

PLANNING APPLICATION FEES

Reg. Ref. 920/0064 Cert. No. 57710
 PROPOSAL Extension for light industrial use
 LOCATION 50 Redwood Road D12
 APPLICANT Paul o'Brien

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>117.50^{m2}</u>	@£1.75 per m2 or £40	<u>£206.50</u>	<u>205.60</u>	<u>90^p</u>	<u>10/Sept</u>
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: J. G. Grade D/H Date 22/1/92
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: Paul o'Brien Grade S.O. Date 22/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 92A/064

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1265 FT²

MEASURED BY:

*F.Y.
28/1/92*

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Paul O'Brien

DUBLIN COUNTY COUNCIL

REG. REF: 92A/0064.
DEVELOPMENT: Extension.
LOCATION: 50 Robinhood Road, Bluebell.
APPLICANT: Paul O'Brien.
DATE LODGED: 20.1.92.

The proposed parking layout is not viable due to lack of turning space.

No Roads objection subject to:-

1. Applicant to submit an agreed parking layout on the site. This may require removal of front boundary wall and further lowering of footpath.
2. Applicant to show his interest in all adjoining properties.
3. A financial contribution, in the sum of money equivalent to the value of £800. as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 09.03.92
 Time 4.00

TR/BMcC
27.2.92.

SIGNED: *J. Lyons*
DATE: *27/2/92*

ENDORSED: *C.F.R. 1/2*
DATE: *27/2/92*

P/1030/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 92A/0064

Date Received : 20th January 1992

Correspondence : FAJA Ltd,
Name and : Design Group,
Address : Main Street,
Rathcoole,
Co. Dublin.

*P. O'Brien,
50 Robinhood Rd,
Dublin 12.*

Development : First floor extension for light industrial use

Location : 50 Robinhood Road, Bluebell

Applicant : Paul O'Brien

App. Type : Permission

Zoning :

Floor Area : Sq.metres

^{NOB}
(NOB/CM)

Report of the Dublin Planning Officer, dated 3rd March, 1992.

This is an application for permission for a first floor extension to an existing semi-detached single storey premises in industrial use at 50 Robinhood Road.

Reg. Ref. 89A/542 refers to a decision to grant permission for a change of use from a dwelling to office use on the current site.

Reg. Ref. 89A/1720 refers to a decision to grant permission for an extension to the rear of No. 50, Robinhood Road, for light industrial use. This extension has been built and covers the entire rear area of the site. Condition 7 required the height of the roof to be reduced to the ridge height in the interests of visual amenity and Condition 9 restricts noise emissions. The current proposal is for a first floor extension of 1,175sq. metres. The proposed extension would be similar in extent to that granted under 89A/1720, i.e. covering the entire rear area of the site. This would raise the office/industry accommodation on the site from 262.1sq. metres approximately to 379.6sq. metres. This would give a plot ratio of 1.23 with a site coverage of 100%. Section 3.5.12 of the Written Statement of the County Development Plan provides for a site coverage of 45% and plot ratio of 1.0 in industrial areas. The proposed development would greatly exceed these standards leading to an overdeveloped site becoming even more overdeveloped. The scale of overdevelopment would also have an adverse impact on the amenities of the adjoining premises.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: 50 Robinhood Road, Bluebell

The nature of the proposed extension being a first floor extension to one half of a semi-detached premises would be undesirable. The existing semi-detached premises is half of a visual entity which is the pair of semi-detached premises. The proposed extension would have a visually unbalancing impact on this visual pair.

The layout plan submitted indicates provision for 4 off-street car parking spaces. The scale of development existing and proposed would require 11 spaces to be provided.

Roads Department report

Chief Fire Officers report

Environmental Health Officers report

I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (4) reasons:-

REASONS FOR REFUSAL

- 01 Sections 3.5.9-12, of the County Development Plan Written Statement provides for standards of site coverage and plot ratio. The proposed extension to the premises located on a site which already represents an overdeveloped site would represent further overdevelopment of a scale which would not be consistent with the Planning Authority's zoning objective for the area and would hence be contrary to the proper planning and development of the area.
- 02 The proposed extension would result in a scale of development on the site which would seriously injure the amenities of properties in the vicinity.
- 03 Inadequate off-street car parking spaces in accordance with County Council standards have been indicated to serve the existing and proposed development.

COMHAIRLE CHONTAE ÁTHA CLIATH

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Location: 50 Robinhood Road, Bluebell

04 The proposed first floor extension to one half of a semi-detached premises would have a visually unbalancing impact and would hence be contrary to the proper planning and development of the area and would seriously injure the amenities of property in the vicinity.

G. Boothman

.....
for Dublin Planning Officer

Endorsed: *[Signature]*
.....
for Principal officer

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

Dated: 16th MARCH 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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



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/ 1030 /92 Date of Decision : 16th March 1992
Register Reference : 92A/0064 Date Received : 20th January 1992
Applicant : Paul O'Brien
Development : First floor extension for light industrial use
Location : 50 Robinhood Road, Bluebell
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:- ... 4 ... ATTACHED.

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

Date: 18/3/92.....

Paul O'Brien
50 Robinhood Road
Dublin 12.

Reg.Ref. 92A/0064
Decision Order No. P/ 1030 /91
Page No: 0002



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

REASONS FOR REFUSAL

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- 02 The proposed extension would result in a scale of development on the site which would seriously injure the amenities of properties in the vicinity.
- 03 Inadequate off-street car parking spaces in accordance with County Council standards have been indicated to serve the existing and proposed development.
- 04 The proposed first floor extension to one half of a semi-detached premises would have a visually unbalancing impact and would hence be contrary to the proper planning and development of the area and would seriously injure the amenities of the property in the vicinity.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



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 : 92A/0064

Date : 21st January 1992

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

Dear Sir/Madam,

DEVELOPMENT : First floor extension for light industrial use

LOCATION : 50 Robinhood Road, Bluebell

APPLICANT : Paul O'Brien

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 20th January 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

FAJA Ltd,
Design Group,
Main Street,
Rathcoole,
Co. Dublin.



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 50, ROBINHOOD ROAD, DUBLIN 12
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) PAUL O'BRIEN
Address 50, ROBINHOOD RD., DUBLIN 12 Tel. No.

4. Name and address of F.A.J.A. LTD., DESIGN GROUP, MAIN ST., RATHCOOLE
person or firm responsible for preparation of drawings CO. DUBLIN Tel. No. 60

5. Name and address to which AS AT 3 ABOVE
notifications should be sent

6. Brief description of proposed development
FIRST FLOOR EXTENSION FOR LIGHT INDUSTRIAL USE

7. Method of drainage MAINS 8. Source of Water Supply MAINS

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

(b) Proposed use of each floor N/A

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

11. (a) Area of Site 308 sq. mts. Sq. m.

(b) Floor area of proposed development 117.5 sq. mts. Sq. m.

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



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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SO FAR AS THEY RELATE TO THIS PROPOSAL

15. List of documents enclosed with application: 4 COPIES OF PLANS, SECTIONS, ELEVATIONS, BLOCK
PLAN, SITE LOCATION MAP, NOTICE IN IRISH PRESS
CO. DUBLIN Permission sought for a first floor extension for light industrial use at 50 Robinhood Road, Bluebell, Dublin 12. 11/11/92

16. Gross floor space of proposed development (See back) 117.5 sq. mts. Sq. m.

No of dwellings proposed (if any) none Class(es) of Development CLASS 4 PLANNING

Fee Payable £ 205.69 Basis of Calculation 117.5 x £1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 20/1/92

Application Type P FOR OFFICE USE ONLY 20/1

Register Reference 92A/0064

Amount Received £ 14.0

Receipt No [Blank]

Date 18/12

Irish Press 11/1/92

nos 60 N 54616 21/1/92

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. 724766.

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£18.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq metre (Min £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit of waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min £40.00)	F	Development of Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min £100.00)			Min. Fee £30.00
8.	Petrol Filling Station	£100.00			Max. Fee £20.000
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)			

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

RECEIPT CODE

DUBLIN COUNTY COUNCIL

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

N 54616

PAID BY
CASH
CHECK
M.O.
B.L.
L.T.

€ 265.60

Received this 21 day of Jan 1992

from Paul O'Brien Glassmum Windows Ltd

50 Robnood Road

the sum of Two hundred & Five Pounds

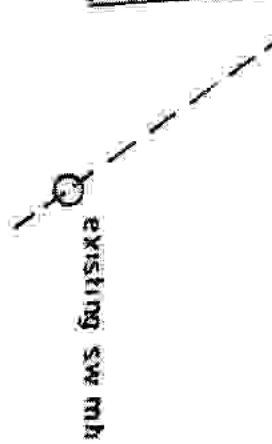
Remainy of Sixty / Pence being Head for
at 50 Robnood Road D12

[Signature]
Cashier

[Signature]
S. CAREY
Principal Officer

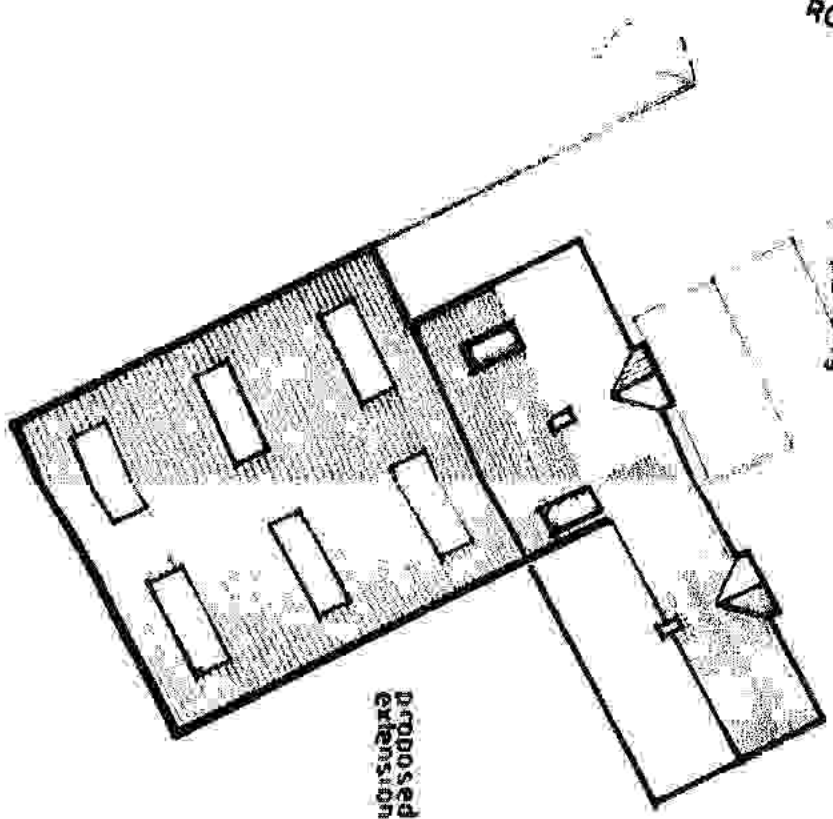
weight

(EXISTING)




ROBINHOOD ROAD

50' parking



Block Plan 1:200

DESIGN GROUP
 PROJECT NO: 100-05
 APPROVED: 27 JAN 1992
 BY: PAUL O'BRIEN

Project PROPOSED EXTENSION FOR LIGHT INDUSTRIAL USE AT 50 ROBINHOOD ROAD.	
Client PAUL O'BRIEN	
 DESIGN GROUP <small>ARCHITECTS & PLANNING CONSULTANTS</small> 100 STREET, ROBINHOOD CO DUBLIN TEL: 01-276 5100 FAX: 01-276 5101	
Job no 100-05	DATE Dec 91
Drawing no 01/2518	REVISION NO. DATE BY CHECKED
SCALE 1:200 & 05 SHOWN	CHECKED _____