

BYE LAW APPLICATION FEES

REF. NO.: 91A/0106 CERTIFICATE NO.: 13883 B
 PROPOSAL: Toilet extension
 LOCATION: The FOXES COVERT MAIN STREET TALLAGHT
 APPLICANT: Southside TAVERNS Ltd

	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 <u>31.0m²</u>	@ £3.50 per M ² or £30	<u>4108.50</u>	<u>108.50</u>			
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £5					
E	Fuel Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £3 per .1 ha. whichever is the greater					

Column 1 Certified: Signed: [Signature] Grade: DM Date: 7/2/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 7/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

91A/0106

CERTIFICATE NO: 24149

Proposal: Toilet Extension

Location: The Foxes Court, Main Street Tallbot

Applicant: Southside Taremo Ud

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	Rate	amt. of Fee Req.	Amount Lodged	Balance Due	Balance Due	Date/Receipt No
Dwellings	£332					
	£216					
	£500 per M ² in excess of 300M ² Min. £40					
31.0m ² x .1 Rect.	£21.75 per M ² of 240	54.25	54.50			25 ^p overcharge
x .1 Rect.	£225 per M ² Rect. of 240					
x .1 Rect.	£225 per M ² Rect. of 240					
x .1 Rect.	£225 per M ² Rect. of 240					
x Rectified x	£210 per M ² of 240					
x1,000m ²	£225 per M ² of 1,000					
x .1 Rect.	£225 per M ² Rect. of 240					

No. 1 Certified: Signed: *[Signature]* Grade: *DTI* Date: *7/2/91*
 No. 1 Endorsed: Signed: *[Signature]* Grade: _____ Date: _____
 Units 2,3,4,5,6 & 7 Certified Signed: _____ Grade: *S.O* Date: *7/2/91*
 Units 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.: 91A/106

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 334 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Ø 3' 1/2
VVO 1/2

DEVELOPMENT CONTROL ASSISTANT GRADE

J.Y.
7/2/91

[Handwritten signature]

334

1000 @ 70
=====
250.50
£ 251

no effect as
file at date
of assessment
7/13/91



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/ 1135 /91 Date of Decision : 20th March 1991
Register Reference : 91A/0106 Date Received : 1st February 1991
Applicant : Southside Tavers Ltd.,
Development : Single storey toilet extension to rear
Location : The Foxes Covert, Main St., Tallaght.
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:- ...6...ATTACHED.

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

Date: ...21/3/91.....

P. & A. Lavin Assocs.,
49, Raglan Road,
Ballsbridge,
Dublin 4.

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 development for the purposes of agriculture.

(b) An appeal other than 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.

Reg.Ref. 91A/0106
Decision Order No. P/ 1135 /91
Page No: 0002



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

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 application, as revised by Drawing No. 1099/2PA, lodged, on 5th March, 1991, 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 Act, 1878-1964.
- 03 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.
- 04 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 05 That the Monterey Cypress tree, which is to be removed to facilitate the proposed extension, be replaced by the planting of a tree of the same or similar, evergreen, species, at a point within a 10m radius of the existing tree's location; such replacement to be undertaken before the end of the first planting season following the completion of the proposed extension.
REASON: In the interest of visual amenity and of the proper planning and development of the area.
- 06 That a financial contribution in the sum of £251.00 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.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-1990 and in respect of which a further planning application may be required.

NOTES

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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.

Seol aon fhreagra chun

(Reply to)

AN RÚNAÍ
(The Secretary)

faoin uimhir seo: -
(Quoting)



AN ROINN COSANTA
(Department of Defence)

TEACH NA PÁIRCE
(Park House)

BAILE ÁTHA CLIATH, 7
(Dublin, 7)

17

2/50719

Teileafón 01/2087881, 771881

13 March, 1991.

Dear Sir,

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	15/3/91
Time	12:45

Re: Planning Applications which might affect the use
of Casement Aerodrome, Baldonnel, Co. Dublin.

I am directed by the Minister for Defence to refer to applications:

- 90A/2147 - Sprucefield Developments Ltd., Buckandhounds, Clondalkin.
- 91A/0091 - Pumpower Ltd/D & B Gray Ltd., Unit No. 20, Cookstown Industrial Estate, Dublin 24.
- 91A/0098 - Kelland Homes Ltd., Cherrywood Drive, Nangor Road, Clondalkin.
- 91A/0106 - Southside Tavers Ltd., The Foxes Covert, Main Street, Tallaght.
- 91B/0053 - Mr. S. McAuley, 1 Bancroft Avenue, Tallaght, Dublin 24.
- 91B/0072 - Mr. & Mrs. D. McAuley, 70 Coolamber Drive, Rathcoole.
- 91B/0073 - Mr. J. Deans, 33 Oak Downs, Clondalkin.
- 91A/0117 - J. Mulvey, Main Street, Tallaght.
- 91A/0124 - I.B.M. Ireland Ltd., Unit 31 on the corner of Airton Road and Broomhill Road, Tallaght.
- 91A/0125 - Gay Carter, Springfield, Kingston, Blessington Road, Tallaght.
- 91A/0126 - Mr. J. McNally, Peamount Road.
- 91A/0132 - Irish Biscuits Limited, Belgard Road, Tallaght.
- 91A/0136 - Gregory Allen, Hazelhatch Road, Newcastle.
- 91B/0085 - Mr. J. Purcell, Castle Road, Saggart.
- 91B/0086 - R. Flynn, 13 The Drive, Millbrook Lawns, Tallaght.
- 91B/0100 - B. Rogers, 39 Alderwood Park, Springfield, Tallaght.
- 91B/0101 - D. McCarthy, 81 Lanndale Lawns, Tallaght.

.....

No objection is seen to these developments provided they do not exceed 11M. in height above ground level.

Yours sincerely,



JOHN P. MORAN
EXECUTIVE OFFICER

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Mall,
Lower Abbey Street,
Dublin 1.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 15 / 3 / 91
Time 12:45

SS only, **File**

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

1-2-'91

LOCATION:

The Foxes Coveal, Main St Tallaght

REG. REF. 91A/0106

APPLICANT:

Southside Taverns Ltd

PROPOSAL:

Single storey toilet extension to rear

(2) Date Referred:

SOUL SEWER

No objection

DUBLIN Co. C.D.

(3) Rec'd San. Ser.

21 FEB 1991

~~Not attached from Dublin San. Ser.~~

SANITARY SERVICES

22 MAR 1991

Returned *[Signature]*

(5) Date to Planning

SURFACE WATER

No objection

(6) Date to Planner

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 25/3/91

Time 12:30

(7) D.P.O. report to be submitted before

(8) D.P.O. report submitted to S.A.O.:

[Signature]

15.3.91

(9) Decision due:

ENDORSED

DATE

file

PLANNING DEPARTMENT

BOOK FOLIO

1) Date Lodged
1-2-91

LOCATION: The Doves Court, Tallaght.

REG. REF. 91A/0106

APPLICANT: Southside Taverns Ltd

PROPOSAL: Single storey toilet extension to rear.

WATER SUPPLY

Existing Supply - no objection.

J. Hart
22/2/91

J. M. M.
22/2/91

ENDORSED: [Signature] DATE 20/3/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0106

Date Received : 1st February 1991

Correspondence : P. & A. Lavin Assocs.,
 Name and : 49, Raglan Road,
 Address : Ballsbridge,
 Dublin 4.

(2)

CONTRIBUTION:	
Standard	= 251
Roads	
S. Sers	
Open Space	
Other	
SECURITY:	
Bond / C.I.F.	
Cash	

Development : Single storey toilet extension to rear

Location : The Foxes Covert, Main St., Tallaght

Applicant : Southside Tavers Ltd.,

App. Type : Permission

Zoning :

Report of the Dublin Planning Officer, dated, 8th March, 1991.

This is an application for permission to construct a single storey toilet extension to the rear of the Foxes Covert public house at Main Street, Tallaght.

Zoning and Planning History:

The site is located in an area zoned residential - 'A' - but which it is proposed to re-zone to C2 (to protect and enhance the village centre) in the new Draft Development Plan.

There have been revised applications for additions, alterations and extensions of these premises over the years.

By decision order No. P/1744, dated 26/8/70, permission was granted for alterations and additions and while the relevant Register File (C.1077) is not currently available it seems that this may have been the principle permission on foot of which the pub was first extended to the rear.

A later permission (Reg. Ref. XA.72), granted on 18/3/82, was for three new fire exits to the cabaret room extension to the rear.

This area is now used for the operation of "Vixens Disco Bar" and it is for the increased level of patronage of this establishment that the present application seeks to cater.

PLANNING COMMENT

The proposal as lodged would result in:-

(a) the closing off of a fire escape specifically applied for and granted (as one of three) under Reg. Ref. XA.72;

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0106

Page No: 0002

Location: The Foxes Covert, Main St., Tallaght

(b) the removal of an existing mature Pine Tree which is one of a stand of eight such trees having a high profile and landmark character in Tallaght village.

The existing toilet facilities for males (the application is for a male toilet area) run to seven urinals and two cubicles. The applicants say this is inadequate and that they also wish to convert the existing male toilet area to a cloakroom for patrons.

Following discussion with the applicant's architects a revised internal layout has been submitted by way of unsolicited additional information on 5/3/91. This shows a newly positioned exit point for the fire escape, a revised route for which the applicants architects say was agreed on site with Mr. Tony Kelly of the Fire Officer's Department on 28th February, 1991.

The revised drawing (No. 1099/2PA) shows the proposed toilet area as unchanged and the removal of the pine tree is still proposed. Arising from the discussion referred to above the applicants have consulted a landscape architect who, they say in a letter accompanying the revised drawing, advises that what he describes as a Monterey Cypress is decaying and that, because of its shallow root formation, could fall at any time. (They had indicated in a telephone discussion that this consultant had similarly 'condemned' the other seven similar trees which stand in a line some 15m from the tree which it is proposed to remove).

The applicants seem unwilling to consider either the relocation of the proposed toilets to another area of the extensive existing building or the possibility of a revised layout with lost storage area being compensated for by an extension to the south of the existing building where there is ample unused space on the site.

They propose "some replacement planting in the vicinity" of the tree to be removed but this area is already planted with several species which have either been lopped - in the case of three trees which will now not outgrow their present, less than 2m heights - or are not thriving as in the case of five of the six remaining shrubs. Some of the latter would also have to be removed were the proposal to be constructed. It would be reasonable to require the replacement of the tree to be removed with a tree of a similar, or closely corresponding evergreen species by condition in any decision to grant permission. This would also serve to screen a building which is not distinguished in its appearance.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0106

Page No: 0003

Location: The Foxes Covert, Main St., Tallaght

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with application, as revised by Drawing No. 1099/2PA, lodged, on 5th March, 1991, 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 Act, 1878-1964.

03 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.

04 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

05 That the Monterey Cypress tree, which is to be removed to facilitate the proposed extension, be replaced by the planting of a tree of the same or similar, evergreen, species, at a point within a 10m radius of the existing tree's location; such replacement to be undertaken before the end of the first planting season following the completion of the proposed extension.

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

06 That a financial contribution in the sum of $\pounds 251$ $\frac{5}{1}$

~~£251.00~~ 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.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0106

Page No: 0004

Location: The Foxes Covert, Main St., Tallaght

Jmed

lyn

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts 1963-90 and in respect of which a further planning application may be required.

Richard Cermine SEP
for Dublin Planning Officer 13-3-91

lyn

Endorsed: *[Signature]*
for Principal 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 (6) conditions set out above is hereby made.

Dated: *20/3/91*
[Signature]
~~ASSISTANT CITY AND COUNTY MANAGER~~ *Approved Officer*
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~21st February 1991~~ *19/3/91*

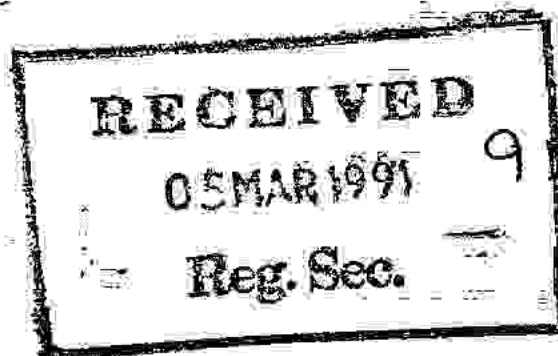
P&A LAVIN ASSOCIATES
architects &
interior designers

49 Raglan Road, Ballsbridge, Dublin 4. Telephone 687922 Fax 687632



5 March 1991

Mr Tony McDonald
Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1



Mark A. I

Re: PROPOSED SINGLE STOREY EXTENSION FOR NEW TOILETS AT VIXEN'S DISCO BAR,
THE FOXES COVERT, MAIN STREET, TALLAGHT, CO DUBLIN.

Reg Ref: 91A/0106

Dear Sir/Madam,

We refer to the above planning application. As a result of on-site discussion with the Fire Department we have repositioned an existing exit door adjacent to the proposed new male toilet. We now enclose, for your attention, 4 copies of our revised planning application drawing no 1099/2PA which illustrates this amendment.

We have been advised by Mr C Roche, Landscape Architect, that the existing tree adjacent to the proposed toilet extension, a Monterey Cypress, is decaying and, because of its shallow root formation, could fall at any time. We therefore propose removing this tree and providing some replacement planting in the vicinity.

We trust this letter answers the points you have raised and that you can now grant permission for the proposed toilet in accordance with documents enclosed.

Yours faithfully,


PASCAL LAVIN
P&A LAVIN ASSOCIATES

Enc

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



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

Register Reference : 91A/0106

Date : 5th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : single storey toilet extension to rear

LOCATION : The Foxes Covert, Main St., Tallaght

APPLICANT : Southside Tavers Ltd.,

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

P. & A. Lavin Assocs.,
49, Raglan Road,
Ballsbridge,
Dublin 4.

P&A LAVIN ASSOCIATES
architects &
interior designers



49 Raglan Road, Ballsbridge, Dublin 4. Telephone 687922 Fax 687632

1 February 1991

Planning Department
Dublin Corporation
Irish Life Centre
Lower Abbey Street
Dublin 1

Re: PROPOSED SINGLE STOREY EXTENSION FOR NEW TOILETS AT VIXEN'S DISCO BAR,
THE FOXES COVERT, MAIN STREET, TALLAGHT, CO DUBLIN

Dear Sirs,

On behalf of our client Southside Taverns Ltd, we are applying for Planning Permission and Building Bye-Laws Approval for a single storey extension to accommodate new toilets at the above premises.

The purpose of this extension is to improve the sanitary standards in Vixen's and will have very little external impact on its surroundings, ie the existing car park. A drawing of the relevant elevation has been included on drawing 1099/2P. The proposal will not feature on any of the other facades of the building and as such we felt it unnecessary to illustrate these.

Horgan Lynch & Partners, Consulting Engineers, will advise on any structural matters that may arise.

Enclosed with the application are:

4 copies of our drawings no 1099/1P, 2P.

4 copies of outline specification.

Planning advertisement dated 26/1/91.

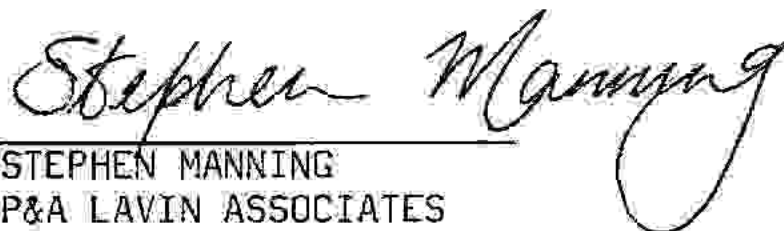
Completed Planning and Bye-Law application form.

Cheque in the sum of £163.

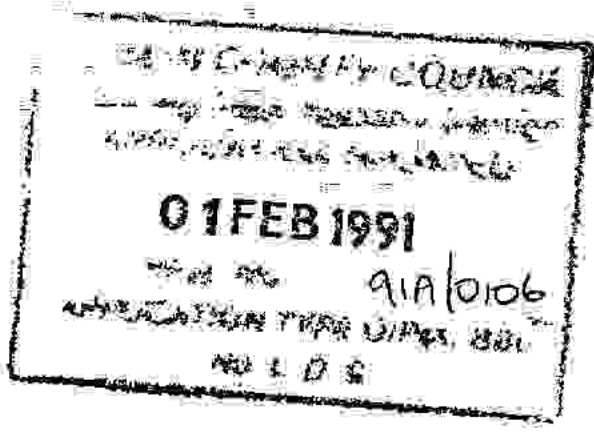
This letter.

As our client wishes to commence work as soon as possible, we would appreciate an early and favourable decision.

Yours faithfully,


STEPHEN MANNING
P&A LAVIN ASSOCIATES

Enc





PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

Application for Permission Outline Permission Approval Place / in appropriate box. + B.B.L Approval
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 The Foxes Covert, Main Street, Tallaght,
(if none, give description Dublin 24.
sufficient to identify).

3. Name of applicant (Principal not Agent) Southside Taverns Ltd
Address As 2 above Tel. No. 515584

4. Name and address of P&A Lavin Associates, 49 Raglan Road,
person or firm responsible Ballsbridge, Dublin 4
for preparation of drawings Tel. No. 687922

5. Name and address to which As 4 above
notifications should be sent

6. Brief description of New toilet extension to Vixen's Disco Bar
proposed development

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 Public House
or use when last used.
(b) Proposed use of each floor Unchanged

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

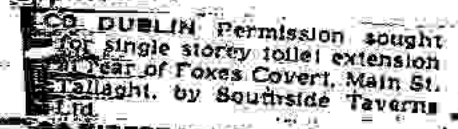
11. (a) Area of Site 5250 approx Sq. m.
(b) Floor area of proposed development 30.9 Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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:
It is customary to take the DBR'S into account

15. List of documents enclosed with Application form, letter, cheque in the sum of
application. £163.00 (P.P + B.B.L), 4 copies of outline specification



4 x drawings 1099/1P, 2P, Planning Ad

16. Gross floor space of proposed development (See back) 30.9 Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development Commercial
Fee Payable £ 163.00 Basis of Calculation £54.50 Planning, £108.50 Bye Law
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Stephen Manning Date 1 Feb. 1991

Application Type P/BBL FOR OFFICE USE ONLY
Register Reference 91A/0106
Amount Received £ 21-12
Receipt No 21-12
Date

108.50
N 31474
DATE 1/2
N 31143

Just
Pres

26/1/91

2-8-4

1/2

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

BUILDING BYE-LAW AND New Charges

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	Effective 15/2/88
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	A £55 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	B £30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/ Commercial Purposes	C £3.50 per m ²
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	D £1.00 per m ² in excess of 300 sq. metres
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	E £200
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	F £9.00 per 0.1 ha. (£70 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			
8.	Petrol Filling Station.	£100.00			
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

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. Min. Fee £30.00
Max. Fee £20,000

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1. **BYE LAW APPLICATION.**

PAID BY

CASH

CHEQUE

M.O.

B.L.

I.T.

REC. No. N 31414

£108.50

Received this 1st day of February 1991

from Southside Taxpayers Ltd

the sum of one hundred and eight Pounds

fifty Pence, being 60 60 application at The Foxes Level, Main St, Tallagh

Michael O'Leary Cashier

S. CAREY
Principal Officer

CS

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

Issue of this receipt is not an
indorsement that the fee
tendered is the prescribed application
fee. N 31143

£54.50

Received this 1st day of February 1991
from Southside Taverns Ltd

the sum of fifty four Pounds

fifty Pence, being

application of The Foxes Court, Man Street, Tallagh

Michael O'Neil Cashier

S. CAREY
Principal Officer
Class

OUTLINE SPECIFICATION

FOR

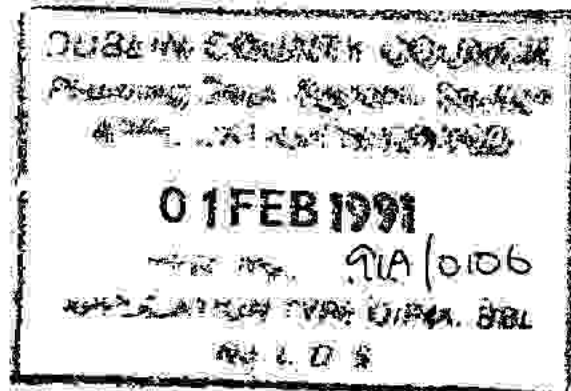
NEW GENTS TOILETS

AT

VIXEN'S DISCO BAR, THE FOXES COVERT,
TALLAGHT, CO DUBLIN

FOR

SOUTHSIDE TAVERNS LTD



1.0 FOUNDATIONS

Foundation to new wall to be reinforced concrete strip 1000 mm wide x 300 mm deep. Base of foundation to be min 1200 mm below local ground level.

2.0 WALLS

2.1 EXTERNAL

External wall to front of toilets to be cavity construction with 100 mm inner and outer leaf and 100 mm cavity. Cavity filled with lean mix concrete to 100 mm below ground level. Stainless steel wall ties incorporated at 450 cns vertically and 750 cns horizontally 50 mm expanded polystyrene insulation retained against inner leaf with wall tie spacers. DPC provided min 150 mm above ground level and lapped with floor DPM. DPC to line with existing.

Other external walls ie built up parapets to be 215 mm solid block walls built on existing 215 mm walls. Remove existing precast concrete copings and re-use where possible. Provide slate cavity closer and dpc under cavity wall coping and dpc under solid block parapet copings.

2.1 INTERNAL

New internal walls to be stud partitions with 75 x 50 mm timber studs @ 400 mm centres incorporating noggings as required and finished each side with 12.5 mm plasterboard with taped and filled joints, skimmed and painted.

2.3 OPES AND WALLS REMOVED

All 100 mm concrete block partitions dotted to be removed and carted away. New opes to be spanned with 'steclite' or 'catnic' lintols and walls made good. Existing ope to be blocked up with 215 mm blockwork.

3.0 FLOOR

50 mm sand/cement screed on 150 mm mesh reinforced concrete slab on 1000 gauge viaqueen DPM on 50 mm sand blinding. DPM turned up and lapped with polythene DPC. 50 mm expanded polystyrene to form 1 metre wide insulation band around perimeter of floor. Blinding below DPM on 250 mm consolidated hardcore. Pit gravel on crushed stone (50 mm pieces) acceptable. No organic matter to be incorporated.

4.0 ROOF

4.1 STRUCTURE

Roof structure to be in steel. 100 x 150 steel angles bolted to new wall and wall opposite with 16 mm bolts at 500 mm centres and at a fall of 1:80. Angles support 125 mm deep lightweight galvanised steel purlins @ 1600 mm c/c on bearing pads fixed to steel angles with slotted hole. Angle to be stiffened adjacent to each purlin. Purlins support tegral TMD 60 metal decking. Provide edge support to decking perpendicular to the direction of the purlins. Purlins support edge in other direction.

4.2 FINISH

Metal deck to be primed with impertene primer. Gas torch apply Triplene 2100 Glassfibre based vapour check to deck. Bond polyurethane insulation in hot bitumenous compound to vapour check. Loose lay BS 747 type 3 G perforated felt to top of insulation and simultaneously bond 747 type 3B to the insulation with hot bitumenous compound. Fully bond Paralon NT4 to the underlay. Surface Paralon NT4 with reflective chippings in chipping compound or paint with proprietary reflective paint. Paralon NT4 to be lapped up parapet walls a minimum of 150 mm above finished roof level using steel or timber angle fillet around perimeter. Lead or aluminium counter - flashing to be provided under precast concrete copings and dressed down forming drip over lapped up Paralon.

4.3 DRAINAGE

Roof laid falling at 1:80 to channel and 100 mm pvc rainwater pipe. Use Italprofili or similar flatroof rainwater outlet and vent pipe outlet from soil vent pipe. Italprofili by Moy Materials.

5.0 JOINERY

All internal joinery to be timber of MDF to later details.

6.0 WATER SUPPLY

To be taken from existing water storage tanks and hot water cylinders. Hot water feeds to be in copper and cold water feeds to be either copper or upvc.

7.0 HEATING

Radiators to be heated from existing central heating system.

8.0 VENTILATION

Toilets to be mechanically ventilated.

9.0 ELECTRICAL

All electrical installations to be in accordance with the ESB, IEE and Electro-Technical Council of Ireland standards.

10.0 DRAINAGE

New 100 PVC foul and sw drains connected into new manholes, then to existing manholes in car park and public sewer.