.

SOIL VENT PIPES:

Carry up 100mm diameter P.V.C. vent pipe 600mm above eaves level, secure with proper brackets and fitted with cowl or cage. Vent pipe to front of building shall be 450mm above eaves level and 75mm diameter.

TESTING:

All drains and plumbing work to be tested to the entire satisfaction of the Engineer.

ELECTRICAL INSTALLATION

LIGHTS AND SOCKETS:

Contractor to provide and fix electrical installations having one light in each room, hall, landing and bathrooms.

Twin power points to be provided in each room, hall and landing. In bathroom strip lighting is to be provided together with power for use with bathroom equipment.

Strip lighting to be provided over all mirrors in shower room and bathrooms. Separate circuits to be provided for light and heat.

Provide 2 Nr. 'dimmer' light switches in lounge and in dining-room.

Switches to be flush type plastic faced. Lights to be plain ceiling roses and pendants. Contractor to fit and wire for immersion unit in hot-press.

All wiring to be certified by the Contractor to the approval of the Electricity Supply Board (E.S.B.)

Provide and fix wall heater in shower room.

DUBLIN COUNTY COUNCIL
PLUMBING DEPT.
APPROVAL
15 APR 1991
91/176583

PAINTING

- GENERAL: All exposed woodwork to be properly knotted stopped primed and painted. All tassels, plates, ends of joints, etc. to be coated with one coat of preservative before fixing.
- EXTERNAL: All external woodwork to be prepared, primed and painted with two undercoats and one finishing emulsion gloss coat. All external walls to be prepared and painted with two coats of undercoats and one finishing emulsion coat. The colour to be selected by client.
- INTERNAL: All internal joinery, and woodwork, to be prepared and painted with two undercoats and one finishing gloss coat after priming.
- METALWORK: All metalwork shall be cleaned down, suitably primed twice undercoated and one coat finished.

GLAZING

- GENERAL: All glazing to be bedded in suitable putty, the glass must be well-bedded and back puttied. All putty to be carefully trimmed and cleaned off.
- GLASS: All window panes up to 0.5m² shall be glazed in 3mm glass.
All window panes up to 1.5m² shall be glazed in 4mm glass.
All window panes over 1.5m² shall be glazed in 5mm or 6mm glass.
- FIXING: The toilet room window shall only be glazed in obscured glass to standard as above.

GENERAL

- ENTRANCE: Nap finish block piers to be constructed at both sides of the entrance and a 2.2m high steel gate fixed.
- DOOR FITTINGS: All internal doors to have good quality mortice locks with chromium plated fittings. Provide bolt or locking device to bathroom, shower room and toilet.
- External doors to have one bolt each and rim lock or mortice lock.
- WALL: 1.5m high block wall with a nap finish and capping shall be built at the back of the house for the full width of the site.

15 APR 1971 919/0583

GUTTERS:

Eaves gutters and rain-water pipes shall be 115mm and 65mm seamless aluminium. Seamless aluminium gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. Rain-water pipes to discharge approximately 50mm above gully grid.

CENTRAL HEATING:

Contractor to provide central heating. The position of radiators are shown on drawing. The type of radiator to be installed is to be approved by Engineer. The radiator in the dining-room is provisional only.

MIRROR:

600mm x 600mm mirror to be placed over all wash-hand basins.

CURTAIN RAIL:

Provide and erect curtain and curtain rail around bath and shower.

DRIVEWAY:

The driveway up to the house shall be 4.00m wide as shown on drawing. The finished surface shall be 100mm depth of broken 50mm stone blinded with quarry dust.

CONCRETE YARD:

All of the concrete in the yard to be removed and the site levelled.

All area not included in the driveway or the path shall be topsoil and grassed.

The finished surface of the road shall be a minimum of 10mm above the level of the adjacent ground. It shall have a crossfall of 1 in 40.

The formation surface shall be formed by removing all vegetable growth and level and roll the subsoil to produce an even bearing surface. Dig out any soft spots and refill them with sound hard material, ramming it well.

PATH:

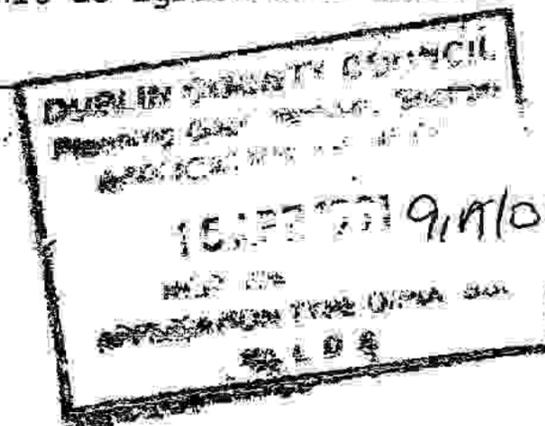
Construct a 1000mm wide concrete path around the perimeter of the house. The sub-base shall be 100mm deep and constructed of hardcore that is well compacted to relieve shrinkage stresses, the concrete needs to be divided into individual slabs by joints. These should be 5m apart. Timber forms shall be required to support the concrete during construction. The concrete shall be compacted with the use of a hard tamper or vibrating tamper.

COMPLETION:

House and grounds to be thoroughly cleaned and all rubbish removed on completion.

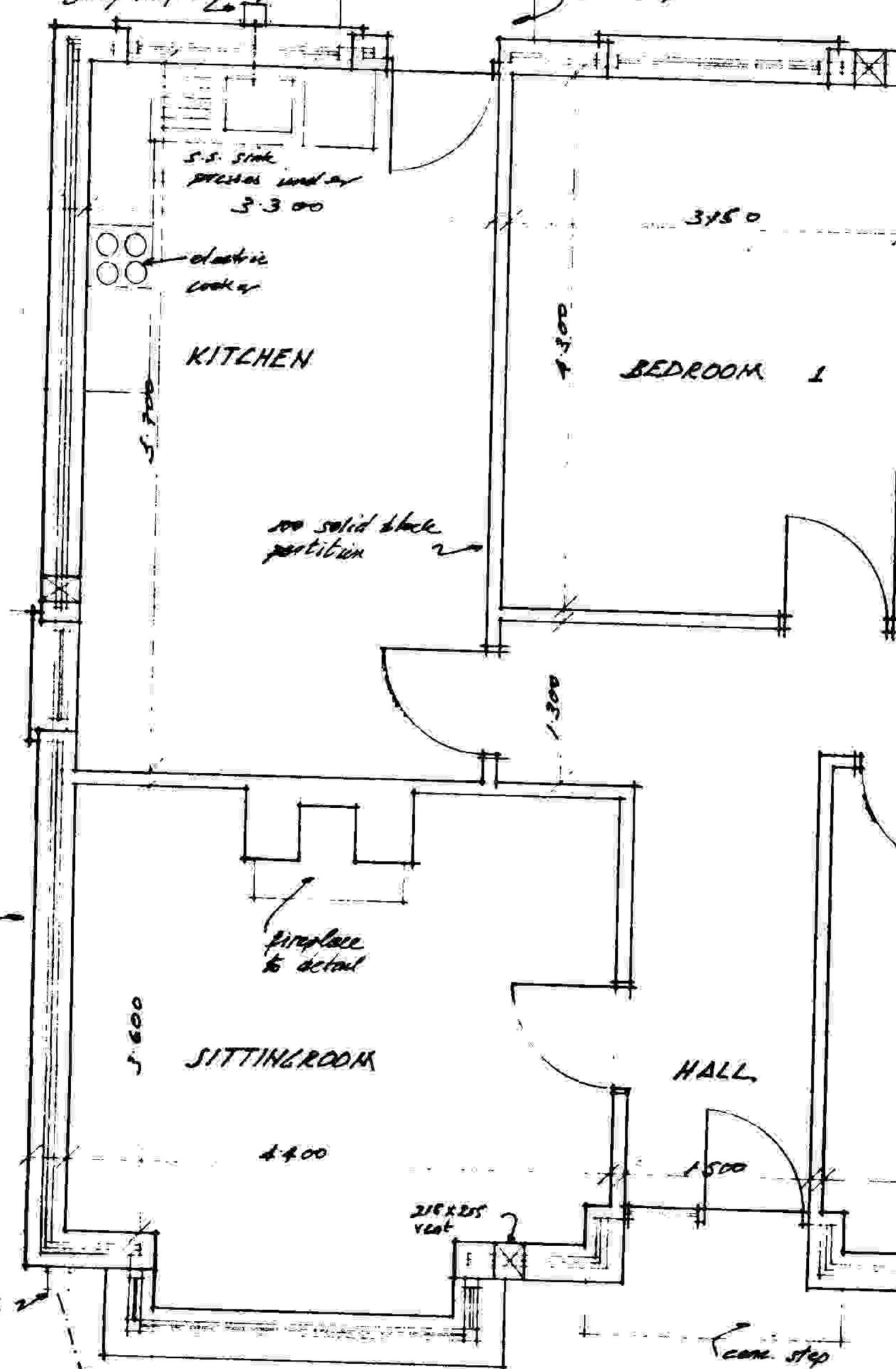
KITCHEN UNIT:

Include a P.C. sum for kitchen unit as agreed with client.



gravity vent
solid block outer leaf
party
solid block inner leaf

10.000



S.S. sink
presses under
3.300

electric
cooker

KITCHEN

BEDROOM 1

no solid block
partition

fireplace
to detail

SITTING ROOM

HALL

210x255
vent

con. step

67.2

A.J. 200

PLDH

A'

10.100

100 mm pvc sewer
@ 4/20