AN ROINN COMHSHAOIL

OUTLINE SPECIFICATION

FOR THE ERECTION OF A GRANT TYPE HOUSE

ISSUED BY THE DEPARTMENT OF THE ENVIRONMENT

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR

Le ceannach díreach ón

OIFIG DHÍOLTA FOILSEACHÁN RIALTAIS, TEACH SUN ALLIANCE,
SRÁID THEACH LAIGHEAN, BAILE ÁTHA CLIATH 2,

nó trí aon díoltóir leabhar.

DUBLIN.

PUBLISHED BY THE STATIONERY OFFICE

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ADDENDUM

This sentence should follow paragraph 3.1 on page 11:-

"Structural Timber for Domestic Construction must comply with the standard set out in SR 11: 1988"

INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:-

(a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.

(b) National Building Regulations (if any).

(c) Local Authority Bye Laws, regulations or requirements.

(d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).

(e) Accepted Codes of Practice.

(f) Requirements of the Department of the Environment.

Section 1 EXCAVATIONS AND SUB-STRUCTURES

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

1.2 Preparing Site
Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.

1.3 Excavation

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

1.3.2 Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.

1.4 Foundations
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall over lap at least 600 mm.

1.5 Floor Level
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.

1.6 Rising Walls
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.

1.7 Cement and cement-based products
Normal Portland cement used in concrete and other cement based products shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.I.: 1963 "Portland cement", and shall bear the Irish Standard Mark.

1.8 Lime
Hydrated lime to be to I.S.8.

1.9 Water
Water shall be clean and free from harmful impurities.

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

1.11 Concrete Mixes

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm^2
Mix	Maximum Size	Cement	Fine Aggregate	Graded Coarse Aggregate	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.

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

1.11 Party Walls
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

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

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

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

2.13.2 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.

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

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

2.13.5 Under lowest ground floor timbers and not lower than wall D.P.C.

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

2.14 Concrete Under Barges
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.

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

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

2.17 Window Cills
Concrete window cills shall be to I.S. 89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

2.18 Reinforced Concrete Annexe Roofs
2.18.1 Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.

2.25 Dwarf Walls
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.

2.26 Suspended Concrete Floors
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m^2. Exposed soffits shall be insulated where necessary.

2.27 Screen and Garden Walls
Screen or garden walls shall not abut main walls of house.

Section 3 CARPENTRY AND JOINERY

3.1 Timber
Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in I.S. 96. Timber for 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.

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

3.3 Roof Timbers

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

3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.

3.3.3 Trimming rafters 44 mm thick around roof light and dormer opes and around chimney shafts and 50 mm clear of shaft.

3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.

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

3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.

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

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

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

3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

3.11 Stairs

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

3.12 Lighting to Stairs and Landings

3.12.1 Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

Rest of Stairs

3.12.2 Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

3.12.3 Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line. Closed string stairs shall be to I.S. 158.

3.13 Windows

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative.
Wood casement windows shall be to I.S. 63.
Galvanised steel casement windows shall be to I.S. 60.
Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

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

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

3.14 External Door Frames

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

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

3.15 Internal Door Frames

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

3.16 External Door

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

3.17 Internal Door

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

3.18 Trap Door

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

3.19 Hot Press

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, 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.

NOTE. Hot press doors are very liable to distort due to temperature difference. Consideration should be given to insulating the inner face of the door.

Section 5 ROOFING

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

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

5.3 Quarry Slates
Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

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

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

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

5.6 Concrete Tiles (low pitch — under 30°)
Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the manufacturers.

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

Drip overhang to be provided at eave and valley gutters.

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

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

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

5.8 Flashings
Valley gutters, cover flashings and flashings to chimneys shall be

(1) No. 5 lead to B.S. 1178
(2) 22/24 gauge medium hard copper
(3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
(4) accepted proprietary systems.

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

6.6 Stud Partitions and Ceilings

6.6.1 Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.

6.6.2 All wall plastering should be carried behind skirtings and architraves.
All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.

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

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

Section 7 PLUMBING

7.1 Service Pipe
Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise 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, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.

7.3 Hot Water Supply
An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.

7.4 General

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

7.4.2 Copper tubes shall be certified as complying with Irish Standard Specification I.S. 238 — 1980 in accordance with the Irish Standard Mark Licensing Scheme of the Institute for Industrial Research and Standards and shall bear the Irish Standard Mark.

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

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

8.5 A.J.s, Manholes, Drop-Manholes
Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient of drain and at septic tank and of such dimensions and spacing as to permit easy cleaning of the system. Manholes shall be built in 225mm concrete walls on 150mm thick concrete floor mix B, with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit cast iron, reinforced concrete, or hot dipped galvanised steel frame and cover. Covers to have provision for lifting. Where required by local authority, outfall manholes shall be formed, with interceptor trap, stoppered cleaning eye and air inlet.

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

8.7 Gully Traps
Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium, or other suitable grid.

8.8 Soak Pits
Where sewage disposal is to be a septic tank, rain water shall be piped to a separate soak pit, not less than 6m from the house or to a suitable watercourse.

8.9 Septic Tank
Septic tank, where provided, shall be located so as not to endanger any well or other source of water supply and shall be in accordance with S.R.6 1975.
Septic tanks to accepted prefabricated systems may also be used.

8.10 Vent Shaft
At head of drain, carry up 50mm minimum diameter vent pipe over eave level or to 1m over head of highest window within 4m of vent, secured with proper brackets and fitted with cowl or cage.

8.11 Single Stack Drainage
Single stack drainage, where provided, must be in accordance with British Standard Code of Practice No. 304 (1968).

8.12 Testing
Test plumbing and drainage on completion to ensure watertightness and efficient working of the system, and as may be required by the local authority. See also 8.2.

11.2 Fixing
Bathroom W.C. or other closet windows may be glazed in obscured glass to standard as above. Before glazing, timber rebates shall be painted and back puttied. Glass shall be sprigged and puttied with linseed oil putty to I.S.28 or other acceptable non-hardening compound and neatly struck off. 5mm glass and over shall be fixed with a suitable glazing slip, pinned and bedded in mastic. Galvanised steel windows shall be back puttied and finished with metal sash putty or other suitable mastic.

11.3 General
House to be thoroughly cleaned and all rubbish removed, on completion.

Section 12 FIRE PRECAUTIONS

12.1 Garage

12.1.1 Garage under first floor rooms: — the ceiling in the garage shall be 10mm plaster slab with skim coat finish or 10mm soft asbestos sheets with joints thoroughly sealed.

12.1.2 Garage directly under roof of house: — separating wall to be taken to plane of roof and treated as for party wall to complete fire stop. See 2.11 and 5.7.

12.1.3 Any door between garage and dwelling shall be self closing and door and frame shall have half hour fire rating. Garage floor shall be 100mm under floor level of house.

12.2 Central Heating
A central heating unit shall not be located in a garage.

Section 13 VENTILATION

13.1 Rooms
Every habitable room, kitchen, and scullery shall have an opening window area of not less than one twentieth of the room area, ventilated directly to open air.

13.2 Bathrooms
Bathroom and W.C. apartment shall be ventilated as above subject to a minimum of $0.1m^2$.

13.3 Lobby
A ventilated lobby shall be provided between any W.C. apartment and a living room, kitchen or scullery.

13.4 Presses
All built in cupboards, presses, closets and wardrobes to be adequately through ventilated.

13.5 Under Floor
Under floor ventilation shall be as previously specified under 2.25 and 3.6.

13.6 Garage
Garage must have permanent ventilation.

S.O.8513/173.152782.Gp.1.10m.1/86.MountSalusPressLtd.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1291.

DEVELOPMENT: Renovate and extend.

LOCATION: Nos. 4, 5 & 6 the Square, Lucan.

APPLICANT: Atcof Ltd.

DATE LODGED: 2.8.91.

This site is located on a narrow cul-de-sac which has a footpath directly in front of the houses. Parking is not permitted on either side of this cul-de-sac. The developer appears to be providing one car park space per unit at the rear of the houses. This area, at the rear of the houses, is accessed via Hanbury Lane which is surfaced for only part of its length. The remainder of the lane is not surfaced and has no margins. In order to process this application Roads Planning request the following additional information:-

1. If access to the rear car park spaces is via Hanbury Lane, Roads Planning request proposals for upgrading the surface of the laneway to minimum design standards.

The junction of Hanbury Lane with Main Street is substandard and vision is not adequate. This would appear to be outside the applicant's control.

JF/BMcC
17.9.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.09.91
Time 1.00

SIGNED: J. Fitzsimons

DATE: 18-9-91

ENDORSED:

DATE: 18/9/91

P/4476/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:
Standard: N/C
Roads: Domestic
S. Sers: Estimate
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Register Reference : 91A/1291 Date Received : 2nd August 1991

Correspondence Name and Address : John Coyne,
Eiscear Riada,
Petty Cannon,
Lucan,
Co. Dublin.

Development : Renovate and extend

Location : Nos. 4, 5 & 6 The Square, Lucan

Applicant : Atcof Ltd

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(NP/AC)

Report of the Dublin Planning officer dated 19 September 1991.

This application for PERMISSION for the refurbishment and extension of Nos. 4, 5, 6 The Square, Lucan.

The houses are quite old and appear to be unoccupied. They have no front garden and small inaccessible rear gardens. The proposed development is to upgrade the existing houses and build a small two-storey extension to the rear of each.

The proposed development is considered acceptable.

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

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON:To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1291

Page No: 0002

Location: Nos. 4, 5 & 6 The Square, Lucan

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

03 That ~~the entire~~ each premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.

04 That all external finishes harmonise in colour and texture with the adjoining ~~existing~~ premises.
REASON: In the interest of visual amenity.

Endorsed:-.....
for Principal Officer

.....
for Dublin Planning Officer

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 : 10 September 1991

~~ASSISTANT CITY & COUNTY MANAGER~~ Appointed Officer

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 30 September, 1991.

To: Noel Pendergast. S.E.P. (Development Control).

COUNTY PLANNING DEPARTMENT,
IRISH LIFE CENTRE,
DUBLIN 1.

Our Ref: 91A/1291 Forward Plan Report.

21 August 1991.

PROPOSAL: Renovate and extend.

LOCATION: 4, 5 and 6 The Square, Lucan.

LODGED: 2nd August, 1991.

ZONING: 1983 - C1 zoning

1990 Draft - C2 "To protect and enhance the special physical and social character of town and village centres. Conservation Area and adjacent to St. Andrews Church which is on a List II listing on Draft.

PROPOSAL:

Applicant seeks planning permission to renovate and extend Nos. 4, 5 and 6, The Square,, Lucan. These dwellings are in a terrace off the Main Street. Nos. 1, 2 and 3 have already been refurbished to a style and standard similar to this proposal. No planning application was made, presumably because it was exempt.

This proposal enhances the entrance roadway to the Square and will contribute to the streetscape. The continuation of the residential use will also contribute to the "living" village and is to be encouraged.

The extension proposed is not a large extension (3.2 m x 3.1 m internal measurements) and while 2 storey, the rear first floor room is a bedroom and overlooking should not be a major problem. The scaled distances between the rear building lines of the dwellings concerned is approximately 20 m.

The renovation includes exposing the stonework, inserting new window frames, top half opening. While a sash window would have been more acceptable in this conservation area, as this is not a listed terrace, it would be difficult to impose this as a condition.

From a forward plan point of view there is no major objection to this proposal.

G. McKeown.

G. McKEOWN,
Senior Executive Planner
GMCK/BR

BYE LAW APPLICATION FEES

REF. NO.: 91A/1291 CERTIFICATE NO.: 1595 B

PROPOSAL: Restoration & extension to 3 houses

LOCATION: 4 5 & 6 Le Square, Lucan

APPLICANT: Atcaf Ltd

	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	£90	£165	£75	Agreement	
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: 8/8/91

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

CERTIFICATE NO. 26258

91A/1291

: Restoration & extension to 3 lanes

OPOSAL: 4,5,6 Le Square, Lucan

CATION: 0.4 of U.C.P.

PLICANT:

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT PAID	BALANCE DUE	BALANCE DUE	FEE RECEIPT NO.
Dwellings	B&B	£48	£96	£48	as before	
	B&B					
	B&B for each additional dwelling					

Name & Address: Signed: Date:

Name & Address: Signed: Date:

Items 2,3,4,5,6 & 7 Declared: Signed: Date:

Items 2,3,4,5,6 & 7 Endorsed: Signed: Date:

S.O. 7/8/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.:

NT. REG.:

ERVICES" INVOLVED: WATER/FOUL SEWER; SURFACE WATER

REA OF SITE:

LOOR AREA OF PRESENT PROPOSAL:

EASURED BY:

ECKED BY:

ETHOD OF ASSESSMENT:

OTAL ASSESSMENT

ANAGER'S ORDER NO: E/ /
DATED

TERED IN CONTRIBUTIONS REGISTER:

EVELOPMENT CONTROL ASSISTANT GRADE

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/[redacted]

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

To: Mr. John Coyne,
Eiscear Riada, Petty Cannon,
Lucan,
Co. Dublin.

Applicant: Atcof Ltd.

Decision Order Number and Date: P/4476/91 - 30.09.1991

Register Reference No.: 91A/1291

Planning Control No.:

Application Received on: 02.08.1991

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/[redacted] for:-

renovate and extend Nos. 4, 5 & 6 The Square, Lucan.

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 each premises be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That all external finishes harmonise in colour and texture with the adjoining premises.	4. In the interest of visual amenity.

Signed on behalf of the Dublin County Council: J. de Bantsel
For Principal Officer

Date: 30th September, 1991.

IMPORTANT: Turn overleaf for further information

Dublin County Council Comhairle Chontae Atha Cliath **Planning Department**

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/1291 Date : 6th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Renovate and extend

LOCATION : Nos. 4, 5 & 6 The Square, Lucan

APPLICANT : Atcof Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 2nd August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

John Coyne,
Eiscear Riada,
Petty Cannon,
Lucan,
Co. Dublin.

Dublin County Council
Comhairle Chontae Átha Cliath

Planning Application Form / Bye - Law Application Form

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 ..... No 4, 5 & 6 THE SQUARE, LUCAN .....
(If none, give description sufficient to identify) ..... CO DUBLIN .....

3. Name of applicant (Principal not Agent) ..... ATCOF LTD .....
Address ..... ESCEAR RIADA, PETTY CANNON LUCAN, CO DUBLIN Tel. No. 6241625 .....

4. Name and address of person or firm responsible for preparation of drawings ..... JOHN COYNE, ATCOF LTD, ESCEAR RIADA PETTY CANNON LUCAN CO DUBLIN Tel. No 6241625 .....

5. Name and address to which notifications should be sent ..... AS 4 ABOVE .....

6. Brief description of proposed development ..... RESTORATION & EXTENSION AT REAR. .....

7. Method of drainage ..... MAIN SEWER & SW. 8. Source of Water Supply ..... MAINS .....

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 ..... N/A .....
(b) Proposed use of each floor ..... N/A .....

Fees Rec'd 24/7/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ..... DEMOLITION OF EXISTING EXTENSIONS & THEIR REPLACEMENT

11.(a) Area of Site ..... 240 ..... Sq. m.

(b) Floor area of proposed development ..... 180 ..... Sq. m.

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

APPLICATION. 165 NETT 96

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) ..... FREEHOLD PURCHASER. 2/8

13.Are you now applying also for an approval under the Building Bye Laws?
Yes [✓] No [ ] Place ✓ in appropriate box. N 27408

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
..... IN SO FAR AS WAS POSSIBLE .....

15.List of documents enclosed with application. ..... PLAN, SPECIFICATIONS, ELEVATIONS, SITE LOCATION 4X SITE MAP - 1X NEWSPAPER ADVERT, CHEQUE

CO DUBLIN Permission sought to renovate and extend Nos 4, 5, 6, The Square, Lucan, Atcof Ltd.

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

No of dwellings proposed (if any) ..... 3 ..... Class(es) of Development ..... PLN. BBL .....

Fee Payable £ 3X38 ..... Basis of Calculation ..... (3x32) + (3x55) 96 + 165 = £261 CHQ

If a reduced fee is tendered details of previous relevant payment should be given

.....

Signature of Applicant (or his Agent) ..... John Coyne ..... Date ..... 1 AUG 91 .....

FOR OFFICE USE ONLY 2/8

Application Type ..... P. BBL .....
Register Reference ..... 91A/1291 .....
Amount Received £ ..... 1.44 .....
Receipt No .....
Date ..... 17/6 .....

COMHAIRLE CHONTAE ÁTHA CLIATH

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

RECEIPT CODE

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

N 47408

PAID BY
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£ 96.00

Received this 2nd day of August 19 91

from Ath Cliath LD,
Eiscear Riada, Betty Cannon
Lucan

the sum of ninety six Pounds

Pence, being fee for
planning application at 45 & 6 The
Square
Moelan Deane

Cashier

S. CAREY
Principal Officer

Cash
1 x 3

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

PAID BY
CASH
CHEQUE ✓
M.O
B.L
I.T

BYE LAW APPLICATION

REC No. N 45449

£165.00

Received this 2nd day of August 1991

from Ataf Ltd.
Escaw Rioda, Petty cannon
Lucan

the sum of one hundred sixty five Pounds

Pence, being 00 for

bye law application at 4-6 Per Ignore

Modern Decor

S. CAREY
Principal Officer

Cashier

Class A x3