BYE LAW APPLICATION FEES

REF. NO.: 91A/0097 CERTIFICATE NO.: 13880 B

PROPOSAL: Bookmakers Shop

LOCATION: Unit 1 Phoenix Shopping Centre, Ballyfermot

APPLICANT: Oliver Cosgrave

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose 41.0m²	@ £3.50 per M² or £70	£143.50	£139.35	£3.85	overlaye	
D	Building or other structure for purposes of agriculture	@ £1.00 per M² in excess of 300 M² 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: J. G. Grade: D/E Date: 7/2/91.

Column 1 Endorsed: Signed: Grade: Date:

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

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

F.: 91A/0097 CERTIFICATE NO: 24159

PROPOSAL: Bookmakers Shop

LOCATION: Unit 1 Phoenix Shopping Centre, Ballyfermot

APPLICANT: Oliver Cosgrave

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ'D	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£232					
	£216					
	£50 per M² in excess of 300M² Min.£40					
metres² 41.0m²	£21.75 per M² or £40	71.75	73.65	1.90		adjustment
x .1 hect.	£225 per .1 hect. or £250					
x .1 hect.	£225 per .1 hect or £40					
x .1 hect	£225 per .1 hect. or £100.					
	£1100					
x metres²	£10 per M² or £40					
x1,000m²	£115 per 1,000m² or £10					
x .1 hect.	£65 per .1 hect. or £40					

Lumn 1 Certified: Signed: [signature] Grade: DTC Date: 7/2/91

Lumn 1 Endorsed: Signed: ---------- Grade: ---------- Date: ----------

Lumns 2,3,4,5,6 & 7 Certified Signed: [signature] Grade: Sr Date: 7/2/91

Lumns 2,3,4,5,6 & 7 Endorsed: Signed: ---------- Grade: ---------- Date: ----------

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91/97

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 441 FT²

MEASURED BY:

CHECKED BY:

J.Y. 7/2/91.

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

File P.B.

Register Reference : 91A/0097 Date : 12th February 1991

MAR 1991

Development : Bookmaker in part

LOCATION : Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

Applicant : Mr. Oliver Cosgrave,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : P.BYRNE

Date Recd. : 1st February 1991

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

Yours faithfully,

.....

PRINCIPAL OFFICER

No objection to this proposal provided that the Office Premises Act 1958 and Regulations made thereunder are complied with.

Ola Devine
for John

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

P/1291/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0097 Date Received : 1st February 1991

CN 7396

Correspondence Name and Address : Mr. Dermot Walsh Archs., Florence Centre, Florence Road, Bray, Co. Wicklow.

CONTRIBUTION:
Standard 5/60
Roads
S. Sers
Open Space
Other.
SECURITY:
Bond / C.I.F.
Cash:

Development : Bookmaker in part

Location : Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

Applicant : Mr. Oliver Cosgrave,

App. Type : Permission

Zoning :

Report of the Dublin Planning Officer, dated 21st March, 1991.

This is an application for permission for a bookmakers in part of Unit 1, Phoenix Shopping Centre, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10 for Mr. Oliver Cosgrove.

The Phoenix Shopping Centre is a two storey commercial development located close to the main eastern entrance road to the Cherry Orchard Industrial Estate. It was built on foot of a grant of permission under Reg. Ref. No. 86A/1100 for a mixed commercial development consisting of a retail area at ground floor level (5 no. units) and a restaurant at first floor level, (a lounge bar at first floor level was omitted by condition).

Reg. Ref. No. 89A/2212 refers to a grant of specific user permission for use of Units 1 to 3 as a hardware shop, takeaway and coffee shop.

Reg. Ref. No. 90A/241 refers to a grant of permission for change of use of the first floor area from restaurant to members club lounge bar.

The existing development comprises 5 no. units at ground floor level, i.e. Hardware shop, takeaway, coffee shop, carpet shop and furniture shop. The first floor area is currently in use as a club lounge etc.

Unit No 1 has a floor area of c. 85 sq.m. Access to the unit is available from the rear yard for loading purposes.

The current application proposes to subdivide this unit and to utilise the 41.8 sq.m. area to the rear as a licenced bookmakers shop. Lodged plans proivde for a hardwood shop front entrance in the side gable wall of the building. This proposed entrance would be within 1 metre of the southern boundary of the site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0097

Page No: 0002

Location: Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

The existing premises is located in an area zoned 'E' "to provide for industry and related uses". The proposed use does not conflict with this zoning objective.

The existing development is located on a 3950 sq.m. site. Lodged plans identify an area of car parking to the front and rear of the building (69 no. car spaces). An additional 10 no. car spaces are identified on the forecourt of the adjoining petrol station. As noted in the Planning Officers report on Reg. Ref. no. 86A/1100 no written agreement for this arrangement has been lodged.

The site was inspected on 12/3/91 and it was noted that the forecourt area to the front of the shopping development had been tarmaced and is used for car parking. The area to the rear has a rough gravel surface and while vehicular access is available it was not being used for car parking.

Under Reg. Ref. No. 86A/1100, the number of car parking spaces while not to development plan standards was considered adequate to serve the development proposed given the fact that the first floor restaurant is predominently for night time use. It is considered that the current use at first floor level (private members club) is also likely to have peak use at night time and that there is adequate car parking to serve the ground floor retail and other uses.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (7) conditions:-

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

03 That ~~the~~ arrangements made for the payment of the financial contribution in the sum of £5,160.00 as required by condition No. 3 of planning permission under Reg. Ref. No. 86A/1110. These arrangements to be made

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0097

Page No: 0003

Location: Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

prior to the commencement of development.

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

04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.

05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.

06 That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.

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

07 That the development be carried out in conformity with conditions nos. 1, 4, 5, 7, 9, 10, 13-16 inclusive of the decision to grant permission by order No. P/322/87, dated 29th January, 1987, Reg. Ref. No. 86A/1100 save as amended to conform with the revisions indicated in the plans and particulars lodged with Dublin County Council in connection with this application.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0097

Page No: 0004

Location: Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

Endorsed:-.....
for Principal Officer

.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated : 27 March 1991

.....
~~ASSISTANT CITY AND COUNTY MANAGER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~ 27th March 1991.

Dublin County Council Comhairle Chontae Atha Cliath

Planning Department

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

Mr. J. Carson,
Liffey House,
Dublin 2.

Our Ref.

Your Ref.

Date 21.5.91

Re: Development at Unit 1 Phoenix S.C., Cherry Orchard Ind. Est.

Reg. Ref. No. : 91A/97

I refer to the submission for Building Bye-Law Approval received in this Department on 6.5.91

The submission is in compliance with conditions of Building Bye-Law Approval issued. Please confirm that the submission is strictly compliance as requested and not a new application and accordingly that a Bye-Law fee is not required. Documents enclosed.

for Noelle Deane
STAFF OFFICER,
REGISTRY SECTION

DERMOT WALSH ARCHITECTS

Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 861422, 861399.
Fax No: (01) 861426.

V.A.T. No: 1744934 P.

Dublin Co. Council,
Building Control Section,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

30th April 1991

Re: Bookmaker in part of Unit 1, Phoenix Shopping Centre, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.

Dear Sirs,

We refer to the above and enclose herewith two copies of revised drawings as requested. Proposed alterations to already approved plans (Reg. Ref. No. 86A/1100 and 89A/2212) are coloured yellow, from works that already exist.

We trust you find everything satisfactory.

91A/97

Yours faithfully,

3.4.0

A1 for BBL ?

Dermot Walsh, Architects.

Dermot T. Walsh M.I.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., F. Inst. C.E.S.

DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS

APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 14/12/1989, 18/1/1990 & 7/2/1990

Applicant: Helga Investments Ltd.

Submitted by: Dermot Walsh Archs., Florence Centre, Florence Rd., Bray, Co. Wicklow

Reg. No.: 89A/2212

Order No.: BBL/521/90

Proposal: Specific user i.e. hardware, take-away & coffee shop

Location: Units 1,2,&3 Cherry Orchard Ind. Estate, Ballyfermot.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

(1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.

(2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

(3) That adequate means of ventilation is provided in Unit 1.

(4) That all relevant conditions of previous Bye-Law Approvals are complied with.

RECEIVED
6 MAY 1990
REG. SEC. 91A/97

Important (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.

(2) At least two clear days notice in writing must be given to the Building Control Section,
(a) of the date on which execution of the work will be commenced,
(b) before proceeding with the covering up of any drain or the filling in any foundation.

(3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date: 28 FEB 1990

J. CARSON
Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the

Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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

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

Decision Order Number : P/ 1291 /91 Date of Decision : 27TH March 1991 JR

Register Reference : 91A/0097 Date Received : 1st February 1991

Applicant : Mr. Oliver Cosgrave,

Development : Bookmaker in part

Location : Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

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 GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ..7.....ATTACHED.

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

Date:.....27/3/91.....

Mr. Dermot Walsh Archs.,
Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3.An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include developmemt for the purposes of agriculture.

(b) An appeal other then an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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

Dublin County Council Comhairle Chontae Atha Cliath Planning Department

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

Reg.Ref. 91A/0097
Decision Order No. P/ 1291 /91
Page No: 0002

C O N D I T I O N S / R E A S O N S

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

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

03 That arrangements be made for the payment of the financial contribution in the sum of £5,160.00 as required by condition No. 3 of planning permission under Reg. Ref. No. 86A/110. These arrangements to be made prior to the commencement of development.

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

04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.

05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.

06 That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department.

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07 That the development be carried out in conformity with conditions nos. 4, 5, 7, 9, 10, 13-16 inclusive of the decision to grant permission by order No. P/322/87, dated 29th January, 1987, Reg. Ref. No. 86A/1100 save as amended to conform with the revisions indicated in the plans and particulars lodged with Dublin County Council in connection with this application.

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(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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

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

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

Register Reference : 91A/0097 Date : 5th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : Bookmaker in part

LOCATION : Unit 1, Phoenix Shopping Centre, Cherry Orchard Ind. Est., Ballyfermot

APPLICANT : Mr. Oliver Cosgrave,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 1st February 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr. Dermot Walsh Archs.,
Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Dublin County Council
Comhairle Chontae Átha 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 (If none, give description sufficient to identify) Unit No. 1, Phoenix Shopping Centre, Cherry Orchard Industrial Estate, Ballyfermot.

3. Name of applicant (Principal not Agent) Oliver Cosgrave
Address As above Tel. No.

4. Name and address of person or firm responsible for preparation of drawings Dermot Walsh Architects, Florence Centre, Florence Road, Bray Tel. No 861422

5. Name and address to which notifications should be sent Dermot Walsh Architects, Florence Centre, Florence Road, Bray, Co. Wicklow.

6. Brief description of proposed development Licensed Bookmakers Shop.

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. Commercial
(b) Proposed use of each floor Commercial

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 3950 Sq. m.
(b) Floor area of proposed development 41.82 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.) Leasehold.

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:

15. List of documents enclosed with application Four sets of documents
Newspaper Adv. 19.1.91

COUNTY DUBLIN — Planning permission sought for Bookmaker in part of Unit 1, Phoenix Shopping Centre, Cherry Orchard Industrial Estate, Ballyfermot, for Oliver Cosgrave.

16. Gross floor space of proposed development (See back) 41.82 Sq. m.

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

Fee Payable £ 221.00 Basis of Calculation Planning Fee £73.185 B.B.L. £146.37
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Date 31.1.91

Application Type P/BBL
Register Reference 91A/0097
Amount Received £ 4.16.0
Receipt No
Date

FOR OFFICE USE ONLY

RECEIVED
1 FEB 1991
REG. SEC.

BYE-LAW APPLICATION
FEE PAID: £73.65 1/2
RECEIPT No.: N 31138

Irish Index 19/1/91

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

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

1. Name and Address of applicant.

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

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

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

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

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

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

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.) Min. Fee £30.00 Max. Fee £20,000

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

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

N 31138

PAID BY —
CASH ●
CHEQUE ✓
M.O.
B.L.
I.T.

£73.65

Received this 1st day of February 1991

from Oliver Cosgrave
Unit 1, Phoenix S.C.
Henry Orchard Ind. Est.

the sum of seventy three Pounds
sixty five Pence, being fee for
planning application at above address

Nolan Beans. Cashier

S. CAREY
Principal Officer

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

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

PAID BY
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

BYE LAW APPLICATION.

REC. No. N 31410

£147.35

Received this 1st day of February 1991

from Oliver Cosgrave
Unit 1 Phoenix S.C.
Cherry Orchard Ind. Est.

the sum of one hundred and forty seven — Pounds
thirty five Pence, being for the
bye-law application at above address

Pauline Coate. Cashier

S. CAREY
Principal Officer

DERMOT WALSH ARCHITECTS
Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 861422, 861399.
Fax No: (01) 861426.

V.A.T. No: 1744934 P

Ref: dw/che

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

01 FEB 1991
91A/0097

31 January 1991.

Re: Development at Cherry Orchard Ind. Estate.
Reg. Ref. No. 89A/2212

Dear Sirs,

We refer to the above and enclose herewith completed application on behalf of Mr. Oliver Cosgrave.

Planning permission is sought for Licensed Bookmakers Shop in part of Unit No. 1, Phoenix Shopping Centre, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10. Planning permission was granted for the overall development on 11 March 1987 (Reg. Ref. 86A/1100) and specific user on 22 March 1990 (Reg. ref. no. 89/2212).

Mr. Oliver Cosgrave has a 35 years lease on the above and in order to continue the viability of the unit he now finds it necessary to sub-divide, hence we apply for changes of user.

We enclose four copies of the following:-

a) Location Map
b) Site Layout Plan
c) Ground Floor Plan
d) Elevations and Cross Section

We enclose a cheque for the sum of £221.00.

Yours faithfully,

D. Walsh.

Dermot Walsh

Dermot T. Walsh M.I.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., F. Inst. C.E.S.

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/~~Approval~~

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

To: Michael Larkin & Assocs.,
91 Main Street,
Bray,
Co. Wicklow.

Applicant: Helga Investments Ltd.

Decision Order Number and Date: P/322/87 - 29/1/87

Register Reference No.: 86A-1100

Planning Control No.:

Application Received on: 30/7/86

Time Ext. up to: 30/11/86

Add. Info. Rec'd: 2/12/86.

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.

shopping development, restaurant at Cherry Orchard Industrial Estate, Ballyfermot

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £5,160.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	3. The provision of such services in the area by the Council will facilitate the proposed development It is considered reasonable that the developer should contribute towards the cost of providing the services.
4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.	4. To protect the amenities of the area.
5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.	5. In the interest of amenity.

Signed on behalf of the Dublin County Council: T. Murphy
For Principal Officer

Date: 11 MAR 1987

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

Form A1—Future Print Ltd.

6. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.	6. In order to comply with the Sanitary Services Acts, 1878-1964.
7. That a detailed landscape plan with full works specification including a programme for implementation for all on site landscaping i.e. car parking areas, verges etc., shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	7. In the interest of the proper planning and development of the area.
8. That no advertising signs or structures, other than those considered exempted development, be erected without the prior approval of the Planning Authority or An Bord Pleanala on appeal.	8. In the interest of the proper planning and development of the area.
9. That details of all sewer connections and layouts and the watermain layout be submitted to and agreed with the Sanitary Services Department prior to the commencement of development.	9. In order to comply with the Sanitary Services Acts, 1878-1964.
10. That details of litter bins to be provided at suitable locations within the development shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	10. In order to comply with the Sanitary Services Acts, 1878-1964.
11. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	11. In the interest of safety and the avoidance of fire hazard.
12. That the requirements of the Senior Environmental Health Officer be ascertained and strictly adhered to in the development.	12. In the interest of health.
13. That all car parking areas to the front and rear of the building shall be laid in tarmac and that individual car parking spaces shall be marked out in white paint prior to the commencement of the uses authorised by this permission in the proposed buildings. In this regard, the car parking area shall not be used as a vehicle storage area at any time.	13. In the interest of the proper planning and development of the area.
14. That the proposed security gates at the entrance to the rear car parking area shall remain open during the trading/business hours of the proposed development.	14. To ensure that access can be gained to the proposed car parking areas at all times.

contd./....

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Ap~~proval~~

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

To Michael Larkin & Assocs.,
91 Main Street,
Bray,
Co. Wicklow.

Decision Order Number and Date P/322/87 - 29/1/87
Register Reference No. 86A-1100
Planning Control No.
Application Received on 30/7/86
Time Ext. up to : 30/11/86
Add. Info. Rec'd: 2/12/86.

Applicant Helga Investments Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

shopping development, restaurant at Cherry Orchard Industrial Estate, Ballyfermot.

CONDITIONS	REASONS FOR CONDITIONS
15. That full details of boundary treatment between the site and the adjoining development be fully agreed with the Planning Department prior to the commencement of development. In this regard, a 2m high wall shall be erected along the eastern boundary of the site; a one metre high forticrete block wall shall be erected along the (west) road boundary of the site save to provide vehicular/pedestrian access, (this wall shall be extended along the southern boundary of the site adjoining the existing petrol filling station).	15. To screen the proposed development from adjoining development and to ensure that vehicular access to the site can only be gained via the existing industrial estate road.
16. That adequate lighting shall be provided in both the front and rear car parking areas. Lamp standards in the rear car parking areas shall not exceed 1.25m in height. Details shall be submitted to and agreed with the Planning Authority prior to the commencement of development.	16. To ensure a satisfactory standard of development and to minimise disamenity to adjoining dwellings.
17. That the proposed uses (and respective floor area breakdown) to be carried out in the premises shall be solely as indicated in documentation lodged as additional information dated 2nd December, 1986, viz:- a. ground floor - motor sales; motor factors; tyre sales; consulting rooms (doctor/dentist); newsagent	17. To prevent unauthorised development and to ensure that effective control can be maintained. contd./.....

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

Date 11 MAR 1987

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

Form A1—Future Print Ltd.

17. Contd./....
b. first floor - restaurant.

In this regard, the lounge bar element indicated in the original lodged plans to be omitted from the development.

TMMcG