

Councillor T. Kitt, T.D.,
3 Pine Valley Drive,
Rathfarnham,
Dublin 16.

Our Ref.: 91A/1879

27 January 1992


RE: Proposal to replace access to sites 4 and 6 with single access, construct warehouse unit at rear of No. 6 and convert No. 6 from residential to office use at Robinhood Road, Clondalkin for Mr. John Hynes.

Dear Councillor Kitt,

I refer to your recent representations in connection with the above planning application.

I now wish to inform you that by Order Dated 23rd January, 1992 it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,



for Principal Officer.

BYE LAW APPLICATION FEES

REF. NO.:

91A/1879

CERTIFICATE NO.:

16997

PROPOSAL:

New entrance Warehouse at rear + convert Residential to

LOCATION:

496 Robinhood Road, Woodside

office

APPLICANT:

J. Hynes

10/27/11/91

	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					
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose 148.0m	@ £3.50 per M ² or £70	518	518			
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
	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:

[Signature]

Grade:

D/H

Date:

11/12/91

Column 1 Endorsed:

Signed:

[Signature]

Grade:

Date:

Columns 2,3,4,5,6 & 7 Certified:

Signed:

Grade:

S.O

Date:

11/12/91

Columns 2,3,4,5,6 & 7 Endorsed:

Signed:

Grade:

Date:

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1879

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 2110 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

$$\begin{array}{r} \text{Dandand} \\ 2110 \\ \hline 1000 @ 750 \\ \hline = 1583 \end{array}$$

Roads

2400

Per Report

7/1/92

not under linked
under 5000

DEVELOPMENT CONTROL ASSISTANT GRADE

28/1/91

PLANNING APPLICATION FEES

Reg. Ref. 91A/1879 Cert. No. 21340
 PROPOSAL New entrance Warehouse at rear + convert Residential off
 LOCATION 496 Robur Road, Clondakin
 APPLICANT J. Hyne

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£12				
2	Domestic,	@ £6				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>196.0m</u>	@£1.75 per m2 or £40	<u>£343</u>	<u>£343</u>		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
	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: [Signature] Grade 2/15 Date 11/12/91

Column 1 Endorsed: Signed: [Signature] Grade S.O Date 11/12/91

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 11/12/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S.O Date 11/12/91

P/170/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E I G A R D

CONTRIBUTION: 45.00	
Standard	1583
Roads	2400
S. Sers	
Open Space	
Other	
SECURITY:	
Bond / O.I.F.	5000.00
Cash	00.00

Register Reference : 91A/1879

Date Received : 27th November 1991

Correspondence : D. McCarthy & Co.,
Name and : Consulting Engineers,
Address : Lynwood House,
Ballinteer Road,
Dublin 16

Development : Replace existing access to sites 4 & 6 with single
access, construct warehouse unit at rear of no. 6 and
convert no. 6 from residential to office use

Location : Robinhood Road, Clondalkin

Applicant : Mr. John Hynes

App. Type : Permission

Zoning : To provide for industrial and related uses.

Floor Area : Sq.mètres

(NOB/AC)

Report of the Dublin Planning Officer dated 14 January 1992.

This is an application for PERMISSION to combine the access to No. 4 and 6 Robinhood Road, construct a warehouse to the rear and change of existing semi-detached dwelling to office use.

The site is located in an area subject to the zoning objective "to provide for industrial and related uses".

Reg. Ref. 90A/0723 refers to a decision to refuse permission for a change of use of a dwelling to offices, and a joinery workshop to the rear. The reasons for refusal were unsuitable access and the adverse impact on the amenities of property in the vicinity.

The current proposal provides for a new wider splayed and recessed entrance. This includes an area previously within the curtilage of the development to the west. This access is intended to serve the proposed change of use of the dwelling to offices and the development of a warehouse unit of 148 sq.m. to the rear of the site. Provision is made for 12 car parking spaces which would be adequate to serve the office and warehouse developments.

The applicant states that the consent of the adjoining landowner to the wider

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1879

Page No: 0002

Location: Robinhood Road, Clondalkin

entrance has been obtained.

Roads Department report considers the proposal undesirable pending the re-alignment of Robinhood Road. A number of conditions for a permission are however recommended.

A brick and cladding finish is proposed to the proposed warehouse unit to the rear. No details of colour have been indicated. The existing dwelling is semi-detached and adjoins a premises in relation to which permission has been granted for a change of use from residential use to a restaurant (Reg. Ref. 91A/0771 refers). The dwelling would be habitable but is in a poor state of repair. The extension to be demolished to facilitate access to the rear of the site is in poor condition.

Supervising Environmental Health officer's report *states insufficient information submitted re sanitary accommodation, foul drainage, etc.*

Landscaping and screening proposals for the site are inadequate.

Sanitary Services Section report *not received*

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

CONDITIONS / REASONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0003

Location: Robinhood Road, Clondalkin

03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

05 That a financial contribution in the sum of £ 1583 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 The applicant shall take due regard and cognisance of the Council's Road Reservation for the realignment of Robinhood Road. Before development commences the applicant shall submit, for the written agreement of the Planning Authority, a revised site layout plan indicating provision for this reservation and for the area affected to be kept free of any permanent development. In this regard only temporary car parking would be permitted in this area.

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

07 Details of the formation of the combined entrance shall be submitted for the written agreement of the Planning Authority before any development commences. Such details shall include the apron, kerbs, marrying of paved surfaces etc.

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

08 Any gates to be provided at the entrance shall be such that can only open inwards.

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

09 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Robinhood Road, Clondalkin

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

10 Details of colour and texture of both cladding and brick finish shall be subject to the written agreement of the Planning Authority before any development commences.

REASON: In the interest of visual amenity.

11 Before any development commences the applicant shall submit for the written agreement of the Planning Authority, a landscape plan for the entire site which shall include provision for screen planting. The plan shall include full specification of planting and a programme of implementation and subsequent maintenance.

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

12 That a financial contribution in the sum of £ 2450 be paid by the applicant to Dublin County Council towards the improvement of the road network in the area of the proposed development, and which will facilitate this development. This contribution to be paid prior to the commencement of development on 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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1879

Page No: 0005

Location: Robinhood Road, Clondalkin

Endorsed:.....
for Principal Officer

.....
for Dublin Planning Officer

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

Dated : 28 JANUARY 1992

.....
ASSTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin
City and County Manager dated 11 December 1991.

Wall O'Byrne.

DUBLIN COUNTY COUNCIL

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date.....	07.01.92.....
Time.....	4.15.....

REG. REF: 91A/1879.

DEVELOPMENT: Warehouse and change from Residential to Office use.

LOCATION: 4 & 6 Robinhood Road, Clondalkin.

APPLICANT: Mr. J. Hynes.

DATE LODGED: 27.11.91.

Previous Roads reports of 6.1.86 (85A/407) and 14.6.90 (90A/723) refer.

This revised proposal, employing a single entrance and being of a less intense nature is still considered undesirable pending the realignment of Robinhood Road as shown on RPS. 2488. However, if further consideration is being given to this submission, any approval should be conditioned as follows:-

1. Applicant to take due cognizance of the road reservation which affects the southern end of his site (encroaching 16m on the south east and 7m on the south west). This area must kept free of any permanent development to allow for future road improvement works. Temporary car park use is acceptable.
2. Details of apron, kerbs, footpaths on frontage and the marrying of paved surfaces, etc. to be agreed with the Roads Department before any works commence on the proposed new entrance.
3. No surface water from site to be allowed to run-off onto the public road.
4. Any gates at entrance to be such that they can open inwards only.
5. A financial contribution, in the sum of money equivalent to the value of £2,400 (i.e. 12 No. car parking spaces x £200) 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 which facilitate this development.

TB/BMcC
7.1.92.

SIGNED: 4. B. McK

ENDORSED: _____

DATE: 7/1/92

DATE: _____

Thall O'Byrne

Register Reference : 91A/1877

Date : 6/12/91

Development : Replace existing access to sites 4+6 with single access
construct warehouse unit at rear of no. 6

LOCATION : Robinhood Road, Clondalkin

Applicant : Mr. John Hynes

App. Type : P/BBL

Planning officer : .

Date Recd. : 27/11/91

DUBLIN COUNTY COUNCIL
9 DEC 1991
ENVIRONMENTAL HEALTH
OFFICE

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

Yours faithfully,

.....
PRINCIPAL OFFICERInsufficient information

Applicant has not indicated the following arrangements for the warehouse

- 1) Sanitary accommodation
- 2) Foul drainage
- 3) Canteen/tea making station
- 4) Drinking water supply points.

Jacquie Kelly
EHO

Ota Devine

for John O'Leary

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

17/12/91



Register Reference : 91A/1879

Date : 5th December 1991

Development : Replace existing access to sites 4 & 6 with single access, construct warehouse unit at rear of no. 6 and convert no. 6 from residential to office use

LOCATION : Robinhood Road, Clondalkin

Applicant : Mr. John Hynes

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : N.O'BYRNE

Date Recd. : 27th November 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	03.02.92
Time	2.30

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

Yours faithfully,

Date received in Sanitary Services



FOUL SEWER

Refusal recommended, the proposed warehouse is located within 1m of an existing 375mm foul sewer. The applicant would have to submit a revised proposal for relocation of the building.

SURFACE WATER

Insufficient information, the capacity of the proposed outfall (150mm) must be established.

② The applicant must indicate drainage of the car park.
③ A further manhole will be required immediately before connection to the public sewer.

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

[Signature]
17.1.92

acc

85A407

Register Reference : 91A/1879

Date : 5th December 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	03.02.92
Time	2.30

ENDORSED _____

DATE _____

WATER SUPPLY... Insufficient information. Applicant to
re submit with details of watermain sizes, locations,
valve & hydrant locations, and proposed point of
connection to public mains.

L. J. Spain
6/1/92

1/1/92
A/SEE.
7/1/92

ENDORSED _____

79/5877
AV

DATE

20/1/92

Neil O'Byrne.

DUBLIN COUNTY COUNCIL

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date <u>21.01.92</u>
Time <u>4.00</u>

REG. REF: 91A/1879.
DEVELOPMENT: Warehouse and change from Residential to Office use.
LOCATION: 4 & 6 Robinhood Road, Clondalkin.
APPLICANT: Mr. J. Hynes.
DATE LODGED: 27.11.91.

Previous Roads reports of 6.1.86 (85A/407) and 14.6.90 (90A/723) refer.

This revised proposal, employing a single entrance and being of a less intense nature is still considered undesirable pending the realignment of Robinhood Road as shown on RPS. 2488. However, if further consideration is being given to this submission, any approval should be conditioned as follows:-

1. Applicant to take due cognizance of the road reservation which affects the southern end of his site (encroaching 16m on the south east and 7m on the south west). This area must be kept free of any permanent development to allow for future road improvement works. Temporary car park use is acceptable.
2. Details of apron, kerbs, footpaths on frontage and the marrying of paved surfaces, etc. to be agreed with the Roads Department before any works commence on the proposed new entrance.
3. No surface water from site to be allowed to run-off onto the public road.
4. Any gates at entrance to be such that they can open inwards only.
5. A financial contribution, in the sum of money equivalent to the value of £2,400 (i.e. 12 No. car parking spaces x £200) 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 which facilitate this development.

TB/BMcC
7.1.92.

SIGNED: *G. Burke*

ENDORSED: _____

DATE: 7/1/92

DATE: _____

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission

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

To D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road, Dublin 16.

Decision Order P/170/92 - 23.01.1992

Number and Date

91A/1879

Register Reference No.

Planning Control No.

27.11.1991

Application Received on

Applicant Mr. John Hynes.

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 for:

replace existing access to sites 4 and 6 with single access,
construct warehouse unit at rear of no. 6 and convert no. 6 from
residential to office use at Robinhood Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.

Signed on behalf of the Dublin County Council

For Principal Officer

23rd January, 1992.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That a financial contribution in the sum of £1583. 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.

5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

6. The applicant shall take due regard and cognisance of the Council's Road Reservation for the realignment of Robinhood Road. Before development commences the applicant shall submit, for the written agreement of the Planning Authority, a revised site layout plan indicating provision for this reservation and for the area affected by the kept free of any permanent development. In this regard only temporary car parking would be permitted in this area.

6. In the interest of the proper planning and development of the area.

7. Details of the formation of the combined entrance shall be submitted for the written agreement of the Planning Authority before any development commences. Such details shall include the apron, kerbs, marrying of paved surfaces etc.

7. In the interest of the proper planning and development of the area.

8. Any gates to be provided at the entrance shall be such that can only open inwards.

8. In the interest of the proper planning and development of the area.

9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/284)

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

Notification of Decision to Grant Permission/Approval

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

To D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road, Dublin 16.

Decision Order P/170/92 - 23.01.1992

Number and Date

91A/1879

Register Reference No.

Planning Control No.

27.11.1991

Application Received on

Applicant Mr. John Hynes.

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

replace existing access to sites 4 and 6 with single access,
construct warehouse unit at rear of no. 6 and convert no. 6 from
residential to office use at Robinhood Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
10. Details of colour and texture of both cladding and brick finish shall be subject to the written agreement of the Planning Authority before any development commences.	10. In the interest of visual amenity.
11. Before any development commences the applicant shall submit for the written agreement of the Planning Authority, a landscape plan for the entire site which shall include provision for screen planting. The plan shall include full specification of planting a programme of implementation and subsequent maintenance.	11. In the interest of the proper planning and development of the area.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 23rd January, 1992

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

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

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

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

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

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

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/1879

Date : 29th November 1991

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

Our Ref.

Your Ref.

Date

Dear Sir/Madam,

DEVELOPMENT : Replace existing access to sites 4 & 5 with single
access, construct warehouse unit at rear of no. 6 and
convert no. 6 from residential to office use

LOCATION : Robinhood Road, Clondalkin

APPLICANT : Mr. John Hynes

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 27th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16



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 4 & 6 ROBINHOOD ROAD, CLONDAWK
(If none, give description sufficient to identify) DUBLIN 24.

3. Name of applicant (Principal not Agent) MR. JOHN HYNES 518 NS1829
Address c/o D. Mc. CARTHY & Co. Tel. No. 343 25/1

4. Name and address of D. Mc. CARTHY & Co., CONSULTING ENGINEERS, LYNWOOD HOUSE,
person or firm responsible BALLINTEER ROAD, DUBLIN 16. Tel. No. 988244
for preparation of drawings

5. Name and address to which notifications should be sent AS ABOVE IN 4. 51337

6. Brief description of proposed development NEW ENTRANCE, WAREHOUSE AT REAR + CONVERT RESIDENTIAL TO OFFICES

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, /
(b) Proposed use of each floor /

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

11(a) Area of Site 1631 Sq. m.

(b) Floor area of proposed development 196 Sq. m.

(c) Floor area of buildings proposed to be retained within site 196 Sq. m.

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

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

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

WHERE APPLICABLE

15. Documents enclosed with 1. WAREHOUSE DETAILS 2. EXISTING SURVEY 3. CONVERSION
DETAILS 4. BLOCK PLAN 5. DETAIL SHEET 6. FOUNDATION
DETAILS 7. SPECIFICATION 8. NEWSPAPER ADVERT.
9. CALCULATIONS

16. Gross floor space of development (See back) 196 Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development 4

Fee Payable £ 261.00 Basis of Calculation SEE COVERING LETTER.

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

Signature of Applicant (or his Agent) D. McCarthy (for D. McCarthy & Co.) Date 27-11-1991

Application Type P-B36 FOR OFFICE USE ONLY

Register Reference 918/1829

Amount Received £ 224.44

Receipt No 18-13

Date 18-13

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 51337

£343.00

Received this

28th

day of

November

1991

from

Elmer Const. Ltd.

the sum of

three hundred and forty three

Pounds

Pence, being

fee for planning application at 4-6 Robin Hood Rd

Moeloe O'Connell

Cashier

S. CAREY

Principal Officer

Cost 11

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
M.O.
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

BYE LAW APPLICATION
REC. NO. N 51829

£ 518.00

Received this 28th day of November 1971
from Tolmac Const. Ltd.

the sum of five hundred and eighteen Pounds

bye-law application at 4 & 6 Robinhood Rd.

Molloy Cashier S. CAREY Principal Officer

D. McCarthy & Company

Consulting Engineers

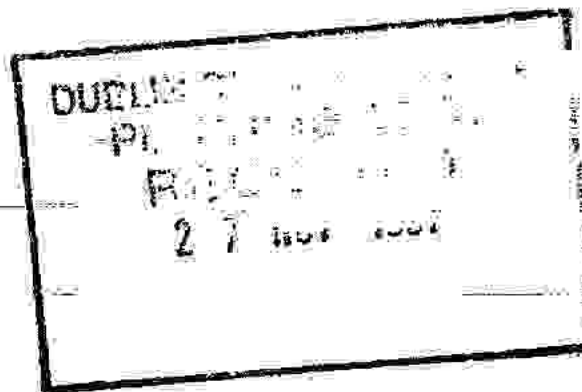
Telephone: 984147, 988244

Fax: 951778

Lynwood House,
Ballinteer Road,
Dublin 16.

27th November 1991. ---

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



Re: Proposal to replace existing access to sites 4 and 6
Robinhood Road, Clondalkin with single access, construct
warehouse unit at rear of No. 6 and convert No. 6 from
residential to office use.
Applicant: Mr. John Hynes.

Dear Sir,

I enclose herewith in quadruplicate, together with completed application form, newspaper advertisement and application fee, details of the above proposal. Under Reg. Ref: 90A/723 Planning Permission was refused by An Bord Pleanála on appeal on grounds that the existing access would be unsuited to commercial use and that the joinery workshop which was then proposed would not be compatible with the preservation of the amenities of property in the vicinity. This proposal differs from the previous one in that:-

- a) The access which was proposed in the previous application has been abandoned, and the access now proposed constitutes a single access for sites 4 and 6.
- b) The joinery workshop proposed in the previous application has also been abandoned and is now replaced by this proposal for a warehouse.

This application comprises a proposal to replace two separate access points to numbers 4 and 6 by a single access point which straddles the common boundary between the two properties.

The plot of ground shown coloured yellow and hatched green on drawing number S 293/4 represents 24 sq. m. of the total site area of 1631 sq. m. which is in the ownership of the adjoining landowner whose consent has been obtained prior to submitting this application.

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

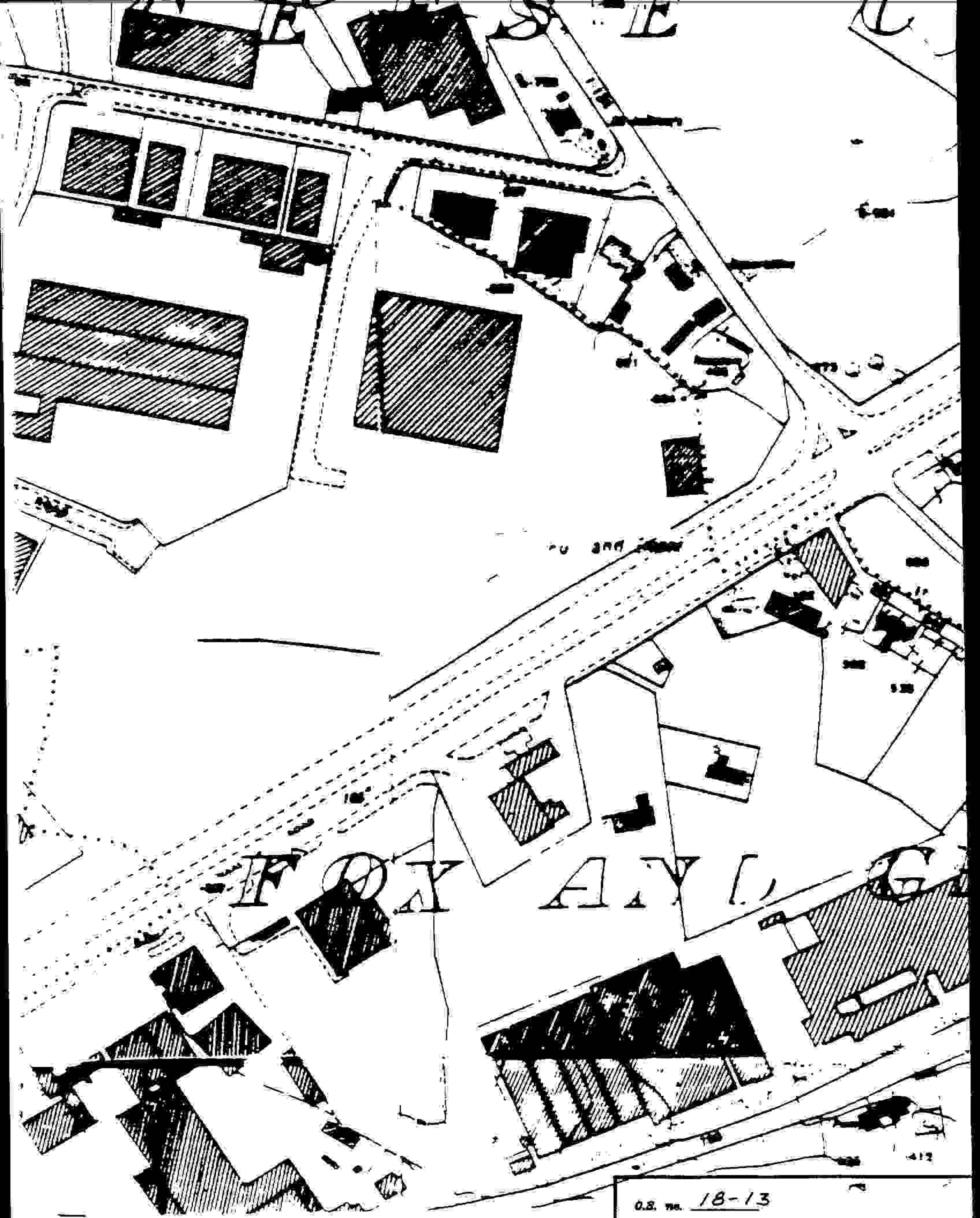
The breakdown of the application fee is as follows:-

1. Warehouse:
Planning fee: 148 sq. m. @ £1.75 p.s.m. £259.00
B.B.L. fee: 148 sq. m. @ £3.50 p.s.m. £518.00
2. Change of use from residential to office:
Planning fee: 48 sq. m. @ £1.75 p.s.m. £84.00
B.B.L. approval granted by BBL/2113/90

Total = £861.00

Yours faithfully,

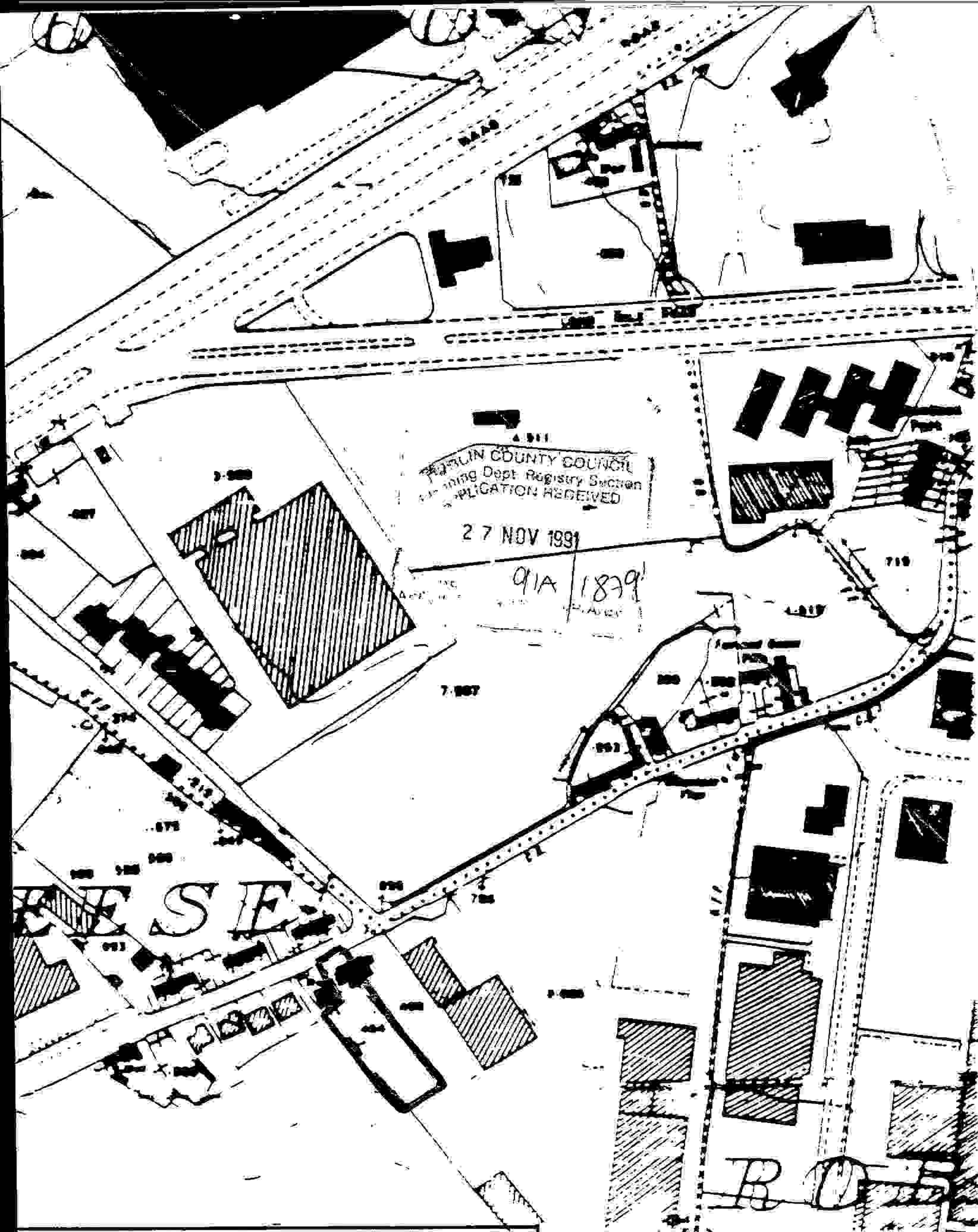

D. McCarthy & Co.



O.S. no. 18-13

SITE LO

D. Mc CARTHY & Co. CONSULTING



SCALE 1/2500

LOCATION MAP

ENGINEERS LYNWOOD HOUSE BALLINTEER RD DUBLIN 16

● D. McCarthy & Company
Consulting Engineers
Telephone: 984147, 988244
Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

27th November 1991.

J. Hynes - Rear of 6 Robinhood Road, Clondalkin, Dublin 24.

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
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Total Building 16.00 x 10.00 x 7.00 (warehouse)

1. Foundation Pad Design.

(a) External Column

Loading

Dead:-

		km
(i) 4' Beam	=	16.00
Purlins	=	2.00
Gutter	=	14.00
Roof Sheeting	=	15.12
Services	=	4.00
Self Weight	=	14.50
Total =		65.62 Kn

(ii) Imposed

$$0.75 \times 5.117 \times 5.00 = 19.19 \text{ Kn}$$

(iii) Wind

Basic Wind Speed 46m/sec.

$$\begin{aligned} S1 &= 1.00 \\ S2 &= 0.70 \\ S3 &= 1.00 \end{aligned}$$

$$\begin{aligned} \text{Design Speed} &= 46 \times 1 \times 0.70 \times 1 \\ &= 32.20 \text{ m/sec.} \end{aligned}$$

$$\text{Wind Pressure} = 636 \text{ N/m}$$

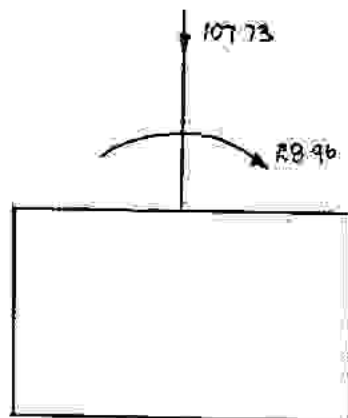
$$\begin{aligned} \text{B.M. @ Base of column due to wind} &= \frac{0.636 \times 5.12 \times 7.00^2}{2} \\ &= 79.78 \text{ Kn-m} \end{aligned}$$

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

This moment is shared by 2 columns.

$$\text{Moment/Column} = 39.89 \text{ Kn-m}$$

Foundation Pad Design



Try Pad $1.8 \times 1.2 \times 1.050$

$$\text{Self Wt.} = 55.79 \text{ Kn}$$

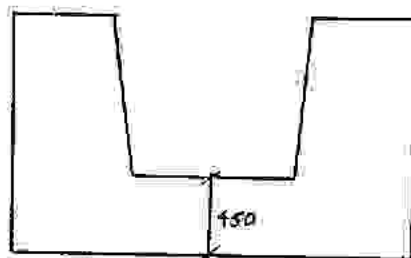
$$\begin{aligned} \text{Wt. Blockwork} &= 0.9 \times 7.3 \times 4.3 \\ &= 28.25 \text{ Kn} \end{aligned}$$

$$\text{Reaction} = 168.86 \text{ Kn.}$$

$$\begin{aligned} \text{Max. Pressure} &= \frac{168,860}{1.8 \times 1.2} \pm \frac{39,890}{1.2 \times 1.8^2} \\ &= 78,176 \pm 10,260 \\ &= 88,436 \text{ N/m}^2 \text{ or } 67,916 \text{ N/m}^2 \end{aligned}$$

... O.K.

Trial holes reveal good boulder clay at depths 0.9 to 1.5m below ground level.
All foundations to be excavated to 1.50m below ground level.



Steel in Base = 0.15%

$$\begin{aligned} &= \frac{.15}{100} \times 400 \times 1000 \\ &= 600\text{mm/m} \end{aligned}$$

Use Y 12 @ 180 c/c's

B. Strip Footings

Load/Meter

$$\text{Blockwork} = 7.3 \times 4.31$$

$$\text{Self Wt.} = 0.9 \times 0.3 \times 22.6$$

$$\text{Backfill} = 0.6 \times 0.75 \times 18.8$$

$$\text{Total} = 44.95 \text{ Kn/m}$$

$$\begin{aligned}
 \text{Ground Pressure} &= \frac{44,950}{0.9 \times 1.0} \\
 &= 49.94 \text{ Kn/m}^2 \\
 &= 0.46 \text{ Ton/ft}^2
 \end{aligned}$$

Use B385 Mesh Fabric Reinforcement.

C. Purlin Design

$$\begin{aligned}
 \text{Loading:- Decking} &= 110 \text{ N/m}^2 \\
 \text{Purlins (etc.)} &= 75 \text{ N/m}^2 \\
 \text{Imposed Load} &= 750 \text{ N/m}^2 \\
 \text{Total} &= 935 \text{ N/m}^2
 \end{aligned}$$

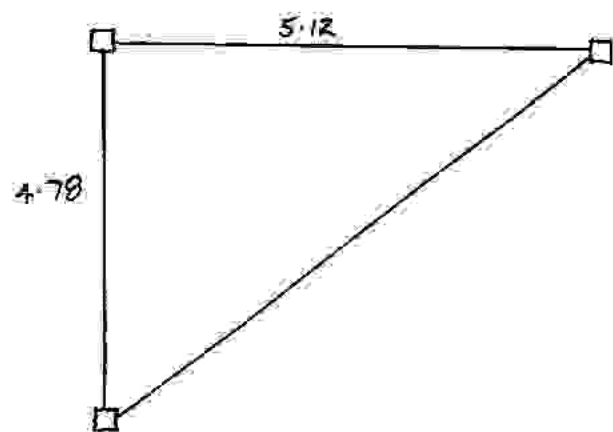
$$\text{Max Span} = 5.12\text{m}$$

$$\text{Purlin Spacing} = 1.70\text{m}$$

$$\text{Load UDL/Purlin} = 8.138 \text{ Kn}$$

Use a 175 Heavy Section.

D. Wind Bracing



$$\begin{aligned}
 \text{Load} &= 636 \times 5.12 \\
 &= 3,256 \text{ N/m}
 \end{aligned}$$

$$H = 8.2\text{m}$$

$$\begin{aligned}
 \text{Reaction at Top} &= 3256 \times \frac{8.3}{2} \\
 &= 13,351 \text{ N}
 \end{aligned}$$

$$\begin{aligned}
 \text{Length of Brace} &= 5.12^2 + 4.78^2 \\
 &= 7.00\text{m}
 \end{aligned}$$

$$\text{Force in Brace} = \frac{13,351 \times 7.00}{5.12}$$

$$= 18,253 \text{ N}$$

Try a 100 x 100 x 12 Kg Square Hollow Section

$$f_1 = \frac{18,253}{15.3 \times 10^2}$$

$$= 11.93 \text{ N/mm}^2$$

$$\frac{I}{r_y} = \frac{7.00 \times 10^3}{3.9 \times 10}$$

$$= 179$$

∴ O.K.

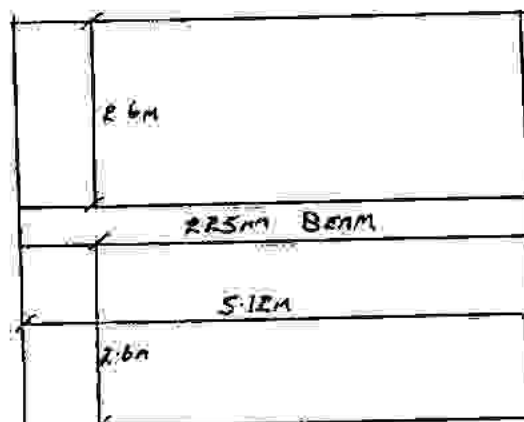
External Wall Panels

Wind Pressure

$$\text{B.M.} = \frac{636 \times 2.6^2}{8}$$

$$= 537 \text{ N-m}$$

$$f = \frac{W}{A} + \frac{\text{BM}}{Z}$$



$$\text{Wt. of Blockwork at Mid. Height} = \frac{2,800 \times 2.6}{2}$$

$$= 3,645 \text{ M/m}$$

$$= \frac{3,645}{225 \times 1000} + \frac{537,000 \times 6}{1,000 \times 225^2}$$

$$= 0.0162 + 0.0636$$

$$= 0.0798 \text{ or } \sim 0.0526$$

∴ O.K.

Cross Beam at Mid Height

$$\text{Wind Force} = 636 \left(\frac{2.6 + 2.6}{2} \right) = 1,654 \text{ N/m}$$

$$\text{B.M.} = \frac{1654 \times 5.12^2}{8} = 5,420 \text{ K-n}$$

$$\frac{M}{bd^2} = \frac{5,420,000}{160 \times 100^2} = 3.38$$

$$\frac{100 A_{st}}{bd} = \frac{1.1}{1.05}$$

$$A_{st} = \frac{1.1 \times 160 \times 100}{100}$$

$$= 161.6 \text{ mm}^2$$

Use 2 No. Y 12 Bars Both Faces

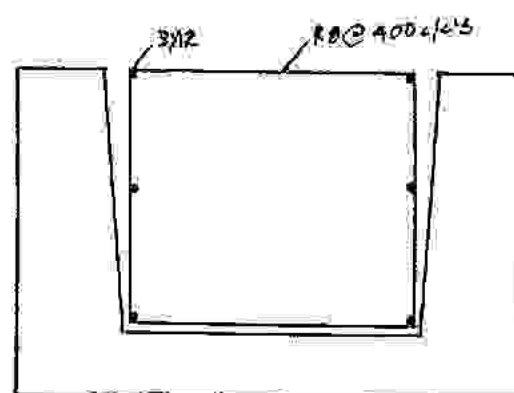
Use R 8 @ 400 mm c/c.

$$\text{Shear} = 1656 \times 5.12$$

$$= 4229 \text{ N}$$

Use 2 No. Y 12 through column.

Beam at Top to be Similar.



D. McCarthy & Company

Consulting Engineers

Telephone: 984147, 988244

Fax: 951773

Lynwood House,
Ballinteer Road,
Dublin 16.

DUBLIN COUNTY COUNCIL
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SPECIFICATION OF WORK
AND
MATERIALS TO BE USED
FOR WAREHOUSE
AT
REAR OF 6 ROBINHOOD ROAD,
CLONDALKIN,
DUBLIN 24.

D.A. Terry B.E., M.I.E.I., F. Finnegan, B. O'Flanagan.

PRELIMINARY ITEMS:-

Nature of Works:

The work comprises the clearing of site, construction of one number Unit together with ancillaries.

Irish Manufacture:

All materials used to be the best of their several kinds and all work is to be done in a proper and workmanlike manner in accordance with the drawings and specification. All materials and appliances are to be of Irish manufacture or production to the fullest extent possible.

Everything to be done which is usual, necessary and requisite of which can reasonable be inferred from the drawings or this specification to complete the works in a thoroughly satisfactory manner.

Materials:

Cement:

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

Lime:

Hydrated lime to be to I.S. 8.

Water:

Shall be clean and free from impurities.

Sand and Aggregates:

Fine aggregate shall be clean, sharp pit or river sand, free from impurities and to I.S. 5.

Coarse aggregate shall be suitably graded pit run gravel or crushed stone and to be to I.S. 5.

Rock:

Loose rock where encountered to be removed in order to construct footings as per drawings.

Spillage:

All necessary measures will be taken to prevent the spillage of clay, rubble, etc., on to public roads.

EXCAVATION AND SUBSTRUCTURE:-

Preparing Site:

Clear and grade site for new buildings and remove or divert existing drains as required. The entire site of buildings and paved areas to be cleared of top soil and organic material. The soil to be stored for later use.

Excavation:

The trenches shall be excavated to the depths and widths required to accommodate the footings or to such depths and widths as may be required to ensure stability of the structure. The bottom of the trenches shall not be less than 450mm below the existing ground level.

Footings and Pads:

The foundations shall be filled with leanmix concrete where required in order to achieve correct heights. The strip footings shall be of 21 N concrete and the bases of 25 N concrete. Concrete to be properly vibrated.

Rising Walls:

Rising walls shall be of solid blocks, bedded in cement mortar to widths and heights as detailed on drawings.

Cement Mortar:

Shall be one part cement to three parts sand.

Lime Mortar:

Shall be one part hydrate lime to six parts sand.

Additives:

Plasticisers, waterproffers, searers, etc., shall be used in strict accordance with manufactures instructions.

BLOCK AND BRICK LAYING:-

Insulation:

Walls, floors and roof to be insulation as specified.

Blockwork / Brickwork:

Concrete blocks shall be in accordance with I.S. 20. Clay bricks shall be to I.S. 91. All work shall be properly coursed and bonded and bedded in gauged mortar.

Cavity Walls:

Shall be formed of two solid leaves of block and brick with 70mm cavity. Outer and inner leaves to be tied together using metal ties at not less than four per square metre. Care should be taken to remove mortar droppings. All opes to be sealed. Cavity to extend a minimum of 225mm below d.p.c. level.

Opes in External Walls:

Where and ducts, pipes, etc., are required to pass through an external wall, proper care and attention is to be taken to seal these areas.

D.P.C.

The damp proof course under the floor slab shall be visqueen to B.S. 743. The d.p.c. under external and internal walls shall be either p.v.c. or Bitumen sheeting to I.S. 57. It shall be lapped and all joints and with the visqueen.

Cills:

Shall be precast concrete with d.p.c. as recommended and shall be to I.S. 89.

Lintols:

To be precast and to B.S. 1239. To be laid and constructed in strict accordance with all the relevant codes.

Concrete Floor:

Ground floor slab shall be reinforced concrete slabs with joints as detailed. Concrete to be 25 N and to be properly vibrated.

Internal Walls:

Internal walls to be of concrete block construction and pointed where exposed.

ROOFING AND CLADDING:

Roof:

To be double skinned metal decking, insulated sheeting on purlins.

Roof Lights:

To be minimum 10% of the floor area of the unit.

Flashing:

Flashing to be either

- 1) No. 5lb lead flashing to B.S. 1178
- 2) 20 gauge super purity aluminium.

Roller Shutter Doors:

Galvanised steel roller shutter doors. P.V.C. coated only if required.

PRECAST UNITS:-

Columns:

External columns to be precast concrete, manufactured and erected by reputable supplier.

Beams:

Beams to be of precast concrete and supported on columns as indicated on drawings.

REINFORCED CONCRETE WORK:-

Strip Footings:

To be reinforced as indicated on drawings and concrete to be 21 N.

Pads:

To have high tensile steel as detailed. Pads to be tied into the leanmix concrete with reinforcement as detailed. Cover to steel to be min. 40mm. Concrete to be 25 N.

Access Areas:

Access areas to have ramps up to door opes and to be of 30 N concrete with mesh fabric reinforcement C-385.

IRONMONGERY AND GENERAL:-

Gutters:

Gutters to be supplied by suppliers of main structure and may be precast concrete or similiar. To be set to falls and jointed to instructions. Downpipes to be 150mm P.V.C.

Door Fittings:

Internal doors to be fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to toilet doors.

External door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter plate near door. Other external doors shall be fitted with bolt and rim or suitable mortice lock.

Sash Fittings:

All opening sashes to be fitted with strong metal fastners.

Ventilation Grids:

External openings to ventilators shall be fitted with metal louvred grids.

CARPENTRY AND JOINERY:

General:

Timber shall be sound and free from disease and infestation. Timber for carpentry work shall be of white deal and for joinery work shall be of red deal.

Moisture Content:

Shall not exceed.

Joinery in external areas	17%
Joinery in unheated rooms	15%
Joinery in partly heated rooms	13%
Joinery in centrally heated rooms	11%
Joinery near heat sources	9%

i.e as per I.S. 96.

Preservative:

Softwoods used externally to be pressure impregnated with colour preservative and when in contact with concrete to be treated. Frames, fascias, etc., to be primed.

Stud Partitions:

Studs, heads and sole plates to be 35 x 75mm. The studs at 400mm c/c's. The sole plates to be well spiked to the floor. Provide at least two rows of noggings.

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. 60. Aluminium or P.V.C. windows of acceptable make may alternatively be used. Window boards to be 32mm wrot, moulded on edges and corners and secured to grounds.

External Doors:

External doors shall be to I.S. 48 or I.S. 52 hung on one and a half pairs of 100mm butt hinges. Roller shutter doors shall be installed to manufactures instructions.

Internal Doors:

Internal doors shall be to I.S. 48 or I.S. 52, hung on one pair of 100mm butt hinges.

Skirlings:

To be 100 x 16mm deal fixed to grounds.

Saddles:

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

PLASTERING:-

Reveals:

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

Plinths:

Plaster plinths to be finished smooth and neatly weathered at top edge.

Dry Lining:

The internal areas of all offices shall be drylined with 9.5mm foilback plasterboard on battens secured to walls.

Stud Partitions:

Studded partitions to be covered with 10mm plasterboards and skimmed.

PLUMBING:-

Water Supply:

To be 20mm Hydrodaire laid in trench.

Cold Water Supply:

To be taken directly to toilet sink with a branch to high pressure valve in 1145 litre tank. Tank to be covered and adequately supported over a partition and at such a height as to ensure proper working of the system. Connect to the service tank 50mm above the bottom. A 22mm feed to heating unit and 15mm to W.I.B. & W.C. shall be included.

Insulation:

Storage tanks and pipes to be insulated against frost.

Water Tanks:

To be position next to support wall.

PAINTING:-

Preparation:

Surfaces that require painting are to be cleaned down and sanded.

Paints:

Thinners, sealers, primers, colour washes, paints, varnishes or other brush, roller or spray applied finishes shall be of suitable manufacture and shall be applied in strict accordance with manufactures instructions.

Woodwork:

Shall be knotted, stopped, primed and painted with two undercoats and one finishing coat. Hardwoods to have two coats of varnish.

ELECTRICAL:

Regulations:

The electrician shall execute the works in accordance with the current regulations of the E.S.B.

Circuits:

Every final sub-circuit shall be connected separately to the distribution fuse board. Sub-circuits for sockets, lighting, cookers, etc., to be in strict accordance with the E.S.B. requirements. Under no circumstances are the available maximum outlets per sub-circuit to be exceeded.

Sockets:

Sockets shall be above the skirting level and to have safety switches.

Cable:

All concealed cable shall be of 250 volts, grade P.V.C. insulated taped and braided type and shall be drawn into conduit attached to walls etc.

Cables to be adequately supported on effective insulators to prevent them from coming into contact with each other or any other metal conducting material.

When electrical connections are made between two or more cables, the joint shall be mechanically and electrically sound and also be readily accessible.

In the case of a light fitting mounted on the ceiling, connectors shall be recessed in timber and supported on a base.

Fixings:

All grounds to be secure and fittings to be properly fixed.

Fittings:

Sockets, switches, lighting points, etc., to be in accordance with the "National Rules for Electrical Installations".

SEWERS, DRAINAGE AND MANHOLES:-

Excavation of Trenches:

The ground shall be excavated to the line and levels shown on the drawings.

Trenches shall be excavated to a width appropriate to the laying of the concrete bed.

The sides of trenches shall be adequately supported with special attention taken in areas of deep excavation.

Adjoining structures and buildings to be adequately supported.

Pipe Types:

Foul sewer pipes shall be of Wavin P.V.C. laid in Class "D" concrete bed. Pipes to have rubber ring joints.

Surface water sewer pipes shall be concrete Ogee type laid in Class "D" concrete bed.

Haunching and Surround:

Pipes to be haunched and surrounded in Class "D" concrete.

Manholes:

All manholes shall be constructed on a 150mm or 225mm thick foundation floor slab of Class "C" concrete. They shall be of 225mm blockwork or of 225mm Class "B" mass concrete. Concrete to be vibrated.

Inlet and outlet pipes to be correctly built in. Roof covers to be in situ of Class "C" concrete 150mm thick, vibrated and reinforced. Ope to be formed to to facilitate cover and frame.

Ladder rungs shall be built into walls every third course.

Adams type heavy duty round covers to be fitted to all manholes on carriageways.

Medium type covers to be fitted to manholes on grass margins or footpaths.

Covers to be 550mm diameter.

Testing:

All foul sewers shall be air or water tested and not backfilled until passed by the Engineer.

Backfilling:

Only suitable material shall be used in backfilling pipes. In backfilling trenches under carriageways and paths 100mm down broken stone or similar shall be used.

Cleaning:

All manholes and sewers shall be left clean on completion.

Benching in Manholes:

Benching in manholes shall be constructed in Class "C" concrete and finished with a 2 to 1 mortar.

Channels:

Channels shall be formed with concrete and smoothed over with mortar mix 2 to 1.

Drains:

The branch drains shall be 100mm P.V.C. laid to falls of 1/40 to 1/60 with bends and junctions and connected to existing mains. Drains to be laid on 100 x 300mm wide concrete bed and haunched. Pipes to be backfilled with selected material.

Surface Water:

Surface water to be 150mm P.V.C. pipes laid on 300 x 100mm concrete bed and haunched. Pipes to be backfilled with selected material.

Armstrong Junction:

P.V.C. A.J.'s to be used on pathways and splayed to facilitate the floor.

Gullies:

Gullies to be set level on concrete bed and connected to A.J. or drain. Concrete surround to be dished.

WATERMAINS:-

Pipe types:

Shall be unplasticised P.V.C. pipe complying with I.S. 123 Class "C".

Cover to Pipes:

The watermain shall have a minimum cover of 900mm and services shall have a minimum of 600mm.

Pipe Laying:

Maximum trench width shall be 600mm plu the dia. of the pipe. Pipes shall be laid on 50mm sand. Similar material shall be placed around and over the pipe. Minimum cover to pipe to be 100mm and backfilling to be of selected material.

Anchorage:

Concrete anchorages shall be placed at dead ends, tees, bends and around all valve and hydrant fittings.

Surface Boxes:

For sluice valves and stopcock shall be to B.S. 1426 and 3461 respectively. Hydrant surface boxes shall be of B.S. 497.

Service Fittings:

All ferrules shall comply with Dublin County Council specification.

Water Connections:

The existing County Council supply shall be taped. A 20m hydrodaire connection taken to a stopcock.

Stopcock Chambers:

Shall be of 215 x 110 x 75mm bricks on 150mm concrete bed. Internal dimensions to be 150 x 150mm.

Alternatively a 150mm liner may be used.

LIGHTING AND DUCTING:-

Lighting:

Lighting columns to be located as per Architects recommendations.

External Wall Lights:

As per Architects detail.

Ducts:

Ducts to be laid internally and externally for

- 1) E.S.B. supply.
- 2) Water supply.
- 3) Telephone supply.
- 4) Electrical connection.

Wholesale bacon
factory & offices

exist. foul
M.H.

existing

new entrance

ROBINHOOD

OFFICE.

OFFICE

lawn

EXISTING

ROOM.

EXISTING

SECTION

