21st January 1992

Councillor J. Hannon,
11 Knocklyon Heights,
Firhouse Road,
Dublin 16.

RE: Planning Application Reg. Ref. 91A/1802 - proposed bungalow and septic tank at Glassamucky, Bohernabreena for Mr. Hugh Mellon.

Dear Councillor Hannon,

I wish to refer to your enquiries concerning this application.

On 20th December 1991 the Council decided to refuse permission for this proposal for five reasons. A copy of the notice of refusal is attached for your information.

There was a previous refusal on appeal for a house on this site in 1982. There was also an earlier application for permission which was not determined because Mr. Mellon did not respond to a request for additional information.

The site is quite small in size, being little more than a quarter of an acre. Apart from the other reasons for refusal, a site of such restricted size could not realistically be expected to accommodate a septic tank particularly when there are adjoining houses with septic tank drainage.

While I would always be reluctant to refuse to meet with an applicant where I feel that we could be of assistance, it is my opinion that we would be wasting Mr. Mellon's time if we invite him in to discuss his present site.

Yours faithfully,

A. SMITH
PRINCIPAL OFFICER

ENCL. AS/UD

Mr A Smith.

Re. Planning Application 91A/1802
Hugh Mellon
Bohernabreena.

Dear Mr. Smith,

Above application was recently refused (20/12/91) and I would appreciate it if you could have a look at same.

Mr Mellon's parents and other relatives live in the area and this is his only realistic chance of providing his own home. He suffers from Asthma and the environment in a rural area is beneficial.

Would it be worthwhile to have the applicant meet with a view to a new application with some prospects.

Thanks.

John Hannon

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

Register Reference : 91A/1802 Date : 21st December 1991

Dear Sir/Madam,

Development : Bungalow and septic tank

LOCATION : Glassamucky, Bohernabreena

Applicant : Hugh Mellon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by order dated 20.12.91 it was decided to REFUSE PERMISSION for the above proposal.

This decision,together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government(Planning and Development)Act 1963. This register may be inspected during office hours [9.00a.m.- 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1.(Tel.728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Eileen Crawley,
"Paray",
Glassamucky, Bohernabreena,
Dublin 24.

"PARAY", Glassamucky, Nr Bohernabreena,

Dublin 24.

Dec. 6th 91

Dublin Co. Council,
Planning Dept.,
Abbey St.

(1201)

Dear Sir/Madam,

OBJECT

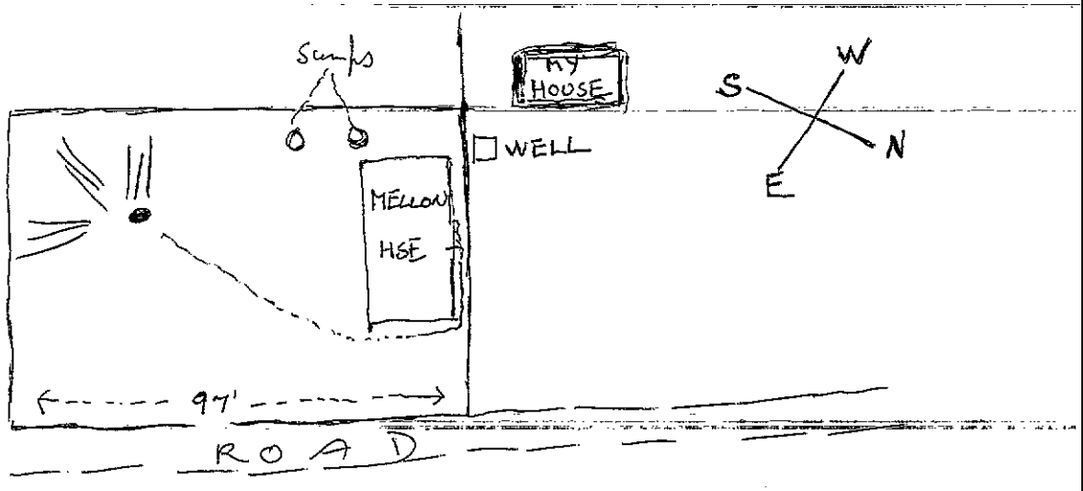
I wish to express the strongest objections to the granting of permission for bungalow and septic tank in the very small field adjoining my own site for Mr. Hugh Mellan - 91A 1802.

1. In a Report of the Planning Office of 28th Aug. '80, the chief Medecal Officer stated: A. THE site is too RESTRICTED FOR SEPTIC TANK DRAINAGE
   B. THE site is too small in frontage AND DEPTH.
2. The IIRS require a minimum of ½ acre site where adjoining field is occupied: This site is less than ¼ acre according to your own Dept's measurements in letter dated 6th Nov. '81 I have on file.
3. There is no indication whatever of the position of my well and house and septic tank in relation to this small area or the two other septic tanks in close -proximity- in this latest application.
4. Planning Permission was granted for this site before - TA 1216 I appealed this decision: measurements were discovered to be completely inaccurate in respect to IIRS Requirements relating to distance of tank and percolation area from both houses, from well, from site boundaries, etc. The present map supplied to you gives a Road frontage of 110' - the actual measurement is 97'. All given measurements need checking and distances from my house and well and significance of drop in ground level need consideration.
5. In an even earlier application to you - TA 556, Mellan's father included all of my Road frontage within his own site.
6. When Permission was given initially - TA 1216, building was begun before authorized date and an Enforcement Order for its removal, at the request of another neighbour, had to be invoked after a very considerable period of time.

7. In the letter accompanying Mr. Mellon's application it is stated that he is living in the family home and has been given this site as a present from his father: it is further stated that he has asthma and needs to live in the country: ~~near~~ the site IN question just down the road in fact, and a couple of hundred yds. away, live his Mother and Father in an extensive bungalow on approx. 3 acre site - newly built!

8. The positioning of this building right exactly on my boundary, with some dormer windows overlooking, represents an unwarranted intrusion of privacy: their exaggeration of the height of my trees is merely another indication of their determination to falsify as required.

9. Sketch to indicate position of my house and well in relation to Mellon site:



10. The position of the two sumps represents an additional hazard to my well in particular because of the fall in ground level down-mountain in Northern and Western directions.

Yours faithfully,

Eileen Lowley.

BYE LAW APPLICATION FEES

REF. NO.: 91A/1802 CERTIFICATE NO.: 16830 B

PROPOSAL: Bungalow

LOCATION: Glassamucky Bleanabreena Tullagh

APPLICANT: Hugh Mellon

hg 14/11/91

	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	£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: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [signature] Grade: S.O Date: 19/11/91

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

PLANNING APPLICATION FEES

Reg. Ref. 91A/1802 Cert. No. 27196

PROPOSAL. Bungalow

LOCATION. Lassanuggy, Ballynabreena, Tullagh

APPLICANT. Hugh Mellon

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: [signature] Grade S.O. Date 8/11/91

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

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,
Dublin County Council.

Our Ref.
Your Ref. Ld26/11/92
Date 10.01.1992

RE: Proposed Extension, Alteration, etc., at The Lord Mayors Pub, Dublin Street, Swords. Reg. Ref. 91A/1802.

With reference to this application, the Parks Department's comments are as follows:-

No detailed information has been submitted with regard to the car park area at the rear of the site. This is an area of high visibility from the Ward River Valley Linear Park, and accordingly a scheme of landscaping for the car park is to be submitted and agreed with the Parks Department, prior to the commencement of development.

Furthermore, no details of the proposed boundary treatment for the car park area and the rear service yard have been submitted. These details need to be submitted and agreed prior to granting of permission, as this boundary is extremely visible from the high amenity lands of the Ward River Valley Linear Park. Also Mr. Savage has indicated to this Department that he is prepared to grant an access onto the adjoining lands to the north of this site. Additional Information should be sought to clarify the location of this entrance.

Accordingly, it is strongly recommended that Additional Information is sought with regard to the boundary wall and railings, landscaping and access to the adjoining lands.

SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15.10.92
Time 3.15.

EASTERN HEALTH BOARD

Reg. Ref: 91A | 1802

Proposed: BUNGALOW AND SEPTIC TANK

At: GLASSAMUCKY, BOHERMAGENTA

For: HUGH MELLON

Plans lodged: 14 Nov 1991

Architect:

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Further to a telephone call from Mr Peter Mc Gillen, Architect for the above applicant I inspected two trial holes on the above site on Friday 6th March 1992.

Both trial holes were open to a depth of 5ft 6 inches and were both dry.

Due to the inadequate size of the site and the inadequate road frontage to the site percolation tests would be required to determine the suitability of the soil for the treatment and disposal of septic tank effluent.

I attach my previous report.

for Eastern Health Board
11/3/92

for Eastern Health Board
S.E.H.O.
11/3/92

Marjorie O'Shea

Register Reference : 91A/1802 Date : 19th November 1991

Development : Bungalow and septic tank

LOCATION : Glassamucky, Bohernabreena

Applicant : Hugh Mellon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 14th November 1991

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

These proposals are unacceptable to this section for the following reasons

1. The area of the site is too small to accomodate a septic tank drainage system.
2. There is no evidence to indicate the suitability of site for the treatment & disposal of septic tank effluent.
3. location of adjoining septic tanks and percolation areas not indicated.
4. location of adjoining wells not indicated
5. Site contours not shown.
6. Road frontage to the site is inadequate 150ft

Kathy Smyth EHO 10/1/92

for John O'Reilly
SUPER.ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

10/1/92.

PLANNING DEPT.
DEVELOPMENT CONTROL
Date 23.03.92
Time 11.00

Marjorie O'Shea.

PLANNING Dept. DEVELOPMENT CONTROL SECT
Date 23 03 92
P.C. 11-92
Time

EASTERN HEALTH BOARD

Reg. Ref: 91A | 1802

Proposed: BUNGALOW AND Septic TANK

At: GLASSAMUCKY, BOHERMAGREENY

For: HUGH MELLON

Plans lodged: 14 Nov. 1991

Architect:

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Further to a telephone call from Mr Peter Mc Gillen, architect for the above applicant I inspected two trial holes on the above site on Friday 6th March 1992.

Both trial holes were open to a depth of 5ft 6inches and were both dry.

Due to the inadequate size of the site and the inadequate road frontage to the site percolation tests would be required to determine the suitability of the soil for the treatment and disposal of septic tank effluent.

I attach my previous report.

for Senior Env. Health Officer
11/3/92

for Senior Executive Officer
11/3/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 07.04.92
Time 2.30

EASTERN HEALTH BOARD

B.C. _____ Reg. Ref: 91A/1802

Proposed: BUNGALOW & SEPTIC TANK

At: GLASSAMUCKY BOHERNAB REGINA

For: HUGH MELLON

Plans lodged: 14 Nov 91

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

These proposals are unacceptable to this section for the following reasons.

1. The area of the site is too small to accommodate a septic tank treatment system.
2. The road frontage to the site is inadequate.
3. The siting of the septic tank and percolation area is not shown on the same plan as the site contour plan.
4. The septic tank and percolation area is uphill from the adjoining well water supply and may pose a pollution threat to the water supply.
5. The distance between the proposed septic tank and percolation area and the adjoining septic tank is insufficient.
6. The design of the septic tank and percolation area is not shown to comply with SR6 1991

f. Copy of my report of 11/3/92 in relation to local holes attached. Percolation tests are required to be undertaken on this site.

Eddy Smyth EHO
2.4.92.

Ita Devine
for John O'Reilly Principal EHO.
21.1.92

PLANNING DEPARTMENT CONTROL
Date 07.4.92
Pg. 4.30

EASTERN HEALTH BOARD

Reg. Ref: 91A | 1802

Proposed: BUNGALOW AND SEPTIC TANK

At: GLASSAMUCKY, BOHERMEENA

For: HUGH MELLON

Plans lodged: 14 Nov 1991

Architect:

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Further to a telephone call from Mr Peter McGillen, architect for the above applicant I inspected two trial holes on the above site on Friday 6th March 1992.

Both trial holes were open to a depth of 5ft 6 inches and were both dry.

Due to the inadequate size of the site and the inadequate road frontage to the site percolation tests would be required to determine the suitability of the soil for the treatment and disposal of septic tank effluent.

I attach my previous report.

for Senior Environmental Health Officer

Mary Smyth Env. Health Officer
11/3/92

Register Reference : 91A/1802 Date : 19th November 1991

Development : Bungalow and septic tank

LOCATION : Glassamucky, Bohernabreena

Applicant : Hugh Mellon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 14th November 1991

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

These proposals are unacceptable to this section for the following reasons

1. The area of the site is too small to accommodate a septic tank drainage system.
2. There is no evidence to indicate the suitability of site for the treatment + disposal of septic tank effluent.
3. location of adjoining septic tanks and percolation areas not indicated.
4. location of adjoining wells not indicated.
5. Site contours not shown.
6. Road frontage of the site is inadequate

Orla Devine
for John O'Reilly
SUPER.ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

10/1/92.

Kathy Smyth E110
10/1/92

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 14.01.92
Time 3.00

0 SS + CMO

D U B L I N C O U N T Y C O U N C I L

PLANNING AND BUILDING CONTROL DEPARTMAENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1802 Date : 15th November 1991

Development : Bungalow and septic tank

LOCATION : Glassamucky, Bohernabreena

Applicant : Hugh Mellon

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 14th November 1991

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

DUBLIN CO. COUNCIL
25 NOV 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
-2 JAN 1992
Returned

FOUL SEWER

Septic Tank proposed — refer to E.H.B.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.01.92
Time 3.00

SURFACE WATER

Soak pits proposed — refer to B.B.L. Dept.

J. Rice
18/12/1991

Register Reference : 91A/1802 Date : 15th November 1991

ENDORSED _____ DATE _____

WATER SUPPLY... Available for zoned use. 24 hour storage to be provided.

I. J. Span
13/12/91

13/12/91

ENDORSED _____ DATE 19/12/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.01.92
Time 3.00

Order No. P/5815/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Bungalow and septic tank at Glassamucky, Bohernabreena for Hugh Mellon.

Peter McGillen,
"Burgage",
Blessington,
Co. Wicklow.

Reg. Ref. 91A-1802
Appl. Rec'd: 14.11.1991
Floor Area: 121 sq. metres
Site Area: 0.27 acres
Zoning: G

Report of the Dublin Planning Officer, dated 17 December 1991

This is an application for **PERMISSION.** The proposed development consists of a bungalow and septic tank at Glassamucky, Bohernabreena for Hugh Mellon, who is stated to have a freehold interest in the site.

Z O N I N G

The site is zoned 'G' in the 1983 County Development Plan with the objective "to protect and improve high amenity areas." The site is also located in the Glenasmole Valley which is specified as an area of scientific interest, the protection of which is included as a specific objective in the Development Plan. Finally the site is affected by a specific objective to preserve views and prospects.

P L A N N I N G H I S T O R Y

Under Reg. Ref. TA 1216 permission was refused on appeal to An Bord Pleanala for the erection of a bungalow on this site (Ref. PL 6/5/54401 dated 11th January, 1982). The reason for refusal was:

> "The site is in the Dublin Mountain zone in an area designated in the County Development Plan as one of high scenic amenity. It is the policy of the planning authority that any development in this area not directly related to its amenity potential or its use for agriculture, mountain of hill farming should be prohibited. This policy is considered reasonable and the proposed development would be in conflict with it and seriously injurious to the visual amenities of the area."

The applicant was Mr. Hugh Mellon whose address was given at 61, Kells Road, Crumlin.

Reg. Ref. TA 556 refers to an earlier application made by Mr. Hugh Mellon for a bungalow on the adjoining site to the north which was never determined by Dublin County Council on the grounds that a request for additional information was never complied with.

The site is part of a field that is presently in grass. Evergreen trees define

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1802

Page No: 0002

Location: Glassamucky, Bohernabreena

the boundaries to the north and south while a wire fence and small stone wall form the eastern (i.e. roadside) and western boundaries respectively.

There are two single storey houses on the neighbouring sites to the north and south. The site slopes down away from the road and there are pleasant views of the Glenasmole Valley across the site.

Piperstown Road has been subject to much ribbon development which has seriously affected the visual amenities of this highly scenic part of the County Dublin.

The present proposal is to construct a ~~two storey~~ dormer bungalow (121 sq. m. in area) gable end facing the road. The applicant who gives an address at Mount Pellier, Bohernabreena, states in a covering letter submitted as part of this application that he is a married man living with his wife and parents in the family home nearby. The site has been given to him by his father. It is stated that the applicant has an asthmatic problem and is anxious to live in the country close to his parents home.

The applicant has not furnished the Planning Authortiy with any medical evidence of his asthmatic problem.

I note that in a covering letter submitted as part of the earlier application lodged under Reg. Ref. TA 1216, the case made at that time was that the applicants wifes' family had lived in this area for two generations, and the site was located on part of her grandfathers farm.

The Roads report 3rd December, 1991, states that the Roads Department are opposed to further ribbon development on this substandard road. It also notes that adequate vision splays are not available from the proposed entrance. It recommends that if a decision to grant permission is being considered that additional information should be requested asking the applicant to show the extent of his land holding in the area, and demonstrating that safe access can be provided for.

Dublin Corporation (Waterworks Section) has reported that the site lies outside the catchment of the Bohernabreena Reservoir and that it has no objection to the proposed development (report dated 3rd December, 1991).

There is no report available from the Sanitary Services Department or the Supervising Environmental Health Officer. The contents of a letter of objection to the prop. development have been noted.
Paragraph 2.26.4 of the Development Plan states the Council policy with regard to development in high amenity areas.

The applicant has not demonstrated that his need for a house in this area conforms with the stated policy of Dublin County Council.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1802

Page No: 0003

Location: Glassamucky, Bohernabreena

The proposed development, therefore, is considered unacceptable on the grounds that it would contravene materially the development plan. The proposed development which would interfere with views across the site would seriously injure the visual amenities of the area.

K. objection on file is noted

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) reasons:-

R E A S O N S F O R R E F U S A L

01 The site is zoned 'G' in the 1983 County Development Plan with the objective "to protect and/or improve high amenity areas."

Paragraph 2.26.4 of the Written Statement of the Development Plan states the Council's policy with regard to development in high amenity areas. It states, inter alia, that "... the plan designates areas of high amenity and it is the policy of the Council that any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority it does not obtrude on the amenity of the area..."

The applicant has not demonstrated a genuine need for housing in this area. The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes.

02 The site is affected by a specific objective contained in the 1983 County Development Plan "to protect and preserve views and prospects." The proposed development would interfere with views across the site of Glenasmole Valley ~~and would seriously injure the visual amenities of the area~~. which are of special amenity value and which are necessary

K to preserve.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. : 91A-1802

Page No.: 0004

Location: Glassamucky, Bohernabreena.

03 The proposed development which provides for inadequate access arrangements would constitute further undesirable ribbon development on a substandard road network. The proposed development would be contrary to the proper planning and development of the area.

04 The advertisement submitted as part of this application does not adequately describe the proposed development. The proposed house type is a dormer bungalow and the advertisement should have stated this.

05 The applicant has not demonstrated the suitability of the site for septic tank development, to the satisfaction of the Supervising Environmental Health Office. The site is very restricted in size and is in close proximity to adjoining houses with septic tanks and percolation areas. The propsoed development consequently would ~~be likely to result in a public health hazard.~~ be prejudicial to public health

Richard Cremins SEP
For Dublin Planning Officer
18-12-91

Endorsed:- _____
for Principal Officer

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to **REFUSE PERMISSION** for the above proposal is hereby made by the Council for the (5) reasons set out above and **PERMISSION** is **REFUSED** accordingly.

Dated: 20th December, 1991.

_____
Asst County Manager

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

Marjorie O'Shea.

Dublin Corporation
Bárdas Átha Cliath

ENGINEERING SERVICES

WATERWORKS,
68/70 MARROWBONE LANE,
DUBLIN 8.

TELEPHONE 543444
FAX 534849

Our ref: WG/FB/FW3.
File: FB11913.

3rd December, 1991.

Mr. Paul Tobin,
Dublin Co. Council,
Planning Department,
Block 2, Irish Life Centre,
Lower Abbey Street.
Dublin 1.

Re: Planning Application 91A/1802, Glasamucky, Bohernabreena.

Dear Sir,

The proposed site lies outside the catchment of the Bohernabreena Reservoir and as such Dublin Corporation have no objection.

Yours faithfully,

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 04.12.91
Time 12.10

MAURICE O'CONNELL.
DIVISIONAL ENGINEER.

MOS

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1802.

DEVELOPMENT: House.

LOCATION: Glassamucky, Bohernabreena.

APPLICANT: Hugh Mellon.

DATE LODGED: 14.11.91.

An application was previously received for a similar development on Reg. Ref: TA/1216. As stated on the previous Roads Report the Roads Department are opposed to further ribbon development on this substandard road, although An Bord Pleanala have refused a number of permission in the vicinity without reference to traffic hazard. On the previous occasion the applicant was requested for additional information as to his land holding in the area.

If permission is being considered the applicant should be requested for additional information as follows:-

1. Applicant to submit full details of the extent of his land ownership in the area illustrated on a map. In the event of the applicant owning land immediately adjacent to the site with frontage onto the road the applicant is to show what works he is willing to undertake on these lands as part of his application in order to provide safe access vision splay (particularly the vision splay in the northerly direction). The applicant is advised to consult with the Roads Department prior to submission.

PLANNING DEPT
DEVELOPMENT CONTROL SECT
Date 04.12.91
Time 12.10

GC/BMcC
28.11.91.

SIGNED: Garrett Cox **ENDORSED:** G. Burke

DATE: 2/12/91 **DATE:** 3/12/91

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 REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT)ACTS 1963-1990.

Decision Order Number : P/ 5815 /91 Date of Decision : 20th December 1991

Register Reference : 91A/1802 Date Received : 14th November 1991

Applicant : Hugh Mellon

Development : Bungalow and septic tank

Location : Glassamucky, Bohernabreena

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 REFUSE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...5....ATTACHED.

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

Date:...20/12/91.....

Peter McGillen,
"Burgage",
Blessington,
Co. Wicklow.

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

Reg.Ref. 91A/1802
Decision Order No. P/ 5815 /91

REASONS FOR REFUSAL

01 The site is zoned 'G' in the 1983 County Development Plan with the objective "to protect and/or improve high amenity areas."

Paragraph 2.26.4 of the Written Statement of the Development Plan states the Council's policy with regard to development in high amenity areas. It states, inter alia, that "... the plan designates areas of high amenity and it is the policy of the Council that any development not related directly to the areas amenity potential or its use for agriculture, mountain or hill farming shall be prohibited. Applicants who are natives of the area who have shown a genuine need for housing in the area may be considered subject to the development being of such a character that in the opinion of the Planning Authority it does not obtrude on the amenity of the area..."

The applicant has not demonstrated a genuine need for housing in this area. The proposed development would contravene materially a development objective indicated in the Development Plan for the use primarily of this area for agricultural purposes.

02 The site is affected by a specific objective contained in the 1983 County Development Plan "to protect and preserve views and prospects." The proposed development would interfere with views across the site of Glenasmole Valley which are of special amenity value and which are necessary to preserve.

03 The proposed development which provides for inadequate access arrangements would constitute further undesirable ribbon development on a substandard road network. The proposed development would be contrary to the proper planning and development of the area.

04 The advertisement submitted as part of this application does not adequately describe the proposed development. The proposed house type is a dormer bungalow and the advertisement should have stated this.

05 The applicant has not demonstrated the suitability of the site for septic tank development, to the satisfaction of the Supervising

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

Environmental Health Office. The site is very restricted in size and is in close proximity to adjoining houses with septic tanks and percolation areas. The proposed development consequently would be prejudicial to public health.

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/1802

Date : 15th November 1991

Our Ref.

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

Your Ref.

Date

Dear Sir/Madam,

DEVELOPMENT : Bungalow and septic tank

LOCATION : Glassamucky, Bohernabreena

APPLICANT : Hugh Mellon

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 14th November 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Peter McGillen,
"Burgage",
Blessington,
Co. Wicklow.

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 GLASSAMUCKY, BOHERNABREENA
(If none, give description sufficient to identify) TALLAGHT. CO. DUBLIN.

3. Name of applicant (Principal not Agent) HUGH MELLON
Address MOUNT PEVER, BOHERNABREENA, DUBLIN 24 Tel. No 519236

4. Name and address of person or firm responsible for preparation of drawings PETER MC GILLEN "BORGAGE", BLESSINGTON, CO. WICKLOW. Tel. No 045-65706.

5. Name and address to which notifications should be sent PETER MC GILLEN "BORGAGE", BLESSINGTON, CO. WICKLOW

6. Brief description of proposed development BUILDING OF PRIVATE BUNGALOW.

7. Method of drainage SEPTIC TANK. 8. Source of Water Supply PUBLIC MAIN.

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

CO DUBLIN Permission sought for bungalow and septic tank on my land at Glassamucky, Bohernabreena for Hugh Mellon.

Irish Press 9/11/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? £32 14/11

11.(a) Area of Site 1125.6 Sq. m.

(b) Floor area of proposed development 121.36 Sq. m.

(c) Floor area of buildings proposed to be retained within site N51193 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? £58 N57218
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:
ALL REGULATIONS SHALL BE APPLIED AS REQUIRED BY DEPT OF ENVIRONMENT.

15. List of documents enclosed with application.
4 COPIES OF SCALED DRAWINGS - SPECIFICATIONS
LOCATION AND SITE LAYOUT DRAWINGS
PAGE FROM NEWSPAPER CONTAINING NOTICE.

16. Gross floor space of proposed development (See back) 121.36 Sq. m.

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

Fee Payable £ Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) P.M. Gillen Date 7-11-1991

Application Type P/B
Register Reference 91A/1802
Amount Received £ 25-1
Receipt No
Date

FOR OFFICE USE ONLY
2. 22. 4

RECEIVED
14 NOV 1991
REG SEC.

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications 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 ba required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m^2 (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m^2 (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m^2 in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.) Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

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

RECEIPT CODE

PAID BY
CASH ✓
CHEQUE
M.O.
B.L.
I.T.

BYE LAW APPLICATION.

REC. No. N 51718

£ 55.00
NIL

Received this ... day of November 19..

from Hugh Mellon,
Mountpelier
Bohernabreena

the sum of fifty five Pounds

Pence, being

bye-law application of Glasnamuck Ltd

Noeleen Deane Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY
CASH
CHEQUE
M.O.
P.O.

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

Issue of this receipt is not
to be treated as the receipt for application
fee unless entered in the receipt book

No. 51793

Received this 11th day of November 19 91

from Noel Molloy,
Montpelier
Boherneabreena

The sum of Fifty Pounds

Pence being

planning application ref

Molloy, Deane

Cashier

S. CAREY
Principal Officer

PETER McGILLEN B.Sc. Dip Arch. M.R.I.A.I.
ARCHITECT & DESIGN CONSULTANT

"Burgage",
Blessington,
Co. Wicklow.
Telephone: 045-65706

Date: 7 - 11 - 1991.

Our Ref:

Your Ref:

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre,
Abbey Steet,
Dublin 1.

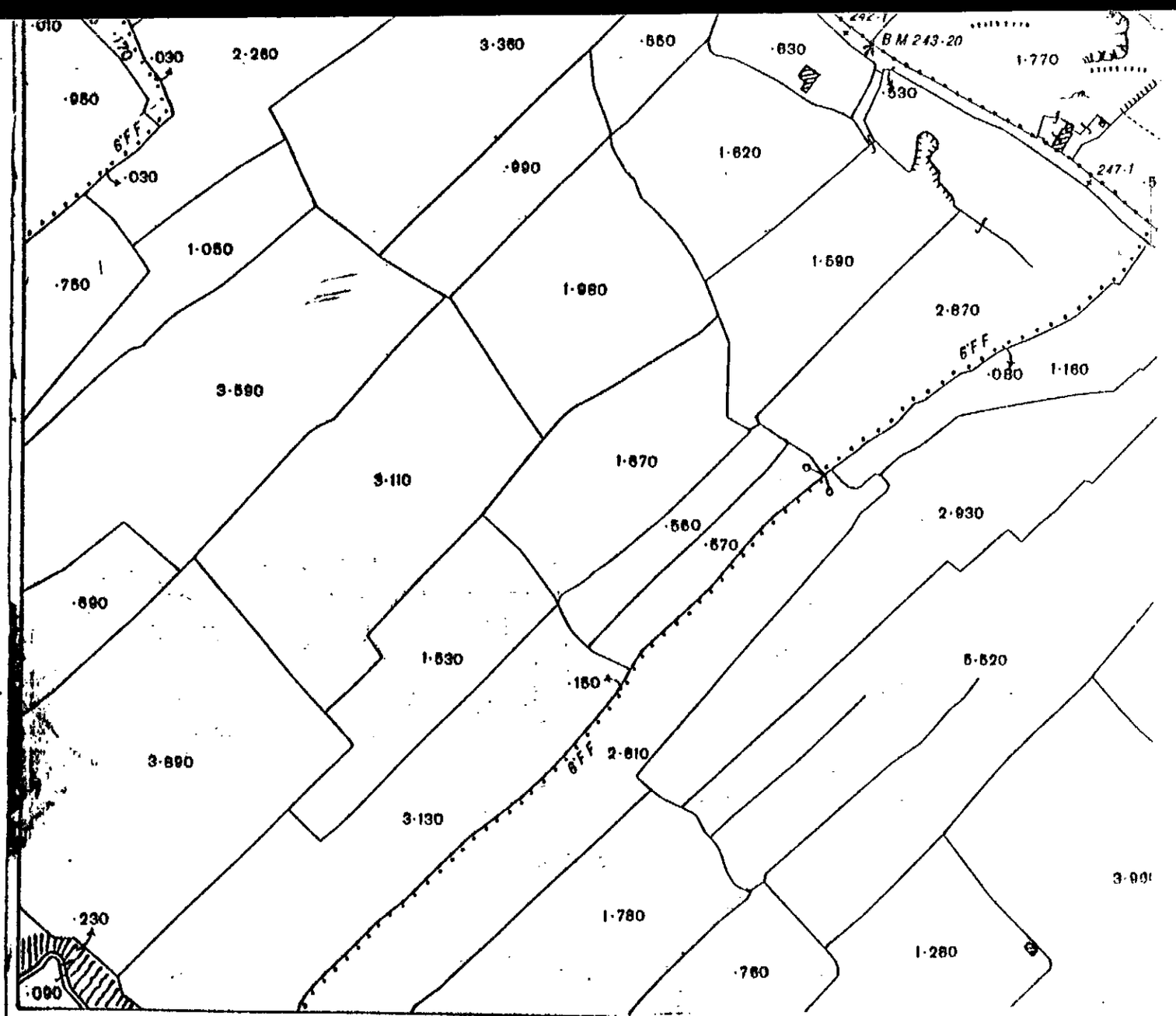
Dear Sir,

Enclosed please find completed application form for proposed development at Glassamucky, Bohernabreena, Co. Dublin, for Hugh Mellon, Esq.

The applicant who is a married man lives with his wife and parents in the family home which is about a quarter of a mile away from the site. He was given the ground from his father for the purpose of building a private home for his wife and himself. He has a medical record regard an asmathic problem an d for this reason he is very anxious to live in the country close to his parents home.

Yours Sincerely,

Peter Mc Gillen, BSc. Dip Arch, M.R.I.A.I.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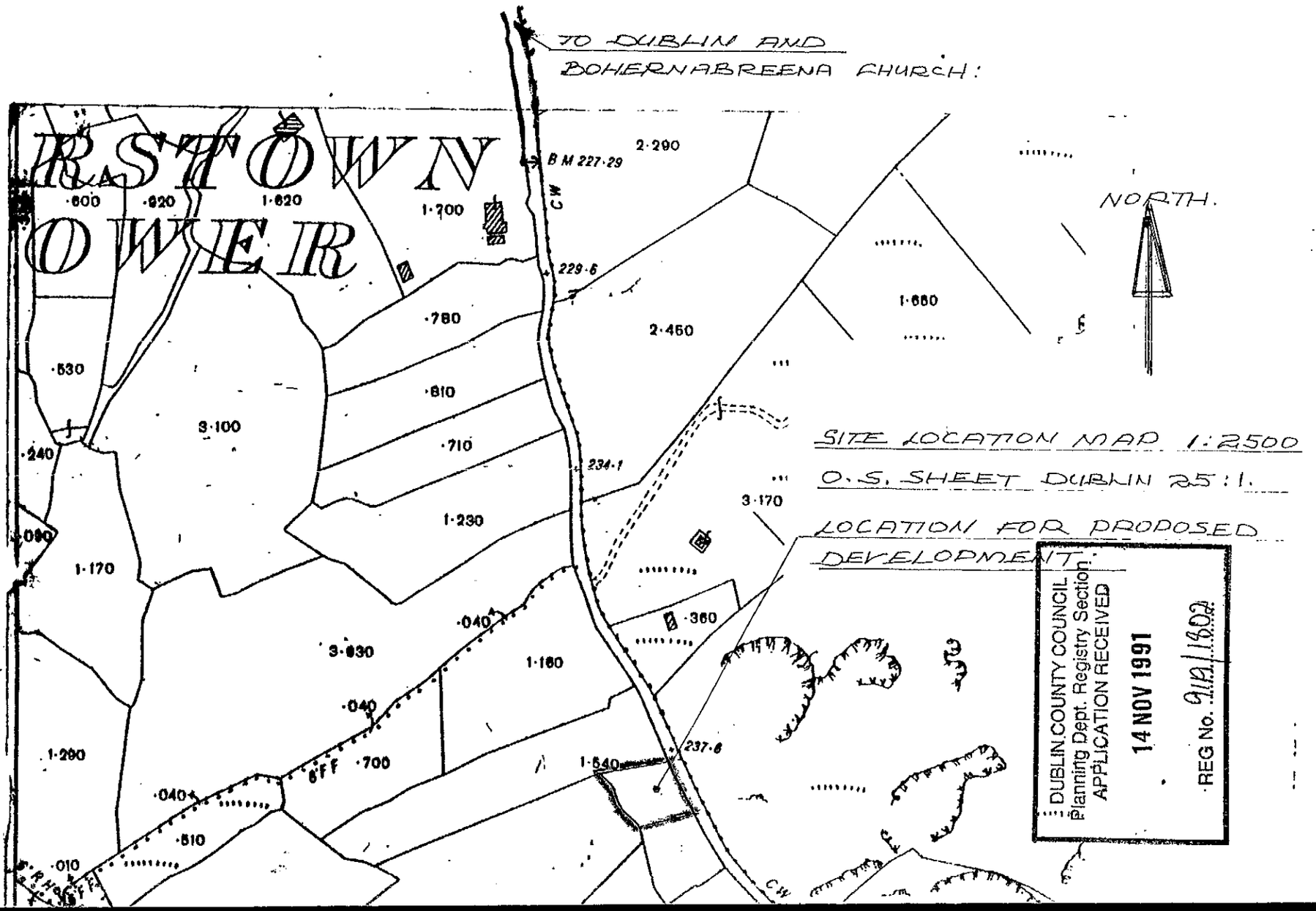
TO DUBLIN AND
BOHERNABREENA CHURCH.
RATHTOWN
TOWER
NORTH.
SITE LOCATION MAP 1:2500
O.S. SHEET DUBLIN 25:1.
LOCATION FOR PROPOSED
DEVELOPMENT.
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
14 NOV 1991
REG No. 91A/1402
B M 227·29
229·6
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1·620
1·700
2·290
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·810
·710
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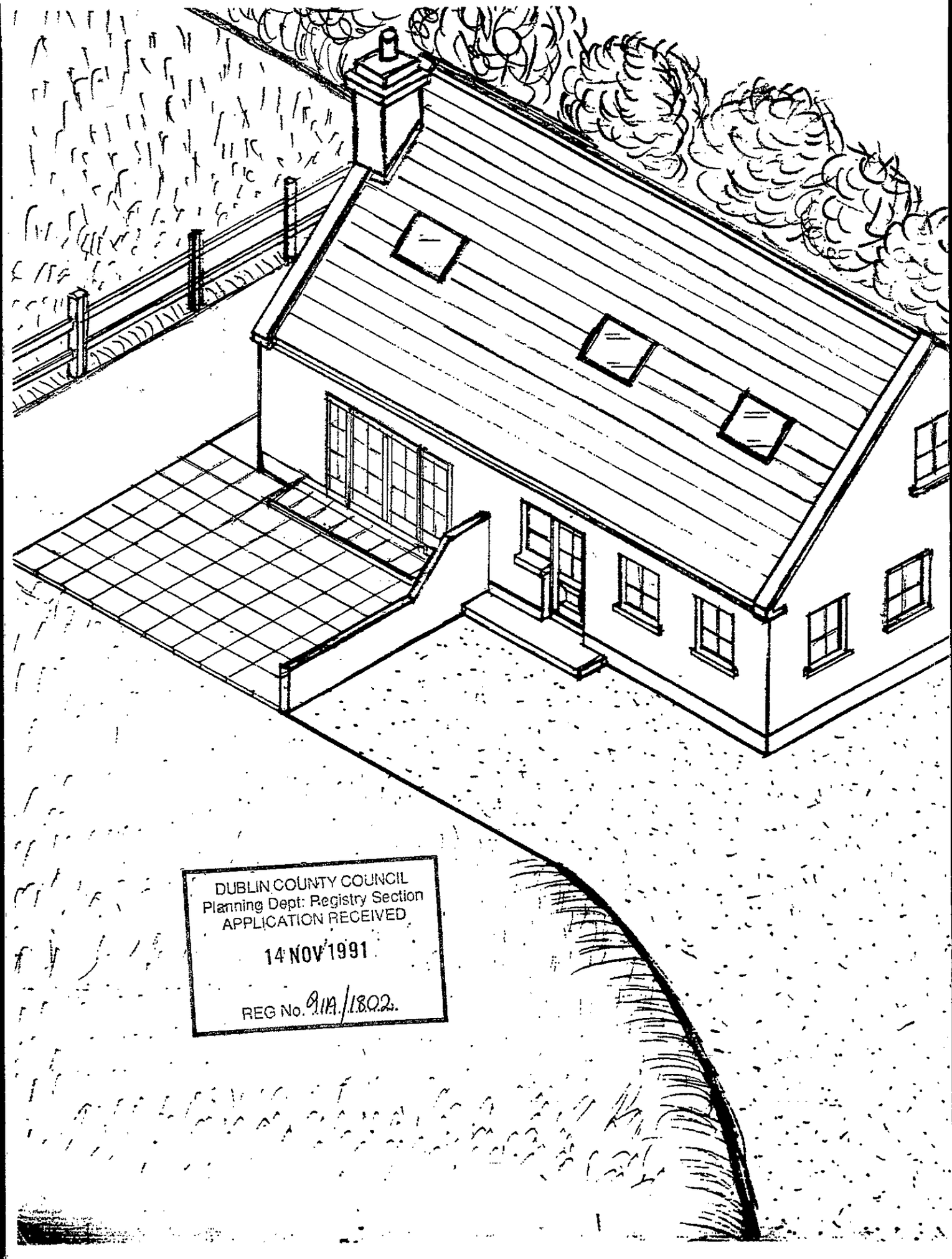
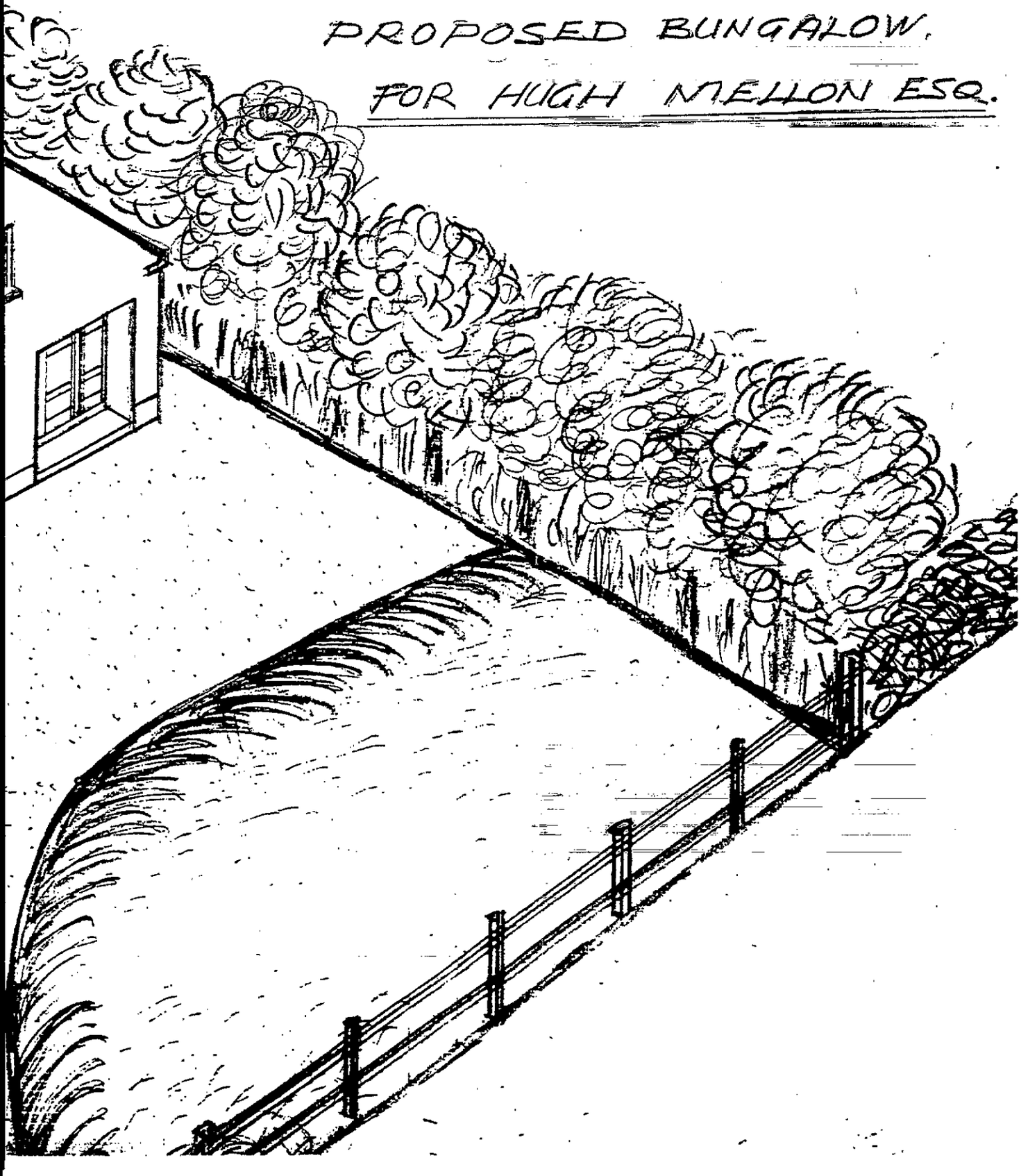


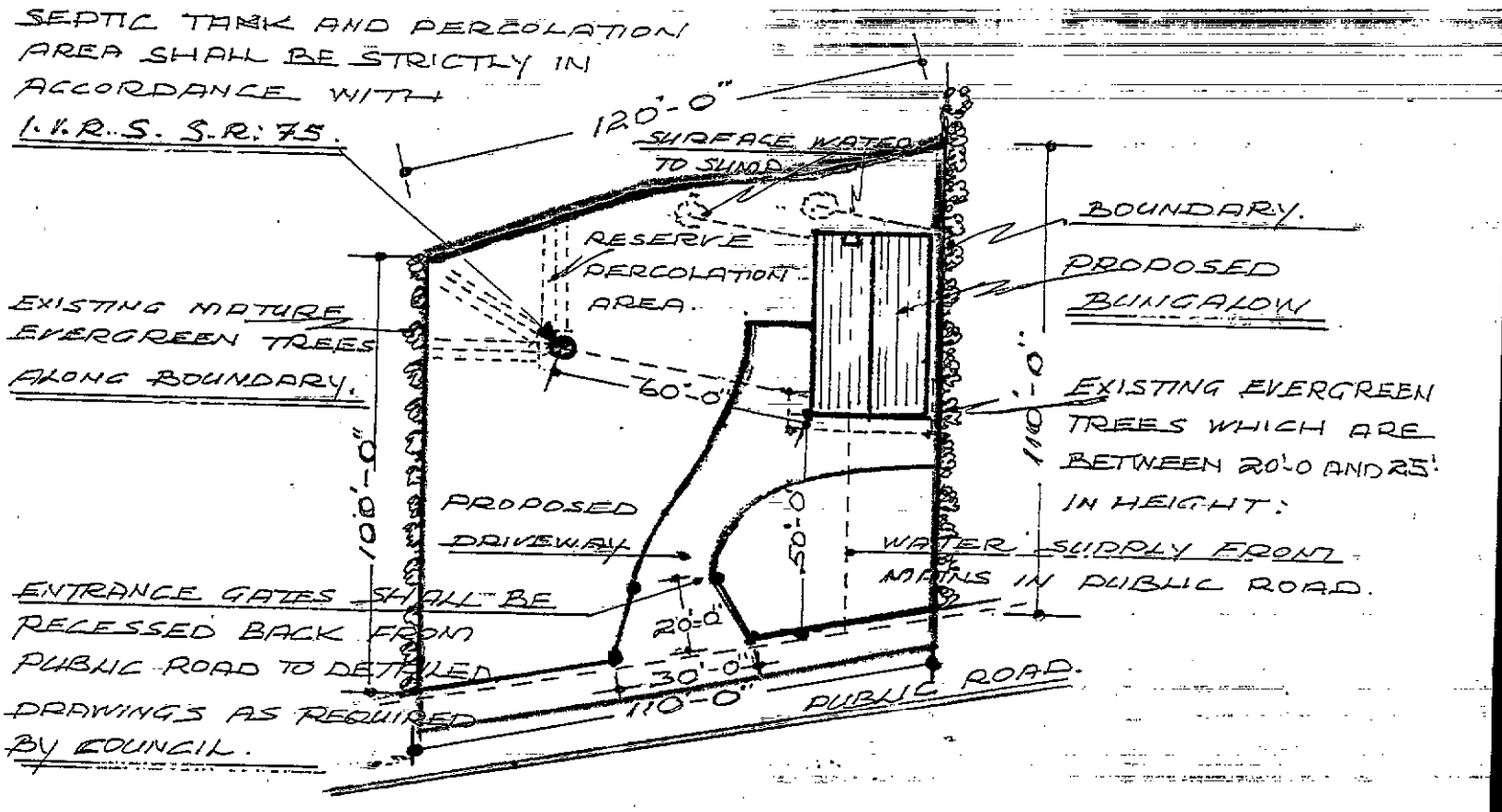
PICTORAL VIEW OF
PROPOSED BUNGALOW.
FOR HUGH MELLON ESQ.



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

14 NOV 1991

REG No. 91A/1802.



PROPOSED SITE LAY-OUT AT
GLASSAMUCKY-BOHERNABREENA-
DUBLIN 24- FOR HUGH MELLON ESQ:
SCALE 1"-40'-0" PREPARED BY D. McGILL
DATE 5/11/91.

OUTLINE SPECIFICATION

BUNGALOW FOR HUGH MELLON,
MOUNT PELIER, BOHERNABREENA.
DUBLIN 24:

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 Solid Brick Walls
Solid brick walls shall be 337 mm thick, and weather-pointed.

2.8 Masonry Walls
Masonry walling, where used, must not be less than 500 mm thick.

2.9.1 Facings
Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

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/m^3, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.

2.12 Solid Partition

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

2.13 D.P.C.

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

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

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

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

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

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

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

2.14 Concrete Under Barges

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

2.15 Concrete Copings

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

2.16 Lintels

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

2.17 Window Cills

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

2.18 Reinforced Concrete Annexe Roofs

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

Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

2.18.2 Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

2.18.3 Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

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.

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

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

Section 3 CARPENTRY AND JOINERY

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

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

3.3 Roof Timbers

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

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

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

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

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

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

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

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

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

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

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

3.3.12 Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.

3.3.13 Soffit at least 200 mm wide 16 mm 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 35 mm x 115 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.

3.4 Roof Trusses

Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.

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 or 18 mm flooring grade chipboard, density 700 kg/m^3 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. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipb oard floor surfaces to be sealed with resinous sealer.

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 Proprietary Partitions

Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

3.11 Stairs

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

3.12 Lighting to Stairs and Landings

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

Rest of Stairs

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

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

3.13 Windows

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

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

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

3.14 External Door Frames

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

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

3.15 Internal Door Frames

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

3.16 External Door

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

3.17 Internal Door

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

3.18 Trap Door

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

3.19 Hot Press

Hot press to have not less than $2m^2$ of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

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

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.

Section 5 ROOFING

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

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

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

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

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

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

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

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

Drip overhang to be provided at eave and valley gutters.

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

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

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

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

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

To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all 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.

5.9 Felted Flat Roofs

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m³ of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400 mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over camphered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20° and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

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 spoil.

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

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

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

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

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

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

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

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

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

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.

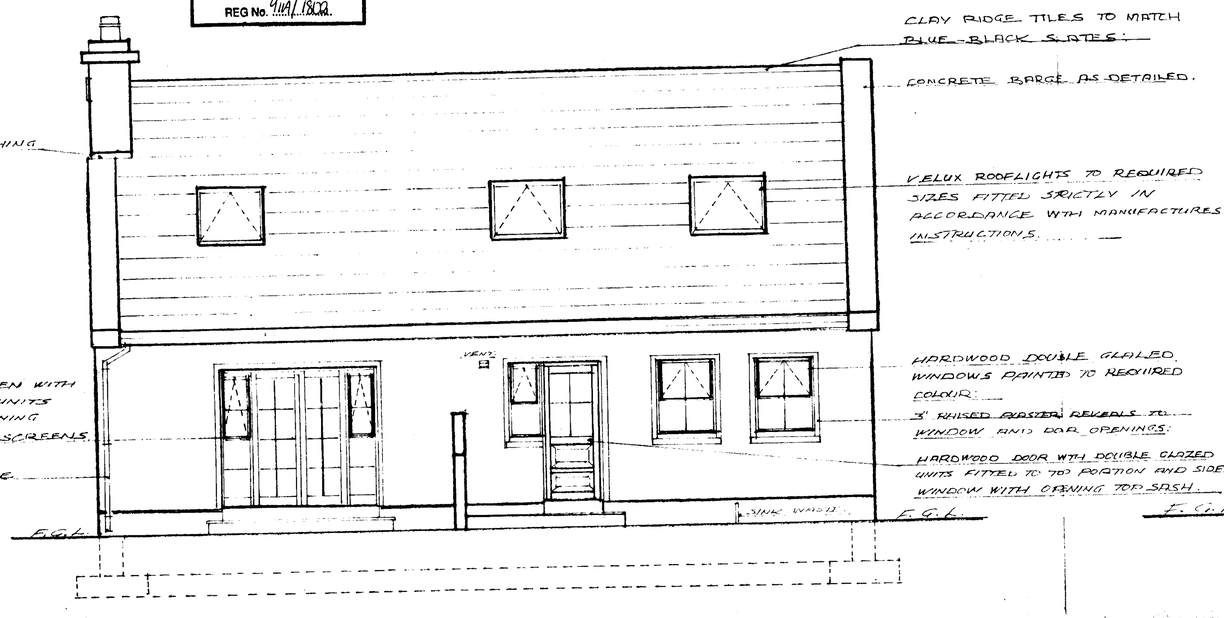
U-values will be required to be calculated in accordance with the method for calculating standard U-values set out in Section A 3 of the C.I.B.S. Guide Book A 1980 published by the Chartered Institution of Building Services.

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.

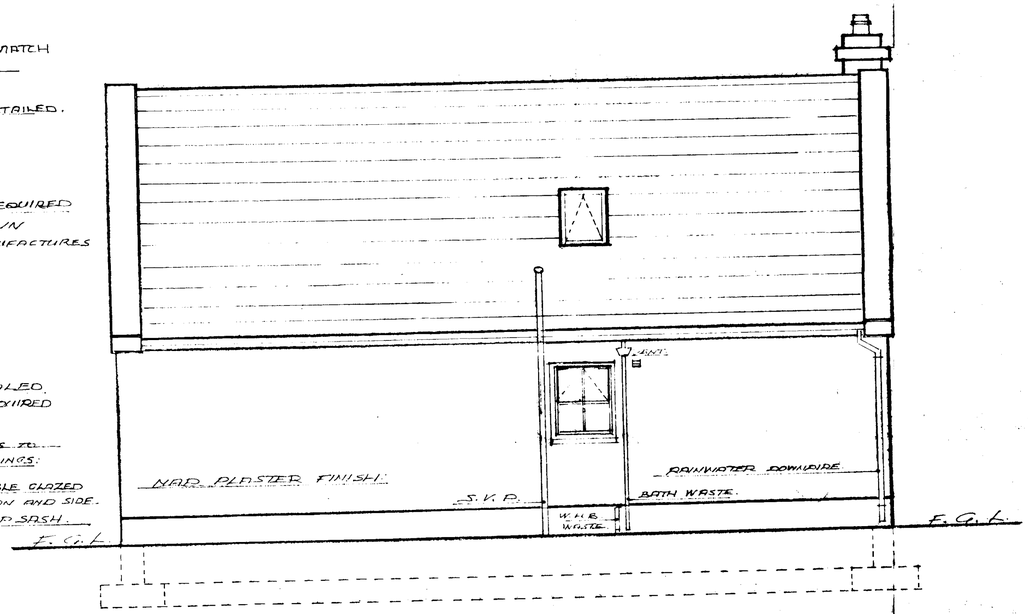
METRIC CONVERSION

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.

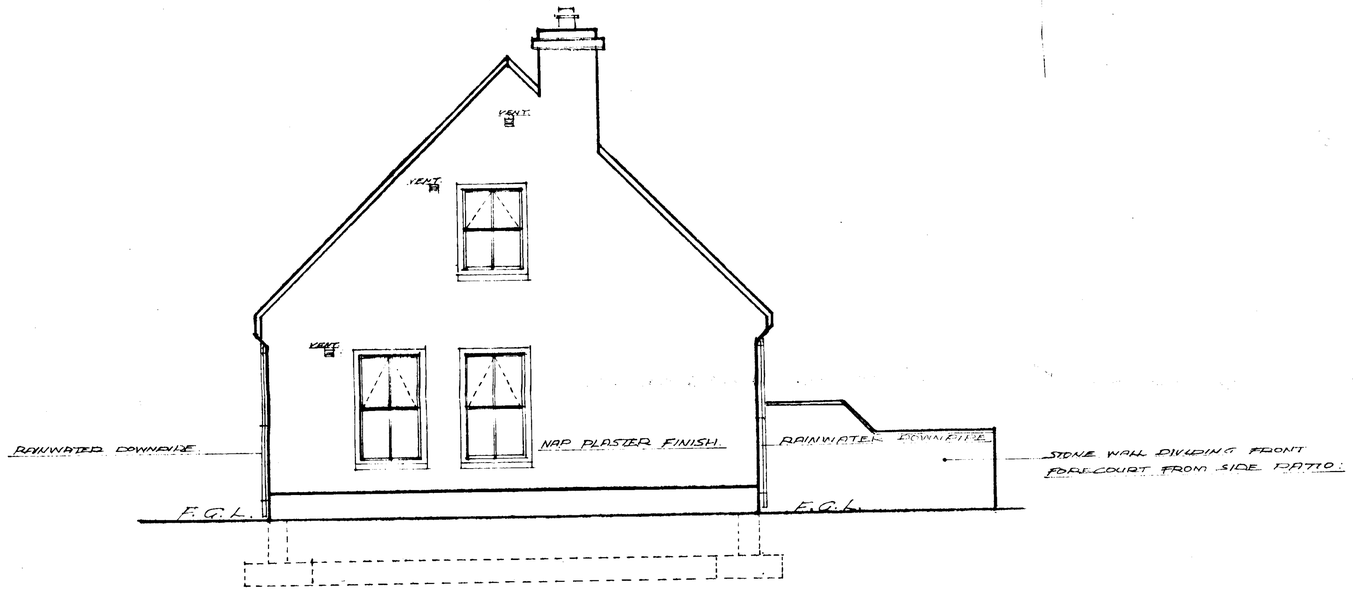
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
14 NOV 1991
REG No. 91A/1802



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Notes

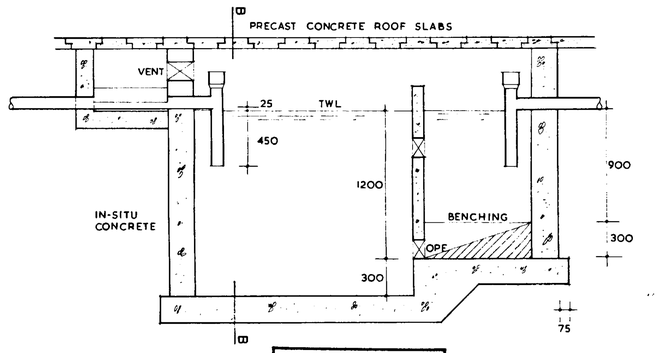
No	Revision	Date

D. MC. ALLEN B.SC. DIP. ARCH.
"BURGAGE"
BLESSINGTON.
CO. WICKLOW.

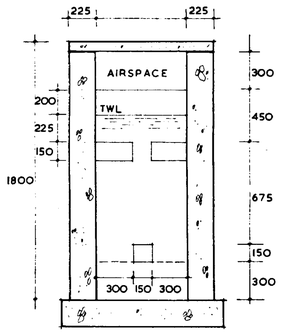
Client: HIGH MELLON. MOUNT PELIER. BOHERNABREENA. DUBLIN 24.	Scale: 1/4 = 1FT. Date: OCT. 91. Drawn: TWG. Checked: DMC.
Title: ELEVATIONS.	Drawing No:

AN ROINN COMHSHAOIL (DEPARTMENT OF THE ENVIRONMENT)

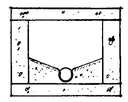
FIG 5



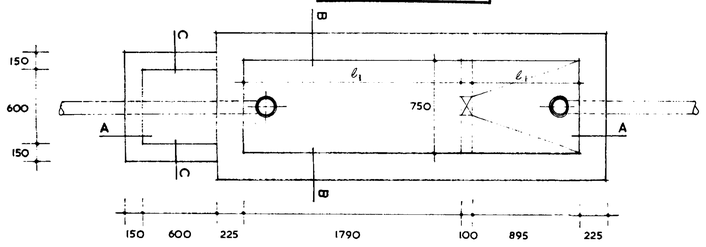
SECTION A-A



SECTION B-B



SECTION CC



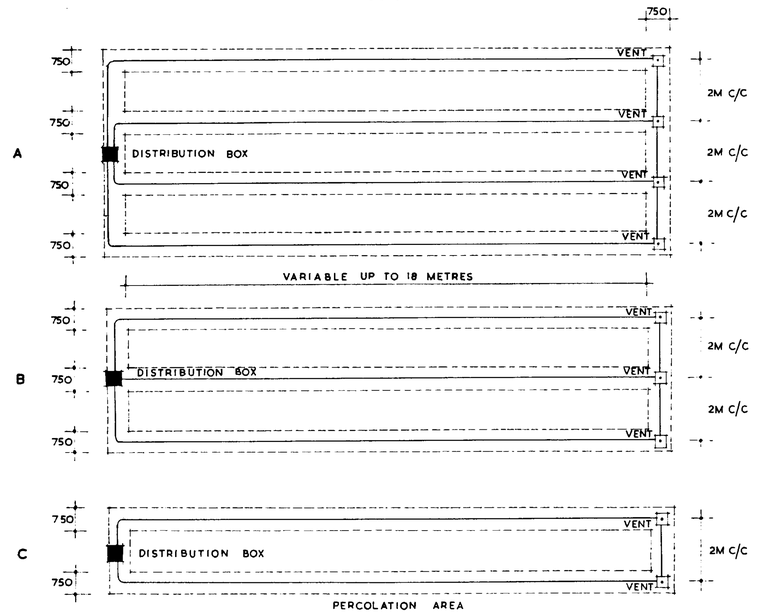
PLAN OF SEPTIC TANK FOR 4 PERSONS

TYPICAL SIZE OF SEPTIC TANKS				
POPULATION SERVED	CONSTRUCTION			
	IN SITU		CONC. BLOCK	
	VOL (I)	L (MM)	VOL (I)	L (MM)
4	2720	2685	2860	2370
6	3080	3030	3120	2600
8	3440	3390	3390	2820
10	3800	3750	3750	3150

(WIDTH OF TANK USING CONC. BLOCK 890 MM)

$L = 2\ell_1 + \ell_1$

FIG. 9



PERCOLATION AREA

THE LIQUID FROM THE SEPTIC TANK SHOULD DISCHARGE TO A PERCOLATION AREA THE PERCOLATION AREA SHOULD CONSIST OF A DISTRIBUTION BOX AND A SERIES OF TRENCHES AS SHOWN AT A B & C THE TOTAL LENGTH OF TRENCHES IS BASED ON THE PERCOLATION TEST TIME 'T' AND CAN BE READ FROM TABLE I. THE CONSTRUCTION OF THE TRENCH TO BE AS SHOWN FIG.10

NO PART OF THE PERCOLATION AREA SHOULD BE WITHIN
18M TO THE NEAREST POINT OF A DWELLING
10M OF THE NEAREST ROAD BOUNDARY, STREAM OR DITCH
3M OF THE BOUNDARY OF THE ADJOINING SITE
NO WATERMAIN OR SERVICE PIPE SHOULD BE LOCATED WITHIN THE PERCOLATION AREA

GENERAL LAYOUT OF PERCOLATION AREAS WHERE 'T' < 60

NOTES

TABLE I.

VALUE OF 'T'	LENGTH OF DISTRIBUTION PIPING IN M
1	17
2	21
3	26
4	30
5	35
10	47
15	56
30	78
60	105

TEST FOR WATER TABLE

A TRIAL HOLE SHALL BE DUG A MINIMUM OF 1M x 1M x 2M DEEP. HOLE SHOULD BE LEFT FOR 48 HOURS. WATER DEPTH SHOULD BE LESS THAN 1M DEEP FOR THE MONTHS OF JANUARY FEBRUARY AND MARCH. FOR THE REST OF THE YEAR WATER DEPTH SHOULD NOT EXCEED 600MM SECTION FIG. 1.

TWO TRIAL HOLES SHALL BE DUG ONE IN THE PERCOLATION AREA ANOTHER IN THE RESERVE PERCOLATION AREA.

PERCOLATION TEST

TEST TO BE CARRIED OUT AT THE PERCOLATION AREAS OF THE PROPOSED SITE. A TEST HOLE SHALL BE DUG 300MM SQUARE TO A DEPTH OF 450MM BELOW INVERT LEVEL OF THE FIRST PERCOLATION PIPE AS SHOWN. THE BOTTOM AND SIDES OF THE HOLES TO BE SCRATCHED TO PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE HOLE TO BE FILLED TO A DEPTH OF 300MM WITH WATER AND LEFT FOR 24 HOURS

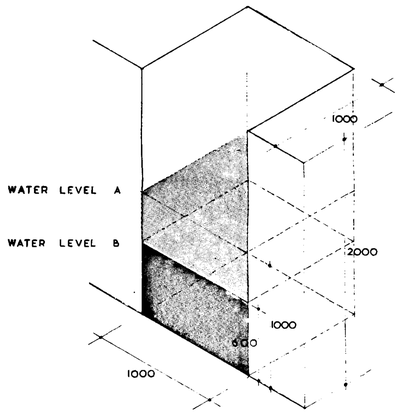
NEXT DAY FILL HOLE TO A DEPTH OF 225MM AND TIME IN MINUTES FOR THIS WATER TO SEEP COMPLETELY AWAY OBSERVED. DIVIDE TIME BY 9 TO GET AVERAGE TIME 'T' REQUIRED FOR WATER TO DROP 25MM (SEE TABLE I)

CARE SHOULD BE TAKEN TO EXCLUDE RAIN AND SURFACE WATER FROM TRIAL HOLE. TWO TEST HOLES SHOULD BE TESTED FOR BOTH THE PERCOLATION AREA, AND THE RESERVE PERCOLATION AREA AND THE AVERAGE TIME FOR THE 25MM WATER DROP FOR EACH OF THE FOUR TEST RESULTS SHALL IN TURN BE AVERAGED GIVING THE VALUE 'T'

ALL THESE ARE ONLY EXTRACTS FROM S.R. 6 THE COMPLETE TEST PROCEDURE ETC. IS AVAILABLE IN S.R. 6 1975 PUBLISHED BY THE INSTITUTE FOR INDUSTRIAL RESEARCH AND STANDARDS, BALLYMUN ROAD, DUBLIN 9.

ALL FIGURE NUMBERS ON DRAWING REFER TO S.R. 6 1975

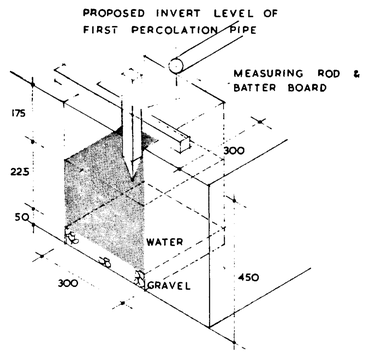
FIG. 1.



(A) 1M MAX. IN JAN. FEB. MARCH
(B) 600MM MAX IN THE REMAINDER OF THE YEAR

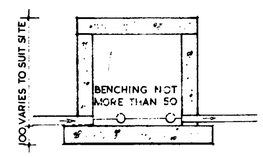
WATER TABLE TRIAL HOLE

FIG. 2

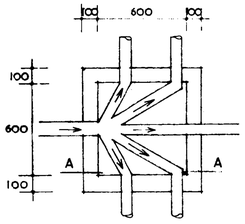


PERCOLATION TEST HOLE

FIG. 11



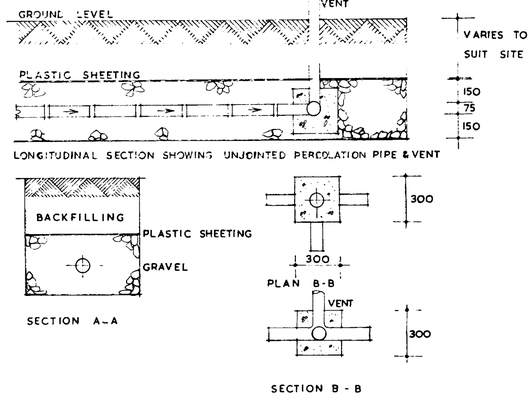
SECTION A-A



PLAN

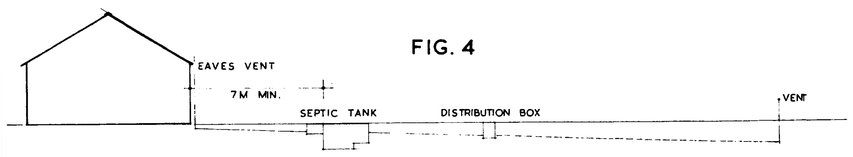
CONSTRUCTION DETAILS OF A TYPICAL DISTRIBUTION BOX

FIG.10



CONSTRUCTION DETAILS OF PERCOLATION AREAS

FIG. 4



SECTION OF SEPTIC TANK DISTRIBUTION BOX & PERCOLATION AREA

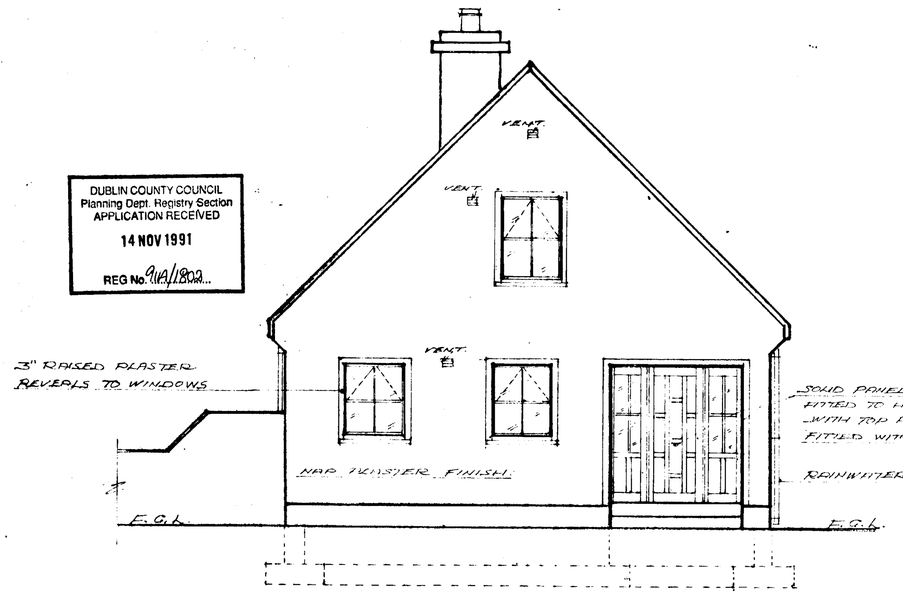
RECOMMENDATIONS FOR SEPTIC TANK DRAINAGE SYSTEMS

SUITABLE FOR SINGLE HOUSES

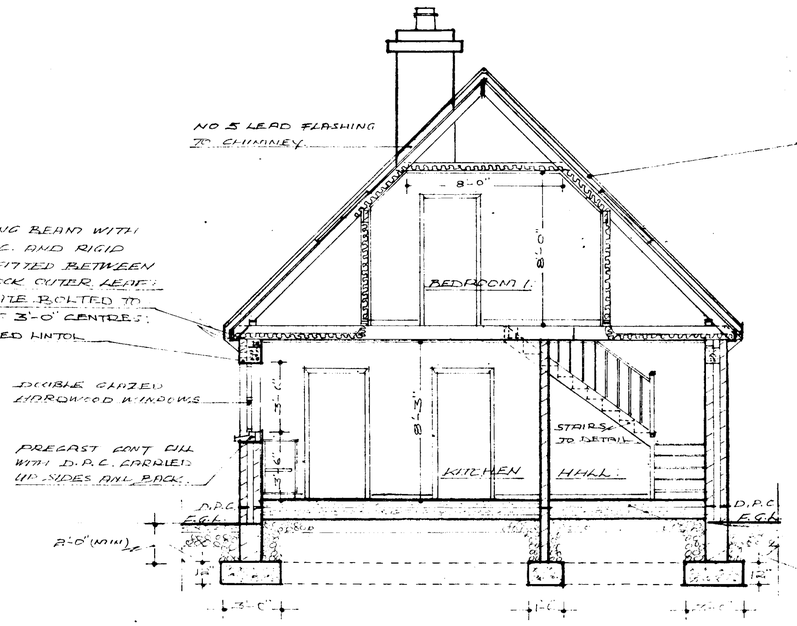
AN ROINN COMHSHAOIL
DEPARTMENT OF THE ENVIRONMENT
O CONNELL BRIDGE HOUSE
DUBLIN 2

DATE NOVEMBER 1980

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
14 NOV 1991
REG No. 91A/1802



FRONT ELEVATION



SECTION A-A

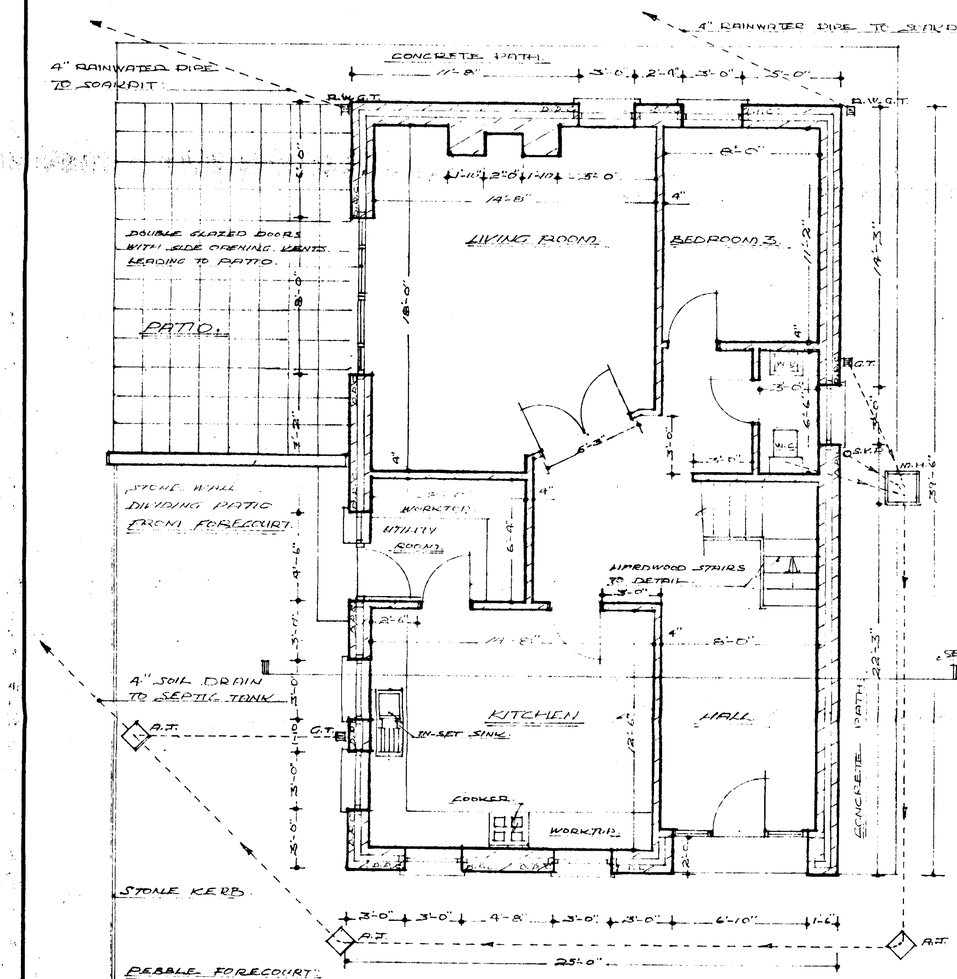
750 x 400 CONCRETE BARGE WITH STEEL REINFORCEMENT AS REQUIRED - WITH 50 M.M. OVERHANG.
LEAD COVERFLASHING & SARKERS (IN NO 5 LEAD.)
400 x 300 BLUE/BLACK TRITONE SLATES LAID IN STRICT ACCORDANCE WITH MANUFACTURES INSTRUCTIONS ON 50 x 20 BATTENS AT 250 M.M. CENTRES ON GOOD QUALITY SARKING FELT:

ROOF TIMBERS:

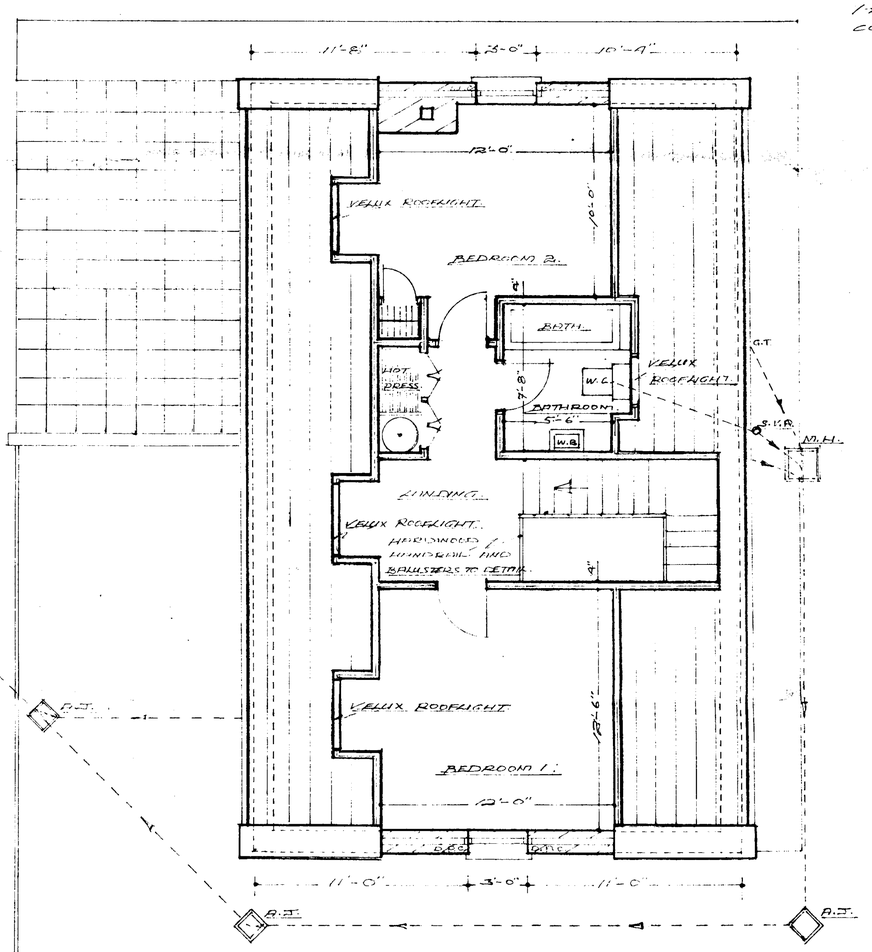
RIDGE BOARD:	7" x 1½".
RAFTERS:	5" x 1½".
WALL PLATES:	4" x 3".
COLLERS:	4½" x 1½".
PURLIN:	9" x 3".
STRUTS:	4" x 3".
STUDDING:	4" x 2".
SOLE PLATES:	4" x 2".
FLOOR JOISTS:	9" x 2".
TRIMMING JOISTS:	9" x 3".

4" ROCKWOOL INSULATION TO ROOF VOID AND IN ALL STUD PARTITIONS ON FIRST FLOOR:
MARLEY FLOWLINE GUTTER FITTED TO 7" X 1" MOULDED FASCIA BOARD
SOFFIT BOARD TO REQUIRED WIDTH - WITH THROUGH VENTILATION PROVIDED AT EAVES:

GROUND FLOOR:
75 mm SAND/CEMENT SCREED ON 4" CONCRETE SLAB WITH A 393 STEEL MESH REINFORCEMENT ON 1000 GAUGE POLYTHENE D.P.M. ON 2" BLINDING WELL ROLLED INTO COMPACTED HARDCORE.
1½" RIGID INSULATION FITTED BETWEEN CONCRETE SLAB AND BLINDING:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

No	Revision	Date

D. Mc ALLEN. B.Sc. DIP. ARCH.
"BURGAGE".
BLESSINGTON.
CO. WICKLOW.

Client: HUGH MELLON. MOUNT DELIER. BOHERNABREENA. DUBLIN 24.	Scale ⅛" = 1'-0". Date OCT. 91. Drawn PMC. Checked HMG.
Title: ELEVATION. SECTION. FLOOR PLANS.	Drawing No

JDH