

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ref. No.: 91A/0174

11 June 1991


Noel Doyle,
Castle Park Residents Association,
11 Castle View Park,
Clondalkin,
Dublin 22.

Re: Retention of a change of use from residential to
hairdresser as shop use and two no. rooms as office use at
3 Castle Crescent, Clondalkin.

Dear Sir/Madam,

I wish to inform you that Condition No. 2 of the above permission
has been appealed to An Bord Pleanala. Any comment you wish to
make on this decision should be forwarded direct to An Bord
Pleanala, Blocks 6 & 7, Irish Life Centre, Lower Abbey Street,
Dublin 1, accompanied by a fee of £15.00 quoting their Ref.
PL6/5/85772.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0174 Planning Department,
Letter No.: 89 Block 2, Irish Life Centre,
 Lower Abbey St.,
 Dublin 1.

Noel Doyle,
Castle Park Residents Association, Tel.: (01) 724755
11 Castle View Park, Fax.: (01) 724896
Clondalkin,
Dublin 22.

15 April 1991


Re: Retention of a change of use from residential to hairdressers as
shop use and two no. rooms as office use at 3 Castle Crescent,
Clondalkin.

Date of decision to grant permission 11th April, 1991 subject to 8
conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform
you that a decision has been made on the above planning application.
This decision has been entered in the Planning Register which is
available for inspection at the Planning Department, Irish Life
Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to
12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry
in the register may be purchased on payment of £5.00.

Yours faithfully,



for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be
made within the period of twenty one days beginning on the date of
the decision to grant permission, indicated above. The appeal shall
be in writing and shall state the subject matter of the appeal and the
grounds of appeal and shall be addressed to An Bord Pleanala, Floor
3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be
invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an
oral hearing of an appeal must, in addition to '1' above, pay to
An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of
£15.00 to An Bord Pleanala when making submissions or
observations to An Bord Pleanala in relation to an appeal.

91A/0174
89

PK
ce fde

CASTLE PARK RESIDENTS ASSOCIATION

OBJEC

11 Castle View Road
Clondalkin
Dublin 22

14/3

Mr. Peter Byrne
Enforcement Section
Planning Department
Dublin County Council
Irish Life Centre
Lower Abbey Street
Dublin 1



4 March 1991

Dear Sir

It has come to our notice that James Chapman of 3, Castle Crescent, Clondalkin has applied for planning permission for the retention of a change of use from residential to hairdressing as shop use, to which there is no objection.

The application was made on 15 February 1991 file ref: 91A-0174. This file also contains an application for two no. rooms as office use. This office use we feel will be used as a taxi office. There is at the moment a large neon sign advertising the taxi office.

The residents of Castle Park, which is adjacent to these shops object to this use for taxis, it is felt that this taxi business will bring unsocialable behaviour late at night to this area which is a quiet residential area.

Yours faithfully

Noel Doyle
Noel Doyle
Chairman
Castle Park
Residents Association.

SS/CMD

2

Register Reference : 91A/0174

Date : 21st February 1991

Development : Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use

PB

LOCATION : 3 Castle Crescent, Clondalkin

Applicant : James Chapman,

App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 15th February 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date .. 17/4/91
Time .. 5:00

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

DUBLIN Co. COUNCIL
27 FEB 1991
SAN SERVICES

Yours faithfully,

Paul Yelton
SANITARY SERVICES
PRINCIPAL OFFICER
17 APR 1991
Returned *GL*

Date received in sanitary services

FOUL SEWER

No objection : existing system

SURFACE WATER

No objection : existing system

Glenn...
9.4.91

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

Filed

Register Reference : 91A/0174

Date : 21st February 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY..... *Existing Supply - no objection*

Note: Supply to be metered by G to G at applicant's expense

[Signature]
4/3/91

.....
ENDORSED *[Signature]* DATE *see 8/3/91*
[Signature] 12/4/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/85772

P/4126/91

FINANCIAL CONTRIBUTION :-

AMOUNT :-

26 AUG 1991

AN BORD PLEANÁLA

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

County Dublin

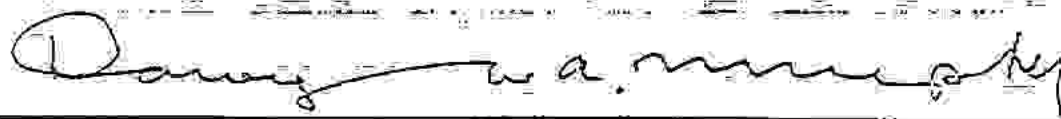
Planning Register Reference Number: 91A/174

APPEAL by James Chapman care of J. O' Neill of 74 Grove Park Avenue, Dublin against the decision made on the 11th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to retain the change of use from residential to hairdressing and office use at 3 Castle Crescent, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 2 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said condition number 2 and the reason therefor.



Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 25th day of July 1991.

Record of Executive Business and Manager's Orders

26 AUG 1991

ED 6/5/85772

P 74126/91

AN ORD PLENNALA

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

County Dub

Planning Register Reference Number: 91

Order Noted:	<u>L.D.</u>
Dated:	<u>26 August 1991</u> <u>K.O. Sullivan</u>
to	ASSISTANT CITY AND COUNTY MANAGER
of	have been delegated by order of the Manager.
Date:	<u>26th</u> day of <u>AUGUST</u> 19 <u>91</u>

P/1530/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0174

Date Received : 15th February 1991

Correspondence : Architectural Associates,
Name and : 74 Grove Park Avenue,
Address : Dublin 11.

Development : Retention of a change of use from residential to
hairdressers as shop use and two no. rooms as office
use

Location : 3 Castle Crescent, Clondalkin

Applicant : James Chapman,

App. Type : Permission

zoning :

<u>CONTRIBUTION</u>	
Standard:	557
Roads:	
S. Sers:	
Open Space:	
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	
Cash:	

(MG/DK)

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

This is an application for permission for the retention of a change of use from residential use to hairdressers and offices at 3, Castle Crescent, Clondalkin, Dublin 22 for J. Chapman.

No. 3, Castle Crescent is located in a terraced block of existing commercial premises in an area zoned 'C' - the objective of which is 'to protect, provide for and/or improve town/district centre facilities' in the Dublin County Development Plan, 1983. Castle Crescent is located to the east of Clondalkin Village and is set back from the main Monastery Road with an access road and area of shared car parking to the front. There is a laneway to the rear. The ground floor of No. 3, Castle Crescent is currently in use as a toy shop. The first floor is currently used for a hairdressers and an office occupied by "Clondalkin Taxi's". Enforcement file 7756 refers.

Register Reference No. 90A-1962 refers to a grant of permission for a ground floor extension to the rear of No. 3, Castle Crescent to accommodate an extended shop area and store. Construction work is currently underway at this location.

There have been a number of planning applications in respect of other premises at Castle Crescent. Some of these refer to first floor uses:

Reg. Ref. No. YA 1631 refers to a 1985 grant of permission for the retention of a doctors surgery at first floor level at No. 7, Castle Crescent.

Reg. Ref. No. ZA 1297 refers to a 1985 grant of permission for office and

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0174

Page No: 0002

Location: 3 Castle Crescent, Clondalkin

workshop at first floor level at No. 4, Castle Crescent.

There is one objection to the proposal from local residents association. This objection relates to the use of the first floor as an office for a taxi business.

As stated part of the first floor premises is currently used as an office for Clondalkin Taxi's. While the applicant has not stated that they will be the future occupiers of the premises, it is considered that this is an acceptable use within a commercial zoned, i.e. town/district centre zoning. Correspondence on the enforcement file refers to the local residents fear that the forecourt area to the front of Castle Crescent will be used for a taxi stand. However, it is noted that the parking of taxis is controlled by the road traffic bye-laws, enforceable by the Garda Síochána.

Lodged plans provide for offices (2 no.) of 207 sq. ft. in all and a 364 sq. foot hairdressers salon. Access is from a door adjoining the ground floor shop.

No elevational drawings were submitted.

The proposed site is located within Clondalkin Village centre in an area zoned (C) for commercial uses. The proposed change of use to office and hairdressers is consistent with this zoning objective and is considered acceptable.

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

(3) conditions:-

CONDITIONS / REASONS

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 requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0174

Page No: 0003

Location: 3 Castle Crescent, Clondalkin

REASON: In the interest of health.

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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1978 - 1964.

06 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

07 That no music or other sound shall be broadcast or amplified externally from the premises.

REASON: To protect the amenities of the area.

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.

ms
Endorsed: *[Signature]*
for Principal Officer

[Signature]
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 (8) conditions set out above is hereby made.

Dated: 11 April 1991 *[Signature]*
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
8th April 1991

(Note - see over for conditions 1-8)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

08 That a financial contribution in the sum of £557. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which will facilitate the proposed development. This contribution to be paid on receipt on grant of permission.

08 In the interest of proper planning and development of the area.



Handwritten mark or signature

Re 91A/0174

P. Henry

Pl advise P. A. that as the appl. was for retention of change of use it will not be necessary to obtain a B.B.L. approval.

WV 2/5/91

I refer to your letter of 21/4/91 & wish to advise you that as the application was for retention of change of use, it will not be necessary to obtain B.B.L. approval. Condition No. 2 of P/1530/91, 91A/0174 is therefore irrelevant.

PB

Register Reference : 91A/0174

Date : 21st February 1991

Development : Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use

LOCATION : 3 Castle Crescent, Clondalkin

Applicant : James Chapman,

App. Type : PERMISSION

Planning Officer : P. BYRNE

Date Recd. : 15th February 1991

DUBLIN COUNTY COUNCIL
17 APR 1991
ENVIRONMENTAL HEALTH
OFFICERS

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

Yours faithfully,

Paul John

PRINCIPAL OFFICER

The proposal is acceptable subject to the following

- 1) Compliance with the Office Premises Act 1958 and regulations made thereunder (where applicable)*
- 2) Compliance with the Shops (Conditions of Employment) Act 1938.*

Kieran J. Carbery E.H.O.
22/4/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *24/4/91*
Time *2pm*

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

22/4/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/174

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: -P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

181

557

74352
J.S.
21/2/91

Standard
Rate

1000 @ 710

= 557.

DEVELOPMENT CONTROL ASSISTANT GRADE

No Reports on
File from
Sanitary Survey
sub/roads on
banks
at date of measurement 21/2/91

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0174

Date Received : 15th February 1991

Applicant : James Chapman,

Appl.Type : PERMISSION

Development : Retention of a change of use from residential to
hairdressers as shop use and two no. rooms as office
use

LOCATION : 3 Castle Crescent, Clondalkin

O.S.REFS.

17/16			
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AREA REFERENCE

L	C	2	0	0	1
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HISTORY

FEES CERTIFICATE NO. _____

FEE CLASS

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MEASUREMENT
FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

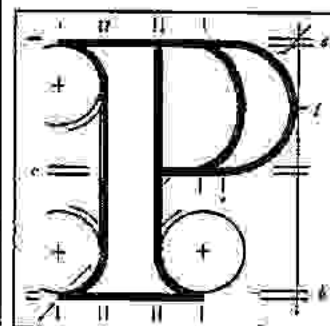
Our Ref: PL 6/5/85772
P.A. Reg. Ref: 91A/174

212

PR
9/8

The Principal Officer,
Dublin County Council,
Planning Section,
Lower Abbey Street,
Dublin 1.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 25 JUL 1991

Appeal re: Retain change of use from residential to
hairdressing and office use at 3 Castle Crescent,
Clondalkin, Co. Dublin

Dear Sir/Madam,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Marcella Doyle
Marcella Doyle.



Encl.

BP 352



AN BORD PLEANÁLA

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

County Dublin


Planning Register Reference Number: 91A/174

APPEAL by James Chapman care of J. O' Neill of 74 Grove Park Avenue, Dublin against the decision made on the 11th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to retain the change of use from residential to hairdressing and office use at 3 Castle Crescent, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 2 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said condition number 2 and the reason therefor.



Davey W. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 25th day of *July*, 1991.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/85772
Our Ref.: 91A/174

30 May 1991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use at 3 Castle Crescent, Clondalkin.

Applicant: James Chapman.

Dear Sir,

With reference to your letter dated 16th May, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 13th February, 1991.
- (4) The plan(s) received from the applicant on 15th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/1530/91 together with technical reports in connection with the application.
- (8) 90A/1962 enclosed.

Yours faithfully,

M. Murteak
for Principal Officer.

Encls.

Our Ref: PL 6/5/85772
Your Ref: 91a/174

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 16th May 1991

22 MAY 91

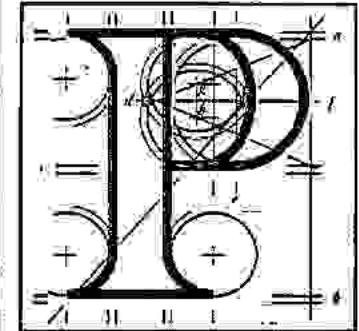
Planning authority decision re: Retention of change of use from residence to hairdressers as shop use and 2 rooms as office use at 3 Castle Crescent, Clondalkin, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

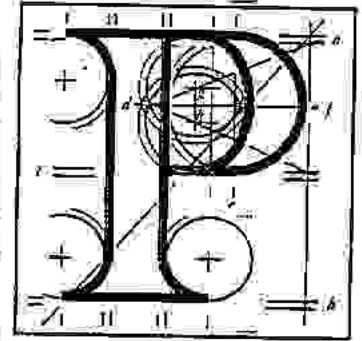


Miriam Baxter.

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Architectural Associates

Architects
Planning Consultants

74 Grove Park Ave;
Dublin 11.

Our Ref:

TELEPHONE 347074

Your Ref:

An Bord Pleanála,
Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

8th. May 1991.

We wish to appeal on behalf of our client Mr James Chapman of 3, Castle Crescent, Clondalkin, the inclusion of condition No 2 of Decision to grant permission by Dublin County Council on the 11th. April 1991. Reg. Ref. 91A/174, for the retention of a change of use from residential to hairdressers as shop use and two No. rooms as office use at 3, Castle Crescent, Clondalkin.

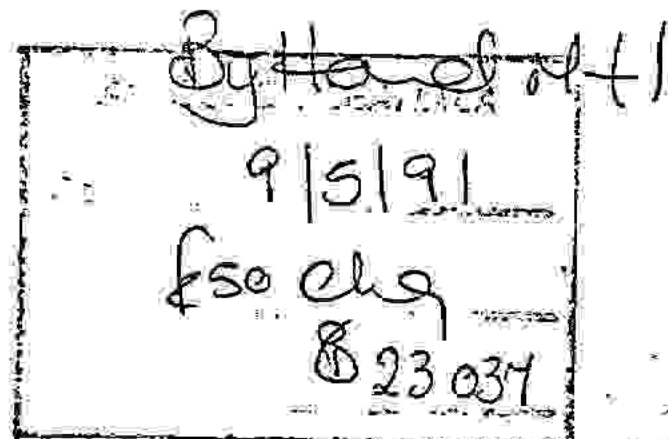
Grounds of Appeal

As Building Bye-Laws cannot be obtained retrospectively, and as no structural alterations have taken place we hereby ask the Bord to remove condition No 2 of the said permission.

Yours Sincerely,



J. O'Neill.



T.A. Melody,
Architectural Associates,
74 Grove Park Avenue,
Dublin 11.

Reg. Ref. 91A/0174

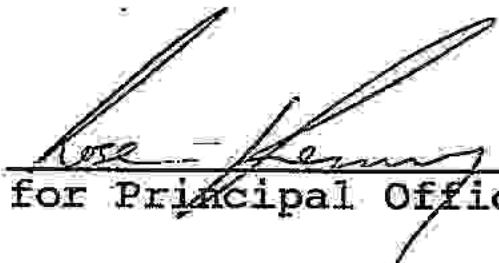
22 May 1991

Re: Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use at 3 Castle Crescent, Clondalkin, Dublin 22.

Dear Sir,

I refer to your letter of 21 April, 1991 and wish to advise you that as the application was for retention of change of use, it will not be necessary to obtain Building Bye-Law approval. Condition No. 2 of Decision Order P/1530/91, Reg. Ref. 91A/0174 is, therefore, irrelevant.

Yours faithfully,


for Principal Officer.

Architectural Associates

PK

Architects
Planning Consultants

74 Grove Park Ave;
Dublin 11.

Our Ref:

TELEPHONE 347074

Your Ref:

April 21st 1991.

Principal Officer,

Dublin County Council,

Planning Dept.,

Block 2,

Irish Life Centre,

Lower Abbey St.

Reg Ref. 91A/174.

Retention of a change of

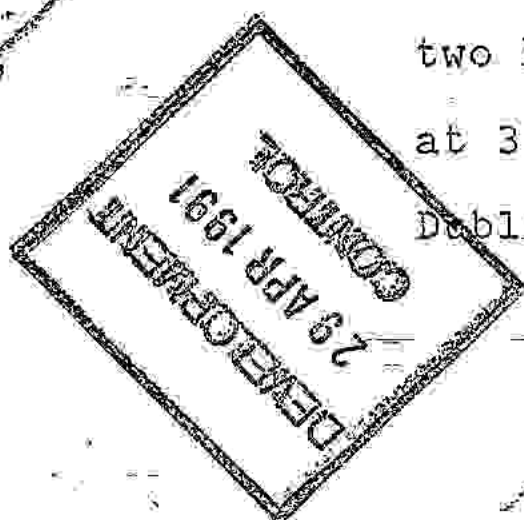
use from residential to

hairdressers as shop use and

two No. rooms as office use

at 3, Castle Crescent, Clondalkin,

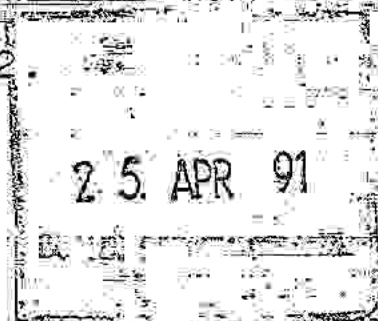
Dublin 22.



Dear Sir,

On receipt of your decision to grant permission for the above retention, I was surprised to see condition No 2 included, as building Bye-law cannot be obtained retrospectively.

As no structural alterations have taken place and following a conversation with a Mr Prendergast relating to the above condition, I am now requesting an amended decision to grant permission with the exclusion of condition No 2.



Yours Sincerely.

T. A. Melody.

*Paul
Please refer
letter to me*

MR N Prendergast SED

would BBL apply here? Grade 1/2

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **Architectural Associates,**
74 Grove Park Avenue,
Dublin 11.

Decision Order Number and Date **P/1530/91, 11/4/91**

Register Reference No. **91A/0174**

Planning Control No.

Application Received on **15/2/91**

Applicant **James Chapman.**

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/ for:

Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use at 3 Castle Crescent, Clonsilla, Dublin 11.

SUBJECT TO THE FOLLOWING CONDITIONS

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 the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts, 1878-1964.

Signed on behalf of the Dublin County Council


For Principal Officer

Date

11/4/91

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

6. In the interest of the proper planning and development of the area.

7. That no music or other sound shall be broadcast or amplified externally from the premises.

7. To protect the amenities of the area.

8. That a financial contribution in the sum of £557. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate the proposed development. This contribution to be paid on receipt of grant of permission.

8. In the interest of the proper planning and development of the area.

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.



NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

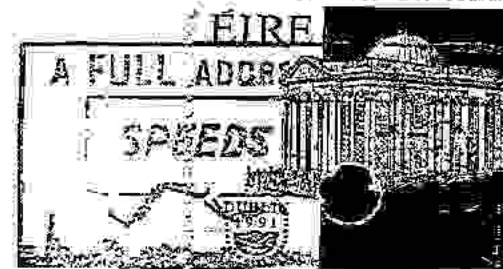
An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

PRINCIPAL OFFICER,
DUBLIN COUNTY COUNCIL,
PLANNING DEPT.
BLOCK 2,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN 1.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **Architectural Associates,**
74 Grove Park Avenue,
Dublin 11.

Decision Order Number and Date **P/1530/91, 11/4/91**
Register Reference No. **91A/0174**
Planning Control No.
Application Received on **15/2/91**

Applicant **James Chapman.**

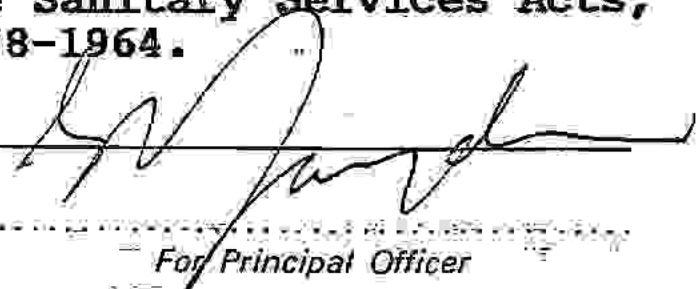
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

Retention of a change of use from residential to hairdressers as shop use and two no. rooms as office use at 3 Castle Crescent, Clonsilla, Dublin 9

SUBJECT TO THE FOLLOWING CONDITIONS

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 the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts, 1878-1964.

Signed on behalf of the Dublin County Council


For Principal Officer

Date **11/4/91**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

7. That no music or other sound shall be broadcast or amplified externally from the premises.

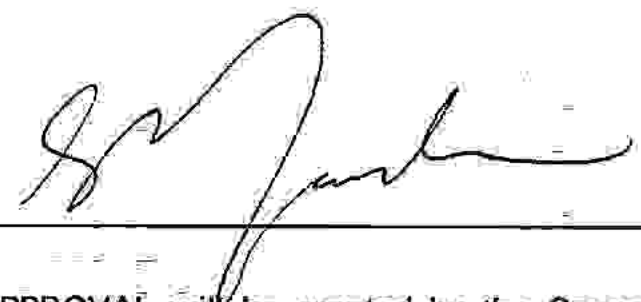
8. That a financial contribution in the sum of £557. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate the proposed development. This contribution to be paid on receipt of grant of permission.

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.

6. In the interest of the proper planning and development of the area.

7. To protect the amenities of the area.

8. In the interest of the proper planning and development of the area.



NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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 the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under 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.

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/0174

Date : 16th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of a change of use from residential to
hairdressers as shop use and two no. rooms as office
use

LOCATION : 3 Castle Crescent, Clondalkin

APPLICANT : James Chapman,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 15th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Architectural Associates,
74 Grove Park Avenue,
Dublin 11.

17/16

Dublin County Council
Comhairle Chontae Atha Cliath



Planning Application Form/
Bye - Law Application Form

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

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 3 CASTLE CRESCENT, CLONDALKIN, DUBLIN 22
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) JAMES CHAPMAN
Address 3 CASTLE CRESCENT CLONDALKIN, D. 22 Tel. No. W 1 L

4. Name and address of ARCHITECTURAL ASSOCIATES, 74 GROVE PARK AVE.
person or firm responsible for preparation of drawings DUBLIN 11 Tel. No. 120.25 15/2

5. Name and address to which AS 4 ABOVE
notifications should be sent

6. Brief description of RETENTION OF CHANGE OF USE FROM RESIDENTIAL TO
proposed development HAIRDRESSERS AS SHOP USE AND TWO N/A ROOMS AS OFFICE 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 HAIRDRESSERS AND OFFICES FIRST FLOOR
(b) Proposed use of each floor AS (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 237 SQ MTS Sq. m.
(b) Floor area of proposed development 69 SQ MTS (COMMERCIAL) FIRST FLOOR Sq. m.
(c) Floor area of buildings proposed to be retained within site 69 SQ MTS (COMMERCIAL) FIRST FLOOR Sq. m.

CO DUBLIN Permission sought for the retention of a change of use from residential to hairdressers as shop use and two rooms as office use at 3, Castle Cres. Clondalkin for James Chapman

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: N/A CHANGE OF USE

15. List of documents enclosed with application. 4 COPIES OF PLANS, BLOCK PLAN, SITE LOCATION MAP, ADVERTISEMENT IRISH PRESS 13/2/91 CHECKED FOR £120.75

16. Gross floor space of proposed development (See back) 69 SQ MTS Sq. m.

No of dwellings proposed (if any) NONE Class(es) of Development CLASS 4 PLANNING
Fee Payable £120.75 Basis of Calculation 69 SQ MTS x £1.75 = CLASS 4
If a reduced fee is tendered details of previous relevant payment should be given.

Signature of Applicant (or his Agent) [Signature] Date 14/2/91

Application Type P - RET
Register Reference 90A/0174
Amount Received £ 140
Receipt No
Date

FOR OFFICE USE ONLY

RECEIVED
15 FEB 1991
REG. SEC.

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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 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.	£16.00	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 or 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 or 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

PAID BY **DUBLIN COUNTY COUNCIL**

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

CASH

CHEQUE

M.O.

B.L.

I.T.

None of this receipt is not an
acknowledgement that the fee
mentioned in the preceding application
has been received.
N 31283

£ 120.75

Received this 15th day of February 1991

from J. & M. Chapman
3 Castle Crescent
Clondalkin, Dublin 22

the sum of one hundred and twenty Pounds
seventy five Pence, being fee for
planning application at above address

Abelene Deane Cashier

S. CAREY Card 4
Principal Officer