

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Ballintubber Development Association,



Reference Number: DED 811

Application Received: 4th December, 2024

Name of Applicant: Ballintubber Development Association

Agent: N/A

WHEREAS a question has arisen as to whether the renovation & conversion the Old Garda Barracks into a Community Holiday Hostel & Café at Main Street, Ballintubber, Castlerea, Co. Roscommon, F45 N228, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended).
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations 2001 (as amended).
- (c) Part 4 of Schedule 2 of the Regulations 2001 as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended).
- (e) The planning history on site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed works, which set out *renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Café at Main Street, Ballintubber, Co. Roscommon, F45 N228*, does not fall under Article 10(1) Changes of use development under the Planning and Development Regulations 2001, as amended and therefore does not constitute exempted development.
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to renovate & convert the Old Garda Barracks into a Community Holiday Hostel & Café at Main Street, Ballintubber, Castlerea, Co. Roscommon, F45 N228, is development that is **not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 7th February, 2025

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

Carmel Curley

From: Carmel Curley
Sent: Friday 7 February 2025 13:57
To: ballintubberdevelopment@gmail.com
Subject: DED 811 - Notification of Decision
Attachments: DED811 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for your DED Application 811.

Regards,

Carmel

**Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100**

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



**Planner's Report on application under Section 5 of the
Planning and Development Act, 2000, as amended**

Reference Number: DED 811

Name and Address of Applicant: Ballintubber Development Association, c/o Gail Murray

AGENT: N/A

WHEREAS a question has arisen as to whether to 'renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe' at Main Street, Ballintubber, Co. Roscommon F45 N228 is or is not development and is or is not exempted development:

1.0 Site Location and Description

The subject site is located off Main Street (L-1640) in the village of Ballintubber, Co. Roscommon and is within the Settlement Boundary of Ballintober as part of the *Roscommon County Development Plan 2022-2028*. The application site consists of an old two-storey building with single storey annexes and outbuildings to the rear. The land folio number is RN46491F and eircode is F45 N228. The structure appeared to be vacant at the time of the inspection.

The proposed DED application relates to the renovation of the old Garda barracks building in Ballintubber village and convert into a Community Holiday Hostel and Café.

2.0 Planning History

No planning history at the site as per RCCs Map Viewer.

3.0 Relevant Legislation

I have considered this question, and I have had regard particularly to –

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the Regulations 2001 as amended.
- d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- e) The planning history on site.

Planning and Development Act, 2000 (as amended)

Section 3 (1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

(3) For the avoidance of doubt, it is hereby declared that, for the purposes of this section, the use as two or more dwellings of any house previously used as a single dwelling involves a material change in the use of the structure and of each part thereof which is so used.

Section 4 (1)

The following shall be exempted developments for the purposes of this Act—

(f) development carried out on behalf of, or jointly or in partnership with, a local authority that is a planning authority, pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity;

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Planning and Development Regulations, 2001 (as amended)

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

- Particular regard is had to Schedule 2 Part 1 Class 14 of column 1 and the associated Conditions and Limitations set out under Column 2.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

- (a) If the carrying out of such work would-
- (ii) Consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width.
 - (iii) Endanger public safety by reason of traffic hazard or obstruction of road users.
 - (viiB) Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.
 - (viii) Consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

4.0 Planning Assessment

The question to be determined in this Section 5 declaration is whether the ‘**renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe’ at Main Street, Ballintubber, Co. Roscommon F45 N228** consists of a material change of use and is or is not exempted development. Having considered the definition of “development” outlined above, I would deem that the proposal constitutes a material change of use and is therefore development.

Section 4(1) of the Act defines certain types of development as being ‘exempted development’. The property in question is owned by Roscommon County Council who appointed Feeney McMahon Architects to carry out a feasibility study of the former Garda Station building in Ballintubber and this report was submitted with the DED application along with proposed schedule of works and plans/elevations. I am satisfied that the development in question is not considered to be exempted development under the provisions of the Planning & Development Act, 2000 as amended.

This Section 5 application relates to the renovation of a former Garda station (which is a state owned association) and convert it into a ground floor café with seating areas, stores/utility/plant, servery and WCs (with one universal access WC) with proposed demolition of internal walls at ground floor of the building. The proposed use for the first floor is a 'community holiday hostel' providing self-catering accommodation of 3no. bedrooms and 1no. bedroom/optional living-kitchen with showers/wc facilities.

The building is not listed as a Protected Structure by Roscommon County Council but is noted as being within the Archaeological Zone of Notification (Section 12).

The existing use of the property as a Garda station and associated residential uses falls under Article 86(1)(a)(i) under the Planning & Development Regulations, 2001 (as amended). The classes of use to a café appears to fall under *Class 1 – use as a shop* under Part 4 Article 10 *Exempted development – Classes of Use* under the Planning & Development Regulations, 2001 (as amended). Also, the use as hostel falls under Class 6 under Part 4 Article 10 *Exempted development – Classes of Use* of the Planning & Development Regulations, 2001 (as amended).

As the established use of the property is a Garda station/barracks, it is therefore deemed to be material change of use and does not constitute exempted development.

Environmental Considerations

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located c.3.6km away from Corliskea/Trien/Cloonfelliv Bog SAC (Site Code: 002110). Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on the conservation objectives of any European site arising from the proposed development and not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

5.0 Recommendation

WHEREAS a question has arisen as to whether 'renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe' at Main Street, Ballintubber, Co. Roscommon F45 N228', is or is not development, and is or is not exempted development:

I have considered this question, and I have had regard particularly to –

- a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- b) Articles 6, 9 and 10 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the Regulations 2001 as amended.
- d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- e) The planning history on site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed works, which set out *renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe' at Main Street, Ballintubber, Co. Roscommon F45 N228* does not

fall under Article 10(1) Changes of use development under the Planning and Development Regulations 2001, as amended and therefore does not constitute exempted development.

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- **AND WHEREAS** I have concluded that the said development which sets out to “renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe’ at Main Street, Ballintubber, Co. Roscommon F45 N228” does not fall under Article 10(1) Changes of use development under the Planning and Development Regulations 2001, as amended and therefore does not constitute exempted development and that a declaration to that effect should be issued to the applicant.

Signed:



Shane Winters
Executive Planner

Date: 21st January 2025



Signed: _____
Alan O’Connell
Senior/Senior Executive Planner

Date: 21st January 2025

Photos taken on 14th January 2025











Comhairle Contae
Ros Comáin
Roscommon
County Council



Ballintubber Development Association,



Date: 9th December 2024
Planning Reference: DED 811

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Permission to renovate & convert the Old Garda Barracks into a Community Holiday Hostel & Café under the Planning & Development Act (Exempt Development) Regulations 2018 at Main Street, Ballintubber, Castlerea, Co. Roscommon, F45 N228.

A Chara,

I wish to acknowledge receipt of your application which was received on the 4th December 2024, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. L01/0/231908 dated 5th December 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 811**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09068 37100

05/12/2024 12:50.19

Receipt No : L01/0/231908

BALLINTUBBER DEVELOPMENT ASSOCIATION
C/O GAIL MURRAY
THE BAWN
BALLINTUBBER
CASTLEREA
CO. ROSCOMMON

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED811

Total : 80.00 EUR

Tendered :
Cheque 80.00
000168

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

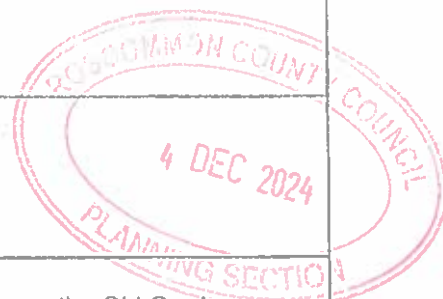
Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the

Planning & Development Act 2000 (as amended), regarding Exempted Development

Name of Applicant(s)	Ballintubber Development Association
Name of Agent	Gail Murray
Nature of Proposed Works	Renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Cafe
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Mainstreet Ballintubber, Castlerea Co Roscommon F45N228
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>171 m²</u> b) <u>175 m²</u>
Height above ground level:	8.10m
Total area of private open space remaining after completion of this development	1500 m ²
Roofing Material (Slates, Tiles, other) (Specify)	Slate roof



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing finish to be maintained
Is proposed works located at front/rear/side of existing house.	Works internally & to the rear
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Yes
Proposed use of land or structure	Community Holiday Hostel and Cafe
Distance of proposed building line from edge of roadway	8.0m
Does the proposed development involve the provision of a piped water supply	Existing Water Connection on Site
Does the proposed development involve the provision of sanitary facilities	Yes, all new sanitary facilities to connect to existing Public Foul Water System via existing connection

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature:

Gael Murray

Date:

24/11/24

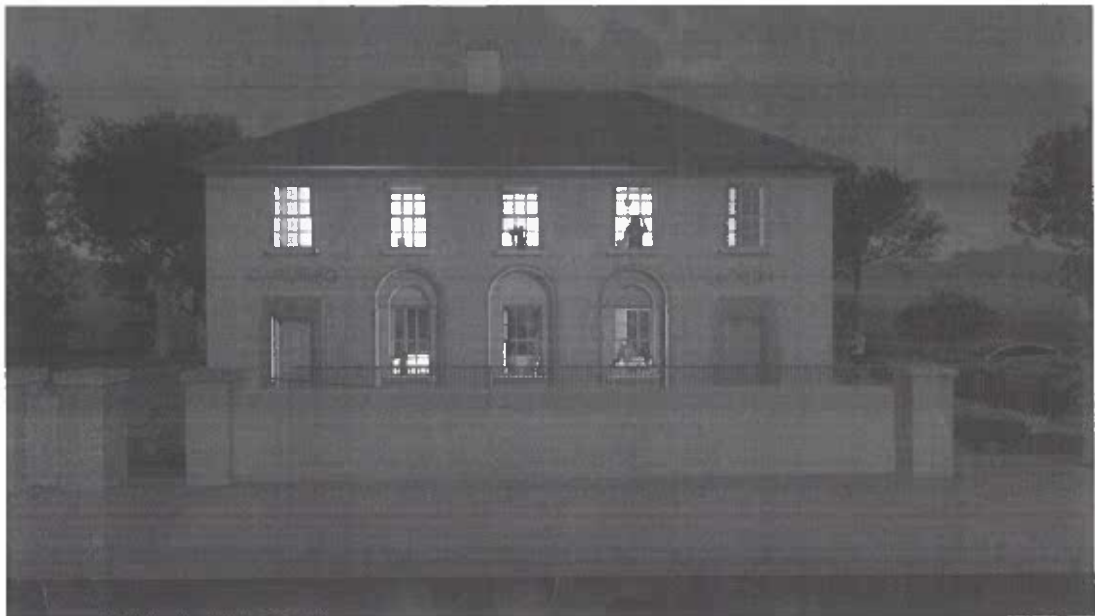
Note: This application must be accompanied by: -

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed





Ballintubber Garda Station Final Report



The Old School House,
Bishops Street,
Limerick

office@fmcarchitects.ie

T: 085 1515518

feeney mamahon architects

FINAL REPORT - Stage 4

Ballintubber Garda Staton

Prepared for : Roscommon County Council

Date: 06/09/2023

Client : Roscommon County Council.

Keywords: Final report (stages 1 , 2 , 3, 4)

Abstract : This final report has been carried out on the existing garda station in Ballintubber, Co.Roscommon.

Design Team:

Feeney McMahon Architects Ltd

PHM Consulting Engineers

Brian Sheppard Quantity Surveyor



Issue control table

User is responsible for checking the revision status of this document

Issue No.	Description of changes:	Prepared by:	Checked by:	Approved by:	Date
1	Interim Report 1	VA	VA	DF	2022.12.21
2	Interim Report 2	NMcM	NMcM	DF	2023.05.09
3	Interim Report 3	TG / ROF	NMcM	DF	2023.09.05
4	Final Report	GSM	NMcM	DF	2023.09.22

CONTENTS

- Introduction
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- List of Appropriate Appendices

A1 - Public consultation 1 Advertisement

A2 - Public consultation 1 Survey Monkey Questionnaire and Minutes

A3- Public Consultation 1 Synopsis

A4 - Public Consultation 2 - Advertisement

A5 - Public Consultation 2 - Presentation, including sketch scheme in 2 and 3D

A6 - Public Consultation 2 - Minutes

B1 - Site location maps

B2 - Survey of existing building and site

B3 - Photographic survey of building

B4 - Structural report and delapidaton survey

B5 - Design Risk Assessment

B6 - Site Investigation Survey

B7 - Invasive Species Survey

B8 - Asbestos Survey

B9 - Building Utility Services

C1 - Structural Engineering Sketch Scheme



INTRODUCTION

Feeney McMahon Architects and the multi disciplinary consultancy Design Team were appointed in July 2022, by Roscommon County Council, to carry out a feasibility study for the repurposing of 2 no former Garda Station Buildings in the villages of Termonbarry and Ballintubber in Co. Roscommon.

This report reflects the works carried out in respect of Ballintubber Garda Station only.

STAGE 1

The design team commenced work on Stage 1 of the feasibility study in August 2022 and carried out the following tasks:

- Site visit to the existing building
- Client meetings with representatives of Roscommon County Council to review site and brief
- Public consultation 1
- Compilation of a document reflecting the feedback from the public consultation 1.

In advance of the public consultation Feeney McMahon Architects circulated a Survey Monkey Questionnaire to a list of local contacts and stakeholders supplied by Roscommon County Council.

Feeney McMahon Architects also set up an email address and advertised it as part of the public consultation. This address was maintained for a month to allow for contributions from any members of the public who were not in a position to attend the public meeting.

The Consultation took place on Thursday 17th November with 18 no community members in attendance.

Stage 1 Report was issued on 2022.12.21





STAGE 2

In parallel with Stage 1 the design team commenced work on Stage 2. An analysis of the existing building was carried out and the following surveys completed:

- Survey of the existing site and building
- Photographic survey of the existing building
- Structural report and delapidation survey of the existing building

All survey information gathered to date on the existing building has been compiled into this interim report and issued to Roscommon County Council.

Stage 2 Report was issued on 2023.06.09

STAGE 3

FMcM prepared a sketch scheme - based on the information gathered at the Public Consultation 1.

FMcM Presented the sketch scheme - in 2 and 3D to the Roscommon County Council and stakeholders at a consultation held in the Old School House, Ballintubber, on 16th Feb 2023.

FMcM received and recorded feedback on the scheme from the Stakeholders and Roscommon County Council.

FMcM updated the sketch scheme and issued revised drawings based on this feedback.

FMcM prepared a Design Risk Assessment for the revised scheme.

Stage 3 Report was issued on 2023.09.05

STAGE 4

On receipt of approval from Roscommon County Council FMcM will work with the Design team to prepare a cost report for the project.

Final Report was issued on 2023.09.22

BALLINTUBBER

Final Report- Conclusion of Feasibility Report

On receipt of approval from Roscommon County Council FMcM worked with the Design team to develop the sketch scheme and prepare a preliminary cost report for the sketch scheme.

Basis for the Design Proposal

The design proposal for Ballintubber Former Garda Station is based on;

- Assessment of the existing building, measured surveys, structural surveys etc.
- Feedback from the local community from 2 x public meetings and surveys.
- Briefing from Roscommon Co Co on optimising the project for the community and for future capital funding opportunities.
- A visit to the Sliabh Beagh Community Hotel, Co. Monaghan with representatives of Roscommon CoCo, the Ballintubber Community and Feeney McMahon Architects
- Misc Building Reports including, Structural Assessment & Asbestos Survey.

Further background on the foregoing may be found in the Appendices A, B and C.

Design Proposal Brief

The design proposal brief may be described as having two basic components:

- Ground Floor- community café, meeting room, external seating, associated carparking and misc outbuildings with potential for future storage, future community facilities such as a community Laundry.
- First floor short-stay residential accommodation – with independent access
- External: provision of access ramp, parking and patio area.

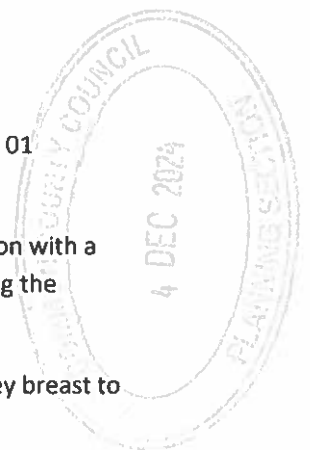
The foregoing schedule of accommodation was deemed to offer the maximum flexibility and use of the building. For example, the peak summer months may see the entire building (both components) in use by visiting students on their annual archaeological camp at the adjacent Ballintubber Castle. While for the rest of the year a ground floor community café/meeting room/foyer may operate independently of occasional first-floor self-catering accommodation.

Design Proposal: Text Description

It may assist the reader to review the appended design drawing no.'s – Svy 01, Svy 02, Svy 01 (Demo), SK01b, SK02in tandem with the following text.

The original Garda Station building had a public office and private domestic accommodation with a central ground floor party-wall / chimney breast dividing the 2 x functions and also dividing the available space.

Thus, the first basic design move is to create a new opening within this party-wall/ chimney breast to allow for lateral movement across the ground floor plan.





At the existing northwest entrance an enlarged entrance porch/interpretive area will allow for universal access, access that is further enhanced by the proposed external access ramp. In this area a new door at the north gable is proposed to serve as an exit door from the adjacent stairs.

The existing southwest entrance is retained as a dedicated entrance for the first-floor accommodation.

The existing single-storey rear returns are to be re-purposed as WC's and utility rooms. While the rear portion of the ground floor will serve as café kitchen/servery and universal access WC respectively.

At first floor the existing spine corridor that links the 2 x stairs is to be retained, the larger rooms to the west of this, are designated as sleeping/living accommodation while the smaller rooms to the east are replanned as WC/shower rooms and 2 x smaller bedrooms. Both existing staircases are retained to provide for 2 x directions of escape from the short-stay residential accommodation at first floor.

The building envelope is to be upgraded generally, and the roof is to be re-covered. Where there are external features such as the external plaster and concrete mouldings it is proposed to retain these, while internally a thermal upgrade including floor, wall and roof insulation with heating from an air-source heat pump has been included in the cost plan.

Externally the building benefits from a generous 'lawn' that encircles the building. The proposal allows for a new access ramp and steps to enhance access. In addition, a patio area is allowed to the sunny but potentially sheltered (from wind) southeast gable of the building. Finally, limited carparking is to be provided at the south east corner of the site, including 1 x dedicated universal access carparking space.

The former garda station is not a protected structure but the design proposal is made with appropriate deference to the significance and quality of its early 20th century architecture.

Within the building envelope miscellaneous demolitions and structural opes will need to be created, and repairs to the existing perished structural timbers at first floor and roof level is allowed for. These works are specified and designed by PHM consulting engineers – see appendix.

Statutory Consents

The feasibility of the proposal will depend on the appropriate statutory consents; planning permission, fire safety certificate, disability access certificate, being procured. The outline of the proposal has been presented within the Planning and Building Control sections of the local authority and has been endorsed as being compliant in principle.

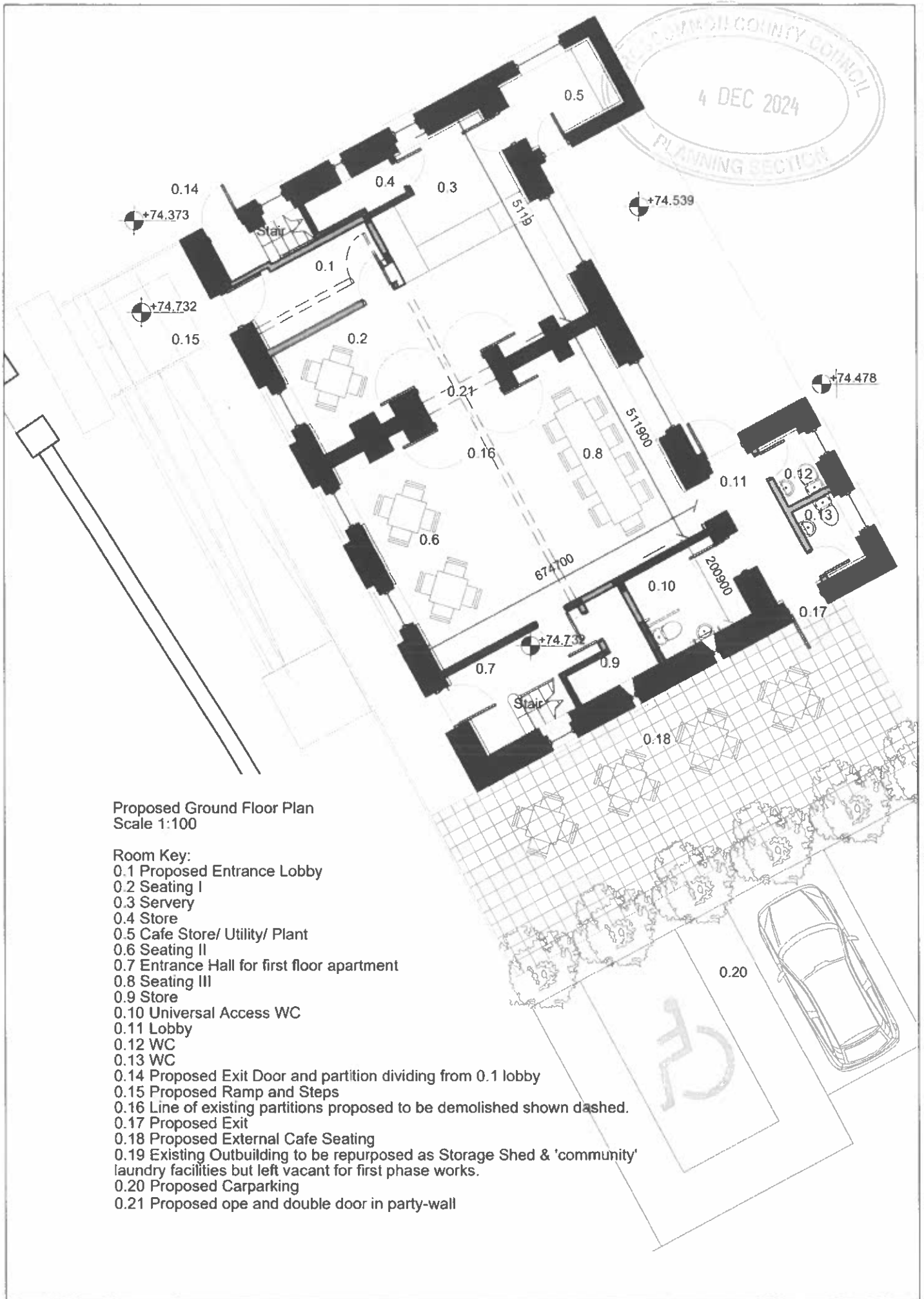
Project Capital Works Budget.

The preliminary cost plan prepared on the basis of the Design Team design proposal values the proposed capital works outlined above at €537,700.90 inclusive of VAT exclusive of professional fees. See Appendix for Budget Summary prepared by Brian Sheppard QS.

Proposed Sketch Scheme

General Arrangement
Plans, Sections, Elevations and
Photomontage

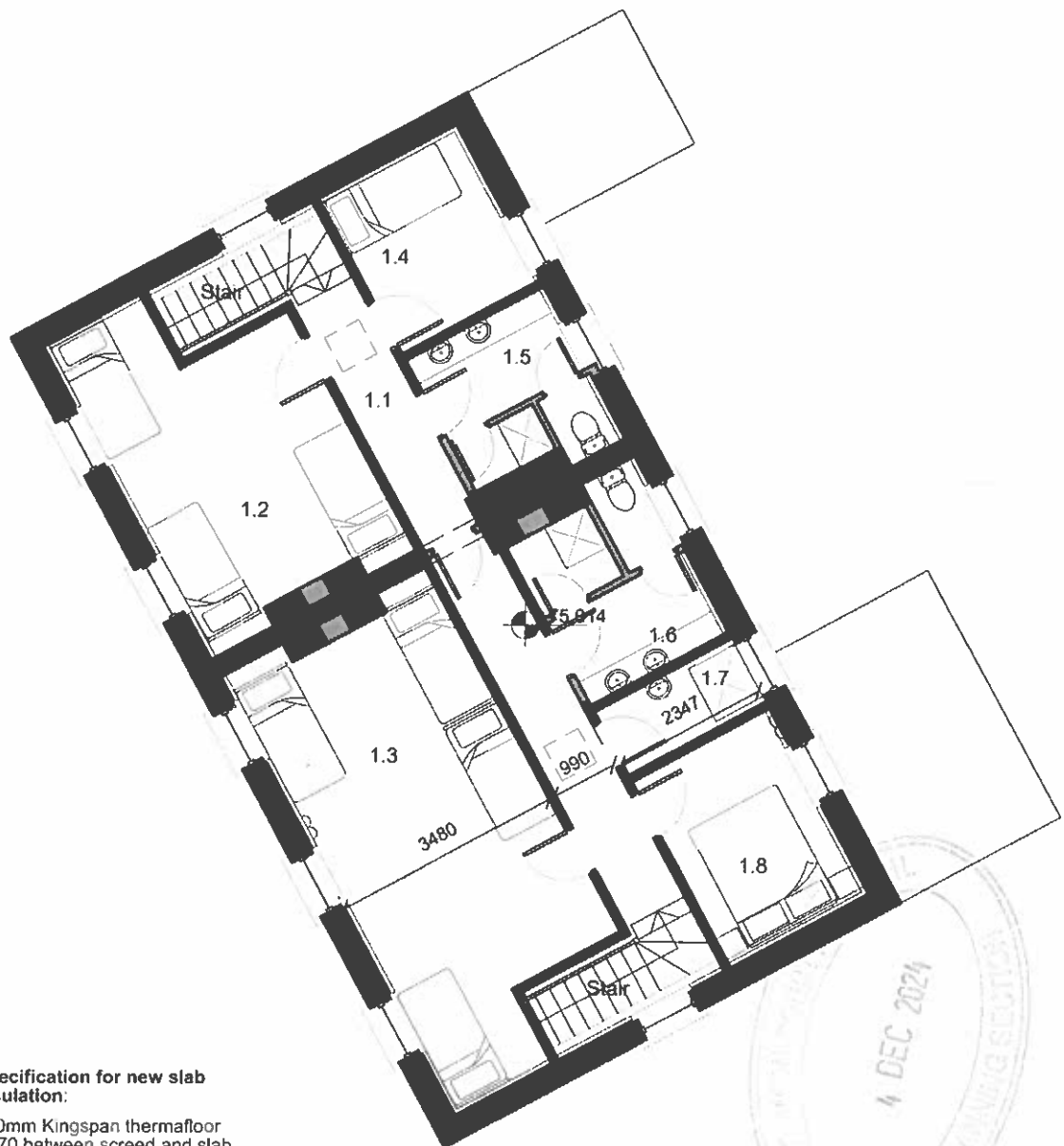




Proposed Ground Floor Plan
Scale 1:100

Room Key:

- 0.1 Proposed Entrance Lobby
- 0.2 Seating I
- 0.3 Servery
- 0.4 Store
- 0.5 Cafe Store/ Utility/ Plant
- 0.6 Seating II
- 0.7 Entrance Hall for first floor apartment
- 0.8 Seating III
- 0.9 Store
- 0.10 Universal Access WC
- 0.11 Lobby
- 0.12 WC
- 0.13 WC
- 0.14 Proposed Exit Door and partition dividing from 0.1 lobby
- 0.15 Proposed Ramp and Steps
- 0.16 Line of existing partitions proposed to be demolished shown dashed.
- 0.17 Proposed Exit
- 0.18 Proposed External Cafe Seating
- 0.19 Existing Outbuilding to be repurposed as Storage Shed & 'community' laundry facilities but left vacant for first phase works.
- 0.20 Proposed Carparking
- 0.21 Proposed open and double door in party-wall



Specification for new slab insulation:

150mm Kingspan thermafloor TF70 between screed and slab.

Specification for drylining wall:

Treated timber battens@600mm centres with strips of DPC fixed to inner face of wall.

102.5mm Kingspan KoolthermK18 insulated plasterboard fixed to timber battens.

3mm smooth plaster finish sk/m internally

Specification for Roof Space

400mm Isover metac rolled out over rafters in ceiling space.

Proposed First Floor Plan

Scale 1:100

Room Key:

1.1 Corridor

1.2 Bedroom

1.3 Bedroom / Optional Living-Kitchen

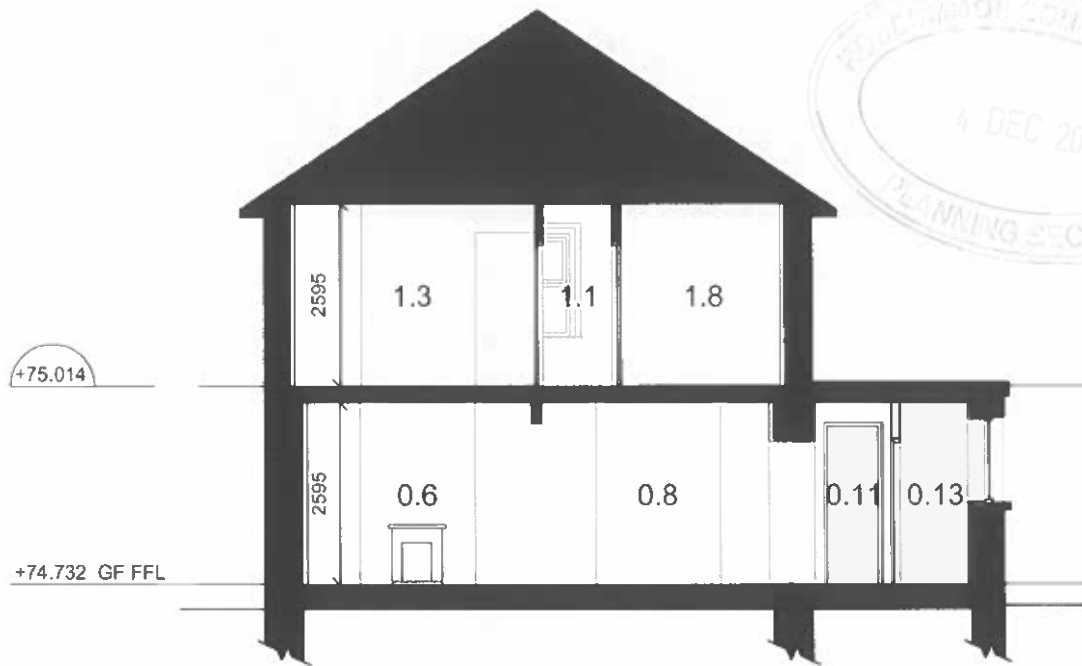
1.4 Bedroom

1.5 Proposed Shower / WC

1.6 Proposed Shower / WC

1.7 Proposed Shower

1.8 Bedroom



Proposed Section Aa
Scale 1:100



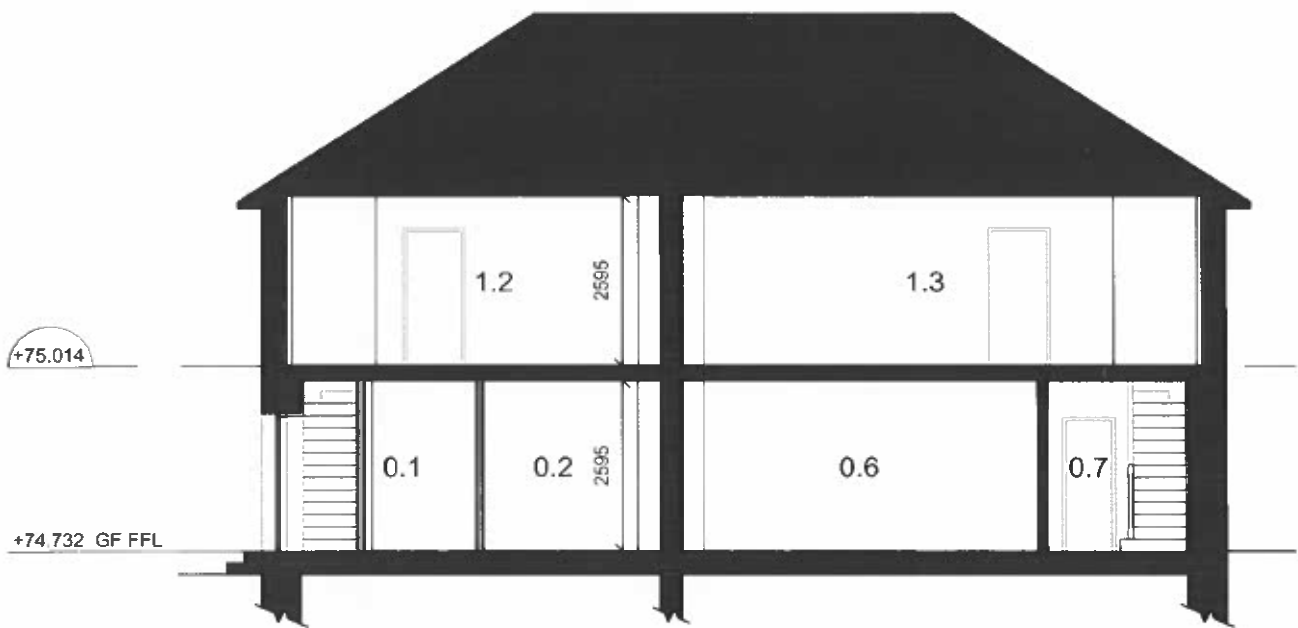
Proposed Section Bb
Scale 1:100

Ground Floor

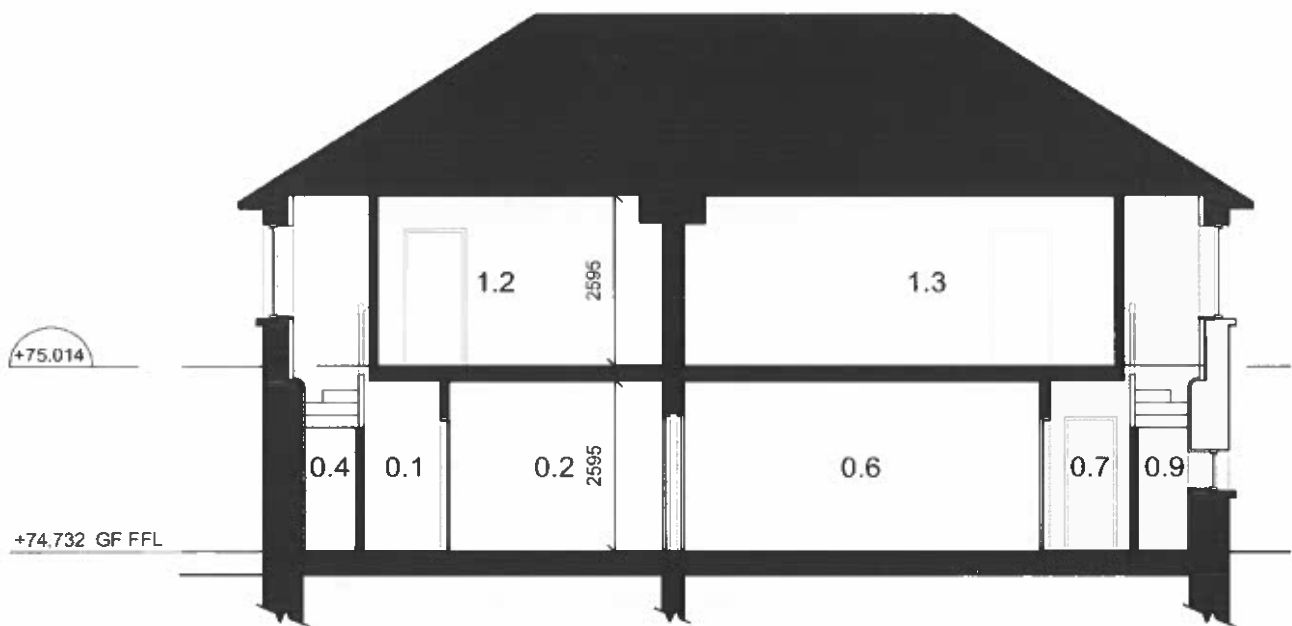
- 0.1 Entrance Hall
- 0.2 Reception / Living Space
- 0.3 Kitchen
- 0.4 Store
- 0.5 Utility
- 0.6 Common Room
- 0.7 Entrance Hall
- 0.8 Dining Room
- 0.9 Store
- 0.10 Universal Access WC
- 0.11 Entrance Lobby
- 0.12 WC
- 0.13 WC

First Floor

- 1.1 Corridor
- 1.2 Bedroom (Bunk Bed Dorm)
- 1.3 Bedroom (Bunk Bed Dorm)
- 1.4 Bedroom (Double Room)
- 1.5 Bathroom
- 1.6 Bathroom
- 1.7 Shower
- 1.8 Bedroom (Double Room)



Proposed Section Cc
Scale 1:100



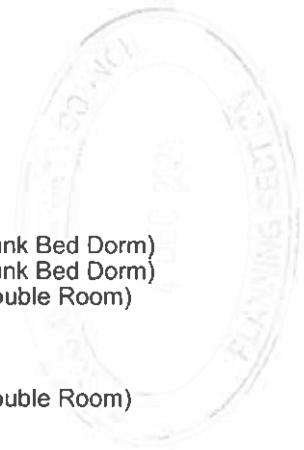
Proposed Section Dd
Scale 1:100

Ground Floor

- 0.1 Entrance Hall
- 0.2 Reception / Living Space
- 0.3 Kitchen
- 0.4 Store
- 0.5 Utility
- 0.6 Common Room
- 0.7 Entrance Hall
- 0.8 Dining Room
- 0.9 Store
- 0.10 Universal Access WC
- 0.11 Entrance Lobby
- 0.12 WC
- 0.13 WC

First Floor

- 1.1 Corridor
- 1.2 Bedroom (Bunk Bed Dorm)
- 1.3 Bedroom (Bunk Bed Dorm)
- 1.4 Bedroom (Double Room)
- 1.5 Bathroom
- 1.6 Bathroom
- 1.7 Shower
- 1.8 Bedroom (Double Room)

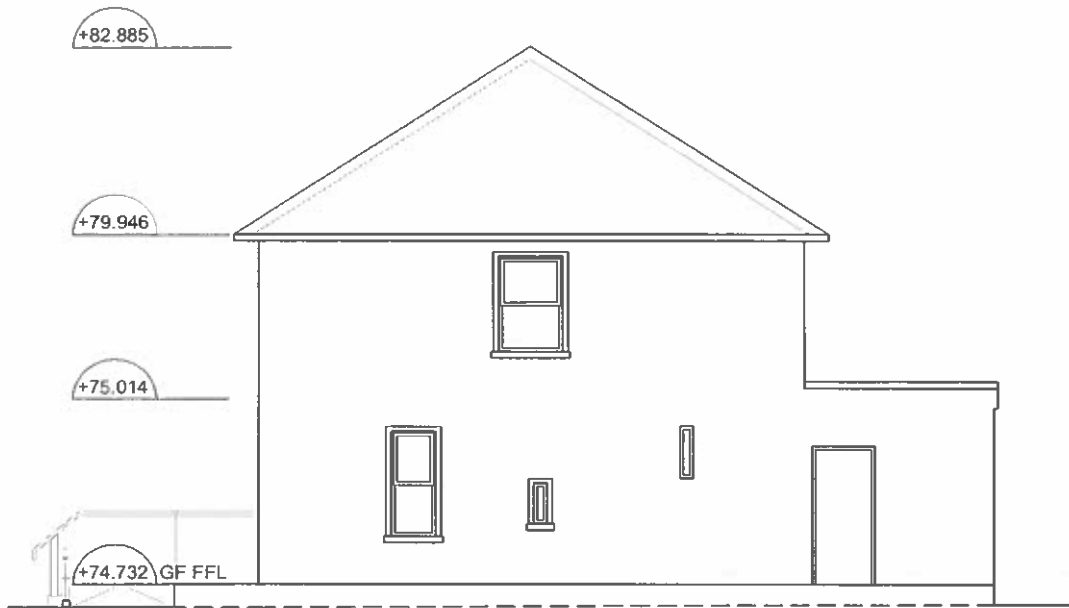




Proposed Front - South-West Elevation
Scale 1:100



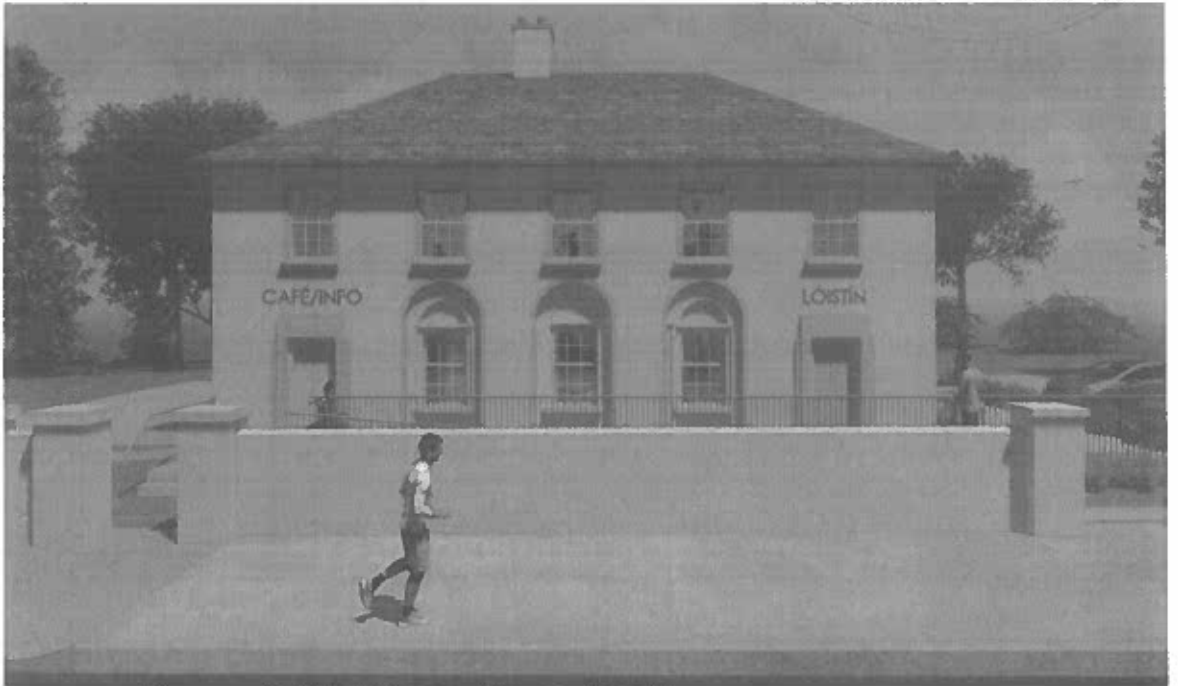
Proposed Rear - North-East Elevation
Scale 1:100



Proposed Side - South-East Elevation
Scale 1:100

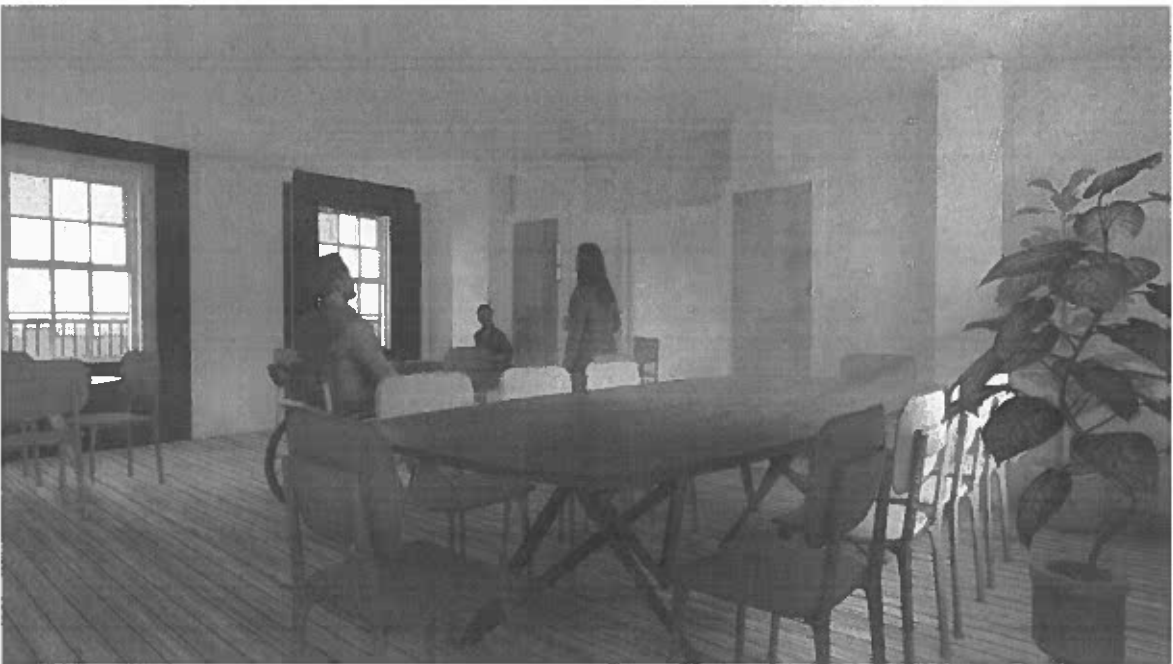


Proposed Side - North-West Elevation
Scale 1:100

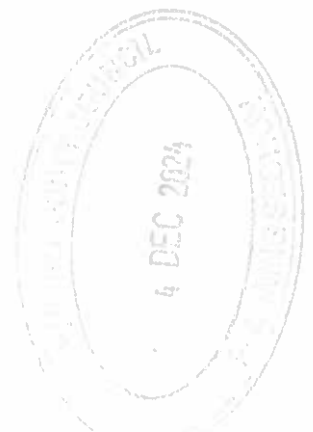




SEATING 2



SEATING 3





SEATING 1



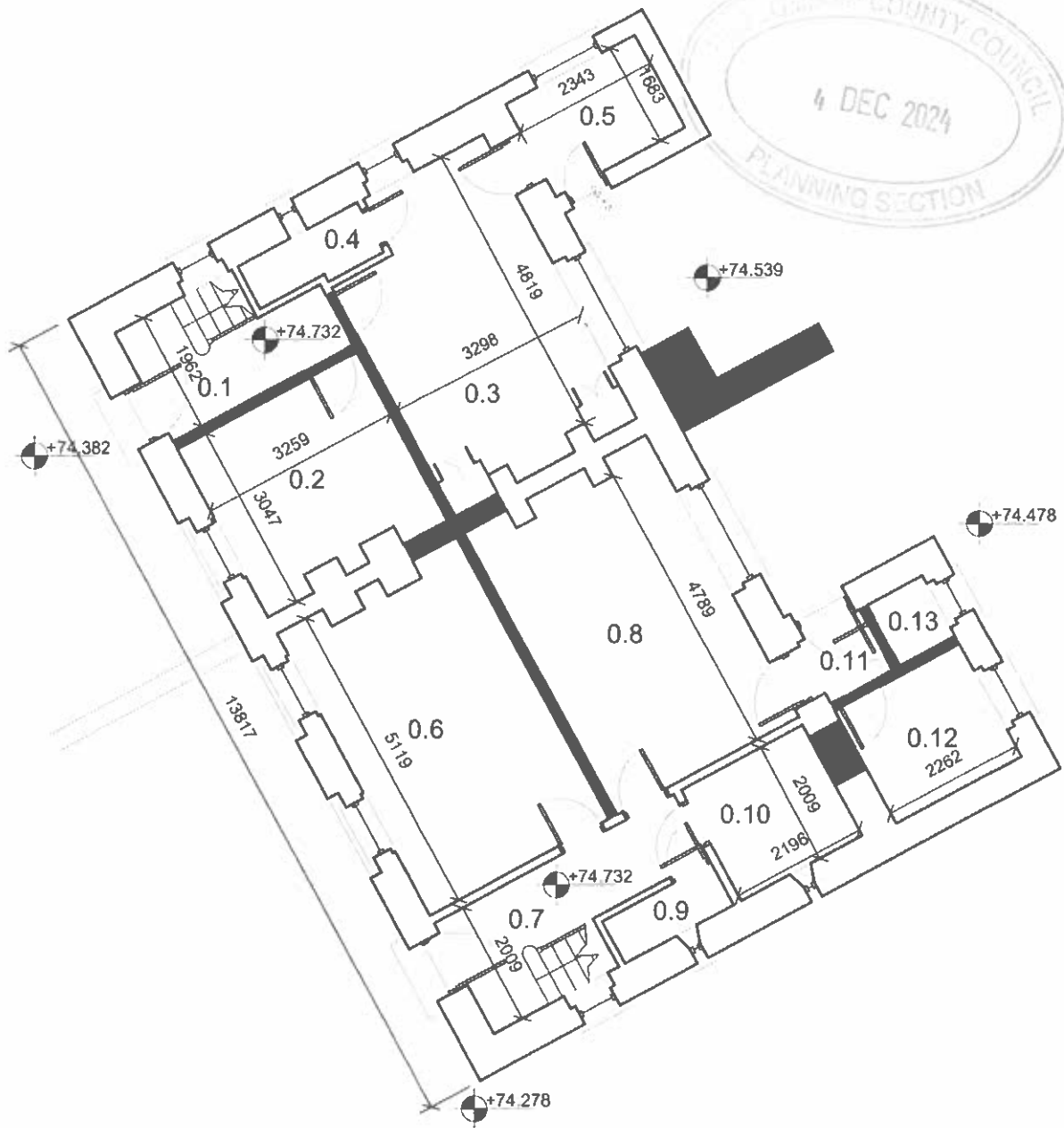
BEDROOM

Structural Plans

Proposed Demolition

Proposed Structural
Engineering Sketch Scheme





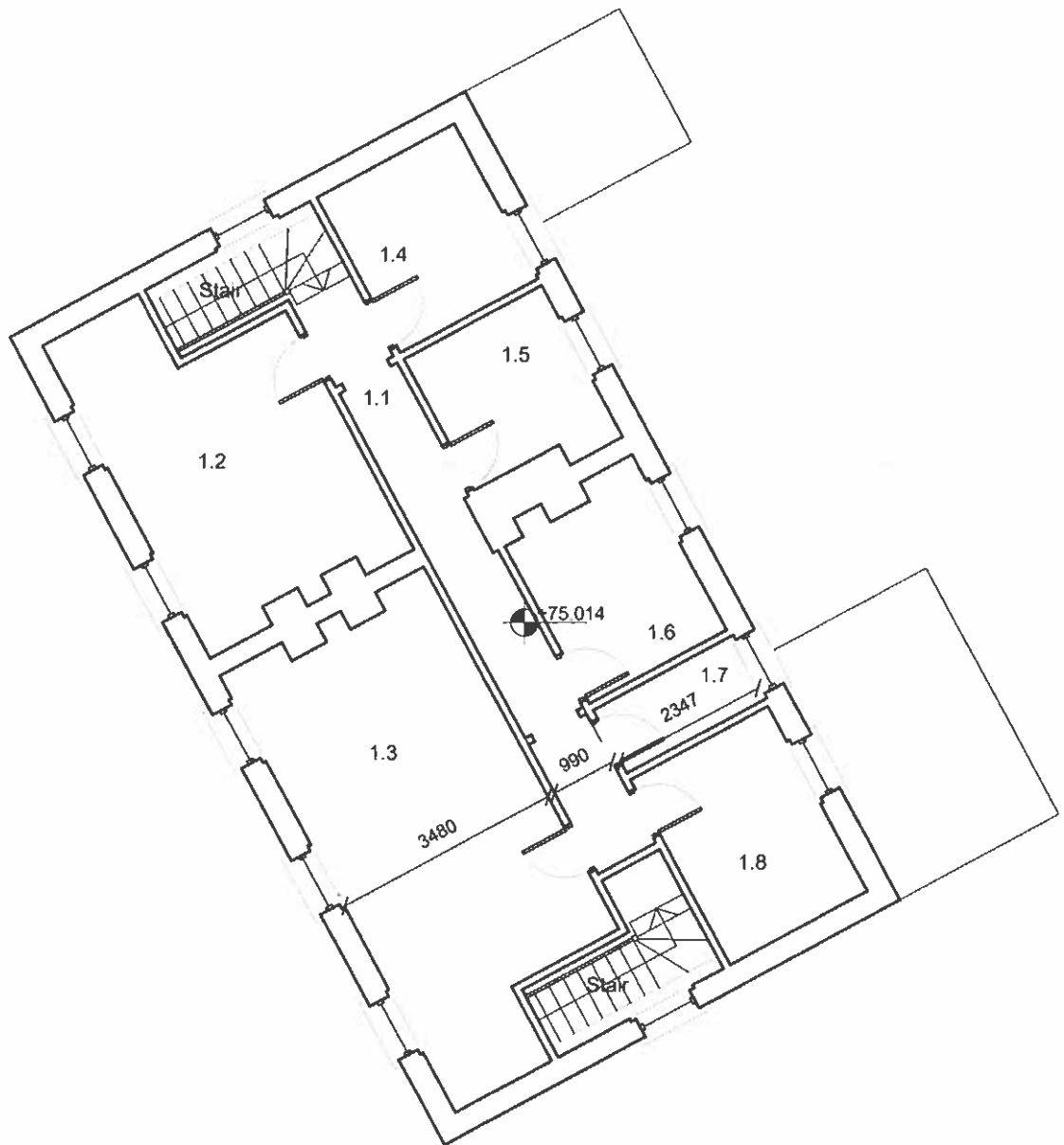
Note: Red hatch indicates walls to be demolished

Existing Room Key:

Ground Floor

- 0.1 Entrance Hall
- 0.2 Living Room
- 0.3 Kitchen
- 0.4 Store
- 0.5 Utility
- 0.6 Office
- 0.7 Entrance Hall
- 0.8 Kitchen
- 0.9 Store
- 0.10 Cell
- 0.11 Entrance Lobby
- 0.12 WC
- 0.13 WC

Demolition Ground Floor Plan
Scale 1:100



Demolition First Floor Plan
Scale 1:100



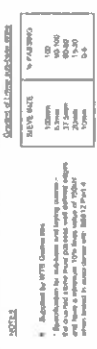
Existing Room Key:

First Floor

- 1.1 Corridor
- 1.2 Bedroom
- 1.3 Bedroom
- 1.4 Bedroom
- 1.5 WC
- 1.6 Bedroom
- 1.7 Closet
- 1.8 Bedroom

Room	Pub	Room	11 Spoons
Time	1:00	Time	12:00-1:00
Amount	1.00	Amount	(\$1.00 + \$1)

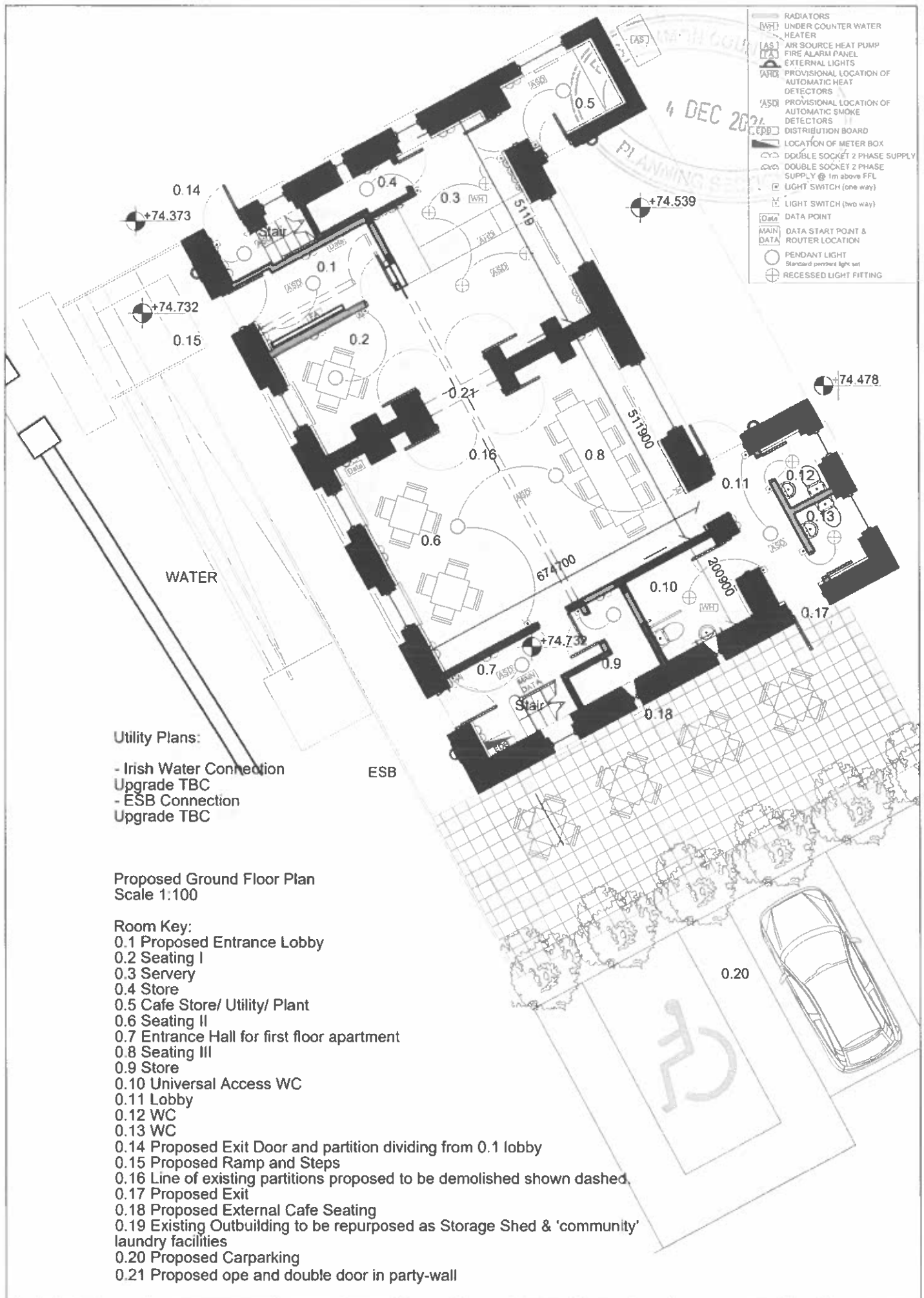
Finger salute
112-70
 Available for the original
 Arrows, Broom
301
AI



TESTS: MIXTURE: (NOT REQUIRED BY THE CONTRACTOR AND FOR THE PURPOSES OF FORMAS AND PREPARING THE JUNT.) BEFORE THE WORK STARTS ON SITE
3.1: WHEN DIRECTED ALL TESTS ON WET OR HARDENED CONCRETE SHALL BE CARRIED OUT IN ACCORDANCE WITH BS 1891

Electrical Layout for Sketch Scheme





Specification for new slab insulation:

150mm Kingspan thermafloor TF70 between screed and slab.

Specification for drylining wall:

Treated timber battens@600mm centres with strips of DPC fixed to inner face of wall.

102.5mm Kingspan KoolthermK18 insulated plasterboard fixed to timber battens.

3mm smooth plaster finish skim internally

Specification for Roof Space:

400mm Isover metac rolled out over rafters in ceiling space.



Proposed First Floor Plan

Scale 1:100

Room Key:

- 1.1 Corridor
- 1.2 Bedroom
- 1.3 Bedroom / Optional Living-Kitchen
- 1.4 Bedroom
- 1.5 Proposed Shower /WC
- 1.6 Proposed Shower / WC
- 1.7 Proposed Shower
- 1.8 Bedroom

	RADIATORS
	UNDER COUNTER WATER HEATER
	AIR SOURCE HEAT PUMP
	FIRE ALARM PANEL
	EXTERNAL LIGHTS
	PROVISIONAL LOCATION OF AUTOMATIC HEAT DETECTORS
	PROVISIONAL LOCATION OF AUTOMATIC SMOKE DETECTORS
	DISTRIBUTION BOARD
	LOCATION OF METER BOX
	DOUBLE SOCKET 2 PHASE SUPPLY
	DOUBLE SOCKET 2 PHASE SUPPLY @ 1m above FFL
	LIGHT SWITCH (one way)
	LIGHT SWITCH (two way)
	DATA POINT
	MAIN DATA
	DATA START POINT & ROUTER LOCATION
	PENDANT LIGHT
	Standard pendant light set
	RECESSED LIGHT FITTING



Finishes Schedule
for Sketch Scheme

Finishes Schedule - Ballintubber

Area	Finish	
0.1 Proposed Entrance Lobby	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.2 Seating 1	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.3 Servery I	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.4 Store	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.5 Cafe/ Store/ Utility Plant	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.6 Seating II	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.7 Entrance Hall to first floor apartment	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.8 Seating III	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.9 Store	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.10 Universal Access WC	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.11 Lobby	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.12 WC	Floor Walls Ceiling	Selected Marmoleum Painted Painted
0.13 WC	Floor Walls Ceiling	Selected Marmoleum Painted Painted





First Floor		
1.1 Corridor	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.2 Bedroom	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.3 Bedroom/Optional Living-Kitchen	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.4 Bedroom	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.5 Proposed Shower/WC	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.6 Proposed Shower/WC	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.7 Proposed Shower	Floor Walls Ceiling	Selected Marmoleum Painted Painted
1.8 Bedroom	Floor Walls Ceiling	Selected Marmoleum Painted Painted

Cost Plan
of
Sketch Scheme



Bill Ref.	PREPARED SITE		Description	Total
	DEMOLITIONS			
1A	General clearout of fixtures, fittings and debris			€3,000.00
1B	Walls generally			€2,300.00
1C	Remove existing ground floor and excavate fill under to required formation level - all work by hand			€6,435.00
1D	Removal of plaster (internal face of external wall)			€4,356.00
1E	Windows & external doors			€1,170.00
1F	Slatting			€3,454.00
1G	Flat roof coverings			€264.00
1H	Bulk excavation external works			€1,026.00
1J	Disposal of last			€1,140.00
1K	Internal door removal			€1,035.00
1L	Forming or closing internal door opes including temporary propping and making good			€7,000.00
1M	Take down ceilings and dispose			€3,840.00
1N	Removal of existing pavings etc			€3,326.49
	SUBSTRUCTURE			
	Filling			
	Material to be obtained off site: hardcore filling to be Clause 804 material; laid down and compacted in accordance with the "Specification for Road Works" produced by the Department of the Environment.			
	To excavations			
3A	> 250mm;			€240.00
	To make up levels; average thickness			
3B	< 250mm;			€900.00
	Surface treatments			
3C	50mm thick sand blinding, to hardcore base.			€247.50
	Concrete Work: In-Situ Concrete			
	Beds			
3D	< or equal to 150mm thick.			€2,700.00
	Concrete Work: Sundries			
	Designed joints			





Isolation joint between 150mm slab and block walls consisting of 10 x150mm "Expandafoam" or approved equivalent fibreboard with 10mm tear out section and joint filled with 10mm "Expancell" or approved equivalent closed cell polyethylene foam joint filler and seal top with 10x20mm "Thioflex 600" 2 part polysulphide joint sealer as Engineers specification

3E in 150mm thick ground floor slab. €624.00

3F Surface finishes
power floating surface of unset concrete €594.00

Labours

4A Cutting or forming holes in 150mm in-situ concrete floor, making good and sealing
50mm diameter pipe €80.00

Reinforcement

4B Mesh Reinforcement
A142; horizontal; beds. €1,336.50

Radon Protection

'Monarflex Radon Protection System' or approved equivalent; 150mm lapping and sealing with monobond 30 wide sealant tape; turned up edges 200mm high

Radon membrane

4C horizontal; > 300mm wide; 'Reflex Super' radon barrier; lapped with gas tight joints using Probond tape; laid on blinded hardcore €1,089.00

4D ditto; within existing building €187.00

4E horizontal; 600mm girth; stepped up to existing wall; sealed to damp proof course by specialist with gas tight joints using probond tape €252.00

4F ditto; within existing building €238.00

Supply and install prefabricated proprietary Esi sump; bedded in concrete

4G Excavate pit in hardcore filling; install rigid PVC radon sump size 458mm diameter x 225mm high; include connection to 2No 110mm diameter PVC pipes; backfilling in hardcore; compacted. €340.00

4H Blank end cap fitted to outlet of last. INCL

4J Excavate in shallow trench for and including 100mm diameter p.v.c. pipe including hardcore bed and surround, part backfill and cart away surplus. €100.00

5A Large radius upstand bend on 110mm PVC pipe. €90.00

5B Top hat pipe collar to 110mm pipe penetration; including 30mm monobond sealant tape and stainless steel adjustable clip. €48.00

5C Extra for forming ope in 600mm thick external wall and making good in all trades €600.00



ROOF STRUCTURE		
Woodwork: Structural & First Fixings		
7A	Provisional Sum for repairs	€3,000.00
Insulation		
7B	300mm Glassfibre insulation	€1,581.00
INTERNAL WALLS		
Floor, Wall and Ceiling Finishes: Stud Partitions		
1Hour Studs to Stairwell		
100mm x 50mm thick treated timber studs at 400mm centres; floor plate fixed to concrete / timber floor; head plate fixed to upper floor structure; 75mm thick Rockwool Acoustic insulation installed between studs; 2 No. layer of 15mm thick fireline plaster board fixed both sides, staggered joints, fixed with drywall screws; taped, filled and skimmed both sides with "Gypsum" or approved equivalent hardwall finish 3mm thick; all necessary noggings; all fixed in accordance with manufacturer's instructions and including all necessary fireproofing materials		
9A	stud partitions	€12,060.00
Stud walls generally		
9B	100mm x 50mm thick treated timber studs at 400mm centres; floor plate fixed to concrete / timber floor; head plate fixed to upper floor structure; 75mm thick Rockwool Acoustic insulation installed between studs; 2 No. layer of 15mm thick fireline plaster board fixed both sides, staggered joints, fixed with drywall screws; taped, filled and skimmed both sides with "Gypsum" or approved equivalent hardwall finish 3mm thick; all necessary noggings; all fixed in accordance with manufacturer's instructions and including all necessary fireproofing materials	
9C	stud partitions	€0.00
Extra over for:		€8,550.00
9D	forming door opes	€400.00
Provsional Sum		
9E	Allow the Provisional Sum of €9,000.00 for structural steelwork	€9,000.00
DECORATION		
10A	Apply mist coat and 2 No. coats of emulsion paint.	€8,242.00
(23) UPPER FLOORS		
INFORMATION		
INSULATION		



12A	200mm Insulation set between floor joists	€2,325.00
(24) STAIRS (34) STAIRS COMPLETION (44) STAIRS FINISH		
(24) STAIRS		
Stairs		
14A	Provide the provisional sum for €6,500.00 for supply, hoisting, fixing in position of timber stairs, rectangular quarter landing, stairs handrail & balustrade and landing handrail and balustrade complete	€6,500.00
14B	Provide for decoration of stairs and landing handrail.	€150.00
14C	Provide for decoration of stairs and landing balustrade.	€400.00
(31) EXTERNAL WALL COMPLETION		
16A	Windows & door	€2,500.00
16B	Hardwood windows	€40,700.00
16C	Doors - front	€4,800.00
16D	Rear	€1,400.00
ROOFING, CLADDING & WATERPROOFING: Airtightness		
"Tescon Profil" tape or approved equivalent profile tape to interior perimeter of all windows and doors; all in strict accordance with Architects Specifications		
16E	To <u>Window Jamb</u> s, <u>heads and cills</u> girth not exceeding 150mm	€1,113.50
Sundries		
16F	Seal under cill with mastic sealant.	€108.00
16G	Window boards	€1,178.00
Decoration		
16H	Windows	€1,628.00
16J	Window boards	€248.00
(32) INTERNAL WALL COMPLETIONS		
(32) INTERNAL WALL COMPLETIONS		
WOODWORK		
18A	BOARDING & SECOND FIXINGS	€0.00
18B	Architrave	€0.00
18C	MDF architrave; square edge profile; screw and pellet fix with neatly mitred angles; including all fixings and labours complete	€0.00



18D	size 100 x 19mm thick	€2,070.00
COMPOSITE ITEMS		
18E	Door and Frame Sets	€0.00
18F	Fire doors complete	€6,600.00
18G	size 900 x 2100mm high (overall size including frame)	€9,000.00
PAINTING & DECORATING		
18H	PAINTING	€0.00
18J	Second Fixings	€0.00
18K	Prepare surfaces, degrease, sand, knot and apply 2 coats of Crown Trade Fastflow Quick Dry Primer Undercoat and 2 coats of Crown Trade Fastflow Quick Dry Satin; colours to be selected by Architect; all in accordance with the Architect's Specification	€0.00
18L	architrave; < 300mm girth	€690.00
18M	doors and frames; > 300mm wide	€1,740.00
WALL FINISHES EXTERNALLY		
Drawings		
20A	Repairs to roughcast walls	€5,220.00
DECORATION		
20B	Apply mist coat and 2 No. coats of externa grade emulsion paint.	€4,176.00
20C	Heads and reveals	€500.00
WALL FINISHES INTERNALLY		
22A	Measured through opes; reveals included	€0.00
22B	100mm Insulated plasterboard fixed to masonry background; skimmed	€13,612.50
22C	Ditto to shed	€3,150.00
22D	Make good existing plaster - main building	€4,000.00
DECORATION		
22E	Apply mist coat and 2 No. coats of emulsion paint.	€8,653.50
(43) FLOOR FINISHES		
(43) FLOOR FINISHES		
WOODWORK		
24A	BOARDING & SECOND FIXINGS	€0.00
24B	Skirting	€0.00



24C	Softwood skirting; square edge profile; screw and pellet fix with neatly mitred angles; including all fixings and labours complete	€0.00
24D	size 100 x 20mm thick	€3,705.00
FLOOR, WALLS & CEILING FINISHES		
WELDED VINYL		
24E	Marmoleum	€4,455.00
24F	Sand down and paint existing floor boards - 1st	€2,790.00
24G	floors; > 300mm wide	€1,127.50
24H	Stairs	€1,400.00
Extra over for		
Attic Storage Flooring		
24J	Tongued and grooved OSB flooring to attic; 18mm thick; screw fixed to joists; including 125 x 35mm cross battens at 400mm centres; all in accordance with the Architect's Drawings and Specification	€0.00
24K	floors; > 300mm wide	€780.00
PAINTING & DECORATING		
24L	PAINTING	€0.00
24M	Second Fixings	€0.00
25A	Prepare surfaces, degrease, sand, knot and apply 2 coats of Crown Trade Fastflow Quick Dry Primer Undercoat and 2 coats of Crown Trade Fastflow Quick Dry Satin; colours to be selected by Architect; all in accordance with the Architect's Specification	€0.00
25B	skirtings; < 300mm wide	€1,235.00
AIRTIGHTNESS		
25C	MEMBRANES	€0.00
25D	Generally	€0.00
25E	Airtightness tape to be applied to perimeter of floor at junction with external wall to achieve airtightness requirements	€0.00
25F	< 300mm wide	€810.00
25G	Provisional Sum for 1st floor repairs	€800.00
(45) CEILING FINISHES		
Access Hatch		
Selected Air sealed access hatch and loft ladder including all trimmers etc; including all mastic seal to perimeter with mineral wood backing; all as per Architects detail o		

27A	overall size 1200 x 600mm	€600.00 €0.00
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Board finishes

"Gypsum, Gyproc plasterboards", or approved equivalent foil backed plasterboard 15 mm thick; 1Nr layer; filling and taping joints, fixed with aluminium slab nails; fixed to timber joists; all in strict accordance with manufacturer's instructions and Architect's specification and instruction.

Ceilings

27B	> 300mm wide	€1,581.00
27C	Ditto double slabbed in fireline board	€3,651.12

In-situ finishes

Gypsum Pinnacle finish coat, 3mm thick, steel trowelled, on plasterboard base

Ceilings

27D	> 300mm wide	€2,496.00
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Labours

ROOFING, CLADDING & WATERPROOFING: Airtightness

"Intello Tescon" profile tape to interior perimeter of wall ; all in strict accordance with Architects Specifications

27E	> 300mm wide	€520.00
	Proprietary vapour control check & airtightness; all in strict accordance with Architects Specifications	

28A	> 300mm wide	€1,023.00
28B	girth not exceeding 150mm	€33.00

DECORATION

28C	Apply mist coat and 2 No. coats of emulsion paint.	€2,496.00
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ROOF FINISHES

ROOFING CLADDING AND WATERPROOFING: Slate & Tile Roofing

Natural slate; fixed in accordance with manufacturer's instructions; 50 x 35mm softwood battens pressure impregnated; Vapour permeable heavy duty untearable roofing felt

Coverings

30A	exceeding 300mm wide; sloping less than or equal to 45 degrees;	€21,995.70
30B	extra over for double course at eaves including tilting fillet; Rigid Felt Support Tray from Lagan Tile or equal approved and additional layer of Type 5U or equivalent sarking felt	€1,344.00





Ridges		
30C	matching angular ridge tiles	€1,160.00
Labours		
30D	cutting / raking cutting at eaves etc	INCL
Hardwood fascia and soffits; 10mm continuous roof ventilation gap between soffit and fascia; including all support work and treated timber backings necessary		
Fascia board; fixed to timber backings		
30E	225mm wide;	€1,656.00
Extra over for ventilator strip		
30F	corbel ventilator strip; 2.4m lengths, black; to provide the equivalent of a continuous opening of not less than 10mm, undercloak draped over top from under felt and fixed with mastic sealant	€345.00
Soffits; fixed to timber backings		
30G	300mm wide; over plastered wall	€1,656.00
ROOFING, CLADDING AND WATERPROOFING: Mastic Asphalt and Waterproofing Non-Metal Flexible Sheet Coverings		
'Flagon SR' 1.5mm polyester reinforced CO extruded PVC membrane by Soprema or equal approved; colour grey RAL7012, on and including 120mm Xtratherm FR/ALU PIR insulation laid on vapour control membrane.		
Roofing		
31A	exceeding 300mm wide; horizontal	€2,040.00
31B	Extra over; pea gravel solar reflective chippings; 30mm thick	€108.00
Skirtings		
31C	150 - 300mm girth	€2,000.00
Parapet cappings		
31D	500 - 750mm girth; 5 nr. bends	€2,800.00
Flashings		
31E	Code 5 lead flashings; all as per Architect's Drawings and Specification	€0.00
31F	450-600mm girth; at junctions with chimney	€550.00
31G	150mm - 300 to walls	€480.00
Insulation		
Isover Metac, mineral wool insulation; overall 350mm thick; fitted between and above ceiling joists		
		€0.00

31H	roof insulation		€3,534.00
	Expanded polystyrene insulation; fitted to water tank		
31J	roof insulation		€120.00
	DECORATION		
32A	Apply primer, undercoat and 2 No. finishing coats of oil paint to fascias and soffits		€920.00
32B	Removal and replacement of shed roofs including outlets and raised perimeter		€6,500.00
	DRAINAGE AND REFUSE DISPOSAL		
	Drainage		
	Disposal above ground		
	Pipework		
	<u>125mm half round anthracite gutter (grey) and downpipes (black) including necessary brackets; fixed in accordance with manufacturer's instructions.</u>		
34A	Gutters		€1,435.00
34B	Ends		€0.00
34C	outlets		€120.00
34D	Downpipes		€1,015.00
34E	shoes		€156.00
34F	swan necks		€180.00
	<u>Connections to underground pipes</u>		
34G	Outlets through wall for flat roof		€340.00
	<u>Connections to underground pipes</u>		
34H	Generally		€150.00
	<u>Testing and Commissioning</u>		
34J	Allow for testing the entire rainwater installation	INCL	
	(50) MECHANICAL INSTALLATION		
36A	Provisional		€30,000.00
36B	Profit		€3,000.00
36C	Builders Work		€4,500.00
	(60) ELECTRICAL INSTALLATION		
	(60) ELECTRICAL INSTALLATION		
38A	Provisional		€18,000.00





38B	Profit	€1,800.00
38C	Builders Work	€2,200.00
38D	Solar PV including 5kw battery storage and inverter	€16,100.00
(50) SITE SERVICES PIPED AND DUCTED (DRAINAGE)		
(50) SITE SERVICES PIPED AND DUCTED (DRAINAGE AND WATER SUPPLY)		
DRAINAGE		
Surface Water		
40A	Provisional Sum for isolated repairs	€1,500.00
40B	Locate existing drainage and make connections	€2,500.00
40C	Flush out drains and leave running freely	€500.00
Utility Connections		
40D	Provisional sum for utility connections	€7,556.00
(50) SITE SERVICES PIPED AND DUCTED (ELECTRICAL)		
DUCTWORK		
42A	The following in locating existing duct and altering to allow entry to building at correct location. Excavate trenches for pipes < 250 mm nominal diameter, including disposal and backfilling in hardcore Clause 804. including warning tape	€0.00
42B	Depth 500 - 1000	€72.00
Water Disposal		
42C	Surface water.	INCL
42D	Ground water.	INCL
Beds and surrounds		
Granular bed and surround		
42E	400 x 400 mm to 100 mm pipes.	€42.00
20 N Concrete		
42F	400 x 400 mm to 100 mm pipes.	€120.00
Pipework		
42G	100 mm Diameter UPVC pipe or 125mm Red ESB Duct	€84.00
42H	Bends on 100 mm pipe.	€44.00
Ope		
42J	Form ope through wall and floor construction for entry of 125mm red duct	€250.00

Utility Connections		
42K	Provisional sum for utility connections	€7,556.00
(74) SANITARY FITTINGS		
(74) SANITARY FITTINGS		
SANITARY WARE		
Sanitary Fittings		
Accessible WC		
44A	Complete Doc M compliant Pack (Doc M WC & cistern, basin with lever tap, grab rails)	€2,000.00
WC's		
44B	Contour 21 accessible wall hung pan ; wall mounted white vitreous china 75sm projection with horizontal outlet; Concela vitreous china 4.5/3 or 4/2.6 litre cistern dual flush valve, side supply, internal overflow, alternative height plastic flushbends. Contour 21 toilet seat only with top fixing hinges and retaining buffers. Support bracket for wall mounted WC raised height with bolts. Contour 21 back support rail for 75cm projection WC, 40 x 22 x 35mm diameter tube. Cushion for back support with clips, new design. Contour 21 flush pipe constructed, necessary for installation.	€1,000.00
Hand Rinse Basin		
44C	Portman 21 washbasin 50cm long, 1 taphole with overflow and chainstay hole bottom outlet. Vitreous china. Wall fixing set - concealed steel hangers; waste 1 1/4" brass strainer, dished pattern 80mm unslotted tail. Contour 21+1 hole thermostatic basin mixer, single sequential lever.	€700.00
Sundries		
Mirrors		
44D	4mm Thick high specification glass mirror with safety film backing; with an impact performance to EN 12600 2(B)2; fixed securely to stud or drylined wall; 1070mm high x 350mm wide.	€270.00
44E	Satin Vertical Soap Dispenser	€90.00
45A	Satin Paper Towel Dispenser	€165.00
45B	Satin Jumbo Toilet Roll Holder	€90.00
45C	Buffered hat and coat hook. Polished etched and anodised aluminium.	€45.00
(76) STORAGE, SCREENING FITTINGS		
(76) STORAGE AND SCREENING FITTINGS		
FITTINGS: Fittings, Equipment & Furniture		
47A	Allow the Provisional Sum of €20,000.00 for fitted and freestanding furniture	€20,000.00
(40) ROADS, PATHS, PAVINGS		





ELEMENT No. 40			
RAMPS AND STEPS			
EXCAVATION AND EARTHWORKS			
EXCAVATION			
49A	Excavation over footprint area and excavation to reduced levels down to existing formation levels has been taken in (10) PREPARED SITE		
	Excavation;		€0.00
49B	Foundation trenches depth < or = 2.00m		€260.00
	Extra on excavation items ;		
49C	Surface	INCL	
49D	Ground	INCL	
49E	Ground water		€0.00
	Disposal of excavated material		
49F	Excavated material; off site		€312.00
	FILLING		
	Material to be obtained off site:hardcore filling to be well compacted limestone to ST3		
49G	To excavations > 250		€595.00
49H	To make up levels; average thickness 300mm.		€420.00
49J	50mm Thick sand blinding		€234.00
49K	The following concrete to ST3; 20N/mm2; poured;		€0.00
49L	Level and consolidate excavations and lay 50mm trench fill lean mix concrete		€1,950.00
	Reinforced / Unreinforced In-Situ Concrete:		
	Concrete to ISEN 1992; Grade C35/45; reinforced; vibrated		
50A	Foundations and isolated pads poured on or against earth		€800.00
50B	Insitu slab and beam;		€800.00
	Sundries to Concrete		
	Surface finishes		
50C	Powerfloating; floor slab		€234.00
50D	Trowel finish to top of ground beam		€24.00
	Reinforcement		
50E	A393		€604.50
	FORMWORK		
	Wrot fromwork; in accordance with Structural Engineers specification		

Sides of ground beam		
50F	250-500mm	€320.00
Tactile Paving		
50G	400 x 400mm Corduroy Tactile Paving laid flush with adjacent concrete surface; in 2 No. locations.	€320.00
Handrail and Balustrade		
50H	S/S balustrade and handrail	€6,000.00
TERRACE		
EXCAVATIONS & EARTHWORKS		
50J	EXCAVATIONS	€0.00
50K	Excavation	€0.00
50L	Excavate to reduce levels	€0.00
50M	average depth < 2.00m	€324.00
Disposal		
51A	Disposal of water	€0.00
51B	ground water	€0.00
51C	surface water	€0.00
Disposal of excavated material		
51D	off site	€396.00
Filling		
51E	Imported material; Clause 805 Type 3; specification for granular sub base materials; compacting in 225mm thick layers	€0.00
51F	to make up levels; < 250mm thick	€455.00
Surface Treatments		
51G	Sand blinding laid on hardcore	€0.00
51H	25mm thick	€220.00
SURFACE PAVING, FENCING AND LANDSCAPING		
51J	PREFORMED EDGING & PAVINGS UNITS	€0.00
51K	Paving	€0.00
51L	Tobermore Fusion paving; size 600 x 300 x 60mm thick; colour Graphite; sand filled joints; on blinded sub-base (measured elsewhere); including all cutting and labours complete; all in accordance with the Architect's Drawings and Specification	€0.00
51M	paving	€7,800.00
51N	Edging laid on concrete foundation haunched one side.	€1,102.00

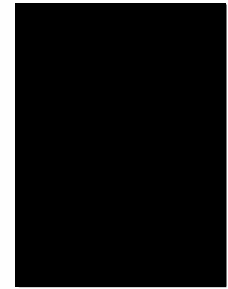


CAR PARK AREAS		
CONCRETE FOOTPATHS		
EXCAVATION AND EARTHWORK		
	Filling	
	Material to be obtained off site.	
	Material to be obtained off site: hardcore filling to be SR21 material; laid down and compacted in accordance with the "Specification for Road Works" produced by the Department of the Environment.	
52A	to make up levels < or = 250mm deep	€1,120.00
	Surface treatments	
52B	Sand blinding to BS 882; Table 5; Type C or M 50mm thick, to hardcore base.	€525.00
	Geotextile membrane	
52C	"Tensar Triax 170G"; weight 70gm/m2 or approved equivalent geotextile sheeting membrane. > 300mm	€525.00
Concrete Work		
	Reinforced in-situ Grade 35N20; vibrated.	
	Disabled Car Park Spaces	
52D	< or = 150mm	€600.00
Reinforcement		
52E	Fabric mesh; B.S. ref. A142; weighing 2.22kg/m sq; 450mm lapping; measured nett horizontal	€390.00
Formwork		
	Wrot surface finish; to concrete; Type C finish to BS8110	
	Edges of beds	
53A	< or = 250mm high.	€378.00
	Surface finishes	
	brush finish	
53B	falls and crossfalls	€156.00
53C	extra over for smooth steel trowel finish to perimeter of path; 100mm wide	€105.00
53D	Washed gravel	€2,054.00
PRELIMINARIES		



55A	Supervision, overheads, builders insurances etc.	€49,898.86
55B	Scaffolding	€11,000.00
	VAT	
57A	VAT @ 13.5%	€67,975.87
	Subtotal	
Subtotal		€571,497.54
Adjustment		€0.00
G.S.T		€0.00
Total		€571,497.54





4th December 2024

Re: Response to Queries on Request for a Declaration under Section 5 Planning & Development Act

Hi Alan,

In response to queries received on the 29th November 2024, please find enclosed

1. Site Location Map scale 1:2500 identifying location
2. Site Layout scale 1:500 Map indicating location of development
3. Detailed specification report from FeeneyMahon Architects
 - Identifying proposed works and elevation's

Also enclosed, resubmission of -

4. Cheque – Fee of €80.00
5. Completed Planning Application Form

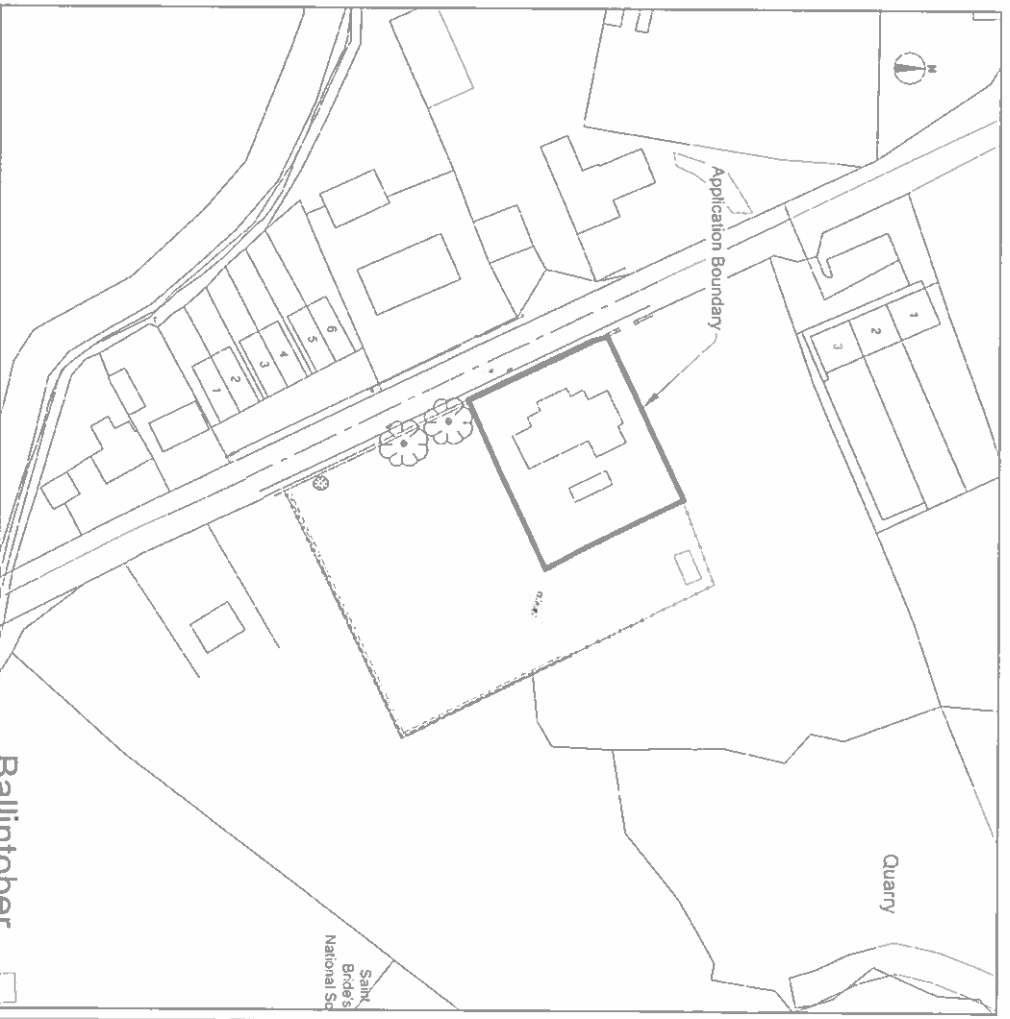
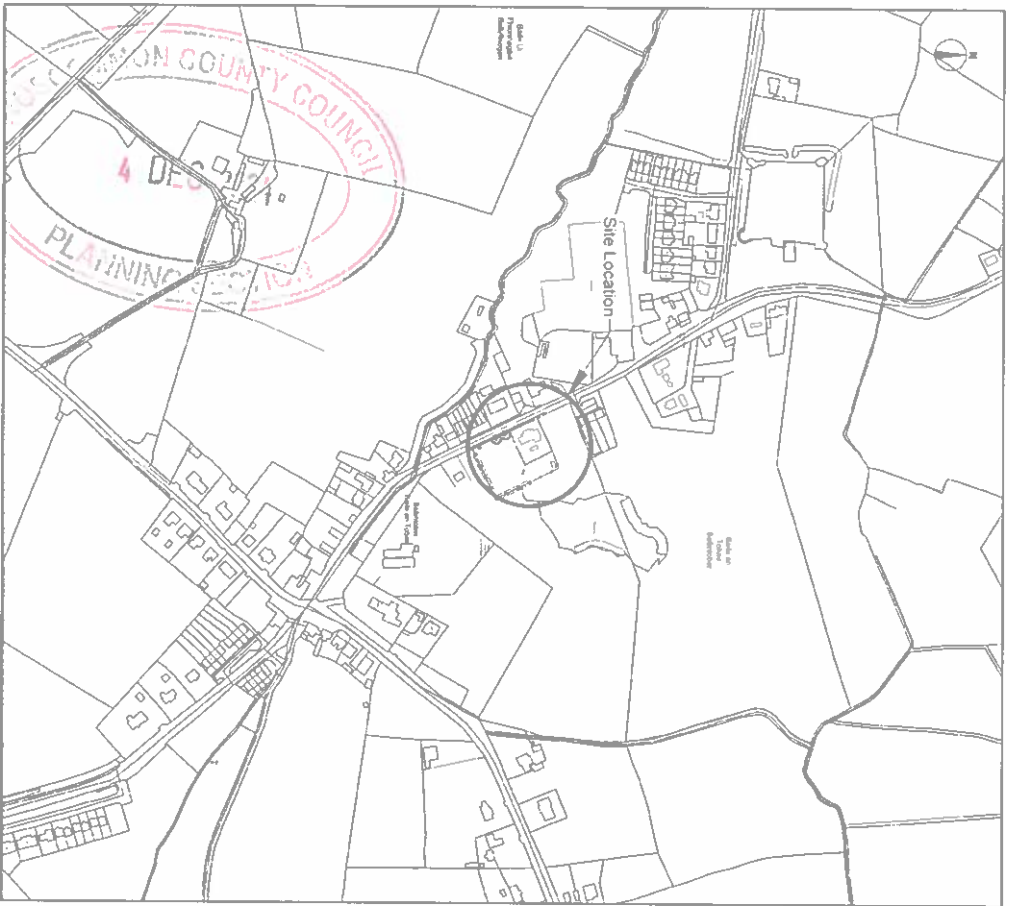


Kind Regards

A handwritten signature in dark ink, appearing to read 'Gail Murray', written over a horizontal line.

Gail Murray

Chairperson



Project	Former Garda Barracks - Ballintobar
Site	Site Location & Site Layout Plan
Scale	As Shown
Date	14.12.2024
Drawn	
Checked	
Project No.	001