BYE LAW APPLICATION FEES

REF. No.: 91A/1486 CERTIFICATE NO.: 16

PROPOSAL: Dwelling + garage 11/9

LOCATION: Rear of 20 Newtown Park Tallaght

APPLICANT: A. Birdall

	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	£55	£55	—		
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: 16/9/91

Columns 2,3,4,5,6 & 7 Certified: Signed: _____ Grade: S.O Date: _____

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1486 Cert. No. 26597

PROPOSAL... Dwelling + garage

LOCATION... Plot of 20 Newtown Park, Tallaght

APPLICANT... A. Birdall

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	£32	£32	—	
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified:Signed:.....Grade.....Date.....

Column 1 Endorsed:Signed:.....Grade.....Date.....

Columns 2,3,4,5,6 & 7 Certified:Signed:.....Grade.....Date. 16/9/91

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

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 ORDER NO: P/
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard
£710

Roads
£800

Open Space
£1000

NOT Related
to condition as
single dwelling
unit

30/4/92

DEVELOPMENT CONTROL ASSISTANT GRADE

Dublin County Council Comhairle Chontae Atha Cliath Chief Valuer's Office

Exchange Buildings
Lord Edward Street
Dublin 2
Telephone (01) 796111
Extn 258/259 XXXX 2866
6796111
XXXXXXX

Principal Officer,
Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.

Our Ref MN/OMcD/428
Your Ref.
Date 05.02.1992

Re: Reg. Ref. 91A/1486
20 Newtown park - A. Birchall

Dear Sir,

I refer to your letter dated 19th December, 1991 received in this office on 31st January, 1992.

I would advise that I have received instructions from the Principal Officer, Development Department, Dublin Corporation, to negotiate disposal of the Corporation's interest in a strip of ground between the applicant's land and Glenview Park. Any grant of permission would therefore be conditional on terms being agreed between the parties for the applicant to purchase the Corporation's interest in the plot.

Yours faithfully,

CHIEF VALUER

P/ 317/92
P/ 317/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1486 Date Received : 11th December 1991

Correspondence Name and Address : Scully Roberts Architects, 78 Patrick Street, Dun Laoghaire, Co. Dublin.

CONTRIBUTION:
Standard: 750
Roads: 800
S. Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Development : House on site to rear

Location : 20 Newtown Park, Tallaght

Applicant : Mr A. Birchall

App. Type : Permission

Zoning : A

Floor Area : 140 Sq.metres

(GB/BB)

Report of the Dublin Planning Officer dated 21st January, 1992.

This is an application for PERMISSION for dwelling house at Newtown Park/Glenview Park, Tallaght.

SITE DESCRIPTION

The site is stated to be 624 sq. m. It is currently an overgrown back garden of 20, Newtown Park. Most of these rear gardens accommodate houses, all fronting onto Glenview Park. There is a 6' high wall at the end of No. 20, and an E. S. B. sub-station in front of it. A small green space separates these from the road on Glenview Park.
The proposed house is 140.82 sq. m., two storey, finished in half brick/plaster with garage. A blue-black concrete roof tile is proposed.

HISTORY

The planning history search for this site indicates that there has been no previous planning history.

A report from Roads Department dated 1st october, 1991, indicates conditions to be imposed in the event of planning permission being granted. These include a financial contribution of £800.00.

Sanitary Services Department requested additional information regarding the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1486

Page No: 0002

Location: 20 Newtown Park, Tallaght

exact line of the 450 m.m. sewer which passes at the rear of the property, and the distance of the sewer from the structure.

A letter on file from Dublin Corporation dated 30th September, 1991, indicated that the strip of land on Glenview Park, in front of the existing screen wall, is Corporation property. The applicant had not requested permission from Dublin Corporation to cross the strip.

The following ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. Applicant is requested to clarify whether permission has been obtained from Dublin Corporation to cross the strip of land on Glenview Park which is owner by the Corporation in order to gain access to the proposed dwelling.

2. Applicant is requested to indicate accurately the line of the 450 m.m. foul sewer which passes the rear of the property and to indicate the distance of that sewer from the structure. In this regard it should be noted that a distance of 5 metres minimum should be maintained from a public sewer.

The additional information was received on 11th December, 1991. It indicated that negotiations are taking place with Dublin Corporation with regard to permission to cross the relevant strip of land.

The line of the main sewer is shown at a distance of 11 metres from the proposed dwelling.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (10) 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, as amended by additional information received on 11th December 1991 save as

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1486

Page No: 0003

Location: 20 Newtown Park, Tallaght

may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON:In order to comply with the Sanitary Services Acts, 1878-1964.

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

04 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

05 That a financial contribution in the sum of 750. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

06 That the applicant ascertains and adhers to the requirements of Engineering ~~Services~~ Dept of Water & Drainage with particular regard to the exact location of the 450 mm sewer which passes at the rere of the property.

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

07 That a way leave to the 450 mm sewer which crosses the property ~~should~~ to be provided, if not already in existence. Details to be agreed with the Sanitary Services Department prior to commencement of development.

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

08 That the applicant to comply with the requirements of the County Council's Roads Department with regard to the following:-

(a) Footpath to be provided along the site frontage onto Glenview Park. Design details including levels and any required stepping to be to the requirements of the Area Engineer, Roads Maintenance and to agreed with

the Area Engineer prior to commencement of development.

(b) Footpath and kerb to be dished to the satisfaction of the Area Engineer, Roads Maintenance.

(c) Services to be relocated at the applicant's expense.

(d) All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.

~~(e) A financial contribution, in the sum of 800, be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.~~

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

09 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.

10 No development to take place on site until all necessary rights of access have been obtained.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1486

Page No: 0005

Location: 20 Newtown Park, Tallaght

Endorsed:-.....
for Principal Officer

Richard Cranning SEP.
for Dublin Planning Officer
24/1/92

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 (/C) conditions set out above is hereby made.

Dated : 6th February ~~JANUARY~~ 1992

.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10th December 1991.

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

Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref. P.P. ~~589~~ 58/
Your Ref.
Date 15.01.1992

RE/ **House at Newtown Park, Tallaght. Reg. Ref. 91A/1486.**

In lieu of public open space provision, according to the requirements of the 1983 County Development Plan, a financial contribution of £1,000 to be provided towards the further development of public open space in the surrounding area. This contribution to be spent upon the open space at Glenview Estate, Tallaght.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.01.92
Time 3.30

P/5099/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1486 Date Received : 11th September 1991

Correspondence Name and Address : Scully Roberts Architects, 78 Patrick Street, Dun Laoghaire, Co. Dublin.

Development : House on site to rear

Location : 20 Newtown Park, Tallaght

Applicant : Mr A. Birchall

App. Type : Permission

Zoning : 'A'

Floor Area : 140.8 Sq.metres

GB. (GB/DK)

Report of the Dublin Planning Officer dated 29th October, 1991.

This is an application for PERMISSION for dwelling house at Newtown Park/Glenview Park, Tallaght.

SITE DESCRIPTION

The site is stated to be 624 sq. m. It is currently an overgrown back garden of 20, Newtown Park. Most of these rear gardens accommodate houses, all fronting onto Glenview Park. There is a 6' high wall at the end of No. 20, and an E. S. B. sub-station in front of it. A small green space separates these from the road on Glenview Park.

The proposed house is 140.82 sq. m., two storey, finished in half brick/plaster with garage. A blue-black concrete roof tile is proposed.

HISTORY

The planning history search for this site indicates that there has been no previous planning history.

A report from Roads Department dated 1st October, 1991, indicates conditions to be imposed in the event of planning permission being granted. These include a financial contribution of 800.00.

Sanitary Services Department request additional information regarding the exact line of the 450 m.m. sewer which passes at the rear of the property, and the distance of the sewer from the structure.

A letter on file from Dublin Corporation dated 30th September, 1991, indicates

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

that the strip of land on Glenview Park, in front of the existing screen wall, is Corporation property. The applicant has not requested permission from Dublin Corporation to cross the strip.

While there would be no objection in principle to this proposed development,

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

01 Applicant is requested to clarify whether permission has been obtained from Dublin Corporation to cross the strip of land on Glenview Park which is owned by the Corporation in order to gain access to the proposed dwelling.

02 Applicant is requested to indicate accurately the line of the 450 m.m. foul sewer which passes the rear of the ~~proposed~~ property and to indicate the distance of that sewer from the structure. In this regard it should be noted that a distance of 5 metres minimum should be maintained from a public sewer.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cramin SEP
for Dublin Planning Officer 4/11/91 Endorsed:- .....
for Principal officer

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

Dated : 5 NOVEMBER 1991 .....
~~ASSISTANT COUNTY MANAGER~~/APPROVED OFFICER

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

geraldine Boothman. SS only.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMAENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1486 Date : 12th September 1991

Development : House on site to rear

LOCATION : 20 Newtown Park, Tallaght

Applicant : Mr A. Birchall

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 11th September 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16.10.91
Time 10.15

DUBLIN CO. COUNCIL
20SEP1991
SAN SERVICES

DUBLIN CO.
SANITARY SERVICES
14OCT 1991
Returned

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

Date received in Sanitary Services

FOUL SEWER

Additional Information Required

Applicant is requested to indicate accurately the line of the 450mm sewer which passes at the rear of the property and, in addition, to indicate the distance of that sewer from the structure

Note: No structure to be within 5 metres of a Public Sewer.

SURFACE WATER

Soak pits proposed - refer to B.C. Dept.

Note: Surface water systems exist in the vicinity.

J. Rice
21/10/'91

Register Reference : 91A/1486 Date : 12th September 1991

ENDORSED _____ DATE _____

WATER SUPPLY..Available for Zoned use

24 hour storage to be provided.

L.J. Spain
25 Sept '91

25/9/91

.....

ENDORSED _____ DATE 4/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 16.10.91
Time 10.15

Geraldine Boothman

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1486.

DEVELOPMENT: House on site to rear.

LOCATION: 20 Newtown Park, Tallaght.

APPLICANT: Mr. A. Birchall.

DATE LODGED: 11.9.91.

The proposal is for a house in the rear garden of a house on Newtown Park with frontage onto Glenview Park.

If permission is being granted it should be subject to:-

1. Footpath to be provided along the site frontage onto Glenview Park. Design details including levels and any required stepping to be to the requirements of the Area Engineer, Roads Maintenance and to be agreed with the Area Engineer prior to commencement of development.

2. Footpath and kerb to be dished to the satisfaction of the Area Engineer, Roads Maintenance.

3. Services to be relocated at the applicant's expense.

4. All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.

5. A financial contribution, in the sum of money equivalent to the value of £800.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8.10.91
Time 3.15

GC/BMcC
1.10.91.

SIGNED: Garrett Cuneen **ENDORSED:** E. Madden

DATE: 1/10/91 **DATE:** 1st Oct '91

Dublin Corporation
Bárdas Átha Cliath
Development Department

Exchange Buildings,
Lord Edward Street,
Dublin 2.
Tel: 6796111 Ext 2862 Fax No: 777780.

PK

Our Ref: AM/CW 30th September, 1991.

2/10

Mr. A. Smith,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

01 OCT 91

RE: Plan No. 91A/1486
Mr. Andrew Binchall.

Dear Sir,

I refer to above Planning Application submitted by Mr. Andrew Birchall to build a 2 storey dwelling house and garage on site shown outlined black on attached map.

The position is that access to the property would appear to be across Corporation property shown coloured green on attached map..

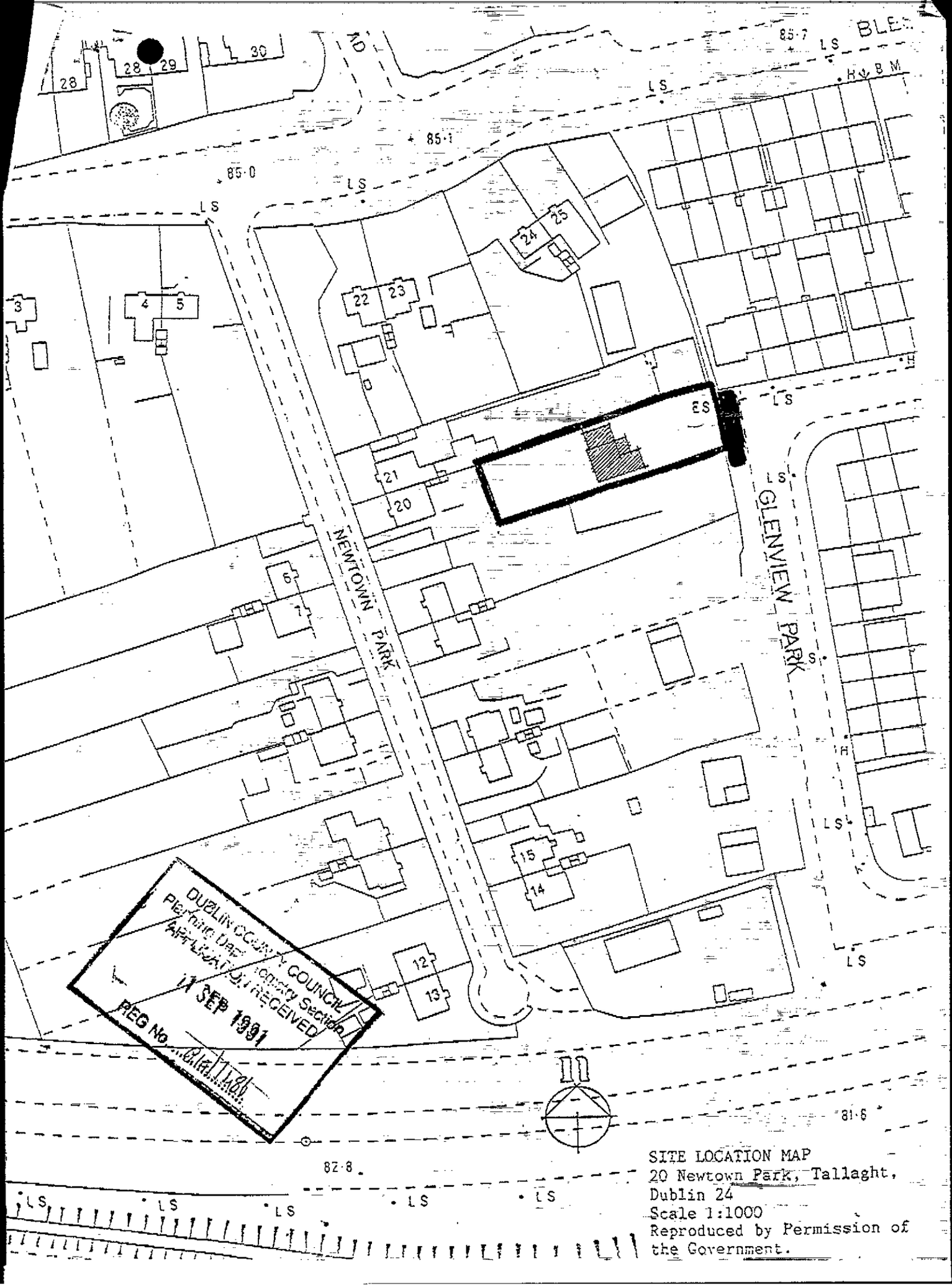
I wish to inform you that no application has been received or permission granted to cross our land.

Yours faithfully,

with Valued since 6/11/92.

P.P. P. Moran
PRINCIPAL OFFICER.

Encl.



SITE LOCATION MAP
20 Newtown Park, Tallaght,
Dublin 24
Scale 1:1000
Reproduced by Permission of
the Government.

Mr. A. Smith,
Principal Officer,
Planning Department,
Dublin County Council,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

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

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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT)ACTS 1963-1990.

Decision Order Number : P/ 0317 /92 Date of Decision : 6th February 1992

Register Reference : 91A/1486 Date Received : 11th December 1991

Applicant : Mr A. Birchall

Development : House on site to rear

Location : 20 Newtown Park, Tallaght

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :051191//111291

In pursuance of its functions under the above mentioned Acts,the Dublin County Council,being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..10.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal officer

Date:...6.2.92.....

Scully Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

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

Reg.Ref. 91A/1486
Decision Order No. P/ 0317 /91

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, as amended by additional information received on 11th December 1991 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye- Laws be obtained and all conditions of that approval be observed in the development.
REASON:In order to comply with the Sanitary Services Acts, 1878-1964.

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

04 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.

05 That a financial contribution in the sum of £750. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

06 That the applicant ascertains and adhers to the requirements of Engineering Department of Dublin County Council with particular regard to the exact location of the 450 mm sewer which passes at the rere of the property.

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

07 That a way leave to the 450 mm sewer which crosses the property to be provided, if not already in existence. Details to be agreed with the Sanitary Services Department prior to commencement of development.

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

08 That the applicant to comply with the requirements of the County Council's Roads Department with regard to the following:-

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

(a) Footpath to be provided along the site frontage onto Glenview Park. Design details including levels and any required stepping to be the requirements of the Area Engineer, Roads Maintenance Section, Dublin County Council and to be agreed with the Area Engineer prior to commencement of development.

(b) Footpath and kerb to be dished to the satisfaction of the Area Engineer, Roads Maintenance.

(c) Services to be relocated at the applicant's expense.

(d) All of the above works to be carried out at the developer's expense and to the satisfaction of Dublin County Council prior to the house being occupied.

09 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON: In the interest of reducing air pollution.

10 No development to take place on site until all necessary rights of access have been obtained.

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

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/1486 Date : 12th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : House on site to rear

LOCATION : 20 Newtown Park, Tallaght

APPLICANT : Mr A. Birchall

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 11th December 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Scully Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

PS/HM/91189

10 December 1991

91A/1486
1.4.0
A.1

SCULLY · ROBERTS
ARCHITECTS

PROJECT MANAGERS
INTERIOR DESIGNERS
TECHNICIANS

78 PATRICK STREET,
DUN LAOGHAIRE, CO. DUBLIN.
TEL. 2807364.
FAX. 2841913.

11 DEC 91

Ms Rose Kenny
Principal Officer
Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Re: Proposed House on Site to Rear of 20 Newtown Park, Tallaght, Dublin 24
Decision Order No: P/5099/91
Register Reference No: 91A/1486
Additional Information

Dear Ms Kenny

With reference to your letter dated 5th November 1991 with a request for additional information, re the above application, we reply as follows:-

1. Our client is at present negotiating with Dublin Corporation to clarify and obtain if required Permission from Dublin Corporation to cross the strip of land on Glenview Park referred to in your letter.

   We will report to you as soon as possible in relation to this matter.

2. To indicate accurately the line of the 450 mm foul sewer which passes to the rear of the property.

   Please find enclosed drawing no's. 91189/20A & 21 indicating exact location of drain.

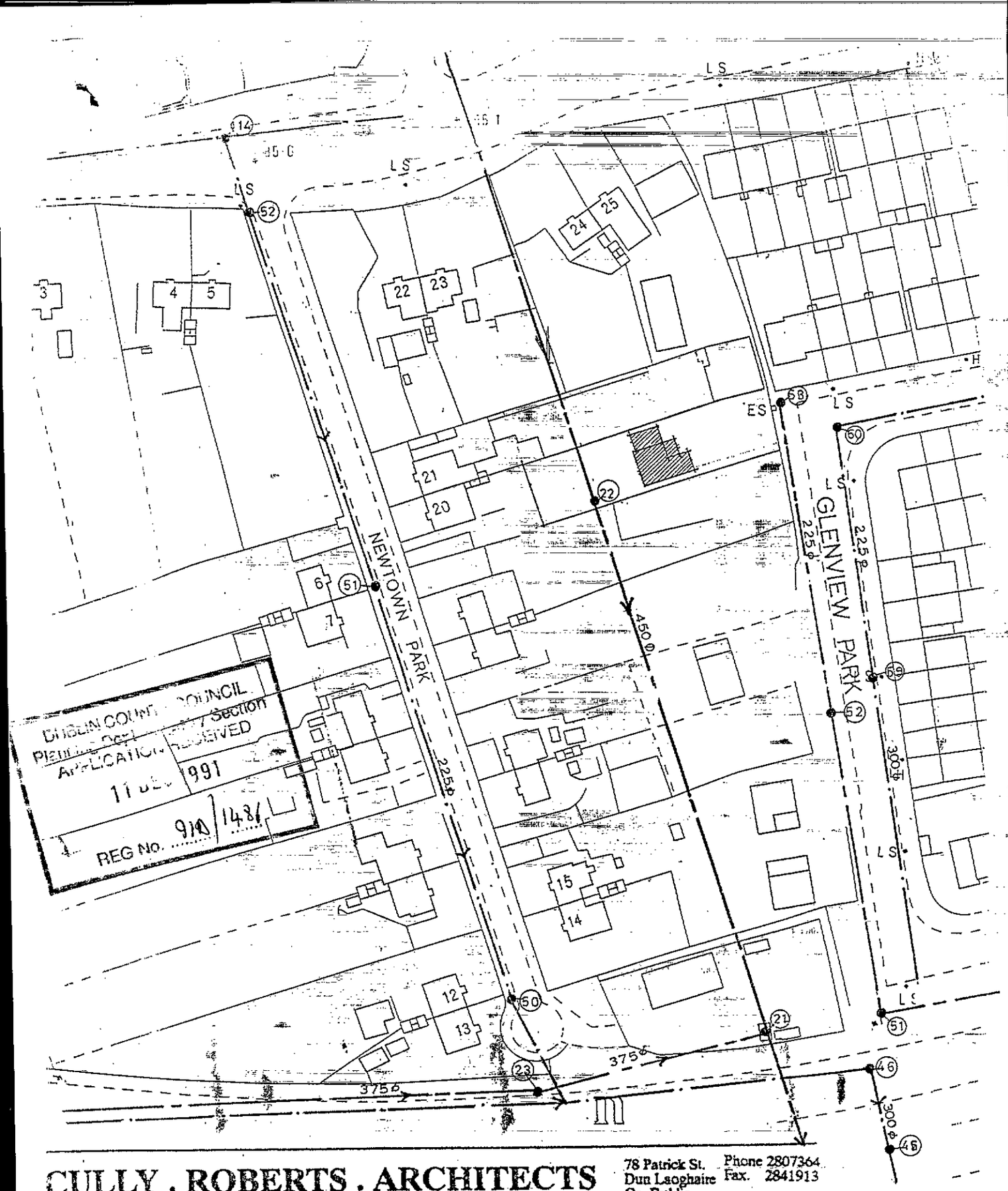
If you require any additional information or clarification of the above, please do not hesitate to contact the undersigned.

Yours sincerely

Paul Scully
B.ARCH.SC. DIP.ARCH. DIP.ARCH.TECH. MRIAI.

Enc

PAUL SCULLY B.ARCH.SC. DIP.ARCH.
DIP.ARCH TECH. MRIAI.
ARCUK REG. NO. 055471E.
PETER ROBERTS B.ARCH. DIP. ARCH. TECH
MRIAI. RIBA.
ARCUK REG. NO. 0553364 E



CULLY . ROBERTS . ARCHITECTS

78 Patrick St. Phone 2807364
Dun Laoghaire Fax. 2841913
Co. Dublin

Title: 20 Newtown Park Tallaght
Dublin 24

Date: Nov 1991

Scale: 1:1000

Drawing Title: Existing Council Drainage

Drawing No.: 91 189/20A

PS/HM/91189

91A/1486
2.10.2
A.I. for BBL

10 December 1991

Ms Pauline Corrig
Principal Officer
Dublin County Council
Planning Department
Building Control Section
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

11 DEC 91

SCULLY · ROBERTS
ARCHITECTS

PROJECT MANAGERS
INTERIOR DESIGNERS
TECHNICIANS

78 PATRICK STREET,
DUN LAOGHAIRE, CO. DUBLIN.
TEL. 2807364.
FAX. 2841913.

Re: Time Extension/Additional Information for BBL
Register Reference No: 91A1486
Proposed House on Site to Rear of 20 Newtown Park, Tallaght, Dublin 24

Dear Ms Corrig

With reference to your letter dated 11 November 1991, please find enclosed duplicate copies of the following:-

1. Revised Outline Specification
2. Location Map, Drawing No: 91189/20A, showing accurately the location of hte existing County Council foul sewer at the rear of the property.
3. Drawing no. 91189/21, showing revised detailed drainage layout.
4. Please refer to the above drawing for details and specification in compliance with Building Bye-Laws.
5. Details of windows have been revised to comply with Building Bye-Law no. 76 (see drawing no. 91189/10).
6. Details of "Cloaks" drainage and ventilation, drawing no's. 91189/10 & 11 have been revised to comply with requirements.
7. All roof members to comply with SR11, a copy of which has been incorporated into the outline specification.

Should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely

Paul Scully
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Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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Telephone 01 773066
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Correspondence:
Building Control Section
Block 2, Irish Life Centre
Lr. Abbey Street, Dublin 1

Principal Officer,
Planning Department,
Building Control Section,
Block 2, Irish Life Centre,
Lr. Abbey St.,
DUBLIN 1.

NOTICE OF AGREEMENT TO 'EXTENSION OF TIME'

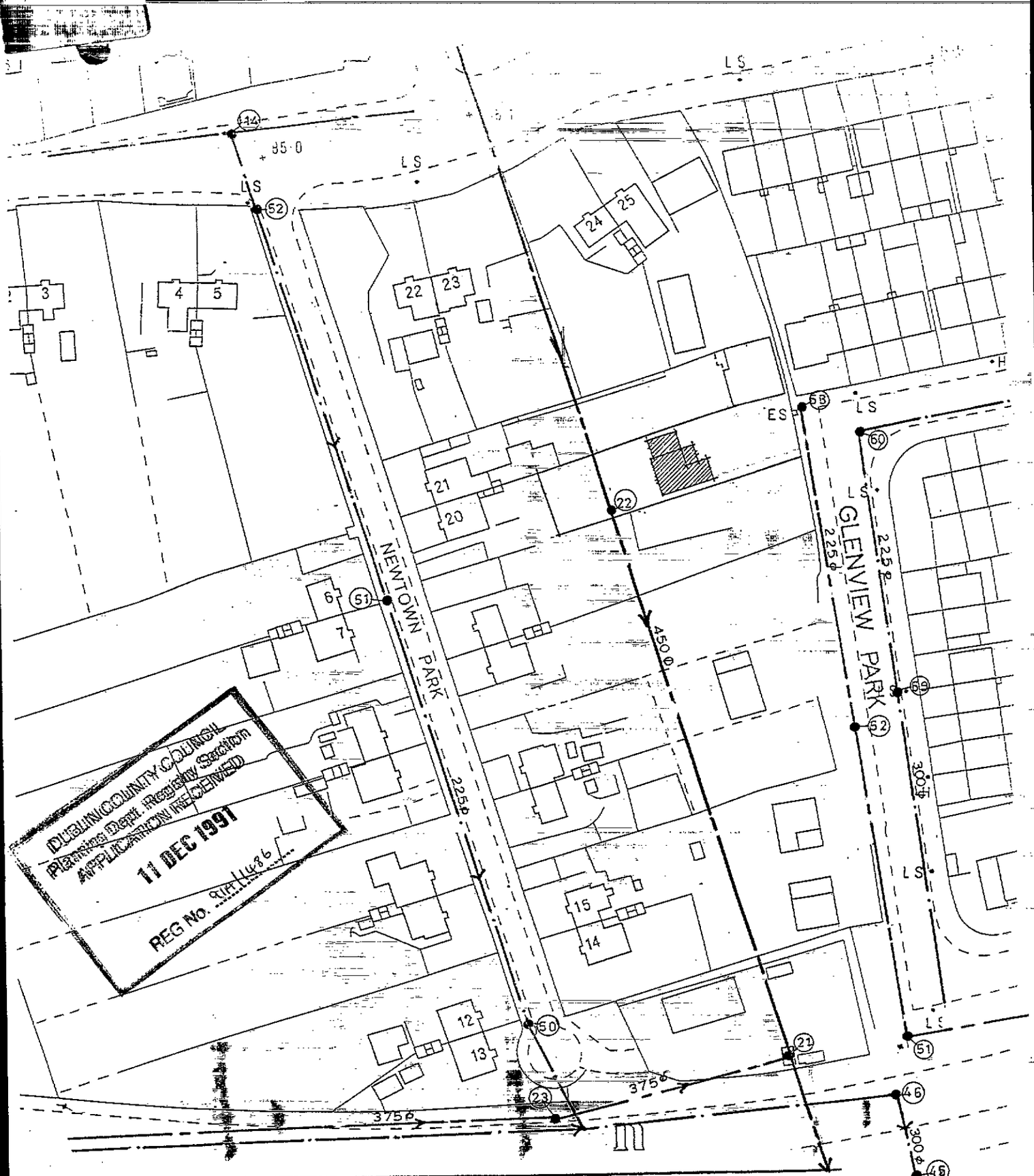
B.B.L. APPLICATION DATED: 11/9/91 REG. REF.: 91A/1486

PROPOSAL: House on site to rear 20 Newtown Park, Tallaght.

I Paul Scully M.R.I.A.I. (~~Applicant~~/Agent) agree to the terms, as set out in the Council's letter dated 11 Nov '91, for the extension of time for considering the above application.

DATED: 10.12.91.

N.B. Please forward this Notice to the Council, by return of post, to allow for the due process of the 'Time Extension'.



SCULLY . ROBERTS . ARCHITECTS

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Dun Laoghaire
Co. Dublin

Phone 2807364
Fax. 2841913

Job Title	20 Newtown Park Tallaght Dublin 24	Date	Nov 1991
		Scale	1:1000
Drawing Title	Existing Council Drainage	Drawing No.	91 189/20A

SCULLY RCEERTS ARCHITECTS
78 Patrick Street
Dun Laoghaire
Co Dublin

Tel: 2807364
Fax: 2841913

CLIENT: Mr Andrew Birchall
JOB: 20 Newtown Park
Tallaght
Dublin 24
DATE: November 1991
SCALE: 1:1000
DRAWING TITLE: Existing County Council Drainage
DRAWING NO: 91189.20/B

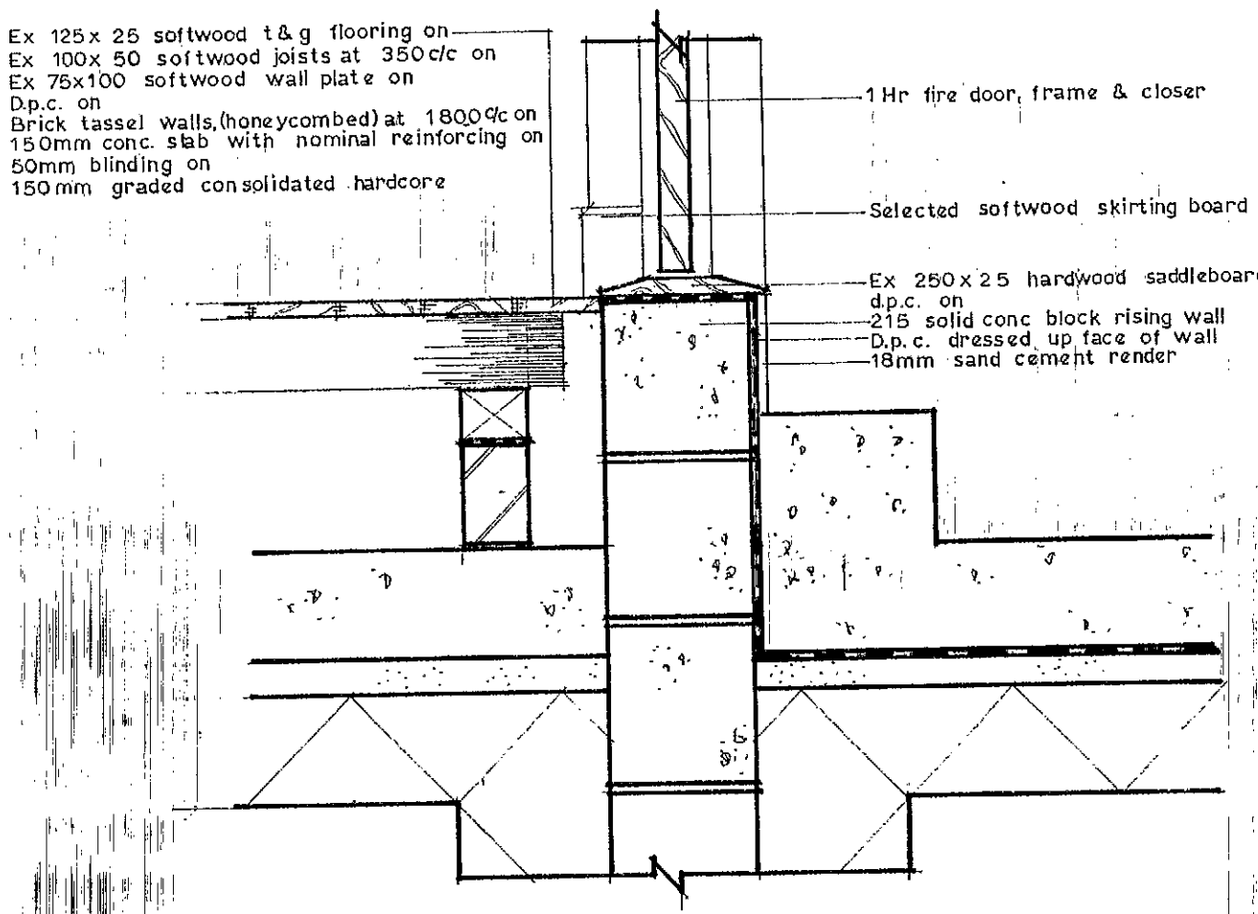
FOUL WATER DRAINAGE

MANHOLE NO:	COVER LEVEL:	INVERT LEVEL:
21	81.86	80.42
22	82.82	80.84
23	82.27	80.91
51	81.54	79.26
52	81.60	79.60
53	83.78	81.65

SURFACE WATER

45	81.75	80.00
46	81.65	80.25
50	82.10	81.00
51	82.97	82.26
52	85.07	83.59
59	81.72	80.34
60	82.27	81.77
114	85.14	83.85

Note: All levels are taken in relation to Malin Head



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
11 DEC 1991
REG No. 91189

SCULLY . ROBERTS . ARCHITECTS

Job Title	Mr. Andrew Birchall 20 Newtown Pk. Tallaght	Date	Nov 1990
		Scale	1:10
Drawing Title	Kitchen/Garage step	Drawing No.	91189/22

78 Patrick ...
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Phone 280...
Fax. 284...

SCULLY · ROBERTS
ARCHITECTS

PROJECT MANAGERS
INTERIOR DESIGNERS
TECHNICIANS

78 PATRICK STREET,
DUN LAOGHAIRE, CO. DUBLIN.
TEL. 2807361
FAX. 2841913.

OUTLINE SPECIFICATION

for

PROPOSED HOUSE

at rear of

20 Newtown Park
Tallaght
Dublin 24

for

MR ANDREW BIRCHALL

August 1991

PAUL SCULLY B.ARCH.SC. DIP.ARCH.
DIP.ARCH.TECH. MRIAI.
ARCUK REG. NO. 0554716.

PETER ROBERTS B.ARCH. DIP.ARCH.TECH.
MRIAI. RIBA.
ARCUK REG. NO. 0553564 E

CONTENTS

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 mm²
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.

1.12 **Cement Mortar**
Shall be 1 part cement to 3 parts sand

1.13 **Lime Mortar**
Shall be 1 part hydrated lime to 6 parts sand.

1.14 **Gauged Mortar**
Shall be 10 parts lime mortar mixed with 1 part cement just before use.

1.15 **Strong Gauged Mortar**
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

1.16 **Additives**
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

Section 2 BLOCKLAYING AND CONCRETING

2.1 **Thermal Insulation**
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.

2.2 **Mixes**
See Section 1 for concrete and mortar.

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

2.4 **Cavity Walls**
Walls shall be formed of two solid 112 mm leaves of blocks or bricks with 50 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 window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide for drainage of moisture to the outside, at the base.

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

2.6 **Solid Block Walls**
225 mm solid concrete blocks shall be plastered externally.

2.7

2.8

2.9.1

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

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/m³, 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.

2.19 Chimney Breasts and Stacks

2.19.1 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 blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

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

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

2.20 Fireplaces, Heating Units, Cookers

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

2.21 Hearths

First floor hearths shall be 125 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.
Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.
All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

2.22 Paved Yard

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

2.23 Concrete Floors

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

2.24 Sub Floors

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

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

2.27 **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 150MM X 50MM 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

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 . 200 x 100MM 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 : 150MM x 50 MM fix collars to every fourth rafter. All collars to be twice spiked to rafters.

3.3.11 Hangers and runners 50x50MM mm where necessary to support ceiling joists.

3.3.12 Soffit bearers 25 mm x 75mm to every rafter, treated with preservative.

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

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

3.3.15 Ceiling joists 100 x 50 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.

3.5 Floor Joists

3.5.1 First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.

3.5.2 Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.

3.5.3 Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.

3.5.4 Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.

3.6 Ventilation

Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.

3.7 Flooring

3.7.1 Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheet and adjoining walls, the edges being treated with fungicide.

3.7.2 Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.

3.8 Grounds

Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.

3.9 Stud Partitions

Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.

3.10

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 860mm going 220 mm minimum, rise 200mm 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 2m² 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.

3.20 **Fitments**
All fitments and built in units shall be of such design material and workmanship so as to satisfy completely the demands of normal usage.

3.21 **Trimmings**

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirting may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 **Eave Gutters and Rain Water Pipes**
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast Iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

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

4.2 **Windows**
See 3.13.

4.3 **Sash Fittings**
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

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

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 **Ventilation Grids**
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

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.

5.5 **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.

5.7 **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.

3.20 **Fitments**
All fitments and built in units shall be of such design material and workmanship so as to satisfy completely the demands of normal usage

3.21 **Trimmings**

3.21.1 Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirting may be used where appropriate.

3.21.2 Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

3.21.3 Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

Section 4 IRONMONGERY AND GENERAL

4.1 **Eave Gutters and Rain Water Pipes**
Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast Iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

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

4.2 **Windows**
See 3.13.

4.3 **Sash Fittings**
All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

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

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter place on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

4.5 **Ventilation Grids**
External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvred grids. See 2.13.3.

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.

5.5 **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.

5.7 **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.

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

Section 6 PLASTERING

6.1 **External Plastering**

225mm hollow block, 225mm solid block and chimney stacks:-

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

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

6.2 **Rough Cast**

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

6.3 **Reveals**

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

6.4 **Plinths**

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

Plaster finish to extend below finished ground level.

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.

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

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

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

7.4.6 **Compression tube fittings of copper alloy**
Compression tube fittings of copper and copper alloy shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S. 239:1980 "Compression tube fittings of copper and copper alloy", and shall bear the Irish Standard Mark.

7.5 **Sink**
Provide and fit in kitchen or scullery stainless steel sink and drainer to I.S. 132 suitably supported, or alternatively white glazed fireclay sink 600mm x 400mm x 250mm supported on 2 No. iron or steel brackets and fitted with suitable drainer. Sink to be provided with adequate overflow. Top of sink to be not less than 850mm over floor level. Form enclosed press, with raised floor and recessed plinth under sink and drainer.

7.6 **Bath and Wash Hand Basin**
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 basin 550mm x 400mm suitably supported and secured with not less than 150mm clearance to sides. Both to be provided with adequate overflow.

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

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

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

Section 8 DRAINAGE

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

8.2 **Drain**
The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100mm thick x 300mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

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 soil.

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.

8.10 **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.

Section 9 ELECTRICAL INSTALLATION

9.1 **Installation**

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

Lighting Outlets	Socket Outlets
One in every room, landing/stairway, hall and corridor.	One in every bedroom. Three singles in one living-room. Two singles in kitchen excluding any cooker point. One in each other habitable room, entrance hall or landing.

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

Section 10 PROTECTIVE PAINTING

10.1 **Preparation**

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

10.2 **Paints**

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

10.3 **Woodwork**

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

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

10.4 **Metal Work**

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

Section 11 GLAZING

11.1 **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

All panes less than 600mm over floors shall be 6mm glass.

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 0.1m².

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.

Section 14 THERMAL INSULATION

14.1 Insulation must be in accordance with the maximum U-Value laid down by the Department viz., a general whole building standard not exceeding 0.85 $W/m^2°C$ and elemental values as follows:

External Walls	0.60 watts per square metre per degree celsius.
Roofs	0.40 watts per square metre per degree celsius.
Ground Floors	0.60 watts per square metre per degree celsius.
External parts of intermediate floors	0.60 watts per square metre per degree celsius.

U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A 3 of the C.I.B.S. Guide Book A 1980 published by the Chartered Institution of Building Services.

14.2 **Mineral fibre mats for thermal insulation of buildings**
Mineral fibre mats for thermal insulation of buildings shall be certified by the Institute for Industrial Research and Standards under the Irish Standard Mark Licensing Scheme as complying with I.S.260: 1984 "Mineral fibre mats for thermal insulation of buildings", and shall bear the Irish Standard Mark.

METRIC CONVERSION

25mm	=	1 inch(es) approx.
50mm	=	2 inch(es) approx.
100m	=	4 inch(es) approx.
300mm	=	12 inch(es) approx.
600mm	=	24 inch(es) approx.
1.00m	=	39.37 inches approx.
1 litre	=	0.22 gallons
1 Kilogram	=	2.20 lbs.

SR 11 : 1988

STANDARD RECOMMENDATION

STRUCTURAL TIMBER FOR DOMESTIC CONSTRUCTION

NATIONAL STANDARDS AUTHORITY OF IRELAND
DUBLIN 9
IRELAND

TELEX : 32501 TELEPHONE : (01)370101

Price Code G

CONTENTS

1.0 Scope

This Standard Recommendation covers the requirements for joists, rafters and purlins used in domestic construction, by reference to the strength classification of timber used.

The document classifies timber of given species and stress grades into strength classes and it also permits the classification by machine, of timber of given species directly into strength classes. The strength classes in turn are used in the permissible span tables to specify the maximum spans for floor joists and ceiling joists and roof rafters and purlins of given minimum* cross sectional sizes.

1.1 Field of Application

It is intended that the timber members complying with the permissible span tables will be suitable for use in domestic construction. However, the document does not cover all domestic construction situations and it is recommended that a consulting structural engineer or other equally qualified person be engaged to advise on the structural design of members not covered herein.

The stress grading of timber shall comply with BS 4978 : 1973 (as amended)*. However the rate of growth requirement in BS 4978 is waived, for the purposes of visually graded timber, to permit ring widths not greater than 10 mm for General Structural grade and 6 mm for Special Structural grade timber.

*Pending the publication of I.S. 3211 : Part 2 "Specification for stress grades and strength classes" (in course of preparation).

1.2 Abbreviations

The following abbreviations are adopted, and used in the permissible spans given in Tables 5 to 13.

1.2.1 Stress graded timber:

1.2.1.1 General structural grade timber:

Visually graded	GS
Machine graded	MGS

1.2.1.2 Special structural grade timber:

Visually graded	SS
Machine graded	MSS

1.2.1.3 The other machine grade, i.e. M75, does not have a direct visual equivalent.

1.2.2 Timber in a strength class: SC

1.2.2.1 The classification of timber into a strength class may be timber which has been visually graded as GS or SS or machine graded as MGS or MSS or M75 see Table 1.

1.2.2.2 Timber which is mechanically classified into a strength class:

Strength Class A	M SC A
Strength Class B	M SC B
Strength Class C	M SC C

1.2.2.3 Timber which is visually classified into a strength class:

Strength Class A	SC A
Strength Class B	SC B
Strength Class C	SC C

1.3 Marking

For the purposes of tables 5 to 12, timber shall be marked with the appropriate strength class mark given in 1.2.2.2 and 1.2.2.3 above.

. STRENGTH CLASSES

:.1 Visual classification

Timber visually classified (see 1.2.2.3 above) shall be a combination of the timber species and grade given in Table 1 for each of the strength classes shown.

2.2 Machine classification

Timber mechanically classified (see 1.2.2.2 above) shall be classified by an approved* machine. Information as to the timber species is necessary for machine classification.

I75 stress grade Irish spruce corresponds with machine strength class M SC C

*Approved by EOLAS/NSAI/ILAB.

Table 1: Softwood species and grades which satisfy Strength Classes

Softwood Species	Strength Classes		
	M SC A or SC A	M SC B or SC B	M SC C or SC C
Irish Timber			
Sitka Spruce	GS or MGS	SS or MSS	
Norway Spruce	GS or MGS	SS or MSS	
Douglas Fir	GS or MGS		SS or MSS
Larch		GS or MGS	SS or MSS
ported Timber			
European Whitewood		GS or MGS	SS or MSS
European Redwood		GS or MGS	SS or MSS
Douglas Fir-Larch		GS or MGS	SS or MSS
Spruce-pine-fir (Canada)		GS or MGS	SS or MSS
Hem-fir (Canada)		GS or MGS	SS or MSS

PERMISSIBLE STRESSES

le 2 gives the values of permissible stresses and modulus of elasticity for
with timber of the Strength Classes shown. A species and grade
bination has been assigned to a strength class if the species and grade
sical properties are not less than 95% of the class values.

Table 2: Permissible Stress and Moduli Values

roperties	STRENGTH CLASSES		
	M SC A or SC A	M SC B or SC B	M SC C or SC C
tress	MPa	MPa	MPa
Bending	4.1	5.6	6.6
Tension	2.5	3.4	4.0
Compression parallel	5.2	6.1	6.4
Compression perpendicular	1.4	1.6	1.8
Shear	0.64	0.64	0.8
dulus of elasticity			
E mean	7000	8000	9000
E minimum	4500	5000	6000

MPa = 1 N/mm^2

4. PERMISSIBLE SPAN TABLES

4.1 Loading Assumptions

The permissible spans given in Tables 5 to 13 inclusive are based on the following load assumptions given in Tables 3 and 4.

Table 3: Design loads

Members	Dead Load kN/m^2	Live Load kN/m^2	Point Load kN**
Floor Joists	0.30	1.5	
Roof Rafters	0.685*	0.75	0.9
Ceiling Joists	0.25	0.25	0.9

* Concrete tiles measured on the slope.

** Placed so as to produce maximum stress or deflection in the member.

The above loading is suitable for domestic houses up to 3 stories. Partitions have not been included in the floor loading. Domestic cistern loading has not been taken into account in the span tables for ceiling joists.

4.2 Design Assumptions

Generally the design procedures in BS 5268 Part 2 : 1984 have been followed in preparing the permissible span tables. The design criteria given in Table 4 have been adopted.

Table 4: Design Criteria.

Structural Member	Loading Case	Load Duration Factor	Load Sharing Factor	Deflection (E value)
Floor Joists	UDL	1.0	1.1	E mean
Ceiling Joists	UDL	1.0	1.0	E mean
Ceiling Joists	Pt	1.25	1.0	E mean
Roof Rafters	UDL	1.25	1.1	E mean
Roof Rafters	Pt	1.5	1.1	E mean
Purlins	-	1.25	1.0	E min

UDL = Uniformly distributed load; Pt = Point load.

Deflections have been limited to 0.003 L in the case of floor and ceiling joists and to 0.004 L_s in the case of roof rafters (the deflection is taken perpendicular to the rafter plane and L_s is the rafter length measured on the slope).

In the span tables L is the permissible span in metres measured on plan, and reference should be made to the relevant tables and figures for a fuller definition of the span.

The end conditions have been taken as simply supported.

Notching and drilling may be allowed subject to the following:

Notches should not exceed 0.125 times the joist depth and should be located between 0.07 and 0.25 times the span from the support.

Holes should be drilled at the neutral axis and be not less than 3 diameters (centre to centre) apart. The diameter should not exceed 0.25 times the joist depth and should be located between 0.25 and 0.4 times the span from the support.

The member sizes shown in the Tables are the minimum permitted.

The moisture content of the timber (including preservative treated timber) should not exceed 22% at time of fixing. Further information on the moisture content of timber is given in I.S. 96 'Moisture Content of Timber for Building'.

Standard roof details are shown in Figures 1, 2 and 3.

Wall plates are assumed to be effectively held down.

The purlin support has been assumed to be rigid and not to deflect.

4.3 Construction Details

The roof structure must be connected adequately to the external masonry walls.

It is assumed that purlins are perpendicular to the rafter plane.

In the absence of any specific guidance from the building designer reference should be made to BS 8103 : Part 1 : 1986 'Structural Design of Low-Rise Buildings'.

Table 5: Floor joists

Size* of joist (mm)	Strength Class								
	M SC A or SC A			M SC B or SC B			M SC C or SC C		
	Spacing of joists (mm)								
	300	400	600	300	400	600	300	400	600
	Permissible span** of joists in metres								
35 x 100	2.02	1.81	1.48	2.12	1.92	1.67	2.21	2.00	1.74
35 x 115	2.33	2.07	1.69	2.43	2.21	1.92	2.54	2.30	2.00
35 x 125	2.54	2.24	1.83	2.65	2.40	2.09	2.76	2.50	2.18
35 x 150	3.04	2.66	2.17	3.18	2.88	2.51	3.31	3.01	2.62
35 x 175	3.54	3.08	2.51	3.71	3.37	2.93	3.87	3.51	3.05
44 x 100	2.19	1.98	1.66	2.29	2.08	1.81	2.39	2.16	1.89
44 x 115	2.52	2.28	1.89	2.63	2.39	2.07	2.74	2.48	2.16
44 x 125	2.74	2.48	2.05	2.87	2.59	2.25	2.98	2.71	2.35
44 x 150	3.28	2.98	2.43	3.44	3.12	2.72	3.58	3.25	2.83
44 x 175	3.84	3.45	2.82	4.02	3.64	3.16	4.18	3.79	3.30
44 x 200	4.38	3.92	3.20	4.59	4.16	3.62	4.78	4.33	3.77
+44 x 225	4.94	4.38	3.57	5.17	4.69	4.08	5.38	4.88	4.24
63 x 150	3.71	3.37	2.91	3.89	3.52	3.07	4.04	3.64	3.20
63 x 175	4.33	3.93	3.37	4.54	4.12	3.58	4.72	4.28	3.73
63 x 225	5.58	5.06	4.28	5.83	5.29	4.61	6.07	5.51	4.80
75 x 150	3.94	3.58	3.11	4.12	3.74	3.26	4.29	3.89	3.40
75 x 175	4.60	4.17	3.63	4.81	4.37	3.80	5.01	4.54	3.96
75 x 225	5.91	5.37	4.67	6.19	5.61	4.89	6.44	5.84	5.09

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The permissible span is the clear span between supports

\+ This joint requires bridging at intervals of 1350 mm

Table 6: Ceiling joists

For Pitched Roofs of 20 Degrees and Above.

Size* of joist (mm)	Strength Class								
	M SC A or SC A			M SC B or SC B			M SC C or SC C		
	Spacing of joists mm								
	300	400	600	300	400	600	300	400	600
	Permissible span** of ceiling joists in meters								
35 x 100	1.42	1.39	1.35	1.84	1.81	1.76	1.94	1.92	1.86
35 x 115	1.82	1.78	1.71	2.24	2.21	2.14	2.37	2.33	2.26
35 x 125	2.10	2.05	1.96	2.53	2.48	2.40	2.67	2.62	2.53
35 x 150	2.88	2.79	2.64	3.26	3.19	3.07	3.45	3.37	3.24
35 x 175	3.74	3.60	3.37	4.05	3.94	3.76	4.28	4.16	3.97
44 x 100	1.76	1.72	1.66	2.06	2.01	1.96	2.16	2.14	2.07
44 x 115	2.24	2.19	2.09	2.50	2.46	2.38	2.64	2.59	2.51
44 x 125	2.59	2.52	2.40	2.81	2.76	2.67	2.98	2.92	2.81
44 x 150	3.42	3.34	3.20	3.63	3.55	3.40	3.84	3.75	3.58
44 x 175	4.23	4.12	3.93	4.50	4.37	4.17	4.75	4.62	4.39

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The permissible span is the clear span between supports (see Figure 2 (c)).

Table 7: Roof rafters with intermediate purlin support

Roof Angle: From 20 to 40 Degrees

Size* of rafters (mm)	Strength Class								
	M SC A or SC A			M SC B or SC B			M SC C or SC C		
	Spacing of Rafters mm								
	300	400	600	300	400	600	300	400	600
	Permissible span** of rafters in meters								
35 x 100	2.35	2.03	1.65	2.70	2.35	1.90	2.92	2.53	2.08
35 x 115	2.65	2.30	1.88	3.05	2.65	2.15	3.30	2.85	2.33
35 x 125	2.85	2.47	2.03	3.28	2.85	2.33	3.53	3.08	2.50
35 x 150	3.33	2.90	2.38	3.80	3.30	2.72	4.10	3.58	2.92
35 x 175	3.78	3.30	2.70	4.30	3.75	3.08	4.63	4.05	3.33
44 x 100	2.67	2.30	1.88	3.08	2.67	2.17	3.33	2.90	2.35
44 x 115	3.03	2.63	2.13	3.47	3.03	2.47	3.78	3.28	2.67
44 x 125	3.25	2.83	2.30	3.75	3.25	2.65	4.05	3.50	2.88
44 x 150	3.80	3.30	2.70	4.38	3.80	3.10	4.72	4.10	3.35
44 x 175	4.35	3.78	3.10	4.95	4.32	3.55	5.35	4.65	3.83
44 x 200	4.85	4.22	3.47	5.53	4.82	3.97	5.97	5.20	4.28

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The permissible span is either:

- the span between wallplate and purlin measured on plan (See Figure 2 (a))

or

- the span between apex and purlin measured on plan (See Figure 2 (a)).

The roof rafters complying with this table are to be single length members continuous over the purlins without splices.

Table 8: Roof rafters without intermediate purlin support

Roof angle: From 20 to 30 Degrees

Size* of rafters (mm)	Strength Class								
	M SC A or SC A			M SC B or SC B			M SC C or SC C		
	Spacing of rafters mm								
	300	400	600	300	400	600	300	400	600
	Permissible span** of rafters in meters								
35 x 100	1.67	1.65	1.54	1.72	1.72	1.60	1.91	1.85	1.67
35 x 115	2.02	1.92	1.82	2.16	2.07	1.95	2.21	2.15	2.06
35 x 125	2.28	2.14	2.05	2.39	2.34	2.15	2.47	2.45	2.29
35 x 150	2.88	2.72	2.43	3.04	2.85	2.69	3.21	3.04	2.79
35 x 175	3.47	3.29	2.82	3.68	3.45	3.23	3.84	3.62	3.37
44 x 100	1.84	1.76	1.67	1.97	1.89	1.79	2.11	1.97	1.89
44 x 115	2.25	2.19	2.00	2.39	2.31	2.09	2.49	2.34	2.24
44 x 125	2.46	2.34	2.29	2.66	2.52	2.33	2.80	2.69	2.51
44 x 150	3.17	3.01	2.73	3.34	3.15	2.96	3.48	3.30	3.11
44 x 175	3.77	3.68	3.16	4.01	3.86	3.51	4.25	4.00	3.65
44 x 200	4.46	4.24	3.59	4.77	4.56	4.02	5.01	4.79	4.17

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The permissible span is the span between apex and wallplate measured on plan (See Figure 2 (b)).

Table 9: Roof rafters without intermediate purlin support

Roof angle: From 30 to 40 Degrees

Size* of rafters (cm)	Strength Class								
	M SC A or SC A			M SC B or SC B			M SC C or SC C		
	Spacing of rafters mm								
	300	400	600	300	400	600	300	400	600
	Permissible span** of rafters in meters								
35 x 100	1.54	1.45	1.37	1.55	1.58	1.51	1.72	1.60	1.56
35 x 115	1.75	1.70	1.64	1.96	1.80	1.73	1.97	1.97	1.83
35 x 125	2.00	1.99	1.88	2.15	2.05	1.91	2.20	2.14	2.03
35 x 150	2.54	2.43	2.28	2.74	2.61	2.41	2.88	2.77	2.59
35 x 175	3.08	2.95	2.77	3.32	3.15	2.91	3.44	3.29	3.04
44 x 100	1.68	1.63	1.48	1.77	1.73	1.57	1.88	1.79	1.66
44 x 115	1.96	1.93	1.79	2.14	2.01	1.95	2.21	2.12	2.08
44 x 125	2.24	2.16	2.06	2.39	2.30	2.16	2.50	2.44	2.22
44 x 150	2.79	2.69	2.53	3.00	2.86	2.65	3.10	2.98	2.77
44 x 175	3.43	3.3	3.10	3.60	3.51	3.23	3.79	3.61	3.42
44 x 200	4.06	3.91	3.56	4.29	4.06	3.80	4.48	4.34	3.95

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The permissible span is the span between apex and wallplate measured on plan (See Figure 2 (b)).

Table 10: Purlins of Strength Class A

Roof angle: From 20 to 40 Degrees

Purlin size*	Span** of roof rafters in metres								
	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25
	Permissible purlin span*** in metres								
75 x 225	3.16	3.12	2.82	2.63	2.56	2.40	2.35	2.21	2.17
75 x 175	2.63	2.42	2.24	2.17	2.02	1.87	1.73	1.59	1.56
75 x 150	2.26	2.17	1.90	1.84	1.59	1.55	1.42	1.39	1.36
63 x 225	3.03	2.80	2.61	2.43	2.37	2.21	2.16	2.02	1.89
63 x 175	2.43	2.23	2.05	1.89	1.84	1.60	1.56	1.53	1.40
63 x 150	2.17	1.89	1.72	1.57	1.53	1.39	1.36	1.33	1.30

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The roof rafter span measured on plan.

*** The permissible purlin span is the clear span between supports.

Table 11: Purlins of Strength Class B

Roof angle: From 20 to 40 Degrees

Purlin size*	Span** of roof rafters in metres								
	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25
	Permissible purlin span*** in metres								
75 x 225	3.22	3.26	3.14	3.04	2.86	2.79	2.63	2.58	2.43
75 x 175	2.64	2.61	2.41	2.34	2.27	2.12	2.07	2.03	1.89
75 x 150	2.34	2.23	2.05	1.98	1.93	1.78	1.74	1.60	1.57
63 x 225	3.07	3.12	2.91	2.82	2.65	2.58	2.43	2.38	2.24
63 x 175	2.62	2.40	2.31	2.14	2.08	2.03	1.89	1.85	1.72
63 x 150	2.24	2.04	1.96	1.90	1.75	1.61	1.57	1.54	1.41

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The roof rafter span measured on plan.

*** The permissible purlin span is the clear span between supports.

Table 12: Purlins of Strength Class C

Roof angle: From 20 to 40 Degress

Purlin size*	Span** of roof rafters in metres								
	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25
	Permissible purlin span*** in metres								
75 x 225	3.38	3.41	3.37	3.16	3.07	2.90	2.83	2.78	2.63
75 x 175	2.86	2.72	2.62	2.53	2.36	2.30	2.25	2.11	2.07
75 x 150	2.55	2.43	2.24	2.17	2.01	1.95	1.91	1.87	1.74
63 x 225	3.31	3.26	3.13	3.03	2.85	2.78	2.62	2.57	2.42
63 x 175	2.73	2.61	2.51	2.33	2.27	2.11	2.06	2.02	1.89
63 x 150	2.44	2.23	2.04	1.98	1.92	1.87	1.73	1.6	1.57

* The above sizes are the minimum permissible sizes at 22% moisture content.

** The roof rafter span is measured on plan.

*** The permissible purlin span is the clear span between supports.

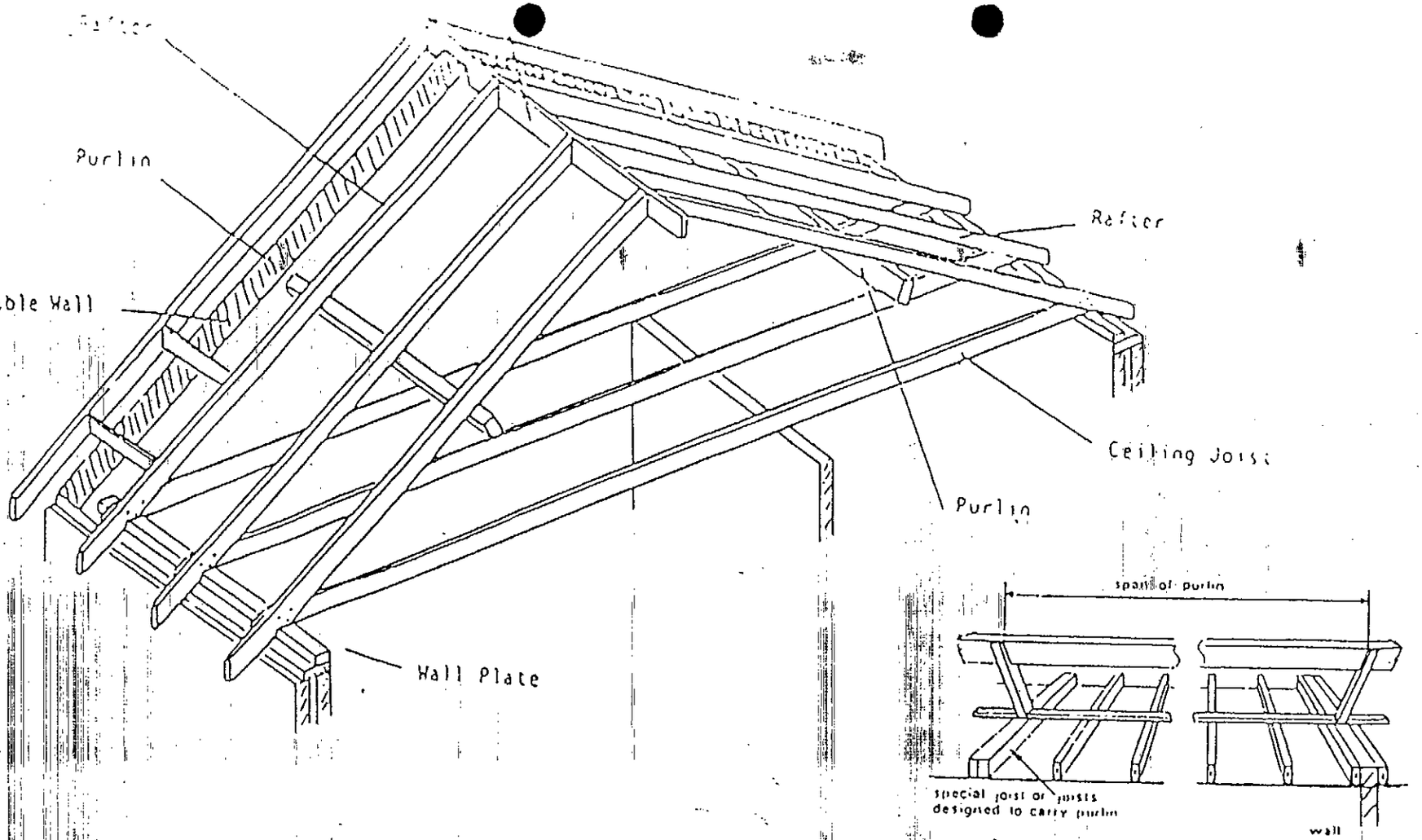
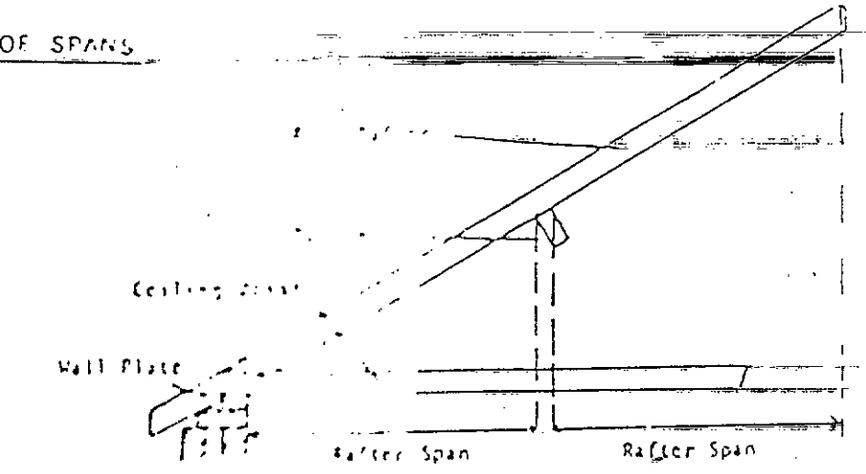
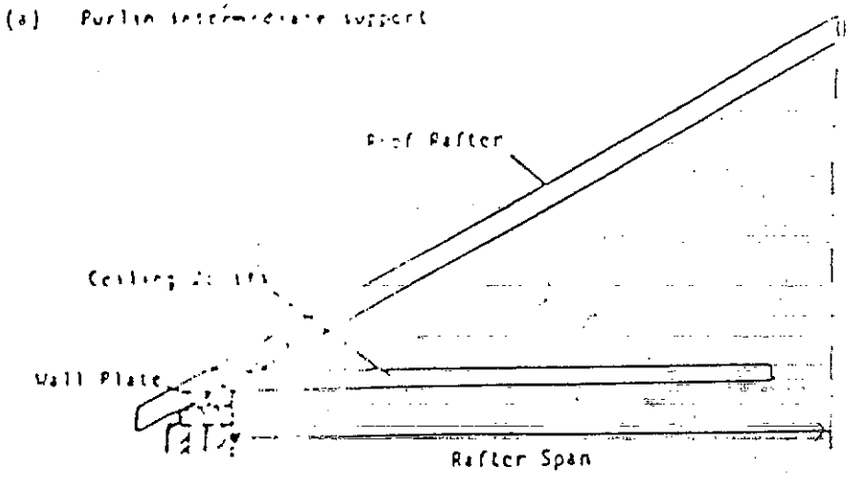


FIG. 1 ROOF CONSTRUCTION

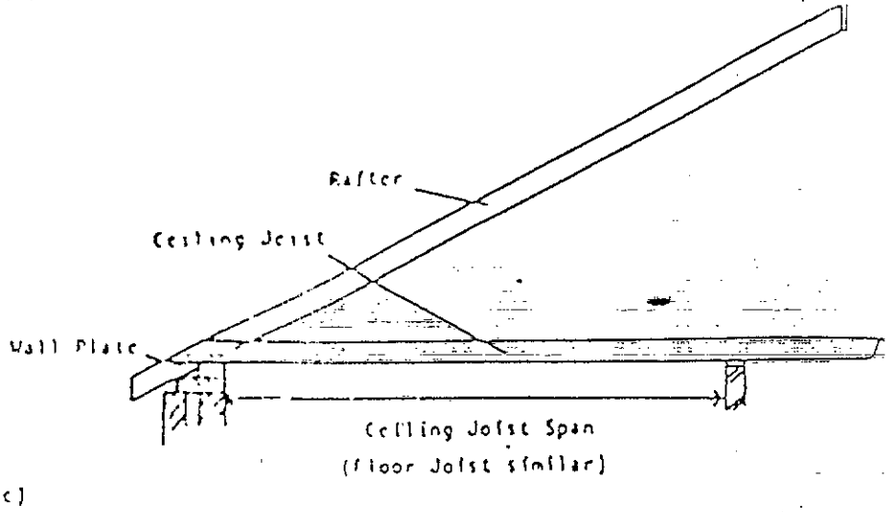
DEFINITION OF SPANS



(a) Purlin intermediate support

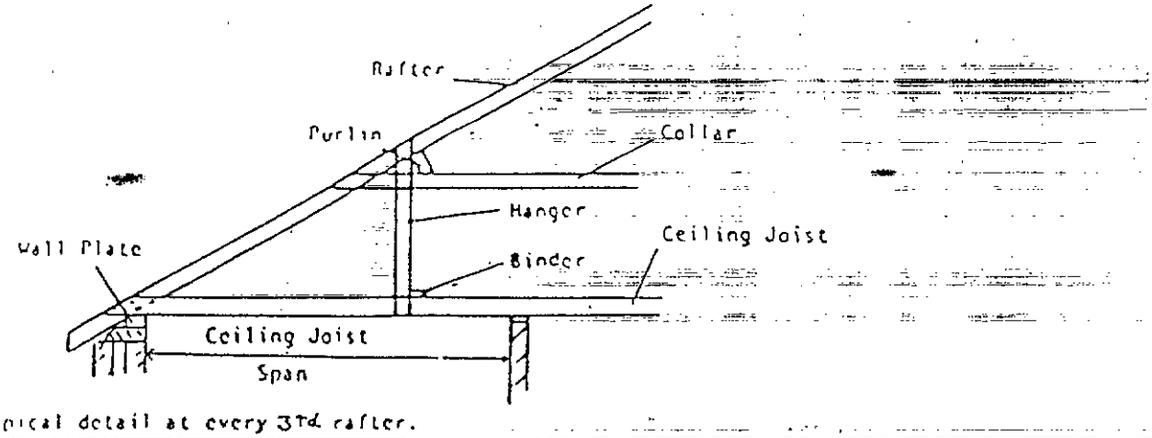


(b) No purlin support

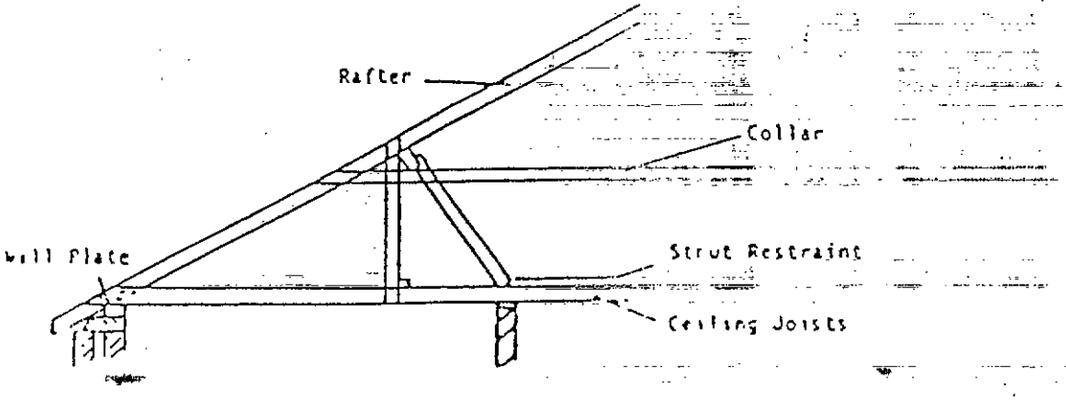


(c)

FIG. 2



(a) Typical detail at every 3rd rafter.



(b) Typical detail at purlin support.

Table 7. Tropical hardwoods which satisfy the requirements for strength classes: graded to the HS grade of BS 5756

Standard name	Strength class
Iroko Jarrah Teak	SC5
Merbau Opepe	SC6
Karri Keruing	SC7
Balau Ekki Kapur Kempas	SC8
Greenheart	SC9

Table 8. Grade stresses and moduli of elasticity for strength classes: for the dry exposure condition

Strength class	Bending parallel to grain	Tension parallel to grain	Compression parallel to grain	Compression perpendicular to grain*		Shear parallel to grain	Modulus of elasticity		Approximate density†
							Mean	Minimum	
	N/mm^2	N/mm^2	N/mm^2	N/mm^2	N/mm^2	N/mm^2	N/mm^2	N/mm^2	kg/m^3
SC1	2.8	2.2‡	3.5	2.1	1.2	0.46	6800	4500	540
SC2	4.1	2.5‡	5.3	2.1	1.6	0.66	8000	5000	540
SC3	5.3	3.2‡	6.8	2.2	1.7	0.67	8800	5800	540
SC4	7.5	4.5‡	7.9	2.4	1.9	0.71	9900	6600	590
SC5	10.0	6.0‡	8.7	2.8	2.4	1.00	10700	7100	590/760
SC6§	12.5	7.5	12.5	3.8	2.8	1.50	14100	11800	840
SC7§	15.0	9.0	14.5	4.4	3.3	1.75	16200	13600	960
SC8§	17.5	10.5	16.5	5.2	3.9	2.00	18700	15600	1080
SC9§	20.5	12.3	19.5	6.1	4.6	2.25	21600	18000	1200

*When the specification specifically prohibits wane at bearing areas, the higher values of compression perpendicular to the grain stress may be used, otherwise the lower values apply.

†Since many species may contribute to any of the strength classes, the values of density given in this table may be considered only crude approximations. When a more accurate value is required it may be necessary to identify individual species and utilize the values given in appendix A. The higher value for SC5 is more appropriate for hardwoods.

‡Note the Light Framing, Stud, Structural Light Framing No. 3 and Joist and Plank No. 3 grades should not be used in tension.

§Classes SC6, SC7, SC8 and SC9 will usually comprise the denser hardwoods.

Table 9. Grade stresses for softwoods: graded to BS 4978 rules: for the dry exposure condition

Standard name	Grade	Bending parallel to grain*	Tension parallel to grain*	Compression		Shear parallel to grain	Modulus of elasticity	
				Parallel to grain	Perpendicular to grain†		Mean	Minimum
		N/mm²	N/mm²	N/mm²	N/mm²	N/mm²	N/mm²	N/mm²
Redwood/whitewood (imported) and Scots pine, (British grown)	SS/MSS	7.5	4.5	7.9	2.1	0.82	10500	7000
	GS/MGS	5.3	3.2	6.8	1.8	0.82	9000	6000
	M75	10.0	6.0	8.7	2.4	1.32	11000	7000
	M50	6.6	4.0	7.3	2.1	0.82	9000	6000
Corsican pine (British grown)	SS/MSS	7.5	4.5	7.9	2.1	0.82	9500	6500
	GS/MGS	5.3	3.2	6.8	1.8	0.82	8000	5000
	M75	10.0	6.0	8.7	2.4	1.33	10500	7000
	M50	6.6	4.0	7.3	2.0	0.83	9000	5500
Sitka spruce and European spruce (British grown)	SS/MSS	5.7	3.4	6.1	1.6	0.64	8000	5000
	GS/MGS	4.1	2.5	5.2	1.4	0.64	6500	4500
	M75	6.6	4.0	6.4	1.8	1.02	9000	6000
	M50	4.5	2.7	5.5	1.6	0.64	7500	5000
Douglas fir (British grown)	SS/MSS	6.2	3.7	6.6	2.4	0.88	11000	7000
	GS/MGS	4.4	2.6	5.6	2.1	0.88	9500	6000
	M75	10.0	6.0	8.7	2.9	1.41	11000	7500
	M50	6.6	4.0	7.3	2.4	0.88	9500	6000
Larch (British grown)	SS	7.5	4.5	7.9	2.1	0.82	10500	7000
	GS	5.3	3.2	6.8	1.8	0.82	9000	6000
Parana pine (imported)	SS	9.0	5.4	9.5	2.4	1.03	11000	7500
	GS	6.4	3.8	8.1	2.2	1.03	9500	6000
Pitch pine (Caribbean)	SS	10.5	6.3	11.0	3.2	1.15	13500	9000
	GS	7.4	4.4	9.4	2.8	1.16	11000	7500
Western red cedar (imported)	SS	5.7	3.4	6.1	1.7	0.63	8500	5500
	GS	4.1	2.5	5.2	1.6	0.63	7000	4500
Douglas fir-larch (Canada)	SS	7.5	4.5	7.9	2.4	0.85	11000	7500
	GS	5.3	3.2	6.8	2.2	0.85	10000	6500
Douglas fir-larch (USA)	SS	7.5	4.5	7.9	2.4	0.85	11000	7500
	GS	5.3	3.2	6.8	2.2	0.85	9500	6000
Hem-fir (Canada)	SS/MSS	7.5	4.5	7.9	1.9	0.68	11000	7500
	GS/MGS	5.3	3.2	6.8	1.7	0.68	9000	6000
	M75	10.0	6.0	9.3	2.4	1.13	12000	8000
	M50	6.6	4.0	7.7	2.1	0.71	10500	7000
Hem-fir (USA)	SS	7.5	4.5	7.9	1.9	0.68	11000	7500
	GS	5.3	3.2	6.8	1.7	0.68	9000	6000
Spruce-pine-fir (Canada)	SS/MSS	7.5	4.5	7.9	1.8	0.68	10000	6500
	GS/MGS	5.3	3.2	6.8	1.6	0.68	8500	5500
	M75	9.7	5.8	8.5	2.1	1.10	10500	7000
	M50	6.2	3.7	7.1	1.8	0.68	9000	5500
Western whitewoods (USA)	SS	6.6	4.0	7.0	1.7	0.66	9000	6000
	GS	4.7	2.8	6.0	1.5	0.66	7500	5000
Southern pine (USA)	SS	9.6	5.8	10.2	2.5	0.98	12500	8500
	GS	6.8	4.1	8.7	2.2	0.98	10500	7000

*Stresses applicable to timber 300 mm deep (or wide); for other section sizes see 14.6 and 16.2.

†When the specifications specifically prohibit wane at bearing areas, the SS grade compression perpendicular to the grain stress may be multiplied by 1.33 and used for all grades.

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

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/ 5099 /91 Date of Decision : 5th November 1991

Register Reference : 91A/1486 Date Received : 11th September 1991

Applicant : Mr A. Birchall

Development : House on site to rear

Location : 20 Newtown Park, Tallaght

Dear Sir/Madam,

With reference to your planning application, received here on 11.09.91 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 clarify whether permission has been obtained from Dublin Corporation to cross the strip of land on Glenview Park which is owned by the Corporation in order to gain access to the proposed dwelling.

02 Applicant is requested to indicate accurately the line of the 450 m.m. foul sewer which passes the rear of the property and to indicate the distance of that sewer from the structure. In this regard it should be noted that a distance of 5 metres minimum should be maintained from a public sewer.

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

Yours faithfully,

PRINCIPAL OFFICER

Date : 7/11/91

Scully Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

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/1486 Date : 12th September 1991

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

Dear Sir/Madam,

DEVELOPMENT : House on site to rear

LOCATION : 20 Newtown Park, Tallaght

APPLICANT : Mr A. Birchall

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

Scully Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

Dublin County Council
Comhairle Chontae Atha 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: Rear of 20 Newtown Park, Tallaght, Dublin 24
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent): Mr Andrew Birchall
Address: 20 Newtown Park, Tallaght, Dublin 24 Tel. No.

4. Name and address of person or firm responsible for preparation of drawings: Scully Roberts Architects, 78 Patrick Street, Dun Laoghaire, Co Dublin Tel. No 2807364

5. Name and address to which notifications should be sent: Scully Roberts ARchitects, 78 Patrick Street, Dun Laoghaire, Co Dublin

6. Brief description of proposed development: 2 Storey dwelling house and garage

7. Method of drainage: Mains 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: Single family dwelling

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

E Receipt 10/9/91

11. (a) Area of Site: 624.00 Sq. m.
(b) Floor area of proposed development: 140.82 Sq. m. £55 11/9
(c) Floor area of buildings proposed to be retained within site: 140.82 Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws?
Yes ☑ No ☐ Place ✓ in appropriate box. 11 SEPT 91

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
Draft Building Regulations have been taken into account where applicable

15. List of documents enclosed with
4 copies 91189 - 10 & 11, Location Map,
and Outline Specification, Newspaper Notice

CO. DUBLIN. Planning permission is sought for house on site to rear of 20 Newtown Park, Tallaght for Mr. A. Birchall.

16. Gross floor space of proposed development (See back): 140.82 Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development: Class A & 1
Fee Payable £ 87.00 Basis of Calculation: Class 1 - £32 Class A - £55
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent): [signature] Date: 10-09-91.

FOR OFFICE USE ONLY

Application Type: P. BBL
Register Reference: 91A/1486.
Amount Received £: 11/9
Receipt No: 22-9
Date: 2.R.A

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

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

1. Name and Address of applicant.

2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.

3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

   (a) The address of the structure or the location of the land.
   (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
   (c) The name of the applicant.

   NB. Applications must be received within 2 weeks from date of publication of the notice.

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.

5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
   (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.

   (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.

   (ii) A layout and a survey plan of each floor of any structure to which the application relates.

   (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act,1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m² (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 m² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m² 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.

RECEIPT CODE

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

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

No. N 47273

£55-00

Received this 11th day of September 1991

from Sally Roberts
58 Patrick Street, Dun Laoghaire

the sum of Fifty Five Pounds

Pence, being for Fee

application at Rear 20 Newtown park, Tallaght Class A

Michael O'Hea Cashier

S. CAREY
Principal Officer

RECEIPT CODE:

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an [illegible] that the fee tendered is the [illegible]

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

N 47777

£32.00

Received this 26th day of September 1991

from Scally Roberts

18 Patrick Street, Dun Laoghaire

the sum of Thirty two Pounds

Pence, being for planning application at Rear 20 Newtown Park, Tallaght

Cash

Michael O'Hara Cashier

CAREY
Principal Officer

PR/HM/91189

4 September 1991

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

SCULLY · ROBERTS
ARCHITECTS

PROJECT MANAGERS
INTERIOR DESIGNERS
TECHNICIANS

78 PATRICK STREET,
DUN LAOGHAIRE, CO. DUBLIN.
TEL. 807364.

Re: Proposed House at rear 20 Newtown Park, Tallaght, Dublin 24
Mr Andrew Birchall

Dear Sirs

We wish to apply on behalf of our client, Mr Andrew Birchall for Planning Permission and Building Bye-Law Approval for a 2 storey dwelling house and garage located at the above.

The site forms part of the rear garden of 20 Newtown Park, which is owned and occupied by our clients parents.

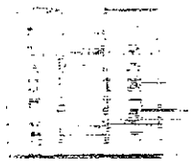
Access to the site is from Glenview Park which links directly onto the Blessington Road.

The services into which the house will be connected are located to the west of the site (east of the houses on Newtown Park) and these are connected to the main Local Authority Drainage System on Blessington Road.

It is proposed that the house will be finished with a selected brick up to first floor joist level to the front and side elevations with a nap plaster finish (painted) to the upper parts of the house.

It is proposed that the roof will be finished with a blue/black concrete tile and a sample of the tile and brick selected by our clients can be made available to the Planning Department in due course.

PAUL SCULLY B.ARCH.SC. DIP.ARCH.
DIP.ARCH TECH. MRIAI
ARCUK REG. NO. 055471E.
PETER ROBERTS B.ARCH. DIP. ARCH. TECH
MRIAI RIBA.
ARCUK REG. NO. 0553364 E



The site area is 624 Sq m/0.15 acres and the floor area of the house is 125 Sq m/1,345 Sq ft excluding garage. The floor area of the garage is 15.82 Sq m/170 Sq ft.

If you require any further information in connection with the application or have any queries with regard to the enclosed documentation, please do not hesitate to contact the undersigned.

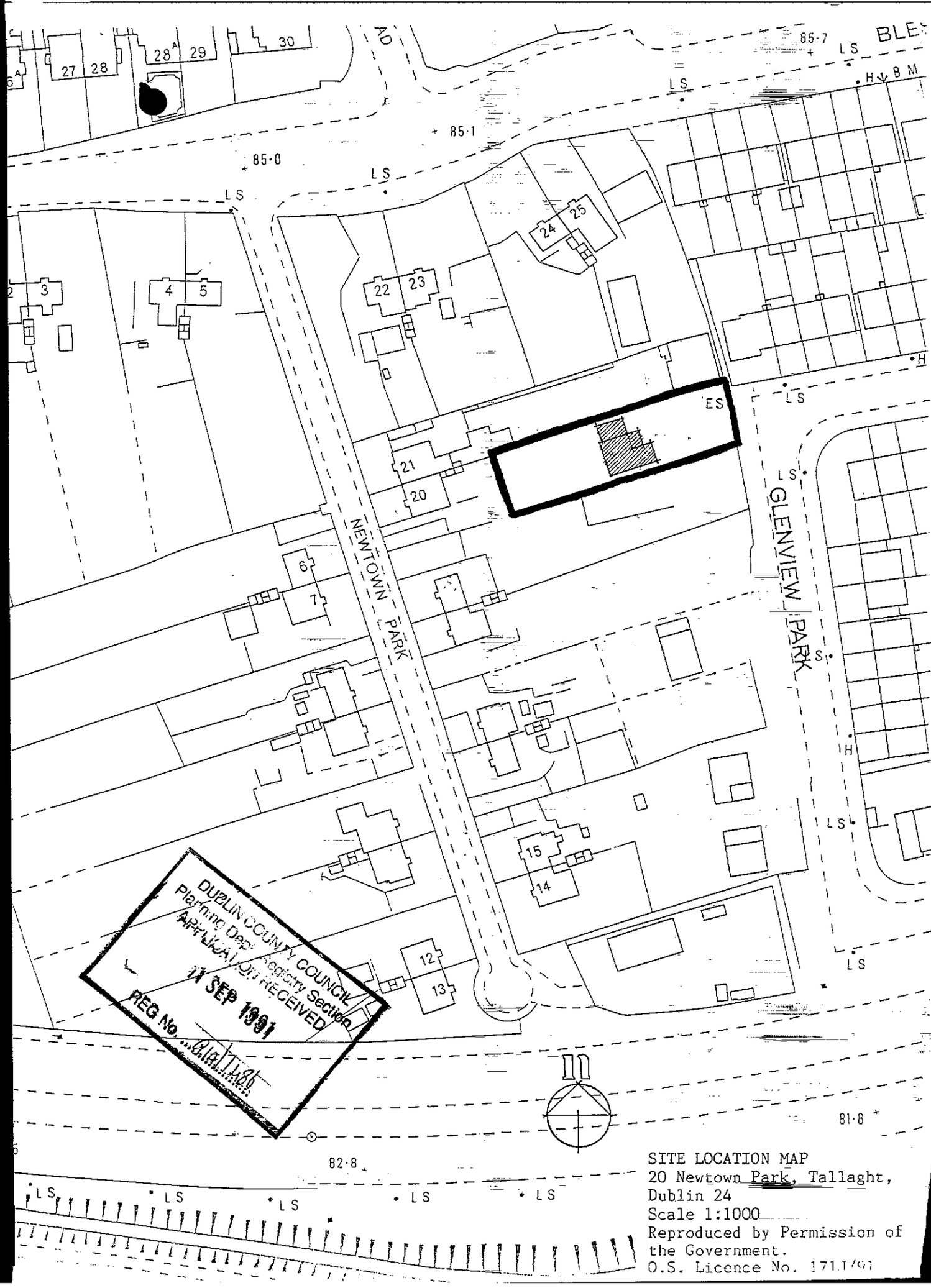
Please find enclosed cheque in the amount of £87.00 in respect of Planning & Bye-Law Application fees.

Yours faithfully

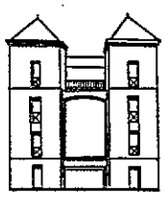
PETER C ROBERTS

Peter C Roberts
B.ARCH. MRIAI. RIBA. DIP.ARCH.TECH.

Enc



SITE LOCATION MAP
20 Newtown Park, Tallaght,
Dublin 24
Scale 1:1000
Reproduced by Permission of
the Government.
O.S. Licence No. 171/91



SCULLY · ROBERTS
ARCHITECTS

PROJECT MANAGERS
INTERIOR DESIGNERS
TECHNICIANS

78 PATRICK STREET,
DUN LAOGHAIRE, CO. DUBLIN.
TEL. 807364.

OUTLINE SPECIFICATION

for

PROPOSED HOUSE

at

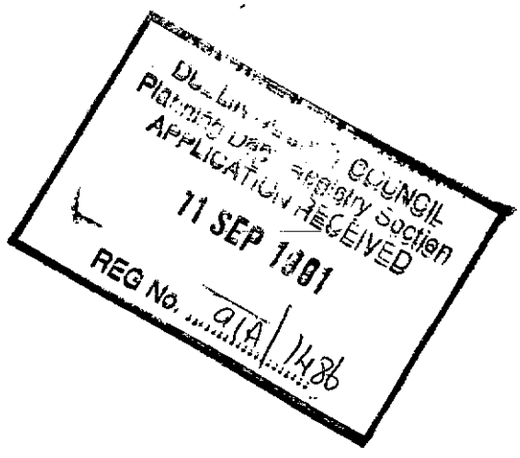
rear of

20 Newtown Park,
Tallaght,
Dublin 24

for

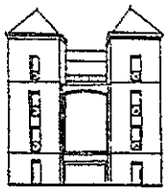
MR ANDREW BIRCHALL

August 1991



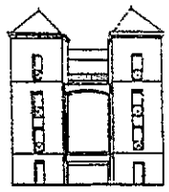
PAUL SCULLY B.ARCH.SC. DIP.ARCH.
DIP.ARCH TECH. MRIAI.
ARCUK REG. NO. 055471E.

PETER ROBERTS B.ARCH. DIP. ARCH. TECH
MRIAI. RIBA.
ARCUK REG. NO. 0553364 E

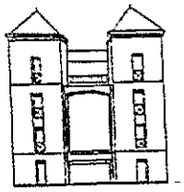


OUTLINE SPECIFICATION for proposed house at the rear of 20 Newtown Park, Tallaght, Dublin 24 , for Mr Andrew Birchall, in accordance with the drawings, specification and under the supervision of Scully Roberts Architects, 78 Patrick Street, Dun Laoghaire, Co Dublin, tel 2807364, fax 2841913.

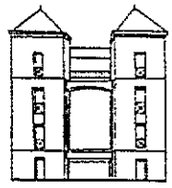
GENERAL CONDITIONS	The contract is to be carried out in accordance with the Schedule of Conditions under the RIAI Articles of Agreement as approved by the Federation of Builders. All materials to be of Irish manufacture if obtainable.
BYE-LAWS	The entire works shall be carried out in accordance with the Building Bye-Laws and Regulations of the Local Authority.
EXCAVATION	Excavate all top-soil and vegetable matter to a depth of not less than 225 mm. Excavate trenches for foundations to the depths and dimensions on plans and sections.
DRAINAGE	Foul sewer pipes and surfaces water pipes to be 100 mm PVC. Joints to be made in strict accordance with the manufacturer's instructions. All pipes are to be laid in perfectly straight runs on a minimum 100 mm gravel bed and with gradient to a fall of 1:80 minimum.
ARMSTRONG JUNCTIONS	Provide and fix Armstrong Junctions in positions shown on drawings with galvanised iron covers. Armstrong Junctions to be set on 400 x 400 x 150 mm bed on concrete (1:7 mix).
GULLEY TRAP	Back inlet gulley trap and gulley trap to be of approved pattern.
TESTING OF DRAINS	Allow for testing of drains to the complete satisfaction of the Local Authority.



FOUNDATIONS	Foundations to be traditional strip footing, reinforced with nominal reinforcing and poured to the depth and dimensions shown on drawings (7:1 concrete).
DAMP PROOF COURSE	Lay best quality 3 ply untearable bituminous felt DPC on all rising walls for full width, also under and behind all cills, under all tassle walls, vertically up the sides of opes to external walls.
RAINWATER GOODS	Rainwater goods to be 75 mm diameter PVC downpipes in positions indicated on plans. Gutters to be 125 diameter PVC half round fixed with PVC brackets. All rainwater pipes to discharge to approved BIGT'S.
FLASHINGS	All flashings in connection with roof work to be formed of 5 lb lead correctly turned up and dressed at all angles.
ROOF LIGHTS	To size and in positions indicated on drawings.
FLOOR VENTS	225 x 75 mm galvanised iron underfloor vents in positions indicated.
ROOM VENTS	225 x 225 mm galvanised iron room vents in positions indicated with adjustable covers internally.
WINDOWS	Windows to be formed of selected double glazed hardwood to detail.
CILLS	Precast concrete cills with DPC below and behind to detail.
ELECTRICAL	All wiring to be carried out to E.S.B. standards and to the satisfaction of the Inspector.



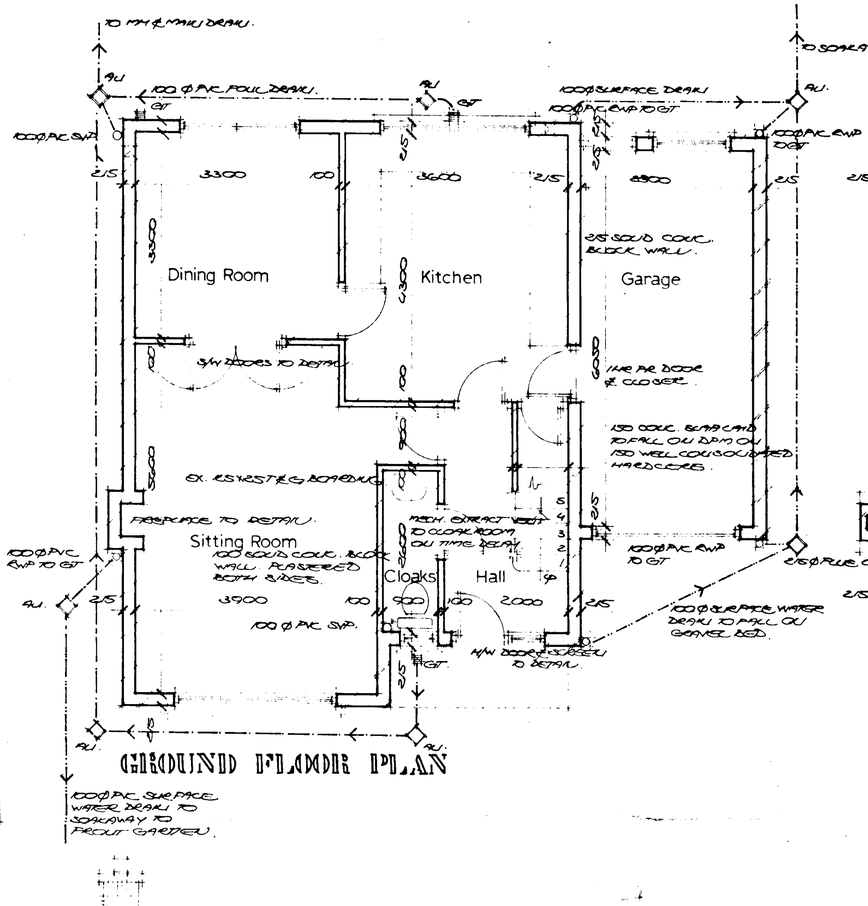
FLOOR	Ground floor to be formed of ex 125 x 25 T & G boarding on 100 x 50 joists at 350 mm centres on 100 x 75 mm wallplate on DPC on tassle walls at 1.8 m centres max. On 150 mm concrete slab on 150 mm well consolidated hardcore.
	Floor at upper level to be formed of ex. 125 x 25 mm T & G boarding on 225 x 50 mm joists at 350 mm centres.
	Mild steel herring bone bracing between joists.
WALLS	External walls to be formed of 215 mm hollow concrete blockwork laid in gauged mortar to breaking joint with 12 mm foil back plaster board and scim on 38 x 25 mm pre-treated battens shot fixed to inside face of wall with 25 mm expanded polystyrene between.
	External face of blockwork to be finished with nap plaster painted.
	Selected brick finish to front and side elevations to first floor joist height.
	Stud partitions to be formed of 12 mm plaster board and scim on 75 x 38 mm white deal studs at 400 mm centres.
ROOF	Roof to be formed of selected blue/black concrete tiles on 38 x 32 mm gauged tiling battens on sarking felt on 150 x 50 mm joists at 350 mm centres on 200 x 100 mm purlins. 150 x 50 mm hangers and runners. 150 x 50 mm collars at 350 mm centres.
	12 mm foil back plaster board and scim to underside of ceiling joists with 150 mm glass wool insulation between joists.

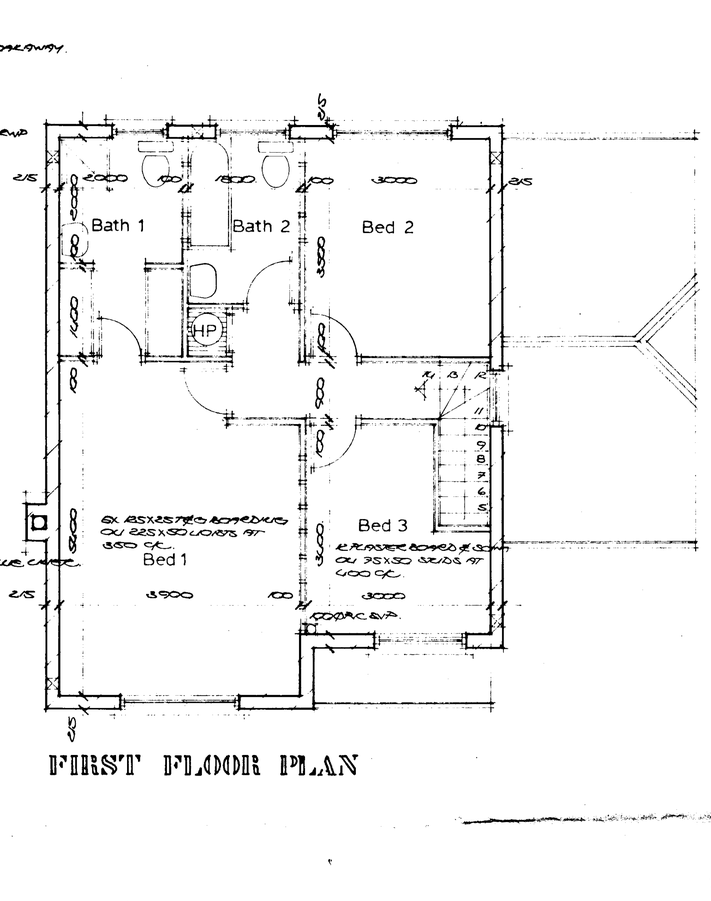


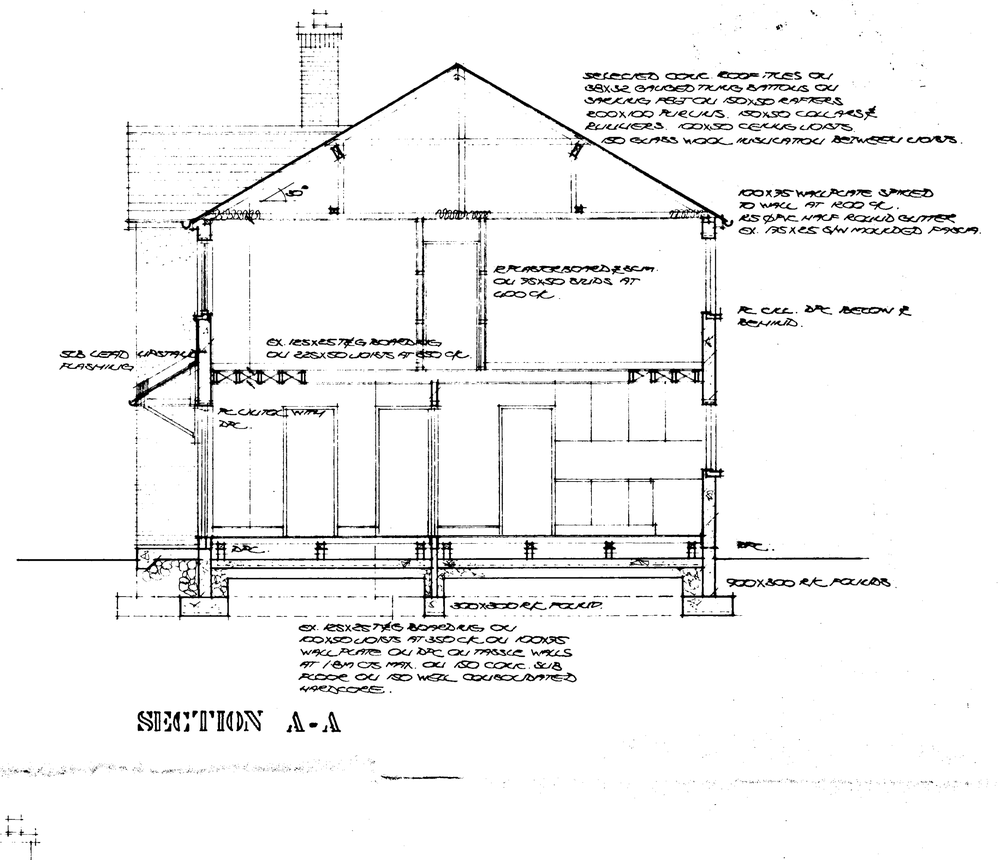
PATIO

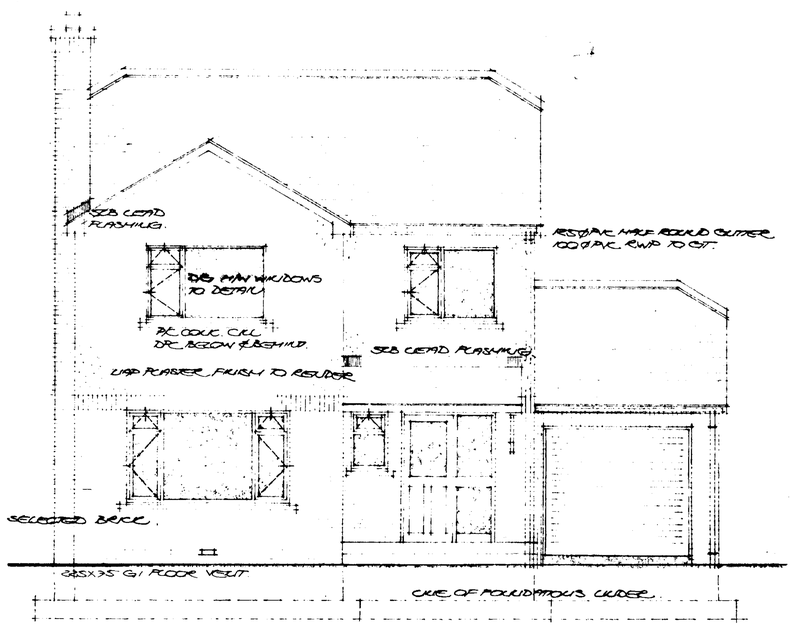
Patio formed of selected 600 x 600 mm precast concrete slabs on 50 mm sand blinding on 150 mm well consolidated hardcore.

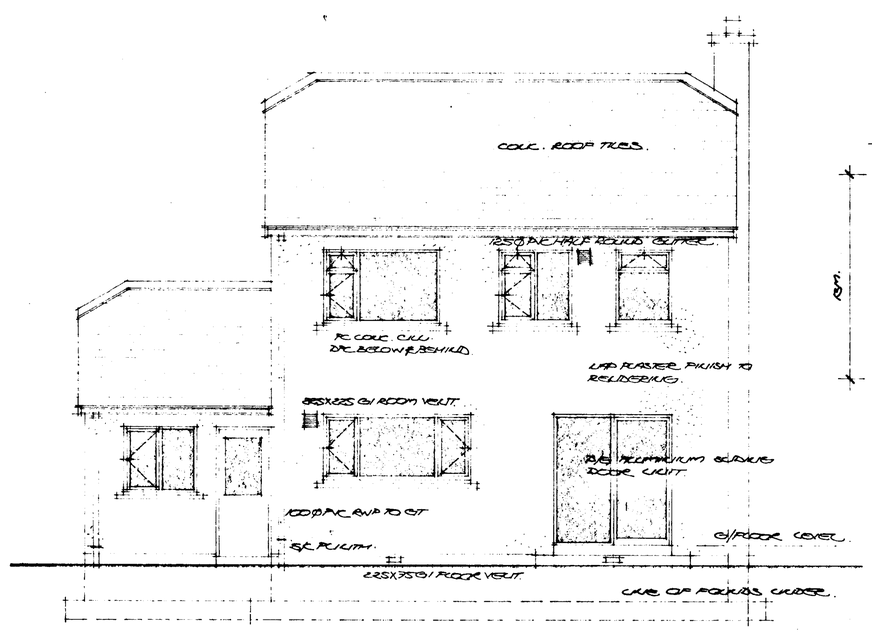
SCULLY ROBERTS ARCHITECTS
AUGUST 1991

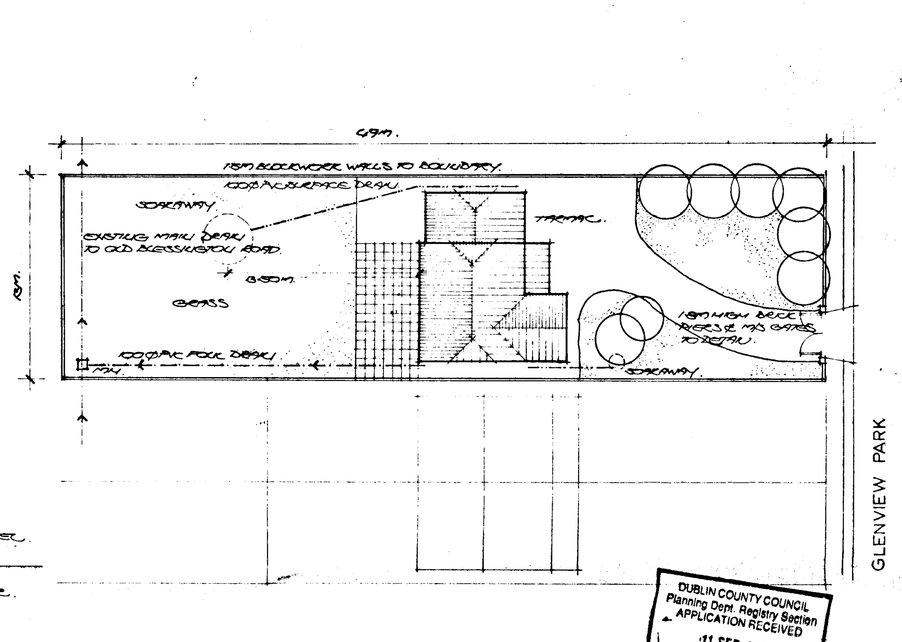










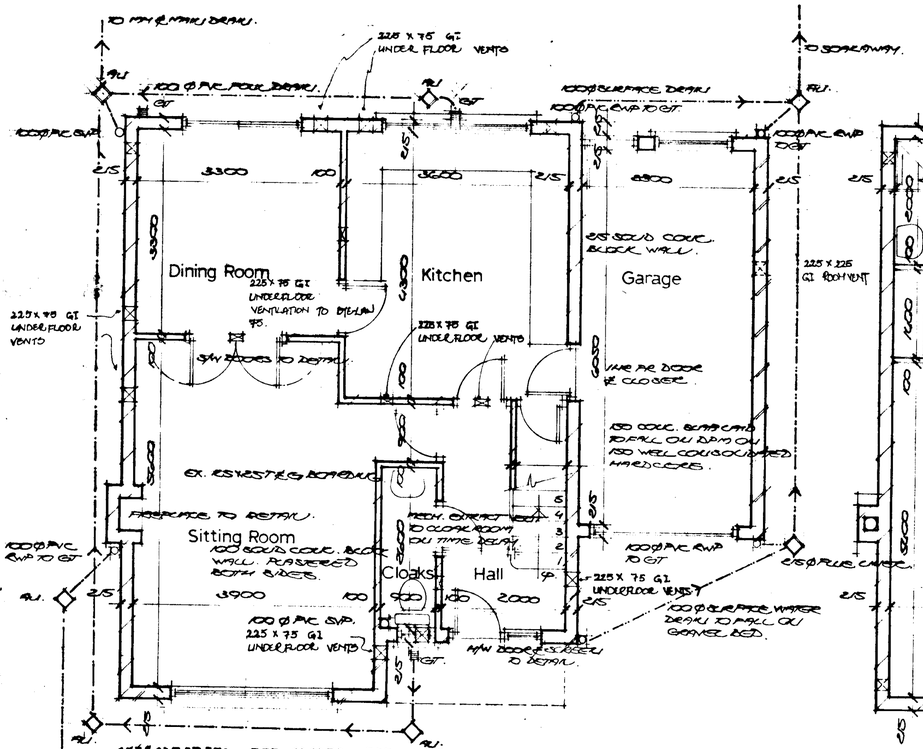


SCULLY . ROBERTS . ARCHITECTS

78 Patrick St.
Dun Laoghaire
Co. Dublin

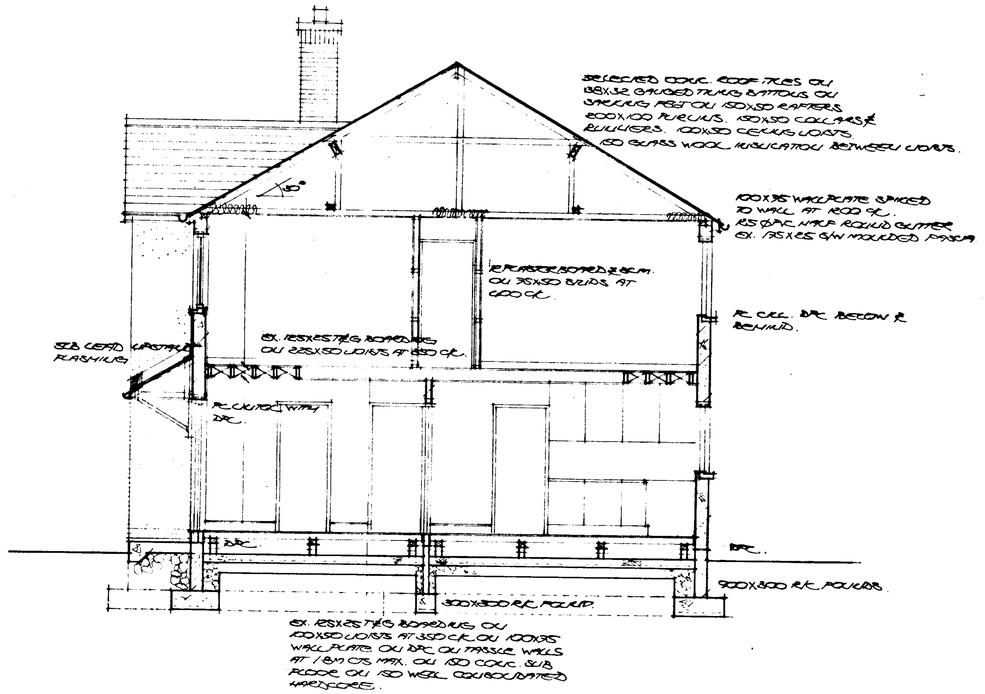
Phone 2807364
Fax 2841913

Job Title	Mr Andrew Birchall Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24.
Client	
Date	09-91
Scale	1:50 1:200
Drawing Title	Plans Section Elevations
Drawing No.	91.189/10

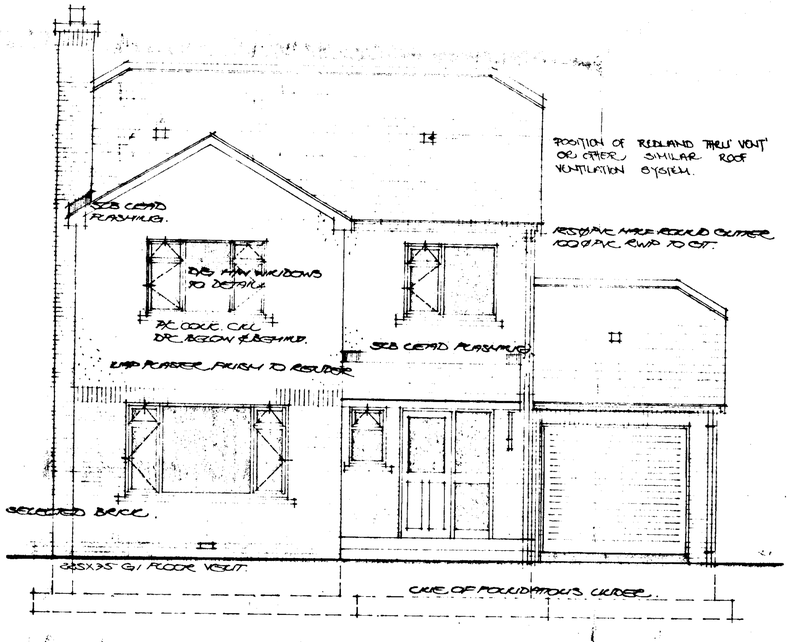


GROUND FLOOR PLAN

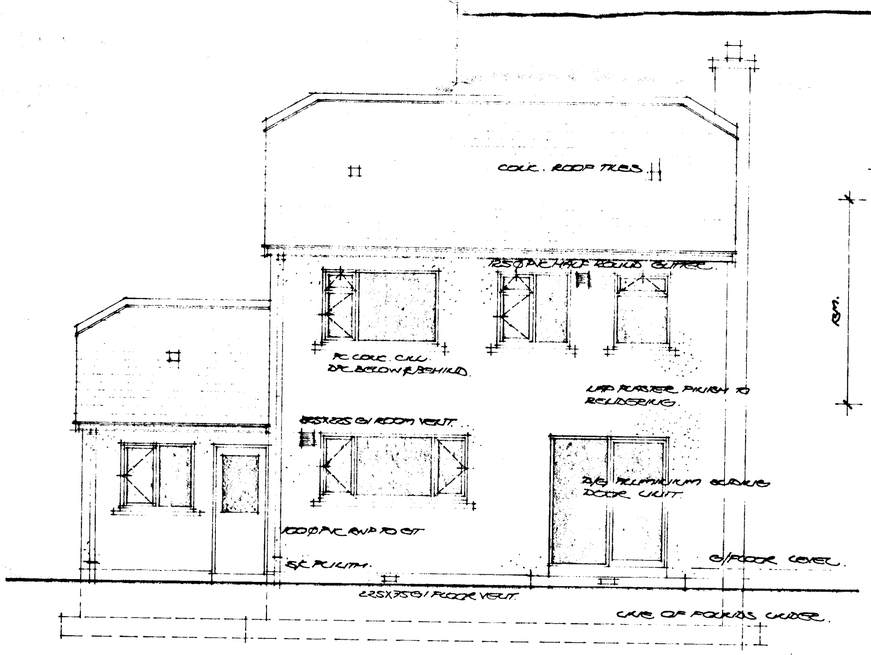
FIRST FLOOR PLAN



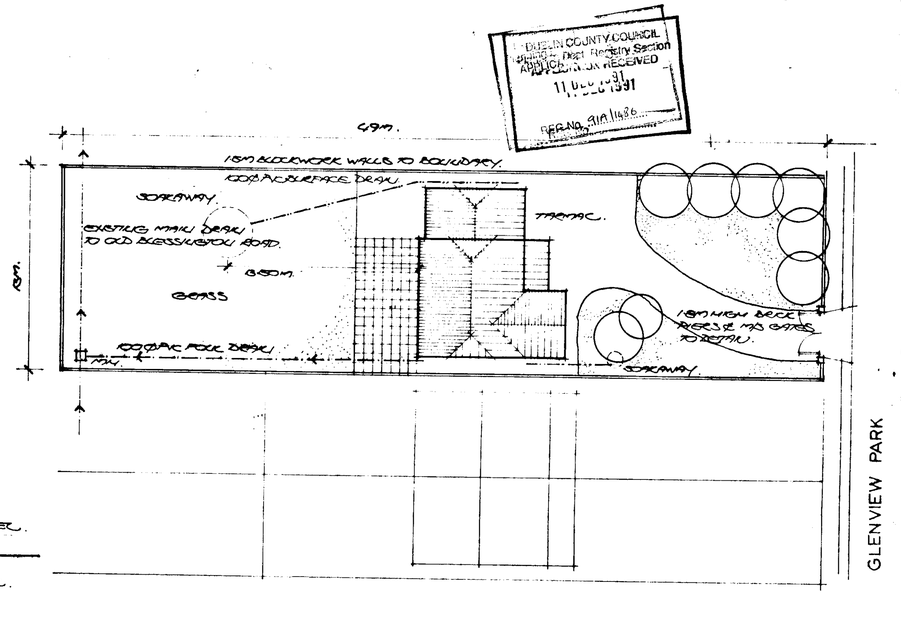
SECTION A-A



FRONT ELEVATION



REAR ELEVATION



SCULLY . ROBERTS . ARCHITECTS

Job Title	Mr Andrew Birchall Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24
Client	
Drawing Title	Plans Section Elevations
Date	09-91
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78 Patrick St.
Dun Laoghaire
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Phone 2807364
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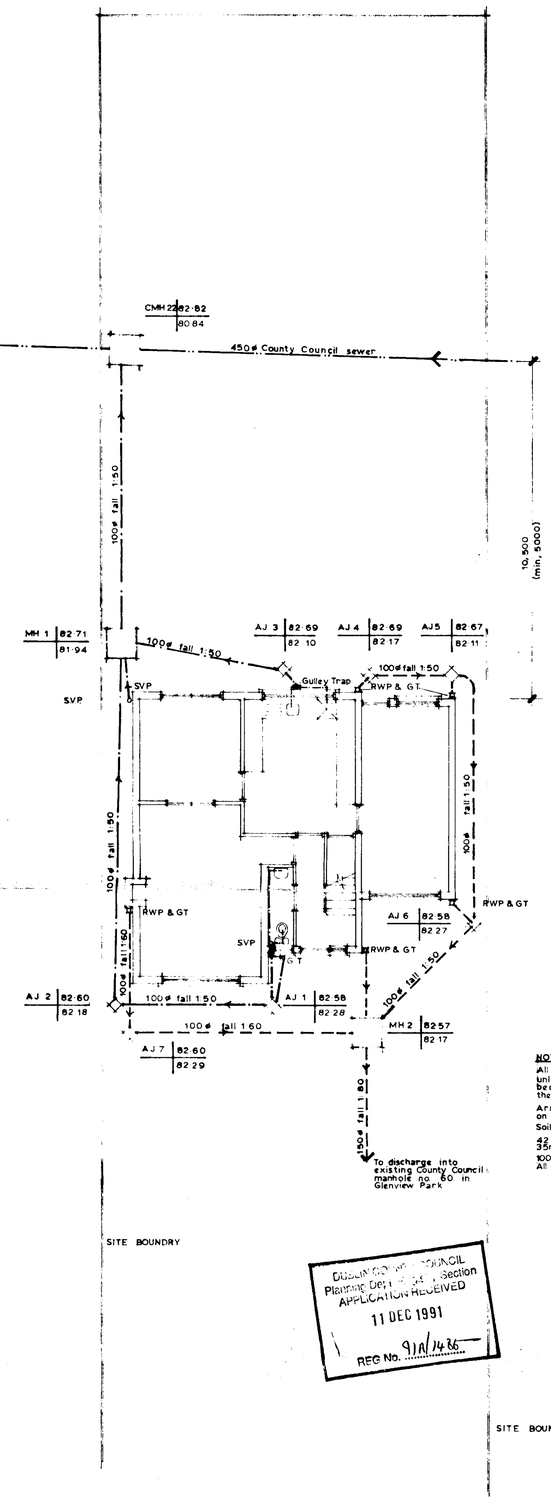


NOTE

All drainage pipes to be 100ø pvc laid to fall generally 1:50 unless otherwise stated & supported on a continuous conc bed 100mm thick x 300mm wide & haunched halfway up the pipe & in compliance with bye-law 87

Armstrong junctions & gulley traps to be set level supported on 150mm conc bed

Soil vent pipes to comply with bye-law nos 92

42mm selected waste fitting to baths showers & sink, 35mm waste pipe from wash hand basin

100mm waste pipe from wcs

All waste appliances to be correctly trapped with 'P or 'S' types

SCULLY . ROBERTS . ARCHITECTS

Job Title: Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24

Client: Mr Andrew Birchall

Date: Nov 1991

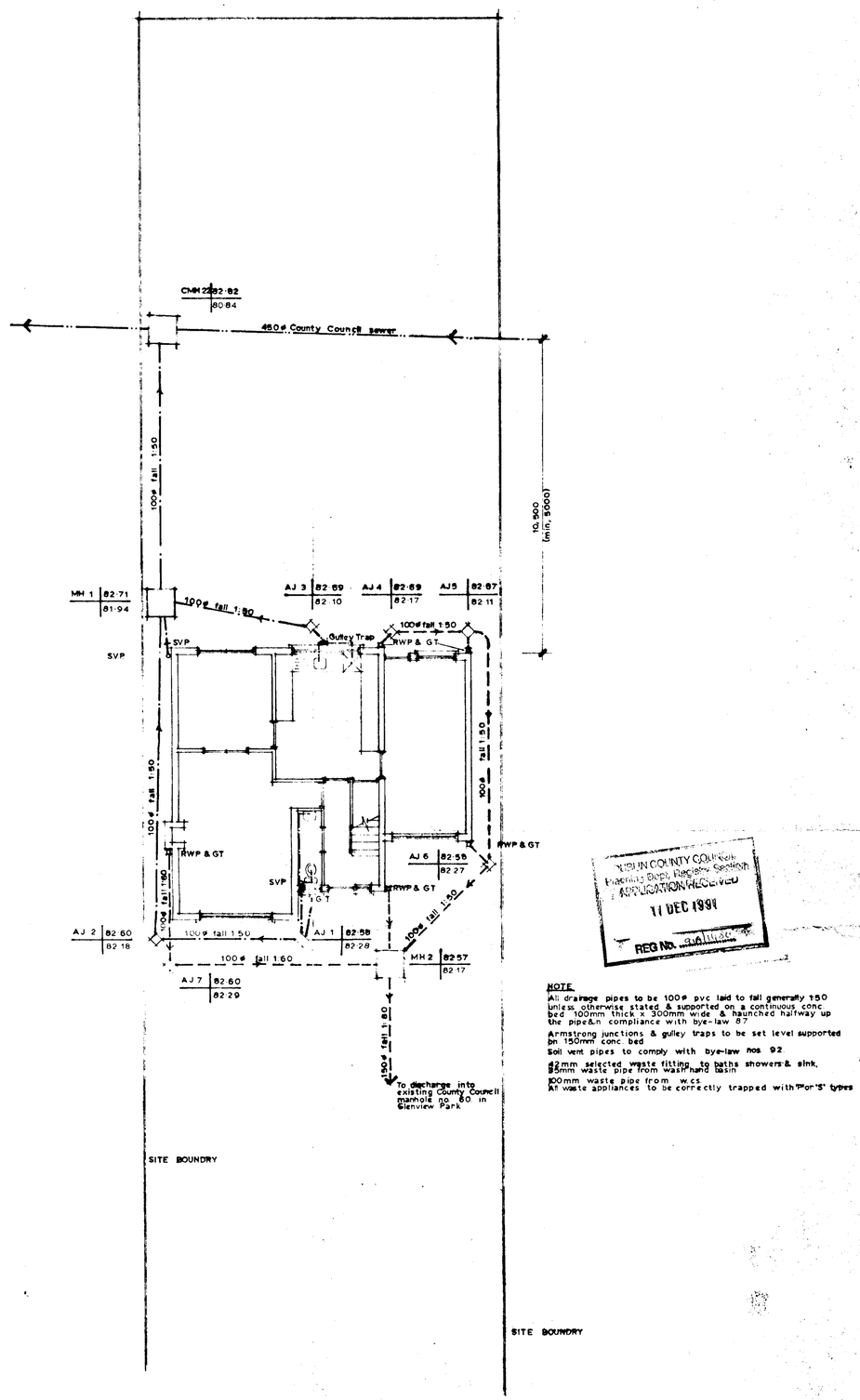
Scale: 1:100

Drawing Title: Drainage plan

Drawing No.: 91189/ 21

78 Patrick St.
Dun Laoghaire
Co. Dublin

Phone 2807364
Fax. 2841913



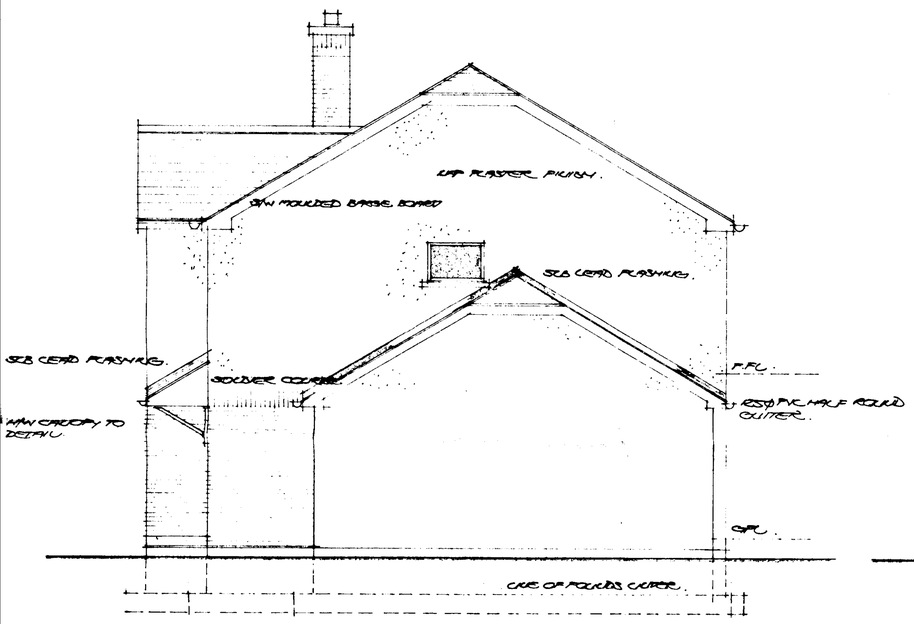
DUBLIN COUNTY COUNCIL
Planning Dept. Register Section
APPLICATION RECEIVED
11 DEC 1991
REG NO. 91/1189

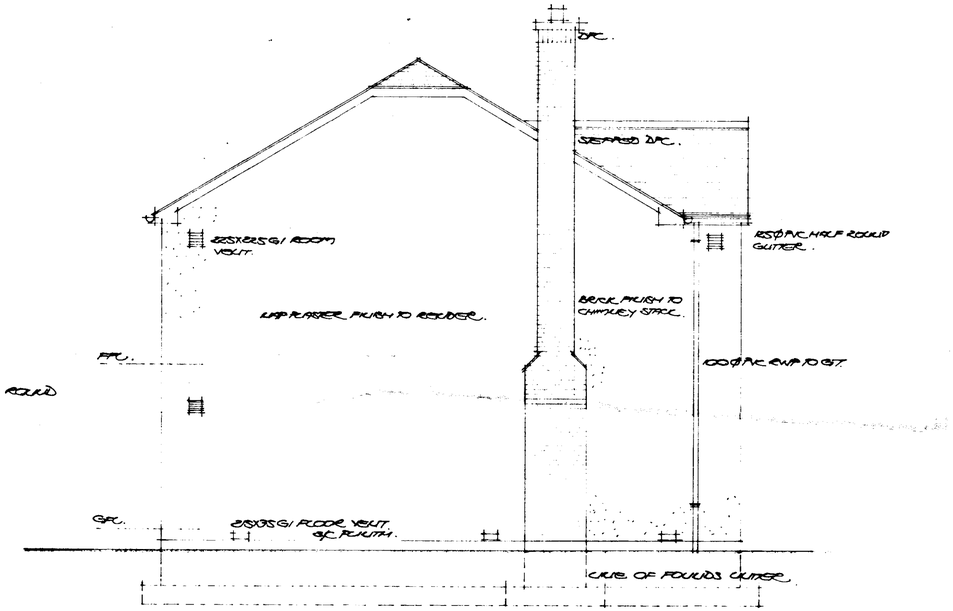
NOTE
All drainage pipes to be 100ø pvc laid to fall generally 1:50 unless otherwise stated & supported on a continuous conc. bed 100mm thick x 300mm wide & haunched halfway up the pipe,in compliance with bye-law 87
Armstrong junctions & gulley traps to be set level supported on 150mm conc. bed
Soil vent pipes to comply with bye-law nos 92
42mm selected waste fitting to baths showers & sink, 85mm waste pipe from wash hand basin
100mm waste pipe from w.cs
All waste appliances to be correctly trapped with 'P or 'S' types

SCULLY . ROBERTS . ARCHITECTS

Job Title: Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24
Client: Mr Andrew Birchall
Date: Nov 1991
Scale: 1:100
Drawing Title: Drainage plan
Drawing No.: 91189/ 21

78 Patrick St.
Dun Laoghaire
Co. Dublin
Phone 2807364
Fax 2841913





SCULLY . ROBERTS . ARCHITECTS

Job Title: Mr Andrew Birchall
Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24.

Client:

Date: 09·91

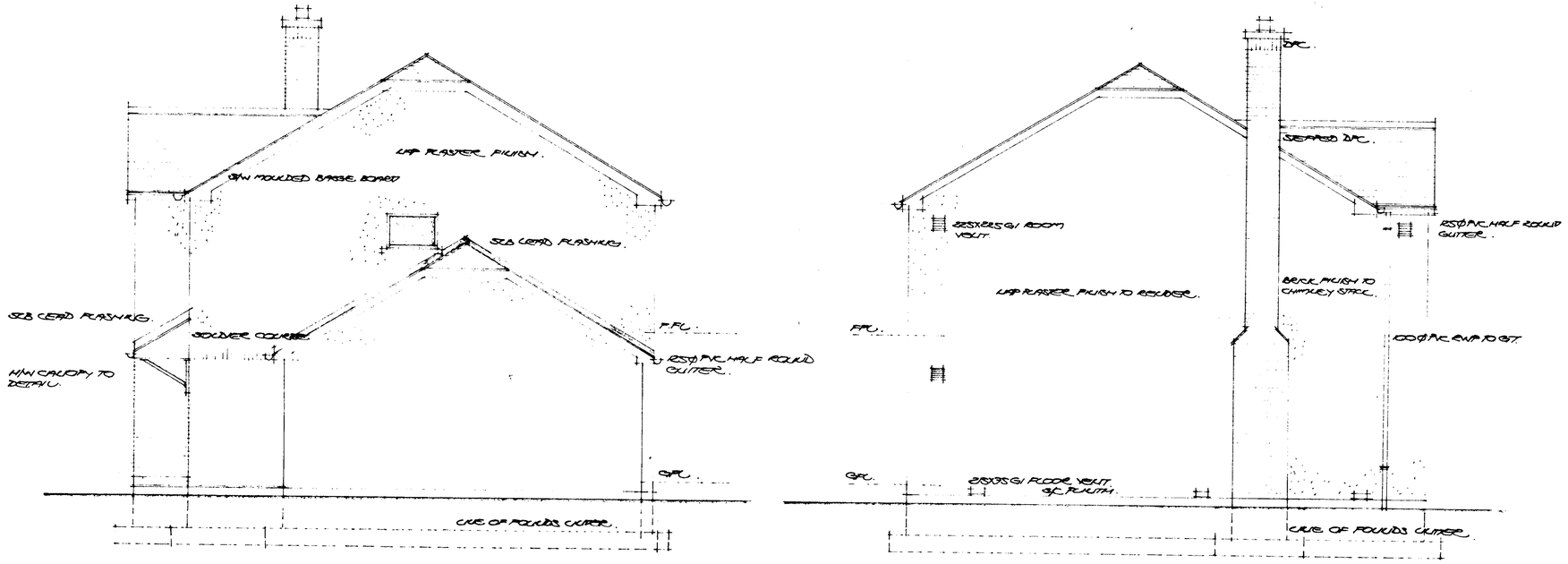
Scale: 1 50

Drawing Title: Elevations

Drawing No.: 91·189/11

78 Patrick St.
Dun Laoghaire
Co. Dublin

Phone 2807364
Fax 2841913



SCULLY . ROBERTS . ARCHITECTS

Job Title: Mr Andrew Birchall
Proposed house to rear of 20 Newtown Park, Tallaght, Dublin 24.

Client:

Date: 09 91

Scale: 1 50

Drawing Title: Elevations

Drawing No.: 91-189/11

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