

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 189

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

Green Park Benevolent & Residents Assocs.,
32 Glendoo Close,
Walkinstown,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

Date of decision to refuse permission 3rd May, 1991. subject to 2 reasons.

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 refuse 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.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 140

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

Limekiln Farm Community Council,
125 Limekiln Green,
Limekiln Farm,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 141

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

Greenhills Residents Association,
153 St. Peters Road,
Greenhills Road,
Walkinstown,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 135

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

Occupier,
281 St. James Road,
Greenhills,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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Yours faithfully,

L. D.
For Principal Officer.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 130

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

Mrs. P. Doyle,
289 St. James Road,
Greenhills,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 137

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

E. Ryan,
287 St. James Road,
Greenhills,
Dublin 12.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/319

Letter No.: 122

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

Ronald Marsh & Dolores Marsh,
279 St. James Road,
Greenhills,
Dublin 1.

Tel.: (01) 724755
Fax.: (01) 724896

7 May 1991

Re: Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James's Road, Walkinstown for McHugh Management Co. Ltd.

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FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 319

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P <u>23/4/91</u></p>	<p>Noted by Ellis Laine M Lynel Ardagh Tipping</p> <p>Proposed access - When shopping Centre is closed - is there a narrow alleyway - This could be dangerous</p> <p>Local residents want condition re tree planting stuck walls etc + work to be done before shop opens</p> <p>Went to take away to close at 12 PM & Restaurant - 9 PM</p>		<p>X</p>

91A/0319

189

Green Park Benevolent and Residents Association

Hon. Secretary	Hon. Chairman	Hon. Treasurer	P.R.O.
T. Lennox	P. Reynolds	A. Crossan	

Reply to:-
32 Glendoo Close
Wakarusa D-12.

OBJE

17/4th April '91

15 APR '91

Re: Shop Unit 2 Greenhills Shopping Centre.

Dear Sir,

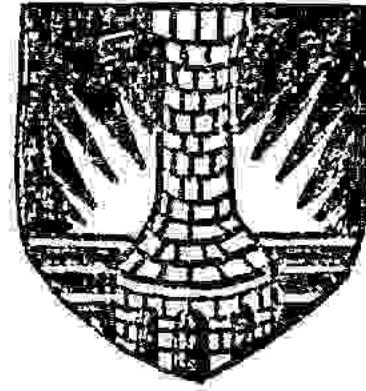
I enclose herewith copy letter from Amekiln Farm Community Council. On behalf of the above Association we wish to endorse their comments in the enclosed letter re the proposed fast food restaurant cum take away.

As stated in their letter this Shopping Centre has not been kept in good condition over the past 18 years despite many alterations and changes. We would therefore hope that before any further planning is granted that certain conditions would be insisted upon and adhered to in the future - as hygiene is very important in the restaurant business.

Yours faithfully
Trendy Lennox
Hon. Sec.

Limekily Farm Community Council

APPROVED LOCAL COUNCIL



YOUR REF.....

OUR REF ...N./ER.....

DATE..... 2nd. April 1991

PLEASE REPLY TO

125, Limekiln Green,
Limekiln Farm,
Dublin I2.

Planning Department,
Block 2,
Irish Life Centre,
Dublin I.

Re: Shop unit, 2 Greenhills Shopping Centre, St. James Rd., Walkinstown, Dublin I2.
Change of use from retail shop to fast food restaurant cum take-away outlet including new entrance/walkway at rear, demolition of store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign.
Reg/Ref. 9IA/0319. Date 8.3.91.
Applicant: McHugh Management Co. Ltd.

Dear Sir,

On behalf of the Limekiln Farm Community Council I wish to draw your attention to the above. At our A.G.M. on Tuesday 19th. March '91 this issue was discussed fully with the residents present, their fears and concerns for the area, closing times, security, litter, safety and health. The conditions and reasons we wish to employ before planning permission be considered for this applicant are as follows:

1. That opening hours for take-away be restricted to the period of 9.00 a.m. to 12.00 midnight, and opening hours for the restaurant be 9.00 A.m. to 9.00 p.m. The reason for this being, if the restaurant had 12 midnight closing customers could enter at 11.50 and occupy seats for an unlimited duration.
2. That this time would coincide with the closing times of the licenced premises adjacent to this shop unit.
3. That a security officer would be on duty at all times during opening times of this shop unit.
4. That before the development commences the car park be resurfaced and paved, with proper markings for pedestrians and cars.

& Cont/.....

5. That the proposed take-away will not represent any hazard to the adjoining residential areas, as some residents are as near as 50 mtrs. or less from this shop unit.
6. That litter bins be strictly observed and controlled at all times in the interest of health.
7. That the exit door at rear of shopping arcade be opened to residents, this door has not been open in two years, and that the requirements of the Chief Fire Officer be ascertained and strictly adhered to, in the development and also including the shopping arcade.

If the above conditions seem harsh it is only because residents of this area have been submitted to atrocious behaviour from the owners of the shopping complex and the licence premises for the past 18 years. No security, sewage running from the toilets of the licence premises directly opposite houses. The litter on the complex never cleaned. Despite promises from the owners nothing has ever been done to relieve these problems. The residents are just not going to have another added problem on their doorstep. - If there is any doubt in mind you only have to check with Crumlin Garda station for verification of above.

Yours sincerely,

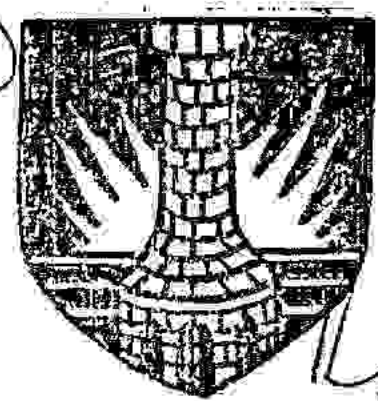

EILEEN REILLY (HON. SEC.)

Limekily Farm Community Council

APPROVED LOCAL COUNCIL

91A/0319

140



YOUR REF.....

OUR REF ...NA/ER.....

DATE 2nd. April 1991

PLEASE REPLY TO

125, Limekiln Green,
Limekiln Farm,
Dublin 12.

U. of U.

0 APR 91

Planning Department,
Block 2,
Irish Life Centre,
Dublin 1.

Re: Shop unit, 2 Greenhills Shopping Centre, St. James Rd., Walkinstown, Dublin 12.
Change of use from retail shop to fast food restaurant cum take-away outlet including new entrance/walkaway at rear, demolition of store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign.
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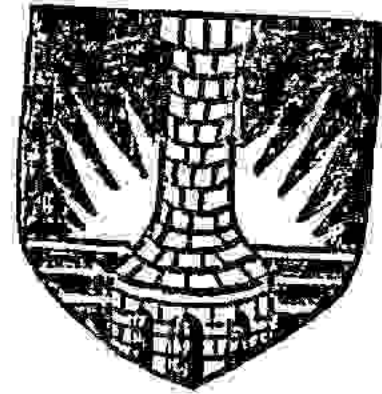
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Yours sincerely,


EILEEN REILLY (HON. SEC.)

**Limekiln Farm
Community Council**
APPROVED LOCAL COUNCIL



pm

OBJ

YOUR REF.....
OUR REF ...M.I./ER.....

PLEASE REPLY TO
125, Limekiln Green,
Limekiln Farm,
Dublin 12. *10/4*

DATE 2nd. April 1991

Planning Department,
Block 2,
Irish Life Centre,
Dublin 1.

08 APR 91

Re: Shop unit, 2 Greenhills Shopping Centre, St. James Rd., Wainstown, Dublin 12.
Change of use from retail shop to fast food restaurant cum take-away outlet including new entrance/walkway at rear, demolition of store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign.
Reg/Ref. 91A/0319. Date 8.3.91.
Applicant: McHugh Management Co. Ltd.

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Yours sincerely,


EILEEN REILLY (HON. SEC.)

PR

GREENHILLS RESIDENTS ASSOCIATION

Affiliated to A.C.R.A.

4th April 1991

Regd. Local Council

Planning Dept.
Irish Life Centre,
Dalevin 1.

91A/0319
141
08 APR 91

153 St Peter's Rd.
Greenhills Est.
Walkinstown,
Dulohin 18.

Re: Planning Application Reg Ref: S. 3391. 91A/0319

Applicant: McHugh Management Co. Ltd.

OBJEC

Dear Sir,

10/4

Our attention has been drawn to the above

application by a large number of residents in the immediate area concerned. This area has a long and sorry history of social abuse occasioned by the litter problem, noise, property damage, and actual personal abuse caused by this trade's type of clientele.

We find ourselves completely in agreement with the conditions required by our neighbouring association "Lincilim Community Council" and wish to stress in particular the contents

GREENHILLS RESIDENTS ASSOCIATION

Affiliated to A.C.R.A.

Regd. Local Council

of item (1) of their submission with emphasis on the closing hours mentioned

Our members on St Peters Rd have for many years complained of the totally unsocial behaviour of people in their area in many cases at 2-30 am. We must therefore stress our total opposition to later opening than 12-00 pm midnigh

The privacy, security and general well being of our members will always be our primary consideration & motivation. We would also like to think that they would also influence your final decision.

Yours sincerely
Liam Gillespie
Secy.

91A/0319

PK

26 MAR 91

(135)
281 St James's Rd.
Greenhills,
Dublin 12
27/3

OBJECTOR

Dear Sir

I would like to object strongly to the proposed new fast food takeaway in the Greenhills Shopping Centre. It is very close to the houses on James's Rd. as you may already know the Shopping Centre attracts a bad element of young people at the moment and so I feel that the fast food takeaway would only add to our problems at the present time.

Yours hopefully
Anthony Caldwell

91A/0319

130

Rec

DUBLIN COUNTY COUNCIL
PLANNING
REC'D
27 MAR 1991

PK

OBJEC

289 St James
Greenhills

Dublin 12
25th March 91

Dear Sirs, I wish to object to planning application for take-away and fast food outlet in McHugh's Superstore on James' Rd. Greenhills, (Application No. 91 A 0319.) There is a very bad element hangs around that shopping centre all the time and I feel it would only encourage more gangs in the area.

Yours sincerely,
Phyllis Doyle (Mrs)

287, St. James Road

PA

Greenhills

Dublin 12

91A/0317

(137)

25-3-91

26 MAR 91

Ret

27/3

OBJECTO

Dear Sir,

As one living very close to the shopping complex here, I wish to object once again to the opening of a chip shop here.

I trust that my signature added to others will carry weight and prevent the opening of a "chipper" here.

Yours sincerely

E. Ryan

91A/0319

PK

RE.
APPLICATION NO
91 A 0319

(122)

279. St James's Rd
Greenhills
Dublin 1

25 MAR 91

Dear Sir

v73

OBJECTOR

We wish to object very strongly to the proposed granting of a licence to open a Fast Food Takeaway at the Greenhills Shopping Centre. This particular area is a troublesome spot at present. The opening of such a premises would add considerably both to the disturbance and annoyance of the residence who live in the vicinity, not to mention the litter that is associated with the likes

Yours sincerely

Ronald Marsh

Dolores Marsh

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 319

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 26TH MAR 1991</p> <p>=====</p> <p>=====</p>	<p>Noted by Mr Loring + requested re testing</p> <p>Noted by Mr Jupp</p> <p>Mr M. Lynch Doesn't want operation to then past midnight</p> <p>Also said plans submitted with appln. seen different than on ground</p>		

Register Reference : 91A/319

Date : 15/3/91

M-D

Development : Change of use to Fast Food Restaurant

LOCATION : Shop unit 2 Greenhills Shopping Centre

Applicant : M. F. High Management Co. Ltd.

App. Type :

Planning Officer :

Date Recd. : 8/3/91

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

Re attached - This plan is acceptable subject to the following:

1. Adequate mechanically aided intake ventilation must be provided throughout the premises.
2. An extra water closet with adequate cloak hanging facilities must be provided for staff use.
3. A wash hand basin must be provided for staff use in the serving area.
4. The grease trap be relocated closer to the sinks it serves.
5. Compliance with Public Health Regulations 1950/89.

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

Julia Haller

PLANNING DEPT.
DEVELOPMENT CONTROL
Date 22.05.91
11.10.

for John O'Keefe SEHO
17/5/91

SS + Cms

MD

Register Reference : 911A/319

Date : 15/3/91

Development : Change of use to Fast Food Restaurant

LOCATION : Shop unit 2 Greenhills Shopping Centre

Applicant : MK High Management Co. Ltd

App. Type : $\text{\$}$

Planning officer :

Date Recd. : 8/3/91

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

DUBLIN CO. COUNCIL

21 MAR 1991

SAN SERVICES

Yours faithfully,

SANITARY SERVICES

30 APR 1991

PRINCIPAL OFFICER

Returned *J.R.*

Date received in sanitary services

FOUL SEWER

Available - existing system

PLANNING DEPT.

DEVELOPMENT CONTROL SECT

Date 2.5/91

Time 12.30

SURFACE WATER

Available - existing system

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

J. Rice
 24/4/91

Register Reference : 91A/315

Date : 15/3/91

ENDORSED

DATE

WATER SUPPLY... As per the approved zone 2 scheme storage to be provided for the supply to be metered by the applicant's expense.

[Signature]
25/3/91

ENDORSED

DATE

[Signature]

26/3/91

[Signature] 29/4/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James' Road, Walkinstown for McHugh Management Co. Ltd.

James F. Cahill Associates,
53, Fairways,
Rathfarnham,
Dublin 14.

Reg. Ref. 91A-0319
App. Recd: 08.03.1991
Floor Area:
Site Area:
Zoning:

Report of the Dublin Planning Officer, dated 2 May 1991

This is an application for PERMISSION for a change of use from retail shop to fast-food restaurant/take-away outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, sitting out restaurant and external illuminated display sign, at Shopping Unit 2, Greenhills Shopping Centre, St. James's Road, Walkinstown.

By decision order P/2692/89, Reg. Ref. 89A-811, planning permission was granted for revisions to external elevations and other alterations to this shopping centre.

By decision order P/2545/90, Reg. Ref. 90A-681, permission was granted for a proposed change of approved retail shop use to use as a fast-food shop at shop No. 10 of this shopping centre subject to seven conditions. Condition No. 6 restricted the opening hours from 8.00 a.m. to 12 midnight. This fast-food restaurant has access directly to the forecourt of the shopping centre as the unit was located along the front facade of the building. *A front party opposed condition 6 was subsequently withdrawn.*

The proposed restaurant/take-away is located in the internal mall of the building in between a dry cleaners and a chemist shop. However, it is proposed to develop an entrance walkway to this unit along a narrow passageway which exists between the shopping centre and the public house which is located within the same complex. This walkway measures approx. 2,360 m.m. In support of the application the agent for the applicant has stated that this proposal is an alternative to the previously approved change of use of Unit 10 from the same purpose. Unit 10 will now revert to retail shop use. It is stated that the proposed rear entrance to the take-away will be security patrolled and will operate at night time when the main shopping area will be closed. The agent for the applicant states that in view of the previous restriction on opening hours (Reg. Ref. 90A-0681 refers), because of the proximity of Unit 10 to nearby housing, that he trusts that this relocation will remove any necessity for a restriction on opening hours.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign at Unit 2 Greenhills Shopping Centre, St. James' Road, Walkinstown for McHugh Management Co. Ltd.

(Continued)

A number of letters of objection have been received to this proposal from individuals and residents associations. There are also a number of letters which are not objecting to the proposal subject to a list of restrictions which they perceive to be necessary for the acceptable operation of a take-away restaurant in this area.

The creation of a narrow entrance walkway of width 2,360 m.m. with access to a fast-food take-away would appear to be creating an undesirable place which would be difficult to patrol in a secure fashion.

The report of the Supervising Environmental Health Officer is not available.

I recommend that a decision to **REFUSE PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following () Reasons:-

1. The proposed access to this restaurant which is via a narrow secluded walkway only 2,360 mm. in width is not acceptable to the Planning Authority as it would create a potentially dangerous alleyway which would be difficult to adequately supervise. Furthermore, it would conflict with the use of the area as a service yard as shown on Decision order P/2692/89, Reg. Ref. 89A-811. the combined use of service yard and direct access to a fast-food/restaurant area is unacceptable and is contrary to the proper planning and development of the area.

2. The proposal would contravene condition no. 1 of Planning Permission (MD/DK) Ref 89A/811 which would be a service yard for a restaurant and fast food outlet.

Richard Connors SEP
For Dublin Planning Officer

Endorsed:- *[Signature]*
for Principal Officer

2.5.91

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to **REFUSE PERMISSION** for the above proposal is hereby made by the Council for the () reasons set out above and **PERMISSION** is **REFUSED** accordingly.

Dated: 3 May, 1991.

K O'Aullin

Assistant City and County Manager
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.

97A/0319

CERTIFICATE NO: 24511

Change from Retail to Fast Food Restaurant

CROSSAL: Shop Unit 2 Granville's Shopping Centre, St James Rd, Warrington
LOCATION: Mc Hugh Management Co Ltd
APPLICANT:

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PMT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2332					
	2318					
	2300					
84.0	221.70	148.75	147.10	1265 not signed		
x .1 feet.	220.00					
x .2 feet.	218.00					
x .1 feet	216.00					
x .1 feet	214.00					
x .1 feet	212.00					
x .1 feet	210.00					
x .1 feet	208.00					
x .1 feet	206.00					
x .1 feet	204.00					
x .1 feet	202.00					
x .1 feet	200.00					

Ann 1 Certified: Signed: *[Signature]* Date: 15/8/91

Ann 1 Endorsed: Signed: _____ Date: _____

Ann 2, 3, 4, 5, 6 & 7 Certified: Signed: *[Signature]* Date: 13/3/91

Ann 2, 3, 4, 5, 6 & 7 Endorsed: Signed: _____ Date: _____

91A/0319

CERTIFICATE NO.:

14237B

L: Charge from retail to Fast Food Outlet

X: Shop unit 2 Greenhills Shopping Centre, St James Rd, Walunda

CANT: M^c Hugh Management Co 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 Ect. (Improvement/Alts.)	@ €30					
C	Building for office or other comm. purpose 84.10 m ²	@ €3.50 per m ² or €70					
D	Building or other structure for purposes of agriculture	@ €1.00 per m ² in excess of 300 m ² net area					
E	Petrol Filling Station	@ €200					
F	Dev. of prop. not coming within any of the foregoing classes	€70 or €9 per .1 hect. whichever is the greater					

$\frac{297.50}{294.20} \div 3.50$ NOT Sog 4

Column 1 Certified: Signed: [Signature] Grade: D/II Date: 15/3/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 13/3/91
 Columns 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/319

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

905 m²

MEASURED BY:

J.Y.

15/3/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

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

To..... James F. Cahill Associates, Register Reference No. 91A/0319
..... 53, Fairways, Planning Control No.
..... Rathfarnham, Application Received 08.03.1991
..... Dublin 14. Additional Information Received.....
Applicant..... McHugh Management Co. Ltd.....

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, P/1826/91..... dated 3.5.91..... decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For..... Proposed change of use from retail shop to Fast Food Restaurant cum
Take-away outlet including new entrance/walkway at the rear,
demolition of store, construction of kitchen, service bar, store,
entrance lobby, toilets, fitting out, restaurant and external
illuminated display sign at Unit 2 Greenhills Shopping Centre, St.
James Road, Warrinstown.
for the following reasons:

1. The proposed access to this restaurant which is via a narrow secluded walkway only 2,360 mm. in width is not acceptable to the Planning Authority as it would create a potentially dangerous alleyway which would be difficult to adequately supervise. Furthermore, it would conflict with the use of the area as a service yard as shown on Decision order P/2692/89, Reg. Ref. 89A-811. the combined use of service yard and direct access to a fast-food/restaurant area is unacceptable and is contrary to the proper planning and development of the area.
2. The proposal would contravene condition No. 1 of planning permission Reg. Ref. 89A/811 which provided that the approach to the proposed development be used as a service yard.

Signed on behalf of the Dublin County Council


for PRINCIPAL OFFICER

3rd May, 1991.

Date

IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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/0319

Date : 11th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet including new entrance/walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant and external illuminated display sign

LOCATION : Shop Unit 2 Greenhills Shopping Centre, St. James' Road, Walkinstown

APPLICANT : McHugh Management Co. Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 8th March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

James F. Cahill Associates,
53 Fairways,
Rathfarnham,
Dublin 14.



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 Shop Unit 2, GREENHILLS SHOPPING CENTRE, ST. JAMES' ROAD,
(If none, give description sufficient to identify) WALKINSTOWN, DUBLIN 12

3. Name of applicant (Principal not Agent) MCHUGH MANAGEMENT CO. LTD.
Address AS 2 above Tel. No. 506031

4. Name and address of JAMES F. CAHILL ASSOCIATES, 53 FAIRWAYS,
person or firm responsible for preparation of drawings RATHFARNHAM DUBLIN 14

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

BYE LAW APPLICATION
REC. NO 294.20 N 34481

6. Brief description of proposed development CHANGE USE OF UNIT 2 FROM RETAIL TO FAST FOOD RESTAURANT CUM TAKE AWAY OUTLET (SEE APPLICATION LETTER FOR FULL DESCRIPTION)

7. Method of drainage PUBLIC SEWERS B. Source of Water Supply PUBLIC MAINS SUPPLY

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 NOT APPLICABLE

(b) Proposed use of each floor

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

Site Area
8/3/91

11.(a) Area of Site 5,625.00 Sq. m.

(b) Floor area of proposed development 84.058 Sq. m.

(c) Floor area of buildings proposed to be retained within site NOT APPLICABLE Sq. m.

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

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:

FULLY OBSERVED

15.List of documents sought for change of use from retail shop to Fast Food Restaurant cum Take-Away Outlet at Shop Unit 2, Greenhills Shopping Centre, St James' Road, Walkinstown, including new entrance, walkway at the rear, demolition of store, construction of kitchen, service bar, store, entrance lobby, toilets, fitting out restaurant, and external illuminated display sign. For Mc Hugh Management Co. Ltd. SEE ATTACHED APPLICATION LETTER

16.Gross floor area of proposed development (See back) 84.058 Sq. m.

No of dwellings proposed N.A. Class(es) of Development CLASS 4 PLANNING/CLASS C BYE-LAWS

Fee Payable £ 44.30 Basis of Calculation 84.058 x 5.25
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James F. Cahill Date 8th March 1991

Application Type P100L
Register Reference 91A/0319
Amount Received £
Receipt No
Date

FOR OFFICE USE ONLY

2.12.4

RECEIVED
-8 MAR 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) 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

Applicants to comply in full with the requirements of the Local Government (Works) Act 1946 in particular the licencing provisions of Sections 4 and 16.

New Charges
Effective 15/2/88

PLANNING APPLICATIONS			BUILDING BYE-LAW APPL		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	
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 (min. £70)
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 (min. £70) (max. £300)
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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

BYE LAW APPLICATION

REC. No. N 34481

PAID BY

CASH

CHEQUE

M.O.

B.L.

LT.

£ 374.70

Received this 11th day of March 1991

from M. High Management Co. Ltd.
Greenhill Shopping Centre
St. James' Rd.

the sum of £ 374.70 and ninety four Pounds

being twenty Pence being for
bye-law application at above address

[Signature] Cashier

S. CAREY
Principal Officer

James F. Cahill Associates

Architects and Planning Consultants

Telephone (01) 934980

53, Fairways,
Rathfarnham,
Dublin 14.

Dublin County Council,
Planning Dept.,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

8th March 1991

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

8 MAR 1991

REG NO. 91A/0319
APPLICATION TYPE O/P/A/BBL
No L D S

Re: Greenhills Shopping Centre, St. James' Road, Walkinstown,
Dublin 12.
Change of use, of Retail Shop Unit 2 to Fast Food
Restaurant cum Take-Away Outlet for McHugh Management Co.
Ltd.

Dear Sirs,

Under the Local Government Planning and Development Acts, we wish to apply on behalf of McHugh Management Co. Ltd. for Planning Permission and Bye-Law approval for a change of use of Shop Unit No. 2 Greenhills Shopping Centre, St. James' Road, Walkinstown, Dublin 12, from retail shop to Fast Food Restaurant cum Take-Away Outlet, including the creation of a new rear entrance and entrance walkway to the rear of the Unit, demolition of lean-to store, construction of new Entrance Lobby, Store, Kitchen, Service Bar and Toilets, and fitting out of Restaurant, erection of illuminated name display sign at the front.

In support of this application we submit the following documents in quadruplicate:-

1. Drawings no. 209/91/1 - 1:100 + 1:1000 scale location map and site plan
2. " " 209/91/2 - 1:100 scale plan of shopping centre
3. " " 209/91/3 - 1: 50 + 1:100 scale plan, sections, elevations
4. Outline specification of building works
5. Copy of Planning Notice extracted from the Irish Press dated 8th March 1991
6. Planning application form duly signed and dated 8th March 1991
7. Cheque in the sum of £441.30 Planning and Bye-Law application fees.

McHugh Management Co. Ltd., are the freehold owners of Greenhills Shopping Centre, including Shop Unit No. 2.

The method of drainage is by means of the public sewer and connections to existing on-site foul and surface water sewers. Water will be provided via public water mains.

Contd./...

This proposal is an alternative to the previously approved change of use of Unit 10 for the same purpose. Unit 10 will now revert to retail shop use. As the previous location in Unit 10 raised some objection from the nearby residents, this proposal is designed to locate the Fast Food Outlet in a position as remote as is possible from the frontage.


The proposed rear entrance to the Take-Away will be security patrolled and will operate at night time when the Main Shopping Centre area will be closed. In view of the previous restriction on opening hours (Planning Permission Ref. 90A/681) because of the proximity of Unit 10 to nearby housing, we trust that this relocation will remove any necessity for a restriction on opening hours.

It is proposed that the restaurant will be known as "The Grove" Restaurant and Take-Away, which wording will be reproduced on the external display sign.

The area of the Shop Unit is 84.058 sq. metres.

Should there be any query in respect of this application please contact me at your earliest convenience.

Yours faithfully,


James F. Cahill

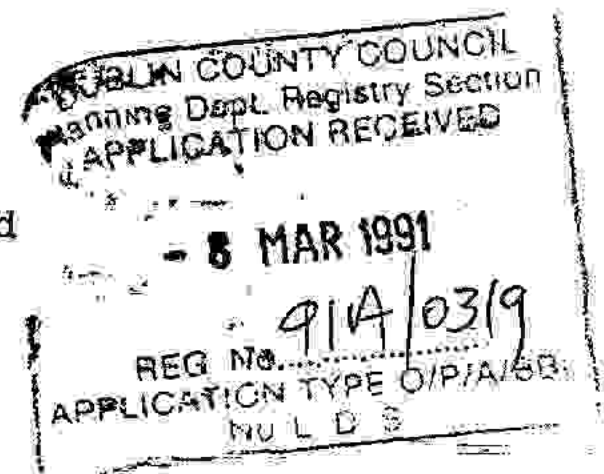
Proposed Restaurant/Take-Away Outlet

at

Shop Unit 2, Greenhills Shopping Centre
St. James Road, Walkinstown, Dublin 12.

for

McHugh Management Company Limited



OUTLINE SPECIFICATION OF BUILDING WORKS

This specification to be read in conjunction with the following drawings:-

- Drawing no. 209/91/1 - 1:1000 + 1:200 scale location map + site plan
- " " 209/91/2 - 1:100 scale plan of shopping centre
- " " 209/91/3 - 1:50 + 1:100 scale plan, sections, elevations

James F. Cahill & Associates

8th March 1991

1.00 General Description

1.01 The proposal involves the change of use and conversion of existing Retail Shop Unit No. 2 to a Restaurant cum Take-Away outlet. Creation of new rear Entrance Walk-Away and Entrance Lobby for night time "Take-Away" use. This area will be security patrolled during operation. A new Kitchen, Service Bar and Store will be constructed. New ventilated Toilet Lobbies will be formed at Ladies and Gents Toilets. The existing lean-to store at the rear will be demolished and replaced with new foundations, walls and roof to form Store and Entrance Lobby. Internally new ceilings, plastered and tiled wall finishes and floor tiling will be constructed as shown on drawings. Externally, the new Entrance Walkway to the rear will have new paving slabs, fencing, planting, wall finishes and security shutters/grilles to Entrance door and vent windows.

2.00 Foundations

2.01 All 215 blockwork walls will have 750 x 230 deep concrete strip footings; depth to suit ground conditions and to Building Inspectors approval.

2.02 All 100 blockwork walls will have 450 x 230 deep concrete strip footings.

3.00 Floors

3.01 All ground floor will be 100 thick concrete slab power floated on 1000ga. polythene d.p.m. on 50 blinding on 150 min. hardcore.

4.00 Floor Finishes

4.01 All concrete ground floor slabs will be finished in ceramic non-slip floor tiles.

4.02 Store area will have vinyl tiles.

5.00 Walls

5.01 New external walls will consist of 215 hollow blockwork rendered externally in sand/cement and finished with tyrolean rendering.

5.02 Construct 100 solid blockwork walls to Entrance Hall and Toilet Lobbies, finished in hardwall plastering and ceramic tiling or emulsion painted as specified.

Walls (contd.)...

5.03 Kitchen walls will be 100 timber stud partition walls with plasterboard and skim finished with ceramic tiles.

5.04 Walls of Restaurant will be hardwall plastered and finished first in ceramic tiling or washable paint finish.

6.00 Timber First Floor

6.01 Remove existing timber stairs to first floor Store.

6.02 Construct trap door with pull-down "easy-action" access ladder.

6.03 Make good to existing floor after removal of stairs.

7.00 Timber Roof

7.01 Construct new timber joisted flat roof over Store and Entrance Lobby consisting of 215 x 37 timber joists at 400 centres with 215 x 37 bridging pieces max. 1 metre apart, 100 x 50 wall-plate bolted to existing wall, timber furring pieces shaped to create 1 in 12 fall to gutters. Finish roof with three layer roofing felt with top layer mineralised dressed into existing wall with 150 upstand and tilting fillet and welted drip into gutter.

8.00 Doors

8.01 Provide internally 4 no. new flush painted doors to Kitchen, Store, Entrance Lobby and Gents Lobby.

8.02 Provide one set of double-leaf aluminium framed half-glazed external entrance doors to Entrance Lobby.

8.03 Replace double leaf doors to Plant Room in Unit 2 with steel framed and steel plated double doors.

8.04 Provide steel plated exit door and steel frame to Store.

9.00 Security

9.01 Provide roller shutter security blind with protective hood at door to Entrance Lobby.

Security (Contd.)...

9.02 Where specified provide steel security grilles to toilet windows, hinged and padlocked externally.

10.00 Sanitary Fittings + Water Supply

10.01 Extend existing rising main water supply and run in copper piping to kitchen sink and wash hand basin.

10.02 Extend hot and cold water feed pipes from existing storage tank on first floor to kitchen sink and wash hand basin.

10.03 Ladies Toilet - a) provide 1 no. vitreous china w.c. pan with solid "Bakolite" or equal seat cover. b) provide 1 no. vitreous china wash hand basin (Armitage Shanks Fuschia range).

10.04 Gents Toilet - Replace existing toilet fittings as per Ladies above if required by Architect on site.

10.05 Kitchen - a) provide double bowl double drainer stainless steel sink unit.

10.06 Provide stainless steel canopy over cooking areas.

11.00 Water Heating

11.01 Provide 12 gallon water heater positioned in Store room and piped to sink and wash hand basin in copper piping.

12.00 Heating

12.01 Fix wall mounted slim-line electrical storage heaters in accordance with Architect's layout drawings.

13.00 Lighting13.01 Externally

- a) Fit 2 no concealed down lighters to illuminate sign over entrance gate to Entrance Walkway
- b) Fit 2 no. globe fittings and wirings to left of Main Mall Entrance at high level on cladded fascia.
- c) Fit Halogen spotlights at selected locations along Entrance Walkway and at Take-Away Entrance door.

Lighting (Contd.)...

13.02

Internally

- a) Provide modular light fittings in Restaurant in accordance with Architect's drawings.
- b) Provide wall light fittings and picture illumination strip lights at selected locations as specified on site.
- c) Provide globe ceiling fittings in toilets and toilet lobbies (4 no.).
- d) Provide 2 no. twin fluorescent 1200 long light fittings in Kitchen area.
- e) Provide 1 no. twin fluorescent light fitting in Store.
- f) Provide emergency lights at all exits/entrances (3 no.) and in Restaurant and Toilets (6 no.) see layout drawing.
- g) Provide specialist lighting to cooking areas/canopies.

14.00

Power

14.01

Provide cable circuitry in restaurant for storage heaters.

14.02

Provide wiring/cabling to serve cooking machinery, fridge, freezer, dishwasher, electric fans etc.

14.03

Provide 13 amp twin sockets in restaurant for cleaning purposes (2 no.).

14.04

Provide 13 amp sockets and cooker sockets in cooking area as required.

14.05

Provide extract fans, ducts, grilles to canopy area of Service Bar and Kitchen.

15.00

Mains Electricity

15.01

Provide switch gear and fuseboard at mains board located in Store room.

15.02

If required provide 3 phase power via underground ducts to mains board location and provide ESB cut out box at rear.

16.00

Telephone

16.01

Fit wall mounted telephone hand set in Store area.

17.00 Drainage

17.01 Install 100 diam "Wavin" PVC branch sewer from rodding eye under sink to hopper and universal grease trap 600 x 450 with vitrified clay body, aluminium removable bucket, and aluminium grid cover, bedded in concrete surround, to existing foul manhole at rear.

17.02 Connect 75 diam. RWP to B.I.T.G. and thence to surface water drains.

18.00 Decoration

18.01 All joinery in food preparation areas to be painted with non-toxic paints.

18.02 All plastered walls and ceilings to receive 3 coats vinyl emulsion paint or where specified walls to receive washable "Emalux" or equal wall finish.

18.03 All other joinery to receive 3 coats oil paint.

18.04 Steel external doors and framed to be galvanised